

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 17, 2016

1. Roll Call:

Commissioners Lynette Dickey, Rachel Thompson, and Garrett Greenhalgh

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Councilman Michael Callahan, Councilman Ryan Zollinger, Jamie Zollinger, Lee Tibbitts, Brett Hadfield, Bodie Lyon, Kirk Lay, Kermit Price, Casey Owen, Susan Goldsberry, Patricia Ries, Susan Vail, Linda Crosby, Chris Crosby, Clair Mathews, Gail Mathews, Dan Dustin, Kevin Mohr, Harvey Mohr, Wendy Wilker, Scott Theurer, Richard Jex, Lana Jex, and Kerby McDonagh. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:02 p.m.

She led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Mar 17, 2016 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

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

The minutes for the meeting of Mar 3, 2016 were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.A. Consideration of zoning clearance for a building permit by Dan Dustin, for a residence to be located at 465 East 200 North, Lot #6 Mond-Aire Heights Subdivision in Millville.

Commissioner Thompson moved to approve the clearance. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.B. Consideration of zoning clearance for a building permit by Casey Owen, for a residence to be located at 145 North 380 East, Millville Hill Subdivision in Millville.

Commissioner Greenhalgh made a motion to approve the clearance. Commissioner Thompson seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.C. Public Hearing regarding the Tibbitts Subdivision Preliminary Drawing

Commissioner Dickey opened the public hearing for comments.

Bodie Lyon- wanted clarification on what the subdivision would look like.

Patricia Ries- felt that the development of this subdivision will make it not 'country living' anymore. She likes seeing the chickens and the fields across the street, doesn't want the houses, the noise, or the change. She also questioned the water piped into this area.

Commissioner Larry Lewis (Alt.) arrived at the meeting at this time.

Lee Tibbitts- responded to questions, that they had only divided out 3 lots, and only 3 houses were going in with full acre lot sizes. The city was making pressurized water available to this subdivision.

Wendy Wilker- They had been working with the city for over a year and no property had been transferred, or signed off from their end yet. Wanted to know if it was customary for the city to go ahead with a subdivision when the land hadn't been transferred yet.

Michael Callahan- The City Council has already approved the land transfers. He would follow up with the mayor to see where they were at in this process.

Patricia Ries- wanted to know what would happen with the house numbers on her street, as her house is 56 W and her mother's house is 65 W right next door. Both are on the north side of 550 North, showing odd and even numbers on the same side of the street.

Commissioner Dickey closed the public hearing.

D. Consideration for recommendation to the city council regarding the Tibbitts Subdivision.

Commissioner Dickey made a motion to recommend approval of the Tibbitts Subdivision Preliminary Drawings contingent on the signing and final transfer of properties. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, Greenhalgh, and Lewis (Alt.) voted yes.

5.E. Public Hearing regarding The Views at CopperLeaf Subdivision Preliminary Drawing.

Commissioner Dickey opened the public hearing for comments.

Kerby McDonagh- Didn't think this land was buildable because of the steep slope. Had concerns about water runoff with new homes coming in.

Also was concerned about privacy issues with homes overlooking her property, and the possibility or regulations surrounding retention walls.

Brett Hadfield- Addressed concerns, this subdivision has 24 total parcels. Showed location of retention ponds and how runoff would funnel downhill being directed by the curb and gutter. New homes would actually result in less water running downhill to the neighbors below, as compared to the current situation where the entire hillside has unrestricted runoff.

Scott Theurer- Owner of the Providence property to the north of this subdivision. Wanted clarification of the road dead ending at the Providence boundary. He has no intention of connecting the road through. Homes planned for this area will face north with back yards touching the Millville boundary.

Clair Mathews- Had questions about how many roads would access this subdivision. Was concerned about the increase in traffic (24 homes = 48 cars).

Commissioner Dickey wanted to know if the city would have enough water for all the new homes.

Harry Meadows- Each developer must provide water shares with each subdivision. Currently the city only uses Garr Spring's water in the winter. No wells are even used until summer.

Tara Hobbs- addressed a postal concern that was expressed. The post office would deal with the increase in homes by adding more PO Boxes or expanding the existing building toward the rear parking lot. No change in postal services would be made until the city was over 1,000 residences. We are currently at 585.

Richard Jex- Unhappy with the motorbikes during the summer on the sledding hill, believes the development will be an improvement. Doesn't like the roundabout planned for main street, most roundabouts are not wide enough for large/long trucks and trailers.

Commissioner Dickey closed the public hearing.

5.F. Consideration for recommendation to the city council regarding The Views at CopperLeaf Subdivision

Commissioner Thompson made a motion to recommend approval of The Views at CopperLeaf Subdivision Preliminary Drawings. Commissioner Lewis (Alt.) seconded. Commissioners Dickey, Greenhalgh, Thompson, and Lewis (Alt.) voted yes.

6.A. Ordinance change re: facilities for the elderly

Commissioner Greenhalgh presented changes to the phrasing of the whole ordinance. Suggested changes will be reviewed in following meetings where additional commissioners can give input.

6.D. City Council Reports – review minutes from Mar 10, 2016 meeting.

The commissioners were given copies of the minutes. Garrett Greenhalgh was renewed for another term as a Planning Commissioner even though he was absent for the council meeting. (He was re-sworn in at the beginning of tonight's meeting)

6.E. Agenda Items for Next Meeting

Discussion – Ordinance on Elderly facilities

7. Calendaring of future Planning and Zoning Meeting

The next meeting will be held Thursday, April 7, 2016.

