

MILLVILLE PLANNING COMMISSION MEETING

**City Hall - 510 East 300 South - Millville, Utah
Oct 15, 2020**

1. Roll Call:

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

Others Present:

Development Coordinator Randy Wall, Treasurer Tara Hobbs, Mayor David Hair, Jessica Williamson, Glenn Floyd, Eric Frandsen, Tanya Seely, Jeff Seely, Richard Zollinger and Mike Zollinger. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:02 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 Oct 15, 2020 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Lewis seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Thompson and Ripplinger (Alt.) voted in Favor with Commissioner Anderson (Alt.) absent.

4. Review and Approval of the Minutes from Oct 1, 2020

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

5.A. Zoning Clearance – Spring Creek Builders, residence at 102 N 500 E, Mond Aire lot 36, Millville

Chairman Greenhalgh questioned if the deck was covered.

The builder Mr Seely responded that it is not covered, but does have a footing. The drawings show a 30 foot water easement and the deck encroaches on this easement. However it appears that the deck does not extend into the 15 foot side setback area.

Commissioner Thompson moved to approve the clearance contingent upon verification that the deck support post is 15 feet from the property line. Commissioner Dickey seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Thompson and Ripplinger (Alt.) voted in Favor with Commissioner Anderson (Alt.) absent.

The builder must provide new drawings showing the 15 foot setback before the signed paperwork will be released.

5.B. Zoning Clearance – VHD, LLC, residence at 67 N 500 E, Mond Aire lot 46, Millville.

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

5.C. Zoning Clearance – Ivan Glenn Floyd, accessory building at 296 N 100 W, Millville.

Glenn had provided drawings showing the proposed shed at 3 ½ feet off the property line. Since this is a steel building there was some concern with how to build a thicker firewall on the north side. It was decided to move the structure back to 5 feet off the property line.

Commissioner Dickey made a motion to approve the clearance contingent upon moving the building out 5 feet from the property line. Commissioner Thompson seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Thompson and Ripplinger (Alt.) voted in Favor with Commissioner Anderson (Alt.) absent.

Glenn changed the hand-sketched drawing on the application to reflect the 5 foot setback and initialed his changes.

5.D. Rezone Request for Mike Zollinger – Set a public hearing.

Mike explained that he has just annexed a parcel into Millville and plans to subdivide it into smaller lots. There is additional land that will need to be de-annexed from Providence and then annexed into Millville as well. He then wants to do a boundary line adjustment to include it as part of this land. Since all newly annexed land comes into Millville zoned as Agriculture, the first step is to rezone it. The original request was for R-1 zoning, however he has decided that he would like it zoned R-2 for larger lot sizes of ½ acre minimums.

Commissioner Lewis made a motion to set a public hearing for **November 5th, 2020 at 8:05 pm.** Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Thompson and Ripplinger (Alt.) voted in Favor with Commissioner Anderson (Alt.) absent.

5.E. Other

Commissioner Farmer wanted to know where things were at with the Celco development. Dev. Coordinator Wall said that we are still waiting on the developer to get back to the city.

Light refreshments were served to celebrate the last day with Secretary Adria Davis. Treasurer Hobbs expressed appreciation for all Adria's years of service with the Planning Commission. Details for the open secretary position can be found on the city website.

6. City Council Report – review minutes from the Oct 8, 2020 meeting

The proposed grants that Commissioner Ripplinger (Alt.) was looking into for sidewalks have been dismissed for the present time, because all of the city's staffing and monetary resources are being directed towards the water and sewer projects.

The next City Council meeting has been moved to the 29th of October at the High School Auditorium where they will hold a public hearing on the sewer.

7. Agenda Items for Next Meeting

Public Hearing for the Zollinger Rezone.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Nov 5, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:45 p.m.



