

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

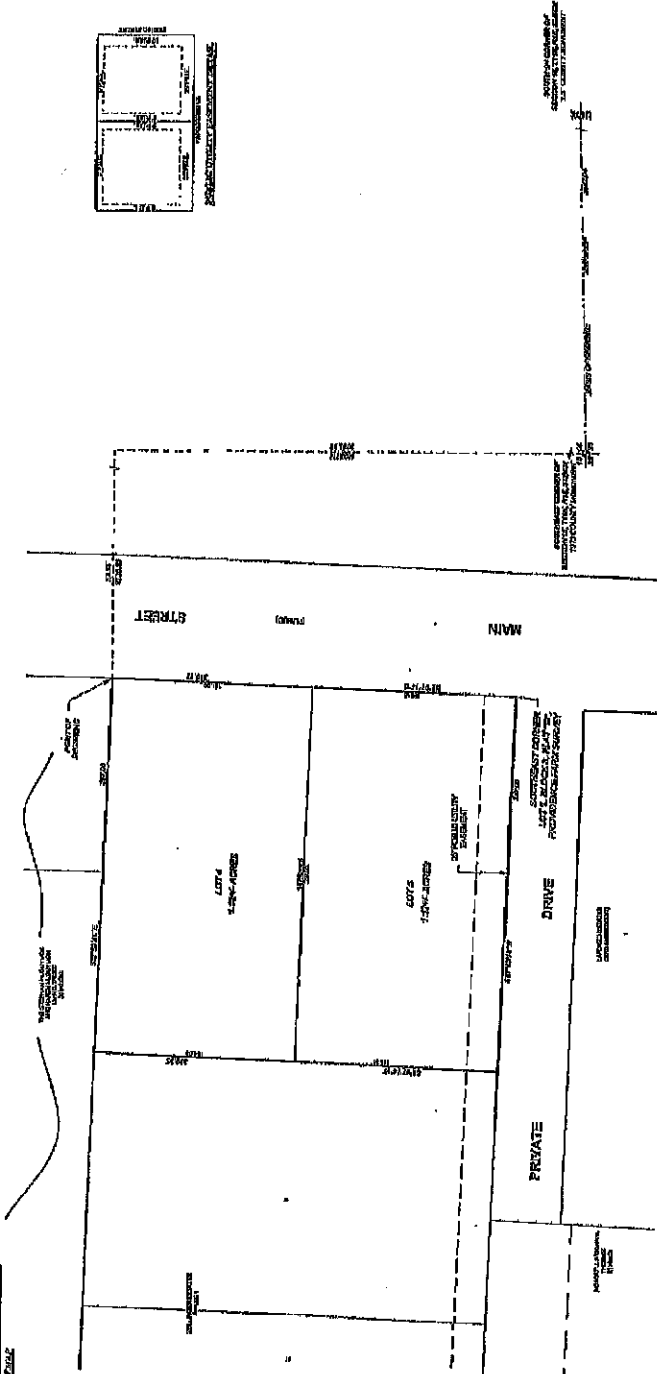
The next regularly scheduled meeting will be held **Thursday, September 2, 2021** at 8:00 pm.

Adjournment

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



HOTEL BUILDING
FIRE'S, BURNED, KILLED, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 83



ငါ့ပိုဒေါ်ပျိုရောဂွာပျာမနဲ့



CACHE VALLEY / P-452A-462
SALT LAKE / P-8712P-3192
UTAH VALLEY / P-SL-52A-442

တရား ဝိဇ္ဇာအင်္ဂါပညာရပ်များ

တရား ဝိဇ္ဇာအင်္ဂါပညာရပ်များ

1. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, Washington, D.C.

[illegible][illegible][illegible]

PLANNING BOARD APPROVAL DATE	DATE	CITY ENGINEER	DATE
PLANNING BOARD APPROVAL DATE			

[illegible]

