

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

May 6, 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, Rachelle & Del Hanks, Katie Gibbons, Val & Angela Meyers, Pam June, Mark Bergesen

2. Opening Remarks/Pledge of Allegiance

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

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of May 6, 2021 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Ripplinger seconded.

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

4. Review and Approval of the Minutes from April 15, 2021

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Ripplinger to approve the minutes as *amended* with the revision on spelling error. Commissioner Dickey seconded.

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

5.A. Zoning Clearance – Rachelle Hanks, Accessory Building, 280 E 450 N.

No footings, putting gravel down to level out. Electrical *eventually*. Required to get a building permit because it is over 200 SF, but there isn't much to inspect because there are no footings. Because you have the building permit, commission recommends installing the electricity while you have the permit. Accessory building is hoping to be close to the garage, possibly 3-5' from garage to building. County required set-back sheet.

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

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

5.B. Zoning Clearance – Larry Lewis for Aaron Stoddard, Porch Cover, 91 E. 300 S

Tearing off the existing cement and pour a new footing and build the new porch. County required set-back sheet.

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

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

5.C. Zoning Clearance – Gibbons Residence, Immaculate Homes, Mond-Air Lot #67, 41 N 550 E.

County required set-back sheet. If touching the line, the county may require a survey or setback stakes to mark the setbacks.

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

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

5.D. Zoning Clearance – Val Meyers Residence, Views at Copperleaf, Lot 18, 565 N 300 E

Will get the lot surveyed. Builder asked about sewer. No word yet.

Commissioner Lewis made a motion to approve the clearance. Commissioner Dickey seconded.

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

Commissioner Thompson arrived at this point.

5.E. Other

Matt Anderson asked about the status of the sidewalk proposal. Commission was asking if the proposal was approved. Commissioner Greenhalgh asked if the sidewalk was decided to be installed upon subdivision or building zoning clearance? Reviewing the minutes from City Council on February 11, 2021 the council voted in favor clarifying “that the trigger for implementing this requirement would be at either subdivision review and approval or at the time building clearance is granted”. Barry Banham would need to remove the driveway and completely redo the grading to install the sidewalk on his current property. The slope of the sidewalk needs to be 2% but his slope of his current driveway exceeds that. On existing homes, we will more than likely run into this issue. What do we do in the cases where a homeowner subdivides his own lots and sells those to new homeowners? Do we require sidewalks to be installed surrounding an existing home? Commissioner Greenhalgh prefers sidewalk install to be on the zoning clearance and not upon the subdivider. We can advise the subdivider to go to city council and ask for a variance in this case. Barry Banham has money in escrow to complete the sidewalk, but then when Chad, Garrett and Barry met at the site, they found that there isn't a way to install a sidewalk on his property without major grading improvements and the cost would far exceed the original amount in escrow. Commissioners will advise the homeowner, in this situation, to go to the city council to review. Commissioner Greenhalgh suggests to not require sidewalks on minor subdivision, unless it connects to an existing sidewalk. Matt Anderson agrees. Commissioners agree that further revisions and discussions need to be made on the sidewalk resolution. Councilmember Pam June will contact Corey about further discussion.

6. City Council Report – review minutes from the April 22, 2021 meeting

Bonnie Farmer had a question regarding the animal control and who it is that actually is in charge.

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, May 20, 2021 at 9:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:00 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

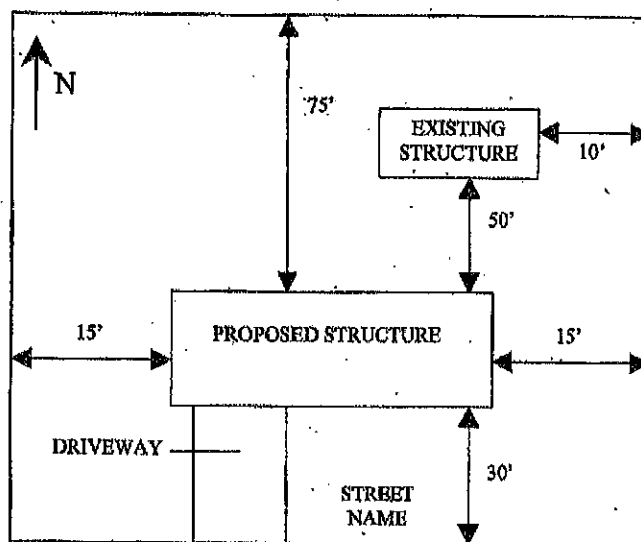
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

