

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 18th 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.



Plat Preapplication (Conceptual) Checklist

General Requirements

1. Are the proposed subdivision property boundaries shown on a date certified plat from the county office?

A. Is the date on the certified plat within the last 30 days?

2. Are the names and addresses of the adjacent property owners given?

3. Is the approximate number of proposed lots shown?

4. Is the street numbering of the lots on the plat adequately shown?

5. Is the approximate total acreage of the development given?

6. Is the approximate lot size range given?

7. Is there a written statement describing the intent of the development?

8. Is the plat location appropriately zoned for the development?

9. Have the requirements of the adopted:

A. Roadway corridor study been met?

B. Land uses been met?

C. Schools been met?

D. Parks and other public open spaces been met?

10. Have any required improvements been identified?

Public Utilities

I. Is there availability to water?

A. Culinary water system?

B. Irrigation water system?

II. Are the water rights identified and quantified per R309-510-7?

III. Is there a description of the proposed sewer or sanitary waste system?

IV. Is the drinking water source protection zone shown?

V. Is there a written description of the proposed stormwater drainage system?

VI. Is there a description of the proposed water (culinary and irrigation) system?

Sensitive Lands

1. Are the location and extent of any floodplains shown?

2. Are the soil types and problems shown with information source indicated?

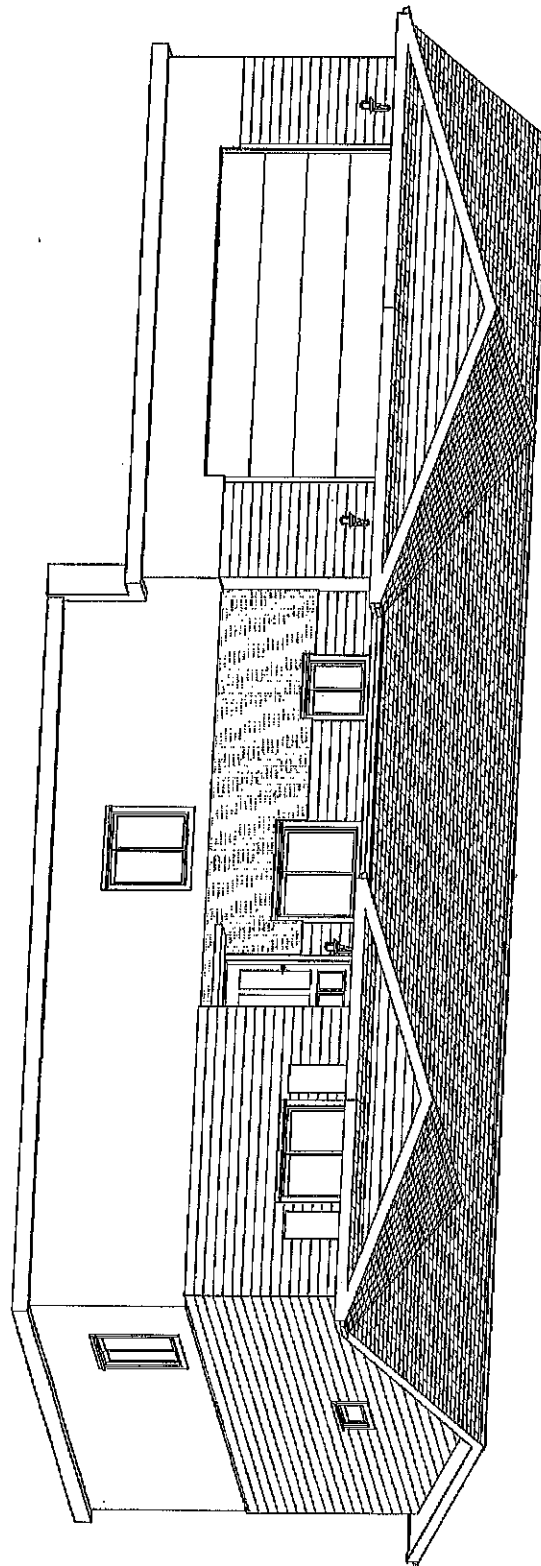
3. Is the proximity to an established agricultural protection area indicated?

