

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **September 2, 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 19, 2021
5. Agenda Items
 - A. Zoning Clearance- Accessory Building, Rex & Annette Pehrson, 125 E 300 N, Millville
 - B. Final Plat- Millville Acres
 - C. Other
6. City Council Report- Review minutes from August 26, 2021
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- September 16, 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 30, 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 19, 2021

PRESENT: Lynette Dickey, Bonnie Farmer, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Mayor Hair, Chad Kendrick, Mike Anderson, Melanie & Dave Morgan, Pam June, Kristen Gonzalez

Call to Order/Roll Call:

Commissioner Dickey opened the meeting for August 19, 2021 at 8:00 p.m. Commissioners Lynette Dickey, Bonnie Farmer, Matt Anderson (Alt.) was present. Commissioner Darcy Ripplinger (Alt.) arrived late, Commissioner Larry Lewis excused, and Commissioners Greenhalgh and Thompson were absent. Also, Treasurer Tara Hobbs and Development Coordinator Kara Everton were present.

Opening Remarks/Pledge of Allegiance

Commissioner Dickey led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Anderson moved to approve the agenda for August 19, 2021.** Commissioner Farmer seconded. Commissioners Dickey, Farmer, and Anderson voted in favor with Commissioners Lewis excused, and Commissioners Greenhalgh and Thompson were absent. Commissioner Ripplinger is to arrive later.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for August 5, 2021. **Commissioner Farmer moved to approve the minutes for August 5, 2021.** Commissioners Dickey, Farmer, and Anderson voted in favor with Commissioners Lewis excused, and Commissioners Greenhalgh and Thompson were absent. Commissioner Ripplinger is to arrive later.

Commissioner Ripplinger arrived at this point.

5.A Zollinger Estates Phase 2 Final Plat

No representative was present to represent, so Commissioner Dickey moved to go to item 5.B.

Matt Anderson would like to see the access off of main street with the plat as well as the 10 foot easement along the front of the property.

Commissioner Anderson moved to approve the Final Plat for the Zollinger Estates Phase Two with the condition of the access being shown off Main Street as well as the Utility Easement on the plans with Commissioner Farmer seconding. Commissioners Dickey, Farmer, and Anderson voted in favor with Commissioners Lewis excused, and Commissioners Greenhalgh and Thompson were absent. Commissioner Ripplinger is to arrive later.

5.B. Other:

Dave & Melanie Morgan have a retention pond in their backyard. There is a lot of water in it currently. They get a lot of debris as well. Owner isn't sure if it is still needed as the development has since completed a larger retention pond. Mayor Hair said that it is designed to take water when it is necessary. There are no other lines to divert the water to another place. This is regulated by the state engineers, who come a few days once a year. They are designed and need to be kept at a certain capacity. Their house was the first house to be developed in that subdivision, and cannot be changed, filtered, or moved. Owners showed Public Works Director, Chad Kendrick, pictures of their current property water levels. Unfortunately, Millville City has no say in the regulations that are imposed. The owners cannot put anything permanent over that area just temporary structures.

KMM Properties Conceptual Design: Purchased Sheldon Monson's property that would like to be subdivided into three 1 acre lots. They will not have to put any roads, curb, or gutters. Lot 1 will stay as is. Lot 2 and Lot 3 will be torn down for new homes to be developed. Owners will clean up the property and make everything look nice. This amount of property will help keep the character of Millville. The water line is on the other side of the property so they will need to bring that over to this side of the street. No utilities need to be recorded. Commissioners advise to move forward with the Final Plat at the next meeting.

Kristen Gonzalez was asking if our code supports the building of an "accessory building" first and using it as a primary residence before the main primary residence is built. The Commissioner spoke about how this is a case where the code can be interpreted differently. Impact fees would need to be charged on the first building being built. The remaining fees on the main building will need to be determined.

City Council Report held on August 12, 2021

- Mayor Hair gave us an update on the Sewer
- Public Works Director Chad Kendrick gave an update on the well.

Agenda Items for Next Meeting

- KMM Properties Final Plat Subdivision
- Lot Line Adjustment for Chad Pemberton

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, September 2, 2021** at 8:00 pm.

Adjournment

Chairman Dickey moved to adjourn the meeting at 8:37 p.m.



