

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

July 15, 2021

1. Roll Call:

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

Others Present:

Recorder Corey Twedt, Treasurer Tara Hobbs, Chris Coombs, Justin Card, Gary Stauffer, Lesa Haymore, Shane Jessop

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 July 15, 2021 was reviewed. A motion was made by Commissioner Anderson to approve the agenda as outlined. Commissioner Dickey seconded.

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

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

The Planning Commission meeting minutes were reviewed.

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

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

5.A. Zoning Clearance – Justin Card, Accessory Building, 34 N. Main

Justin said he was back before the Commission for a revision to the plans that had been accepted at the previous meeting. He said he wanted to reduce the scope of the accessory building and move the location on the lot.

Chairman Greenhalgh confirmed that clearances were accounted for properly. No sewer or septic in the building. Total height is about 22 feet.

Commissioner Lewis motioned to approve the clearance. Commissioner Ripplinger seconded.

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

5.B. Zoning Clearance – Chris Coombs, Accessory Building, 11 N. Main

Chairman Greenhalgh confirmed the setbacks met the requirements. Chris said that it would be a 19-foot-tall metal building and would not need sewer or septic.

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

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

5.C. Gary Stauffer Subdivision Conceptual Design – Parcel 02-124-0009

Gary said that he built his home in 1962 which is in Providence on the north Millville border. He recently annexed 4.64 acres of property south of his home into Millville. He never planned on developing this property, but has been looking into options in subdividing to create lots on which his children could build their homes.

Gary said that he just wanted to understand costs and required infrastructure if they plan to develop. He asked about curb and gutter, sidewalks, sewer vs septic and road dedication. The Planning Commission said that sidewalks would not be required as this area was not marked on the sidewalk map. This area would most likely be swell and not curb and gutter. As new private roads are not permitted. A road would have to be built and dedicated to the City. This would most likely be a road with 66 feet of right of way and about 35 feet of asphalt. Chairman Greenhalgh said that there were a few options for a turnaround at the end of the road that could be reviewed. Commissioner Ripplinger clarified that these were just estimates being provided tonight. The requirements would have to be determined when there is a full plat and the development process is followed.

Recorder Twedt reminded Gary that the property annexed into Millville as Agricultural and would need to be rezoned before development. Gary said that he was aware of the required rezone. Chairman Greenhalgh suggested that the R2 Residential Zone may work good for this parcel with the lot sizes they were planning on. Recorder Twedt said that Gary may want to work with Mike Zollinger on the rezone as he needed to do one right now as well and they could potentially team up and do it together.

Lesia asked for some clarification on the sewer infrastructure requirements. The Commissioners explained that sewer infrastructure will be required no matter what. Depending on the status of the sewer project and when they plan on building, they may need to put in septic tanks as well.

Recorder Twedt said that although this was an initial review an official conceptual review would be needed at some point in the future when there was a little more clarity on what the development would look like and when the property is zoned for residential.

5.D. Discussion on Possibility of Creating New Higher Density Zone

Chairman Greenhalgh explained that Mayor Hair had asked the Planning Commission to look into the possibility of a higher density zone and create a pro and con list. Garrett said that now that they had been looking into this for a couple of weeks, there were more pros and more cons than he had originally expected.

Chairman Greenhalgh reviewed his list and added to it with comments from the rest of the Planning Commission. This is the list that they created:

Pros in a Higher Density Zone or Multi-Family Zone

- If we don't have a multi-family zone, we may lose the property to another city and we are already short on developable land.
- Having a multi-family zone will provide greater tax revenue to the city.
- Having a multi-family zone would fulfill the low-income housing requirement from the state, and provide housing for lower income families that would otherwise not be able to afford a home due to recent jumps in inflation.
- With more tax revenue, we could afford more things as a city; more parks, more sidewalks, etc.
- The proposed location (west of the highway) is a very logical location for multi-family. It is between residential and commercial zones and can be used as a buffer. It is close to two highways. It will not crowd existing City streets.
- If we lose the property to another city, we will still feel some of that impact to our city, but with no benefit to us.
- Making a multi-family zone means that we have control over what that looks like. We can determine maximum numbers, or design criteria.
- The multi-family zone is close to Nibley, so we could hook to sewer quickly if Nibley decides to go to Hyrum for sewer.
- Hyrum city has multi-family zones, and they still have a "small town" feel. They also have a library, and other benefits that higher tax revenue brings.