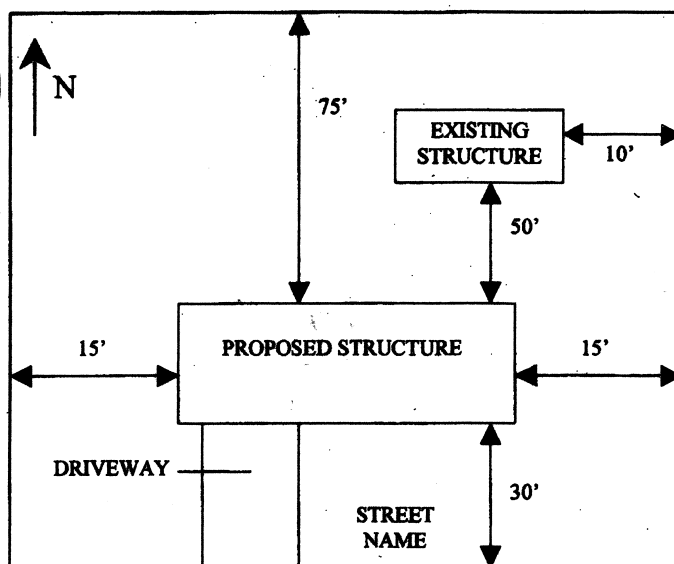
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

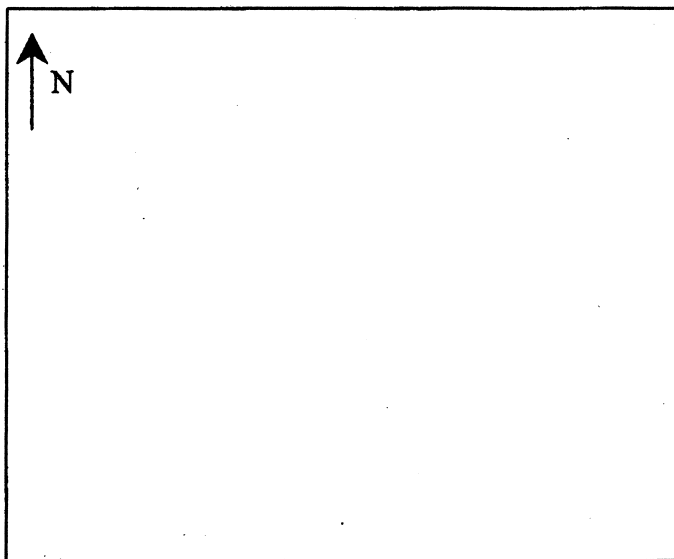
1. Spring Creek Bundles (Jeff Seely)
APPLICANT'S NAME
2. 6031 South 2140 West
MAILING ADDRESS
- Wellsville UT 84339
CITY STATE ZIP CODE
3. 435-732-2557 4. 435-767-9933
HOME TELEPHONE BUSINESS TELEPHONE
5. ERIC & M'LISA FRANDSEN
OWNER'S NAME (if different from applicant)
6. New Home
TYPE OF STRUCTURE
7. 4670 8. _____
SQUARE FOOTAGE ZONE
9. MOND-AIRE HEIGHTS LOT 36
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0036
TAX IDENTIFICATION NUMBER
11. 102 NORTH 500 EAST
ADDRESS OF CONSTRUCTION
12. 1.62 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)



SITE PLAN
102 N. 500 E.
MILLVILLE, UTAH 84326

SCALE 1" = 32'-0"