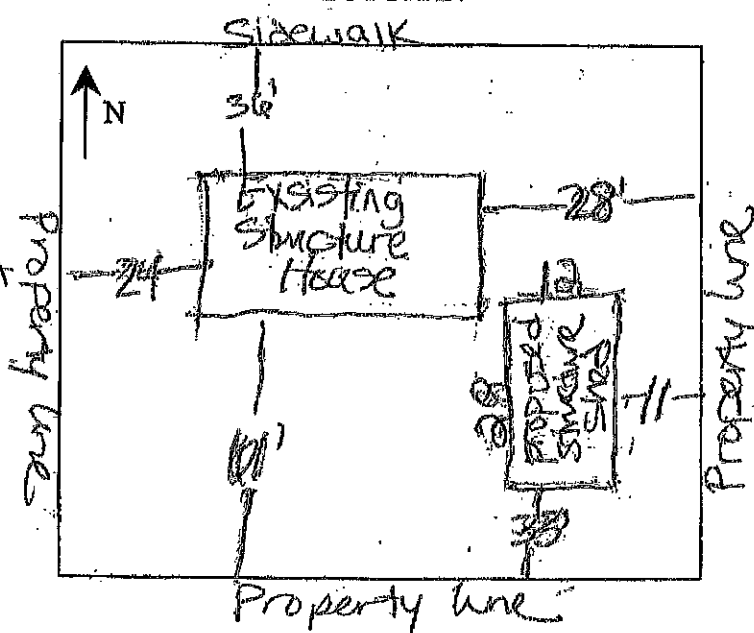
1. Rachelle Hanks
APPLICANT'S NAME
2. P.O. Box 87
MAILING ADDRESS
3. Millville Utah 84326
CITY STATE ZIP CODE
3. 435.232.4609 4.
HOME TELEPHONE CELL BUSINESS TELEPHONE
5.
OWNER'S NAME (if different from applicant)
6. SHED
TYPE OF STRUCTURE
7. 336 sq ft 8.
SQUARE FOOTAGE ZONE
9.
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10.
TAX IDENTIFICATION NUMBER
11. 280 E 450 N. 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 ☐ N/A ☒
(specify in remarks)
17. No water, no septic,
REMARKS NO Electricity

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

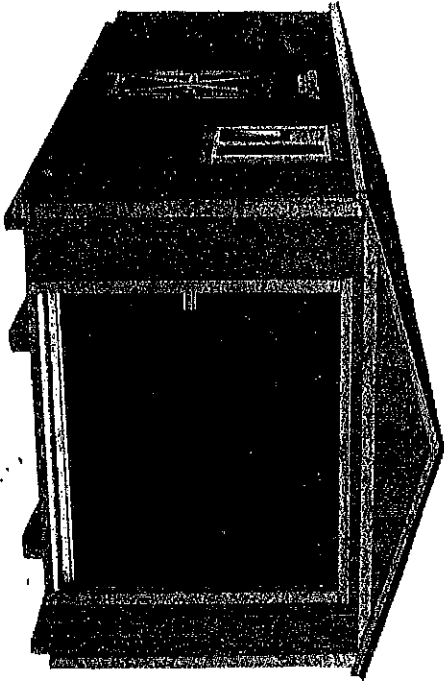
FEES PAID - TREASURER

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)

TALL RANCH

OUR MOST POPULAR STYLE



(inside)

