

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Sept 3, 2015

1. Roll Call:

Chairman Jim Hart, Commissioners Rachel Thompson, and Garrett Greenhalgh

Others Present:

Development Coordinator Harry Meadows, Councilman Michael Callahan, Gina Tingey, Jason Leishman, and Sheri Leishman. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:04 p.m.
He led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Sept 3, 2015 was reviewed. Item 5.A. Zoning clearance for Daniel Grange was stricken from the record as the city has placed a hold on this item until legal concerns can be resolved. Item 5.D. Assisted Living Facility was also stricken from the record as the developer failed to provide necessary documentation in time. Item 5.B. will now show as 5.A. and item 5.C. will show as 5.B. A motion was made by Commissioner Thompson to approve the agenda with current revisions. Commissioner Greenhalgh seconded. Commissioners Hart, Thompson, and Greenhalgh voted yes, with Commissioners Farmer, Dickey, Lewis (Alt.) and Smith (Alt.) excused.

4. Review and Approval of the Minutes of the Planning Commission Meeting

The minutes for the meeting of Aug 20, 2015 were reviewed. A motion was made by Commissioner Thompson recommending approving the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Hart, Thompson, and Greenhalgh voted yes, with Commissioners Farmer, Dickey, Lewis (Alt.) and Smith (Alt.) excused.

5.A Consideration of zoning clearance for a building permit by Gina Tingey, for an accessory building to be located on the property at 106 North Main in Millville.

Gina had removed a potato cellar immediately behind her home and wanted to build a large shed in its place. There was some uncertainty about the location and distance required from the house, however nothing could be found in the city ordinances showing a required distance. Commissioner Thompson made a motion to approve the zoning clearance. Commissioner Greenhalgh seconded. The motion carried.

5.B. Consideration for recommendation to the City Council regarding a minor subdivision for Jason and Sheri Leishman located at approx. 150 East 100 South in Millville.

The Leishmans have divided off a 1/3 acre lot and plan to build a home on the larger portion remaining. Commissioner Greenhalgh made a motion to recommend to the City Council the approval of this minor subdivision for Jason and Sheri Leishman. Commissioner Thompson seconded. Commissioners Hart, Thompson, and Greenhalgh voted yes, with Commissioners Farmer, Dickey, Lewis (Alt.) and Smith (Alt.) excused.

The question was brought up by Mr. Meadows regarding what would be charged for the water shares/fees. Are they paying based on the total original acreage owned or just on the new piece being created? Whichever standard is decided should be the same for all residents. It was believed that a resident last week was charged with a different calculation than has previously been used. The calculating standard needs some clarification.

6.A. City council reports

The commissioners received copies of the minutes from the Aug 27, 2015 City Council meeting. A discussion was held on why the Daniel Grange subdivision was put on hold and the legality of prior land divisions concerning the property where the well is located.

The discussion held by the City Council on the Assisted Living Facility was reviewed and the commission notified that it is being rerouted back to P&Z for more detailed review. The Council wants a more complete conceptual idea with drawings, and Mr. Meadows has requested full surveyed maps showing all buildings, parking, and Mr. Roundy's proposed home included.

6.D. Agenda Items for Next Meeting

No items pending.

7. Calendaring of future Planning and Zoning Meeting

The Planning Commission meeting scheduled for Thursday, Sept 17, 2015 has been cancelled.

8. Assignment of Representative for City Council Meeting

There were no commissioners assigned to the meeting.

9. Adjournment

Chairman Hart moved to adjourn the meeting at 9:03 p.m.

