

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.



00963

MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

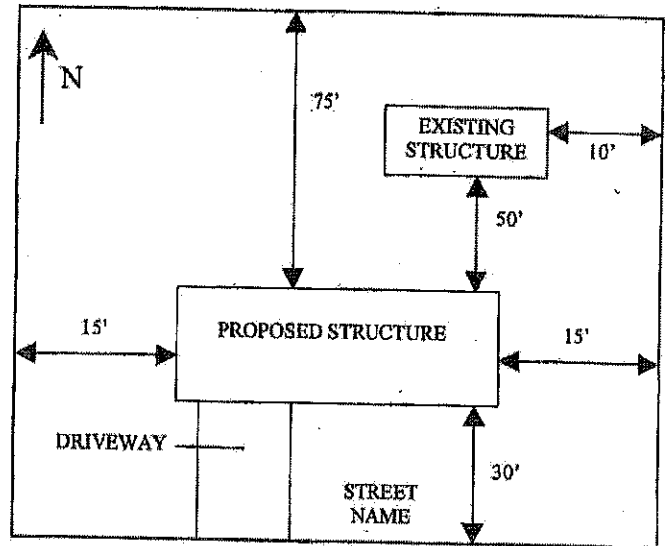
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

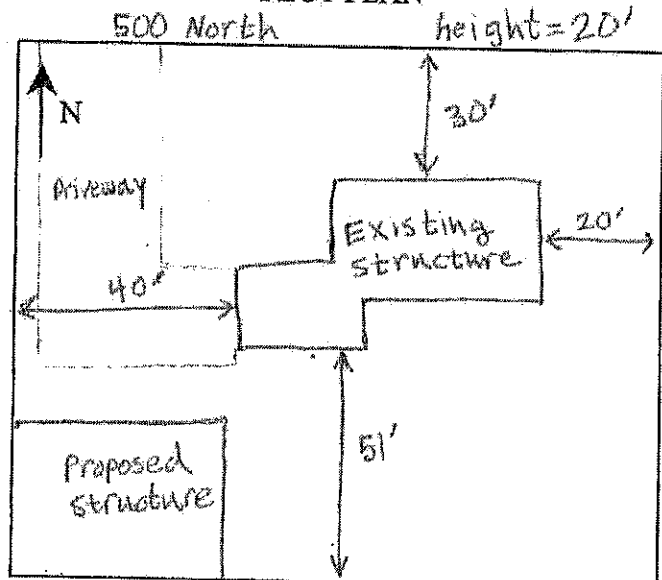
1. Michael Anderson
APPLICANT'S NAME
2. PO Box 717
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435 232 9803 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Accessory Building
TYPE OF STRUCTURE
7. 1,178 8. Residential
SQUARE FOOTAGE ZONE
9. The Views at Copper Leaf, Lot 12
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0012
TAX IDENTIFICATION NUMBER
11. 270 East 500 North
ADDRESS OF CONSTRUCTION
12. 0.45 13. 4,730
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



