

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

June 4, 2020

1. Roll Call:

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

Others Present:

Recorder Corey Twedt, Treasurer Tara Hobbs, Development Coordinator Randy Watts, Jason Kimber, Heather Kimber, Steve Coppieters and Chris Funk. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:01 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 June 4, 2020 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

4. Review and Approval of the Minutes from May 7, 2020

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

5.A. Zoning Clearance – Chris Funk, accessory building at 223 N 100 W, Millville

Chris is building a shed in his backyard. There is a city easement of 20' along the back of the property for the sewer lines. His shed is set back 21' from the back property line and 5' from the side. Commissioner Lewis moved to approve the clearance, Commissioner Farmer seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

5.B. Zoning Clearance – Stone Gate Homes, LLC, residence at 610 N 250 E, Millville

This home is being built at the end of the cul-de-sac on two lots joined into one parcel number. They have two water meters; one will be for the home, and one for the future pool. It falls in the Hillside development overlay zone and the engineers have already reviewed and approved the plans. Commissioner Dickey made a motion to approve the clearance. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

5.C. Other

Commissioner Ripplinger (Alt.) brought up the proposed lighting for the pickle ball courts in the south park. She is opposed to having these lights. She feels it will draw an undesirable crowd to the park after hours. And also, her home is close to this location and she doesn't want the lights there.

6. City Council Report – review minutes from the May 28, 2020 meeting.

Sewer update – Recorder Twedt updated the commission on the progress of the sewer. We will be joining in with Hyrum as part owners of their sewer district. The lines will probably run down Hwy165 to join in with their main trunk line. Millville's size fits right in with what they already can process and handle with their current plant.

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, June 18, 2020 at 8:00 pm.

9. Adjournment

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



00900

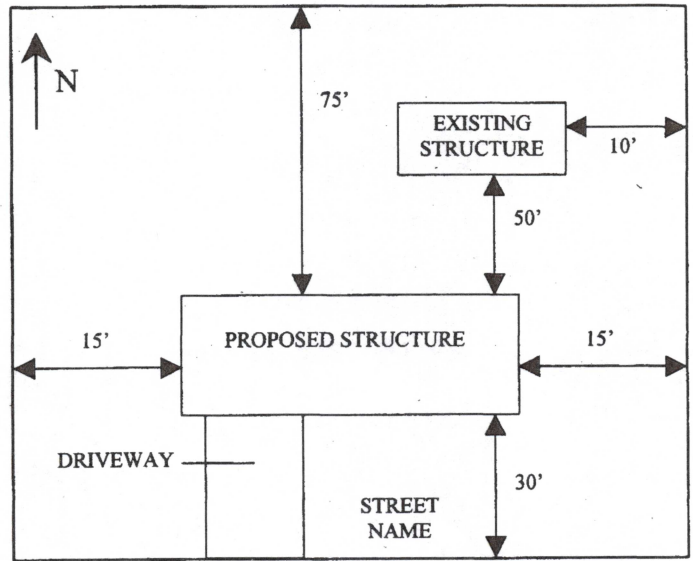
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

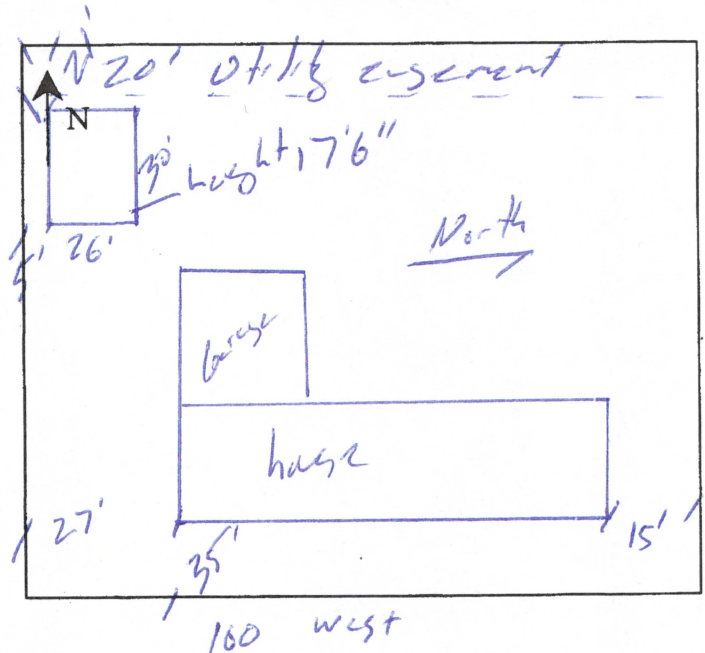
1. Charles Nelson-Junk
APPLICANT'S NAME
2. PO Box 110
MAILING ADDRESS
3. Millville VT 054326
CITY STATE ZIP CODE
4. 435-227-6138
BUSINESS TELEPHONE
5. _____
HOME TELEPHONE
6. Garage
TYPE OF STRUCTURE
7. 750 8. R-1
SQUARE FOOTAGE ZONE
9. Moore Manor Sub
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02-128-0067
TAX IDENTIFICATION NUMBER
11. 223 N. 100 West
ADDRESS OF CONSTRUCTION
12. 67 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



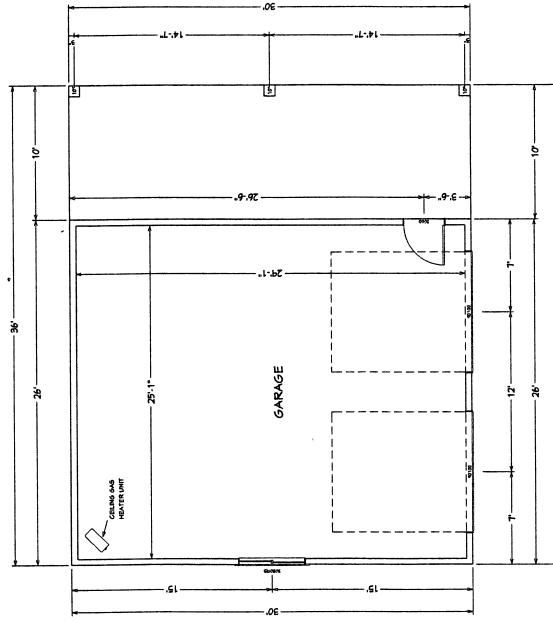
APPROVED - PLANNING AND ZONING

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)



SHEET TITLE:

MAIN LEVEL - DIMENSION PLAN

CLIENT:	CHRIS FUNK	JOB #:	005	PLAN #:	CUSTOM
DRAWINGS PROVIDED BY:					
KARE CARLISLE					
CDHOUSEPLANS.COM					
435-890-0432 CALL OR TEXT					
WWW.BUYHOUSEPLANS.COM					
NAME:	E-mail	DATE:	5/27/2020	SHEET:	5
Contact:	Phone:	SCALE:	1/4" = 1'-0"		
	Web:				



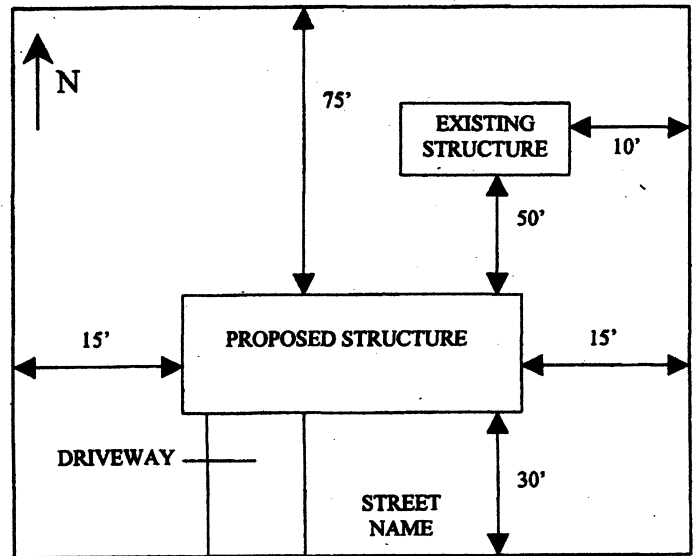
00759

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

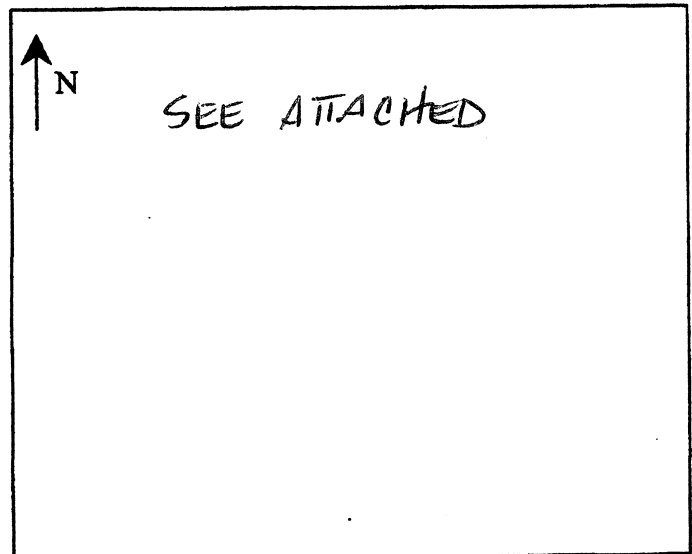
APPLICATION INFORMATION

1. STONE GATE HOMES, LLC
APPLICANT'S NAME
2. P.O. BOX 4701 W
MAILING ADDRESS
3. LOGAN UT 84323
CITY STATE ZIP CODE
4. 435-754-5350
BUSINESS TELEPHONE
5. JASON KIMBER
OWNER'S NAME (if different from applicant)
6. SINGLE FAMILY RESIDENCE
TYPE OF STRUCTURE
7. 5064 8. R-1
SQUARE FOOTAGE ZONE
9. COPPERLEAF LOT 647
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0007
TAX IDENTIFICATION NUMBER
11. 610 N. 250 E
ADDRESS OF CONSTRUCTION
12. 1.68 13. 4744
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)



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: May 19, 2020
TO: Millville Planning and Zoning Committee
CC: Chad Kendrick, Corey Twedt
FROM: Weston Bellon E.I.T. / Zan Murray S.E.
SUBJECT: Jason Kimber Hillside Overlay Zone Application Review

An application has been received from Mr. Jason Kimber for the construction of a single-family home located at 250 east 610 North in Millville, UT. As the site lies within the Hillside Development Overlay Zone (HDOZ), an application for building upon said site has been submitted. We have reviewed the submitted information, including a site plan, for the project.

Updated Site and Grading Plans were submitted on May 6, 2019 and have been reviewed with comments included below in bold.

1. The submitted plans have not been updated from the previous HDOZ prepared by Civil Solutions. – **The new submittal includes updated information applicable to this site.**
2. The landscape plan does not correspond with the site plan prepared by Civil Solutions
 - a. A landscape plan was included as part of the submission. On the landscape plan, major items are shown including a pool, detached garage, gazebo, and others in locations occupied by proposed features such as the drainage swale and retaining wall shown on the site plan. Clarification should be provided to blend the site plan and landscape plan. **Final landscape plans will need to conform with the requirements of the approved HDOZ. It is suggested that the final landscape plans be reviewed by the City Engineer prior to beginning the work for conformance with the permit.**
 - b. The site plan should be adjusted to direct water away from the East wall of the garage. **This has been addressed on the plan.**
 - c. The RV pad shown on the East side of the garage is sloped toward the road but also parallel with the building wall. As runoff will be coming from the hillside to the east, the RV pad should also have a cross slope running away from the building to prevent water entering the garage. The International Building Code (IBC) requires a fall of 6 inches within the first ten feet away from the building foundation. – **Slopes were edited around the building to slope away from the foundation. However, the fall of 6 inches within the first ten feet (5% slope) was not satisfied on landscaped areas on the East or North sides of the structure. The Building Inspector should review for proper drainage away from the structure prior to final occupancy.**
3. The proposed swale will not carry the “max. runoff” as outlined in the “channel report.”



