

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

January 6, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Roger Roundy, Casey Owens, Justin & Cathy Wise.

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for January 6, 2022 at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Lewis and Thompson were absent. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Commissioner Lewis arrived at this point.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda January 6, 2022.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

Approval of the Minutes of the Previous Meeting

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

Commissioner Dickey moved to approve the minutes. Commissioner Anderson seconded.

Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

5.A. Pre-Zoning Discussion- Roger & Jamie Roundy, Parcel 02-129-0014, Approx 350 E 450 N

Roger Roundy of the property is now present. Discussion continued from the last meeting. They're beginning to start the planning process for the property located North of the Stake Center on the hill. Owner had a few questions regarding developing his property. Commission advised to plan on a septic system with a dry line installed. This is a single-family dwelling that would have access from 450 North. The access would need to be at the top of the hill. 300 East does not need to go through unless the lot is developed, however, at this time the Master Roadway plan does not see it go through to 450 N. Commission stated that aside from the primary residence at the top of the property, if the lot was to ever be split, the bottom access would need to be through Copperleaf subdivision. Currently, there is no plan to develop the property into smaller lots, however, BRHD has a limit on 3 lot subdivisions until the sewer is installed. The lot *may* qualify for the Hillside Overlay lot because it is all currently one lot. It won't affect where the plan is to build. Commission advised that when the owner is ready to build, he would come in for a Zoning Clearance.

5.B. Zoning Clearance- Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3

Reviewed the setbacks and the height of the house. If there are ever renters, they would need to come in and sign up for the proper additional utilities. Landscape refund will be returned to the homeowners.

Commissioner Dickey moved to approve the Zoning Clearance for Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3. Commissioner Lewis seconded. Commissioners

Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

5.C. Other

City Council Report- December 23, 2021

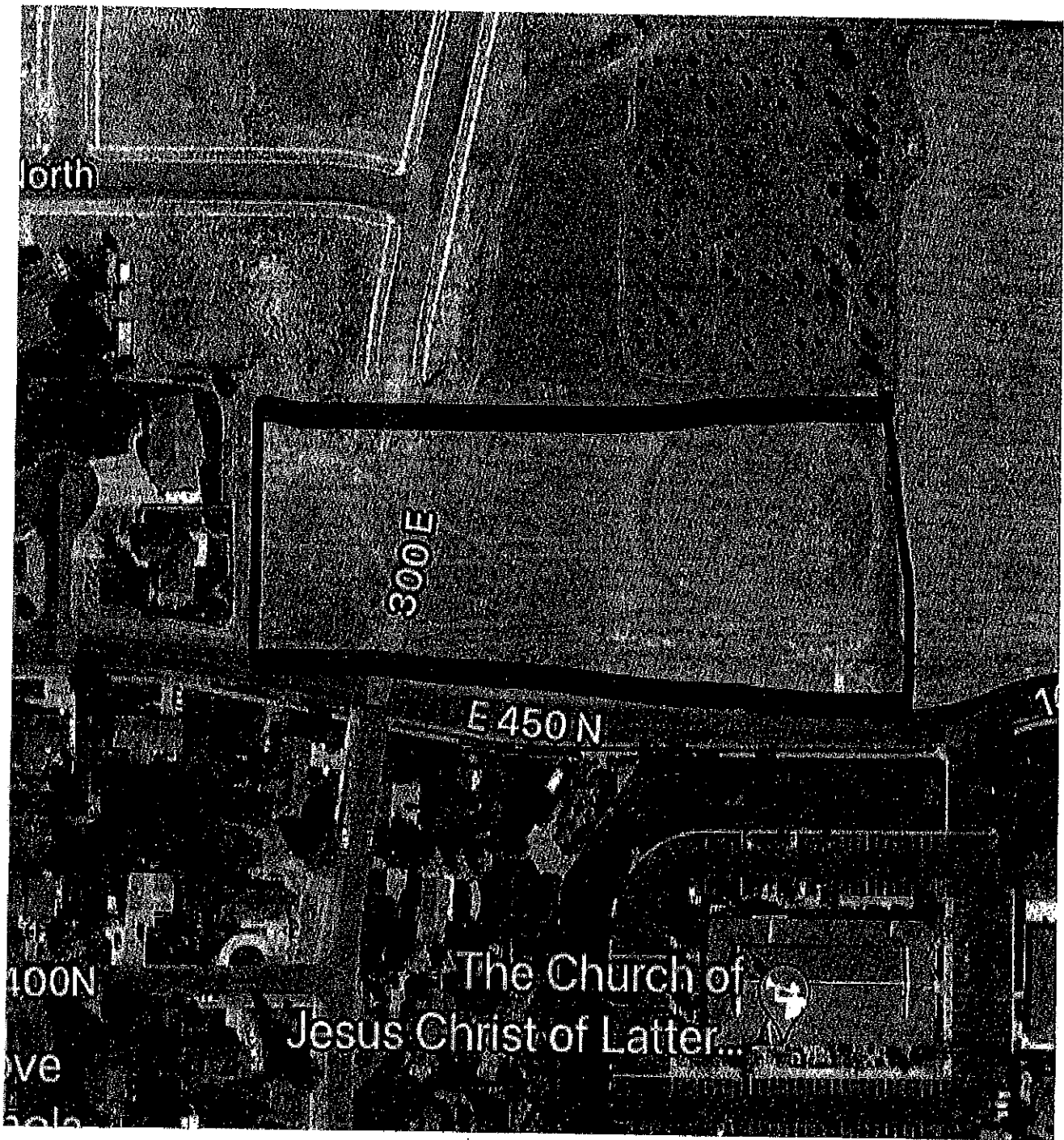
Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, January 20, 2022** at 8:00 pm