4. Is all property in the development that falls under the hillside development overlay indicated as such?

Comments

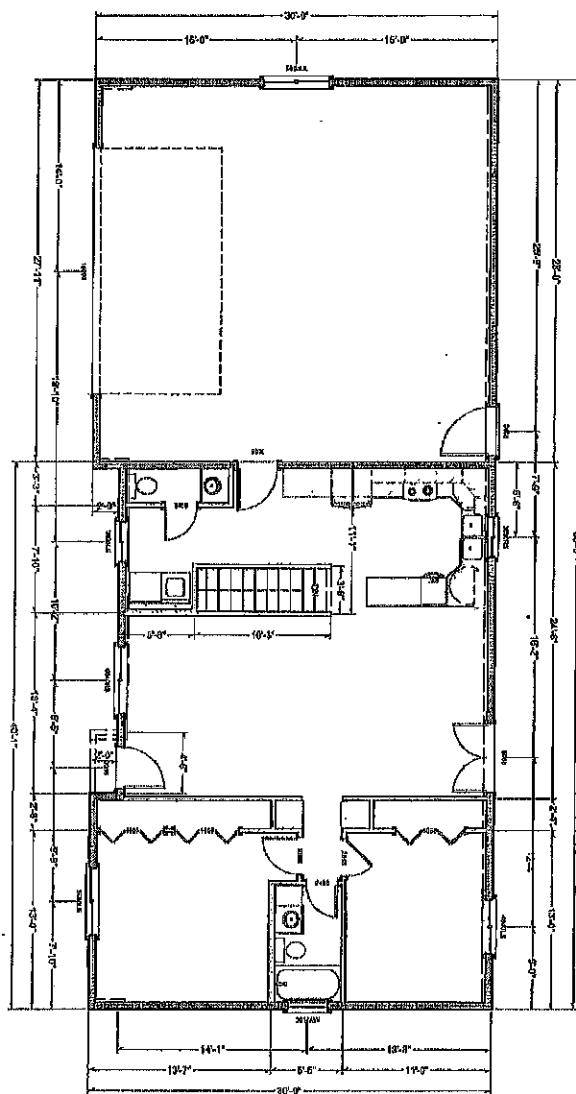
This subdivision is proposed for the purpose of dividing the home at 95 North 100 West, Millville, Ut. from the pasture so that the house can be sold. At this time the owners do not intend to develop the remainder of the property. All utilities are presently in place for the house. Proposed lots have been surveyed and staked.

Design Engineer Checklist			Reviewing Engineer Checklist		
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Client: School of Planning
 04/2020

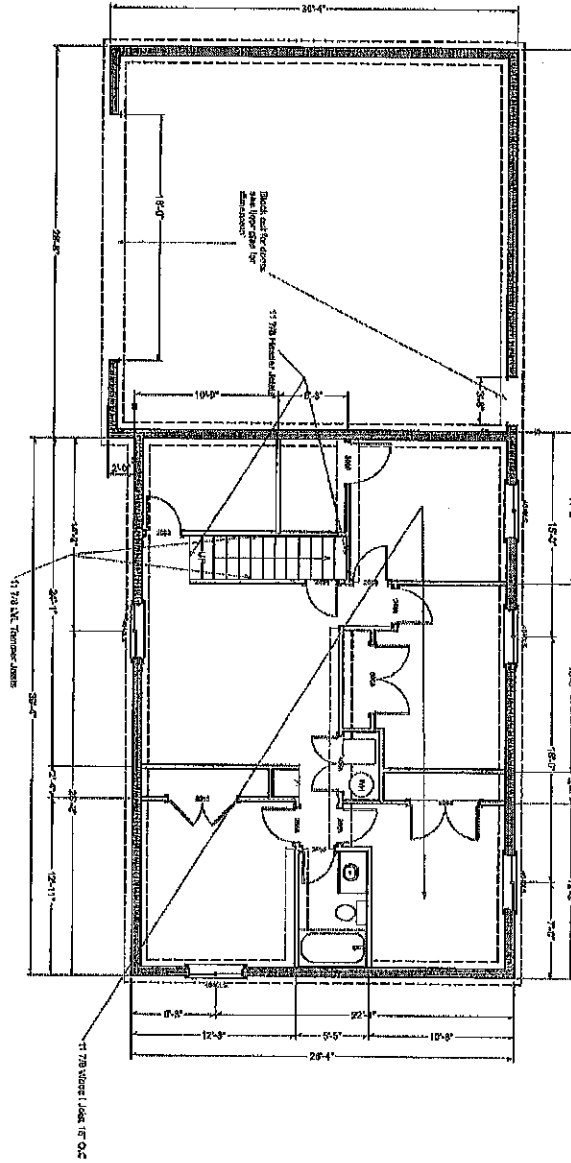
SHEET: P-1	SCALE:	DATE: 9/9/2020	DRAWING PROVIDED BY: Midwestern Technical College Hilma Gundersen (408) 944-1001 rcalderwood@mtc.edu	High School 2020-21 class project	REVISION TABLE		
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DATE: 01/11/2006

