

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

April 1, 2021

1. Roll Call:

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

Others Present:

Development Coordinator Kara Everton, Treasurer Tara Hobbs, Chad Kendrick, Michael Anderson, Jeff Berrett, Dan Hunsaker

2. Opening Remarks/Pledge of Allegiance

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

Commissioner Thompson led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of April 1, 2021 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as outlined. Commissioner Dickey seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

4. Review and Approval of the Minutes from March 18, 2021

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Farmer to approve the minutes as *amended*. Commissioner Thompson seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

5.A. Zoning Clearance – Immaculate Homes, Jeff Berrett, Mond-Aire Lot 10, 396 E 200 N

Builders adjusted the property to meet the setback locations. Jeff Berrett hires a surveyor.

Commissioner Greenhalgh state the importance of the Standard Setback form. Builder will give \$2000 to homeowner for landscaping.

Commissioner Thompson made a motion to approve the clearance. Commissioner Ripplinger seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

5.B. Cripple Creek Final Plat

There is a contingency that Lot 4 is not buildable until sewer is in place. The road is wide enough so there is no hammerhead required- final word came from Millville City Engineers. Curb & gutter will

Millville City Planning Commission Minutes, April 1, 2021, Continued

continue down both sides of the road. The creek crossing bid was approved by our city engineers. 1 share of Garr-Spring, and then the additional 2 shares will be paid in cash.

Commissioner Dickey made a motion to recommend to the City Council for final approve the final plat. Commissioner Lewis seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

5.C. Other

1. Larry Lewis has a remodel job on a porch that blew off. The porch will be bigger than original. Need a site plan of property and how it relates to the setback.

2. Michael Anderson has a question about building a shed on his property. There is a retention area, to the north of the area he wants to build there is a drain box. He wants to know if he builds to the south of the drain box if that would be a good spot to drain. Commissioner Greenhalgh stated that you should not build a permanent structure within the outline of a retention pond. Mr. Anderson's shed would be 28' x 28'. Commissioner Lewis stated that if Mr. Anderson wanted to go to a Civil Engineer to redesign the area, he has that right to do so. If the boxes needed to be repaired, the building would be impacted by that. Commissioner Greenhalgh suggested that if Mr. Anderson wanted to work with a Civil Engineer to redesign the space and bring something to the commission stating the re-engineered design, then Mr. Anderson can come back with a Zoning Clearance to be considered. The approval will be contingent on the engineered drawings. P&Z would want to know property layout, height of the building and how it relates to the setbacks.

6. City Council Report – review minutes from the March 25, 2021 meeting

Chad Kendrick gave us an update on the well & sewer project.

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 15, 2021 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:39 p.m

