

## NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **October 21, 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 October 7, 2021 and October 14, 2021
5. Agenda Items
  - A. Zoning Clearance- Mark Bodily, Steel Building, 160 W 200 N, Millville UT 84326
  - B. Other
6. City Council Report- No Minutes to Review
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- November 4, 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 October 18, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



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Kara Everton, Secretary  
Millville City Planning Commission

## **MILLVILLE PLANNING COMMISSION MEETING**

**City Hall - 510 East 300 South - Millville, Utah**

**October 7, 2021**

**PRESENT:** Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Pam June, Mayor Hair, Robert Cudney, Floyd Powell, Kate Powell, Linda Webster, Brad Webster, Mike Morgan, Ken & Gina Hamilton

### **Call to Order/Roll Call:**

Commissioner Greenhalgh opened the meeting for October 7, 2021 at 7:58 p.m. Commissioners Garrett Greenhalgh, Rachel Thompson, Larry Lewis, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. 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. **Commissioner Thompson moved to approve the agenda October 7, 2021.** Commissioner Farmer seconded. Commissioners Greenhalgh, Thompson, Lewis, Farmer, Ripplinger and Anderson voted in favor.

### **Approval of the Minutes of the Previous Meeting**

The Planning Commission reviewed the Planning Commission Meeting for September 16, 2021.

**Commissioner Thompson moved to approve the minutes.** Commissioner Lewis seconded.

Commissioners Greenhalgh, Thompson, Lewis, Farmer, Ripplinger and Anderson voted in favor.

### **5.A. Conceptual Plat- Brad Webster- 95 N 100 W, Millville**

Conceptual for a minor subdivision that will be separating the house from the pasture. The 28' opening would be access from 100 West to stay with the pasture. There is plenty of frontage along 100 North. Access along 100 West is for convenience. There will be a fence along that area that will be used to corral cows in the future. All utilities are in place and will remain. Right now, the corner setbacks don't matter because the setbacks were different when it was built, but when you divide it off, you need to have current setbacks. Rough estimate on the GIS website is that its 21'. Commissioner Ripplinger doesn't love the idea of the access off 100 W. Commissioner Anderson said that under the Notes & Restrictions item #2 he suggested that Rocky Mountain Power would not sign the mylar with that verbiage on there. The current owners do not have any plans for future development.

This conceptual is approved for an exemption to move forward to a Final Plat. Development Coordinator Everton will meet with the owners to ensure proper verbiage and signature blocks are on the drawing.

### **5.B. Bio Minerals – Revised Drawings for Conditional Use Permit**

Background for Bio Minerals is the following. They came in earlier this year for a Zoning Clearance and were approved to build an office and warehouse. Once the bids came back, they decided to go another route and a Conditional Use Permit was granted. Recently, Bio Minerals had the opportunity to buy a home that Bridgerland builds as part of their education program. The house is half the size of the office they were planning to build. They would like to use this home in place of the previous approved zoning clearance for an office building, and the approved Conditional Use Permit. Commissioner Greenhalgh suggested that the County may require an additional zoning clearance and suggested that we get a new zoning clearance form to fill out. Mike said that they are digging

their foundation on the 18<sup>th</sup> of October. Commissioners advised that he could dig but cannot pour footings. The previously approved Zoning Clearance was never turned into the County; the city has the latest information as a Conditional Use Permit. The current Zoning Clearance will have changed more than 30% as the new footprint is 50% of the original acceptance of their Zoning Clearance. The Commission does not have any issues with the new plan and recognizes the demand of construction and materials aren't ideal. Ultimately the public has the right to be informed and needs appropriate time to review and voice their opinions on a new Zoning Clearance. Commissioner Greenhalgh asked if the commission would be willing to come back in one week to review at a Special Meeting. **Commission approved and slated the date for October 14, 2021 at 6:30pm.**

**5.C Other**

- BRHD letter that stated that approval is necessary to ensure that septic systems are meeting the requirement of the adjusted property and that the BRHD signature block is filled out.

Future Meeting Discussion:

- We need to investigate the ordinance regarding lot line adjustments and the City's role in that.

**City Council Report held on September 23, 2021**

Commission is happy to see that the city is looking into funding to complete the sidewalks on 100 E from 300 S to 100 S.

**Agenda Items for Next Meeting**

**Future Planning Commission Meeting**

The next regularly scheduled meeting will be held **Thursday, October 21, 2021** at 8:00 pm, but there is an Special meeting scheduled for October 14, 2021 at 6:30pm.

**Adjournment**

**Chairman Greenhalgh moved to adjourn the meeting at 8:45 p.m.**

## ***MILLVILLE PLANNING COMMISSION MEETING***

**City Hall - 510 East 300 South - Millville, Utah**

**October 14, 2021**

### **1. Roll Call:**

Chairman Garrett Greenhalgh, Commissioners Bonnie Farmer, Larry Lewis and Matt Anderson (Alt.).

### **Others Present:**

Recorder Corey Twedt, Treasurer Tara Hobbs, Councilmember Pam June, Mike Morgan, Gina Hamilton, Ken Hamilton

### **2. Opening Remarks/Pledge of Allegiance**

Commissioner Greenhalgh opened the meeting at 6:30 p.m.

Commissioner Farmer led all present in the Pledge of Allegiance.

