

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

November 18, 2021

PRESENT: Lynette Dickey, Rachel Thompson, Bonnie Farmer, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, David Hair, Chad Kendrick, Spencer Munyon, Berry Banham, Brad & Linda Webster

Call to Order/Roll Call:

Commissioner Dickey opened the meeting for November 18, 2021 at 8:00p.m. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Lewis was excused and Commissioner Greenhalgh absent. Development Coordinator Kara Everton were present.

Opening Remarks/Pledge of Allegiance

Commissioner Farmer 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 November 18, 2021.** Commissioner Farmer seconded. Commissioners Dickey, Thompson, Farmer, Ripplinger and Anderson voted in favor with Commissioner Lewis excused and Garrett Greenhalgh absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for October 21, 2021. **Commissioner Farmer moved to approve the minutes.** Commissioner Ripplinger seconded. Commissioners Dickey, Thompson, Farmer, Ripplinger and Anderson voted in favor with Commissioner Lewis excused and Garrett Greenhalgh absent.

5.A. Zoning Clearance- Spencer Munyon New Residence, Zollinger Estates Lot 2, 95 W 750 N, Millville

Half of the basement is built to be rented out. Commission informed him that there could be more fees for rentals that would be assessed when it becomes time. The project will be started in the next 4 weeks. Chad Kendrick advised to keep mud off the lane.

Commissioner Thompson moved to approve the Zoning Clearance for a Spencer Munyon New Residence, Zollinger Estates Lot 2, 95 W 750 N, Millville. Commissioner Anderson seconded. Commissioners Dickey, Thompson, Farmer, Ripplinger and Anderson voted in favor with Commissioner Lewis excused and Garrett Greenhalgh absent.

5.B. Zoning Clearance- Berry Banham New Residence, Knowles Minor Subdivision, Lot 1, 240 S 100 E.

Septic Permit was supposed to be sent today but hasn't been issued because of delays with BRHD. The sidewalk elevation will be different, so the sidewalk may be installed after the home is built.

Commissioner Thompson moved to approve the Zoning Clearance for a Berry Banham New Residence, Knowles Minor Subdivision, Lot 1, 240 S 100 E. Millville contingent on the septic tank permit. Commissioner Dickey seconded. Commissioners Dickey, Thompson, Farmer, Ripplinger and Anderson voted in favor with Commissioner Lewis excused and Garrett Greenhalgh absent.

5.C. Brad Webster Final Plat

Divided the house off the pasture. Has no plan to sell the pasture, but to sell the house to his son. Has an access so he can corral his cows.

Commissioner Thompson moved to recommend the Final Plat for a Brad Webster.

5.D. Other

City Council Report- October 28, 2021 and November 11, 2021

Agenda Items for Next Meeting

Future Planning Commission Meeting

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

Adjournment

Chairman Dickey moved to adjourn the meeting at 8:31 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

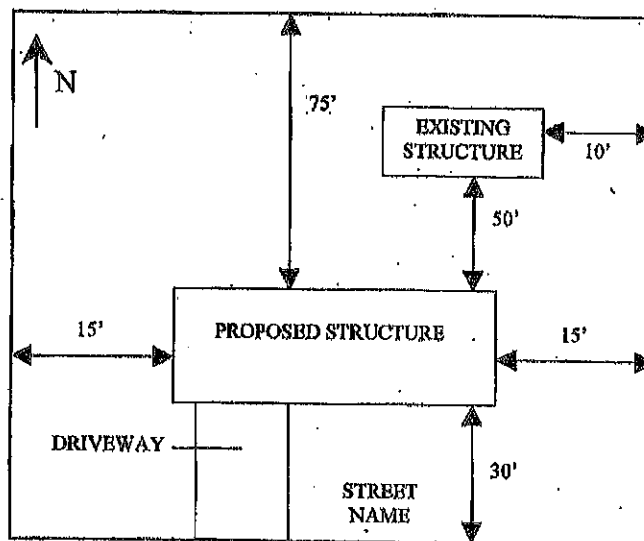
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

