

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

April 15, 2021

1. Roll Call:

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

Others Present:

Development Coordinator Kara Everton, Treasurer Tara Hobbs, Chad Kendrick, Pam June, Katie Gibbons, Amy & Brycen Mills, David Hair

2. Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh opened the meeting at 8:02 p.m.

Commissioner Farmer 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 15, 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, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

4. Review and Approval of the Minutes from April 1, 2021

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Farmer to approve the minutes. Commissioner Lewis seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

5.A. Zoning Clearance – Amy Mills, 310 N 300 E, Millville UT, Millville Estates, Phase 2, Lot 12

This is not in the category of ‘hillside overlay’.

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

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

5.B. Other

A homeowner, Katie Gibbons, was at the meeting and had a few questions stating that the impact fees are concerning, and she feels they should be more comparable to other cities. She continued stating Millville is almost double Providence fees. Mayor Hair expressed the difference in the fees is because the lot sizes are smaller, but the other cities nearby have a lot of homes on one acre, so the fees will vary. Millville is only 650 homes, and the fees go to the homeowners. Sewer is being negotiated right now and will be updated as we know more. Chad Kendrick said that as time goes on the impact fees do get reformulated and adjusted. The fees are determined through an engineering formula and adjusted every few years. The engineers look through the infrastructure and the impact on wear and tear and determine fees accordingly. Katie Gibbons suggested the idea of raising the city

tax rate and lowering the impact fees. The commissioners expressed that Millville likes being at a lower tax rate, and do not want to raise the tax rates. Mrs. Gibbons said she will be building 3 homes which she will live in for 2 years at a time then move on and does not want to pay the impact fees three times over. Mayor Hair stressed that the impact fees are not something that any councilman or commissioner set the rate on. The impact fees are for very specific spending category as well and not to be mixed with other funds. The homeowner expressed finally that she doesn't see the purpose in some of the fees that Millville charges.

6. City Council Report – review minutes from the April 8, 2021 meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, May 6, 2021 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:37 p.m.



TURN IN

00950

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

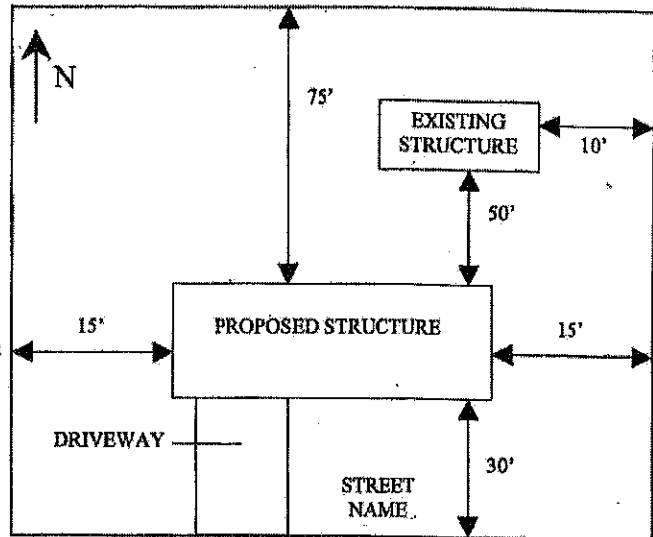
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

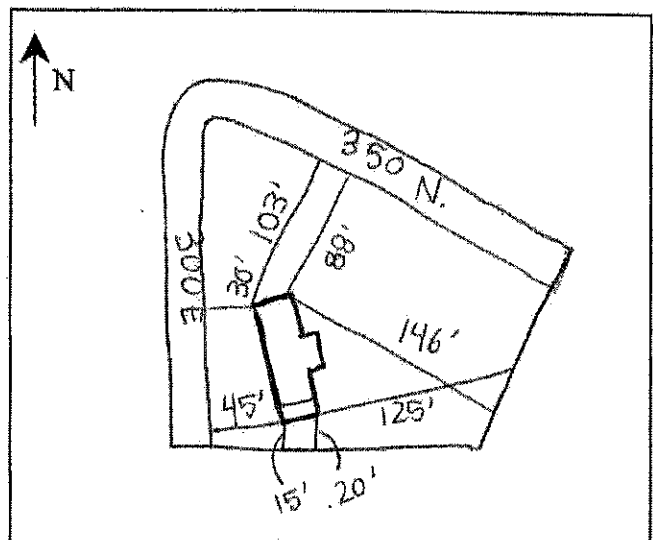
1. Amy Mills
APPLICANT'S NAME
2. 2824 S. 5125 W. Mendon, UT
MAILING ADDRESS
- Mendon Utah 84326
CITY STATE ZIP CODE
3. (435) 553-8012 4. NA
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. wood framed residential single family home
TYPE OF STRUCTURE
7. 3089 8. Residential
SQUARE FOOTAGE ZONE
9. Millville Estates phase 2 Lot 12
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02-193-0012
TAX IDENTIFICATION NUMBER
11. 310 N. 300 E. Millville, UT
ADDRESS OF CONSTRUCTION
12. 0.76 acres 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