Cons in a Higher Density Zone or Multi-Family Zone

- Making a multi-family zone so that we can keep the property in the city may make it very costly for us to provide utilities to that area that is so far away from the rest of our infrastructure.
- Commercial development also provides tax revenue to the city without as much cost and impact to the rest of the city. If we make this a multi-family zone, we lose it as potential commercial development.
- All the impact fees that we would collect from the new multi-family development still can't make water appear out of thin air. Water rights and availability would have to be carefully considered with any additional future growth.
- The same goes for roads and parks. We would need to add additional infrastructure and staff to maintain them.
- Currently our city population is small enough that we are not required to implement higher density zones. If we add a multi-family zone, it may increase our population to the point that we will be required to provide higher density housing. Most townhomes cost more than the low-income housing price-point anyway.
- Multi-family developments will change our city and will not be consistent with our town motto: "Country living at its finest." It will change the overall feel.
- People that move in to multi-family development may have different views on what they think our city should be like. They may have enough voting power to change us into a Nibley or Providence.
- The consequences of multi-family may not be completely clear. As an example, if Mond-Aire never existed, would we have had to drill a new well? Would we even be talking about sewer? Would our water pressure be higher?
- Multi-family housing may bring more crime to the city, which may cost us more in law enforcement.
- Multi-family could add 1,000 people very quickly to our city. This means more people at our parks, more people at our city celebrations and more people on our roads. What would that mean for our post office or our elementary school?
- Once the multi-family door is open, it doesn't close. Even if this particular piece isn't close to single family residential, the door is open for multi-family in our backyards. Once we have created a higher density zone, it more difficult to fight off developers in any open part of our city.
- Maybe we are fine to lose the property, because then it's someone else's problem to provide for this new development.
- Just because we make a multi-family zone does not mean that we will keep the property. We would still need to be able to provide sewer to that location in order to support multi-family. Since our sewer is delayed at the moment, there still may be grounds for annexation. Even if our sewer was underway, it would still probably not be done in time. This would mean that we open the door to multi-family in our city, and we lose the ground anyway.
- Our current efficiency rate as a city is better than most. If we add that many more people we will have to add more city employees, which will cost everyone more money and probably decrease city efficiency.

Commissioner Ripplinger discussed different types of zones and said that if they were to do something with higher density, she felt it should be mixed use. There was more discussion on the difficulties in providing utilities to new high-density areas.

Commissioner Dickey left at this time.

Commissioner Lewis said that he was not a fan of big apartment buildings, but that he wouldn't mind if the City allowed 4-plexes. He feels that a slightly higher density in certain areas might be good. He said that he would prefer see property move into Providence than have to deal with all of the negative consequences of extremely high density.

Millville City Planning Commission Minutes, July 15, 2021, Continued

The potential of bringing in more revenue was briefly discussed. If law enforcement costs increase and the city has to hire additional staff, the additional revenue may not net a positive for Millville. Commissioner Anderson said that he didn't like the idea of creating higher-density zones, but if they were to do so, he felt they should only be on the other side of the river. He said that higher density down by the Zollinger complex would be less of a burden to the City. The major issue would be finding a way to provide utilities.

The consensus from the Planning Commission was that having a high-density zone did not make sense for Millville at this point. They would share the pros and cons list that was created with the City Council to see how they wanted to proceed.

5.D. Other

No other items were discussed.

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

The Planning Commission reviewed the minutes from the City Council Meeting.