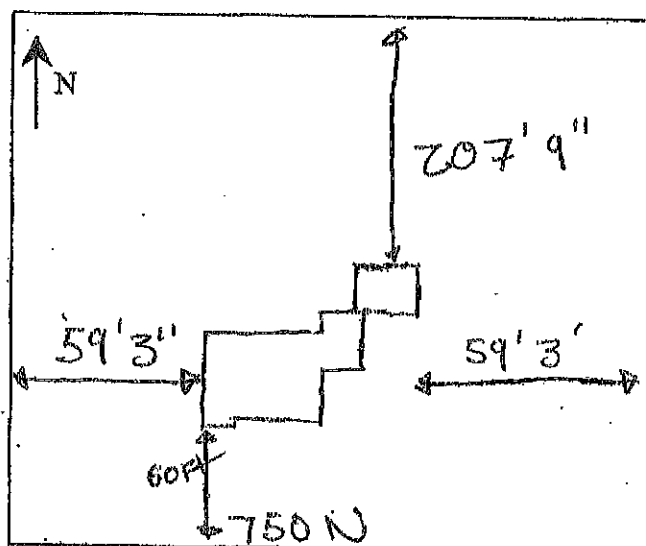
1. Spencer & Maureen Munyan
APPLICANT'S NAME
2. 515 S 330 W
MAILING ADDRESS
- Providence Utah 84332
CITY STATE ZIP CODE
3. 435 760 5264 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 4789 8. R2
SQUARE FOOTAGE ZONE
9. Zollinger Estates Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0002
TAX IDENTIFICATION NUMBER
11. 95 W 750 N
ADDRESS OF CONSTRUCTION
12. 1.51 Acres 13. 4575
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

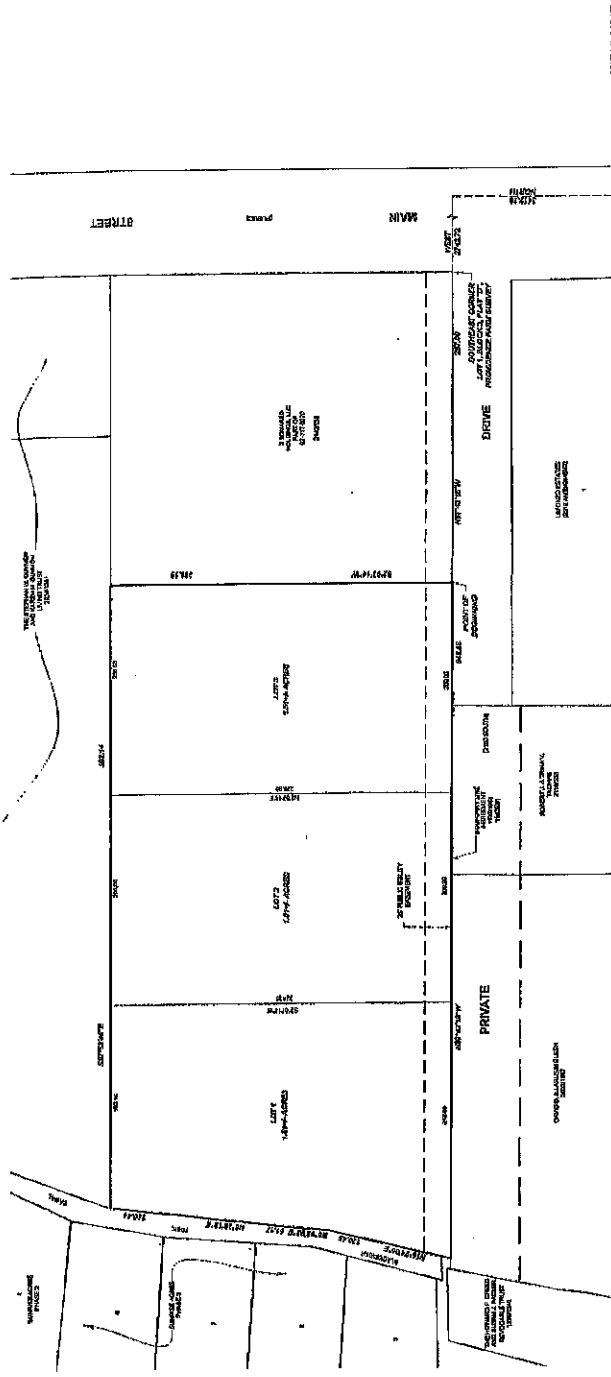
DATE

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)

FINAL PLAN OF ZOLLINGER ESTATES SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 15, T11N, R1E, S10E MILLVILLE, UTAH