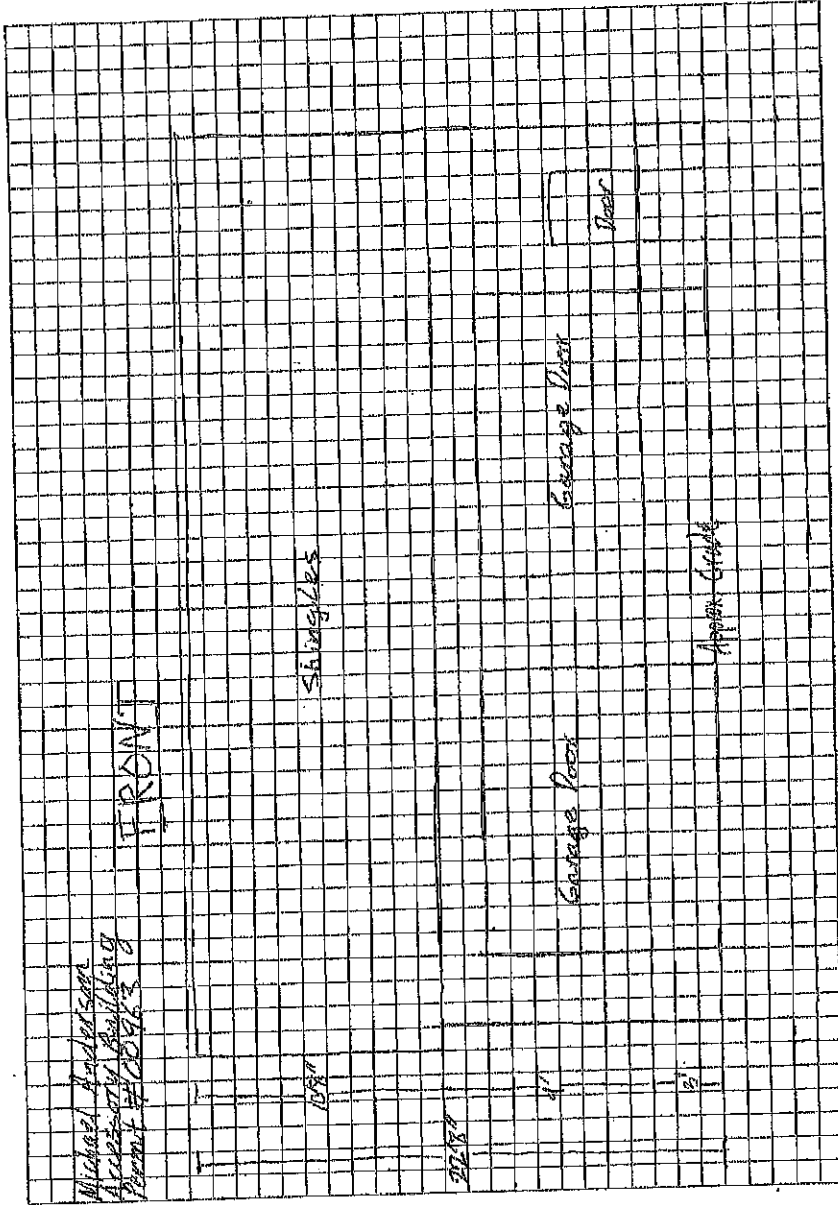
APPROVED - PLANNING AND ZONING

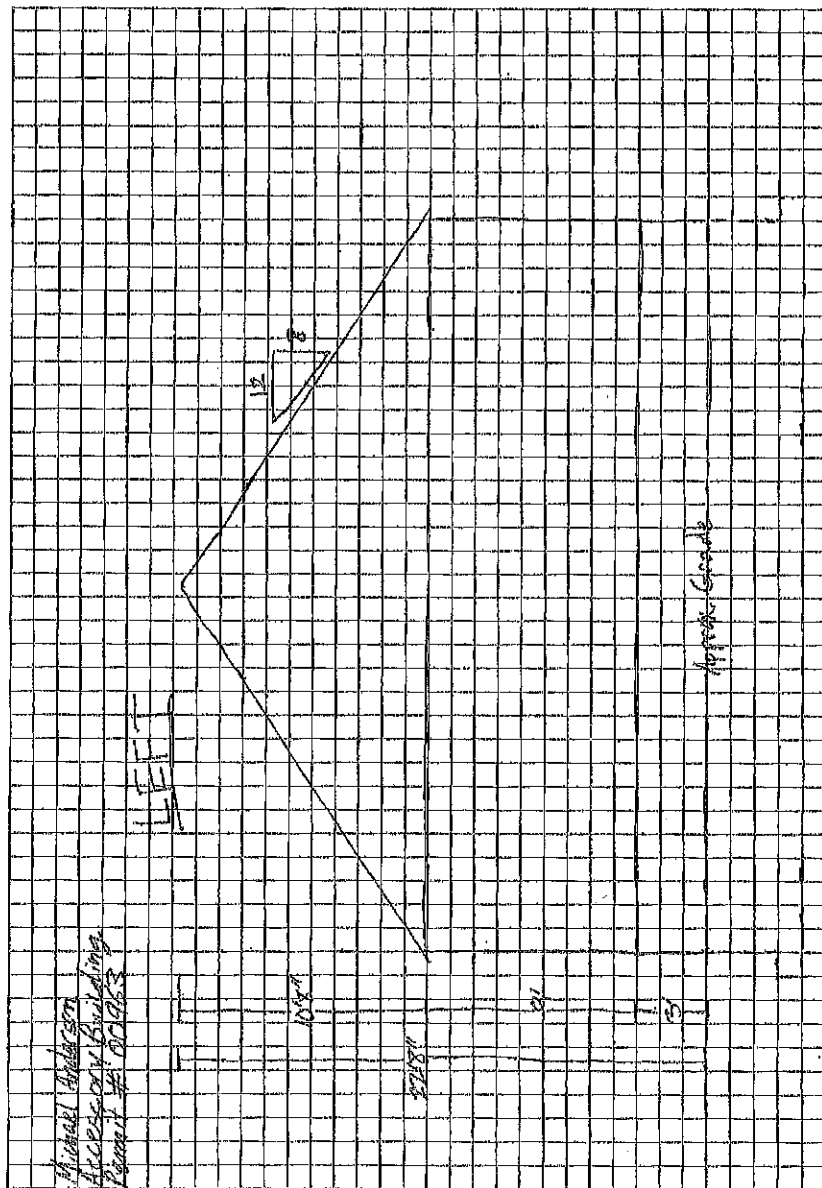
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FEES PAID - TREASURER

