

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

May 7, 2020

1. Roll Call:

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

Others Present:

Recorder Corey Twedt, Treasurer Tara Hobbs, Mayor David Hair, and Rylan Zollinger. Chad Kendrick arrived near the end of the meeting. 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 7, 2020 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Anderson (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioners Lewis and Thompson absent.

4. Review and Approval of the Minutes from April 2, 2020

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

Commissioners Larry Lewis and Rachel Thompson arrive at the meeting at this time.

5.A. Zoning Clearance – Zollingers, commercial building at 1150 W 925 N, Millville

The Zollingers are planning to build 3 buildings for storage units on this lot. They decided on this option because the ground was too hard to dig into for septic tanks. They plan to install a security fence around the property and will have a future sign possibly on the fence.

There is no regulation currently for storage units; however the commissioners felt that this was a good fit for the commercial zone that it is developing in.

Commissioner Thompson made a motion to approve the clearance. Commissioner Anderson (Alt.) seconded. All voted in favor.

5.B. Zoning Clearance – Joann McKenny, new deck at 45 W 300 N, Millville

The homeowners are redoing their existing deck to increase the size.

Commissioner Thompson made a motion to approve the clearance. Commissioner Farmer seconded. All voted in favor.

5.C. Other

The plans for the development of the Celco property were discussed. A conceptual drawing is in the works for future review. Water and sewer will need to be worked out in the process of developing this area, as well as city boundary lines. The total area developing involves both Millville and Providence so there will be a lot of details to work through with the City Council and the city engineers.

Sewer update – The Mayor reviewed his recent advancements on the sewer. They are working on the agreements with Hyrum and trying to decide which route to Hyrum will be the best option. Nibley wants Millville to route their lines a certain direction but Nibley still has a contract with Logan so that may not be the best route for Millville to take even though we have paid so much into Nibley's sewer lines. Details are being worked through as we progress.

The new city engineers will be Frandsen Engineering for all new projects going forward. Any old projects still in the works will be finished up by JUB engineering.

6. City Council Reports – review minutes from the Apr 9, and Apr 23, 2020 meetings.

There were no comments made.

7. Agenda Items for Next Meeting

Conceptual drawings for the Celco property

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, May 21, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:41 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

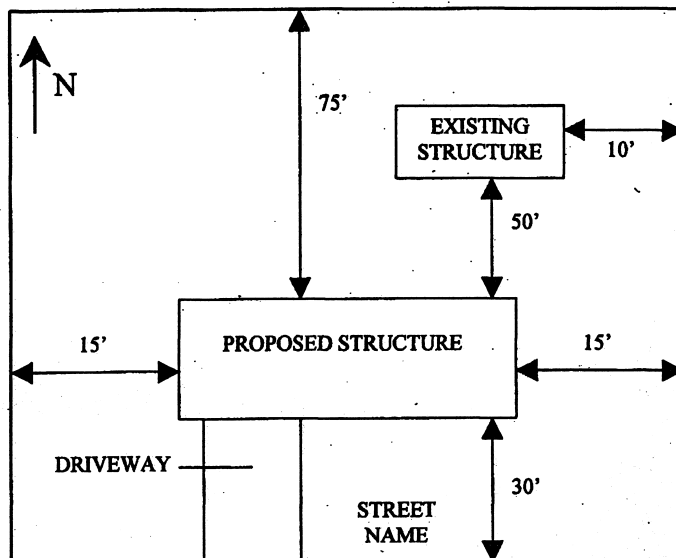
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