8. Assignment of Representative for City Council Meeting

No representative was assigned.

9. Adjournment

Commissioner Lewis (Alt.) moved to adjourn the meeting at 9:17 p.m.
Commissioner Dickey seconded.



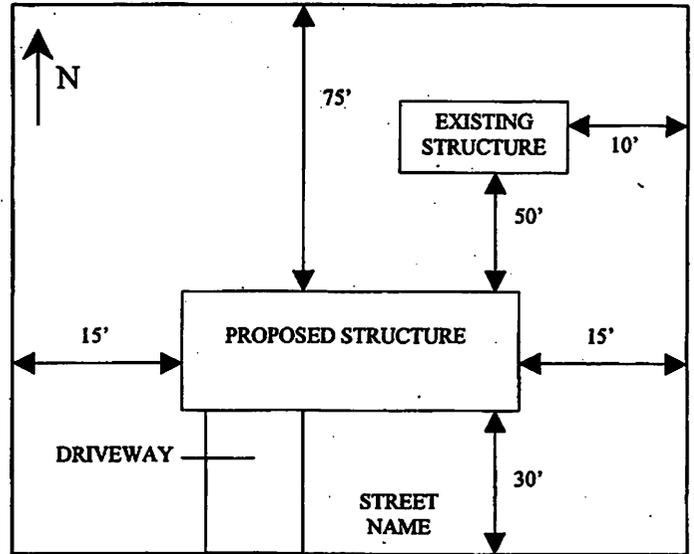
00704

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

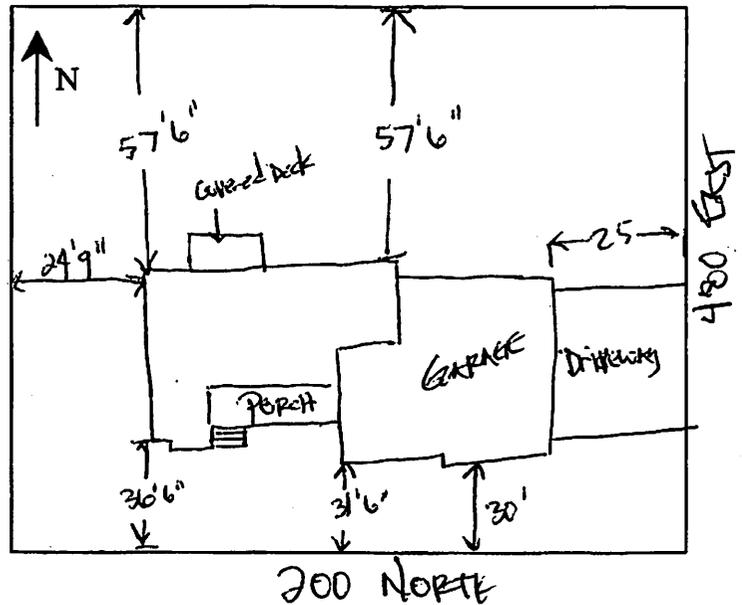
APPLICATION INFORMATION

1. DAN DUSTIN
APPLICANT'S NAME
2. 870 S. 400 E.
MAILING ADDRESS
- PROVIDENCE VT 84332
CITY STATE ZIP CODE
3. 801-319-2686 4. 801-319-2686
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. SINGLE FAMILY HOME
TYPE OF STRUCTURE
7. 4015 W/BASEMENTS. R-1
SQUARE FOOTAGE ZONE
9. MOND-AIR-HEIGHTS LOT #6
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0006
TAX IDENTIFICATION NUMBER
11. 465 EAST 200 NORTH
ADDRESS OF CONSTRUCTION
12. 1/3 Acre 13. 4795 Approx
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

