

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

April 4, 2019

1. Roll Call:

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson.

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Weston Bellon, Mike Anderson, Heidi Anderson, Navy Anderson, Mike Morgan, and Susan Smith. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:00 p.m.
She led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of April 4, 2019 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Farmer, and Lewis voted in Favor with Commissioners Greenhalgh, Anderson (Alt.) and Ripplinger (Alt.) excused and Commissioner Thompson absent.

4. Review and Approval of the Minutes from Mar 21, 2019

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Lewis to approve the minutes as outlined. Commissioner Farmer seconded. Commissioners Dickey, Farmer, and Lewis voted in Favor with Commissioners Greenhalgh, Anderson (Alt.) and Ripplinger (Alt.) excused and Commissioner Thompson absent.

Commissioner Rachel Thompson arrived at the meeting at this time.

5.A. Zoning Clearance – Michael Anderson residence at 270 E 500 N, Millville.

A letter was read by Harry that the homeowner is now required to sign with the application. It gives full disclosure that the homeowner will be required to connect into sewer as soon as it is available which could be very shortly although exact details are still unknown.

A copy of the letter is given to the homeowner and a copy is kept with the application.

The drawings from Bear River show the septic tank in the back of the house with a dry sewer line coming around the side to the front.

Commissioner Lewis moved to approve the zoning permit. Commissioner Thompson seconded. Commissioners Dickey, Farmer, Thompson and Lewis voted in Favor with Commissioners Greenhalgh, Anderson (Alt.) and Ripplinger (Alt.) excused.

5.B. Conceptual Review – parcel 03-032-0013

Development Coordinator Meadows showed a map of the parcel and explained the proposed commercial development which includes a warehouse and an office/training building.

There are power lines currently running along the inside edge of the property.

Ordinance states that to build on a parcel it must have frontage on a public right of way. The developer is proposing to build a private drive on an adjoining parcel (also owned by him) for his semi-trucks to access his buildings from the interior of his property.

The parcel proposed for this private drive (03-032-0012) is shown on the master plan as 100 West road way. It does not connect to any other roads and cuts off at the south boarder of Millville City. The property owner also owns all the other properties to the south of this area and does not want to put in a road as he will not be developing any of the other parcels.

A letter was submitted from Engineer Murray at JUB, and Weston Bellon was present representing JUB. He reviewed the recommendations and suggested that we really needed to see more detailed drawings of what was being proposed as two possible options were offered by the developer. He also indicated that the entrance to this property was at a three way intersection on a major artery and should be carefully reviewed.

Mayor David Hair arrived at the meeting at this time.

Development Coordinator Meadows indicated that 100 West needs to be a public right of way and should be improved to meet the standards set forth in the manual of construction and design.

The developer felt that if he were required to put in a road that he would just withdraw his plans and not complete this project.

After continued discussion the following guidelines were determined by the Planning Commission:

- Parcels 03-032-0012 and 03-032-0013 would need to be combined into one parcel in order to have frontage on a public street (100 West).
- 100 West road would not need to be installed south of 300 South, but the developer is suggested to NOT place buildings in the area that a potential road could be installed by future property owners. (Same area as proposed private drive)
- Property entrance should be straight south off of 100 west, not curved from 300 South.
- Setbacks should be considered for the future connecting road to Nibley.

5.C. Other

Mayor Hair indicated that Mr Lundahl wants to sell a piece of his property located at the entrance to Millville Canyon, and he wants Millville City to buy it and take over the maintenance of it.

6. City Council Report – review minutes from the Mar 28, 2019 meeting.

Mayor Hair has received information from Bear River Health Dept. that if this moratorium has caused a hardship to those who are ready to build, there is a grievance process available. It involves submitting a letter to the Health Department. Recorder Twedt has more details if needed.

7. Agenda Items for Next Meeting

Possible building permits

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 18, 2019.

9. Adjournment

Commissioner Dickey moved to adjourn the meeting at 9:14 p.m.