7. Agenda Items for Next Meeting

No agenda items were known at the time.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, August 5, 2021 at 8:00 pm. Commissioner Greenhalgh said that he would be gone that day.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:32 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

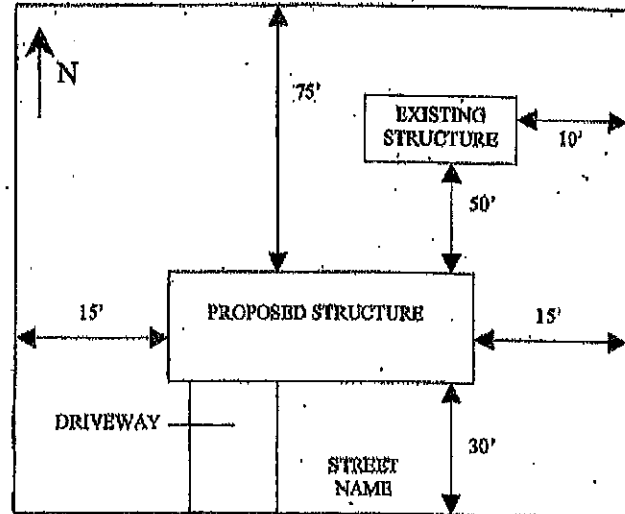
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

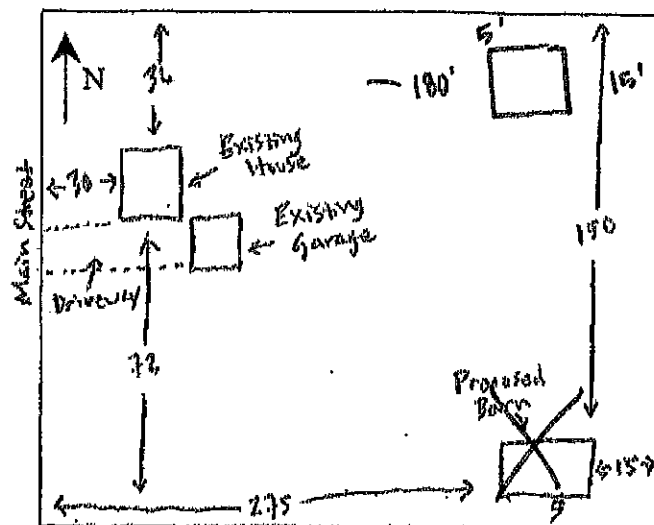
1. Justin Card
APPLICANT'S NAME
2. Po Box 459
MAILING ADDRESS
- Millville Utah 84326
CITY STATE ZIP CODE
3. 435-248-5785 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Pole Barn
TYPE OF STRUCTURE
7. 1,056 8. R1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 030 - 0016
TAX IDENTIFICATION NUMBER
11. 34 N. Main St., Millville
ADDRESS OF CONSTRUCTION
12. 1.25 13. 4,613
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. Pole barn, no concrete floor,
REMARKS
depending on lumber prices, may
be built in phases

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)