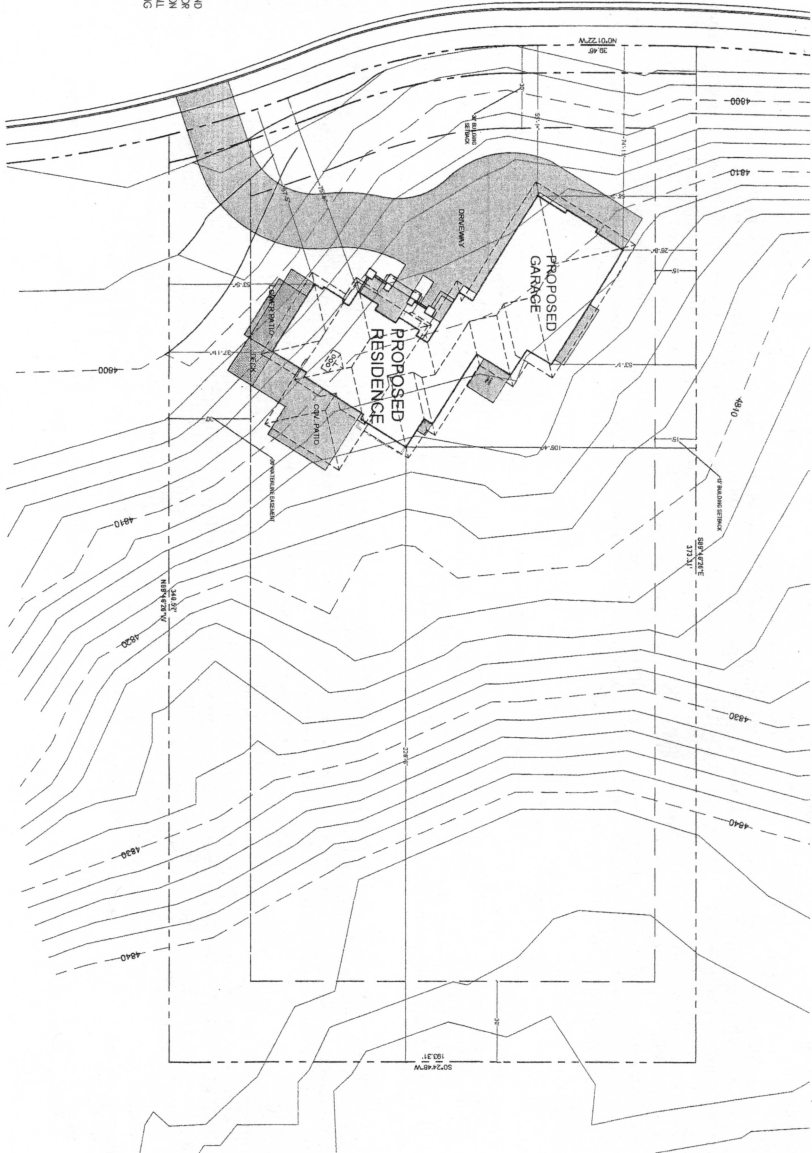
PLEASE NOTE:

1. THE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER, CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS, FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
2. THE SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. THE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CHIMNEYS (WALL PORCHES OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY REVERSE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN, COUNTY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC.) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY CONCEALED WALL CHIMNEYS OR OTHER FEATURES THAT MAY ENCROACH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.

NOTE:
DESIGNER IS NOT A LICENSED ENGINEER OR ARCHITECT. ALL DIMENSIONS, SIZES, AND CALL OUTS ARE TO BE REVIEWED BY BUILDERS AND HOMEOWNERS TO ENSURE THE HOME IS BUILT TO CODE AND TO THE HOMEOWNER'S PREFERENCES. HOME TO BE BUILT AS PER IRC, UBC, OR CURRENT CODE. THIS IS NOT A LICENSE FOR BROWNS ONE-STOP CONSTRUCTION HAS BEEN, WALL, ELEVATION, OR OTHER FEATURES IN THE PRE-APPLICATION OF THE HOME. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE HOMEOWNERS' DESIGN AND CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE HOMEOWNERS' DESIGN AND CONSTRUCTION. ALL CALCULATIONS AND DIMENSIONS SHOULD BE VERIFIED FOR YOUR BUILDING BY A LICENSED BUILDING OFFICIAL.

LINE TYPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- HOME FOOTPRINT





TURN IN

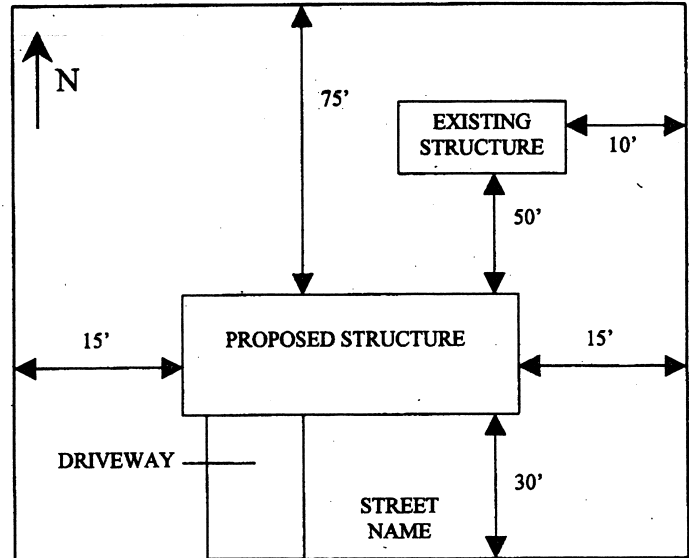
00913

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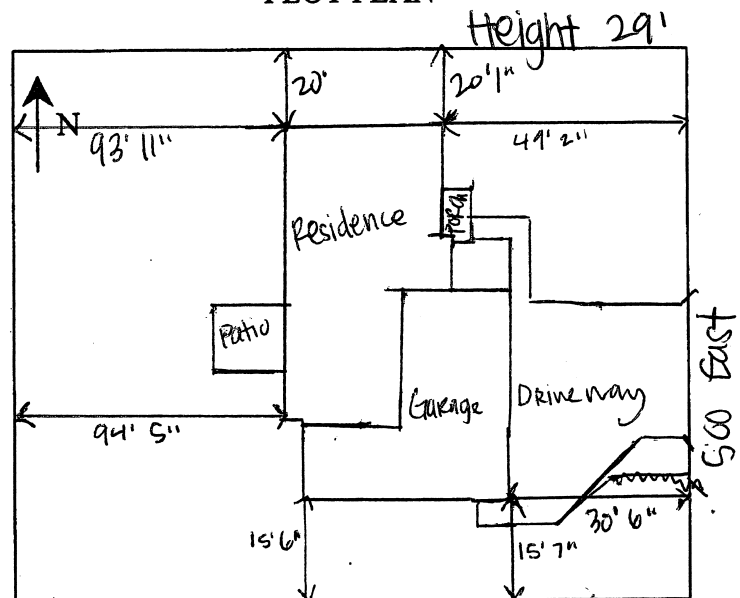
APPLICATION INFORMATION

1. VHD LLC
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
- North Lagan UT 84341
CITY STATE ZIP CODE
3. 435-752-1480 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Tyler & Stephanie Rasmussen
OWNER'S NAME (if different from applicant)
6. Single family dwelling
TYPE OF STRUCTURE
7. 2,736 8. _____
SQUARE FOOTAGE ZONE
9. Mond-Aire Heights #46
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0046
TAX IDENTIFICATION NUMBER
11. 67 N 500 E
ADDRESS OF CONSTRUCTION
12. 18,733 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
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VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 782-1480

MAH46

67 North 500 East
MILLVILLE, UTAH 84126

MOND-AIRE HEIGHTS, LOT #46
PARCEL # 03-194-0046
18,733 Sq. Ft.



