MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
Jan 17, 2019

1. Roll Call:
Chairman Garrett Greenhalgh, Commissioners Bonnie Farmer, Rachel Thompson, Larry Lewis and Matt Anderson (Alt.).

Others Present:
Development Coordinator Harry Meadows, Councilman Daniel Grange, Mayor David Hair, Recorder Corey Twedt, Chad Kendrick, Jessie Williamson, Darcy Ripplinger, and Jacob Ripplinger. 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 Jan 17, 2019 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson, Lewis and Anderson (Alt.) voted in Favor with Commissioner Dickey excused.

4. Review and Approval of the Minutes from Jan 3, 2019
The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Lewis seconded. Commissioners Greenhalgh, Farmer, Thompson, Lewis and Anderson (Alt.) voted in Favor with Commissioner Dickey excused.

5. Swearing in new Alternate Commissioner
Darcy Ripplinger was sworn in as an Alternate Commissioner by Recorder Corey Twedt.

6.A. Zoning Clearance – Visionary Homes residence at 85 N 500 E, Mond Aire Heights, Lot 47.
This is a corner lot.
Commissioner Lewis moved to approve the clearance. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey excused.

6.B. Set Public Hearing for Cripple Creek Estates Preliminary Plat.
Commissioner Thompson made a motion to set a Public Hearing for the Cripple Creek Estates Subdivision Preliminary Plat on February 7, 2019 at 8:05 pm. Commissioner Lewis seconded. Commissioners Greenhalgh, Farmer, Thompson, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey excused.

6.C. Other
Chairman Greenhalgh commented that the work meeting had gone well, and briefly reviewed some of the topics that had been discussed regarding the subdivision processes involving conceptual drawings, preliminary plats, and land dedications. He also thanked the mayor for bringing refreshments.

7. City Council Report – Jan 10, 2019

Harry commented that the transportation map had been accepted and that only 300 South was designated a collector road. 200 South was not included as an additional collector road.
The whole project with Nibley and the connecting roads across the river was discussed. The COG funding is looking positive with this new map in place.

8. Agenda Items for Next Meeting

Public Hearing

9. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Feb 7, 2019.

10. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:28 p.m.

00832

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 E 2500 N
MAILING ADDRESS

North Logan UT 84341
CITY STATE ZIP CODE

3. 435-752-1480 HOME TELEPHONE 4. 435-752-1480 BUSINESS TELEPHONE

5. OWNER'S NAME (if different from applicant)

6. Single Family Dwelling
TYPE OF STRUCTURE

7. 1890 (Finished Area Home SF)
SQUARE FOOTAGE 8. ZONE

9. Mond-Aire Heights
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 – 194 – 0047
TAX IDENTIFICATION NUMBER

11. ~~490~~ 85 E 100 N 85 N 500 E
ADDRESS OF CONSTRUCTION

12. .32 acres LOT SIZE 13. LOT ELEVATION

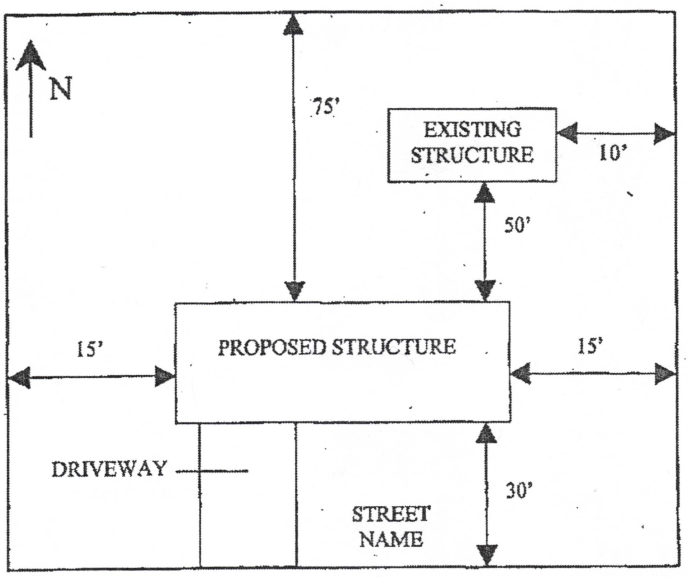
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)

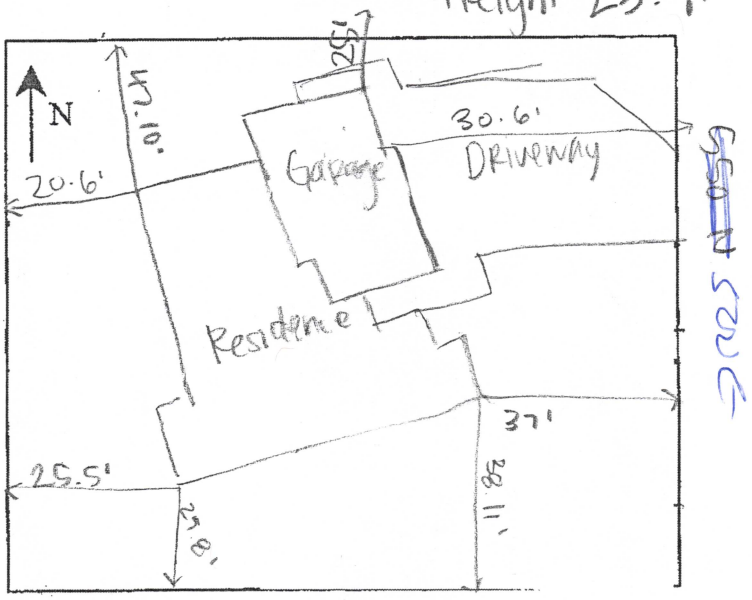
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)

