

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

May 19, 2016

1. Roll Call:

Chairman Jim Hart, Commissioners Lynette Dickey, Garrett Greenhalgh, Natalie Smith (Alt.) and Larry Lewis (Alt.)

Others Present:

Ezra Eames and Brett Hadfield. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:00 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 May 19, 2016 was reviewed. A motion was made by Commissioner Lewis (Alt.) to approve the agenda as presented. Commissioner Dickey seconded. Commissioners Hart, Dickey, Greenhalgh, Smith (Alt.) and Lewis (Alt.) voted yes, with Commissioners Thompson and Farmer absent.

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

The minutes for the meeting of May 5, 2016 were reviewed. A motion was made by Commissioner Greenhalgh to approve the minutes as outlined. Commissioner Smith (Alt.) seconded. Commissioners Hart, Dickey, Greenhalgh, Smith (Alt.) and Lewis (Alt.) voted yes, with Commissioners Thompson and Farmer absent.

5.A Consideration of zoning clearance for a building permit by Visionary Homes, for a residence to be located at 134 North 430 East, lot #17 Mond-Aire Heights Subdivision in Millville, Ut.

Garrett Greenhalgh voiced that he had a personal interest in this item as he was representing Visionary Homes in this matter.

Commissioner Farmer arrived at the meeting at this time.

A motion was made by Commissioner Lewis (Alt.) to approve the zoning clearance. Commissioner Smith (Alt.) seconded. Commissioners Hart, Farmer, Dickey, Lewis (Alt.) and Smith (Alt.) voted yes. Commissioner Greenhalgh abstained from the vote.

Commissioner Thompson arrived at the meeting at this time.

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

Commissioner Greenhalgh had gathered information from multiple other communities for comparison and discussion continued from prior meetings regarding the wording of this ordinance.

Additional topics to consider included:

Parking: min. of 4 spaces plus 1 per resident

Must be resident, no day treatment patients

Definition of Elderly or Disabled as defined by the Utah State code.

Min. of 4, max. of 16 residents

Exclusion of drug, alcohol and violent residents

This item was continued to the next meeting for further input.

6.B. Subdivision requirements checklist prior to building permit issuance

Commissioner Lewis gathered information from surrounding communities regarding their subdivision policies. All of them varied. The commissioners discussed which items they felt should be complete before moving ahead with building permits. They agreed that the Power, Water, Gas, Curb and Gutter, and Asphalt should be complete before issuing building permits; With the Signs, Lights, and Sidewalks to be completed prior to acceptance of the subdivision. However, none of the commissioners felt comfortable moving ahead with permits without the final OK from Gary as to the completion and approval of those listed items.

Brett Hadfield was present and gave input relating to the overall subdivision process. A checklist for the developers had never been provided to them, making it difficult to know what items were actually being required until after multiple reviews by the engineers. An up-front checklist would be very beneficial to those developers in the future.

Ezra Eames also was present and gave some feedback on his progress with Phase II. Curb and Gutter is complete, it has been pinned, and the utilities will be in within the next few days. The asphalt has already been ordered and just waiting on Johnsons to lay the road.

6.C. City Council Reports – review minutes from May 12, 2016 meeting.

The commissioners were given copies of the minutes. No comments were made.

6.D. Agenda Items for Next Meeting

Poss. Building permits dependent upon Phase II completion

Discussion – Ordinance on Elderly facilities

Discussion – Natalie Smith presentation on Trello program

6.E. Other

Commissioner Dickey expressed some concerns about the traffic on 100 North (also seconded by Commissioner Greenhalgh). It was recommended that she address the city council.

7. Calendaring of future Planning and Zoning Meeting

The next meeting will be held Thursday, June 2, 2016.

8. Assignment of Representative for City Council Meeting

Commissioner Dickey was assigned to represent the planning commission at the next City Council meeting.

9. Adjournment

Chairman Hart moved to adjourn the meeting at 9:35 p.m. Commissioner Lewis (Alt.) seconded.