SCALE

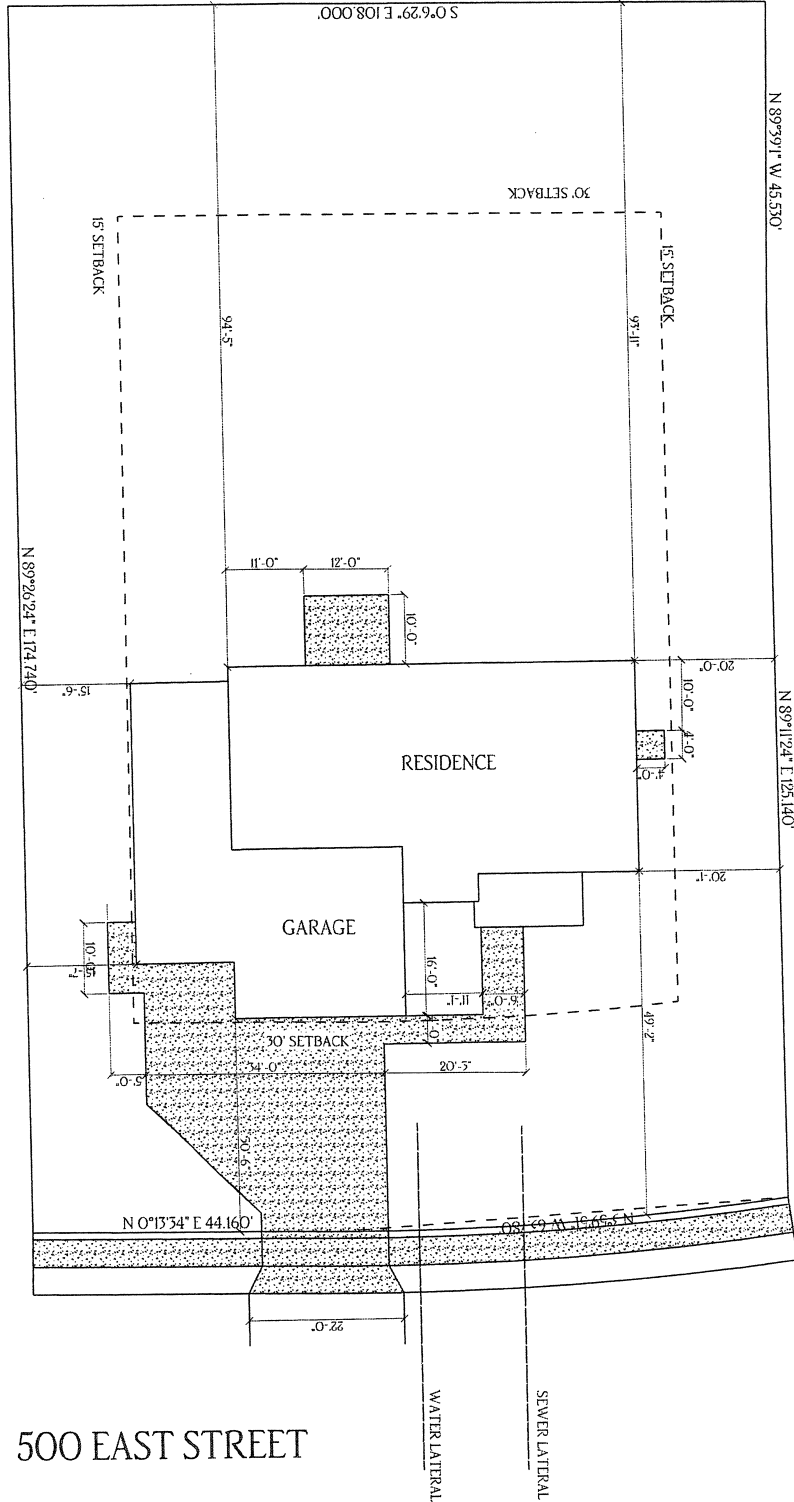
5/8" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 90,000 BTU
3. 95% Eff Furnace - 90,000 BTU
4. Gas Fireplace - 20,000 BTU