17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



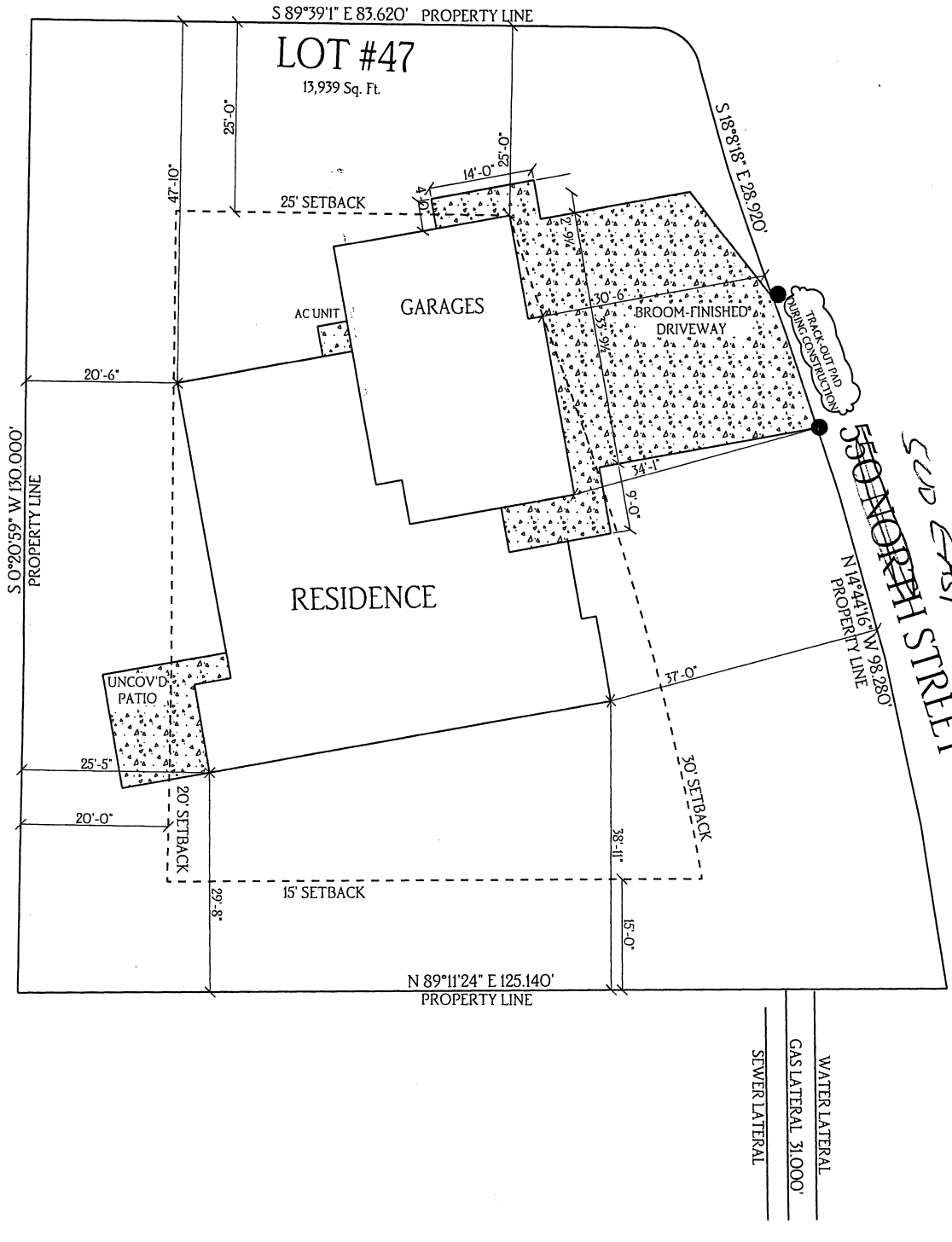
PLOT PLAN Height 23.91



Jessica Williamson 1/11/2019
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)



VISIONARY HOMES
50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

MHE47 SUMMERLYN
SITE PLAN

~~490 East 100 North~~
Millville UT, 84326

Mond-Aire Heights Subdivision
Phase #3, Lot #47, 13,939 SF
Parcel #03-194-0047

SCALE
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 80% Eff Furnace - 44,000 BTU
3. Gas stove - 65,000 BTU

TOTAL BTU LOAD - 149,000 BTU
4 oz. Pressure Reg.