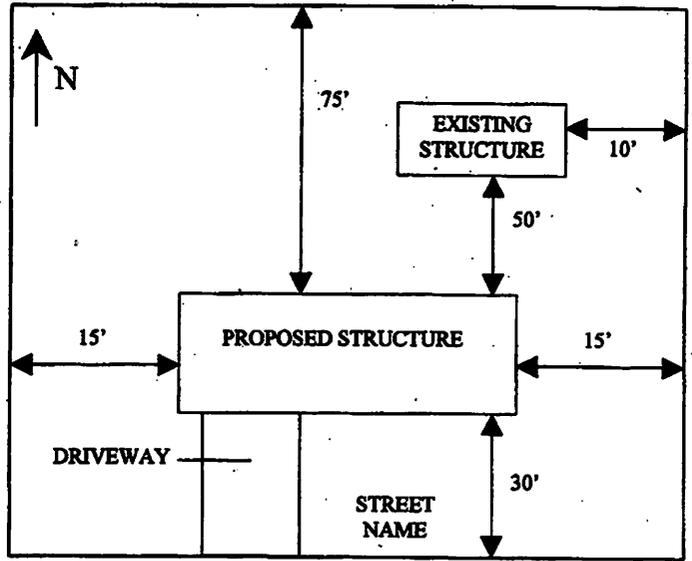


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

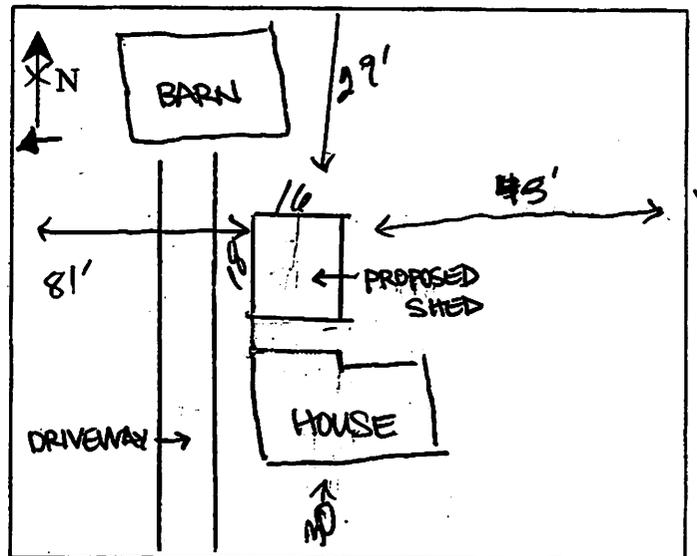
APPLICATION INFORMATION

1. GINA TINGEY
APPLICANT'S NAME
 2. P.O. BOX 247
MAILING ADDRESS
 - MILLVILLE UT 84326
CITY STATE ZIP CODE
 3. 435-752-2310 4. 435-753-0722
HOME TELEPHONE BUSINESS TELEPHONE
 5. _____
OWNER'S NAME (if different from applicant)
 6. GARDEN SHED
TYPE OF STRUCTURE
 7. 288 8. R1
SQUARE FOOTAGE ZONE
 9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
 10. 03 - 030 - 0020
TAX IDENTIFICATION NUMBER
 11. 106 NORTH MAIN MILLVILLE
ADDRESS OF CONSTRUCTION
 12. 50 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. _____
REMARKS
- BUILDING A GARDEN SHED TO
PUT MY TOOLS AND LAWN
FURNITURE IN.