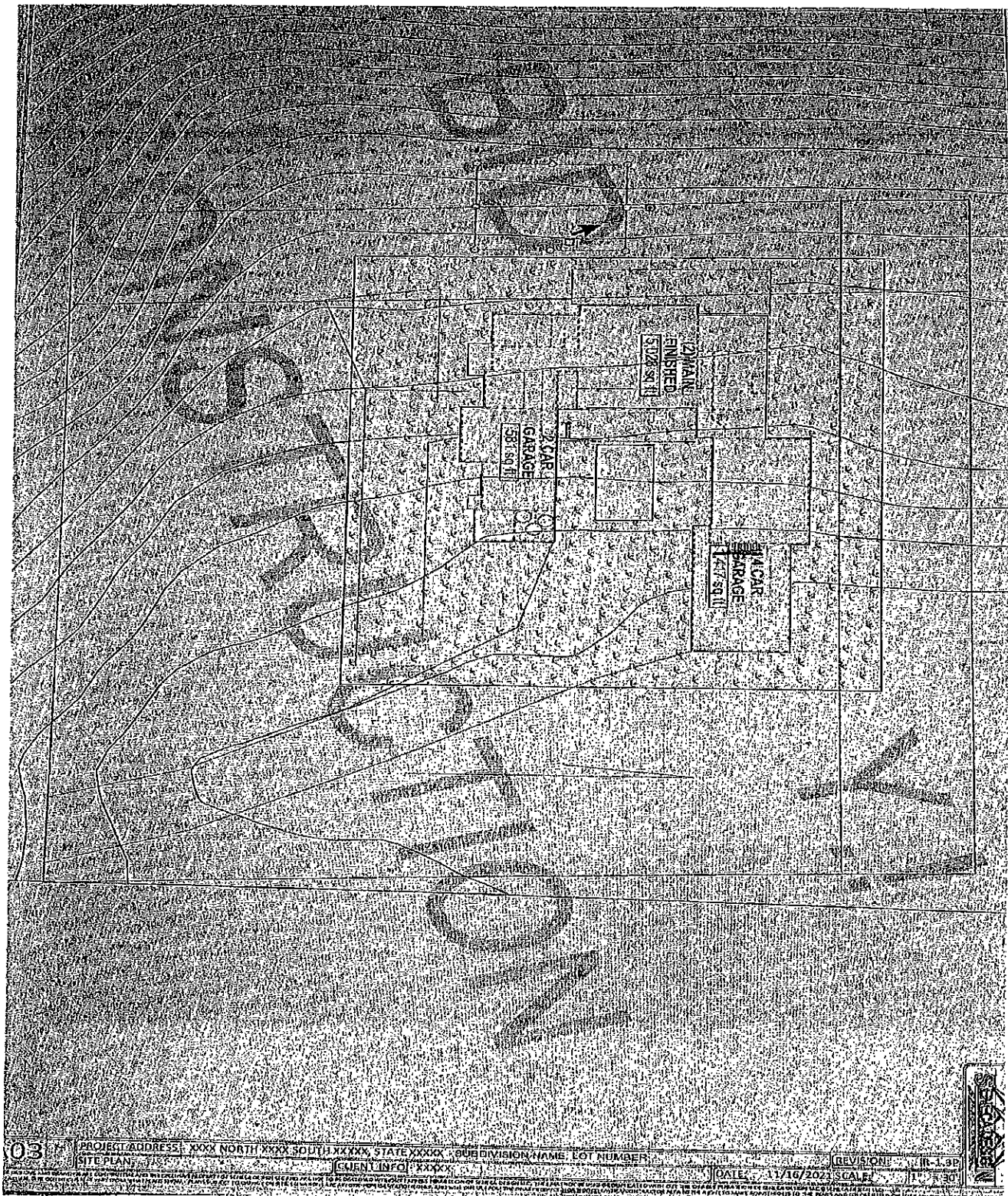
Adjournment