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

APPLICATION INFORMATION

1. Rex & Annett Pehrson
 APPLICANT'S NAME

2. P.O. Box 392
 MAILING ADDRESS

Millville UT 84326
 CITY STATE ZIP CODE

3. (435) 770-5145 4. (435) 994-1967
 HOME TELEPHONE BUSINESS TELEPHONE

5. _____
 OWNER'S NAME (if different from applicant)

6. Residential Addition & Car Garage
 TYPE OF STRUCTURE

7. 900 SF 8. R-1
 SQUARE FOOTAGE ZONE

9. _____
 SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 02 - 130 - 0008
 TAX IDENTIFICATION NUMBER

11. 125 E 300 N
 ADDRESS OF CONSTRUCTION

12. 1.00 13. 4658
 LOT SIZE LOT ELEVATION

14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
 (choose one)

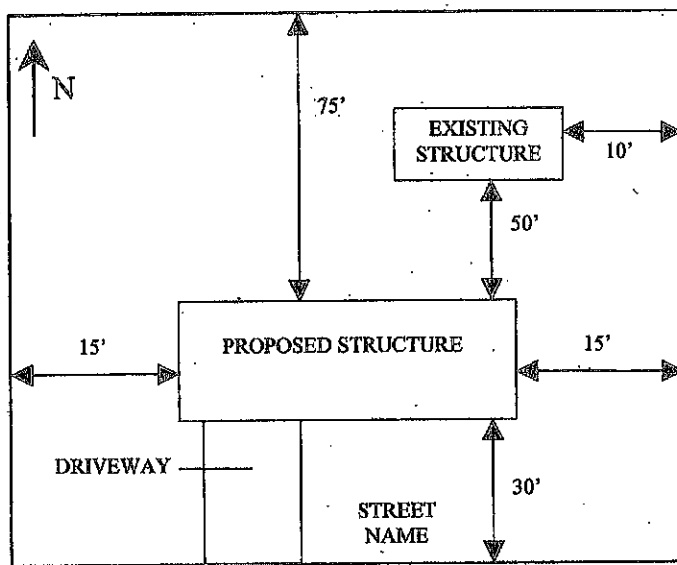
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
 (choose one)

16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
 (specify in remarks)

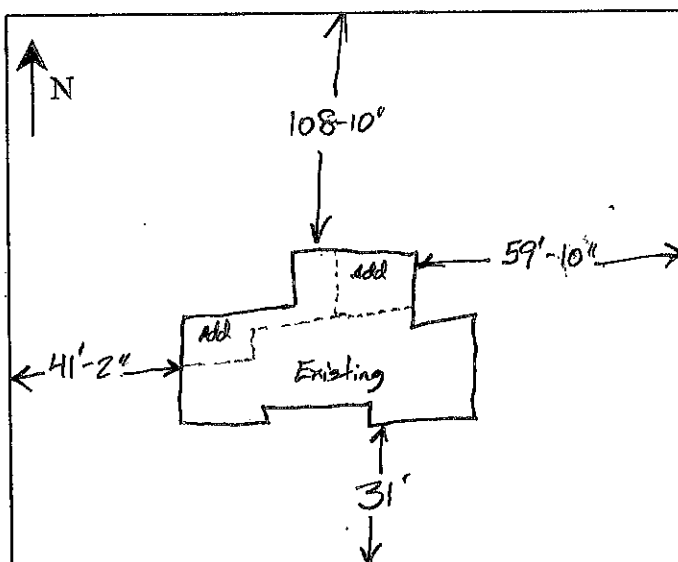
17. New Great room Addition with basement
 REMARKS

re model deck & add single car garage

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

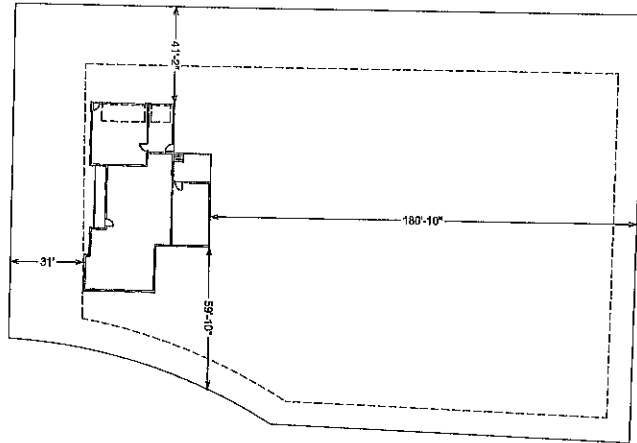
DATE

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)