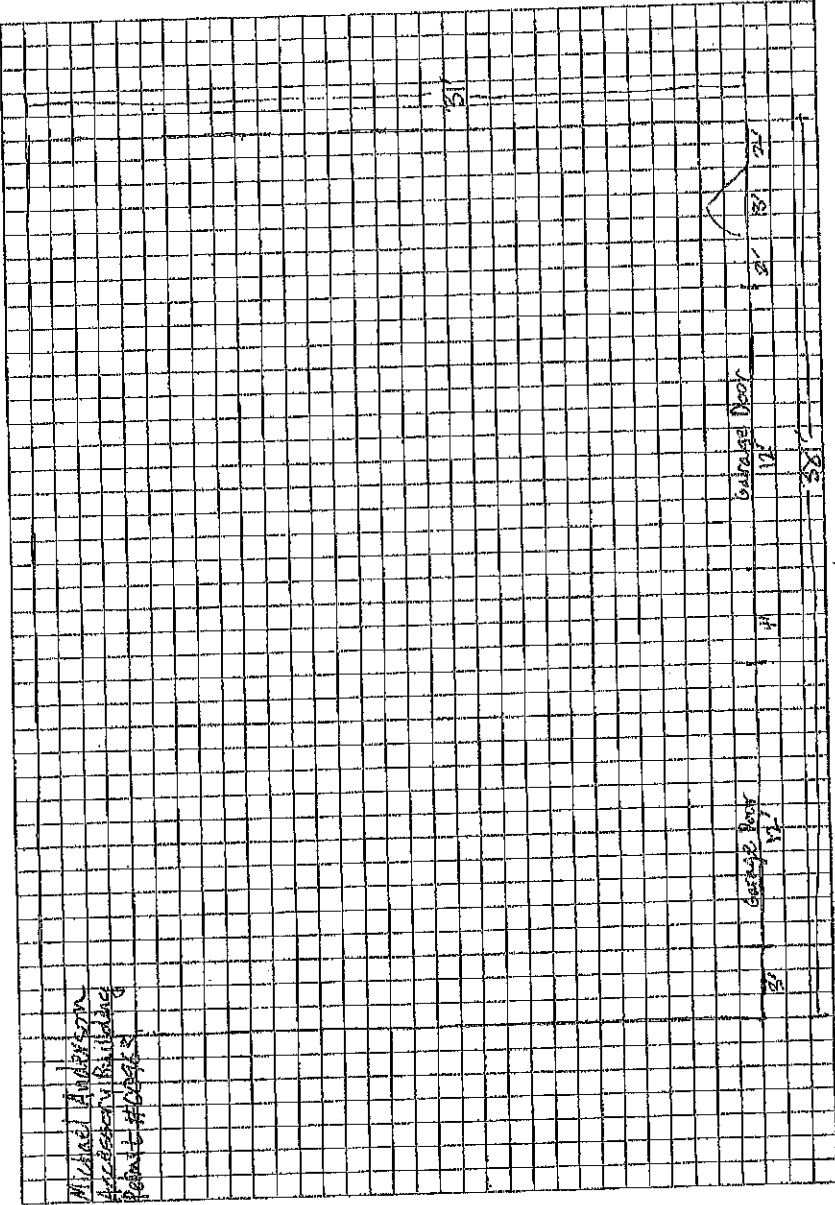
DATE

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)





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N

MICHAEL ANDERSON
APR 25, 2004
POINT #000000

Garage Door

Garage Door

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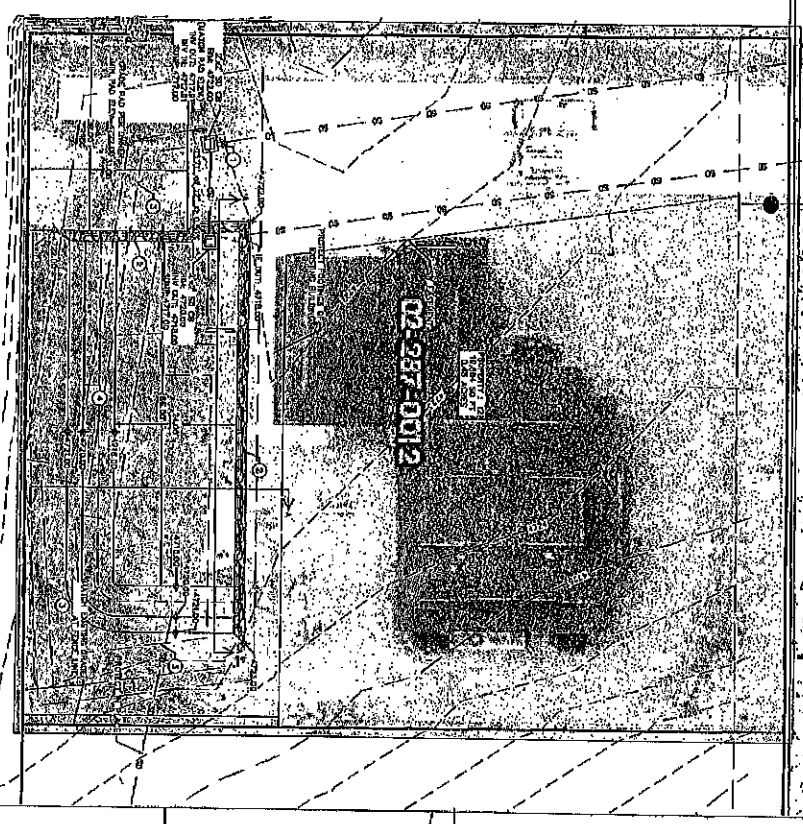
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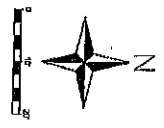
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- POND SECTION A-A
NOT TO SCALE



LEGEND

_____	PROPERTY BOARD/ST
_____	BOOTH OF WASH STATE
_____	DC STATE ARCHIVE
_____	DC WATER LANE
_____	PROCESSED WATER LINE
_____	PAVEMENT STICK MARK
_____	DC BOOTH
_____	PROCESSED CEMENT
_____	DC ASPHALT
_____	PROCESSED ASPHALT
_____	PUBLIC UTILITY CEMENT

Know what's below.