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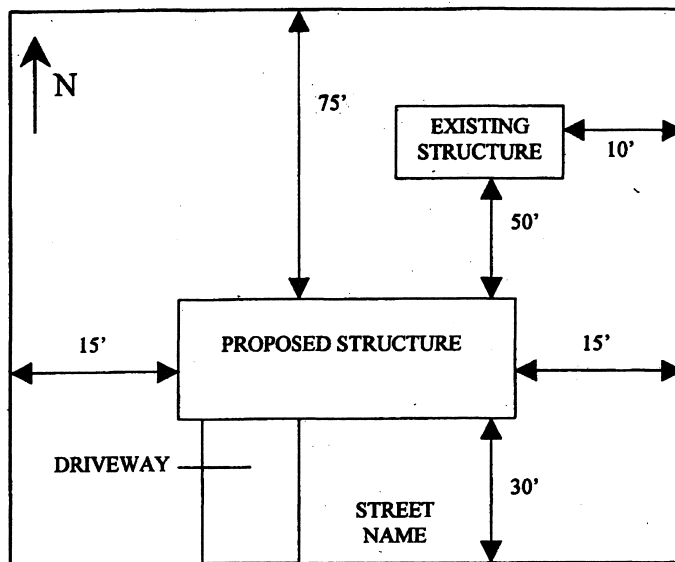
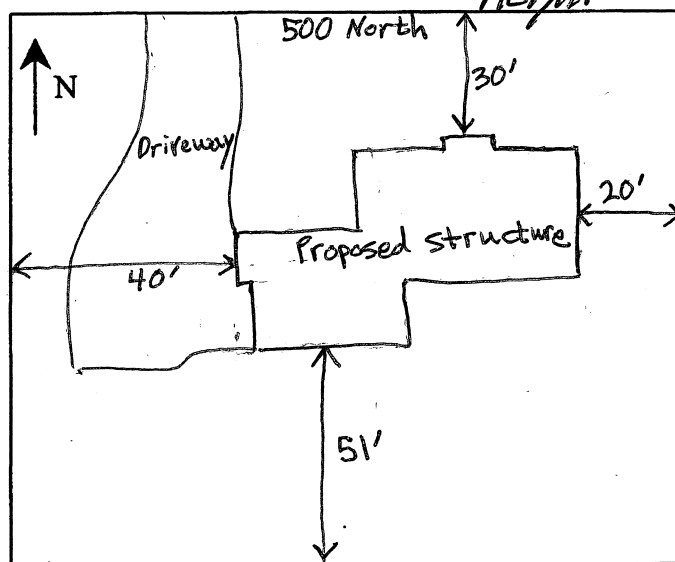
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Michael Anderson
APPLICANT'S NAME
2. 3271 South Main
MAILING ADDRESS
- Nibley UT 84321
CITY STATE ZIP CODE
3. 435 232 9803 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 2419 8. Residential
SQUARE FOOTAGE ZONE
9. The Views at Copper Leaf, Lot 12
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0012
TAX IDENTIFICATION NUMBER
11. 270 East 500 North
ADDRESS OF CONSTRUCTION
12. 0.45 13. 4,730 ft
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. Cable
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)



DOMANI
HOME DESIGN

462 South 800 East
Suite 405
Salt Lake City, UT 84143
my.domanhome@gmail.com

Client:
Mike & Heidi Anderson
270 East 500 North
Salt Lake, UT 84143

Version: 2018.4.8

AREA SCHEDULE	
NAME	AREA
THRESHOLD	1720.1 sq. ft.
3rd Floor	466.0 sq. ft.
Basement	1724.8 sq. ft.
Garage	1093.2 sq. ft.
Covered Porch	144.9 sq. ft.
Back Deck/Patio	168.8 sq. ft.
Cool Storage	157.8 sq. ft.