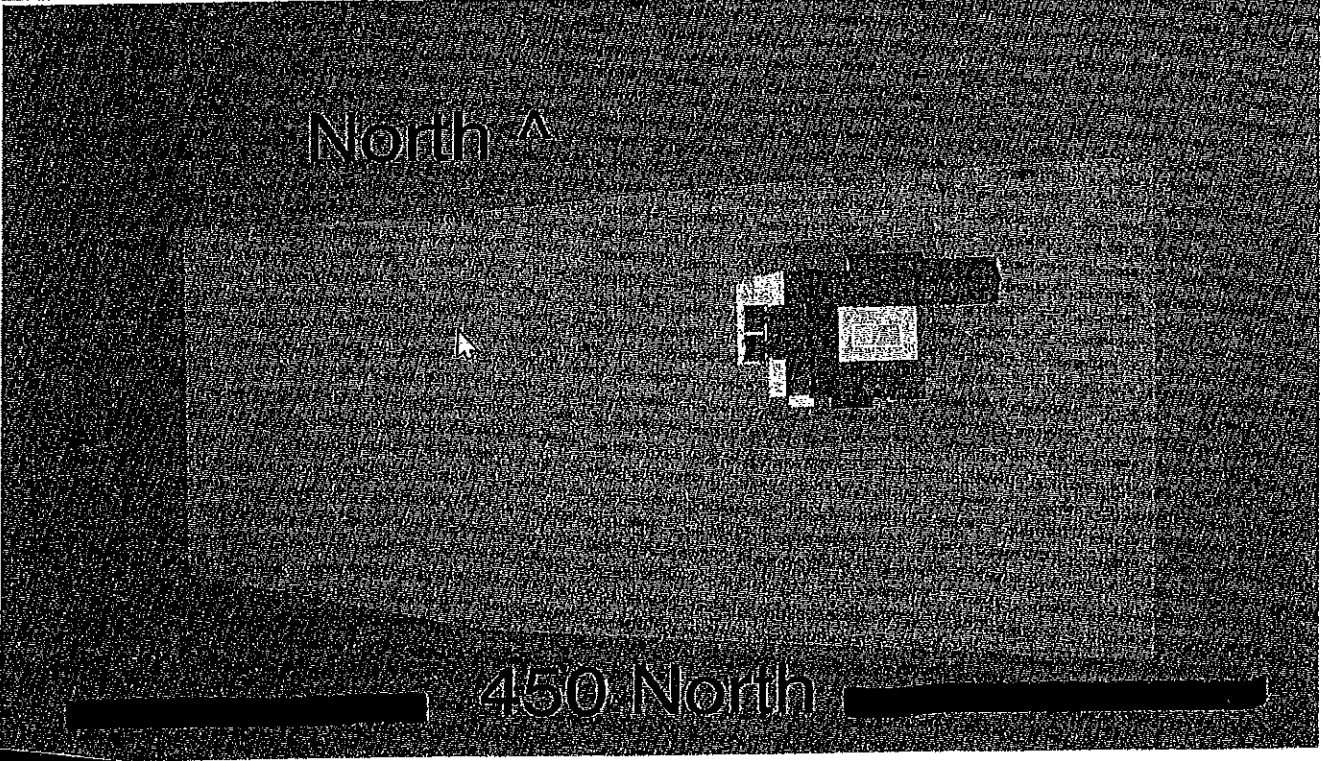
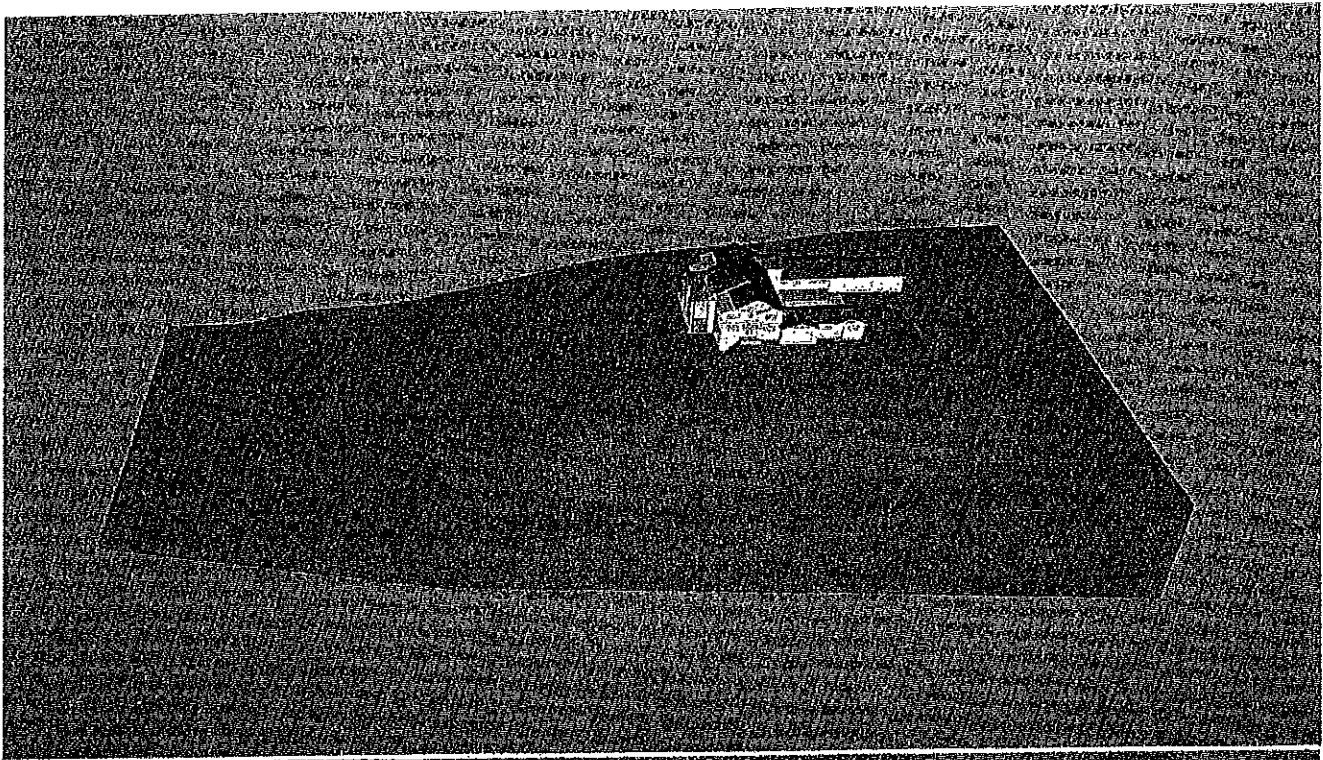
Chairman Greenhalgh moved to adjourn the meeting at 8:28 p.m.