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



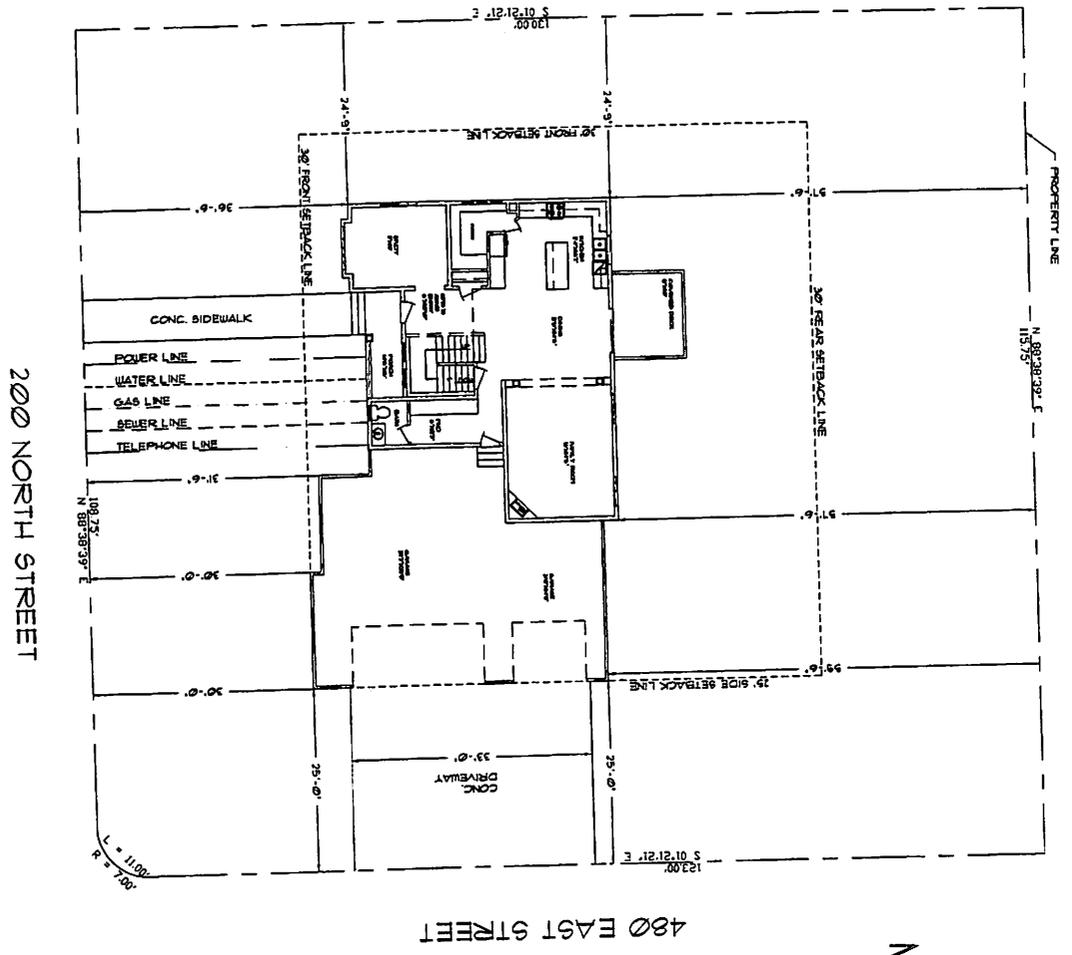
PLOT PLAN



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

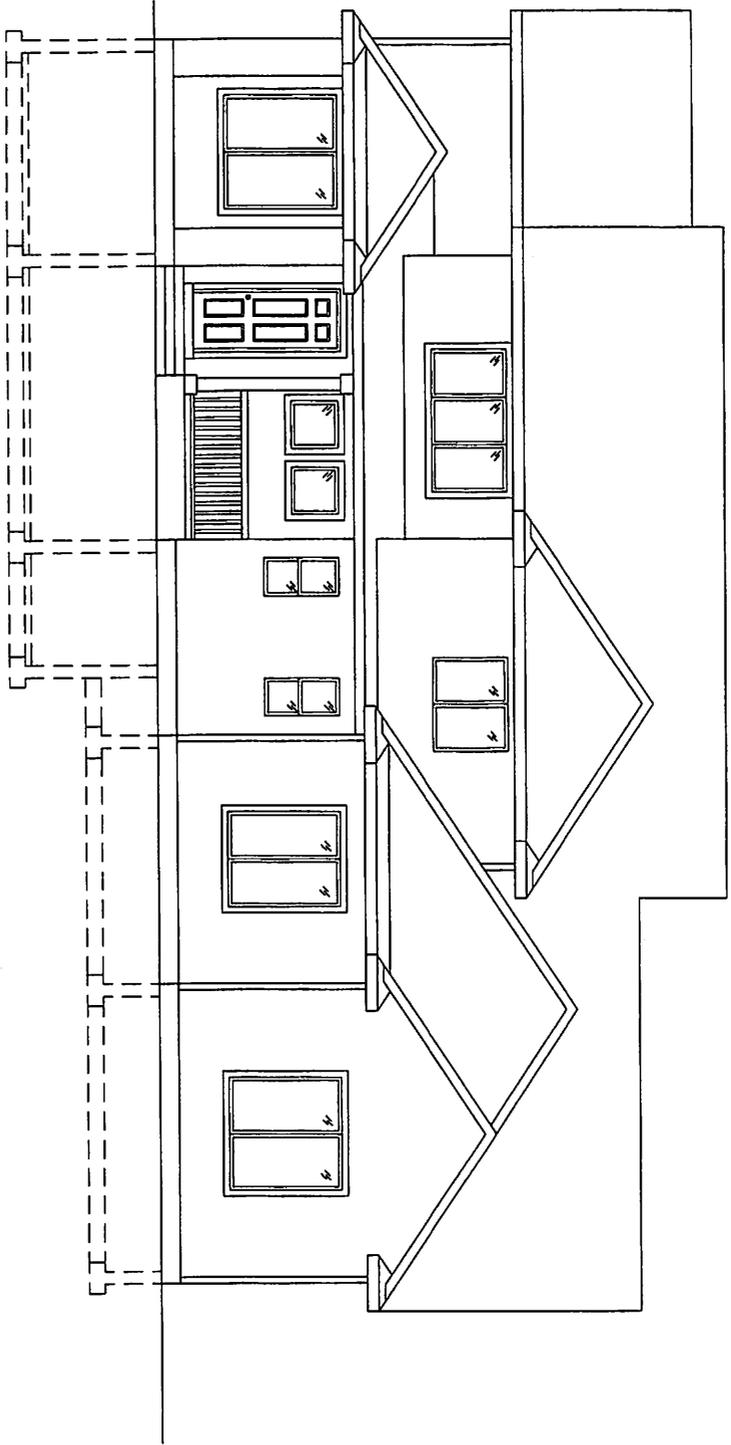
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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

