

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **April 3, 2025**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from previous meeting held on March 6, 2025
5. Agenda Items
 - A. Zoning Clearance- Accessory Building- Heber Hernandez- 548 N Main St, Millville
 - B. Sign Permit Application- Ian McArther- South Valley Rentals- 728 W 1940 S, Logan
 - C. Other
6. Agenda items for next meeting
7. Calendaring for future Planning Commission Meeting- Thursday, April 17, 2025, at 8:00 PM
8. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before April 1, 2025, to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
March 6, 2025

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Chad Kendrick, Megan Dyer, Carson Anderson, Mayor David Hair, Gavin Hall, Pam June,

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for March 6, 2025, at 8:00 pm. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger were present. Commissioner Larry Lewis was excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for March 6, 2025, was reviewed.

Commissioner Anderson moved to approve the agenda for March 6, 2025.

Commissioner Farmer seconded. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for January 16, 2025. **Commissioner Dickey moved to approve the minutes for the meeting on January 16, 2025.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

5.A. Zoning Clearance- Addition- Gavin Hall- 155 North 250 East

Commission reviewed setbacks and clearances. No concerns were made.

Commissioner Dickey moved to approve the zoning clearance for an addition for Gavin Hall located at 155 North 250 East. Commissioner Anderson seconded.

Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

5.B. Zoning Clearance- New Residence- Carson Anderson- 70 West 200 South

Setbacks are right on the limit for side yard; owner will have the lot surveyed before building to maintain setbacks. No plans for an apartment or ADU right now. Sidewalks are not required along the road.

Commissioner Anderson moved to approve the zoning clearance for a Single-Family

Home for Carson Anderson located at 70 West 200 South. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

3C. Review & Discussion of Proposed Escape Subdivision- Millville Escape

This is the first look and review for the proposed subdivision. Some discussion points are as follows:

1. How to address setbacks on a pie-shaped lot. The commission determined that from the rear point where the two lot lines connect, 30' would be measured along the lot lines, and a "line" would connect the two points to determine the rear setback line.
2. Corner lots are only defined by two intersecting streets, not where the frontage is along a curve in the road.
3. Discussed the slope classes and how they effect the shape/size of the lots. Some lots are oddly shaped (long pie shaped) because they needed more SF to adhere to the slope class requirements.
4. Without exact measurements, some of these lots may not be able to have an adequate building envelope with required setbacks. This would make the lots unbuildable.
5. Our engineer found the rock fall study/geotechnical report concerning with the alluvial fans present. He recommended additional studies to update all maps according to FEMA standards.
6. Slope classifications were further discussed, identifying the process when infrastructure is installed. Cuts vs Fills. During the installation of infrastructure, the contractor cannot put any of the dirt from where they are cutting into the hillside to grade for roads, onto another property, that would change that slope class. This was a big issue with the Copperleaf Subdivision.
7. There are no areas designated for open space on the plat
8. Road connections to the west of this subdivision. The grade would be steep. Standard grade for roads is typically 8-10%. Parts of this subdivision could be higher if the roads connected to the west subdivision.
9. Discussed subdivisions containing more than ten (10) lots need to have two street connections with existing public streets.
10. Discussed the future water tank.
11. Discussed the traffic study that was done by Avenue Consultants. Concerns regarding the dates that the study was completed and the affect the sewer detours have on the study.
12. Many lots are shown below the power lines. An easement is shown on the plat of 40' from centerline. On the neighboring plats the area of the power line setbacks is designated as open space. Will contact RMP to find out more information.
13. Discussed fault line setback on east side of subdivision.

3.D Other

- Commissioner Dickey asked who she can contact regarding updating an entrance to the Millville-Nibley Cemetery.

6. City Council Review- from January 9, 2025 and February 13, 2025

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – March 20, 2025, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 9:19 p.m.

DRAFT



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

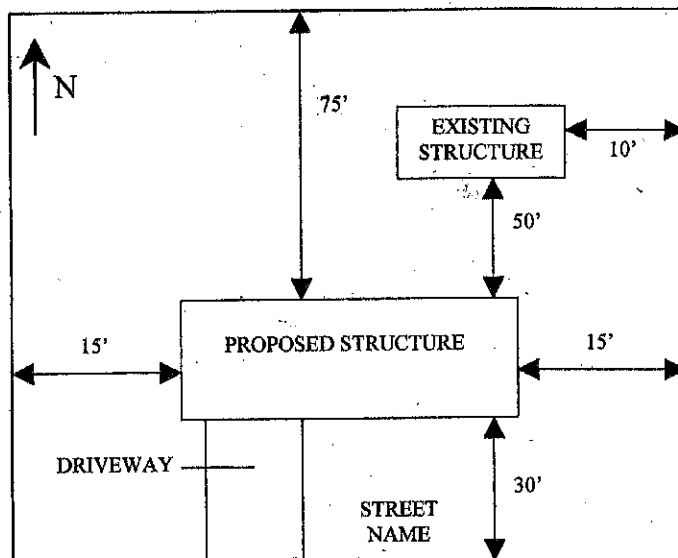
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