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



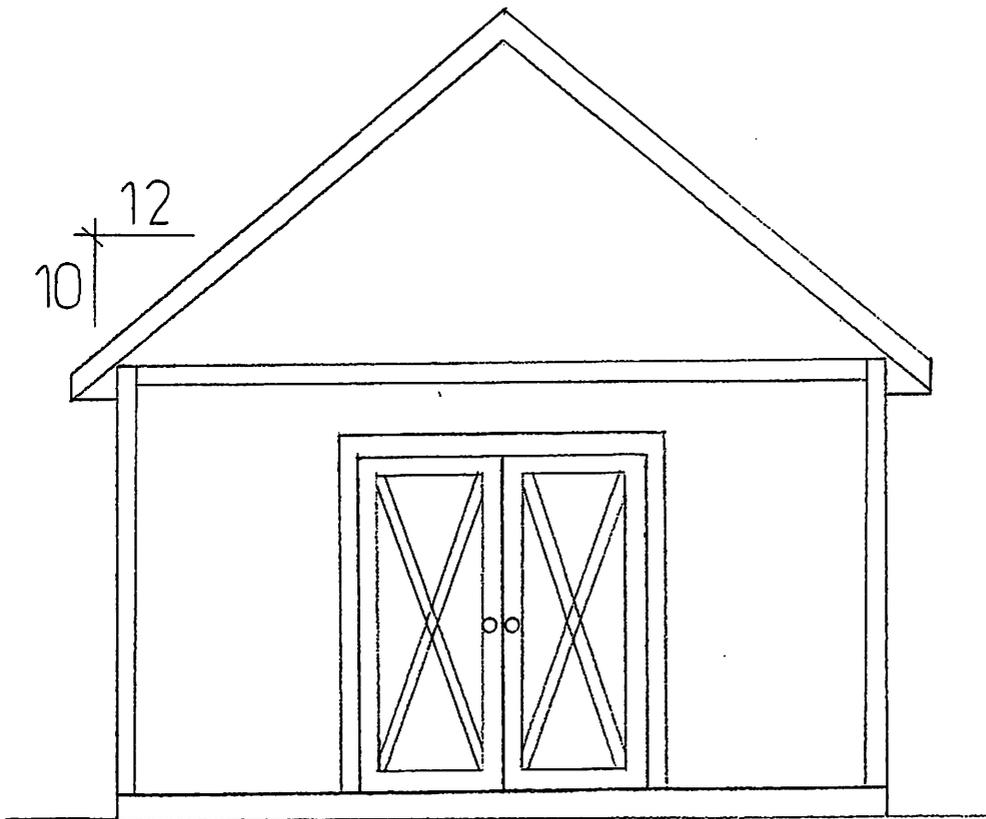
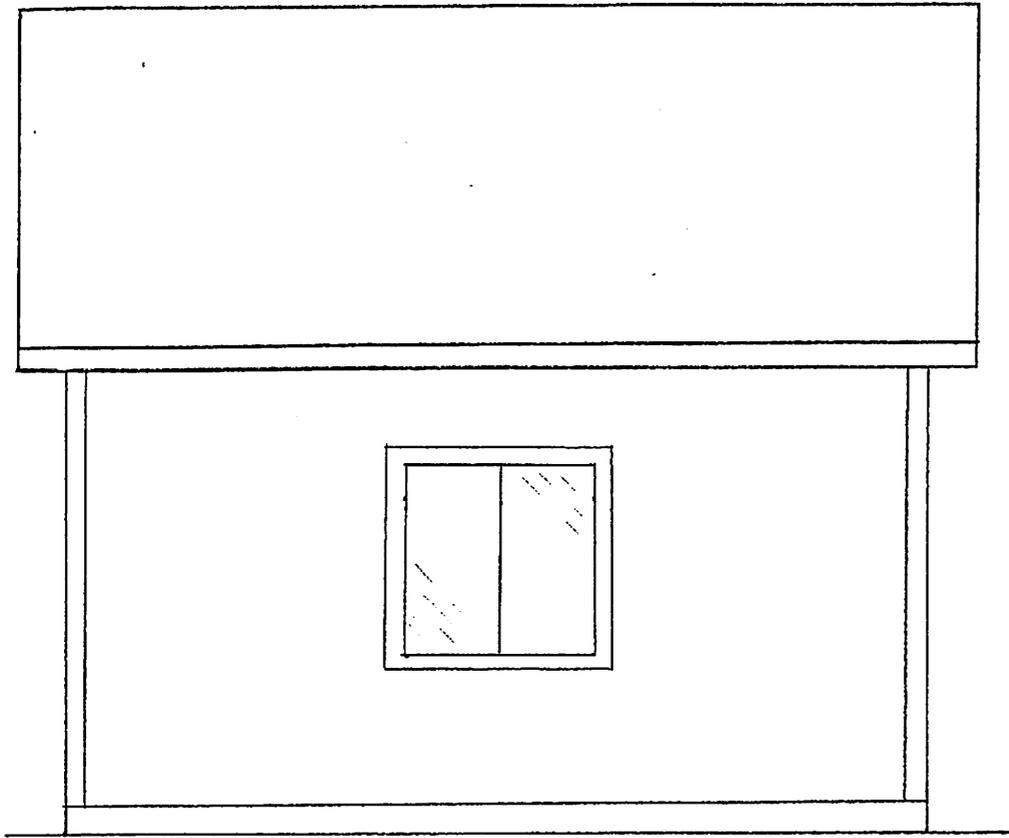
PLOT PLAN