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BLUE STAKES OF UTAH
UTILITY MARKING CORP., INC.
www.bluestakes.com/811
1-800-682-8411

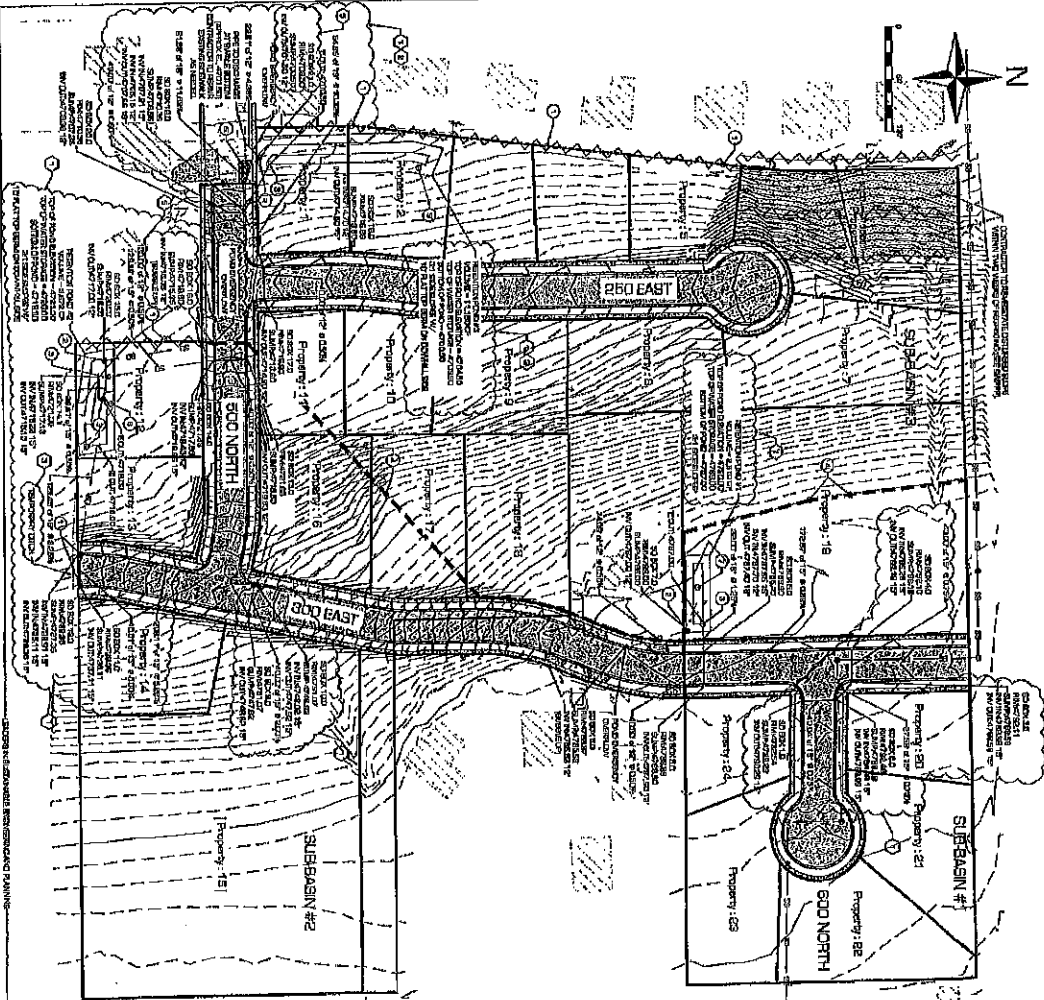
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civilsolutionsgroup inc.

