

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

May 30, 2019

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Larry Lewis, Lynette Dickey, Bonnie Farmer and Matt Anderson (Alt.).

Others Present:

Development Coordinator Harry Meadows, Recorder Corey Twedt, Chad Kendrick and Jeff Strate. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of May 30, 2019 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Dickey seconded. Commissioners Lewis, Greenhalgh, Dickey, Farmer and Anderson (Alt.) voted in Favor with Commissioners Thompson, and Ripplinger (Alt.) absent.

4. Review and Approval of the Minutes from May 16, 2019

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

Commissioner Darcy Ripplinger arrived at the meeting at this time.

5.A. Zoning Clearance – Orchid Homes, residence at 544 E Center, Canyon Ridge, lot 7.

This will be a spec home built by Josh Barnett. No representatives were present. The septic permit was not included with the submitted paperwork although the homeowner has already been granted one. Commissioner Lewis moved to approve the zoning permit on conditions that the applicant provides the septic approval from Bear River and pays the fees. Commissioner Farmer seconded. Commissioners Lewis, Greenhalgh, Dickey, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

5.B. River Hawk Subdivision – Final Plat review.

This is the property that the high school sits on. The process was started about 4 years ago but was never finalized. The subdivision includes parcels in both Millville and Nibley. It has taken a year for Nibley to clear their portion of the subdivision. All utility company signatures have been included on the velum. Millville is the last party to review this subdivision. The school has never provided any water with this development.

Commissioner Lewis made a motion to recommend to the City Council the acceptance of this subdivision on condition of receiving the associated water shares. Commissioner Ripplinger (Alt.) seconded. Commissioners Lewis, Greenhalgh, Dickey, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

5.C. Commercial Zoning.

Many of the commissioners felt that it makes sense to only have one commercial zone. They want to be sure to include a buffer zone next to residential zones. They will spend some time in the upcoming meetings working through the guidelines for height, lighting and hours of operation to make sure they cover all of the prior categories.

5.D. Other

Commissioner Ripplinger (Alt.) –

Wanted to follow up and see what had happened regarding the painting of sidewalks that had been discussed a few months ago.

Chad indicated that they were just waiting for the rain to stop so they could begin.

Darcy also inquired about the secondary water, if it would be city wide or just certain areas, and how that would affect those with water shares.

The city is looking at all options and costs to see what is feasible, but it is still too soon to give specifics. If secondary water is included with our sewer system transition there will be some form of compensation arranged for those with water shares.

Darcy also wanted clarification on the new compensation for the commissioners.

Recorder Twedt stated that each commissioner would receive a \$25 stipend for each meeting that they attended, payable quarterly. Planning Commissioner is still a voluntary position appointed by the City Council.

Development Coordinator Meadows reviewed a request from Jeff Strate, also present, who wanted to move forward with a subdivision owned by himself and Mr. Knowles. He will be dividing off two parcels, and keeping the larger acreage for his own animal pasture. His intent is to sell off the parcel which currently has a residence on it. He would like to install the sidewalks only in front of the residence and put the remaining funds for the rest of the sidewalks into an escrow account. His concern is that if he installs all the sidewalks now they will just get broken up through the use of his field.

The commissioners determined that all the sidewalks should be installed at the time of subdividing since any future development was uncertain.

6. City Council Report – review minutes from the May 23, 2019 meeting.

No comments were made.

7. Agenda Items for Next Meeting

Commercial Zones

Poss. Building Permit

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, June 20, 2019.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:25 p.m.



00850

MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

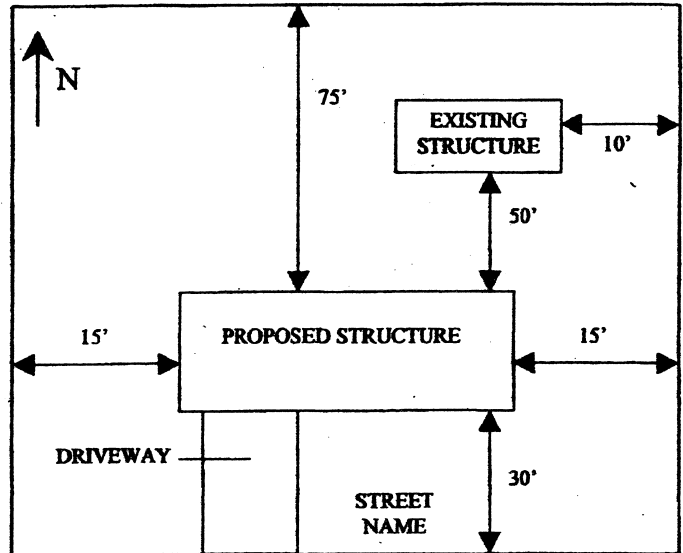
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