TOTAL BTU LOAD - 240,000 BTU

PROVIDE SEPTIC SYSTEM



500 EAST STREET



00891

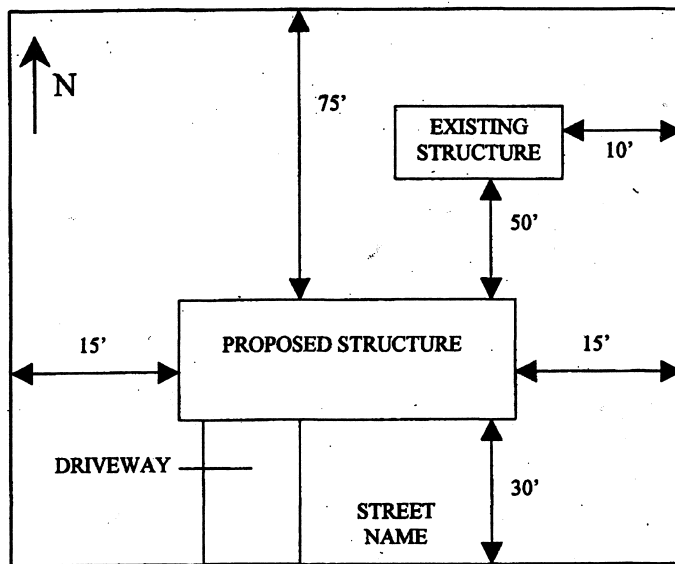
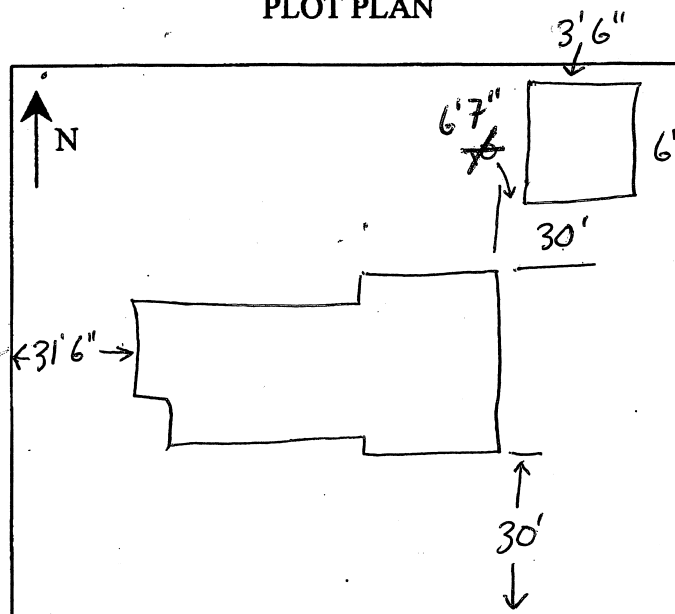
MILLVILLE CITY
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APPLICATION INFORMATION

1. Ivan Glenn Floyd
APPLICANT'S NAME
2. P.O. Box 191
MAILING ADDRESS
- Millville VT. 84326
CITY STATE ZIP CODE
3. 435-753-6971 4. 435-753-7774
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Parking Garage
TYPE OF STRUCTURE
7. 1600 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 296 N 100 W Millville
ADDRESS OF CONSTRUCTION
12. _____ 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. Power to bldg,
REMARKS
Parking for cars.

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)