PROVIDENCE | P: 435.243.3762
SALT LAKE CITY | P: 801.216.3182
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



SCALE: 1"=50'

[illegible]

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1-800-662-1111

THE VIEWS AT COPPERLEAF
CONSTRUCTION DOCUMENTS
MILLVILLE, UT

civilsolutionsgroup inc.

PROVIDENCE | P: 438.216.9702
SALT LAKE CITY | P: 801.216.3102
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

STORM
DRAIN/EROSION
CONTROL PLAN
C-202

DATE	TIME	DESCRIPTION
01/08/16	08:00	CHANGING ITEM MOUNTAIN CITY
01/08/16	08:00	CHANGING ITEM, CHANGING FROM MOUNTAIN CITY
01/08/16	08:00	FINAL REMOVAL FROM CITY (222) 222
01/08/16	08:00	LIGHT FOUR STREET LIGHT AND STOP SIGN
01/08/16	08:00	ITEM FROM MOUNTAIN CITY (222) 222

00970

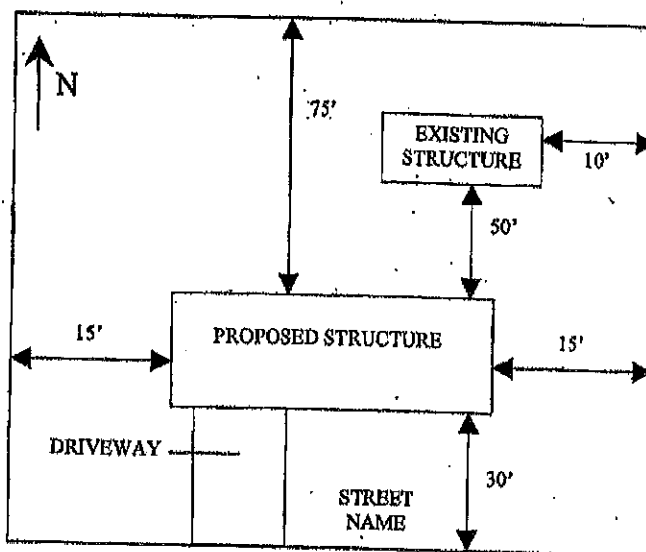


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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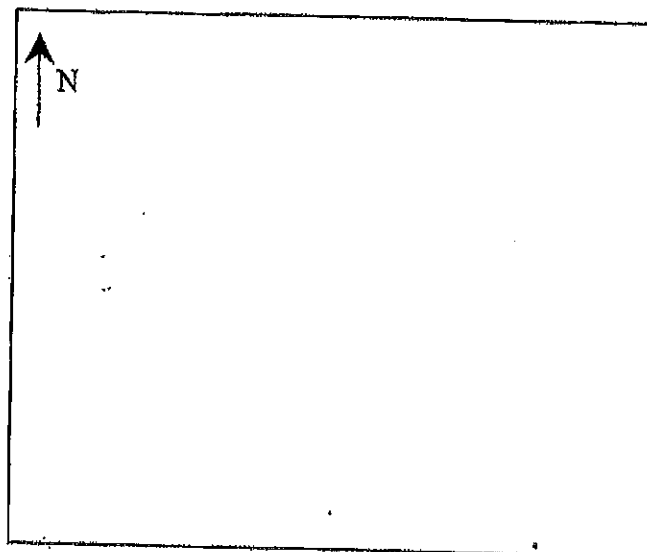
APPLICATION INFORMATION

1. Cook Homes Inc.
APPLICANT'S NAME
2. P.O. Box 353
MAILING ADDRESS
- Logan UT 84323
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE 4. 435-764-4779 BUSINESS TELEPHONE
5. Mike Zollinger
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 6,550 8. R1
SQUARE FOOTAGE ZONE
9. Zollinger Estates Lot #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0001
TAX IDENTIFICATION NUMBER
11. 215 E. 2100 S. Millville, VT
ADDRESS OF CONSTRUCTION
12. 1.61 Acres 13. 4568
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. height 24' 3"
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