Merrick Pines

SITE PLAN

© COPYRIGHT DOMANI HOME DESIGN 2019

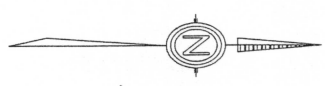
DESIGNER: Stefani Thatcher

PRINT DATE: Thursday, March 7, 2019

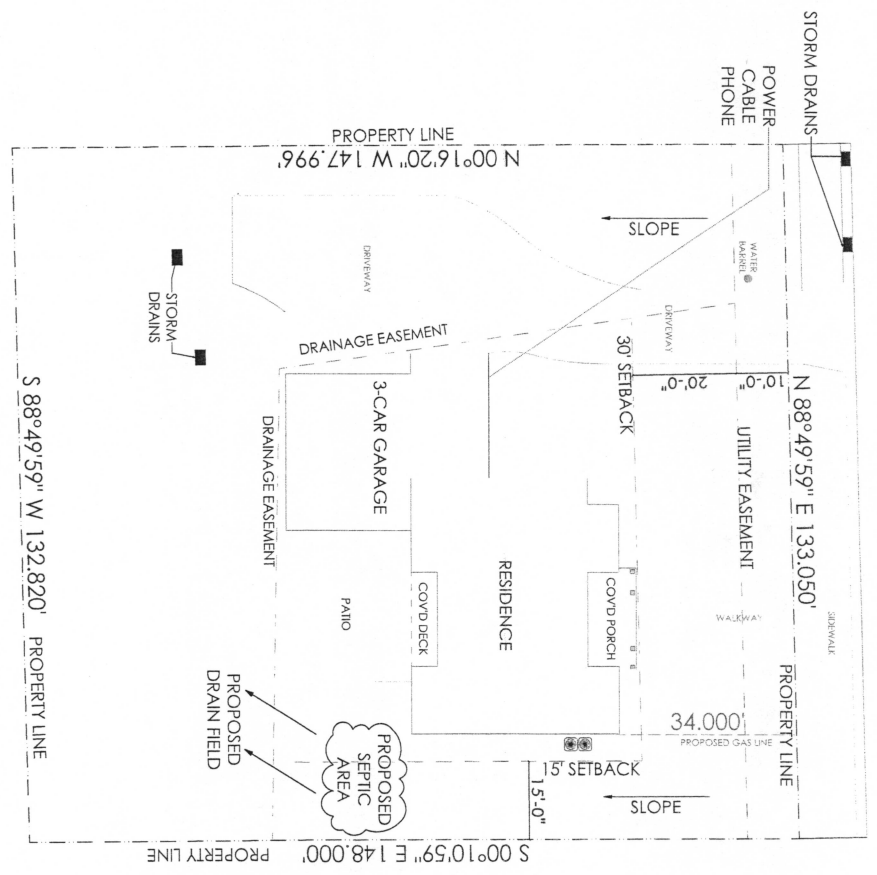
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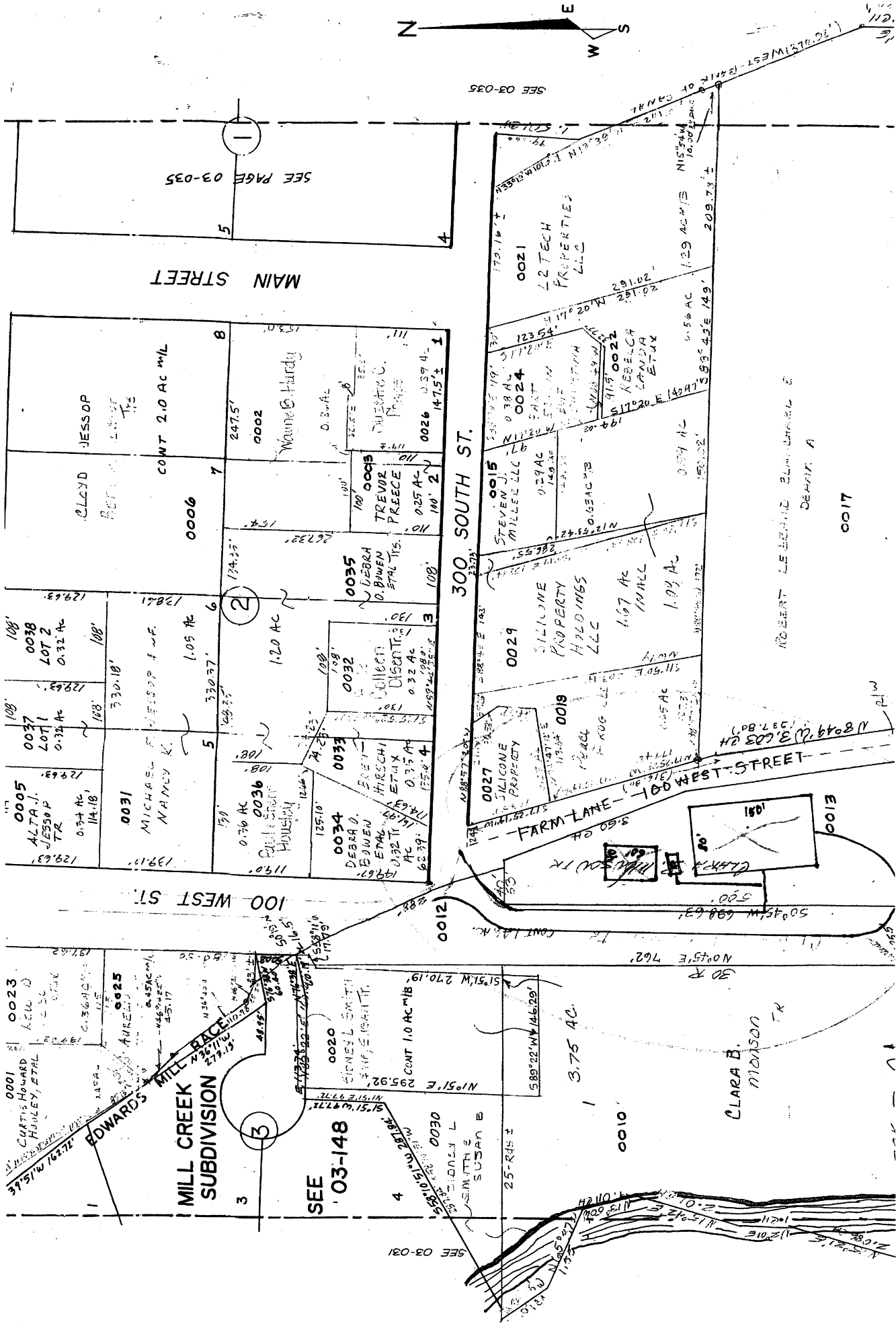
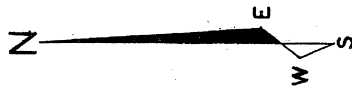
SITE 1 / 13