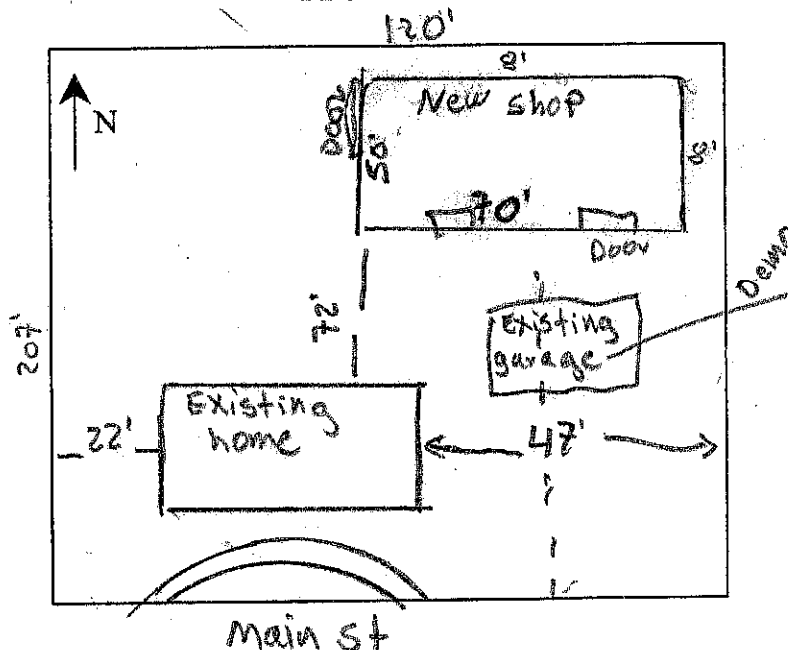
1. Heber Hernandez
APPLICANT'S NAME
2. PO Box 461
MAILING ADDRESS
- Millville VT 84326
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE
4. 801-600-2001
BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. shop
TYPE OF STRUCTURE
7. 3,600 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 548 N Main St. Millville
ADDRESS OF CONSTRUCTION
12. _____ 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☒ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. We would like to build a shop
REMARKS
- for our business will have
- an office.

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)



02-129-0010

HEBER

HERNANDEZ

DEMO

02-129-0011

RISER

PAVING

City of Millville, Utah
Sign Permit Application

Applicant Information

Application Number:

Name: Ian McArthur

Telephone: 435-994-4190

Address: 357W 235W

Fax: _____

City/State/ZIP: Wellsville VT 84339

e-mail: South Valley rentals logan@gmail.com

Description of Signage Project

Parcel No.: _____

☐ Permanent Sign

Address: 728W 1940S Logan

☒ Temporary Sign

Plan: We have 3 2 foot by 6 foot metal

signs with the company logo. We would like to

mount these signs on the north facing wall of our

building. This would have the three signs flush on the

outside of the building facing 1940S Logan.

Site Plan (to be submitted with this application)

Prepared by: Ian McArthur

Telephone: 435-994-4190

Address: 357W 235W

Fax: _____

City/State/ZIP: Wellsville VT 84339

e-mail: mcArthur.j.ian@gmail.com

Contact: Ian McArthur (business owner)

Color Rendering (to be submitted with this application)

Prepared by: Square One Printing

Telephone: 435-753-8875

Address: 630W 200N

Fax: 435-753-1581

City/State/ZIP: Logan VT- 84321

e-mail: orders@sq1.biz

Contact: Kelli Kelli@sq1.biz

Complete Signage Plan, where applicable (to be submitted with this application)

Prepared by: Ian McArthur

Telephone: 435-994-4190

Address: 357W 235W

Fax: _____

City/State/ZIP: Wellsville VT 84339

e-mail: mcArthur.j.ian@gmail.com

Contact: Ian McArthur (warehouse owner)

More application information is required on the back side of this form.

Applicant Signature

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information as may be deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I have also enclosed a check, payable to Millville City Corporation, for the amount of the non-refundable Sign Permit Application fee with this application. I understand that the approval of this application is a prerequisite of approval for the Building Permit Clearance form.

Applicant:

Don M. Arby

Date:

3/26/2025

City Review (to be completed by city personnel)

Y ☐ N ☐

Signature of Reviewer

- ☐ ☐ Received Sign Permit Application fee.
- ☐ ☐ Submitted Building Permit Clearance form.
- ☐ ☐ Requires other reports, plans, or information. List:

Conditions

Approval of Sign Permit Application (vote of the Planning Commission)

Y ☐ N ☐

Signatures

- ☐ ☐ Planning Commission grants Approval.
- ☐ ☐ Applicant agrees to the Conditions.

2' x 6'

Color Rendering

1



2'x6' Color Rendering

2

DROP OFF / PICK UP



2' x 6'

Color Rendering

3

OFFICE



Site Plan



Site Plan



The Street the Signs will face

1940s Logan