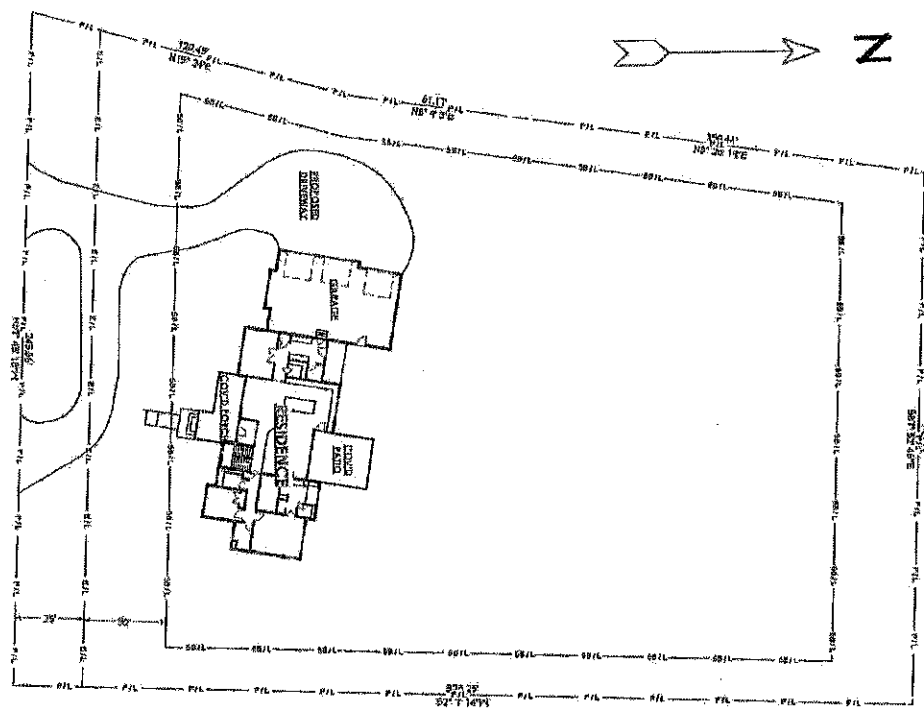
DATE

FEE 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.

SITE PLAN
SCALE 1" = 20'-0"



PAGE:

CALYPSO GROVE

© COPYRIGHT DOMANI HOME DESIGN 2021

DESIGNER:
STEFANI THATCHER

PRINT DATE:
MAY 24, 2021

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	3,000 SF
SECOND FLOOR	2,000 SF
THIRD FLOOR	1,000 SF
FOURTH FLOOR	1,000 SF
FIFTH FLOOR	1,000 SF
SIXTH FLOOR	1,000 SF
SEVENTH FLOOR	1,000 SF
EIGHTH FLOOR	1,000 SF
NINTH FLOOR	1,000 SF
TENTH FLOOR	1,000 SF
ELEVENTH FLOOR	1,000 SF
TWELFTH FLOOR	1,000 SF
THIRTEENTH FLOOR	1,000 SF
FOURTEENTH FLOOR	1,000 SF
FIFTEENTH FLOOR	1,000 SF
SIXTEENTH FLOOR	1,000 SF
SEVENTEENTH FLOOR	1,000 SF
EIGHTEENTH FLOOR	1,000 SF
NINETEENTH FLOOR	1,000 SF
TWENTIETH FLOOR	1,000 SF

APPROX. 21,000 SQ. FT. TOTAL
PROVIDENCE, RI 02903

Address:

Client:
Michael & Karla
Zollinger

450 South Main Street
Providence, RI 02903
Phone: 401-843-1234
Email: info@domanihome.com



