

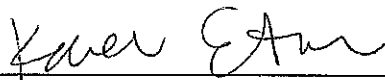
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **August 19, 2021** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from August 5, 2021
5. Agenda Items
 - A. Final Plat- Zollinger Estates Subdivision Phase 2
 - B. Other
6. City Council Report- Review minutes from August 12, 2021
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- September 2 , 2021
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on August 16, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

August 5, 2021

1. Roll Call:

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

Others Present:

Treasurer Tara Hobbs, Pam June, Michael Anderson, Mike Zollinger, Dustin Gasaway, Marvin & Louise John

2. Opening Remarks/Pledge of Allegiance

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

Commissioner Dickey led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

A motion was made by Commissioner Farmer to approve the agenda for August 5, 2021.

Commissioner Lewis seconded.

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

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

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Anderson to approve the minutes. Commissioner Ripplinger seconded.

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

5.A. Zoning Clearance – Cook Homes, Zollinger Estates Lot #1 215 E 2100 S Millville

Needs an address for the home that is not listed as a Providence address.

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

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

5.B. Zoning Clearance – Accessory Building, Michael Anderson, 270 E 500 N, Millville

Concerns about the building being right on the property line. Mr. Anderson stated that he contacted the county and they said they defer to Millville's standards. In our code we have it stated that the drip line can be on property line as long as there is a firewall on the line of the property. Commissioner Lewis and Farmer stated that they typically recommend the setback is 5 foot away, however Commissioner Dickey stated that if it was in the code, then Mr. Anderson is correct. He came in a few months ago and asked about putting a building over storm drainage pipes, he was advised to get the reengineered, and he did. He will have a firewall on that side, and it will be a part of the inspection. Currently the neighbors' fence is on his property about 1-1/2 feet.

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

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

5. C. Preliminary Plat- Zollinger Estates Subdivision Phase 2

Mike Zollinger stated that this is Phase Two of the Zollinger Subdivision. We are waiting to hear back from the state to complete the annexation fully. Planning & Zoning can move forward with the Preliminary and Final Plat approvals, and then it will go to City Council. Bonnie Farmer asked if there will be a sidewalk on the properties that face Main street. There is nothing on the west side of the road currently in Providence, and it's only on a few properties along the road in Millville. Lot 4 and Lot 5 will access off of Main Street. Matt Anderson stated that this approval needs a stipulation that it needs to access off of Main street to keep with the court ruling. Mike Zollinger wanted to clarify that because they went through the annexation and zoning it would be completed for this sliver of a piece. This small piece will connect to the property that has already been rezoned, so that is completed, and more rezoning does not need to be done.

5.D. Other

Jeff Johns are a 501C3 corporation. They want a 20-acre botanical garden and park. Theme of the park is the family. Sculpture scenes of family from the beginning and will be a \$40 million project. If the Church of Jesus Christ of Latter-Day Saints would be on board, then there could be a visitor center. There could be a parking lot, restaurant where tour buses can stop on their way through town. Admission would be charged. Development would be funded by grants, etc. Maintenance would be self-contained. It would be a private park, not a city park. 15 acres of open space. They wanted to know if they should move forward with it. These properties would come with water shares. The Planning & Zoning commission were very favorable with this project and told the John's that they were excited to see more information on it in the future.

Larry Lewis has concerns about the sidewalk installation requirements. Barry Banham has been asked and required to pay to put in the sidewalk in front of his lot, but some around him get a grant to pay for free. Bonnie Farmer asked which properties would get the grant, and Larry Lewis stated that it was properties close to the Banham's that were requesting a grant to pay for them. He is concerned with where we are actually requiring sidewalks. Darcy Ripplinger stated that her understanding was that Planning & Zoning made a roadmap that is not being enforced, but it was what we would like to see developed. Matt Anderson asked if Barry puts the sidewalk in is the city going to put the remaining sidewalk in surrounding his property. Larry Lewis stated that he had heard that the sidewalks are putting in for a grant.

Monson's home and property are for sale. It's 3 acres. There has been some interest in subdividing the property by a few people.

Tara is getting calls about living in an RV in the back of a home on a property. We need to send this concern to City Council. Tara acknowledges that there are some people already living in a trailer behind a home. Larry Lewis stated that this was against our code, but Matt Anderson stated this is a grey area.