Justin Card

Building Permit Request for Accessory Building at Back of Lot

34 N Main St, Millville

Tax ID 03-030-0016

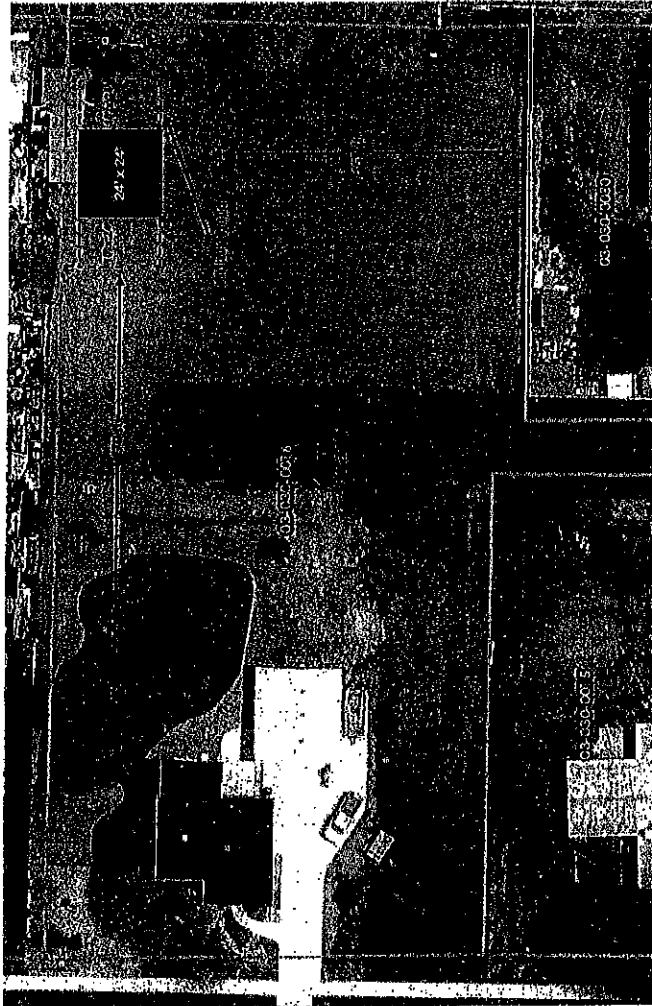
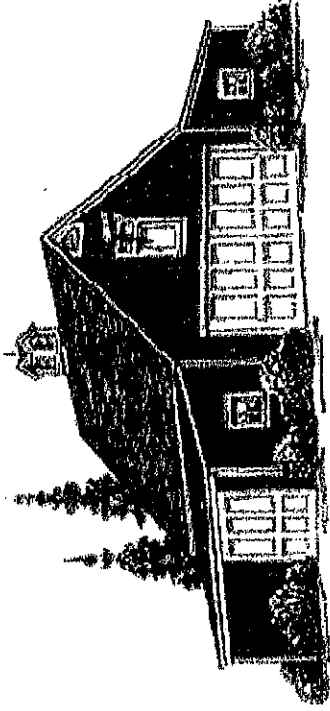
Property Size: 1.25 acres

435-248-5785

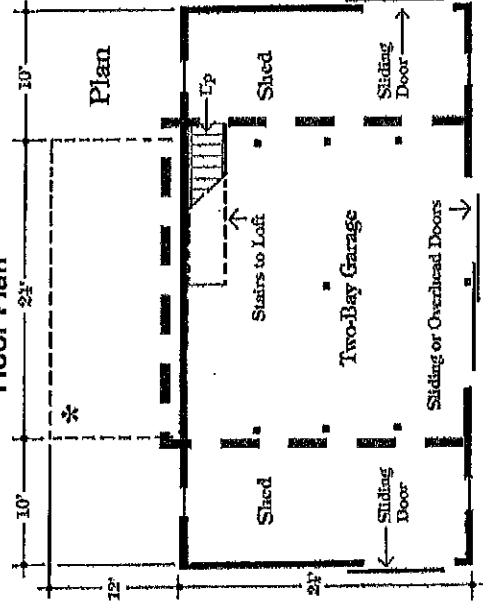


Red Walnut Barn

Pole Barn Plan Set #441



Floor Plan



DETAILS:

Pole Building Construction

Center Section: 576 sq ft

Height at Ridge: 22' 6"

Gravel/Dirt Floor

Wood Siding

No Utilities

To be built at some point in the future:

