

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

May 5, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Jed & Pam Waldron, Logan Lucherini, Harry Meadows, Pam June

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 5, 2022, at 8:00 p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, and Matt Anderson (Alt.) were present. Commissioner Farmer is excused with Commissioner Thompson & Ripplinger to arrive later. Development Coordinator Kara Everton was present and took minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

Commissioner Thompson arrived at this point.

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Dickey moved to approve the agenda May 5, 2022.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson and Matt Anderson (Alt.) voted in favor. Commissioner Farmer was excused with Commissioner Lewis and Ripplinger to arrive later.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for April 21, 2022. **Commissioner Dickey moved to approve the minutes.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, and Matt Anderson (Alt.) voted in favor. Commissioner Farmer was excused with Commissioner Lewis and Ripplinger to arrive later.

5.A. Zoning Clearance: Accessory Building- Carport- 15 E 300 S, Millville UT

Jed & Pam Waldron were present. They stated that because of the unique way that their house sits on their lot they are looking for different ways to add a carport to their property. Jed has had an engineer review and ensure that the roof is able to hold the snowpack. The carport will most likely be a flat roof with adequate drainage. Commissioner Greenhalgh stated that Millville does not have a code that states the minimum distance from the accessory structure to the residence however the county would require a five-foot distance between the two buildings as well as the property line *or* a firewall. The owners stated that the wall closest to the home will be pre-built with all the required finishes before it is put up. Commissioner Greenhalgh advised the Waldron's to inquire of the County to know what else would be required as far as the extent of the firewalls on either side before they proceed with their build. Currently the east side of the carport is opened, with the owners preferring an enclosed building, but were advised to ask the County about their preference with this as well.

Commissioner Lewis arrived at this point.

Tara Hobbs brought up the installation of the sewer regarding the carport. The homeowners have a half basement with an injection pump currently. The homeowners may bring the sewer dry line to their property line before the carport is constructed.

Commissioner Thompson moved to approve the Zoning Clearance. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Rachel Thompson, Lynette Dickey, and Matt Anderson (Alt.) voted in favor. Commissioner Farmer was excused with Commissioner Ripplinger to arrive later.

5.B. Zoning Clearance: New Home- 278 N 300 E, Millville Estates Phase 2, Lot #14

This lot has a retaining wall already established on the property and on the adjacent properties that the engineers have reviewed and approved previously. The home will sit 20 feet from the retaining wall in the back of the property.

Commissioner Ripplinger arrived at this point.

Commissioner Thompson moved to approve the minutes. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Rachel Thompson, Lynette Dickey, Darcy Ripplinger and Matt Anderson (Alt.) voted in favor. Commissioner Farmer was excused.

5.C. Other

Commissioner Ripplinger and Commissioner Farmer attended the County Planning meeting held on Wednesday, May 4, 2022. Commissioner Ripplinger felt it was a very informative meeting with a lot of takeaways that Millville City can look into with help and implementation. Commissioner Thompson suggested that when Commissioner Farmer and Commissioner Ripplinger are both present to discuss we can have them tell the rest of the Commissioners about the meeting and what they learned.

City Council Report- April 14, 2022 and April 28, 2022

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, May 19, 2022**, at 8:00 pm.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:29 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

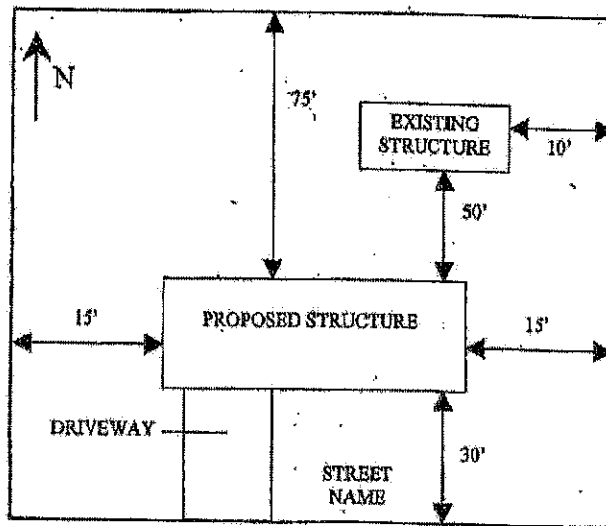
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

