

# **MILLVILLE PLANNING COMMISSION MEETING**

**City Hall - 510 East 300 South - Millville, Utah**

**June 2, 2016**

## **1. Roll Call:**

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

## **Others Present:**

Mayor Michael Johnson, Treasurer Tara Hobbs, Ezra Eames, Brett Hadfield, Paul Saunders, Randon Parkinson, Megan Richards, Kelly Rowser, Scott Theurer and Zan Murray. Secretary Adria Davis recorded the minutes.

## **2. Opening Remarks/Pledge of Allegiance**

Chairman Hart opened the meeting at 8:01 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 June 2, 2016 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Hart, Dickey, Farmer, Greenhalgh, Smith (Alt.) and Lewis (Alt.) voted yes, with Commissioner Thompson absent.

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

The minutes for the meeting of May 19, 2016 were reviewed. A motion was made by Commissioner Dickey to approve the minutes as outlined. Commissioner Smith (Alt.) seconded. Commissioners Hart, Dickey, Farmer, Greenhalgh, Smith (Alt.) and Lewis (Alt.) voted yes, with Commissioner Thompson absent.

## **5.A Consideration of zoning clearance for a building permit by Megan and Eric Richards, for a residence to be located at 152 North 480 East, lot #28 Mond-Aire Heights Subdivision in Millville, Ut.**

Commissioner Greenhalgh made a motion to postpone this item as phase II of the subdivision is not complete at this time. Commissioner Farmer seconded. Commissioners Hart, Dickey, Farmer, Greenhalgh, Smith (Alt.) and Lewis (Alt.) voted yes, with Commissioner Thompson absent.

**Commissioner Thompson arrived at the meeting at this time.**

## **5.B. Review and Consideration for recommendation to the City Council of the Final Plat for The Views at CopperLeaf Subdivision.**

Engineer Murray said everything looked ok; his only concern was one area on the proposed 250 East which would need some fill. They were going to have a Geotechnical Engineer do a soil report to make sure the road and sidewalk in that area wouldn't shift or settle after adding fill.

The following items had all been reviewed:

- Bear River Health Dept.
- Easement agreement with Providence City
- Future connections with 300 East
- Fire Dept. allows one subdivision access with up to 30 lots, and 2 accesses for up to 70 lots (this subdivision has 24 lots)

- Water runoff – 3 ponds with full retention ditch on west end
- Perimeter fence (none required at this time)
- Providence sewer line, diverted to cut off under the road

Scott Theurer, adjacent property owner, had some questions regarding an existing water valve on the upper corner of this property, where the water diverted to two channels servicing himself and this subdivided area.

Engineer Murray would check to make sure the existing easement was sufficient to include this irrigation easement and adjust the final plat if needed.

Commissioner Lewis (Alt.) made a motion to recommend to the City Council the approval of The Views at CopperLeaf Subdivision contingent upon the geo-testing results. Commissioner Dickey seconded. Commissioners Hart, Dickey, Farmer, Greenhalgh, Thompson, Smith (Alt.) and Lewis (Alt.) voted yes

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

This item was tabled, to be reviewed at a future meeting.

**6.B. Presentation on Trello by Natalie Smith**

Commissioner Smith (Alt.) demonstrated a web based program that would allow all the commissioners to be more updated on projects like the progress of a subdivision. Participation is by invitation only.

**6.C. City Council Reports – review minutes from May 26, 2016 meeting.**

Commissioner Dickey reported that she attended the meeting. She was heard regarding her concern for traffic on 100 North, but no action would be taken.

**6.D. Agenda Items for Next Meeting**

Poss. Building permits dependent upon Phase II completion  
Discussion – Ordinance on Elderly facilities

**6.E. Other**

Ezra Eames reported on the progress of phase II, and asked if a special meeting could be held once the improvements were complete to help the homeowners get permits faster.

The Commissioners were all in favor of holding such a meeting. Minimum of 3 commissioners are required in order to hold a meeting (4 if Commissioner Greenhalgh has his own permits involved in the meeting).

Commissioner Thompson enlisted the support of the planning commission to have an entry in the Millville Days Parade, June 11 at 9:30 am.

Commissioner Greenhalgh had some questions regarding variances to the 108' frontage requirement. Any requests must go through the board of adjustments.

**7. Calendaring of future Planning and Zoning Meeting**

The next meeting will be held Thursday, June 16, 2016.

**8. Assignment of Representative for City Council Meeting**

No one was assigned.