SEAL OF RECORDS
OFFICE OF THE CLERK
COUNTY OF KANE
STATE OF ARIZONA
RECEIVED
JAN 10 2018

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE MILLVILLE CITY PLANNING COMMISSION ON THIS DATE FOR REVIEW AND APPROVAL OF THE CITY ENGINEER.
PLANNING COMMISSION CHAIRMAN
DATE
CITY ATTORNEY
DATE

THE UTILITY ENGINEER'S REPORT ON THE PLAT HAS BEEN REVIEWED AND APPROVED.
CITY ENGINEER
DATE
CITY ATTORNEY
DATE

ENGINEER'S APPROVAL
I, THE ENGINEER, HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND ACCURATE IN ALL RESPECTS AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEER.
ENGINEER
DATE
CITY ATTORNEY
DATE

NOTARY PUBLIC
COUNTY OF KANE
STATE OF ARIZONA
DATE
CITY ATTORNEY
DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE MILLVILLE CITY PLANNING COMMISSION ON THIS DATE FOR REVIEW AND APPROVAL OF THE CITY ENGINEER.
PLANNING COMMISSION CHAIRMAN
DATE
CITY ATTORNEY
DATE

THE UTILITY ENGINEER'S REPORT ON THE PLAT HAS BEEN REVIEWED AND APPROVED.
CITY ENGINEER
DATE
CITY ATTORNEY
DATE

ENGINEER'S APPROVAL
I, THE ENGINEER, HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND ACCURATE IN ALL RESPECTS AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEER.
ENGINEER
DATE
CITY ATTORNEY
DATE

NOTARY PUBLIC
COUNTY OF KANE
STATE OF ARIZONA
DATE
CITY ATTORNEY
DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE MILLVILLE CITY PLANNING COMMISSION ON THIS DATE FOR REVIEW AND APPROVAL OF THE CITY ENGINEER.
PLANNING COMMISSION CHAIRMAN
DATE
CITY ATTORNEY
DATE

THE UTILITY ENGINEER'S REPORT ON THE PLAT HAS BEEN REVIEWED AND APPROVED.
CITY ENGINEER
DATE
CITY ATTORNEY
DATE

ENGINEER'S APPROVAL
I, THE ENGINEER, HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND ACCURATE IN ALL RESPECTS AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEER.
ENGINEER
DATE
CITY ATTORNEY
DATE

NOTARY PUBLIC
COUNTY OF KANE
STATE OF ARIZONA
DATE
CITY ATTORNEY
DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE MILLVILLE CITY PLANNING COMMISSION ON THIS DATE FOR REVIEW AND APPROVAL OF THE CITY ENGINEER.
PLANNING COMMISSION CHAIRMAN
DATE
CITY ATTORNEY
DATE

THE UTILITY ENGINEER'S REPORT ON THE PLAT HAS BEEN REVIEWED AND APPROVED.
CITY ENGINEER
DATE
CITY ATTORNEY
DATE

CONVEYANCE OF LAND TO THE PUBLIC
SUBDIVISION AND TRAIL HAD BEEN GRANTED IN 1908 IN ACCORDANCE WITH
TITLES, CHARTERS, AND OTHER RECORDS. THE TRAIL HAD BEEN GRANTED
TO THE PUBLIC IN 1908 IN ACCORDANCE WITH TITLES, CHARTERS, AND
OTHER RECORDS. THE TRAIL HAD BEEN GRANTED TO THE PUBLIC IN 1908
IN ACCORDANCE WITH TITLES, CHARTERS, AND OTHER RECORDS. THE
TRAIL HAD BEEN GRANTED TO THE PUBLIC IN 1908 IN ACCORDANCE
WITH TITLES, CHARTERS, AND OTHER RECORDS. THE TRAIL HAD BEEN
GRANTED TO THE PUBLIC IN 1908 IN ACCORDANCE WITH TITLES,
CHARTERS, AND OTHER RECORDS. THE TRAIL HAD BEEN GRANTED TO
THE PUBLIC IN 1908 IN ACCORDANCE WITH TITLES, CHARTERS, AND
OTHER RECORDS. THE TRAIL HAD BEEN GRANTED TO THE PUBLIC IN
1908 IN ACCORDANCE WITH TITLES, CHARTERS, AND OTHER RECORDS.
THE TRAIL HAD BEEN GRANTED TO THE PUBLIC IN 1908 IN ACCORDANCE
WITH TITLES, CHARTERS, AND OTHER RECORDS. THE TRAIL HAD BEEN
GRANTED TO THE PUBLIC IN 1908 IN ACCORDANCE WITH TITLES,
CHARTERS, AND OTHER RECORDS. THE TRAIL HAD BEEN GRANTED TO
THE PUBLIC IN 1908 IN ACCORDANCE WITH TITLES, CHARTERS, AND
OTHER RECORDS. THE TRAIL HAD BEEN GRANTED TO THE PUBLIC IN
1908 IN ACCORDANCE WITH TITLES, CHARTERS, AND OTHER RECORDS.