6. City Council Report – review minutes from the July 22, 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

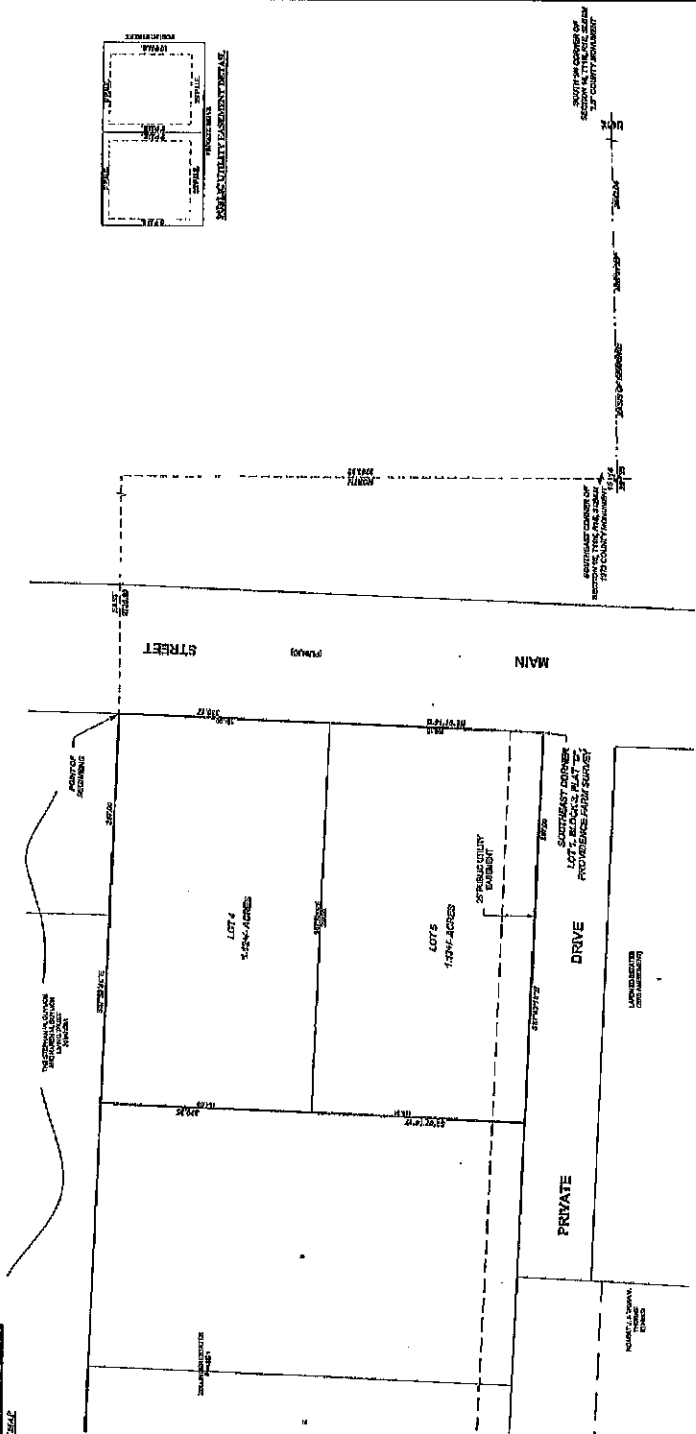
Larry Lewis might be gone. Lynette Dickey will let us know if she will be gone.

9. Adjournment

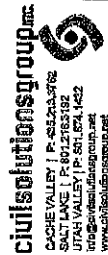
Chairman Greenhalgh moved to adjourn the meeting at 8:51 p.m.



FINAL PLAT
OF
ZOLLINGER ESTATES
SUBDIVISION
PHASE 2
LOCATED IN THE NW1/4 OF SECTION 16, T14N, R1E, S18E4M
MILVILLE, UTAH



SECRET



civilizationsgroup inc.

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 SALT LAKE | P: 801.216.5192
 UTAH VALLEY | P: 801.674.1422
 info@civilizationsgroup.net
 www.civilizationsgroup.net

CONSENT OF GUY THORNTON FOR NONSUPPORTING CIVILITY
PLANNING COMMISSION APPROVAL AND ACCEPTANCE

STATIONERY SUPPLY CO.

DATE	TRAINING COMMISSION CALL

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[illegible][illegible][illegible]

SURVIVORS CERTIFICATE

[illegible]

DATE	BOUNDARY DESCRIPTION
09/17/77 CARLE PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 12653	

100

COLLIERIE DISTRICTS
-SOUTH-WESTERN

ING DO NOT YET INDICATE FOR THE PERMANENT USE OF THE PUBLIC AREAS, PARKS AND OTHER AREAS SINCE ON THIS DATE AN EXTENSIVE PROGRAM OF RESEARCH AND INVESTIGATION IS BEING CONDUCTED BY THE UNITED STATES GEOLOGICAL SURVEY AND THE UNITED STATES FOREST SERVICE TO DETERMINE THE EFFECTS OF THE CONSTRUCTION OF THE DAM ON THE FISH AND WILDLIFE HABITAT. THE UNITED STATES GEOLOGICAL SURVEY IS CURRENTLY CONDUCTING A STUDY OF THE EFFECTS OF THE CONSTRUCTION OF THE DAM ON THE FISH AND WILDLIFE HABITAT. THE UNITED STATES FOREST SERVICE IS CURRENTLY CONDUCTING A STUDY OF THE EFFECTS OF THE CONSTRUCTION OF THE DAM ON THE FISH AND WILDLIFE HABITAT. THE UNITED STATES GEOLOGICAL SURVEY IS CURRENTLY CONDUCTING A STUDY OF THE EFFECTS OF THE CONSTRUCTION OF THE DAM ON THE FISH AND WILDLIFE HABITAT. THE UNITED STATES FOREST SERVICE IS CURRENTLY CONDUCTING A STUDY OF THE EFFECTS OF THE CONSTRUCTION OF THE DAM ON THE FISH AND WILDLIFE HABITAT.

DEPARTMENT OF THE ARMY
WASHINGTON, D.C. 20315

LIMITED LIABILITY COMPANY AGREEMENT

CITY COUNCIL APPROVAL AND VOUCHER NO.

DATE OF COMMISSION EXPIRATION _____

NOTED FULL NUMBER OF INSTANCES _____

IN REPLY TO CITY CLERK'S LETTER DATED _____

TO COMMISSION NO. _____

RECORDING DEPARTMENT THAT SAID CORPORATION DISCLOSED THE SAME.

PRESENTED TO THE MILWAUKEE CITY COUNCIL THIS 25 DAY
OF APRIL 1961 THAT THIS RESOLUTION WAS APPROVED
AS ACCEPTED.

DATE	TIME
11/15/83	10:00
11/15/83	10:00

**FINAL PLAT
OF
ZOLLINGER ESTATES**

ZOLLINGER ESTATES
SUBDIVISION
PHASE 2
LOCATED IN THE AREA OF SECTION 15, T14N, R12E, S24M

MILLVILLE, ILLINOIS

REC'D ORDERED # _____ DATE _____ PAGE _____
STATE OF ILLINOIS
COUNTY OF MILLS
CIVIL DIVISION