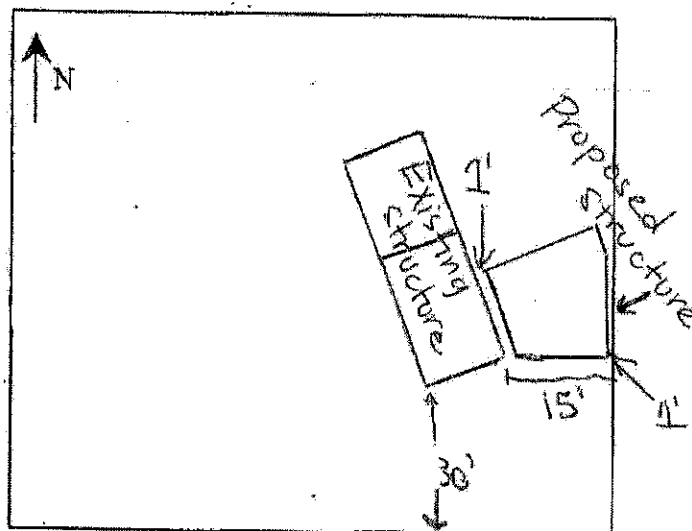
1. Jed Waldron
APPLICANT'S NAME
2. PO Box 578
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-512-727 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Carport
TYPE OF STRUCTURE
7. 608 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 15 East 300 South Millville
ADDRESS OF CONSTRUCTION
12. .41 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