Side Lean To's: 240 sq ft ea



00975

MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

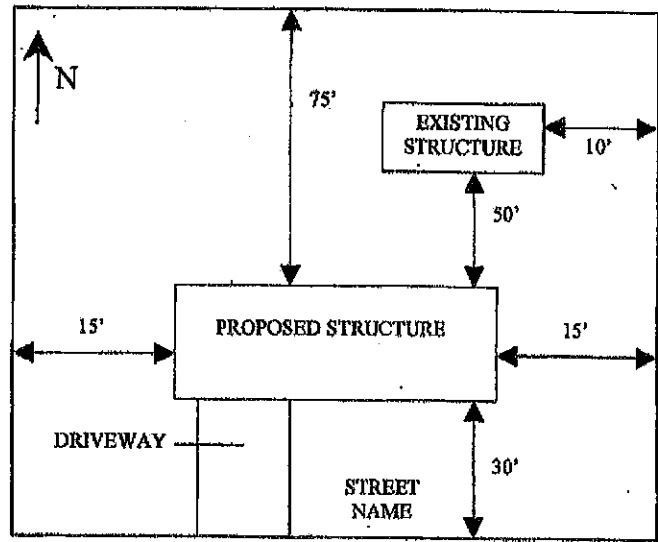
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

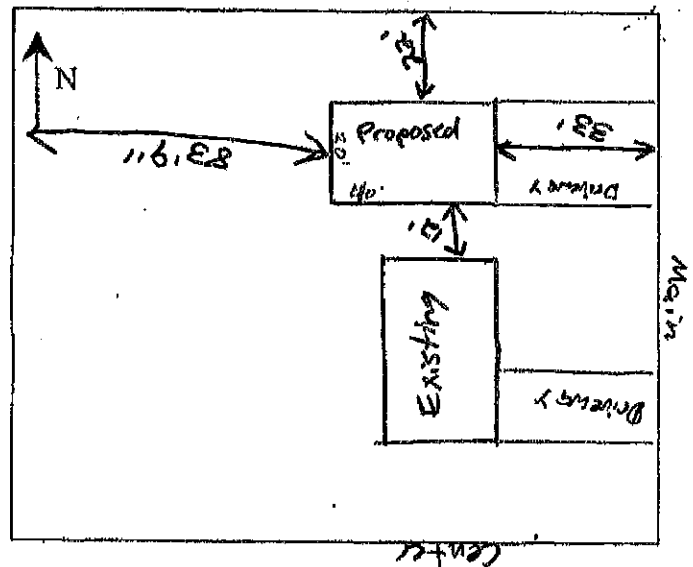
1. Chris Crumbs
APPLICANT'S NAME
2. P.O. Box 299
MAILING ADDRESS
- Millville CITY VT STATE 84326 ZIP CODE
3. 435-754-4173 HOME TELEPHONE 4. _____ BUSINESS TELEPHONE
5. _____ OWNER'S NAME (if different from applicant)
6. Steel Building / Shop
TYPE OF STRUCTURE
7. 1200 SQUARE FOOTAGE 8. Residential ZONE
9. _____ SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0035
TAX IDENTIFICATION NUMBER
11. 11 N Main St Millville VT 84326
ADDRESS OF CONSTRUCTION
12. 165' x 156' 4" LOT SIZE 13. _____ 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 _____