Roger & Jamle Roundy

Parcel 02-129-0014







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

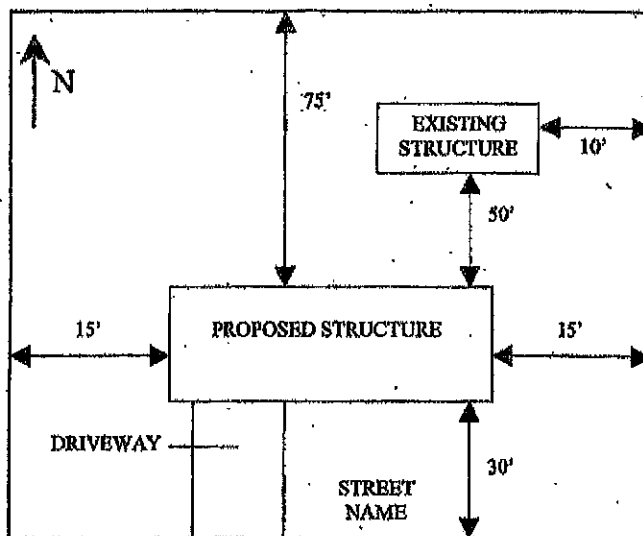
APPLICATION INFORMATION

1. Justin & Cathryn Wise
APPLICANT'S NAME
2. PO Box 118
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-232-3043 4. 435-994-4051
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Home
TYPE OF STRUCTURE
7. 4197 8. R-1
SQUARE FOOTAGE ZONE
9. Zollinger Estates lot 3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0003
TAX IDENTIFICATION NUMBER
11. 65 W 750 N
ADDRESS OF CONSTRUCTION
12. 1.51 Ac 13. 4587 ft.
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. (14) Would prefer not to
REMARKS
do septic if sewer is available

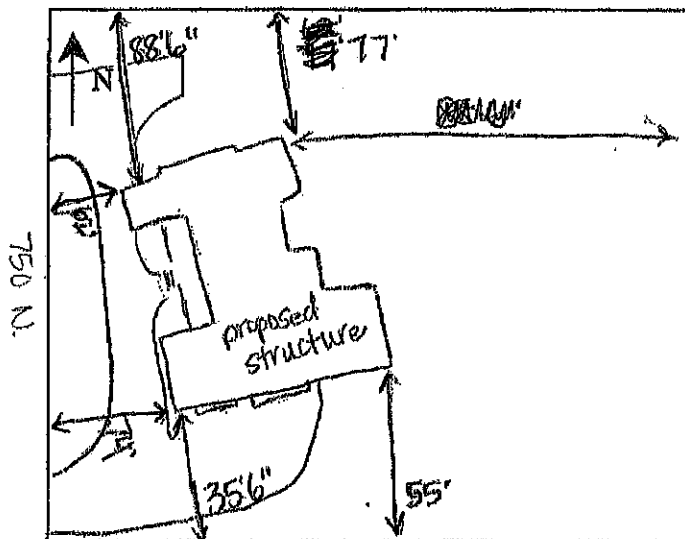
ht 23'5"