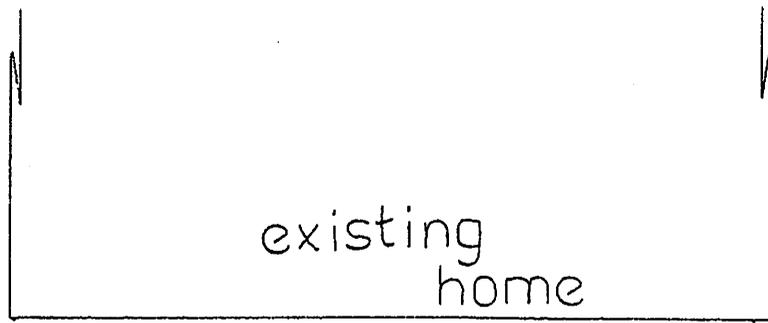


MAIN ST

APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

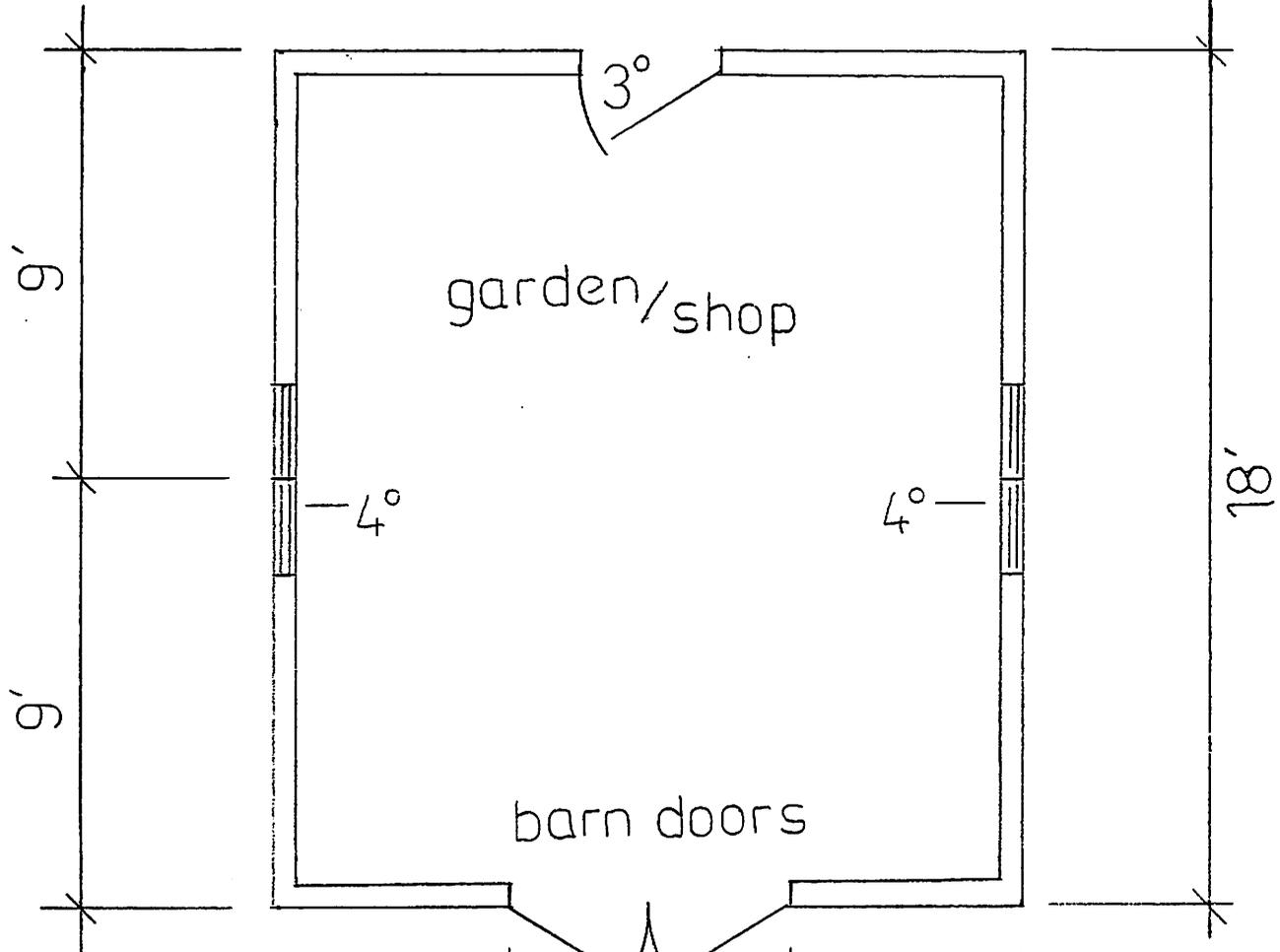
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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





breeze way.