PROFESSIONAL LAND SURVEYOR
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

APPROVED FOR THE CITY ENGINEER
COUNTY OF KANE, ARIZONA
DATE

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

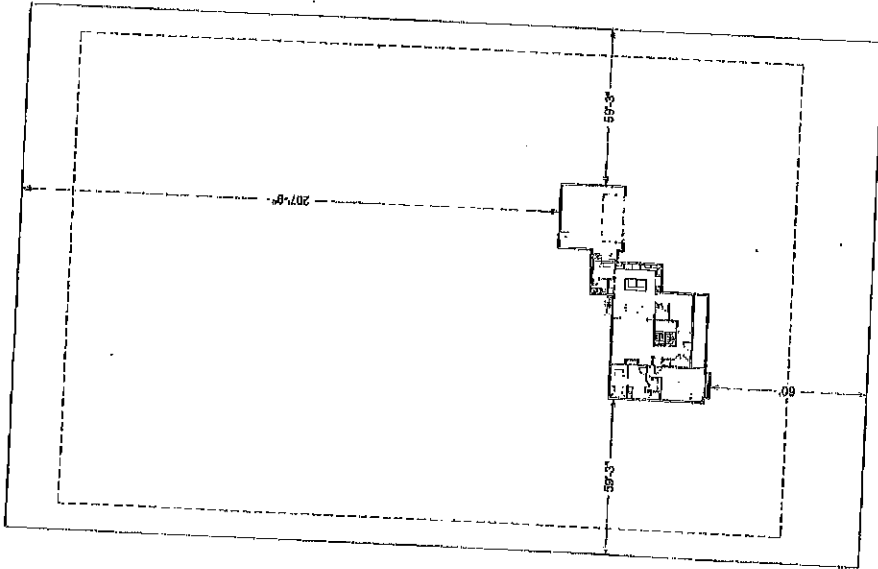
NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

NOTES
1. IF REMAINS CAPT TO MEET AT ALL LOT CORNERS.
2. LOTS 10 SHALL BE REVERTED TO PRIVATE DEED.

N



2100 SOUTH STREET

PLOT PLAN
SCALE 1/4" = 1'

MUNYAN RESIDENCE
TAX ID - 02-304-0002
MILLVILLE, UT

A14

See Page 14 for other sheets of this set.

Residential Design By Matthew Davidson
435-512-9161 - davidsonm@outlook.com
Copyright Davidson Home Design