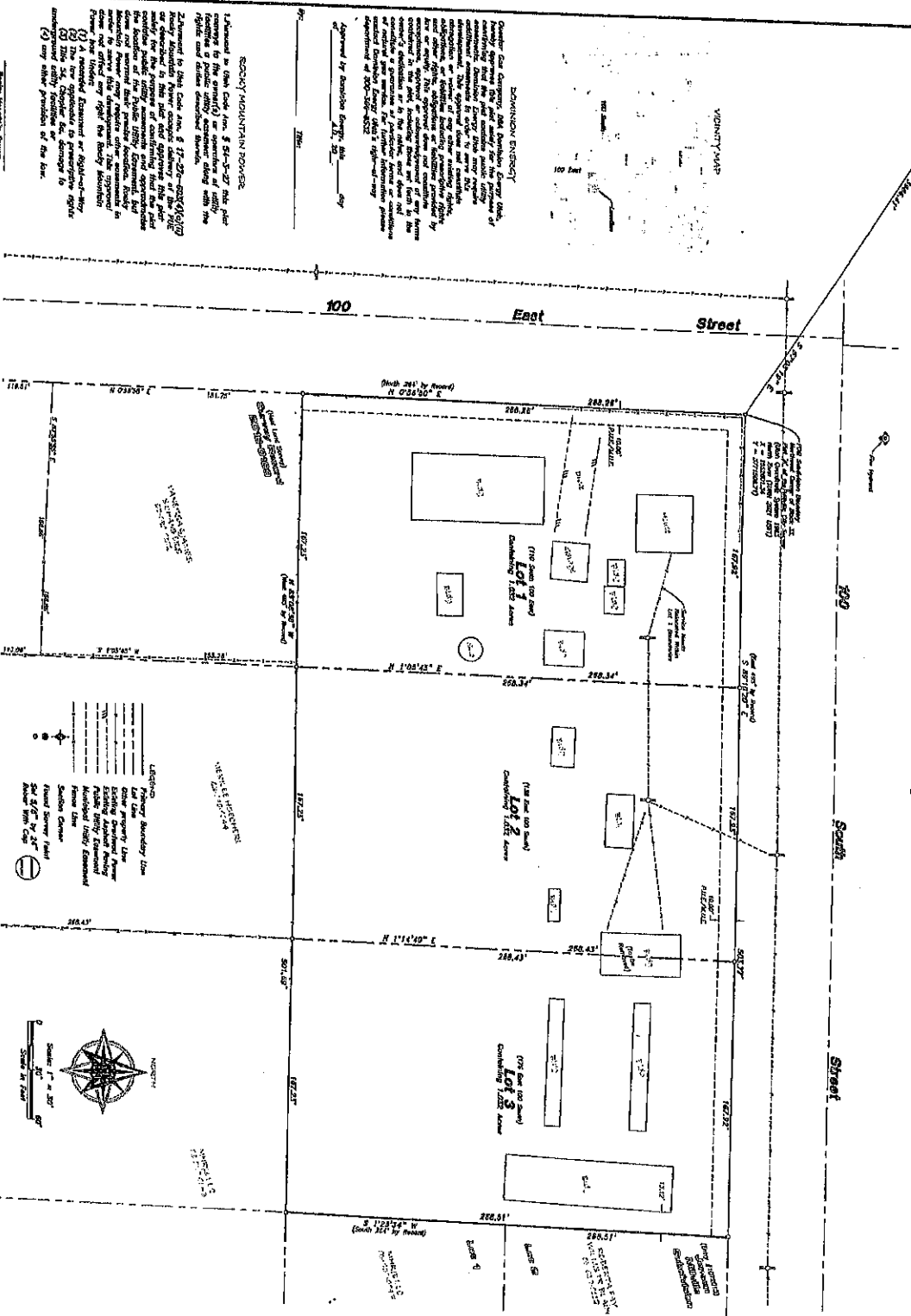
INVESTIGATOR'S REPORT
 OFFICE OF THE ATTORNEY GENERAL
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 DATE OF REPORT: 10/10/2010
 REPORT NO: 10-10-10-1010

ALLIANCE ENTREPRENEUR	PLANT, PLAT	DATE
ZOLLINGER ESTATES OF SUBDIVISION		

PLANE 2
LOCATED IN THE AREA OF SECTION 14, T17N, R12E, S23E
MILWAUKEE, WISCONSIN

RECORDED # _____
 SITUATED IN THE COUNTY OF _____, STATE OF WISCONSIN
 ON _____
 DATE _____

Millville Acres
Millville City, Casola County, Utah
A Part of the Northeast Quarter of Section 22,
Township 11 North, Range 1 East, Salt Lake Base & Meridian
August, 2021



ADVANCED
LAND SURVEYING, INC.
1400 West 1000 South, Suite 100
Salt Lake City, UT 84119
(801) 487-7777
www.advancedsurveying.com

SEAL
Surveyor
State of Utah
No. 12345
Exp. 12/31/2022

CERTIFICATE OF REVIEW
This plat was reviewed by the City Engineer of Millville, Utah, on the _____ day of _____, 2021.

CITY ENGINEER
Name _____
Title _____
City _____

PLANNING AND ZONING APPROVAL
This plat was approved by the Planning and Zoning Commission of Millville, Utah, on the _____ day of _____, 2021.

CITY COUNCIL ACCEPTANCE AND APPROVAL
This plat was approved by the City Council of Millville, Utah, on the _____ day of _____, 2021.

UTILITY CLEARANCE
This plat was approved by the Utility Companies of Millville, Utah, on the _____ day of _____, 2021.

NOTES
1. The plat was prepared by the Surveyor of Millville, Utah, on the _____ day of _____, 2021.
2. The plat was approved by the City Engineer of Millville, Utah, on the _____ day of _____, 2021.
3. The plat was approved by the Planning and Zoning Commission of Millville, Utah, on the _____ day of _____, 2021.
4. The plat was approved by the City Council of Millville, Utah, on the _____ day of _____, 2021.

COPIES
This plat is being recorded in the _____ County Recorder's Office, _____ County, Utah, on the _____ day of _____, 2021.