MIKE & HEIDI ANDERSON
270 E 500 N
MILLVILLE, UT 84326
THE VIEWS AT COPPERLEAF SUBDIVISION
LOT 12, .45 ACRES, 19,684 SQ.FT.
PARCEL #02-287-0012
PLANS DRAWN: 2-28-2019



SITE
SCALE: 1" = 10'-0"





MAIN STREET

300 SOUTH ST.

100 WEST ST.

FARM LANE - 100 WEST STREET

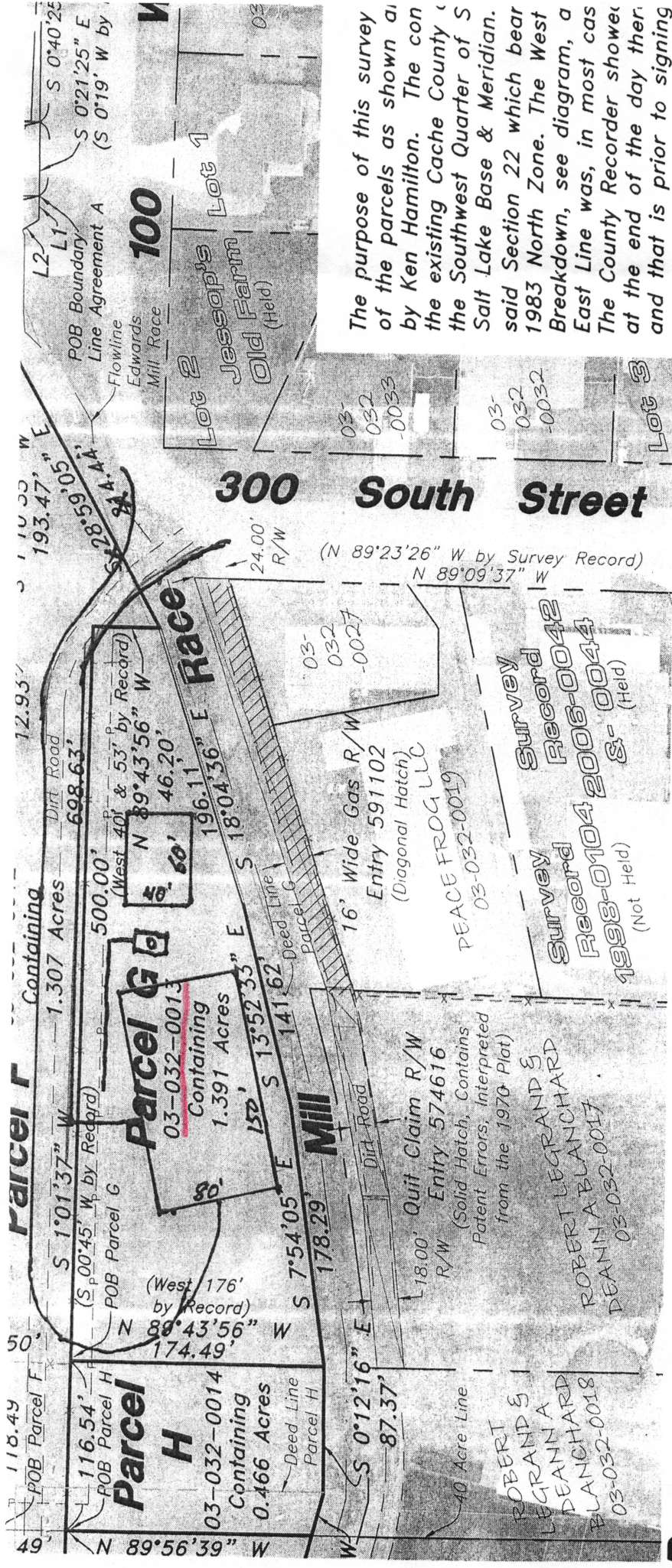
MILL CREEK SUBDIVISION

SEE '03-148

SEE 03-031

SEE 03-035

SEE PAGE 03-035



The purpose of this survey of the parcels as shown at by Ken Hamilton. The corner of the existing Cache County is the Southwest Quarter of S Salt Lake Base & Meridian. said Section 22 which bears 1983 North Zone. The West Breakdown, see diagram, a East Line was, in most cases The County Recorder showed at the end of the day then and that is prior to signing

Parcel G

AS-SURVEYED BOUNDARY

A Part of the East Half of the Southwest Quarter of Section 22, Township Meridian.

