

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Aug 16, 2018

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Rachel Thompson and Bonnie Farmer.

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Recorder Corey Twedt, Leon and Marilyn Holland. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh 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 Aug 16, 2018 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as outlined. Commissioner Thompson seconded. Commissioners Farmer, Greenhalgh and Thompson voted yes, with Commissioners Lewis, Dickey and Anderson (Alt.) excused.

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

The minutes for the meeting of Aug 2, 2018 were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh and Thompson voted yes, with Commissioners Lewis, Dickey and Anderson (Alt.) excused.

5.A. Zoning Clearance – Leon Holland, residence at 45 N 400 E, Majestic Heights Estates Lot 7, including Hillside Overlay.

The homeowner has already provided the H.O. application with all required documents. Zan Murray the city engineer has submitted a letter of approval (attached) and all suggestions were reviewed with the homeowner. They do not have any plans for outside retaining walls. The county inspector will inspect the footings of the home.

Commissioner Thompson made a motion to approve the zoning clearance and recommend approval of the Hillside Overlay permit by the city council. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh and Thompson voted yes, with Commissioners Lewis, Dickey and Anderson (Alt.) excused.

5.B. Changes to Water Rights required at subdivision

Recorder Twedt explained that the city council is looking for some clarification of the ordinance requiring water shares or fees charged by the city at the time of subdivision.

As the ordinance reads now the property owner must pay water shares first before money if they have them. And the amount required is equal to one water share per acre subdivided. It is currently being interpreted to mean the total acreage of the original parcel, no matter what size is being broken off.

A discussion was held regarding requiring water shares vs. money. The current need is now money (which goes into the water fund for new water sources like wells or tanks) more than the water shares as the City must pay the canal companies every year for the shares they own and might lose the shares if they are not being utilized.

Also the location of the water shares is important as we cannot use water from Richmond or Wellsville. Water shares are attached to the person who owns the share and not attached to the land, so people may have shares that they own from other locations. The water shares are only valuable to the city if they are Millville accessible.

The Commissioners were in favor of removing the reference in Ordinance 16.04.070 M. that required water shares first. Or possibly including a reference to whichever option may be needed by the city at the time.

The commission also discussed what piece of land the city should charge for; the full parcel or just the piece divided off.

Should the charge come at the time of subdivision or at the time of building?

Should it be charged to Major subdivisions only, or all subdivisions?

Should we require a minimum size or minimum fee?

No decisions were made as the commissioners wanted more input. It was suggested that Mayor Hair, Clay Wilker, and Gary Larsen should be invited to the next meeting to give their input on the subject. The item was deferred to the next meeting.

5.C. Other

Harry presented a request sent to the city about Airbnbs (short term rentals).

Due to time constraints this item was postponed to the next meeting.

6. City Council Report – review minutes from the Aug 9, 2018 meeting

No comments were made.

7. Agenda Items for Next Meeting

Discussion on Water Rights and Airbnb

Renewing terms for Bonnie and Garrett

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Sept 6, 2018.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:07 p.m.