DUSTIN RESIDENCE
 LOT #6
 MOND-AIRE HEIGHTS SUBDIVISION
 465 EAST 200 NORTH
 MILLVILLE, UT. 84326

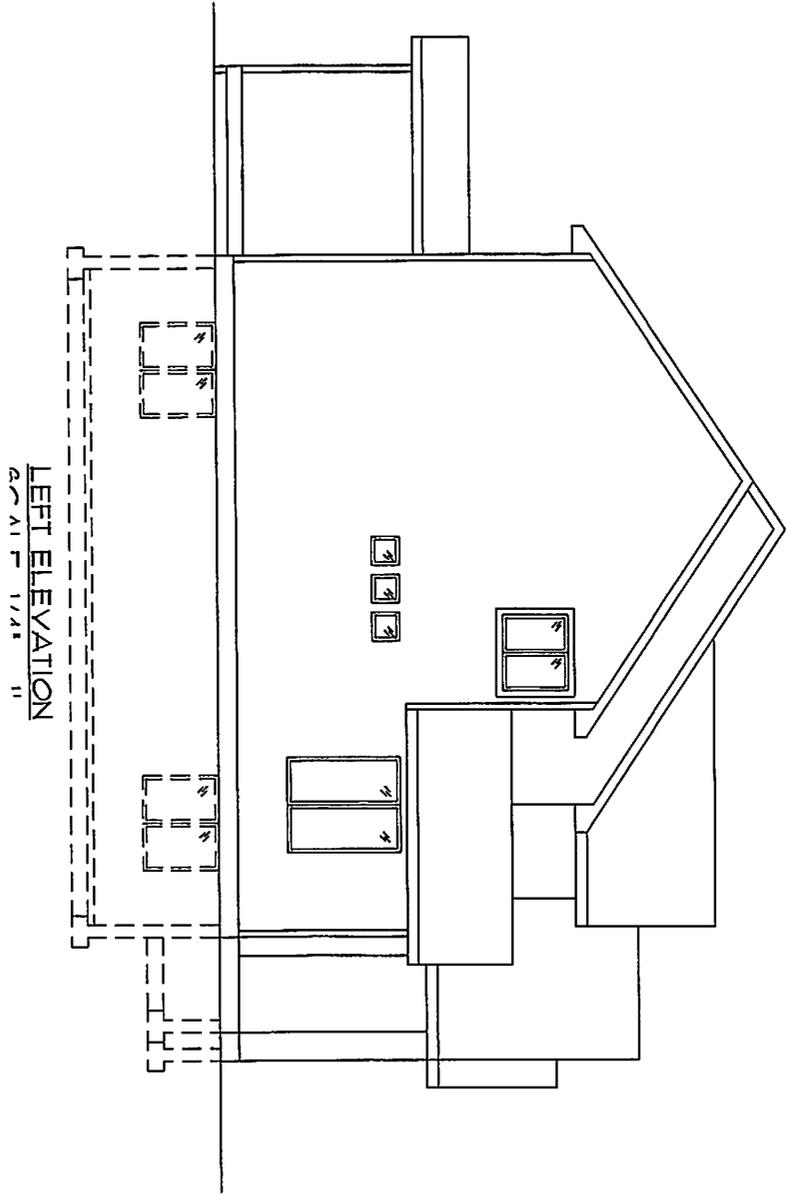


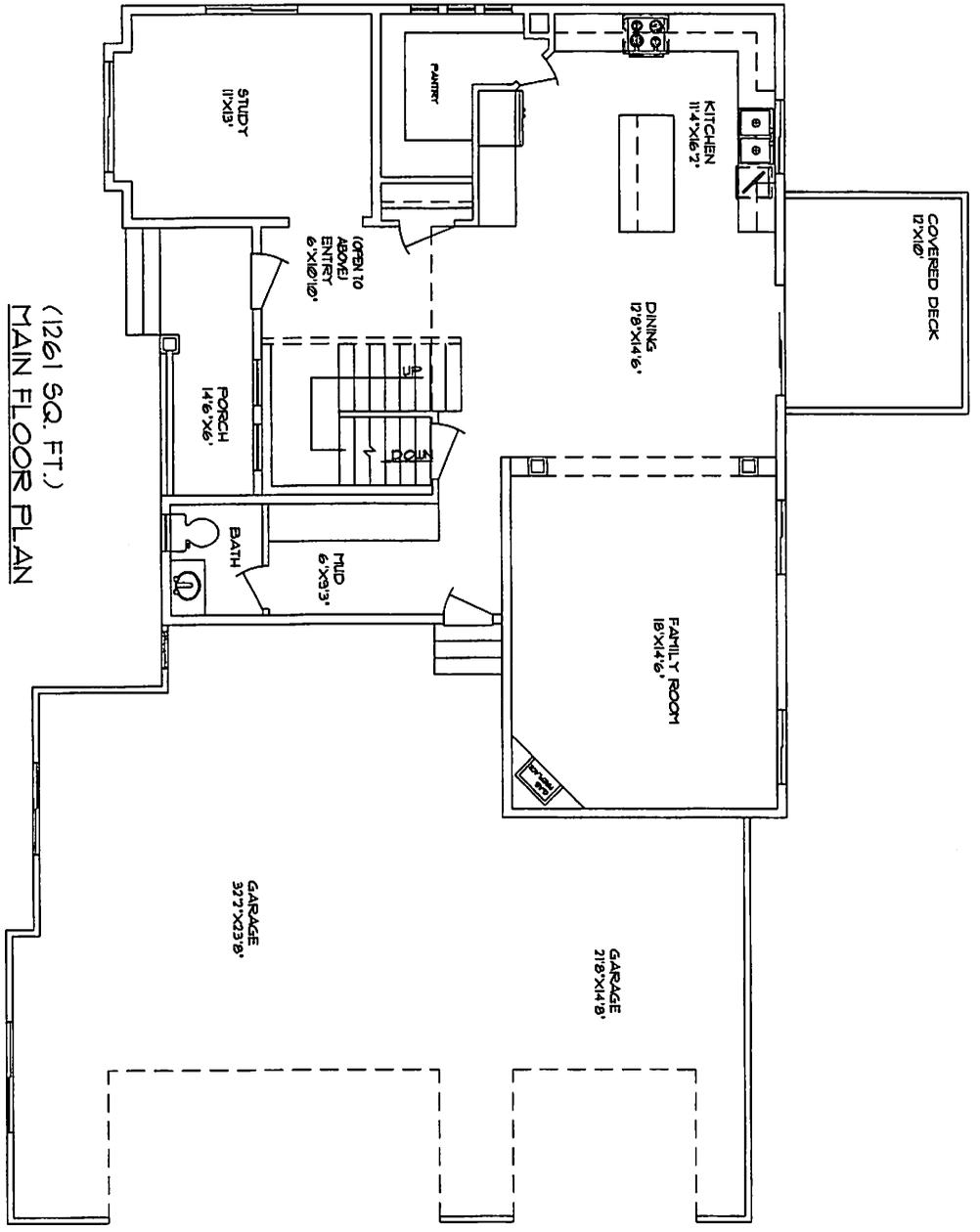
PLOT PLAN
 SCALE: 1" = 8'