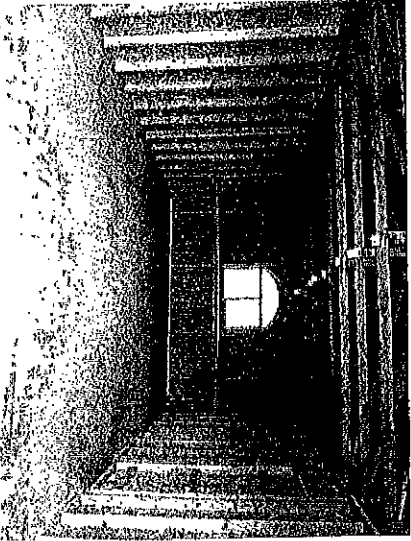
FULL HEIGHT FOR MULTIPLE SHELVES

8'

SIDE

WALLS

(OUTSIDE)



7'4 1/2"

SIDE

WALLS

(INSIDE)

☐ Feet

12x24 = 288 sq ft

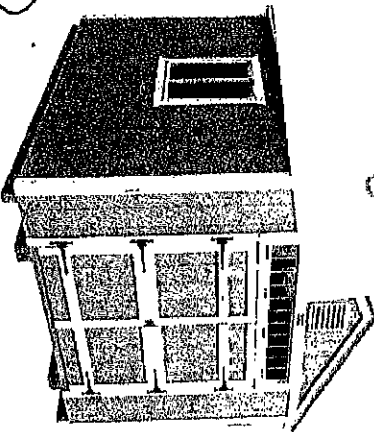
OR

12x28 = 336 sq ft

Need Application
under \$2050

PAINTED WITH
DOUBLE DOORS
12x28 Ranch
or per bid

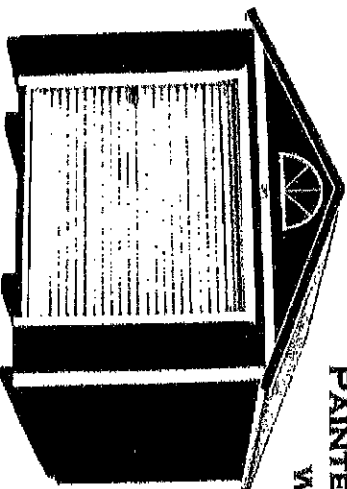
\$9,814.25



PAINTED WITH
DOUBLE
DOORS



PAINTED GARAGE
WITH STEEL
ROOF



00967



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

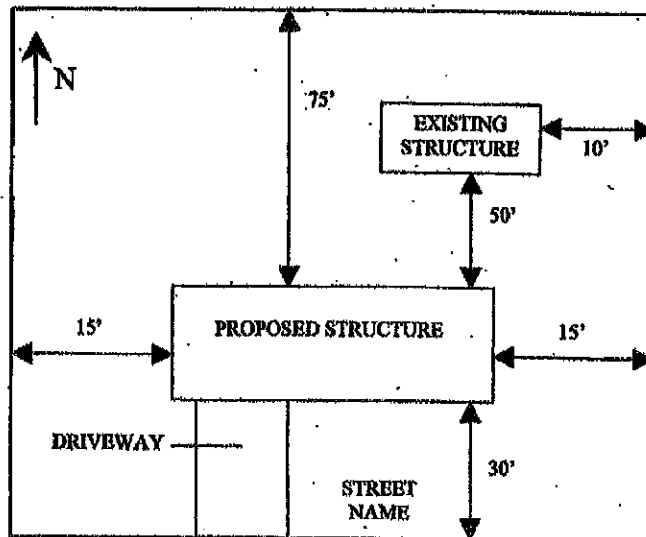
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