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7/9/2021

North

Google Maps

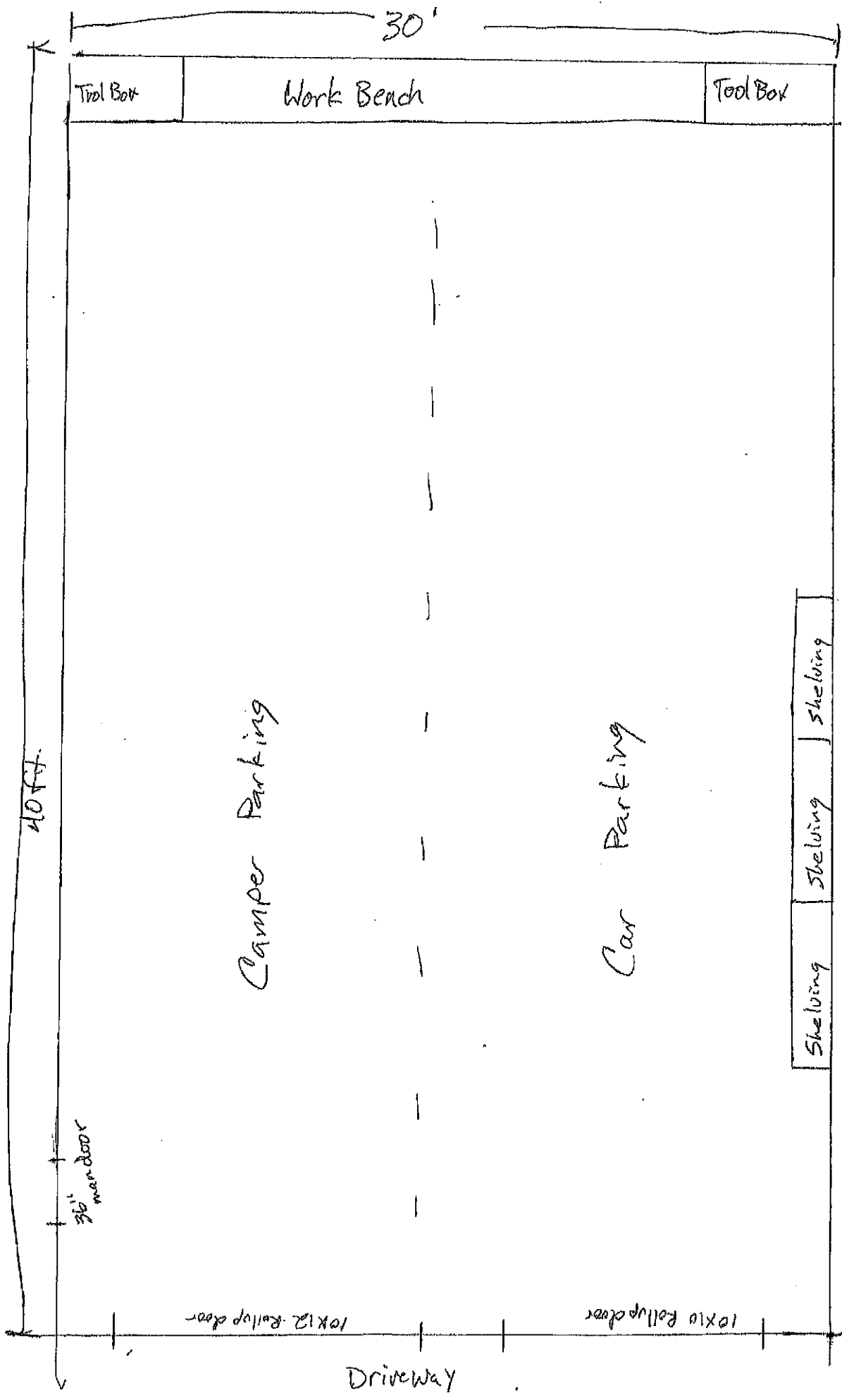


Google

Map data ©2021, Map data ©2021 20 ft

Center St.

