

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

September 2, 2021

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Mayor Hair, Mike Anderson, Pam June, Cole Knighton, Rex & Annette Pehrson, Chad Pemberton

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 2, 2021 at 8:00 p.m. Commissioners Garrett Greenhalgh, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Larry Lewis and Rachel Thompson arrived late; Commissioner Lynette Dickey was excused. Also, Treasurer Tara Hobbs and Development Coordinator Kara Everton were present.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **The recorder malfunctioned at this time and it was not recorded who motioned and who seconded** however, Commissioners Greenhalgh, Farmer, Ripplinger and Anderson voted in favor with Commissioners Dickey excused, and Commissioner Thompson and Lewis is to arrive later.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for August 19, 2021. **Commissioner Anderson moved to approve the minutes as amended for August 19, 2021.** The agenda will be amended due to skipping ahead on the agenda. Commissioner Ripplinger Seconded. Commissioners Greenhalgh, Farmer, Ripplinger and Anderson voted in favor with Commissioners Dickey excused, and Commissioner Thompson and Lewis is to arrive later.

5.A Zoning Clearance- Addition for Rex & Annette Pehrson 125 E 300 N.

Addition to the back of property. Clearance looks great, and setbacks look great.

Commissioner Lewis & Thompson arrived at this point.

Commissioner Farmer moved to approve the Zoning Clearance with Commissioner Anderson seconding. Commissioners Greenhalgh, Farmer, Thompson, Lewis, Ripplinger and Anderson voted in favor with Commissioners Dickey excused.

5.B. Final Plat- Millville Acres SEC of 100 East & 100 South

Everything looks great. Dry lines will be installed by owners. Everything will be removed from Lots 2 & 3. Discussion regarding these properties being in the sidewalk zone. Barry Banham's property wasn't enforced. There

is still conflict with enforcement of the sidewalk map due to the feasibility of the map. The City Council did accept the sidewalk ordinance, but this property would be a floating sidewalk where the properties surrounding it wouldn't have sidewalks in place. Mayor pointed out the benefits of an asphalt sidewalk that Hyrum City has put in place, that would enable bikes, runners, and access to wheelchairs. The council discussed the sidewalk ordinance that was voted in favor of in February 2021 and said that we need to review the sidewalk ordinance and revise.

Commissioner Lewis moved to recommend the Final Plat for Millville Acres with the decision to install sidewalks, based on the current accepted sidewalk map, to be deferred to the City Council with Commissioner Farmer seconding. Commissioners Greenhalgh, Farmer, Thompson, Lewis, Ripplinger and Anderson voted in favor with Commissioners Dickey excused.

5C. Other

- Chad Pemberton- Lot Line Adjustment- He wants to buy a sliver of his neighbor's yard (parcel 03-194-0065) to extend the property (Parcel 03-194-0041) 15 feet from his current property line to the east. All the property frontage and setback requirements are met.
- Tara mentioned that Val Meyer came in today and said he is ready to put in a 15' retaining wall. Garrett said that he is on a Hillside Overlay Lot he will need to meet with the City Engineers to look at the drawing and to follow-up with the work.

City Council Report held on August 26, 2021

Agenda Items for Next Meeting

- Sidewalks

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, September 16, 2021** at 8:00 pm.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:41 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

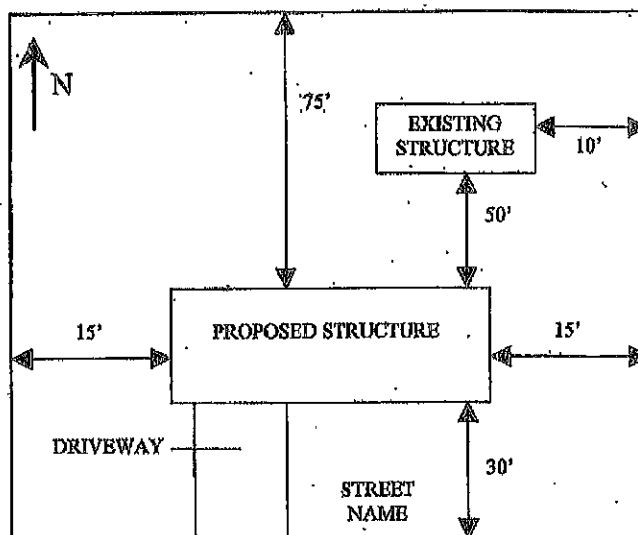
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

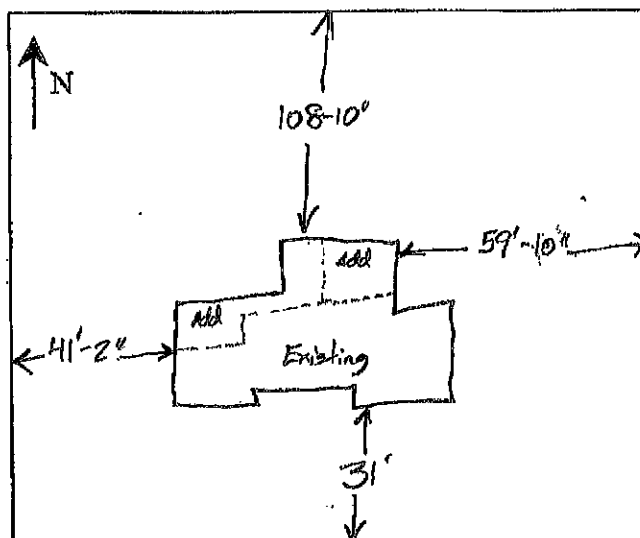
1. Rex & Annet Pehrson
APPLICANT'S NAME
2. P.O. Box 397
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. (435) 770-5145 4. (435) 994-1967
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Residential Addition & Car Garage
TYPE OF STRUCTURE
7. 900 SF 8. 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
- remodel deck & add single car Garage

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

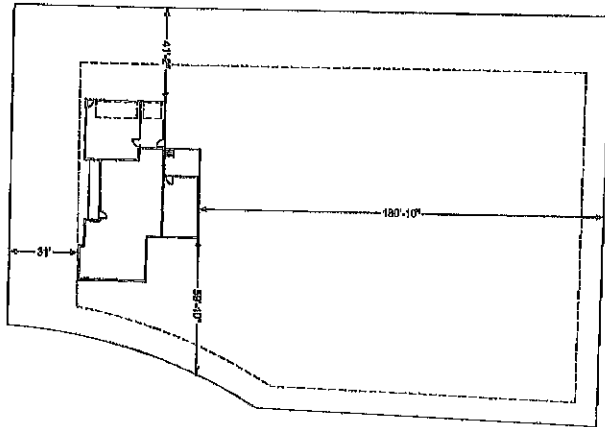
DATE

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)

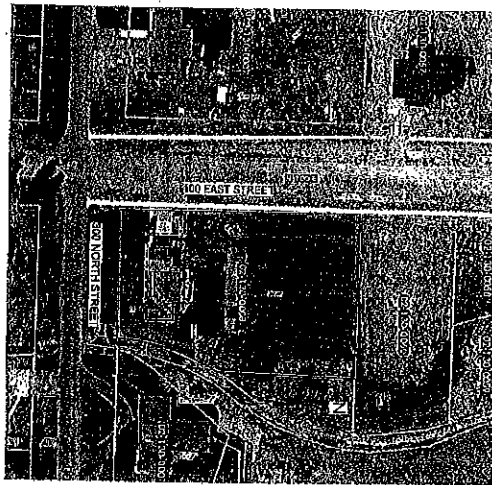
100 EAST STREET

300 NORTH STREET

PLOT PLAN
SCALE 1"=20'



SATELLITE VIEW
SCALE 1"=50'



Plot Plan and Satellite View prepared by Davidson Home Design