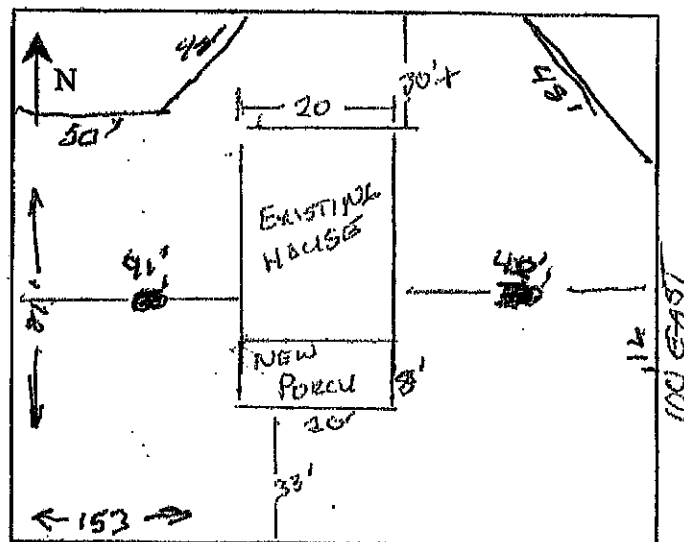
1. LARD S. LEWIS CONST
APPLICANT'S NAME
2. Box 218, Millville
MAILING ADDRESS
- MILLVILLE VT 84326
CITY STATE ZIP CODE
3. 435-770 4217 4. SAND
HOME TELEPHONE BUSINESS TELEPHONE
5. ARROW STODARD
OWNER'S NAME (if different from applicant)
6. PORCH COVER
TYPE OF STRUCTURE
7. 120 SQ FT 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 91 N. 300 SOUTH
ADDRESS OF CONSTRUCTION
12. 15,000 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. THE OLD PORCH BLEW OFF
REMARKS
- LAST YEAR & I'D REPLACING
- IT

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING _____ DATE _____

FEES PAID - TREASURER _____ DATE _____

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pt SE/4 Section 22 Twp 11 North, Range 1 East

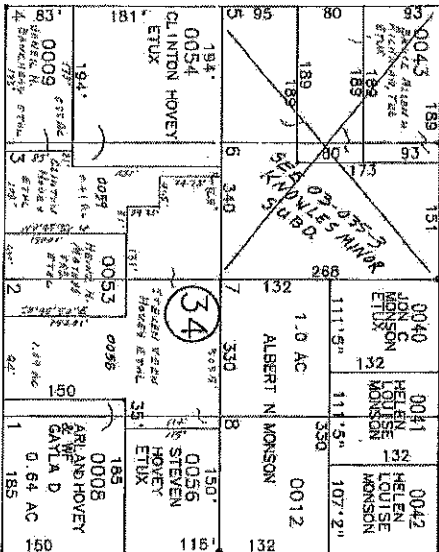
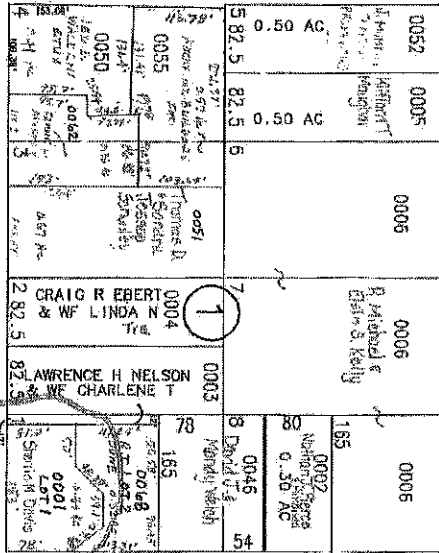
Scale 1" = 100 Feet

