

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

November 5, 2020

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners: Bonnie Farmer, Rachel Thompson, Darcy Ripplinger (Alt.), and Matt Anderson (Alt.)

Commissioner Lewis and Dickey had requested to be excused prior to the meeting.

Others Present:

Development Coordinator Randy Wall, Treasurer Tara Hobbs, Recorder Corey Twedt, David Olsen, Richard & Mike Zollinger, Chad Kendrick, Spencer Munyan, Brian & Kaylee Hair, Gary Stauffer. Secretary Kara Everton 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 Meeting of November 5, 2020 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as outlined. Commissioner Greenhalgh seconded. Commissioners Farmer, Greenhalgh, Anderson (Alt) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey, Lewis, Thompson absent.

4. Review and Approval of the Minutes from October 15, 2020

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

Commissioner Rachel Thompson arrived at 8:02 pm.

5.A. Zoning Clearance – Brian and Kaylee Hair, residence at 403 N 100 W, Millville.

Brian & Kaylee Hair are importing an existing home and accessory garage from another property. They will build a basement then bring it over in the spring of 2021.

Brian Hair confirmed the distance along the public frontage road is 120' and the height of the house is 17'.

Recorder Corey Twedt asked if there was a question on the septic? Dev. Coordinator Randy Wall said that all the papers were in the file.

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

5.C. Public Hearing – Mike Zollinger, Rezone

Commissioner Greenhalgh moved to open the hearing at 8:10 p.m. to go into the public hearing. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Thompson Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey and Lewis absent.

All persons listed above were present at the hearing.

Chairman Greenhalgh advised that regardless of subdividing, we are only discussing the rezoning from AG to R-2.

David Olsen- (Millville resident who owns a 7-acre parcel with the orchard south of the proposed rezone). He thinks this will be a great addition to Millville and would be happy with the proposed development. Stated that two years ago a developer proposed a high-density development and was worried about the effect that would have on our traffic and neighborhood. He cautioned that there have been issues with the irrigation flooding basements of homes, and that the projection for flooding is a concern as the subdivisions fill in, but as with changing the zoning to residential will help this issue resolve.

Gary Stauffer asked if we could do anything about the traffic at the roundabout. Commissioner Ripplinger explained that the roundabout is a funnel road from Providence traffic.

Commissioner Anderson asked about plan on timing. Mike Zollinger said as soon as they are ready. Recorder Twedt advised this would be a borderline adjustment and not a de-annexing. Commissioner Anderson advised that the rezone stays as an R-2 so that no one can come in and subdivide that in the future. Richard Zollinger advised that the court decree is only approved for the 3 lots on the private lane.

No other comments

Commissioner Greenhalgh made a motion to close the public hearing at 8:16 p.m.. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thomson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioners Dickey and Lewis absent.

5.D. Recommendation to the City Council regarding proposed rezone.

Commissioner Thompson made a motion to recommend to the City Council the acceptance of the above referenced Rezone. Commissioner Farmer seconded. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thomson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioners Dickey and Lewis absent.

5.E. Other

No other items were discussed.

6. City Council Report – review minutes from the October 29, 2020 meeting

Commissioner Ripplinger asked if we will be able to breach across the river at the low stage this fall. Recorder Twedt replied No. Commissioner Greenhalgh asked if there was enough time in the spring before the runoff start. Recorder Twedt said we should be able to, and the bids will be received this winter.

7. Agenda Items for Next Meeting

Chris Funk's sidewalk is completed for

Matt Anderson will continue to serve. City Council will vote and he will be sworn in next meeting.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Nov 19, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:25 p.m.

TURN IN

00936



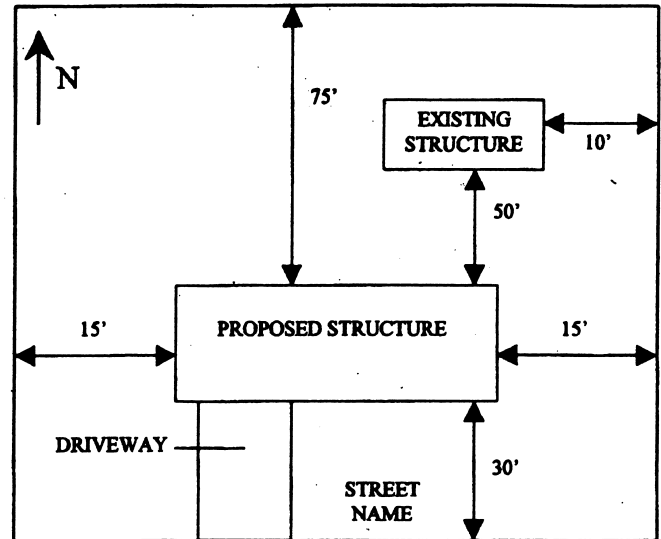
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

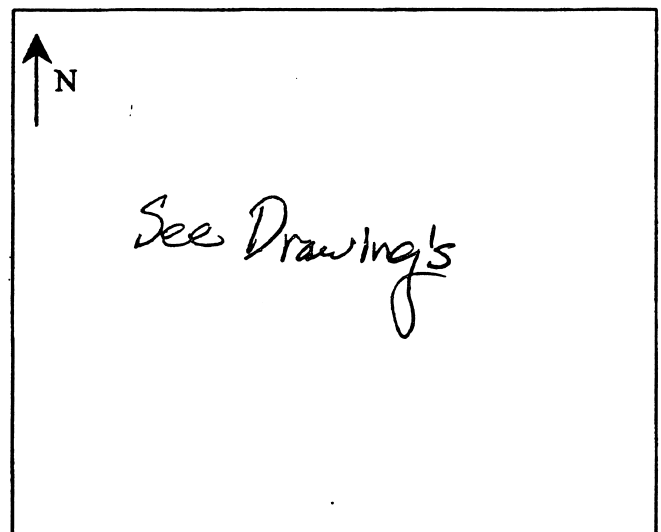
1. Brian & Kaylee Hair
APPLICANT'S NAME
2. PO Box 474
MAILING ADDRESS
- Millville Utah 84326
CITY STATE ZIP CODE
3. 435-760-7779 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Modular Home
TYPE OF STRUCTURE
7. 2400 8. Residential
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 528 - 93 - 9608
TAX IDENTIFICATION NUMBER
11. 403 N. 100 W.
ADDRESS OF CONSTRUCTION
12. 2.9 acres 13. 4580
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)



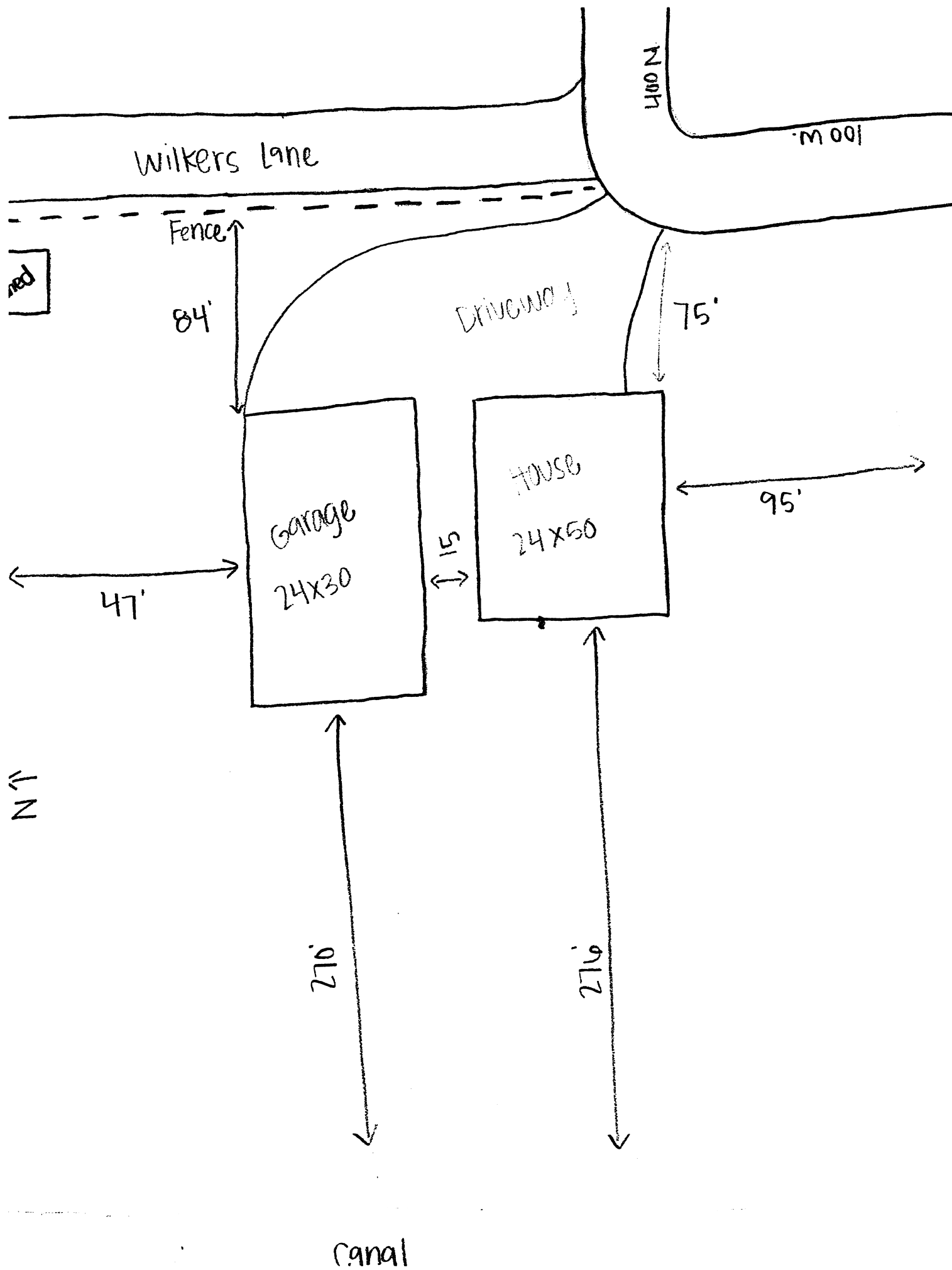
PLOT PLAN



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)







Post Office Box 308

Millville, Utah 84326

Oct 22, 2020

SUBJECT: Rezoning Request

Enclosed please find a notice for a public hearing to be held on **Nov 5, 2020** at the Millville City Office, 510 East 300 South in Millville, Utah, beginning at **8:05 p.m.**

You are being notified of this hearing because your organization may be affected by this request, or because your property is within 600 feet of a rezoning request made by Mike Zollinger for parcel 02-117-0019 located at approx. 750 N between Main St. and 150 W in Millville. The request is to rezone said property from Agricultural (A) to Residential (R-2).

The Planning and Zoning Commission would appreciate your input on this matter.

Sincerely,
Millville City
Planning and Zoning Commission

Adria Davis, Secretary

Enclosure