PINELINE DESIGN
 & DRAFTING
 1111 S. 1000 E.
 SUITE 100
 DRAPER, UT 84020
 PHONE: 801-225-4411
 FAX: 801-225-4412
 WWW.PINELINEDESIGN.COM



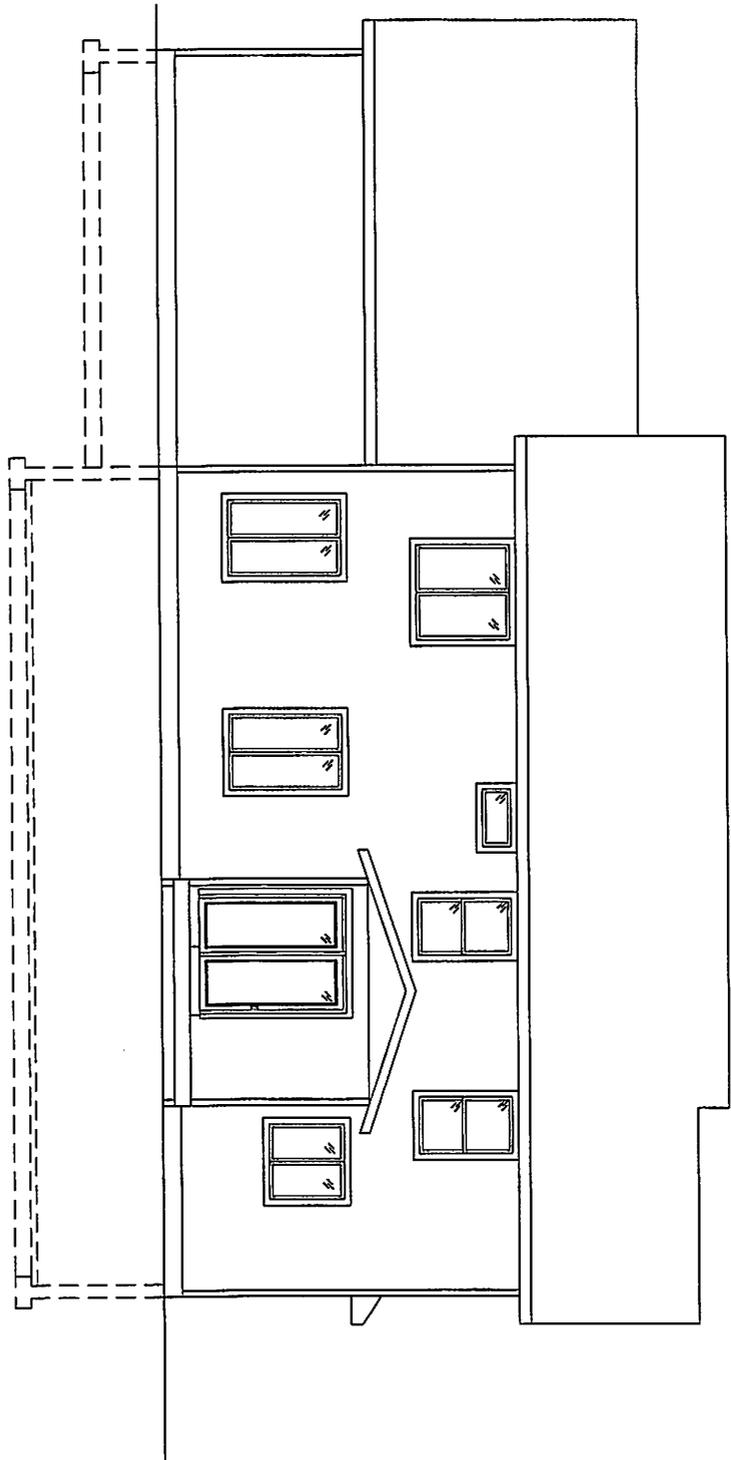
FRONT ELEVATION

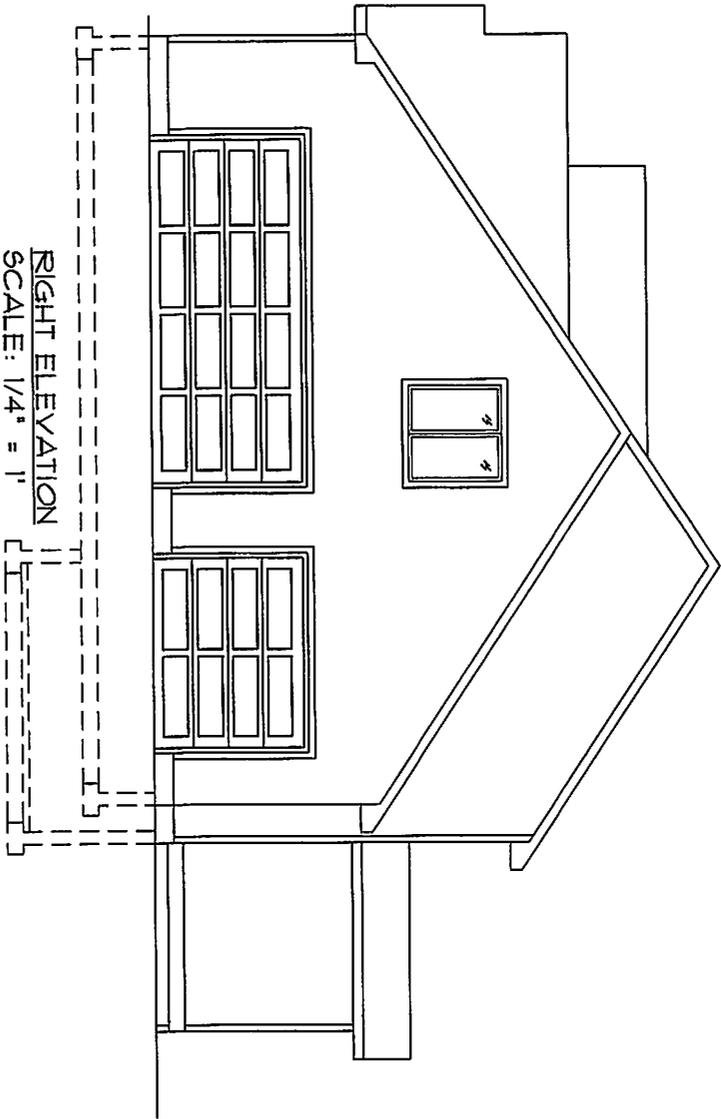




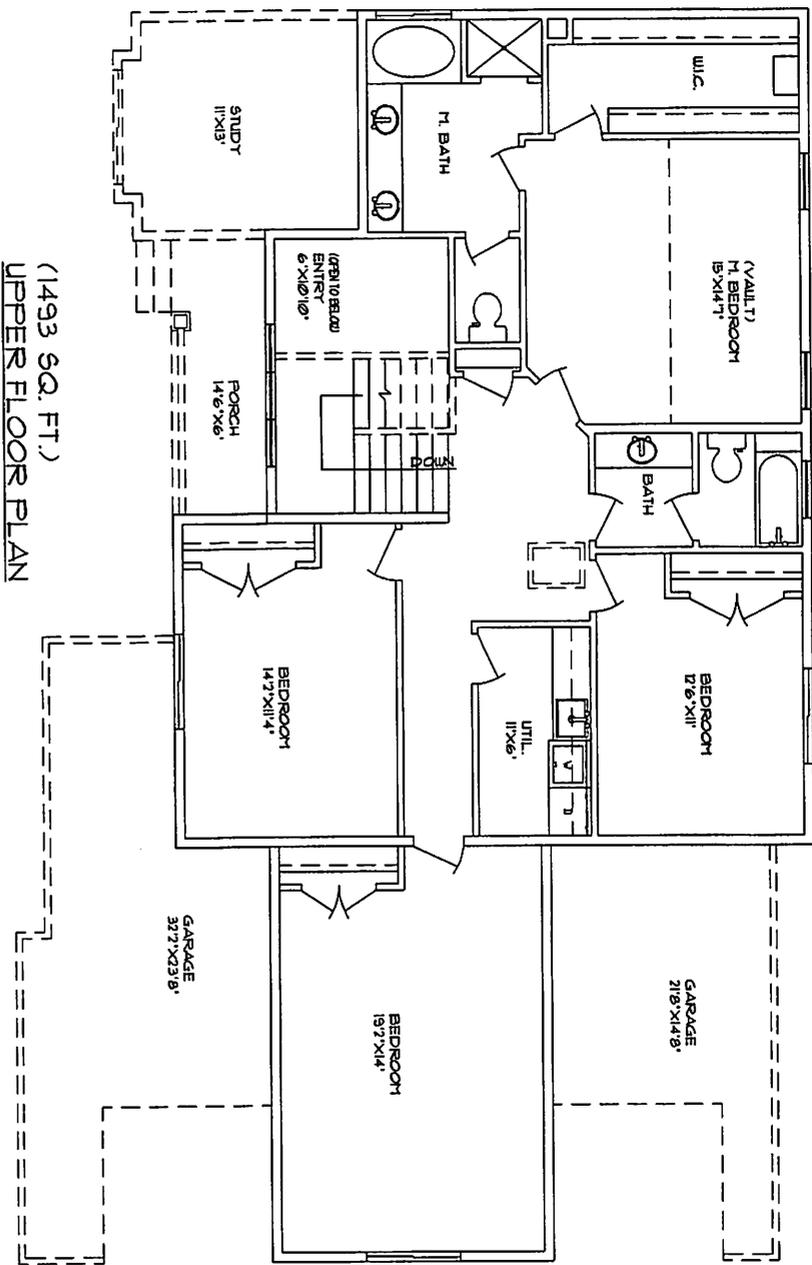
(1261 SQ. FT.)
MAIN FLOOR PLAN

REAR ELEVATION





RIGHT ELEVATION
SCALE: 1/4" = 1'