4'



barn doors

5'

6'

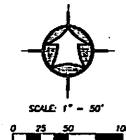
5'

16'

JASON AND SHERI LEISHMAN SUBDIVISION

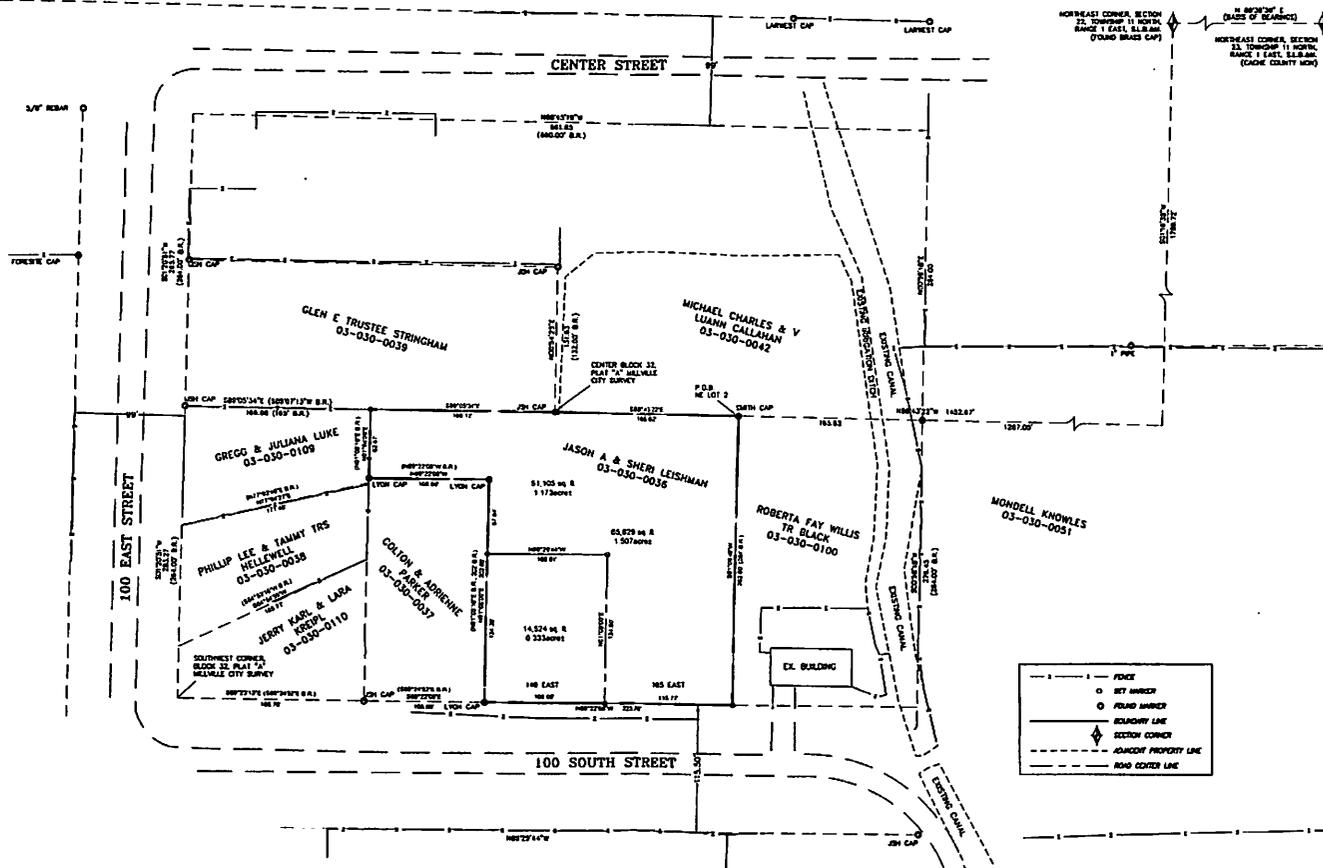
LOCATED IN THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP
11 NORTH, RANGE 1 EAST SALT
LAKE BASE AND MERIDIAN

CACHE COUNTY, UTAH



SURVEY NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE PROPERTY RECORDED AT PLAT NO. 1114739, BOOK 1925, PAGE 1093 IN THE OFFICE OF THE CACHE COUNTY RECORDER, AND TO DIVIDE THAT PROPERTY INTO TWO PARCELS AS SHOWN.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODESIC UNDER THE NAD83 SYSTEM AND NORTH 89°58'00" EAST ALONG THE NORTH LINE OF ADJACENT SECTION 23 FROM EXISTING MONUMENTS.
3. RETRACEMENT: THE SOUTH LINE WAS RETRACED 113.5 FEET NORTH OF THE SOUTH BOUNDARY OF WAY LINE OF 100 SOUTH STREET. ALL OTHER LINES ARE A BEST FIT OF RECORD CONDUCTIONS RELATED TO MATCH EXISTING ENDINGS.
4. 3/4" REBAR WITH PLASTIC CAPS MARKED "SMITH, 334561" TO BE PLACED AT INDICATED CORNERS.