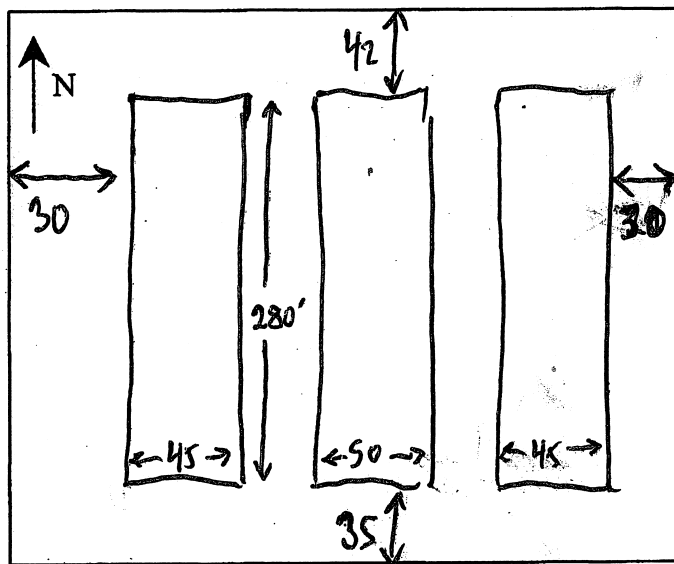
1. LOWMEYER'S
APPLICANT'S NAME
2. 695 W 1700 80.
MAILING ADDRESS
- LOBAN UTAH 84321
CITY STATE ZIP CODE
3. 435-770-2450 4. 435-753-1122
HOME TELEPHONE BUSINESS TELEPHONE
5. GLOBAL PROPERTY 2014 LLC
OWNER'S NAME (if different from applicant)
6. Block-Wood
TYPE OF STRUCTURE
7. 38,900 8. _____
SQUARE FOOTAGE ZONE
9. LOWMEYER INDUSTRIAL LOT 3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0043
TAX IDENTIFICATION NUMBER
11. 1150 W 925 N MILLVILLE
ADDRESS OF CONSTRUCTION
12. 2.90 13. _____
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