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Foundation

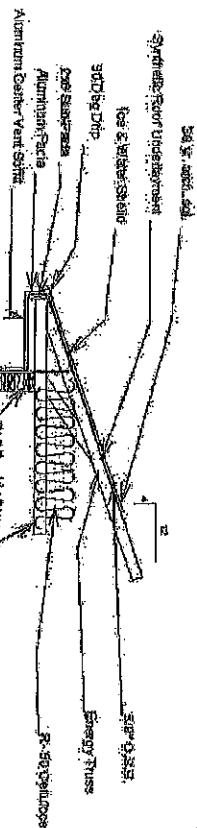


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DATE: 9/9/2020 SCALE: 1/4" = 1'-0" SHEET: P-3	DRAWN/ISS PROVIDED BY: Bridgette Technical Design Bridgette Goldenwood (408) 911-1867 bgoldenwood@btdesign.com	Foundation Plan	<table border="1"> <thead> <tr> <th colspan="2">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE		NUMBER	DATE																		
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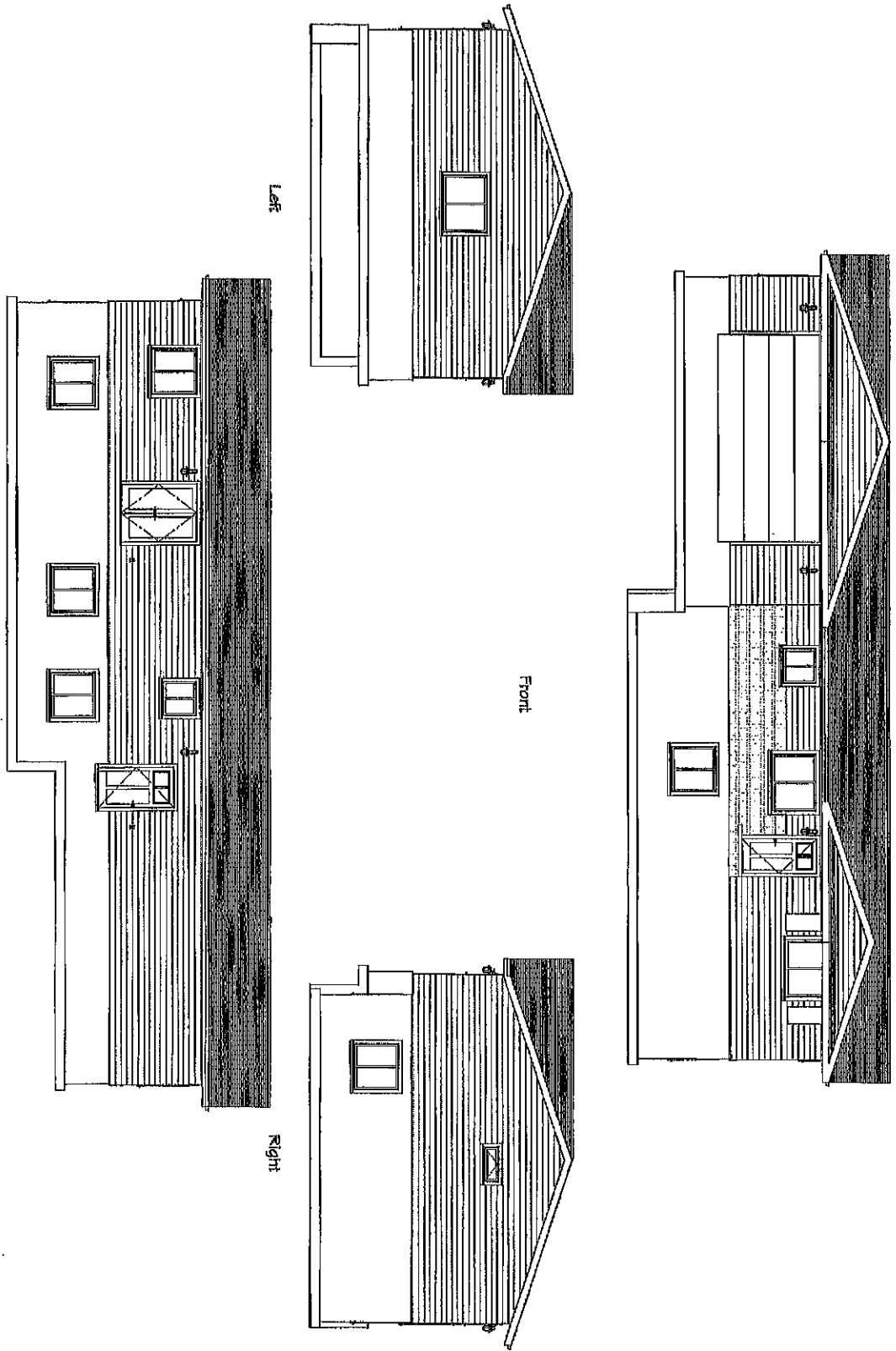


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Richton Park, IL
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richtonwood@svtch.edu

REVISION TABLE		
NUMBER	DATE	REVISED BY (DESCRIPTION)

47

SUMMARY



Back

Front

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Drawn: [Name]
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 Date: [Date]

P-5	SHEET:	SCALE: 1/4" = 1'-0"	DATE: 9/9/2020	DRAWING PROVIDED BY: Ukiah State Technical College Plumas Campus (805) 494-4057 ukstc@ukstc.edu	Elevations		REVISION TABLE				
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