(1493 SQ. FT.)
UPPER FLOOR PLAN

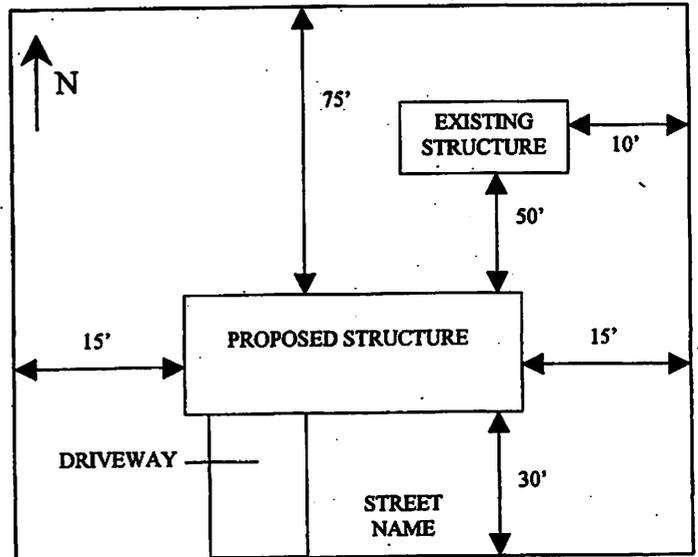


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

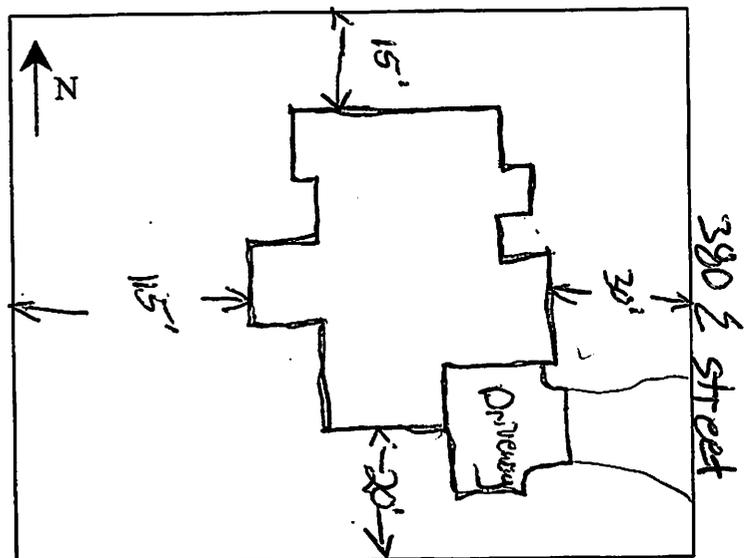
APPLICATION INFORMATION

1. Casey Owen
APPLICANT'S NAME
2. PO Box 601
MAILING ADDRESS
3. Providence UT 84332
CITY STATE ZIP CODE
3. 435-757-1360 4. 435-757-1360
HOME TELEPHONE BUSINESS TELEPHONE
5. Scott & Shelly Harris
OWNER'S NAME (if different from applicant)
6. Single family
TYPE OF STRUCTURE
7. 4880 8. _____
SQUARE FOOTAGE ZONE
9. Millville Hill Phase 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 157 - 33
TAX IDENTIFICATION NUMBER
11. 145 N 380E Millville UT
ADDRESS OF CONSTRUCTION
12. 23,539 SF 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