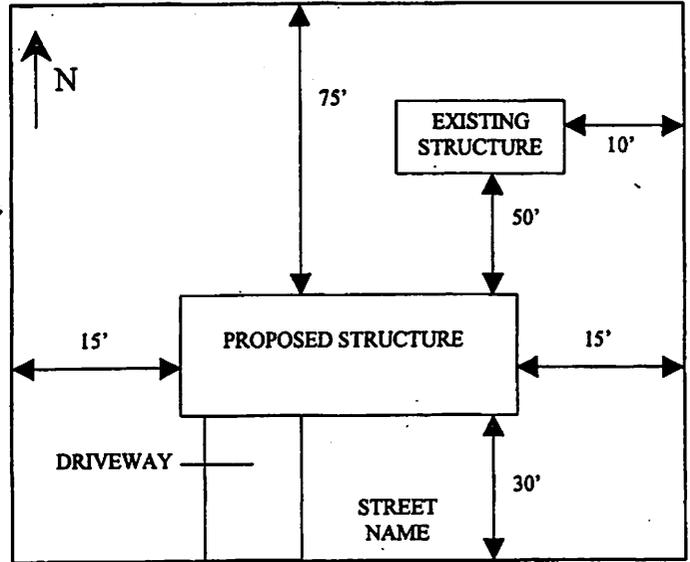


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

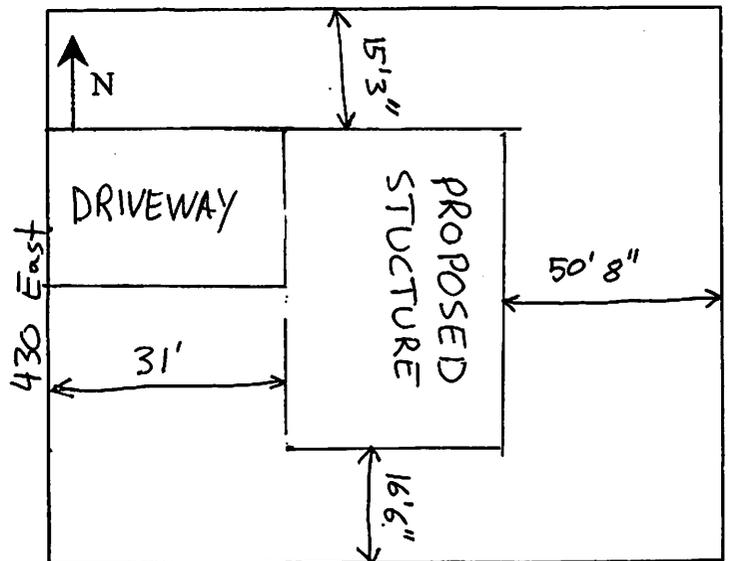
APPLICATION INFORMATION

1. Visionary Homes
APPLICANT'S NAME
2. 50 East 7500 North Suite #101
MAILING ADDRESS
- North Logan Ut 84341
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE 4. 435-752-1480 #2033
BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 1850 φ 8. _____
SQUARE FOOTAGE ZONE
9. Mond Aire Heights #17
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0017
TAX IDENTIFICATION NUMBER
11. 134 North 430 East Millville
ADDRESS OF CONSTRUCTION
12. .33 Acres 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)