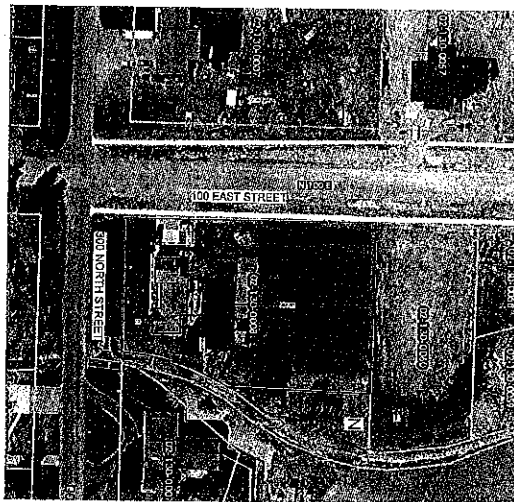
100 EAST STREET

300 NORTH STREET

PLOT PLAN
SCALE 1"=20'



SATELLITE VIEW
SCALE 1"=50'



Notes: Please read all notes on drawings. All dimensions are in feet and inches.

PEHRSON REMODEL 126 EAST 300 NORTH MILLVILLE, UT		Residential Design By Matthew Davidson
		435-612-9161 • davidsonhomedesign@gmail.com
		Copyright Davidson Home Design
		A11

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
August 26, 2021

PRESENT: David Hair, Daniel Grange, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Logan Castleton, Grant Simon, Ben Coria, Katie Williams, Joseph Johnson, Susan Smith, Sid Smith, Mike Morgan, Ken Hamilton, Gina Hamilton, Pat Bowen, Debra Bowen

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for August 26, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Clay Wilker excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Grange welcomed everyone to the Council meeting and led all present in the pledge of allegiance. He then offered a word of prayer.

Approval of Agenda

The agenda for the City Council Meeting of August 26, 2021 was reviewed.

Councilmember Callahan moved to approve the agenda for August 26, 2021.

Councilmember June seconded. Recorder Twedt said that he made a mistake on the agenda which indicated the minutes to be reviewed from the last meeting were from August 8, 2021. The date of the last meeting was August 12, 2021. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. (A copy of the agenda is included as Attachment "A".)

Approval of Minutes of the Previous Meeting

The Council reviewed the minutes of the City Council Meeting for August 12, 2021.

Councilmember Callahan moved to approve the minutes for August 12, 2021.

Councilmember Zollinger seconded. Mayor Hair asked that the amount of the new fee for boundary line adjustment applications (\$250) be added to the minutes and not just listed in the resolution. This was added to the minutes. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused.

Ridgeline High School Student Representatives

Mayor Hair turned the time over to the Ridgeline student representatives who introduced themselves: Katie Williams (Student Body President), Logan Castleton (Activity Representative), Grant Simon (Vice President) and Ben Coria (Activity Representative).

Katie Williams said that the Ridgeline Homecoming week was scheduled for September 20th through September 26th this year. She said that the homecoming parade and dance were the two big activities of which they wanted to make the City aware.

Grant Simon said that the parade would begin at 5:30 pm on Wednesday, September 22nd. Volunteers will be walking the route following the parade to pick up trash as well as another pass through by the students the following morning to make sure everything is cleaned up. (A copy of the home coming parade map provided by the students is included as Attachment "B".)

Logan Castleton said that for the homecoming dance, he knows there have been issues in the past with noise. To help mitigate the effect of the noise on Millville residents, the students will be handing out flyers to the neighbors that live close by. The flyers will have a contact number for the student representatives. The speakers at the dance will be turned to face the school and highway instead of the homes. A law enforcement deputy will be present to make sure things are kept under control. Everything will be closed down at 11 p.m. Councilmember Zollinger asked if there had been many resident complaints about the Ridgeline dances in the past. Mayor Hair said that the complaints were a few years ago when the speakers were facing the homes, but the students had done a pretty good job more recently in managing the noise.

Katie Williams said that there would be a movie night on the football field tomorrow night following the football game and that it was expected to be done by 10 p.m. She asked if the Council had any concerns with this. Mayor Hair said that he thought it would be all right. Katie asked if there was anything that the Council wanted from them. The councilmembers thanked the students for coming to the meeting and keeping them updated on what is going on.

Joseph Johnson, the advisor, asked that the information be added to the City newsletter in September. Recorder Twedt said he would take care of that.

Councilmember Grange motioned to skip ahead on the agenda to Item "D".

Councilmember June Seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused.

Report on P & Z Meeting held August 19, 2021

Councilmember June reviewed with the Council the Planning Commission's draft minutes for the meeting held August 19, 2021. Councilmember Callahan briefly discussed

easements along the canals as well as issues with residents building over the canals without permission from the canal companies.

PUBLIC HEARING

Councilmember Callahan motioned to go back to item “B” and begin the public hearing. Councilmember Grange seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused.

PUBLIC HEARING: 7:15 p.m.

Commenced at 7:15 p.m.