TAX UNIT 07

BLOCKS 1 & 34 PLAT "A" MILLVILLE TOWN SVY

SEE 03-030-3

200 SOUTH ST.

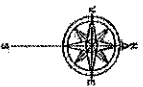


200 EAST ST.

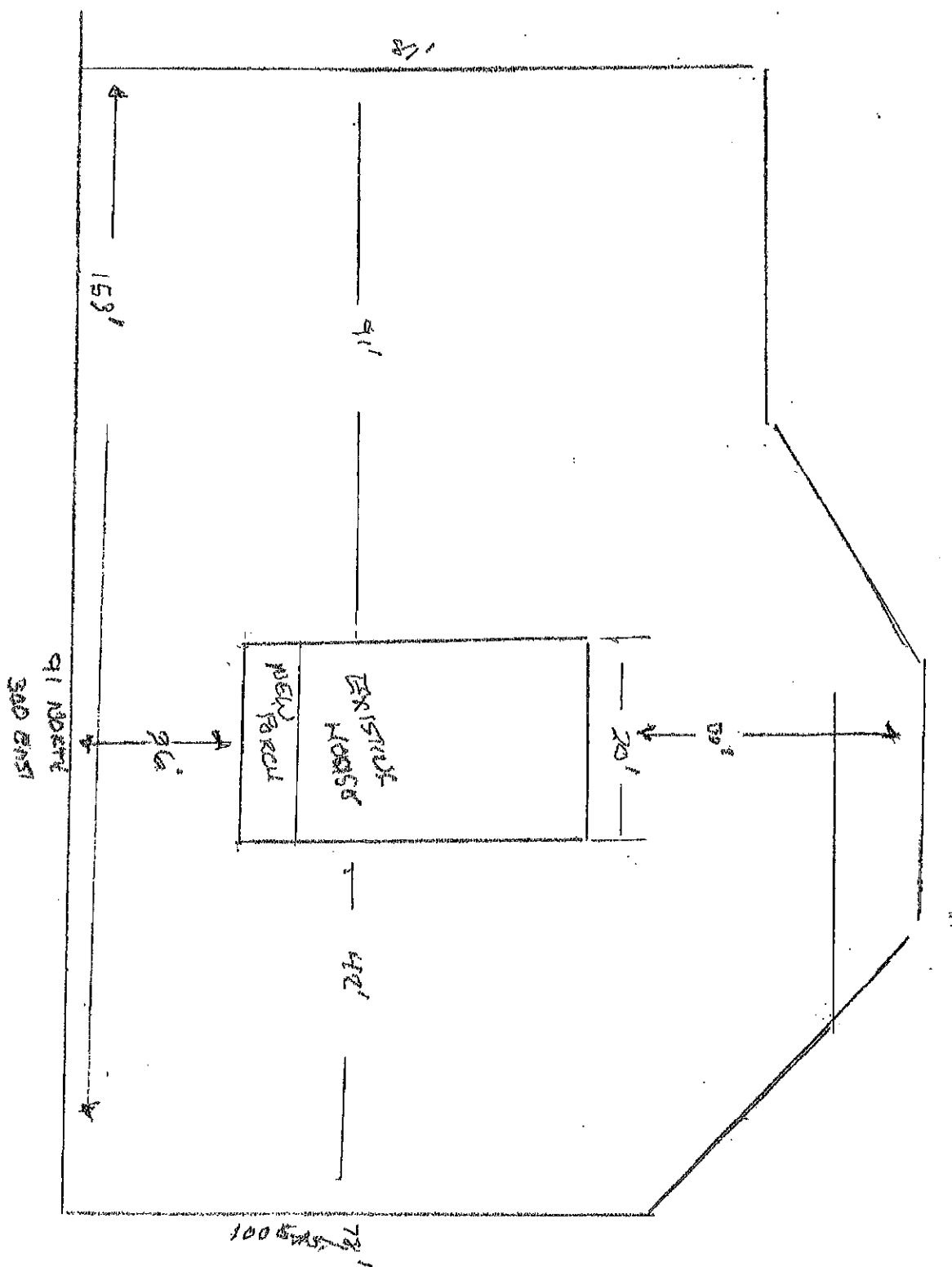
SEE 03-035-1

SEE 03-035-1

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FEB 1984



03-035





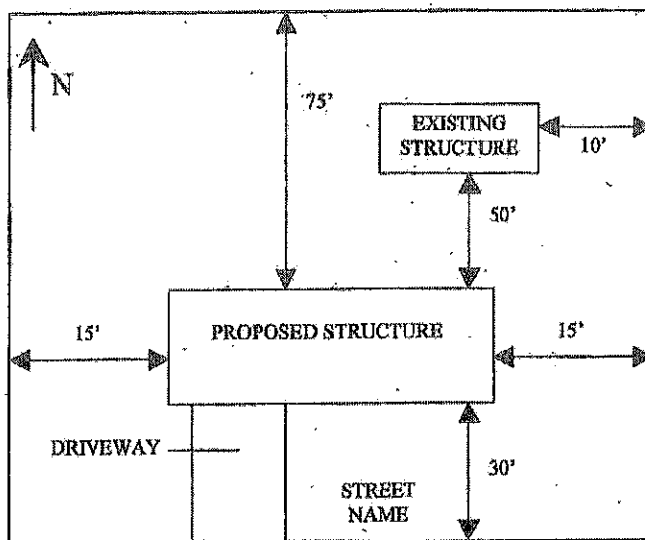
MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

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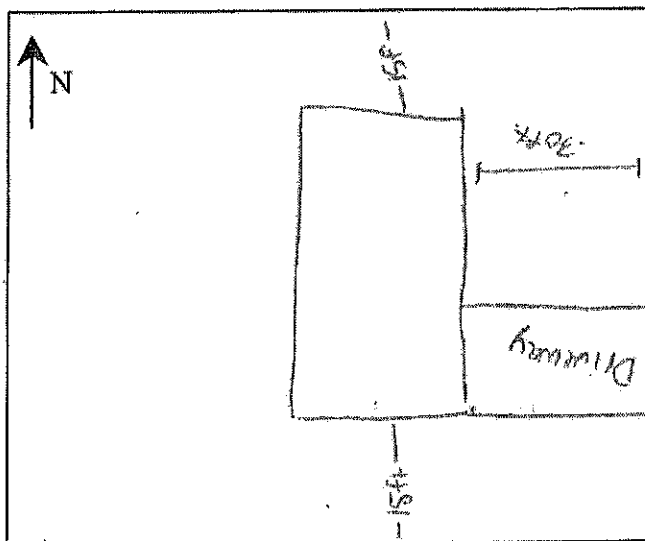
APPLICATION INFORMATION

- Builder: Katie Gibbons / Immaculate Homes
1. Katie Gibbons / Immaculate Homes
APPLICANT'S NAME
 2. P.O. Box 774 Millville VT 84326
MAILING ADDRESS
 3. Builder: 2 Main St. Providence, VT 84332
CITY STATE ZIP CODE
 4. (435) 512-9131 5. (435) 787-8700
HOME TELEPHONE BUSINESS TELEPHONE
 6. Katie Gibbons
OWNER'S NAME (if different from applicant)
 7. two story w/ basement
TYPE OF STRUCTURE
 8. Square Footage 9. Zone
 10. Mond-Air #67
SUBDIVISION NAME AND LOT NUMBER (if applicable)
 11. 03 - 194 - 0067
TAX IDENTIFICATION NUMBER
 12. 41 N. 550 E. Millville
ADDRESS OF CONSTRUCTION
 13. 38 14. Lot Size 15. Lot Elevation
 16. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
 17. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
 18. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
 19. REMARKS
height 26' 3"
main SF 1921

SAMPLE PLOT PLAN (numbers do not represent required setbacks)



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CERTIFICATE OF DEDICATION

CERTIFICATE OF DEDICATION

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STATE OF ILL.

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SUBSIDIARY TO VIZAG COOR. AREA. A 24-5-77 THE 14th COOR.

ROCK, MOUNTAIN POWER
SUBSIDIARY TO VIZAG COOR. AREA. A 24-5-77 THE 14th COOR.

... DUBBION EVER?