DAVIDSON
Home Design

MUNYAN RESIDENCE
MILLVILLE, UT

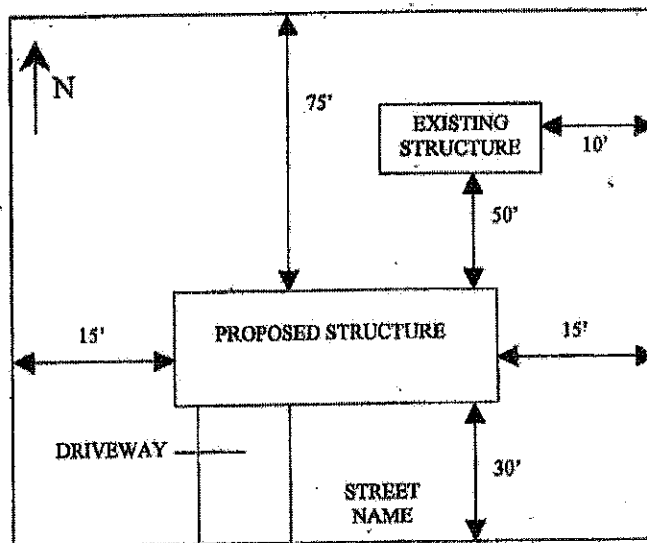


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

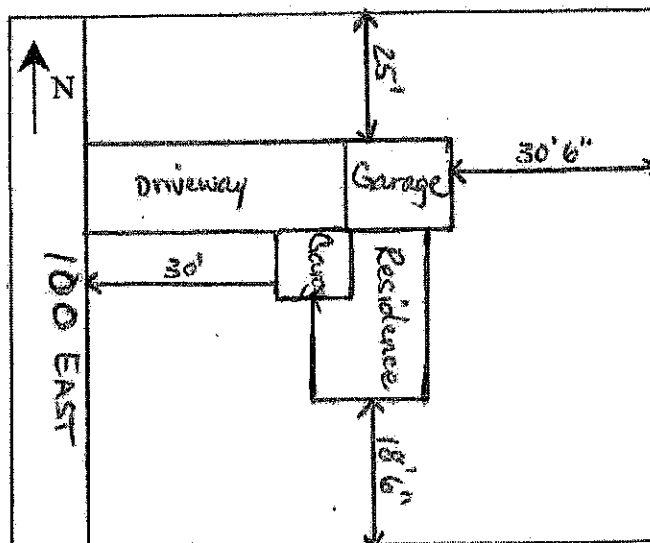
APPLICATION INFORMATION

1. BERRY BANHAM
APPLICANT'S NAME
2. PO Box 500
MAILING ADDRESS
- MILLVILLE UT 84326
CITY STATE ZIP CODE
3. (435) 232-5965 4. (435) 232-5965
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. RESIDENTIAL HOME
TYPE OF STRUCTURE
7. 4600 8. R1
SQUARE FOOTAGE ZONE
9. KNOWLES MINOR SUB. LOT 1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 035 - 0075
TAX IDENTIFICATION NUMBER
11. 240 S. 100 E. MILLVILLE
ADDRESS OF CONSTRUCTION
12. .37 acre 13. 4624
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. height 30' 6"
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

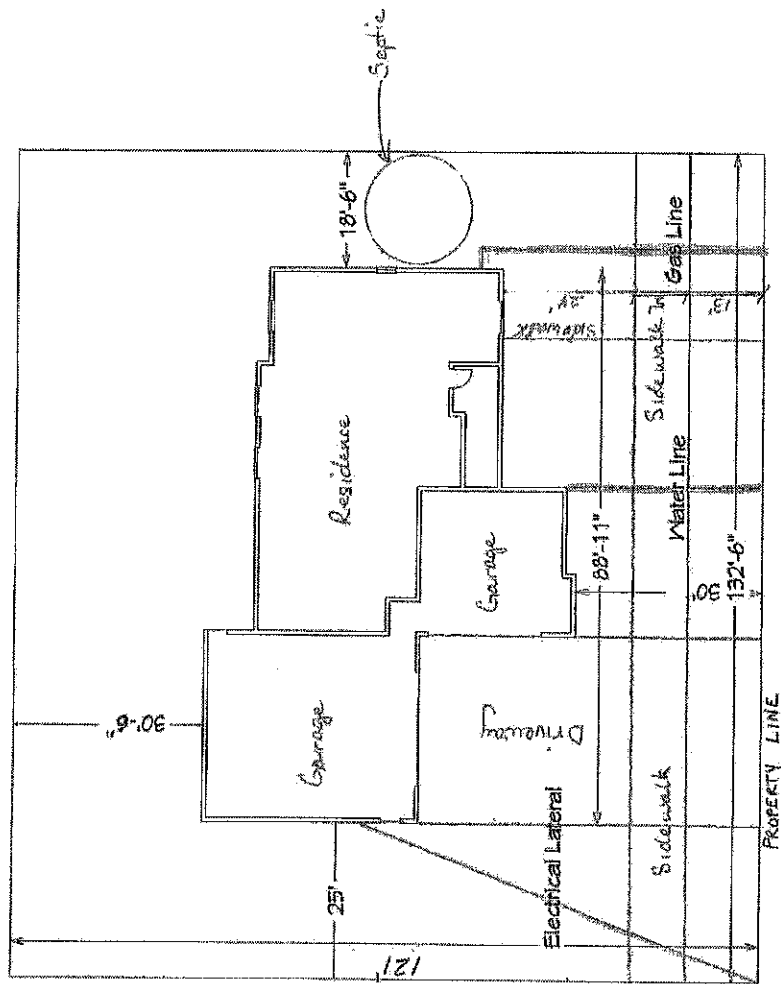
FEE PAID - TREASURER

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)

Berry & Melissa Banham
 PO Box 500
 240 S. 100 E.
 Milville, UT 84326
 435-232-5965
 Parcel # 03-035-0075

North

100 EAST