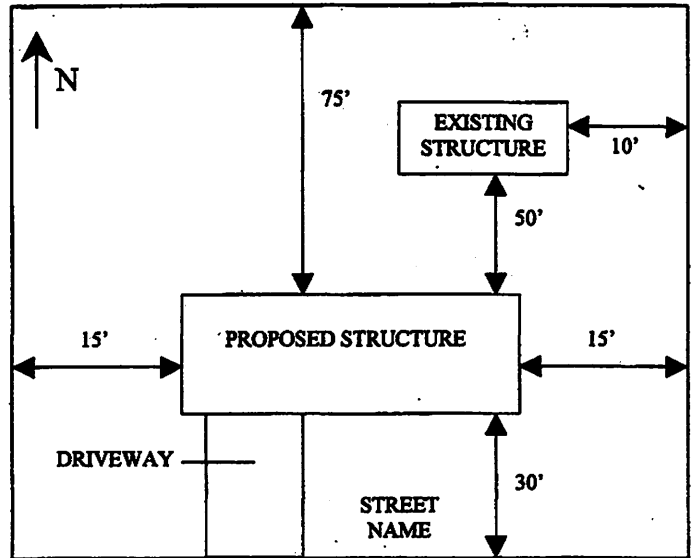


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

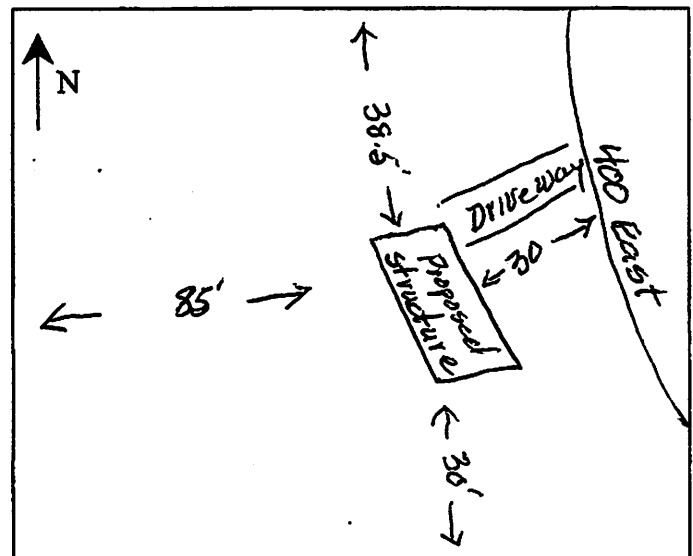
APPLICATION INFORMATION

1. Leon J. Holland
APPLICANT'S NAME
2. P.O. Box 347
MAILING ADDRESS
- Millville, Utah 84326
CITY STATE ZIP CODE
3. 1-435-512-9444 4. NA
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single family residence - Rambler
TYPE OF STRUCTURE
7. 1680 sq. ft. (main) 8. Hillside Overlay
SQUARE FOOTAGE ZONE
9. Lot 7 Majesty Heights Estates
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 184 - 0007
TAX IDENTIFICATION NUMBER
11. 45 North 400 East
ADDRESS OF CONSTRUCTION
12. 25,498 s.f. / .058 AC 13. 4,791
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. Geotechnical Engineering has
REMARKS
been completed and reviewed
by City engineer