<https://www.google.com/maps/@41.6818957,-111.8241821,49m/data=!3m1!1e3>

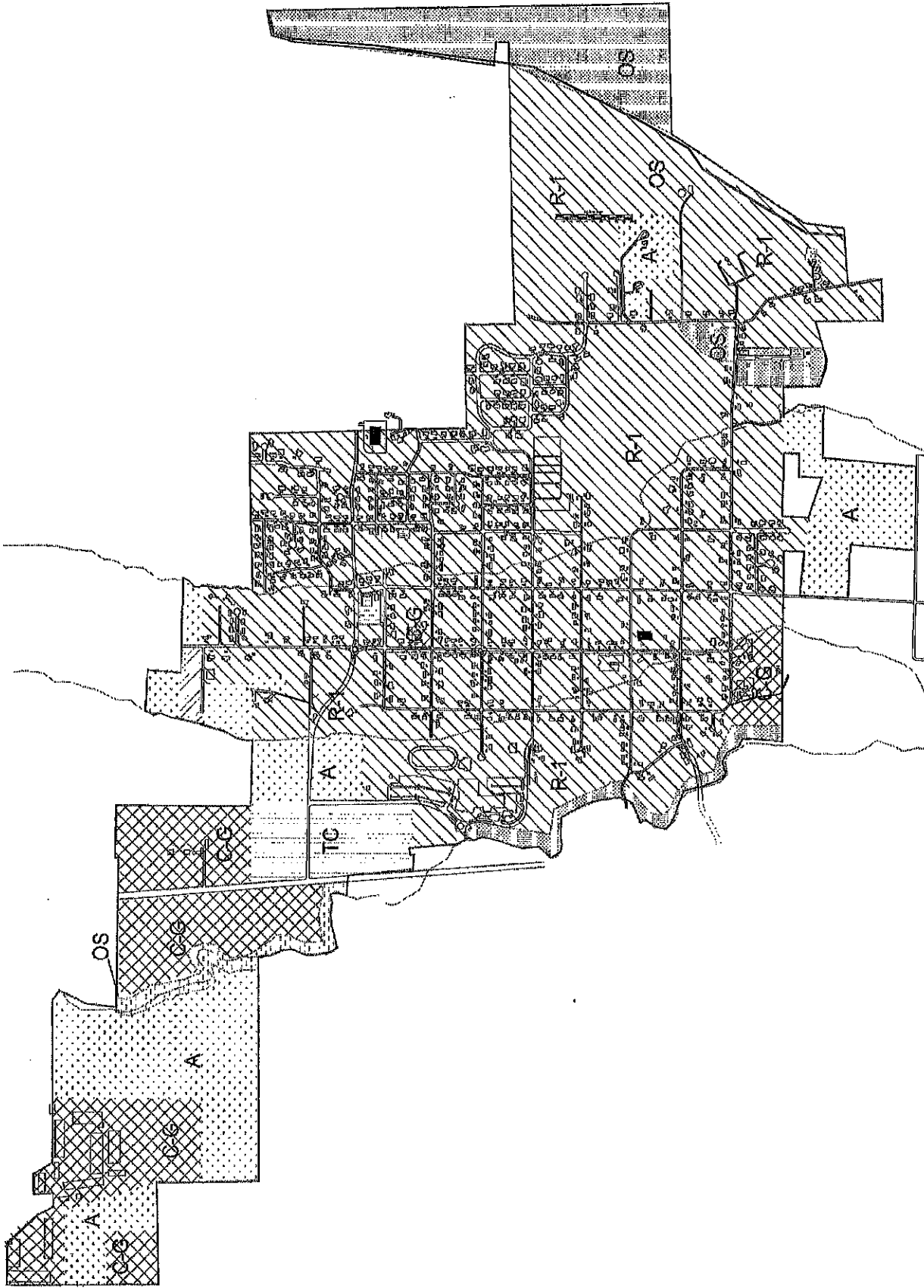


20' 000'



Parcel Tax ID: 02-124-0009

Owner Name	GARY C & CAROL SUE B TRS STAUFFER
Owner Address	630 S 200 W
Owner City State Zip	PROVIDENCE, UT 84332-9732
Property Address	
Property City	
District Code	033
District Code Definition	MILLVILLE CITY W/O CEM
Legal	4.64
Zoom In	***



This is to certify that this map is the official zoning map for the City of Millville, Utah, and is subject to the provisions of the Utah Zoning Act, Chapter 10, Title 17, Utah Code, and is subject to the provisions of the Utah Zoning Act, Chapter 10, Title 17, Utah Code.

City Recorder
 David M. Meyer
 David M. Meyer
 11/12/20
 Date



Zoning City of Millville

Prepared by: David M. Meyer

11 Nov 2020

File: Zoning 2020-11-11 r15.dwg

Ref: Plan: Millville 2017 3-30-17

Open Space
 (OS)

Residential
 (R-1)

Commercial
 (C-1)

Residential
 (R-2)

Commercial
 (C-2)

Residential
 (R-3)

Commercial
 (C-3)