Beginning on the Abandoned East Right-of-Way Line of the U.I.C.R.R. at Along the North Line of the Southeast Quarter of said Southwest Quarter East by Record) from the Southwest Corner of the Northeast Quarter of s 01°01'37" East (North 00°45' East by Record) 500.00 Feet Along said Aba 89°43'56" East 46.20 Feet (East 53.00 Feet by Record) to the Westerly En Westerly Embankment the Following Three (3) Courses: (1) South 18°04'36 Feet; (3) South 07°54'05" East 178.29 Feet; Thence North 89°43'56" West of Beginning. Containing 1.391 Acres.

Parcel H

AS-SURVEYED BOUNDARY

A Part of the East Half of the Southwest Quarter of Section 22, Township Meridian.

Beginning at the Intersection with the Abandoned East Right-of-Way Line

BOUNDARY

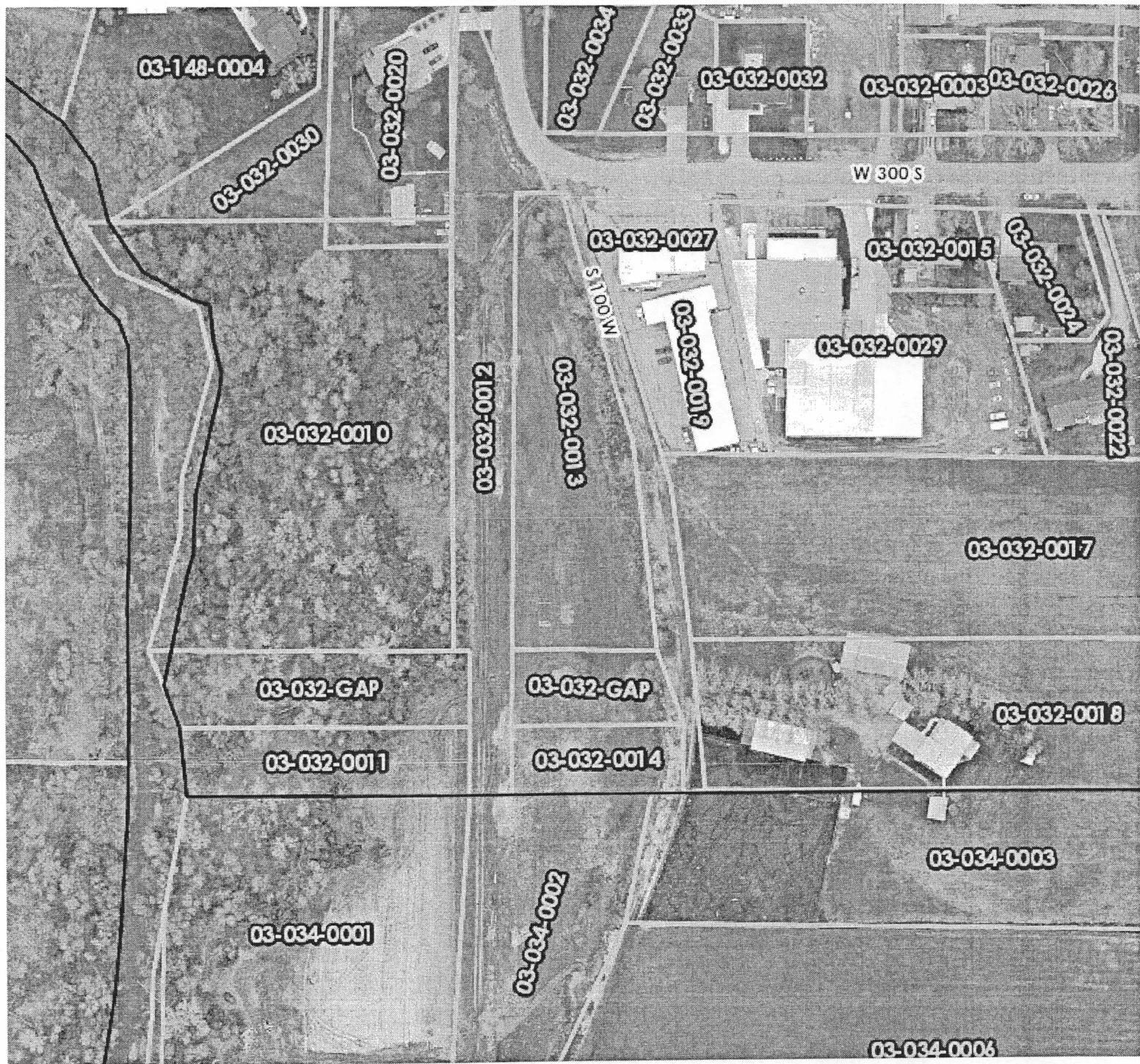
North, Range 1 East of the Salt Lake Base and Meridian.