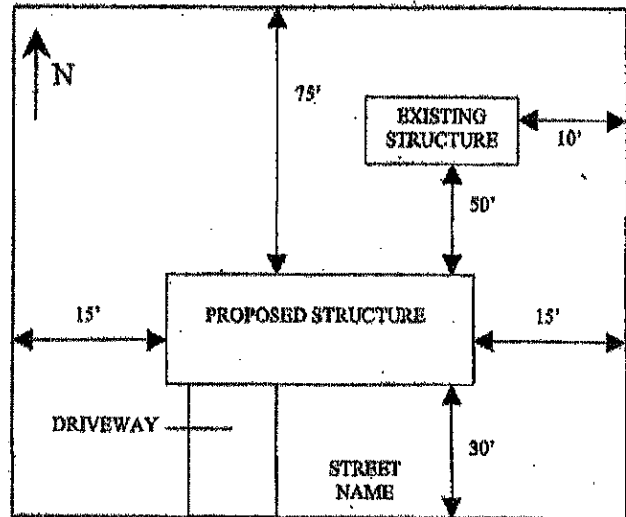


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

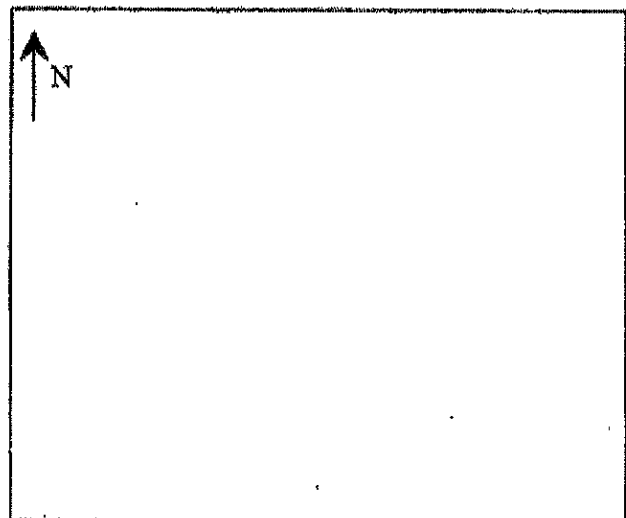
APPLICATION INFORMATION

1. Immaculate Construction
APPLICANT'S NAME
2. 2 N. Main #1
MAILING ADDRESS
Providence RI 02902
CITY STATE ZIP CODE
3. 512-8320 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 3086 8. Res.
SQUARE FOOTAGE ZONE
9. Mond-Aire lot 10
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0010
TAX IDENTIFICATION NUMBER
11. 396 E. 200 N.
ADDRESS OF CONSTRUCTION
12. .35 Acre 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