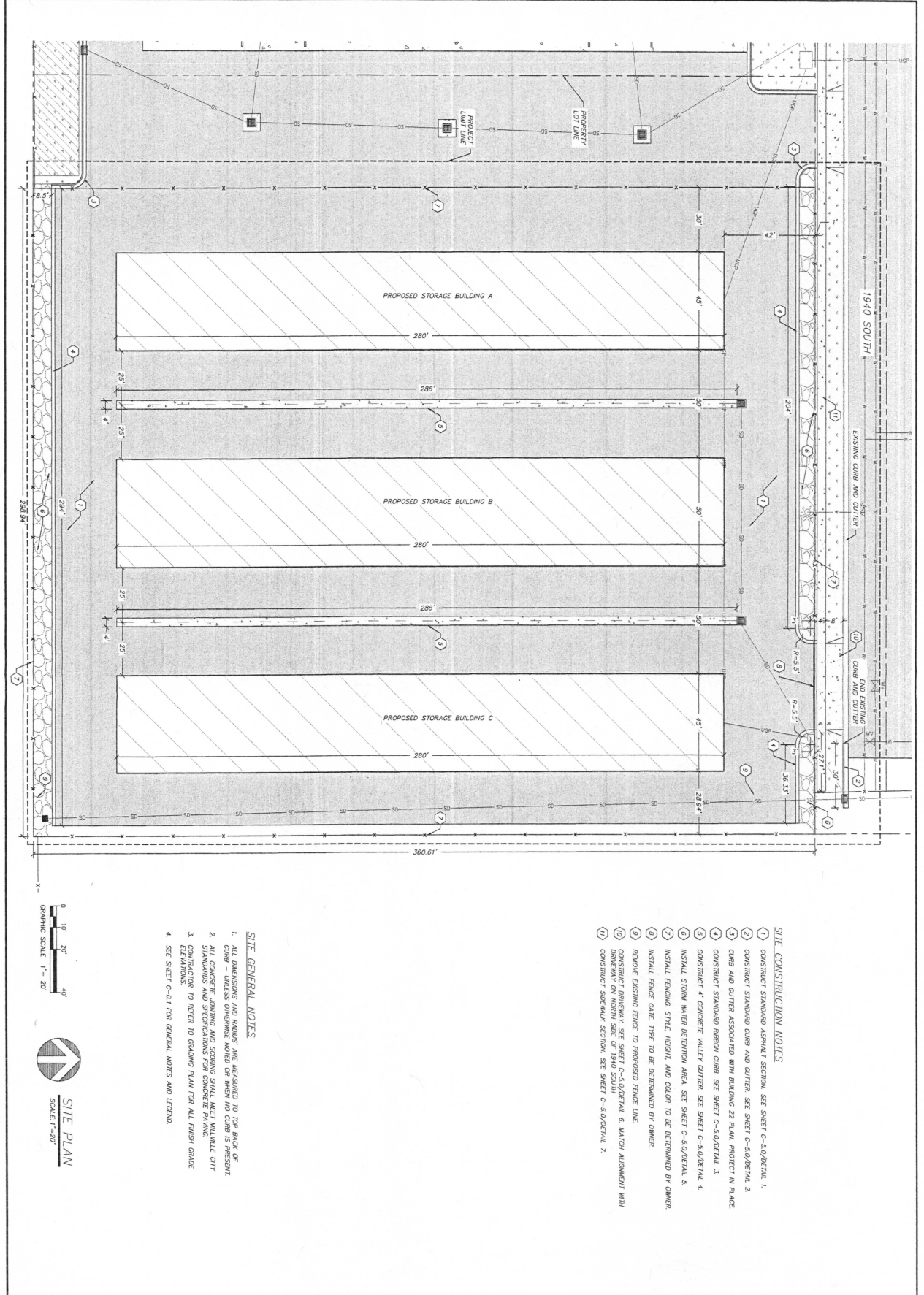
APPROVED - PLANNING AND ZONING

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)



C-2.0	ZOLLINGER MINI-STORAGE 1940 S 800 W MILLVILLE, UTAH 84326	SITE PLAN		NO.	DATE	DESCRIPTION

Cadmus + Landmark, Inc.
Engineers
Surveyors
95 S. 1145 E. 100 N.
Larson, UT 84043
Phone: 435.333.1000
Fax: 435.333.1001
Email: info@cadmuslandmark.com

SCALE: 1"=40'

DESIGNED BY: J. JENSEN

CHECKED BY: L. JENSEN

APPROVED BY: [Signature]

PROJECT NUMBER: 2000020

SHEET: C-2.0



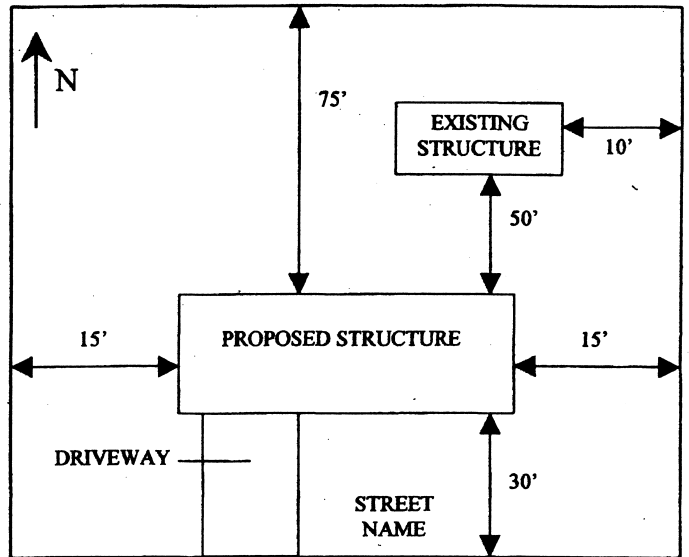
00895

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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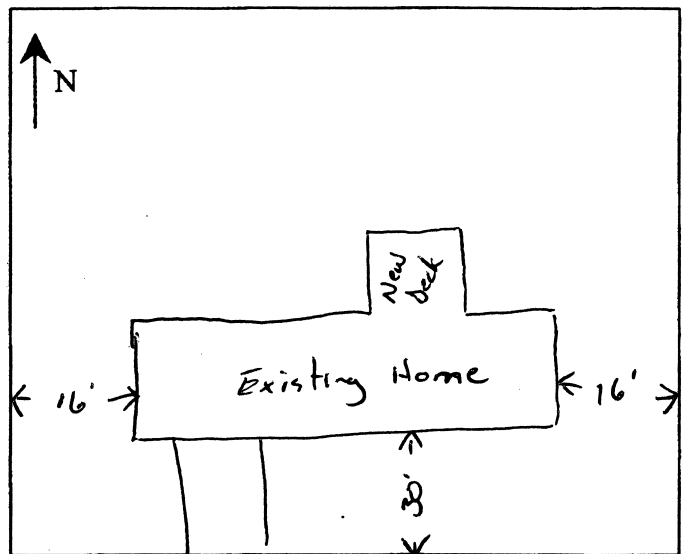
APPLICATION INFORMATION

1. Joann McKenny
APPLICANT'S NAME
2. 45 West 300 North
MAILING ADDRESS
- Millville Utah 84326
CITY STATE ZIP CODE
3. 435-881-8685 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Residential Addition of Deck
TYPE OF STRUCTURE
7. 224 sqft 8. 2S
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 128 - 0010
TAX IDENTIFICATION NUMBER
11. 45 West 300 North
ADDRESS OF CONSTRUCTION
12. .61 13. _____
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



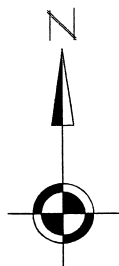
APPROVED - PLANNING AND ZONING

DATE

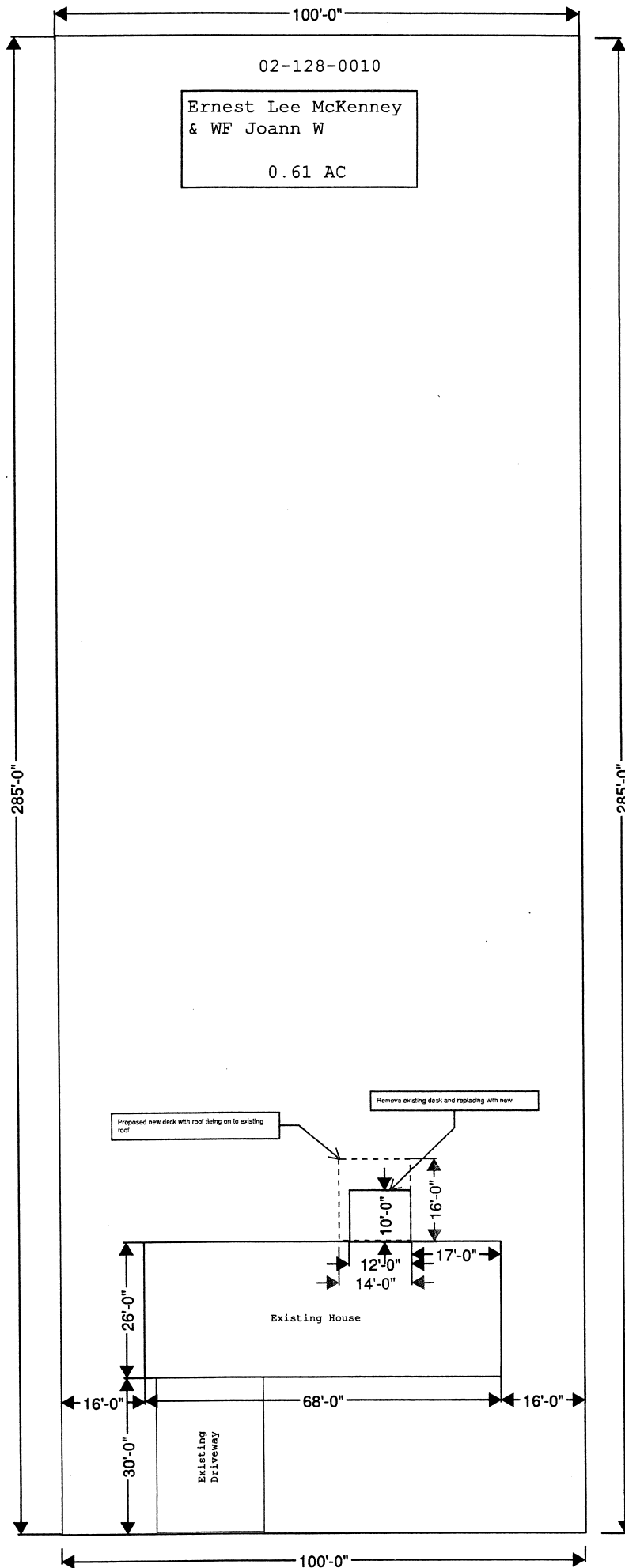
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PLOT PLAN



45 West 300 North Millville, UT.