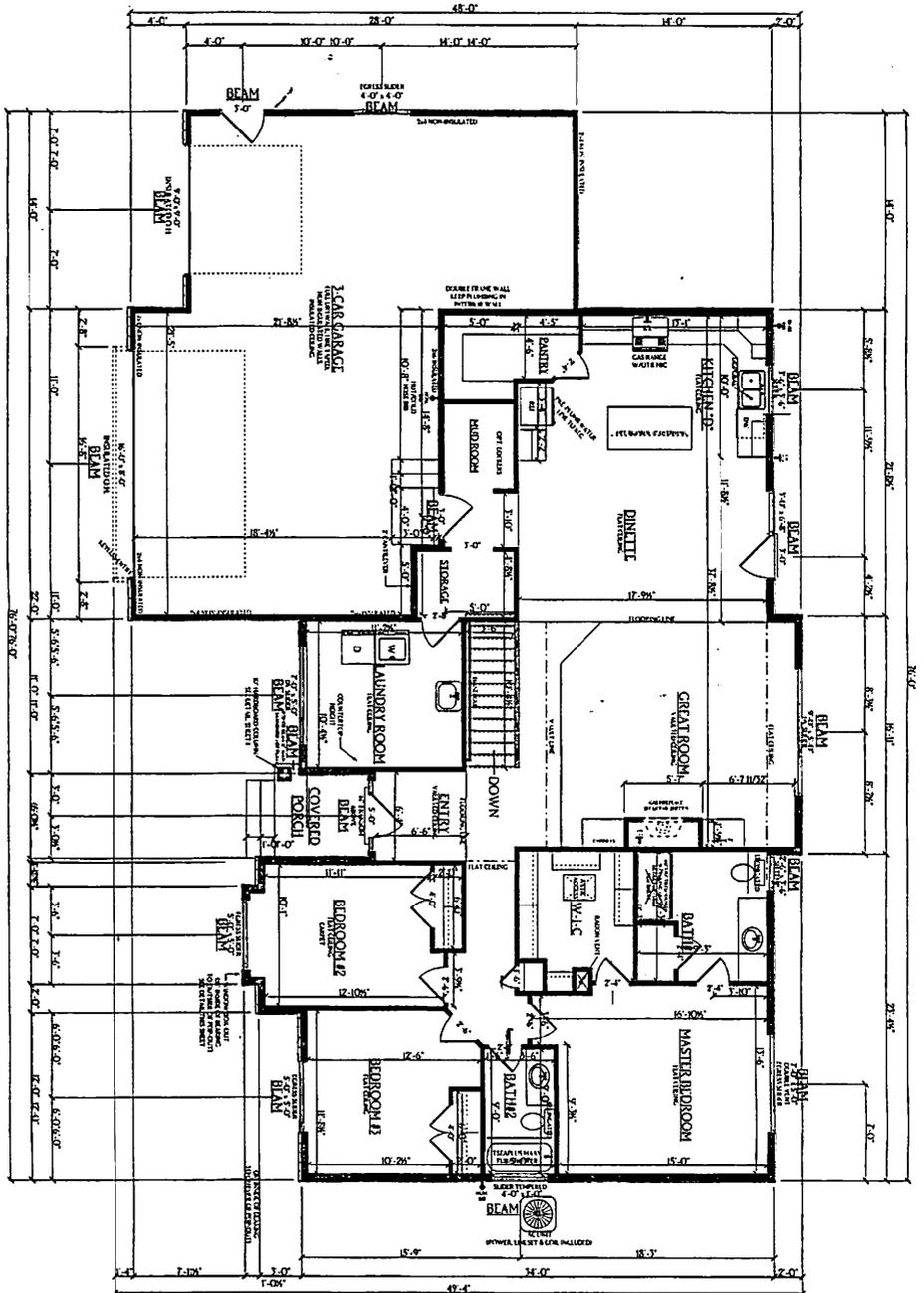
PLOT PLAN



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)



9'-0" CEILINGS UNLESS OTHERWISE NOTED
MAN LEVEL LAYOUT
 DIMENSIONS & ENGINEERING

PLANS PRINTED ON
 11 x 17 PAPER AND
 1/2" OF THE SCALE INDICATED

SHEET
6D
 OF 9

Client: Paul and
 Nichole Shelton

Plan extend up to:
 Addition #1

"The CAMBRIDGE"
 MAIN LEVEL LAYOUT
 DIMENSIONS & ENGINEERING
 SCALE: 1/4" = 1'-0"

© COPYRIGHT VISIONARY HOMES 2016

Drawn by: Liam Fletcher
 Checked by: Salesperson
 Date: May 13, 2016

Builder & G.C.:
 Visionary Homes
 50 East 2500 North #101
 North Logan, UT 84341
 (435) 752-1480
www.visionaryhomes.com