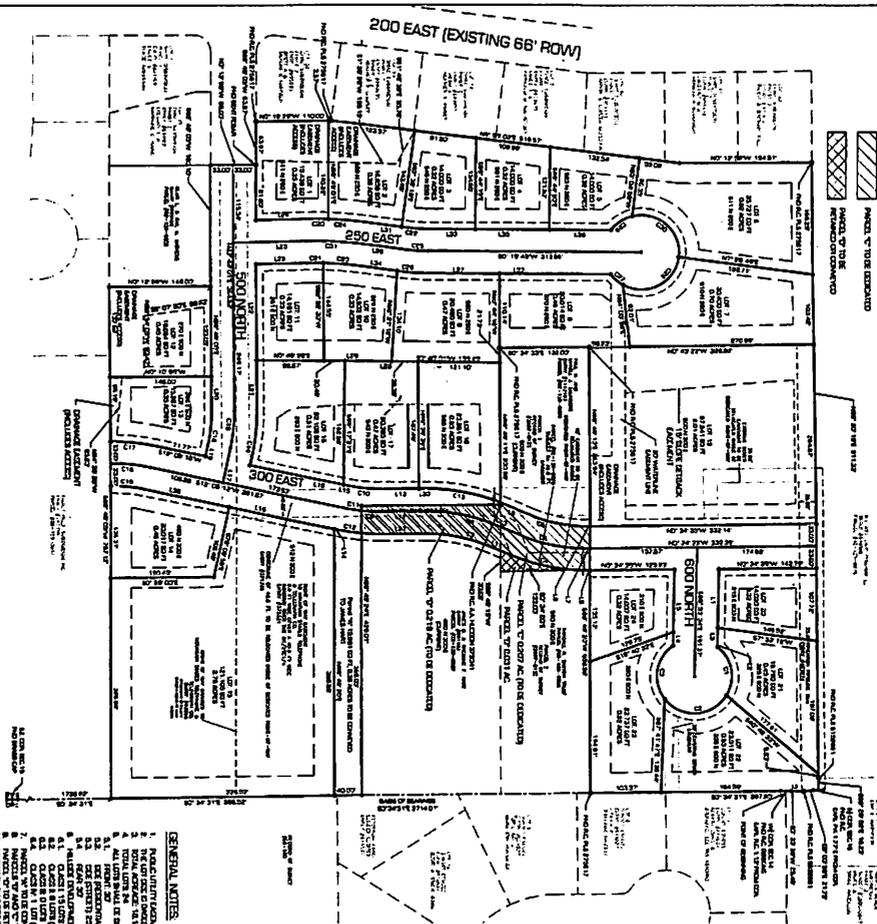
**9. Adjournment**

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



- LEGEND**
- EXISTING IMPROVEMENTS
  - PROPOSED IMPROVEMENTS
  - PROPOSED CONCRETE DRIVE
  - PROPOSED ASPHALT DRIVE
000 EAST (EXISTING 66' ROW)

**THE VIEWS AT COPPERLEAF**  
**SUBDIVISION**  
**FINAL PLAT**  
 PART OF THE NE & SE QUARTER OF SECTION 15,  
 TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN,  
 COUNTY OF CACHE, STATE OF UTAH  
 SCALE: 1" = 80'



COUNTY RECORDING NO. \_\_\_\_\_  
 COUNTY RECORDING DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION \_\_\_\_\_  
 DATE \_\_\_\_\_  
 APPROVED BY THE CITY ENGINEER \_\_\_\_\_

**GENERAL NOTES**

1. THE PLAT IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.
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**CITY ENGINEER**  
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**PLANNING AND ZONING COMMISSION**  
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**DATE**  
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**APPROVED BY THE CITY ENGINEER**  
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**UTILITY COMPANY APPROVAL**  
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**CONTRACT**  
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**PROPERTY RECORDS**  
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**CONVEYANCE**  
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**NOTARY PUBLIC**  
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**CERTIFICATE OF DEEDITION**

I, \_\_\_\_\_, County Clerk of the County of Cache, State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in my office, and that the same is subject to all the provisions of the laws of the State of Utah relating to the recording of deeds and the recording of maps and plats.

WITNESSED my hand and the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
 COUNTY CLERK

**SENDER'S CERTIFICATE**

I, \_\_\_\_\_, the undersigned, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in my office, and that the same is subject to all the provisions of the laws of the State of Utah relating to the recording of deeds and the recording of maps and plats.

WITNESSED my hand and the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
 SENDER

PROJECT # 10000  
 DRAWN BY: J. LAMON  
 PROJECT NUMBER: 10000  
 REVISION: 1.0  
 DATE: 04/11/08

**THE VIEWS AT COPPERLEAF**  
**FINAL PLAT**  
 MILLVILLE, UT 84326

**ciulsolutionsgroup inc.**

PROVIDENCE | P. 435.213.3762  
 SALT LAKE CITY | P. 801.215.3182  
 info@ciulsolutionsgroup.net  
 www.ciulsolutionsgroup.net

**FINAL PLAT**  
**SHEET 1 OF 1**