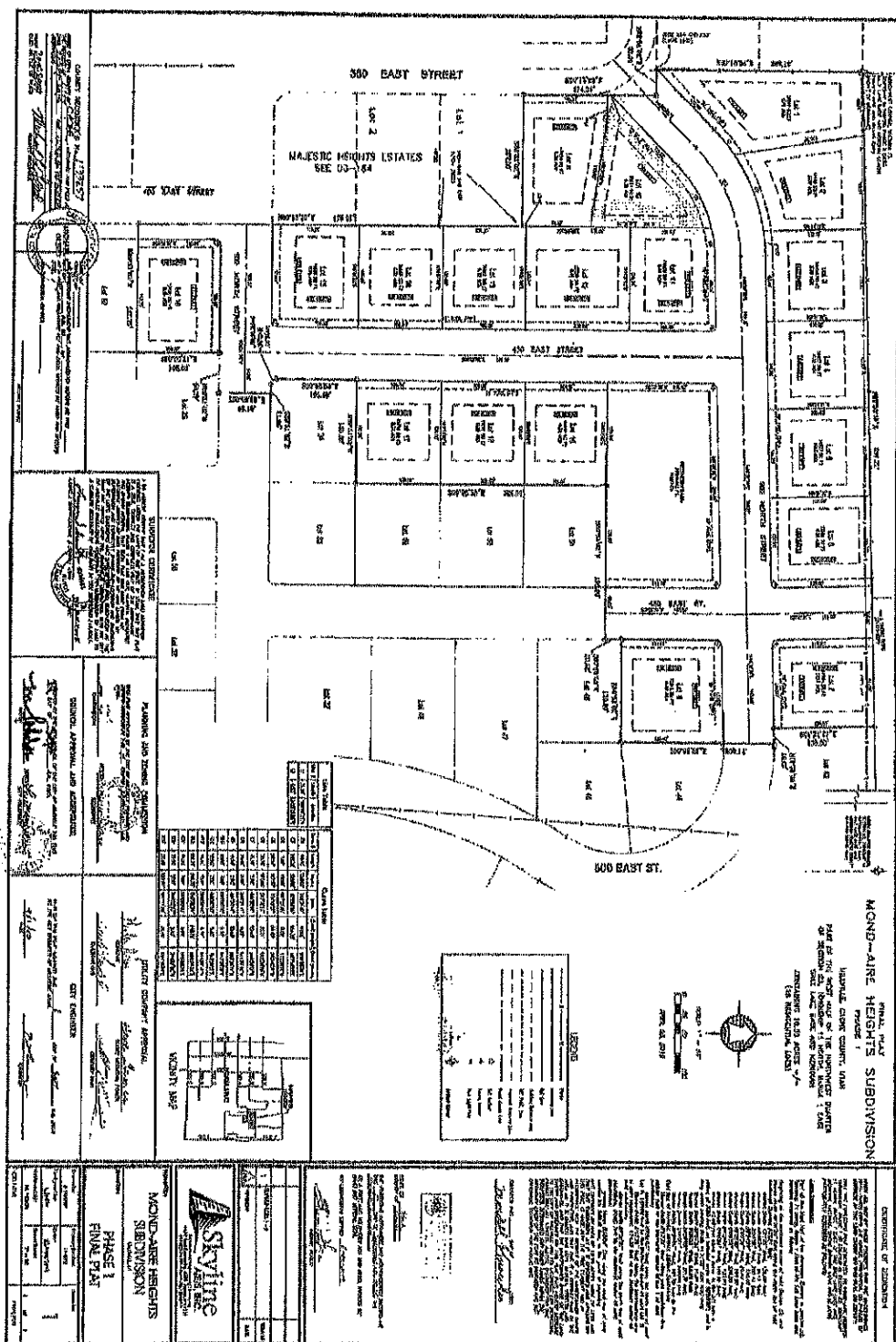
APPROVED - PLANNING AND ZONING

DATE

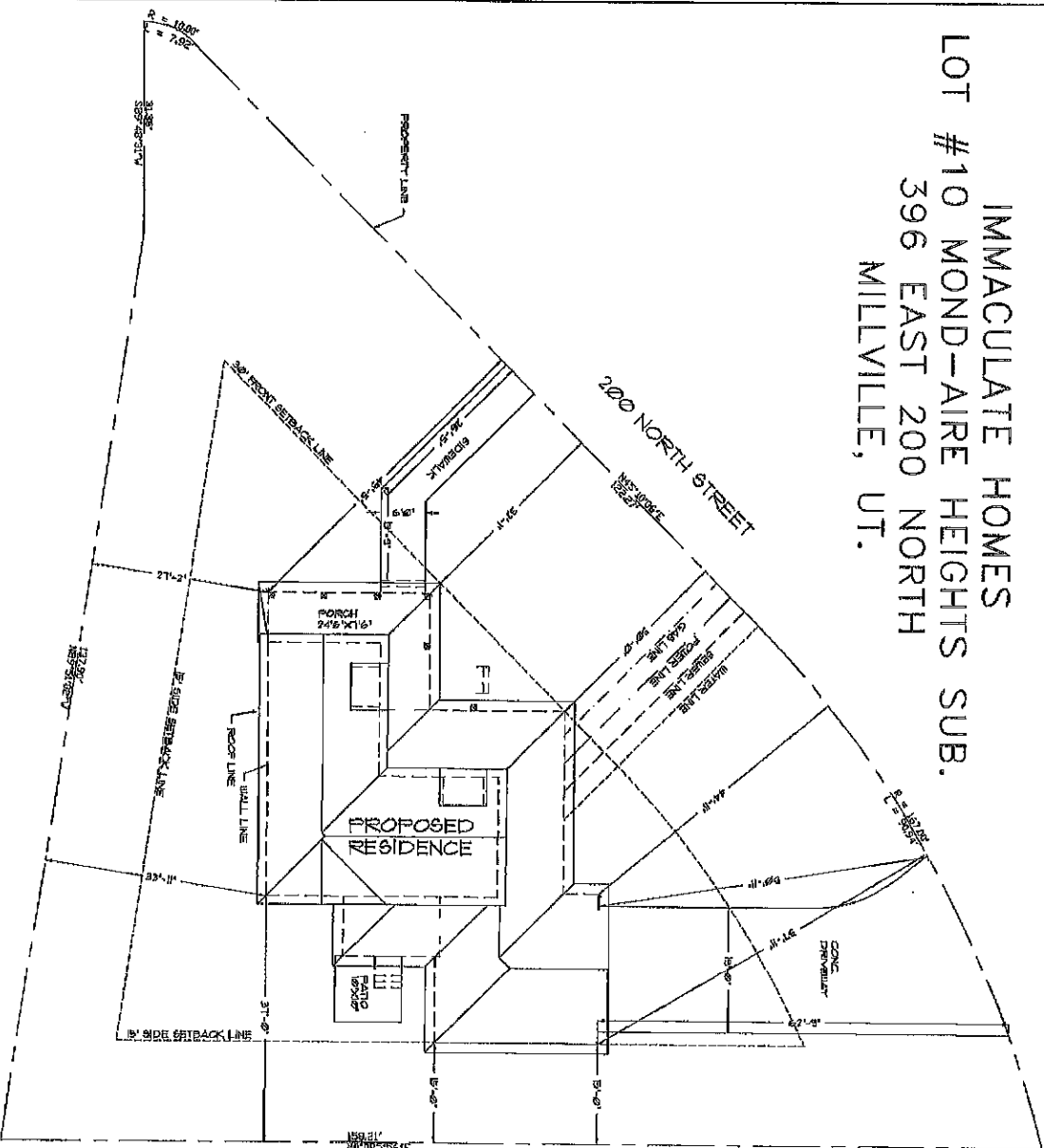
FEE PAID - TREASURER

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)



IMMACULATE HOMES
 LOT #10 MOND-AIRE HEIGHTS SUB.
 396 EAST 200 NORTH
 MILLVILLE, UT.