CERTIFICATE OF DEDICATION

BEFORE ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE OWNER, PROPRIETOR, OR PARTNER OF RECORD IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT RECORDED AS THE JASON AND SHERI LEISHMAN SUBDIVISION IS LOCATED IN SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, UTAH, CACHE COUNTY, UTAH AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOTS 2 AND 3 OF BLOCK 32, PLAT "A" MILLVILLE CITY SURVEY, ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF SAID LOT 2 SAID FOREGOING SECTION SURVEY, 113.5 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22;

AND BEING NORTH 89°58'00" WEST ALONG THE EAST LINE OF SAID LOT 2, 113.5 FEET (50% FEET OF THIS SECTION SURVEY);

THENCE NORTH 89°58'00" WEST ALONG THE EAST BOUNDARY OF SAID LOT 2, 113.5 FEET TO A POINT THAT LIES EASTWARD, 100 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89°58'00" WEST IN A CURVE OF 8.8 A.S. 22.80 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 89°58'00" WEST IN A CURVE OF 8.8 A.S. 22.80 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE SOUTH 89°58'00" WEST ALONG THE NORTH LINE OF SAID LOT 2, 113.5 FEET TO THE CORNER OF SAID BLOCK 32;

THENCE SOUTH 89°58'00" EAST ALONG THE NORTH LINE OF SAID LOT 2, 113.5 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.81 ACRES +/-
- 2 LOTS

AND CONFIRMS AN AREA OF 1.81 ACRES MORE OR LESS AND BEING SUBDIVISION AS IT IS DESCRIBED AND CONTAINED AND IN ACCORDANCE WITH THE TERMS OF THE FOREGOING PLAT, THAT THE SAID AREA IS A CORRECT PLAT OF THE AREA AS IT IS SHOWN AND DESCRIBED ON THIS PLAT AND HEREBY CERTIFIES THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY CONVEY TO THE CITY OF MILLVILLE AND ITS SUCCESSORS AND PERSONS TO WHOM THEY MAY SUCCESSORLY PASS, EASEMENTS FOR THE FOREGOING DESCRIBED AND GROUP LANCES WITHIN THE BOUNDARY LINES OF THE PLAT AS DESCRIBED AND NOT OTHERWISE DESCRIBED FOR PUBLIC USE.

EXECUTED THIS ____ DAY OF _____ 2018

SITE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 2018, BY _____

AS A FREE AND VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

ROBERT FURBER

1	INCREASED LOT TO 1/2 ACRES	9/18/18
2	DATED 04/13/2018 PER JAS COMMENTS	9/24/18
3	REVISION	DATE



Project No. **JASON AND SHERI LEISHMAN SUBDIVISION**
MILLVILLE, UT

Sheet No. **MINOR SUBDIVISION FINAL PLAT**

Drawn By: J. BOOBY
Checked By: L. BATH
Project Number: 15-001
Date: 12/14/2015
Sheet Scale: 1" = 50'
Sheet No.: 1 of 1
J. BOOBY (2015) 015-001

SURVEYOR CERTIFICATE

I, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE JASON AND SHERI LEISHMAN SUBDIVISION AS SHOWN ON THE PLAT, AND THAT I HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE SURVEY AND FOUND THAT THE LOCATION AND DIMENSIONS OF THE LOTS, COUSINGS AND STREETS OF SAID SUBDIVISION AS SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE CITY OF MILLVILLE REGULATIONS CONCERNING THE SURVEYING OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (1/10,000).

DATE: JUNE 4 2018 LICENSE #: 33481 UTAH

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____ A.D. 2018.

CHAIRPERSON: _____ ATTEST: SECRETARY: _____

UTILITY COMPANY APPROVAL

CONDUIT: _____ ROBERT MORGAN POWER

CELESTIAL GAS: _____ ENERGY LINK

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE THIS 15 DAY OF _____ A.D. 2018.

MAYOR: _____ ATTEST: CITY MANAGER: _____

CITY ENGINEER

DATE ON THIS PLAT REVIEWED THIS ____ DAY OF _____ A.D. 2018.

DATE: _____ ENGINEER: _____

COUNTY RECORDER'S No. _____

SITE OF _____ COUNTY OF _____

RECORDED AND FILED AT _____

DATE: _____ TIME: _____ P.M.

ASSISTANT: _____

BOOK FILED IN FILE OF PLATS _____ COUNTY RECORDER

SITE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 2018, BY _____

AS A FREE AND VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

ROBERT FURBER