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

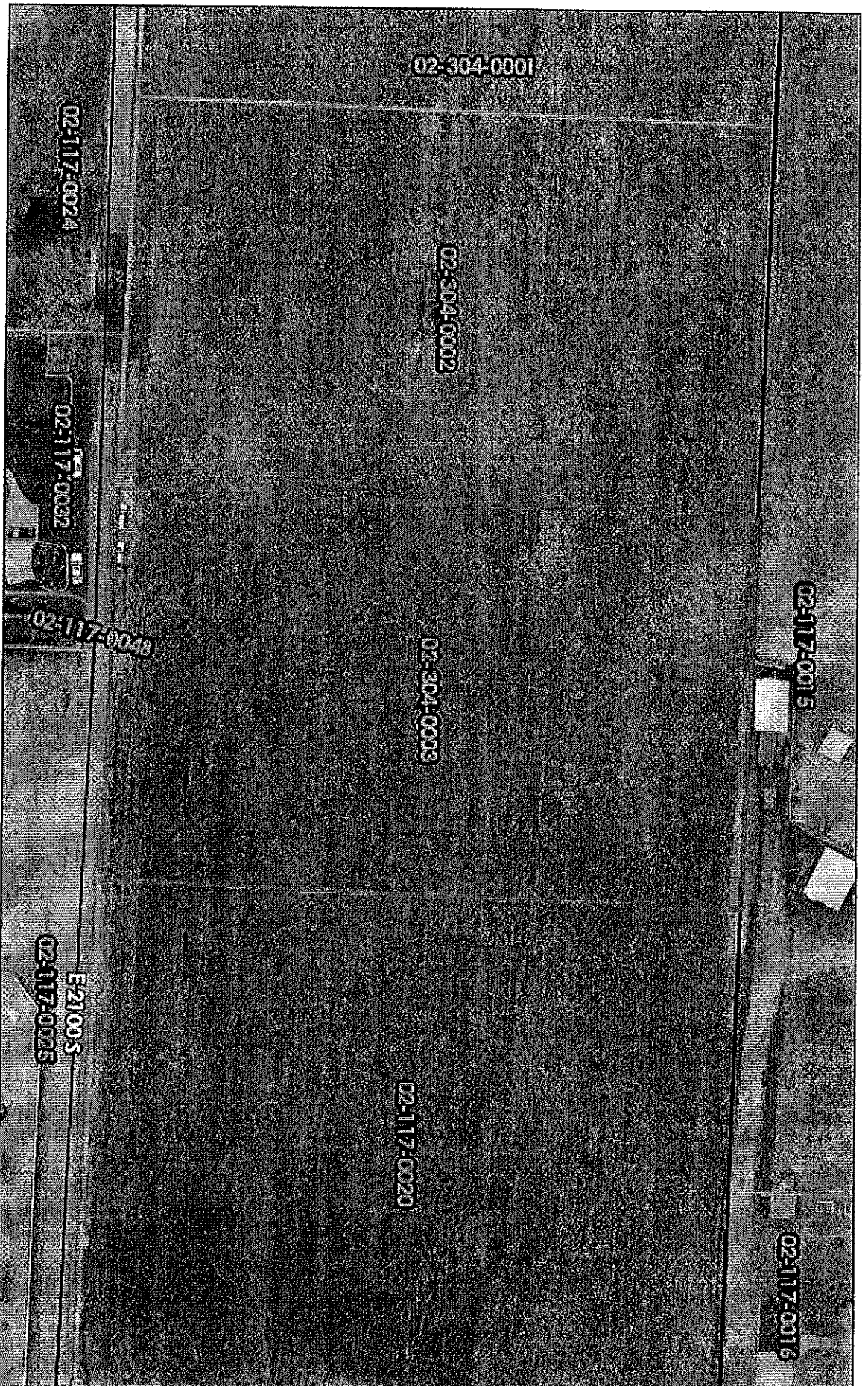
DATE

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)

