MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
Feb 6, 2020

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

Others Present:
Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Councilman Clay Wilker, Mayor David Hair, Weston Bellon, Max Fletcher, Karla Anderson, Robyn Jenson, and Ron Jenson. 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 Feb 6, 2020 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Thompson seconded. All voted in Favor.

4. Review and Approval of the Minutes from Jan 16, 2020
The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Dickey seconded. All voted in Favor.

5.A. Olsen Minor subdivision
This is a 2 acre parcel being divided into 3 lots. There are already sidewalks along the south side.

Weston Bellon was present to represent the engineering company. They had reviewed the preliminary drawings with the following suggestions:

- Install sidewalks on the west side.
- There is a sewer connection (manhole) on the corner of 100 West and 100 North that the developer could connect to if desired, however there would be significant costs for this.

The property owner does not have any water shares to give up, so the developer will have to pay the fee of $3000 per acre instead.
Installation of the sidewalks may be postponed until the spring.
The builder on the lot facing south will be responsible to replace the sidewalk in front of the driveway with 6" cement.

The owners had some concern over the fee required at tonight's meeting, as they had previously looked at subdividing this parcel a few years back and paid a fee at that time. They wanted to know why they had to pay it again.
It was explained that this was a separate request (This request was 3 lots, last time was 4 lots), and each request requires employees to spend time reviewing, processing and holding meetings. If the cost of the request is not covered by the developer it would have to be passed on to the citizens of the city.

5.B. Other

Property owner Jason Allred has purchased a building lot that has an existing shed in the city right of way. It must be removed before he can build a home.
He is requesting to keep the shed during construction to store his equipment in, and will remove it once the home is completed.
The commissioners were okay with that idea; however he must remove the shed before moving into the home. The occupancy permit will not be granted until the shed is removed.

Development Coordinator Meadows had received a notice about a training to be held in SLC on April 29, 2020 regarding VRBOs, Air BnBs, and short term rentals.
A few of the commissioners were interested in attending.

6. City Council Report – review minutes from the Jan 23, 2020 meeting.

There were no comments made.

7. Agenda Items for Next Meeting

Commissioner Farmer was interested in following up on the sidewalk issue of where the city would like future development with sidewalks. This will be an item for our 2nd meeting in March.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Feb 20, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:39 p.m.

Olsen Minor Subdivision

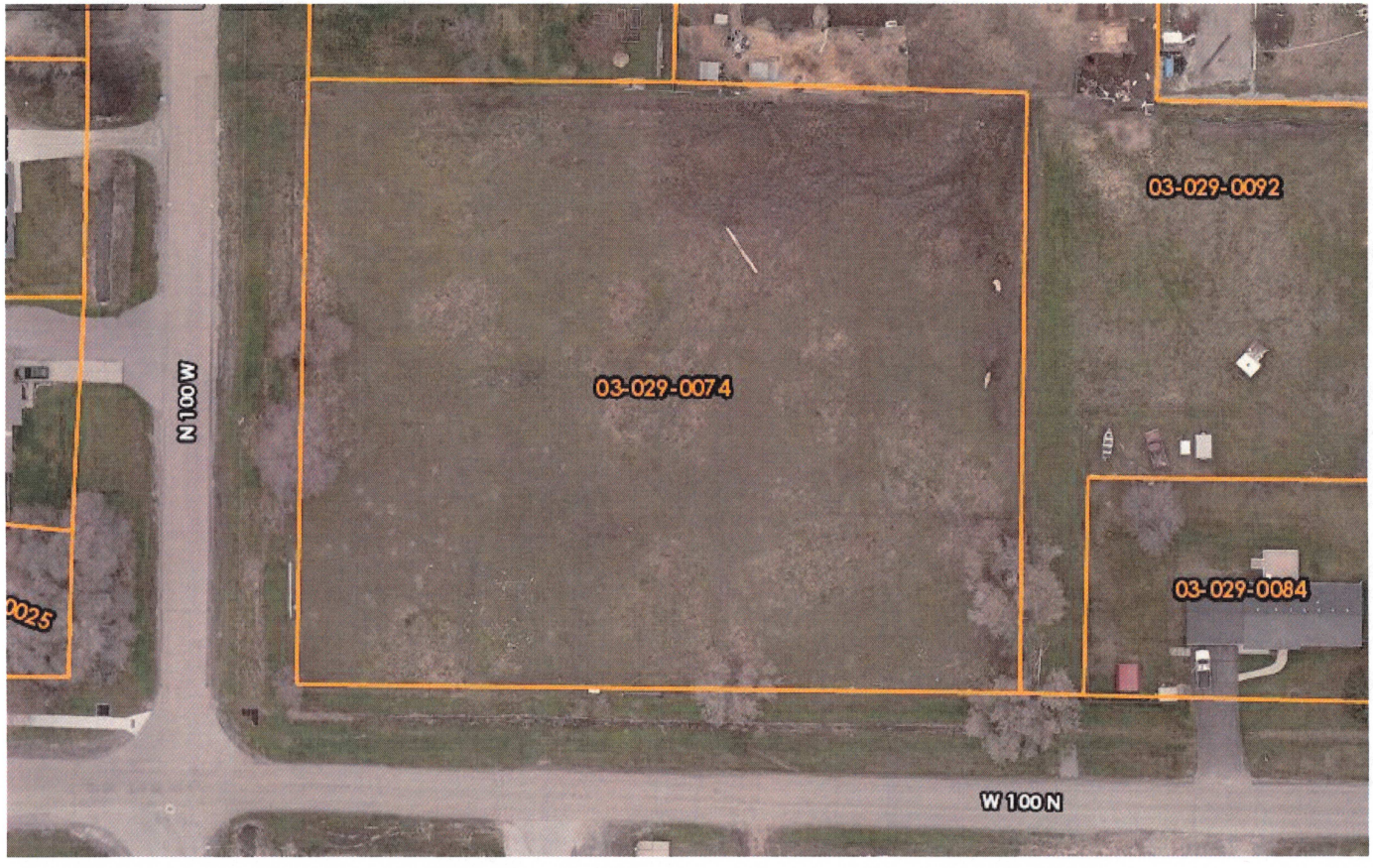
- **Parcel Tax ID: 03-029-0074**
- **Corner of 100 North and 100 West**