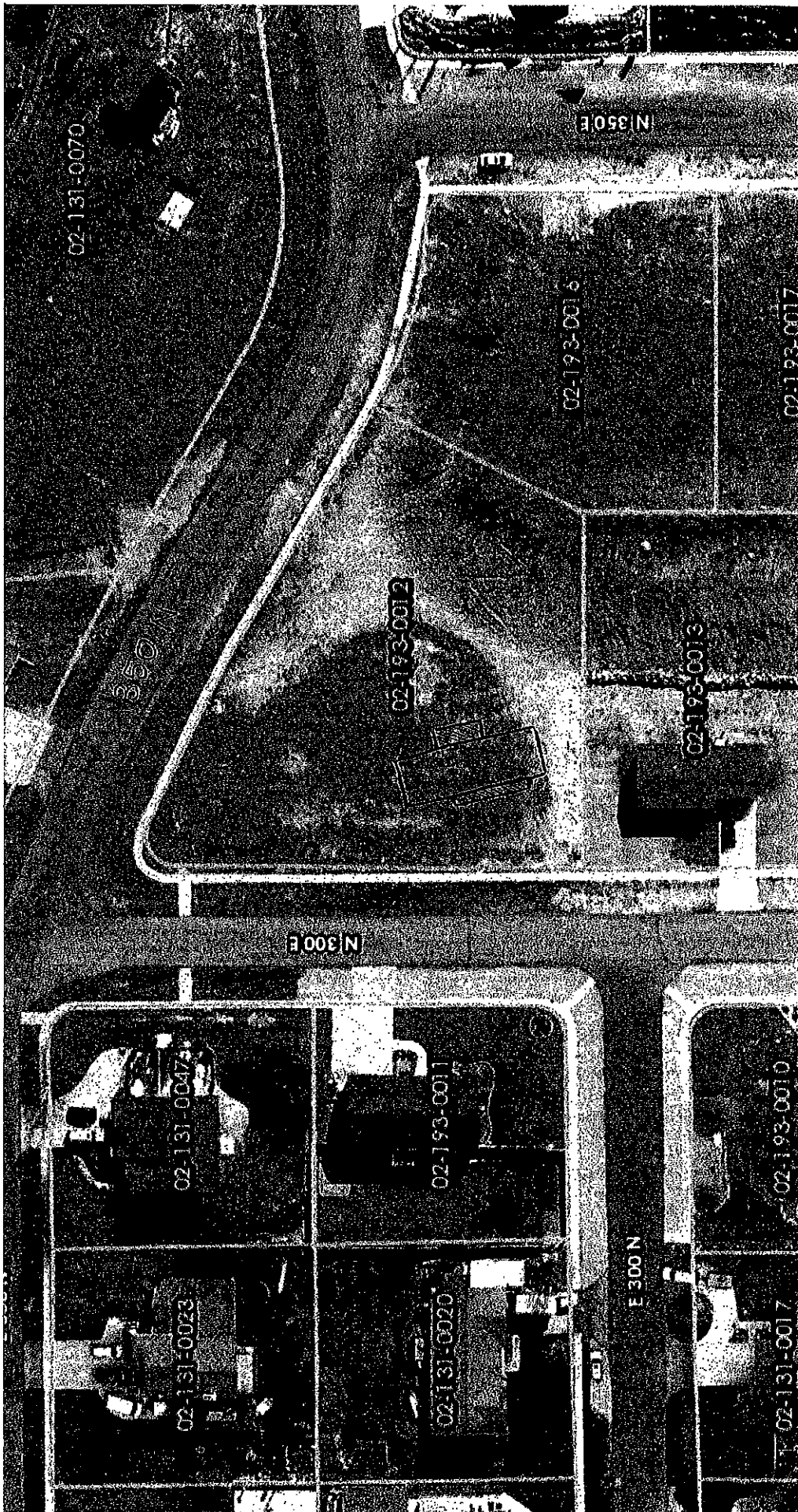
APPROVED - PLANNING AND ZONING

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)



PLOT PLAN

SHEET TITLE:

MILLS HOME

PROJECT DESCRIPTION:

REVISIONS:

NO.	DATE	BY
1.		
2.		
3.		
4.		

