

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

December 3, 2020

1. Roll Call:

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

Commissioners Lynette Dickey has requested to be excused prior to the meeting.

Others Present:

Development Coordinator Randy Wall, Treasurer Tara Hobbs, Recorder Corey Twedt, Mike Zollinger, Chad Kendrick, Dan Hunsaker, Lance Zollinger. Secretary Kara Everton recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh opened the meeting at 8:00 p.m.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of December 3, 2020 was reviewed. A motion was made by Commissioner Rachel Thompson to approve the agenda as outlined. Commissioner Matthew Anderson seconded, stipulating changes of the Agenda item 5A title to be Cripple Creek Estates.

Commissioners Greenhalgh, Farmer, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey & Lewis absent.

4. Review and Approval of the Minutes from November 19, 2020

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Bonnie Farmer to approve the minutes as presented. Commissioner Rachel Thompson seconded.

Commissioners Greenhalgh, Farmer, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey & Lewis absent.

5.A. Cripple Creek Estates Conceptual

Cripple Creek Estates is located on 200 East and 400 South. The current layout shows 4 lots, but it has been concluded that Lot 1 and Lot 2 will remain the same and Lot 3 & 4 will be combined into one lot. Future plans will reflect this change.

A lot of discussion was made about the bridge over the canal. A previous bid was given from JUB and it was decided that Dan Hunsaker would cover half the cost of the bridge, and a future developer to the east of the properties would be responsible for the other half. Dan expressed concern regarding the estimated cost vs what he would be able to do it for. He doesn't want to get locked into paying more for a job he can complete while still meeting all the requirements of size and weight. Conclusion was made to get more bids for the bridge to understand costs more. Matthew Anderson also suggested to get the land resurveyed so that the canal is off of the property because the spring is a "no-man zone" no matter who owns the property.

Further concern was expressed regarding the sewer. Chad Kendrick said that we are far enough along in the planning to ensure the proper depth/elevation is prepared.

Additional discussion was communicated regarding the hammerhead that will be to the furthest south of the property. Dan will look into getting the radius as tight as possible. Possibility of not doing the hammerhead so that it doesn't have to be torn up in the future. The plan right now is to put a storm box, that can be removed when future development ensues, to redirect water into the creek. Council agreed that going from an 88' to 66' is okay as it is not a collection road.

After much deliberation regarding the difference between major and minor subdivisions, it was concluded that because of the dedication of the property for the road, this property is a Major subdivision as far as the city of Millville is concerned, but it does not go against the moratorium enforced by Bear River Health Department, and will need to follow the major subdivision requirements.

5.C. Zollinger Subdivision- Conceptual Design

The main topic of concern is that there are three access points from a private driveway that would serve as the frontage to these properties. Per Ordinance 2018-3, the definition of "frontage" needs to be along a public road, and not a private road, therefore, it does not meet the city requirements. Development Coordinator, Randy Wall, stated that there was a court decision previous to the date of the ordinance that states that there can be three additional accesses off of the private drive. Much discussion ensued concerning the validity of this decree and if it was determined to be grandfathered in, as it was declared before the ordinance was changed, and if Millville is required to uphold the decree.

Continued discussion led to the topic of this being a Major vs Minor subdivision. The plat shows 4 properties. Lance Zollinger clarified that only three were buildable land with one being labeled as unbuildable land. Per current regulations from Bear River Health Department and the city of Millville, major subdivisions of more than 3 lots are not being permitted to continue. The current proposal is indicating the four lots and would not be in compliance.

A motion was made by Commissioner Rachel Thompson to send to the City Council to review the decree to allow building off a private lane, and to clarify whether buildable lots or unbuildable lots matter in the definition of a major subdivision. Commissioner Bonnie Farmer seconded.

Commissioners Greenhalgh, Farmer, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Dickey & Lewis absent.

5.D. Other

Development Coordinator, Randy Wall was asked by a property owner if we can hold an emergency meeting to get a building clearance on their property. With concern for the employees' time, the request has been denied and this item will be added to the agenda in two weeks.

6. Agenda Items for Next Meeting

1. Zollinger Conceptual: pending the City Council recommendations
2. Building Clearance

7. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, December 17, 2020 at 8:00 pm.

Millville City Planning Commission Minutes, December 3, 2020, Continued

8. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:40 p.m.

TURN IN

00939

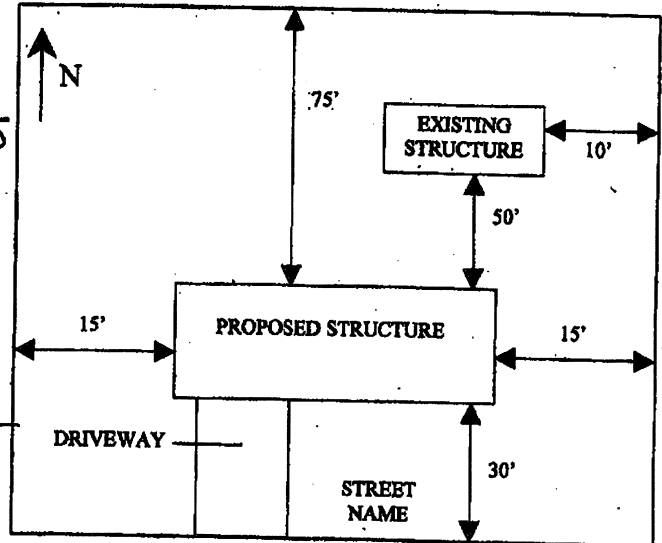


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

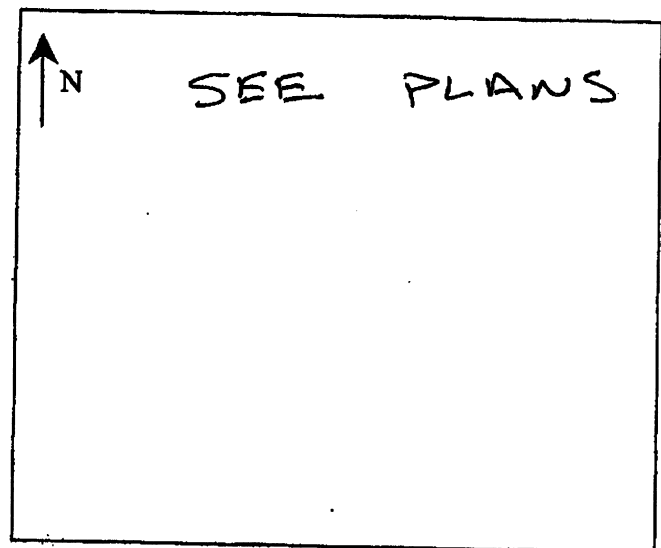
APPLICATION INFORMATION

1. HORMAN HOMES
APPLICANT'S NAME
2. 884 S. MAIN
MAILING ADDRESS
3. SMITH FIELD UT 84335
CITY STATE ZIP CODE
3. (435) 232-3868 4. -
HOME TELEPHONE BUSINESS TELEPHONE
5. -
OWNER'S NAME (if different from applicant)
6. RESIDENTIAL -
TYPE OF STRUCTURE
7. 4000 8. RESIDENTIAL
SQUARE FOOTAGE ZONE
9. TIBBITTS LOT 4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 127 - 0024
TAX IDENTIFICATION NUMBER
11. 80 W. 550 N.
ADDRESS OF CONSTRUCTION
12. .94 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

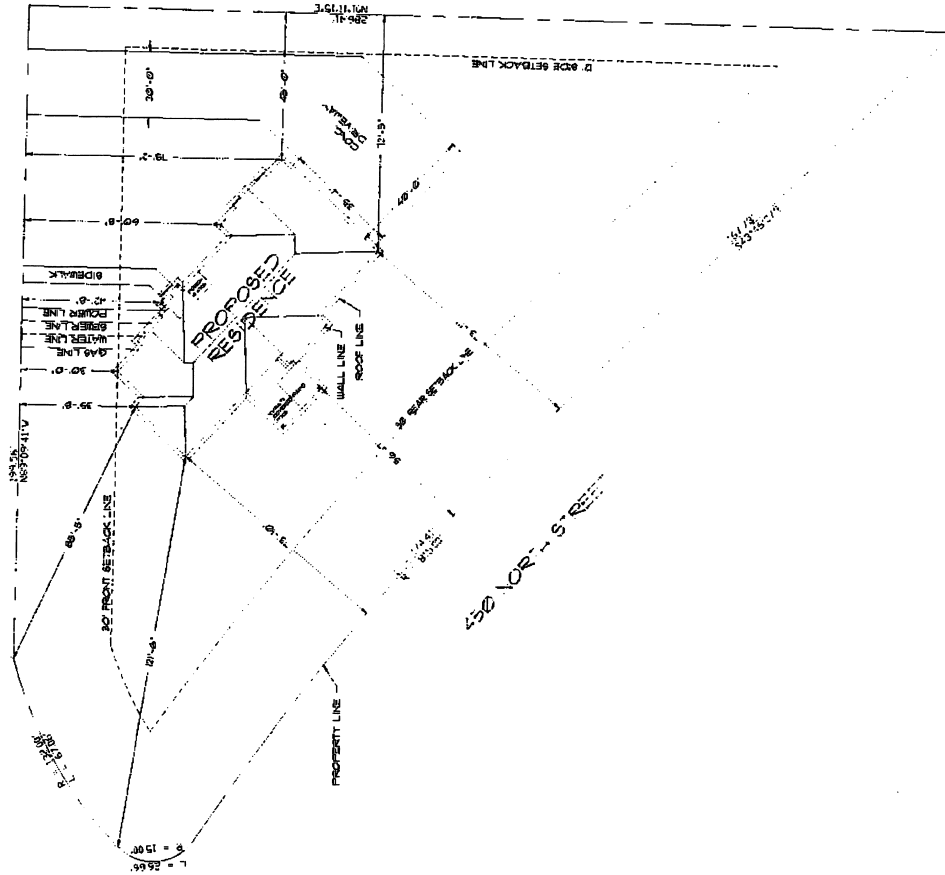


APPROVED - PLANNING AND ZONING _____ DATE _____

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)

550 NORTH STREET



2 BROTHERS REALTY
OWENS RESIDENCE
LOT #4 TIBBITTS SUBDIVISION
80 WEST 550 NORTH
MILLVILLE, UT.

CONTENT:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION/BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. FRONT & LEFT ELEVATIONS, & MAIN FLOOR FRAMING PLAN
5. REAR & RIGHT ELEVATIONS, & ROOF FRAMING PLAN
6. ELECTRICAL FLOOR PLANS



PLOT PLAN
SCALE: 1" = 16'

FINELINE DESIGN
& DRAFTING

DATE: 11/11/11
DRAWN BY: J. OWENS
CHECKED BY: J. OWENS
SCALE: 1" = 16'