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



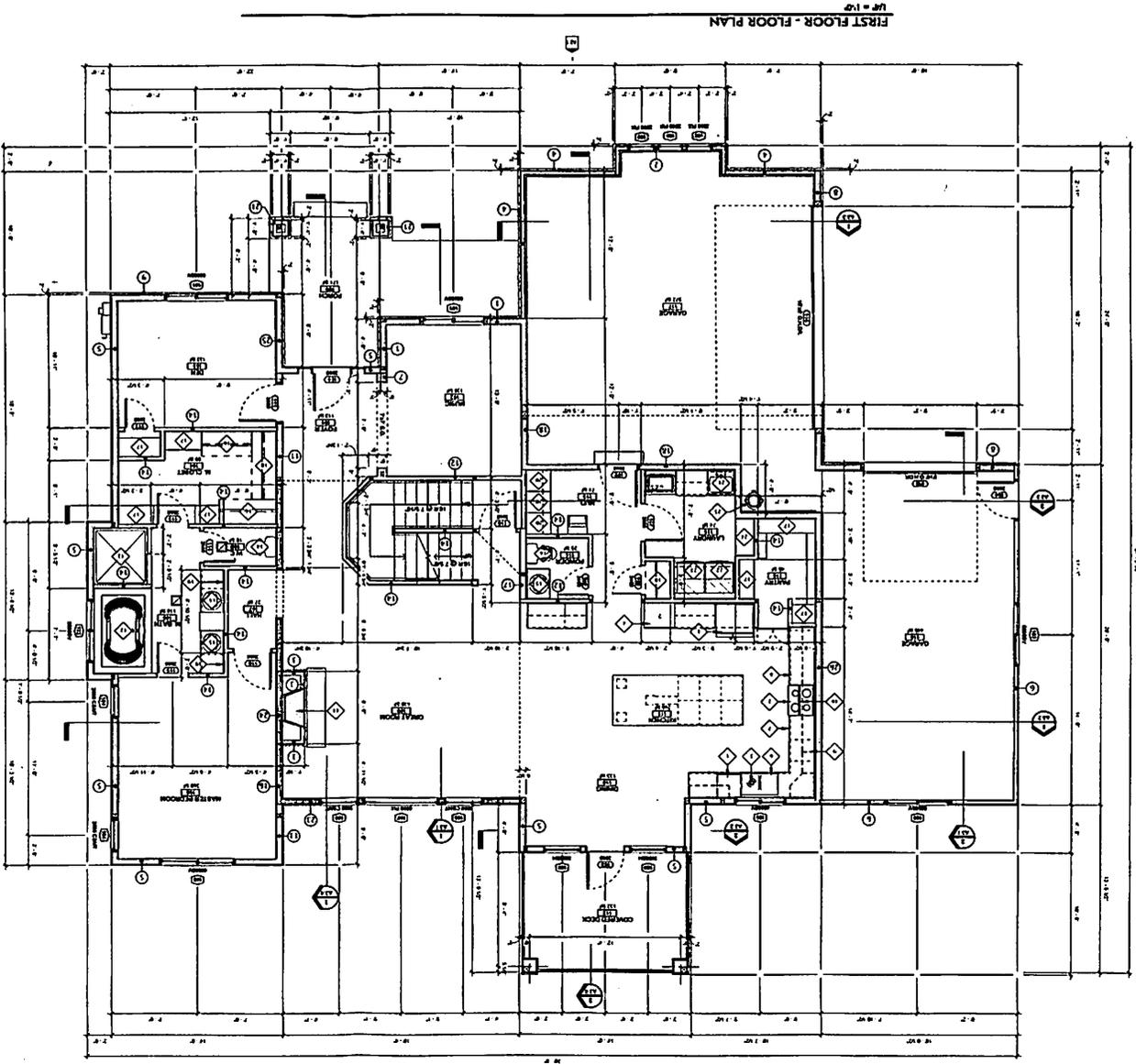
PLOT PLAN



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)



MISC. NOTES

- ALL EXTERIOR DIMENSIONS REF. FACE EXTERIOR FACE OF THE CURB
- STUD WALL BASED ON 2" MIN. 8" HGT. THICK STUO WALL
- REMOVE THE WORKS REFERRED TO IN THIS LIST

DIMENSIONS

SEE FLOORING PLAN FOR LOCATION AND SIZE OF BEAMS AND JOISTS IN PLACE. REMOVE ALL EXISTING BEAMS AND JOISTS IN PLACE REFERRED TO IN THIS LIST.

SEE FLOORING PLAN FOR LOCATION AND SIZE OF BEAMS AND JOISTS IN PLACE. REMOVE ALL EXISTING BEAMS AND JOISTS IN PLACE REFERRED TO IN THIS LIST.

SEE FLOORING PLAN FOR LOCATION AND SIZE OF BEAMS AND JOISTS IN PLACE. REMOVE ALL EXISTING BEAMS AND JOISTS IN PLACE REFERRED TO IN THIS LIST.

KENYOTTE LEGEND

No.	Description
1	Finish Floor
2	Finish Ceiling
3	Finish Walls
4	Finish Windows
5	Finish Doors
6	Finish Stairs
7	Finish Railings
8	Finish Trim
9	Finish Siding
10	Finish Foundation
11	Finish Foundation
12	Finish Foundation
13	Finish Foundation
14	Finish Foundation
15	Finish Foundation
16	Finish Foundation
17	Finish Foundation
18	Finish Foundation
19	Finish Foundation
20	Finish Foundation
21	Finish Foundation
22	Finish Foundation
23	Finish Foundation
24	Finish Foundation
25	Finish Foundation
26	Finish Foundation
27	Finish Foundation
28	Finish Foundation
29	Finish Foundation
30	Finish Foundation

PERMIT SET

Sheet # A1.1

MAIN FLOOR PLAN

HARRIS RESIDENCE

145 NORTH 300 EAST - MILLVILLE UTAH

SCOTT & SHELBY HARRIS

Designed By: K&S ARCHITECTS

Drawn By: K&S ARCHITECTS

Project Name: _____

Project Address: _____

Client Name: _____

Date: 5-23-2014

KRICSEN HD

40 WEST 300 NORTH - WYDE PARK - UTAH 84308 - 435-544-2220

Info@kricshd.com

MEMBER

AI

BD

DESIGNED BY

DATE

SCALE