AMY MILLS

DRAWINGS PROVIDED BY:

DATE:

3/2/2021

SCALE:

AS NOTED

SHEET:

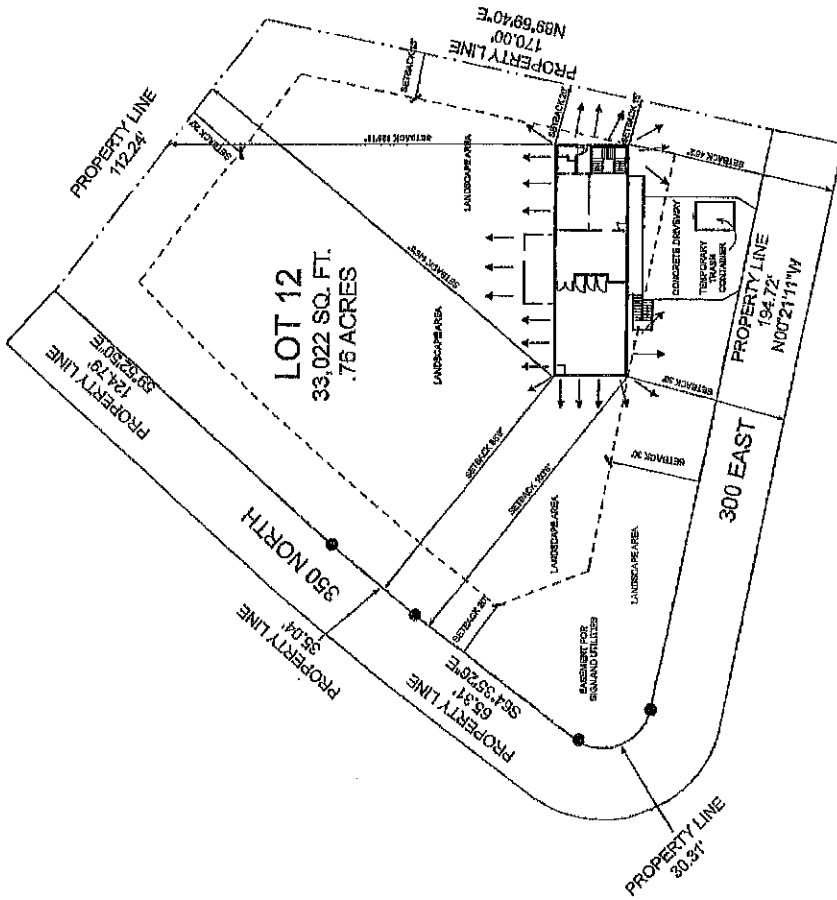
12 OF 12

LEGEND:

1. PROPERTY LINE
2. SETBACK/PUE
3. DRAINAGE ARROW

SITE NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. AT THE SITE
2. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES
3. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING
4. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS, APPROACHES OR SIDEWALKS
5. BUILDINGS CANNOT BE LOCATED IN EASEMENTS OR RIGHT OF WAYS
6. SITE SHALL BE GRADED SO THAT THE GROUND SLOPES AWAY FROM THE STRUCTURE AT A MINIMUM OF 6" IN THE FIRST 10'
7. ANY RETAINING WALL OVER 4' IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE APPROVED WITH ENGINEERED DETAILS INCLUDED
8. ADDRESS NUMBERS THAT ARE PLACED VISIBLE FROM THE STREET SHALL BE INSTALLED. THE NUMBERS SHOULD BE A MINIMUM OF 4" HIGH
9. EACH LOT SHALL HAVE A SOILS REPORT FROM A STATE LICENSED ENGINEER AFTER EXCAVATION. THE REPORT AND RECOMMENDATIONS MUST BE PRESENT DURING FOOTING EXPOSITION
10. HOMES LOCATED IN POTENTIAL FLOOD AREAS SHALL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF STRUCTURE
11. SEE COVER SHEET FOR DRAWING INDEX



PLOT PLAN

SCALE: 1/16" = 1'

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDING CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INFORMATION SHOWN ON THESE DRAWINGS. NO WARRANTY IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE.