

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

July 1, 2021

PRESENT: Garret Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, Kara Everton, Tara Hobbs, Pam June, David Hair, Dan Hunsaker, Mike Morgan, Ken Hamilton & Gina Hamilton

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for July 1, 2021 at 7:58 p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson was present with Darcy Ripplinger excused and Larry Lewis and Matt Anderson absent. Also, Treasurer Tara Hobbs and Development Coordinator Kara Everton were present.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting of July 1, 2021 was reviewed. **Commissioner Thompson moved to approve the agenda for June 24, 2021.** Commissioner Dickey seconded. Commissioners Greenhalgh, Farmer, Thompson voted in favor with Darcy Ripplinger excused and Larry Lewis and Matt Anderson absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for June 17, 2021. **Commissioner Dickey moved to approve the minutes for June 17, 2021.** Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson voted in favor with Darcy Ripplinger excused and Larry Lewis and Matt Anderson absent.

Request for ZONING CLEARANCE - New Home for Dan Hunsaker 418 S 200 E, Cripple Creek Estates Lot 1

Commissioner Greenhalgh reminded the commissioners of the stipulation that the Certificate of Occupancy will not be given until the sidewalks and utilities are in place.

Commissioner Thompson moved to approve the zoning clearance with a contingency that the certificate of occupancy will not be given until the sidewalks and utilities are in place. Commissioner Farmer seconded. Commissioners Greenhalgh, Farmer, Thompson voted in favor with Darcy Ripplinger excused and Larry Lewis and Matt Anderson absent.

Consideration for approval of a Conditional Use Permit- Mike Morgan, Bio Minerals Temporary Office

Mike Morgan was present and explained the need to put a portable, manufactured, office trailer under a Conditional Use permit to install until the prices of materials will calm down a little. The commission discussed the absence of a definitive code or ordinance to know how to enforce this, specifically in a commercial zone. A residential zone specifies that a manufactured home cannot be built on a temporary foundation. Bonnie Farmer asked what the timeline is for a conditional use permit. Rachel Thompson asked Mayor Hair if Planning & Zoning can approve a conditional use permit. It was discussed how it has been suggested in the past, and to ensure we

cover ourselves, then we will proceed with the recommendation to approve a conditional use permit for Bio Minerals to the City Council for review.

Proposed office address 299 S 100 W, Millville UT 84326.

Commissioner Thompson moved to recommend a conditional use permit for Bio Minerals to the City Council. Commissioner Dickey seconded. Commissioners Greenhalgh, Farmer, Thompson voted in favor with Darcy Ripplinger excused and Larry Lewis and Matt Anderson absent.

Discussion for a New Zone to accommodate Multi-Family Dwellings

Commissioner Farmer began the discussion by encouraging the zone to be closer to the highway to prevent so much impact on the infrastructure. The consensus would either be to create a new zone or allow multi-family dwellings in a commercial zone, except then we open up a lot of property in the inner city lots. The Town Center is located north of the high school, as well as some Agricultural zoning. In some towns the multi-family dwelling zone is considered a buffer between residential and agricultural or commercial. North of the Town Center is commercial that is owned by USU. Garrett Greenhalgh pointed out the location that is the near Zollinger's commercial complex that is south of Blackhawk subdivision, which would be a natural place for the multi-family dwelling zone to be developed. Mayor Hair commented that there is a proposal for a \$50 million project to create more multi-family dwellings, a store, and more on the property east of Blackhawk Condos. Providence City is trying to annex that portion out of Millville to develop that project. The question arose about the purpose for the Agriculture zones that are west of the highway, and some properties were pointed out to be a preserved wetlands area. Garrett asked about the opportunity for a property owner to annex out of Millville because we cannot provide sewer immediately, and Mayor Hair confirmed that that is a possibility. Mayor Hair stated that we need to have someone who is licensed specifically to run the sewer workings and we have an employee starting soon that has that knowledge. He also stated that the market and research are moving towards multi-family dwellings being more beneficial for cities, and this will prepare our city for that change, instead of providing property owners with no other options. Garrett Greenhalgh commented on the impact fees especially in regard to the water shortage currently going on in the state. Mayor Hair stated that once Millville's new well is completed, the city needs to determine how many homes it can manage so that we aren't in a dire situation. A lot of the commissioners are going back and forth on this issue so Garrett Greenhalgh suggested that for the next meeting everyone come prepared with a pros/cons list to move forward with this discussion.

City Council Report held on June 24, 2021

Agenda Items for Next Meeting

- Pros/Cons list for Multi-Family Housing
- Justin Card

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, July 15, 2021** at 8:00 pm. Bonnie Farmer will be excused.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:51 p.m.



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

APPLICATION INFORMATION

1. Dan Hunsaker
APPLICANT'S NAME
2. P.O. BOX 82
MAILING ADDRESS
3. Wellsville VT 84339
CITY STATE ZIP CODE
3. 435-764-1457 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. same
OWNER'S NAME (if different from applicant)
6. new residence
TYPE OF STRUCTURE
7. 2900 8. _____
SQUARE FOOTAGE ZONE
9. Cripple Creek Estates Lot 1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03-208-0001
TAX IDENTIFICATION NUMBER
11. 418 South 200 East
ADDRESS OF CONSTRUCTION
12. 50 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

APPROVED - PLANNING AND ZONING

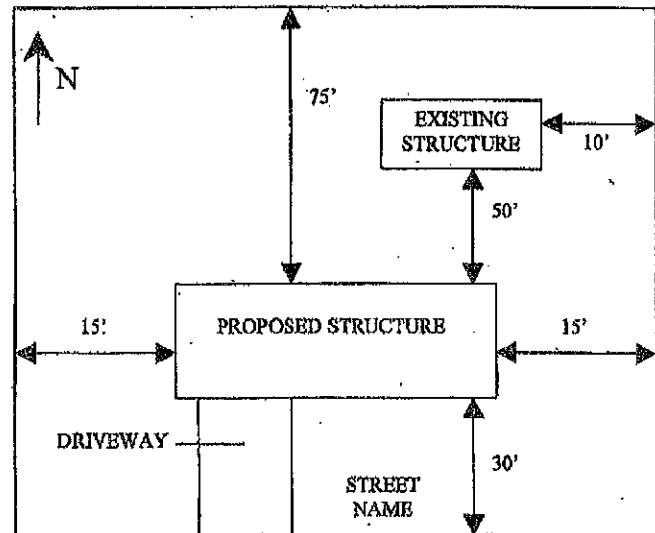
DATE

FEES PAID - TREASURER

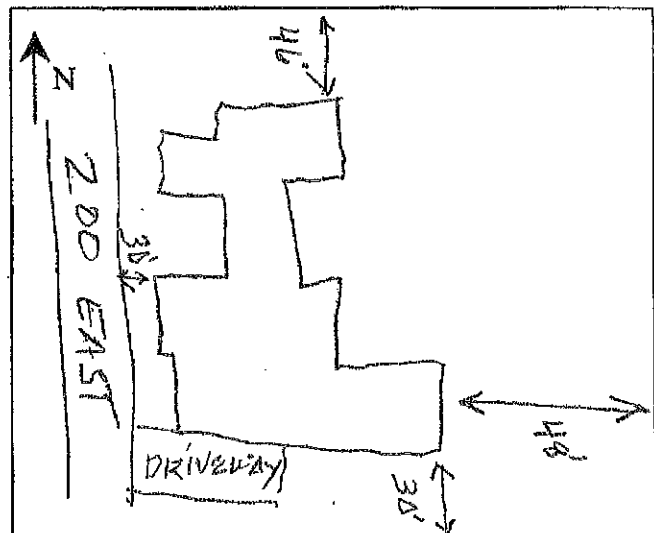
DATE

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)

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



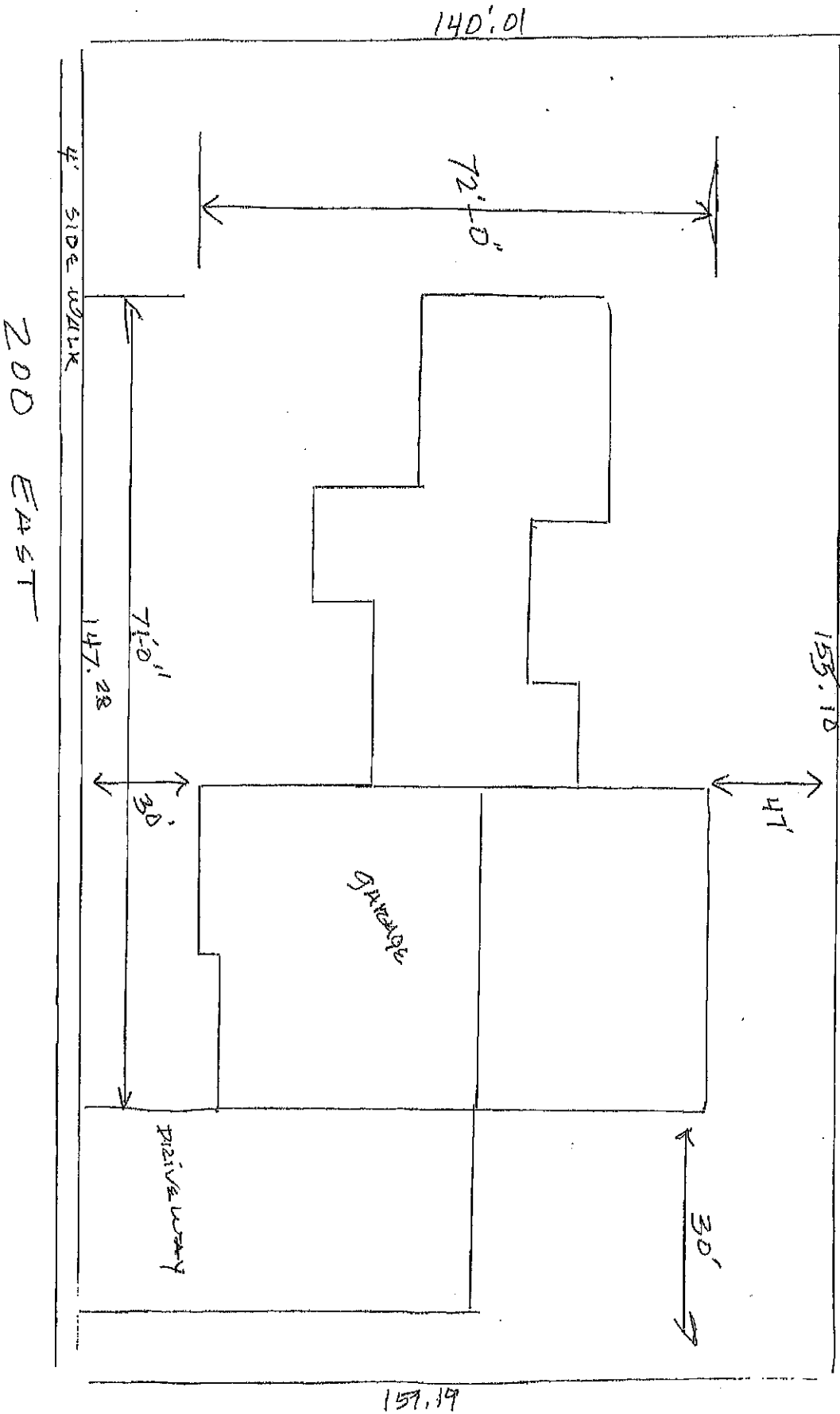
PLOT PLAN





LOT 1 CHIPPLE CREEK ESTATES
418 SOUTH 200 EAST
MILLVILLE, UTAH

TAX ID # 03-208-0001



2021-3477



GRAPHIC SCALE
1" = 100'

CRIPPLE CREEK ESTATES FIRST AMENDMENT

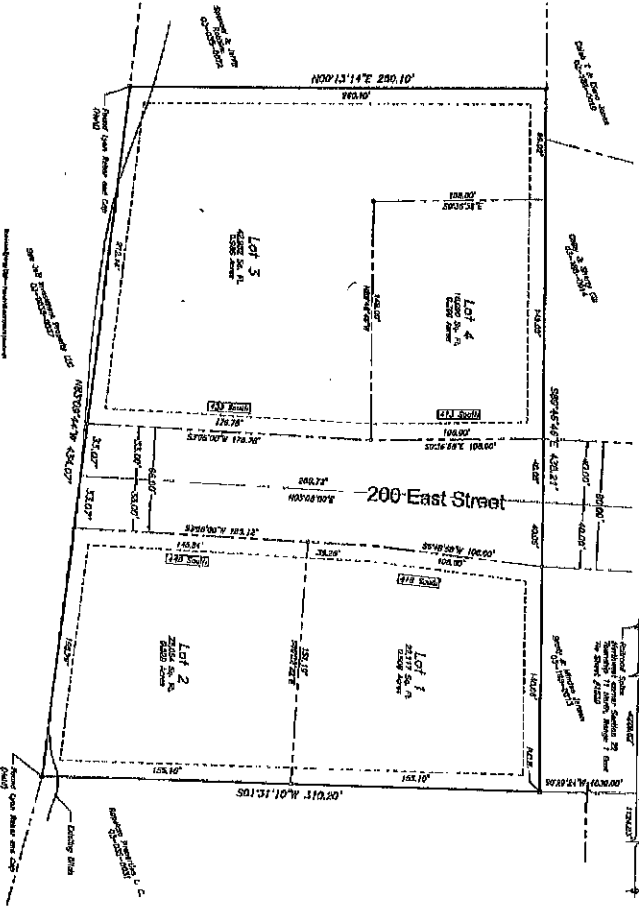
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.M.
WILLIAMS, CASS COUNTY, IOWA
CONTAINING 2.88 ACRES IN 4 LOTS

- CONVEYING INTERESTS**
1. The interest in the land shown on the plat is being conveyed to the heirs and assigns of the owner of the land shown on the plat.
 2. The interest in the land shown on the plat is being conveyed to the heirs and assigns of the owner of the land shown on the plat.
 3. The interest in the land shown on the plat is being conveyed to the heirs and assigns of the owner of the land shown on the plat.
 4. The interest in the land shown on the plat is being conveyed to the heirs and assigns of the owner of the land shown on the plat.
 5. The interest in the land shown on the plat is being conveyed to the heirs and assigns of the owner of the land shown on the plat.

LEGAL DESCRIPTION

That certain 2.88 acres of land, more or less, situated in the Southeast Quarter of Section 22, Township 11 North, Range 1 East, S.L.B.M., Cass County, Iowa, containing 2.88 acres in 4 lots, to-wit:

Lot 1: 0.72 acres
Lot 2: 0.72 acres
Lot 3: 0.72 acres
Lot 4: 0.72 acres



Owner's Declaration
I, the undersigned, being the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

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Subdivision Amendment Boundary
The boundary of the land shown on the plat is being amended to conform with the boundary shown on the plat.

ACKNOWLEDGMENT
I, the undersigned, being the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

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WILLIAMS CITY ATTORNEY APPROVAL
I, the undersigned, being the attorney for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

WILLIAMS CITY ENGINEER CERTIFICATE
I, the undersigned, being the engineer for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

SEAL INTER HEALTH DEPARTMENT APPROVAL
I, the undersigned, being the health department official for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

WILLIAMS CITY PLANNING AND ZONING COMMISSION
I, the undersigned, being the planning and zoning commission official for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

WILLIAMS CITY COUNCIL
I, the undersigned, being the city council official for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.

FORESIGHT LAND SURVEYING
I, the undersigned, being the land surveying official for the owner of the land shown on the plat, do hereby declare that the land shown on the plat is my own and that I have no interest in the land shown on the plat other than the interest shown on the plat.