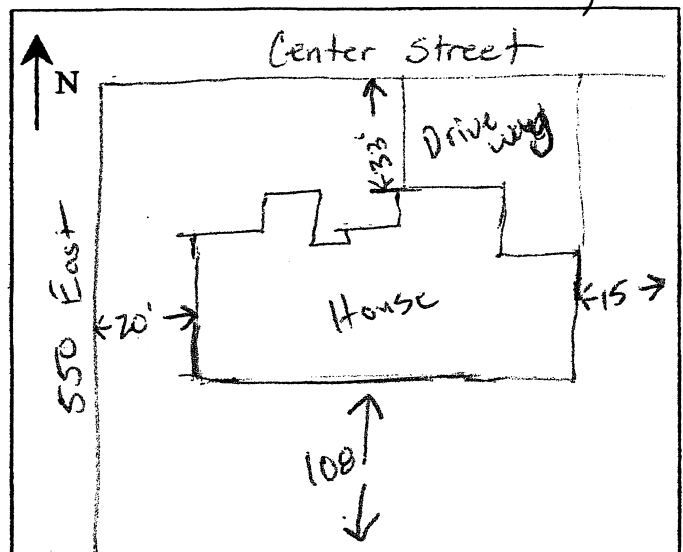
1. Orchid Homes
APPLICANT'S NAME
2. 255 W 2600 S
MAILING ADDRESS
- Nibley, UT 84321
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE 4. 435-770-0809 BUSINESS TELEPHONE
5. Josh Barnett
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 1,800 8. Res
SQUARE FOOTAGE ZONE
9. Millville Canyon Ridge
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0001
TAX IDENTIFICATION NUMBER
11. 544 East Center
ADDRESS OF CONSTRUCTION
12. 21,624 13. 4,830
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



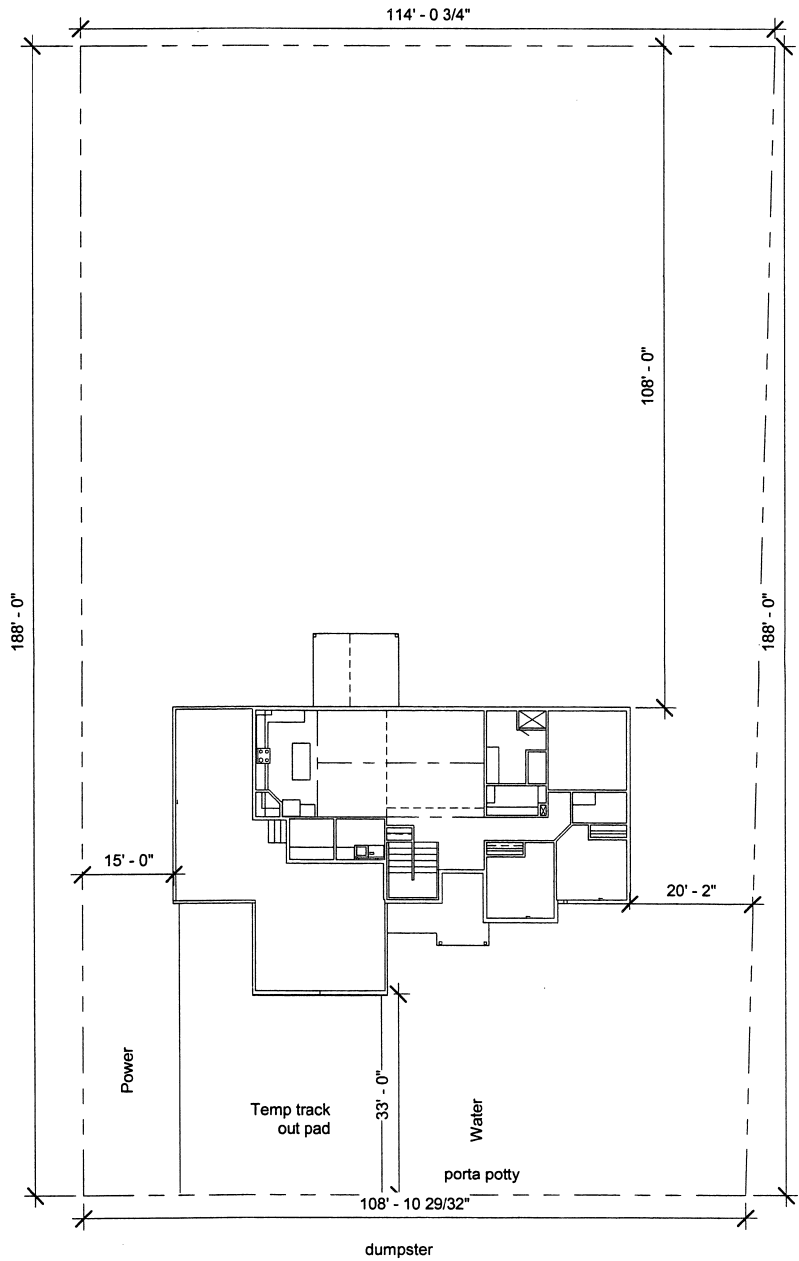
APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

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)

Owner
Project Name

No.	Description	Date

Site Plan		C1
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1" = 20'-0"



1 Site Plan
1" = 20'-0"