... DUBBION EVER?

CONFIDENTIAL

CONFIDENTIAL

CONTRACT COMPANY DATE 6-25-11

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Journal compilation © 2006 Blackwell Publishing Ltd

FINAL PLAT

823 T11N R1E SLM

[illegible]

PLOT PLAN
SCALE: 1" = 8'

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

1. STAYING NEAR FOR SUPPORT
 2. UNION STAYS
 3. COAST GUARD
 4. DOOR OPERATION
 5. CRANE
 6. DOCK
 7. DOCK
 8. DOCK
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 100. DOCK

**FINELINE DESIGN
& DRAFTING**

DRUG 44 OF " COMPROMISE BY DOW
DRAWN BY DROGUELY 1435/750-6647
DRUG SIZE: 8
DRUG 44 OF " COMPROMISE BY DOW



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

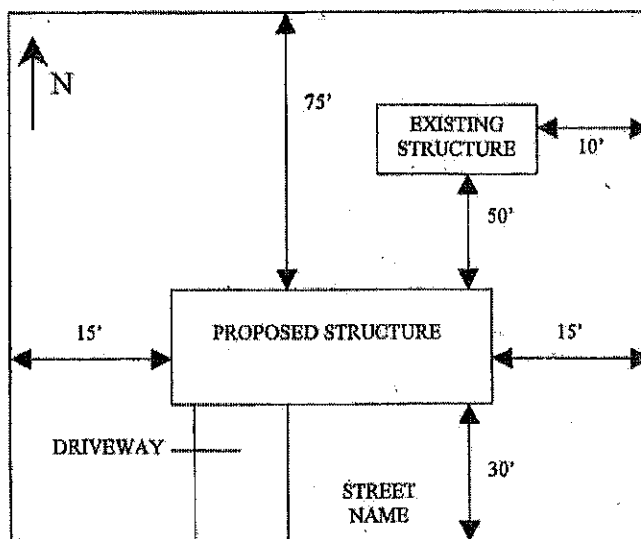
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APPLICATION INFORMATION

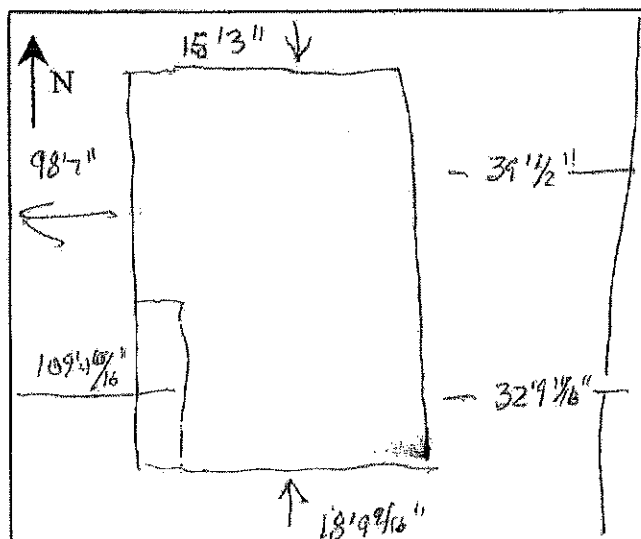
1. Meyer, Val & Angels
APPLICANT'S NAME
2. PO Box 34
MAILING ADDRESS
- Millville Ut. 84326
CITY STATE ZIP CODE
3. 530-403-8703 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Home
TYPE OF STRUCTURE
7. 5,303 8. _____
SQUARE FOOTAGE ZONE
9. Copperleaf Lot 18
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0018 Parcel Number
TAX IDENTIFICATION NUMBER
11. 565 N 300 E Millville, Ut.
ADDRESS OF CONSTRUCTION
12. .53 AC. 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ Temp N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. The septic tank is temporary
REMARKS
until the sewer is constructed
in the area.
height - 23'
main sf - 2571

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



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DATE

FEES PAID - TREASURER

DATE

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