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

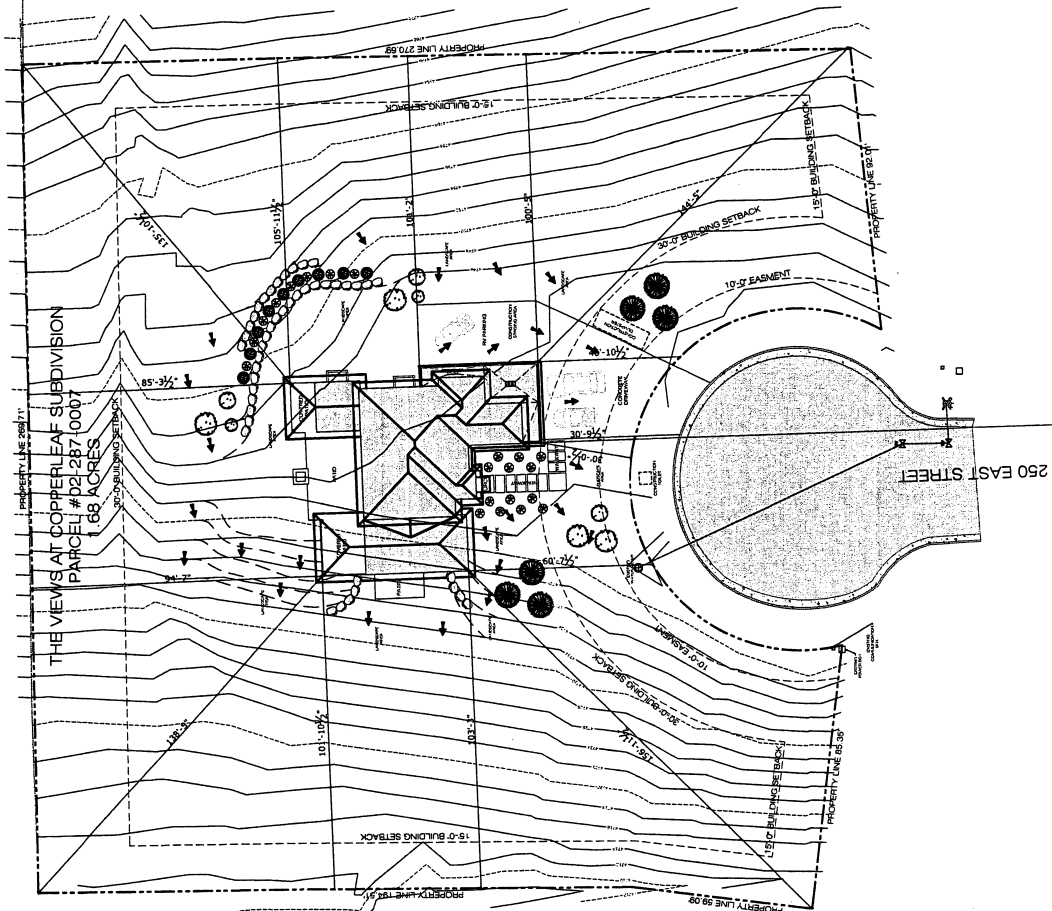
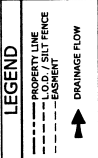
J-U-B ENGINEERS, INC.

- a. The "max. runoff" reported in the "Total Inflow Summary Table" is 1.04 CFS. This is greater than the 0.74 cfs reported capacity as shown in the "Channel Report." Clarification should be provided to explain the discrepancy. – **The capacity of the channel was edited to show 1.04 cfs, which matches the max runoff as outlined in the summary table.**
4. **Edits to the General Notes in Response to Requirements of Millville City Code 17.32.070**
 - a. **Item 17.32.070.B.6 states: "Lots 6 & 7 drain in their entirety into the existing stormwater system built for the 'Views at Copperleaf' subdivision." This statement is incorrect as runoff will continue to flow to the west of lot 6. There is potential that increased runoff may occur from development of the property, but due to the nature of the granular soils and small increase in impervious area, and distance from the west property line, little impact is expected. If runoff does become a concern along the west property line in the future, features will need to be installed by the property owner to control the runoff.**

At this time, we find that the latest submittal satisfies the HOZ requirements with the noted items to be addressed in the future as necessary.

Please feel free to contact me with any questions at (435) 713-9514.

SCALE 1" = 40'-0" (11 X 17 PAPER) OR
1" = 20'-0" (22 X 34 PAPER)

[illegible]