Parcel Map



12/30/2021, 10:22:15 AM

☐ Override 1

County Road Surface Type

☐ Cache Parcels UTCACH038042.sid

0 0.01 0.01 0.02 mi

☐ 2021 Taxes Due / Not Paid

ASPHALT

☐ Municipal Boundaries

Red: Band_1

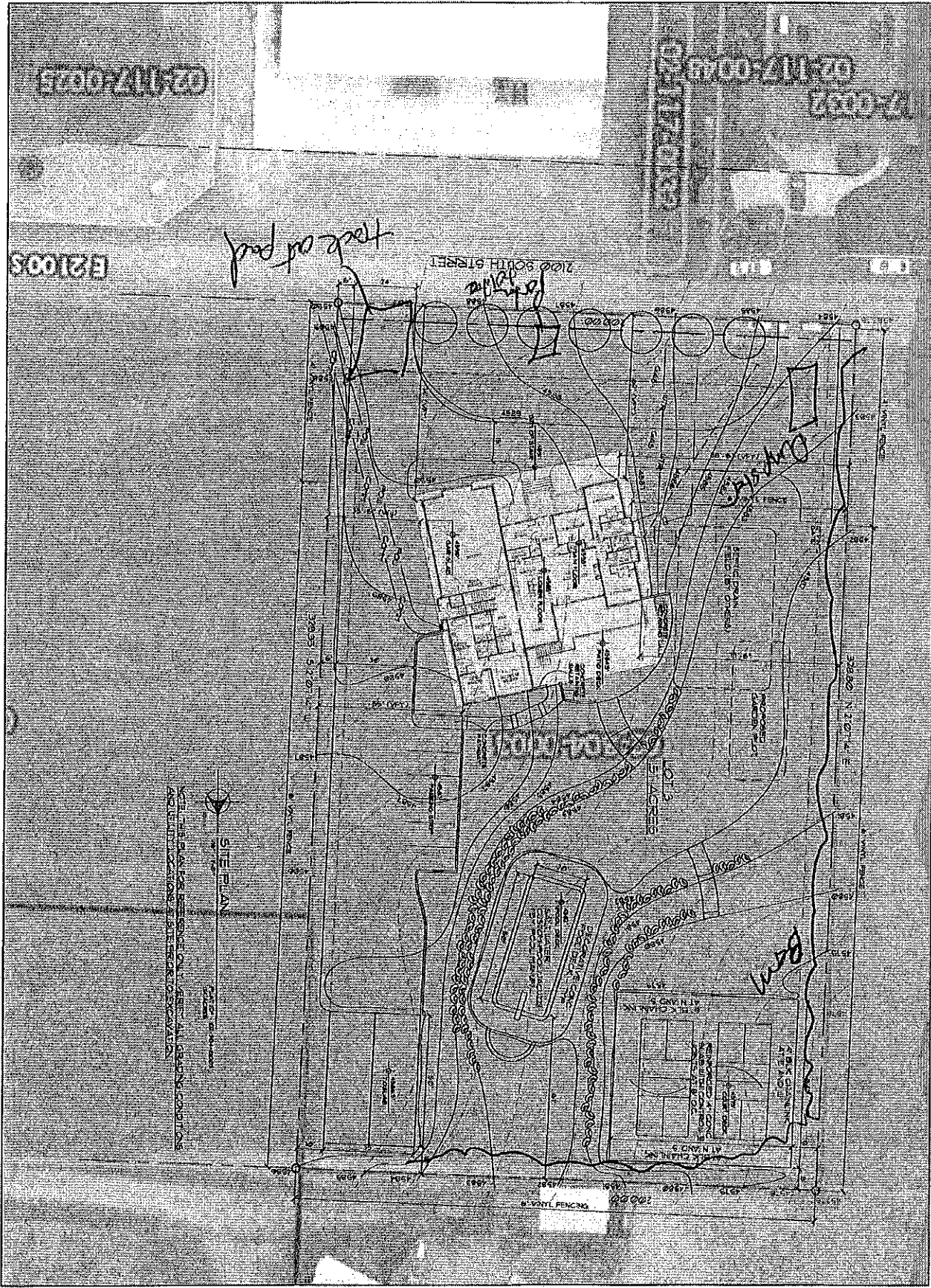
0 0.01 0.01 0.02 0.04 km

GRAVEL

County Boundary

Green: Band_2

Maxar, Microsoft



A0.1 SHEET NUMBER	REVIEWED PROJECT MANAGER	SHEET TITLE SITE GRADING PLAN SITE UTILITIES	PROJECT TITLE JUSTIN AND CATHY WISE RESIDENCE 65 WEST 750 NORTH MILLVILLE, UTAH	DATE DEC 9, 2021		JOSEPH T. BECK ARCHITECT, INC. 636 NORTH 400 WEST SALT LAKE CITY, UTAH (435) 764-8742