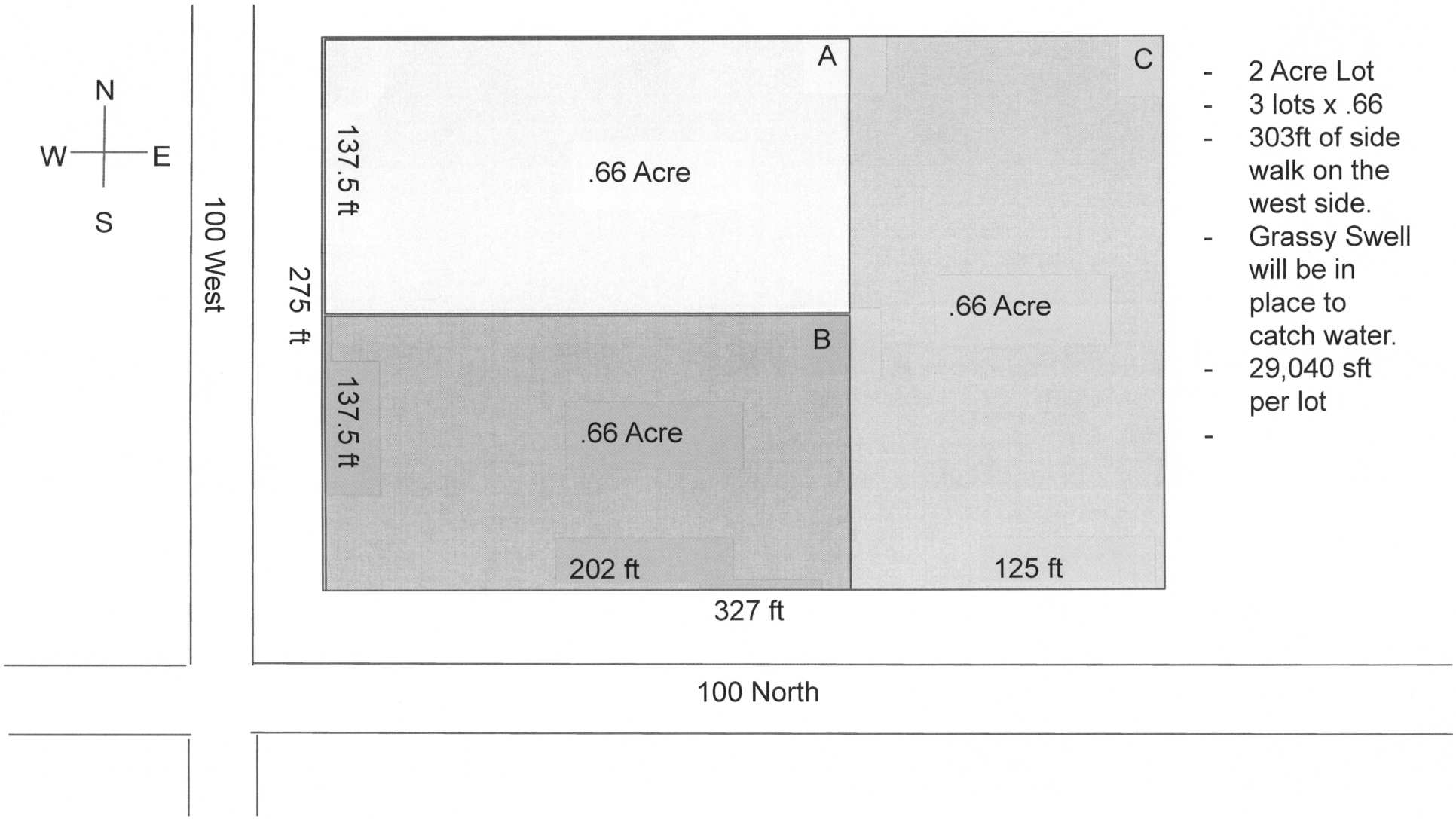
- **2 Acre lot - legal Description LOTS 3-4 BLK 17 PLAT A MILLVILLE TOWN SVY 2 AC NW/4 SEC 22 T 11N R 1E B50**

- **Owner = VERAL N ESTATE BY PR OLSEN Contact Info - Karla Anderson 435-752-6601 or Ron Jenson (435) 752-0629**

- **Active Partner - Max Fletcher (435) 799-1902 maxf.realestate@gmail.com**

- **Questions about this project contact Max Fletcher**


03-029-0092
03-029-0074
N 100 W
03-029-0084
W 100 N



- 2 Acre Lot
- 3 lots x .66
- 303ft of side walk on the west side.
- Grassy Swell will be in place to catch water.
- 29,040 sft per lot
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