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

DESCRIPTION	DATE	INITIALS
PROPOSED RESIDENCE		
PROPOSED PORCH		
PROPOSED GARAGE		
PROPOSED DRIVE		
PROPOSED SIDEWALK		
PROPOSED FENCE		
PROPOSED LANDSCAPE		
PROPOSED UTILITY		
PROPOSED OTHER		

PLOT PLAN
 SCALE: 1" = 8'

FINISHLINE DESIGN
 & DRAFTING
 1114 S. 1000 E. SUITE 100
 OGDEN, UT 84202
 PHONE: 468-1234
 FAX: 468-5678
 WWW.FINISHLINEDESIGN.COM

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.
MILLVILLE, CACHIE COUNTY, UTAH
CONTAINING 2.85 ACRES IN 4 LOTS



GRAPHIC SALE

$$d\alpha_k = -\frac{1}{2} \alpha_k^2 \alpha_{k+1}$$

2. Applicant WTS CYPRUS has been legally advised that to ensure that they are not subject to the above, should the above resolution not be approved, should make any possible case at the September 2011 and March 2012 AGMs.

- [illegible]

[illegible]

RECEIVED, 1963 44319

Properly labeled: Daniel Haggerty
10 Dec 62
Wash DC, (File 8433)

UTILITY APPROVAL SIGNATURES

The utility company shown on this bill will have approval and signature. We
are in agreement with you on the above information. If you are not in
agreement, please call the utility company at the address shown on the bill.

UTILITY SIGNATURE

DATE

Approved by Mr. _____

FORESIGHT
LAND SURVEYING

Owner's Dedication
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE FORESAID DESCRIBED TRACT OF LAND, BEING THE SONS, PROPHETSON, OR PARTS OF DEWEEST IN THE LAND SHOWN IN THIS MAP DO HEREBY CERTIFY THAT THE FOREGOING MAP DESCRIBED AS

[illegible]

State of USA
County of DECAT
At this day of _____
personally appeared _____, the undersigned being duly sworn in and for the
County of DECAT, in the State of USA, the signature of the attached engine
declaration. In presence, who they acknowledged to me they signed it free
and voluntarily and for the purpose therein mentioned.

COUNTY RECORDER'S NO. _____
 STATE OF _____ COUNTY OF _____ RECORDED AND FILED
 AT THE RECORDER'S OFFICE _____
 DATE _____ HOURS _____ MIN. _____
 ABSTRACTED _____
 INDEXED _____
 FILED IN _____ FILE OF PLATS _____ COUNTY RECORDER

MILLVILLE CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND APPROVE THIS
PLAN AS TO FORM AS REQUIRED BY STATE LAW AND CITY
ORDINANCE.

SIGNED THIS _____ DAY OF _____, 2007

ATTORNEY

YEAR RIVER HEALTH
DEPARTMENT APPROVAL

DUE SATISFACTION EXPRESSED IN THIS THAT THIS BEING APPROVED
BY THE YEAR RIVER HEALTH DEPARTMENT ON THE _____ DAY
OF _____ 2022.

SIGNED THIS _____ DAY OF _____ 2022.

**MILLVILLE CITY PLANNING
AND ZONING COMMISSION**

THIS MAP HAS BEEN PREPARED FOR APPROVAL/RECALL BY THE
PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF
_____, 2021.

SARAH LIVES _____ DAY OF _____, 2021.

COMMISSIONER

MILLVILLE CITY COUNCIL
THIS PLAN WAS APPROVED AND ADOPTED BY THE AGEN-
CIES ON THE _____ DAY OF _____, 2001.

COUNCIL CHAIRPERSON

MADEYD THIS _____ DAY OF _____, 2001.

COUNTY RECORDS

STATE OF TEXAS, COUNTY OF _____

AT THE RECORDS OFFICE _____

DATED _____ FILED _____

ABSTRACTED _____

INDEX _____

FILED IN: FILE OF PLATS _____

HOLLY HILL

TR'S NO.

RECORDED AND FILED

JUL

BY RECORDER