t Line of said East Half and 107.61 Feet South 88°58'23" and Running Thence South 88°58'23" East (South 89° East .R.R.; Thence South 01°01'37" West (South 01°23' West by of Record Located 799.65 Feet North (806.56 Feet North theast Corner of said Section 22; Thence North 88°58'23" West 11°23' East by Record) 190.08 Feet to the Point of Beginning.

BOUNDARY

North, Range 1 East of the Salt Lake Base and Meridian.

Quarter and Running Thence South 89°56'39" East 355.59 the U.I.C.R.R.; Thence South 01°01'37" West 336.63 Feet Thence North 88°58'23" West 351.15 Feet (West 330 Feet by 13 Feet (North 317.46 Feet by Record) Along said West Line of







J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

MEMORANDUM

DATE: April 2, 2019
TO: Millville City Planning Commission
CC: Harry Meadows, Chad Kendrick
FROM: Zan Murray S.E.
SUBJECT: Monson Property Concept Plan

Upon request of Harry Meadows last week, he asked that J-U-B review the concept plan for site development at a property near 100 West and 300 South. This property is currently owned by the Monsons.

Situational Information

The subject property, tax ID number 03-032-0013, is situated just west of Silicon Plastics on the west side of a farm lane that extends south past 300 South to a few homes. The Blacksmith Fork River is located west of the property approximately 330 feet and is not located in the flood plain according to the FEMA Maps on the Cache County GIS website. There are no wetlands on the National Wetland Inventory Map, but there may be some jurisdictional wetlands if there are any irrigation ditches on the site.

Currently zoned C-S, Commercial Services. The setbacks on all sides of the property should be 30 feet on the north, east and west. The south setback should be a minimum of 20 feet since it is adjacent to another property in the commercial zone.

Waterlines are located at the intersection of 300 South and 100 West on the North and East side of the road. There is a small diameter service line that goes to the home south of the subject property. The meter for the home is in the ROW of 300 South. A fire hydrant is located on the north side of 300 South at 100 West.

Future plans and information

All submittals for the site development will need to conform with the requirements of section 17.24.040 of the Municipal Code. Depending on the intended use of the constructed facilities, certain studies may need to be performed including a geotechnical report and traffic impact study. A landscape plan may also be required. Storm water will need to be controlled to meet the City standards. Provisions to connect to the future sewer should also be considered in the site planning.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

The Roadway Master Plan indicates a street being constructed along the 100 West alignment. Street improvements consistent with the City standards will be required including potential dedication of right of way.

Once more detail is learned about the use of the property, the required submittals can be determined for the project. Thanks.