PRESENT: David Hair, Daniel Grange, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Susan Smith, Sid Smith, Mike Morgan, Ken Hamilton, Gina Hamilton, Pat Bowen, Debra Bowen

Mayor Hair explained that the purpose of the public hearing was to receive public input on the proposed conditional use permit for Bio Minerals Technologies for a temporary office building.

Public Comment:

Pat Bowen said that he had questions about the other building on the Bio Minerals property and asked if public hearings were held for those buildings. Mayor Hair explained that the purpose of the hearing tonight was to discuss the conditional use permit. Other things related to the business and their development had been covered in previous public meetings.

Pat Bowen asked about the map in the packet that indicated a boundary line agreement. He said that he also had questions about title ownership in that area. Ken Hamilton from Bio Minerals said that previously, there were some perceived gaps between the property lines. When the surveys were completed, the nine parcels were cleaned up with the County Recorder and reduced to seven parcels. After the survey, the gaps that looked like they were abandoned went away and were cleared up.

Pat Bowen asked about the road and if it was planned to be paved. Susan Smith asked if a temporary building would change the timeline for paving the road. Mike Morgan from Bio Minerals said that they intended to pave the entrance to the road and that he had been reviewing bids for the paving earlier today.

Mayor Hair said that this public hearing was focused on the conditional use permit. If the residents had questions outside the scope of the permit request, they would need to be added to an agenda of a future meeting so that the proper noticing of the discussion items could take place.

Pat Bowen asked if there would be a time limit on how long the temporary building would be permitted. Mike Morgan said that they expected to begin construction on the permanent office building in the next 18 – 24 months. He said that they do not like the office situation with the proposed temporary office and want to be out of it as soon as they can. Mayor Hair said that the Council would discuss possible time limitations following the public comments from the public hearing portion of the meeting.

There were no additional public comments.

Councilmember Callahan motioned to close the public hearing. Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. (The staff report with the permit application is included with the minutes as Attachment “C”.)

Bio Minerals Technologies Conditional Use Permit Discussion

Councilmember Callahan proposed a two-year time limit on the temporary office building. Ken Hamilton explained that the reason they were not building now was because of the 400% increase in the cost of building supplies. They expected to have to wait a year to a year and a half for building costs to come down. After that, the new building would take about a year to build.

Councilmember Zollinger read from the City Code that a conditional use is generally granted for a year and may extend beyond that if substantial work has been completed. Councilmember Grange said that in his opinion, the substantial work requirement would be met after the portable office had been installed. He said that he felt the purpose for the time limit in the code was to ensure that people did not get a conditional use permit and then do nothing on the property.

Councilmember Grange recommended that the Council require construction of the new building to begin within the two-year period and then review progress at that time. Councilmember Callahan added that he thought the two-year time frame should begin when occupancy of the temporary office began.

Recorder Twedt said that with that input, he would draft a resolution for review at the next meeting.

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment “D”.)

Councilmember Grange asked if there were any updates on the sewer funding. Mayor Hair said that the City had signed the paper work to reserve the funds from Rural Development. He said that they continue to work with various State representatives. DEQ thinks it likely that the City could get an additional \$7.5 million in grant funding for the project. The timeline is unknown at this point. Councilmember Callahan asked about Whittaker Construction (the low bidder) and if they were okay with the delay on the project. Mayor Hair and Recorder Twedt said that meetings had been held and Whittaker is willing to work with the City and do the project whenever the necessary funding is secured.

Councilmember Zollinger reported on the Merritt complaint about the animals at their neighbor's home. Councilmember Zollinger said that he was able to make contact with the neighbor. The goats are gone. The only animals that they have left are a couple of chickens and a rabbit. The owner is planning to get rid of these animals as well. Councilmember Zollinger has notified Kathy Merritt.

Director of Public Works Chad Kendrick asked if the Council wanted to have lines painted on the roads near the High School. The current quote is about \$6,000. The Council indicated that the lines should be done in this area. Councilmember Zollinger gave the name of another possible contractor that might provide a quote. Mayor Hair asked about painting lines on 450 North. It was determined that it might be better to wait on striping this or other roads. The City had held off on road treatments for much of the City in anticipation of the sewer project and it would be good to have this road chipped and sealed prior to painting the lines.

Councilmember Zollinger said that at a future meeting he would like to review the City Code as it relates to parking and storage on the City right-of-way. The rest of the Council agreed that this has become a major issue throughout the City. Mayor Hair said that at the same time, he would like to review the City Code regarding parking on sidewalks.

Adjournment

Councilmember Zollinger moved to adjourn the meeting. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. The meeting adjourned at 7:46 p.m.