**PLOT PLAN**

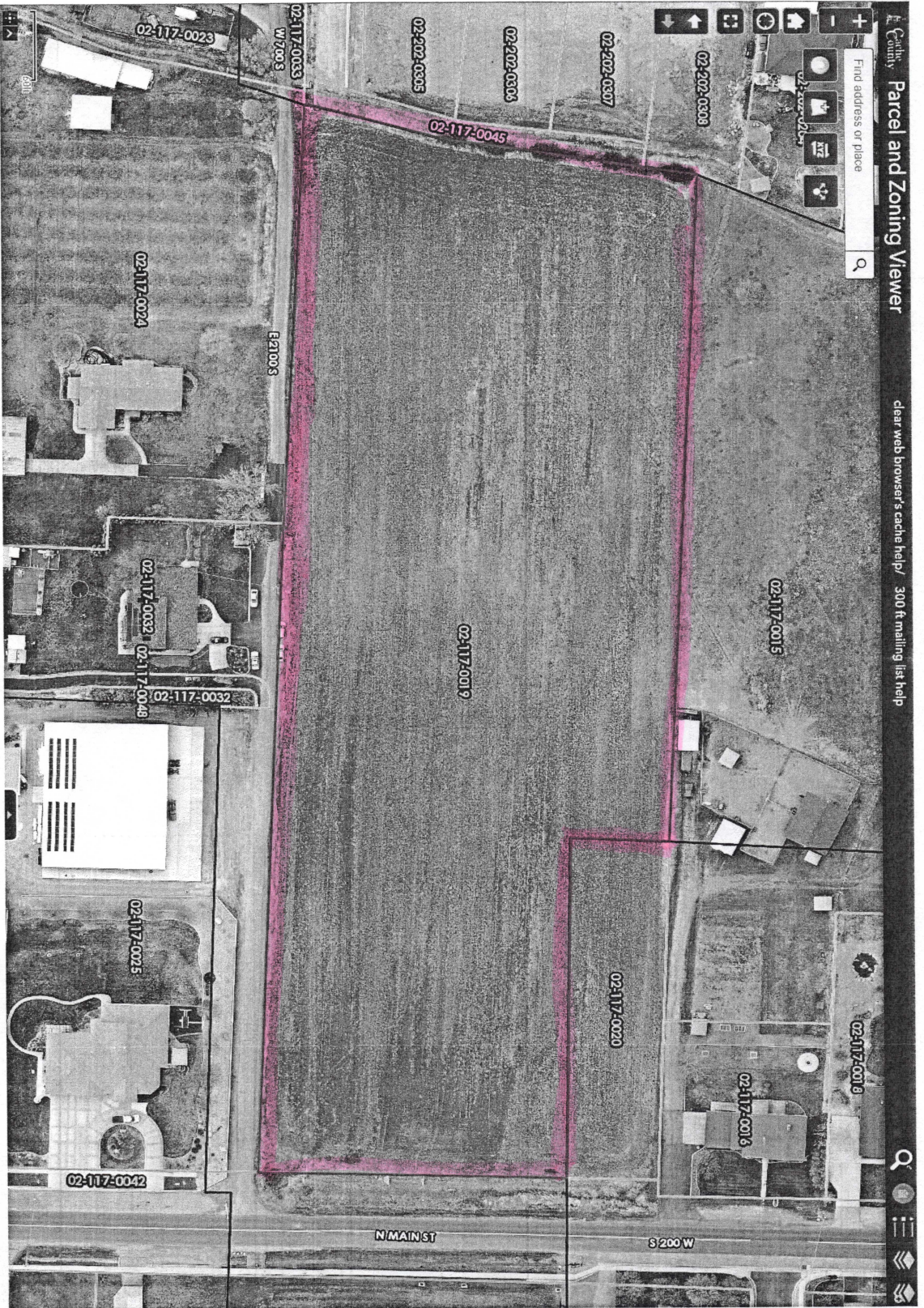
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October 10, 2020

TO: Millville City

FROM: Mike Zollinger

I am petitioning to have the recently annexed property, parcel 02-117-0019, rezoned from Agricultural (A) to Residential (R1).

Attached is the legal description of the above parcel, a screenshot of the parcel from the Cache County Parcel and Zoning Viewer and a list of all property owners within a 600-foot radius of said parcel as identified on the latest plat in the Cache County recorder's office.

ANNEXATION PARCEL BOUNDARY DESCRIPTION

A portion of Lot 1, Block 3, Plat "D", PROVIDENCE FARM SURVEY, located in the NW1/4 of Section 15, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Cache County, Utah, more particularly described as follows: Beginning at the southeast corner of Lot 1, Block 3, Plat "D", PROVIDENCE FARM SURVEY as defined and described in Cache County Survey File No. 2001-009, said southeast corner being located North 3,412.29 feet and West 2,742.72 feet from the Southeast Corner of Section 15, T11N, R1E, S.L.B.& M. (Basis of Bearing: N88°37'25"E along the Section line between the Southeast Corner of Section 15 and the South 1/4 Corner of Section 14, T11N, R1E, S.L.B.& M.); thence N87°43'18"W 940.88 feet along the extension of, and along a Boundary Line Agreement recorded in Deed Book 1930 Page 1068 of the Official Records of Cache County; thence along the extension of, and along the easterly line of that Real Property described in Deed Book 1760 Page 1567 of the Official Records of Cache County the following 3 (three) courses and distances: N15°24'00"E 120.45 feet; thence N8°09'03"E 61.17 feet; thence N8°28'19"E 150.44 feet to the southwest corner of that Real Property described in Deed Book 2054 Page 1381 of the Official Records of Cache County, said property also shown and described in Cache County Survey File No. 2018-0212; thence S87°52'46"E along said deed and Survey 593.14 feet; thence S2°07'14"W 95.70 feet; thence S87°52'46"E 297.00 feet to the west line of Main Street; thence S2°07'14"W along said street 234.47 feet to the point of beginning. Contains: 6.23+/- acres