### **3. Review and Approval of agenda**

**The agenda for the Planning Commission meeting of Meeting of October 14, 2021 was reviewed. There were some errors that were corrected (listed below). A motion was made by Commissioner Farmer to approve the revised agenda. Commissioner Anderson seconded.**

Changes made to the posted agenda:

- The Commission was not renewing minutes from the September 16, 2021 meeting.
- Conceptual Plat from Brad Webster was not happening at this meeting.
- Bio Minerals was there for a modified building clearance and not revised Conditional Use Permit.
- No review of City Council minutes.
- The next P&Z Meeting is scheduled for October 21, 2021.

Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis and Matt Anderson voted in Favor.

### **5.B. Bio Minerals Technologies – Revised Drawing for New Zoning Clearance**

Commissioner Greenhalgh clarified with the representatives from Bio Minerals Technologies that even though the new structure would be a home in a residential area, they can't live there. Mike Morgan said that this was clear and that nobody would live in that home.

Mike said that the new building would be slightly smaller than what they had originally planned. He also said that they would no longer need the conditional use permit that was reviewed and accepted by the City Council.

**Commissioner Farmer made a motion to approve the revised building clearance. Commissioner Lewis seconded.**

Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis and Matt Anderson voted in Favor.

### **5.C. Other**

There were no other items discussed.

### **6. Calendaring of future Planning Commission Meeting**

The next regularly scheduled meeting will be held Thursday, October 21, 2021 at 8:00 pm.

### **7. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at 6:35 p.m.

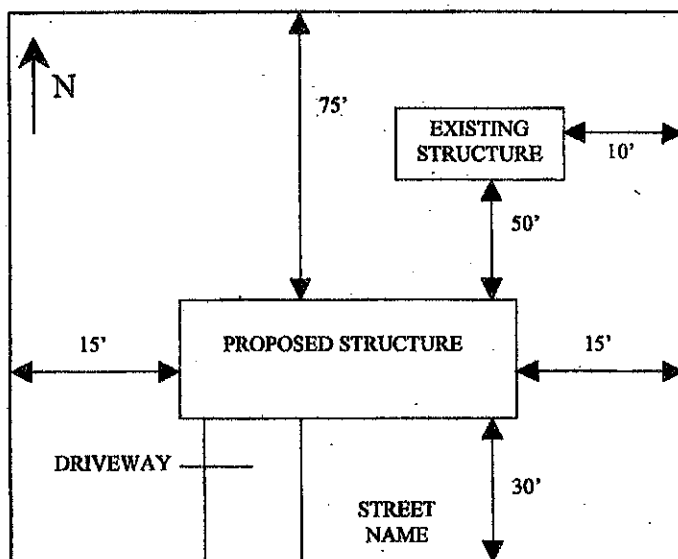


**MILLVILLE CITY**  
**ZONING CLEARANCE FOR BUILDING PERMIT**  
**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

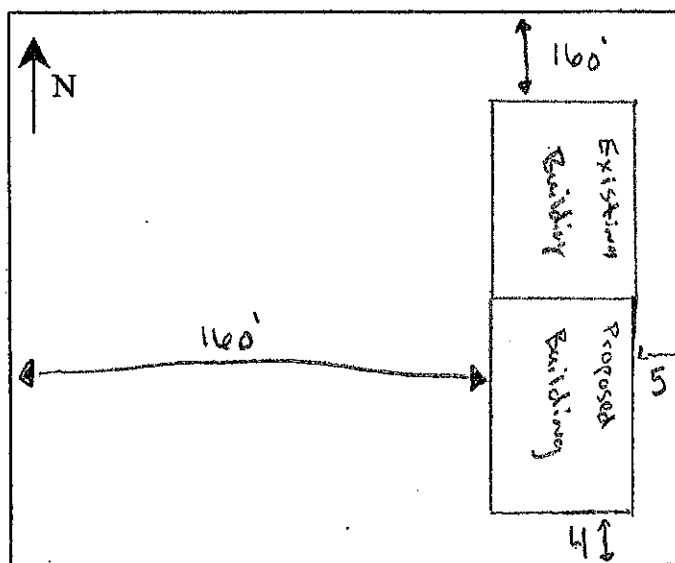
**APPLICATION INFORMATION**

1. Mark Bodily  
APPLICANT'S NAME
2. P.O. Box 225  
MAILING ADDRESS
3. Millville Utah 84326  
CITY STATE ZIP CODE
3. 435-764-2825 4. \_\_\_\_\_  
HOME TELEPHONE BUSINESS TELEPHONE
5. \_\_\_\_\_  
OWNER'S NAME (if different from applicant)
6. Steel Building  
TYPE OF STRUCTURE
7. 1650 8. Residential  
SQUARE FOOTAGE ZONE
9. \_\_\_\_\_  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0114  
TAX IDENTIFICATION NUMBER
11. 160 W 200 N Millville  
ADDRESS OF CONSTRUCTION
12. 1 Acre 13. \_\_\_\_\_  
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

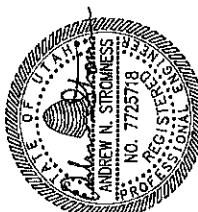
DATE

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)

|                         |        |
|-------------------------|--------|
| DRAWN BY:               | J.J.   |
| ENGINEER:               | B. COX |
| MANUFACTURE JOB NUMBER: | 211332 |



OCT 04 2021

Show search results for 160 W ...

W 200 N

128-0010  
16 COUNTY  
OLD DISTRICT

03-029-0113  
JAMES J & CONNIE  
ANN TRS BODY

03-029-0114  
MARK W & SHAUN L  
A BODY

03-029-0027  
VENDON E & STEPHANIE  
A EGGLESTON

03-029-0115  
JASON &  
ANGELA WEEKS

03-029-0026  
CORP PRESIDING

03-029-0037  
CATER