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



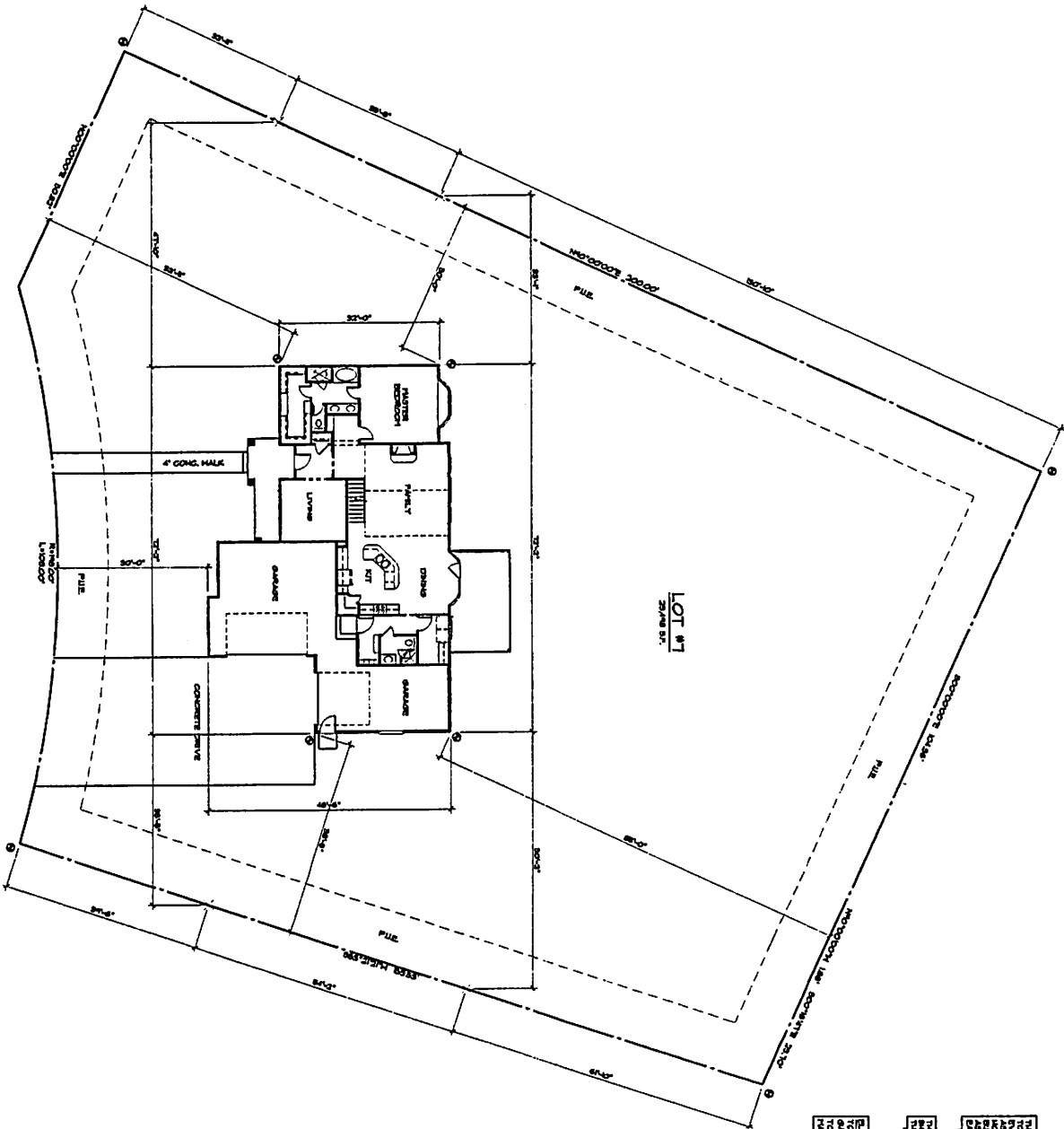
APPROVED - PLANNING AND ZONING

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)



SITE PLAN
SCALE: 1"=20'

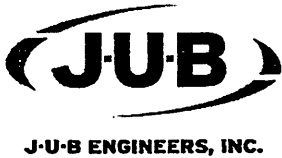
43 NORTH 400 EAST
MILLVILLE, UTAH



EXISTING LOTS/SECTORS
FOR CR 170 & 200-07
GARAGE & 10'-0" WALK
FROM DRIVE & 10'-0" WALK
FROM DRIVE & 10'-0" WALK

THESE DIMENSIONS AND SETBACKS SHALL BE FINAL APPROVED BY THE LOCAL HEALTH DEPARTMENT AND SHALL BE SUBJECT TO THE LOCAL HEALTH DEPARTMENT'S REVIEW AND APPROVAL.

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: August 7, 2018
TO: Millville Planning Commission
CC: Harry Meadows
FROM: Zan Murray, S.E.
SUBJECT: Leon Holland Home HDOZ Application for Development

Application information has been received from Mr. Leon Holland for the construction of a single-family home located at 45 North 400 East in Millville, UT. As the site lies within the Hillside Development Overlay Zone, an application for building upon said site has been submitted. We have reviewed the submitted information including a Geotechnical Investigation from Civil Solutions Group Dated July 26th, 2018, and a site plan and site details for the project.

Based on the information provided and discussions with Mr. Holland, the engineering requirements for the Hillside Overlay Zone have been met with the information submitted in the report and site drawings. Responses specific to the HOZ Ordinance are included on the Details and Notes, Sheet 2 of 2 in the submittal.

As Mr. Holland develops his property, I would recommend that the City require a few items be addressed if necessary as construction occurs on the property.

1. If there are any retaining walls, they should be submitted for review by the engineer as defined by Title 17 of the City Code.
2. Final grades on the site should not exceed 2.5:1 (Horizontal to Vertical) without notification to the City and proper review by a qualified engineer.

Please feel free to contact me with any questions regarding this review at (435) 757-5767.

**MILLVILLE CITY
RESOLUTION 2018-16**

**RESOLUTION SETTING FEES IN LIEU OF WATER RIGHTS
(Replacing Resolution 2004-1)**

WHEREAS, Millville City Code Section 16.04.070 Rules (M) includes the option to pay fees in lieu of water rights; and

WHEREAS, the Millville City Council allows payment of a set fee in lieu of water rights if water rights are not available; and

WHEREAS, the Millville City Council may direct the fees collected to be utilized in acquiring water rights and/or water shares as they become needed and/or available.

NOW THEREFORE, be it resolved that the Millville City Council adopts the amounts as follows:

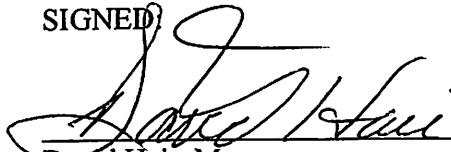
The required amount of \$3,000 or one (1) water share per acre of land subdivided, with a minimum of \$1,500 or one half (1/2) water share for land less than one half (1/2) acre subdivided.

A fee of \$3,000 is equivalent to one (1) water share.

A fee of \$1,500 is equivalent to one half (1/2) of a water share.

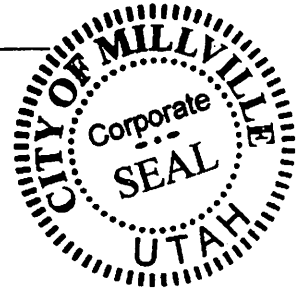
Passed and approved by the Millville City Council, this 12th day of July, 2018.

SIGNED


David Hair, Mayor

ATTEST:


Corey Twedt, City Recorder



COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Michael Callahan	X			
Cindy Cummings	X			
Mark Williams	X			
Clay G. Wilker		X		
Daniel Grange	X			