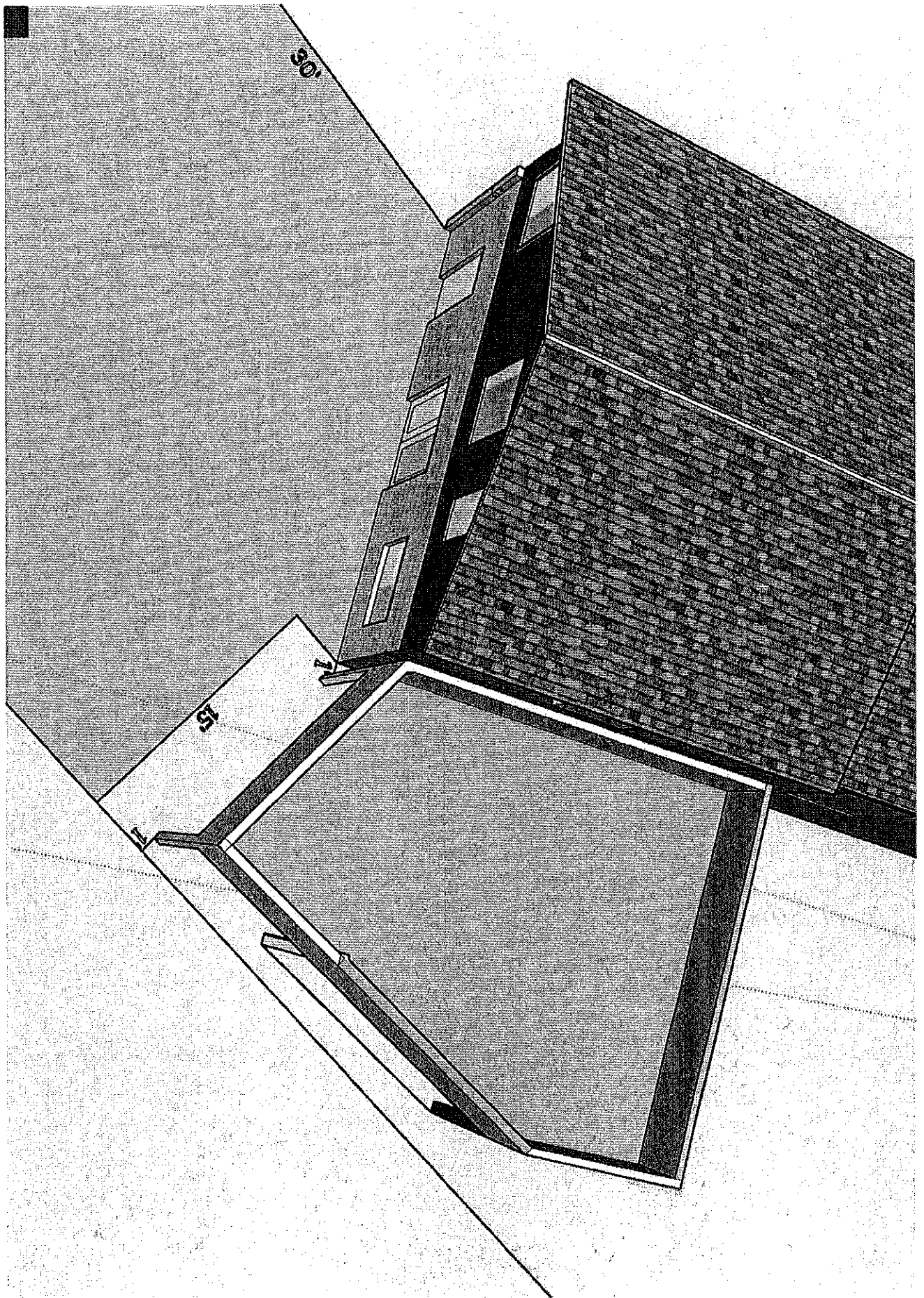
APPROVED - PLANNING AND ZONING

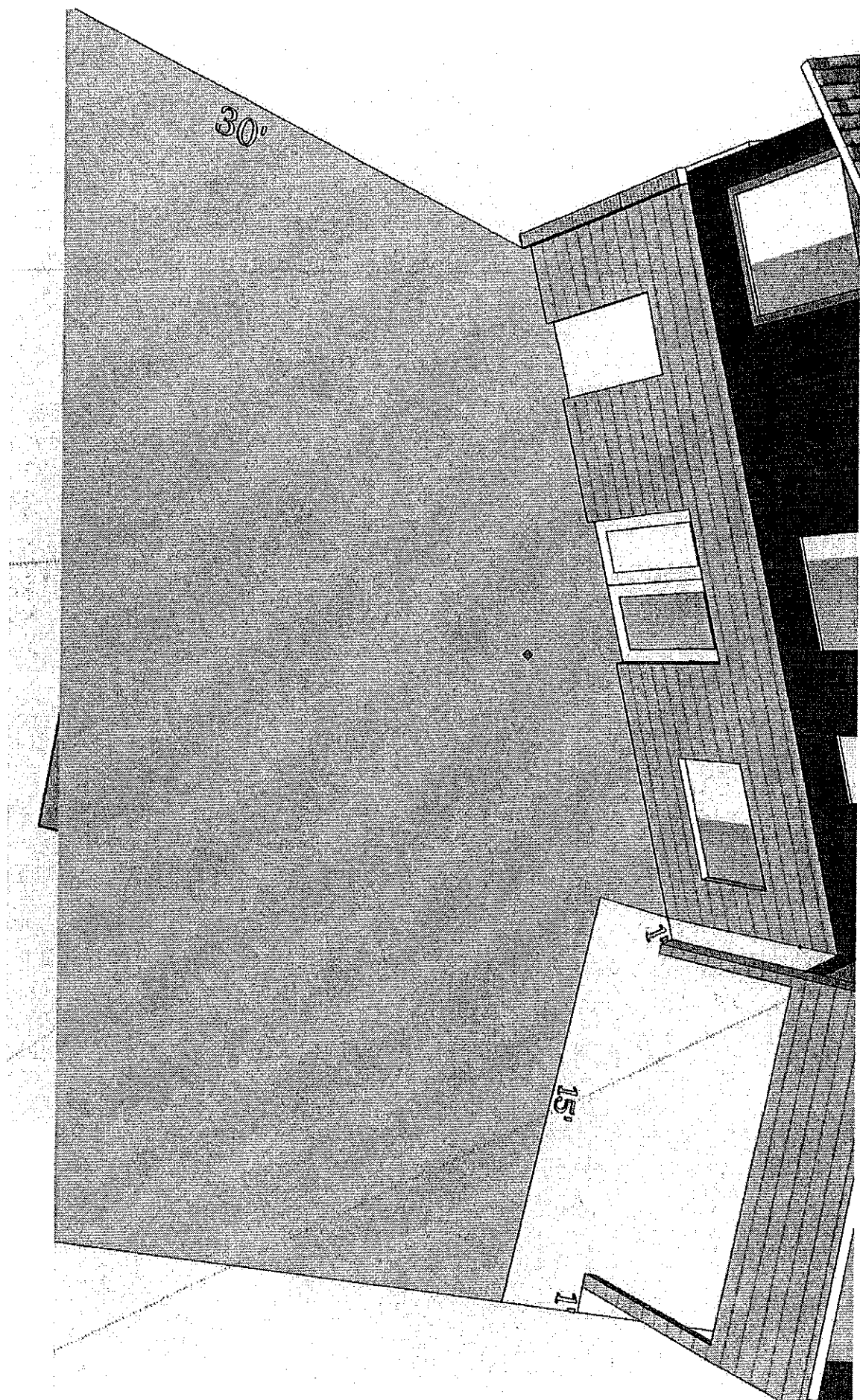
DATE

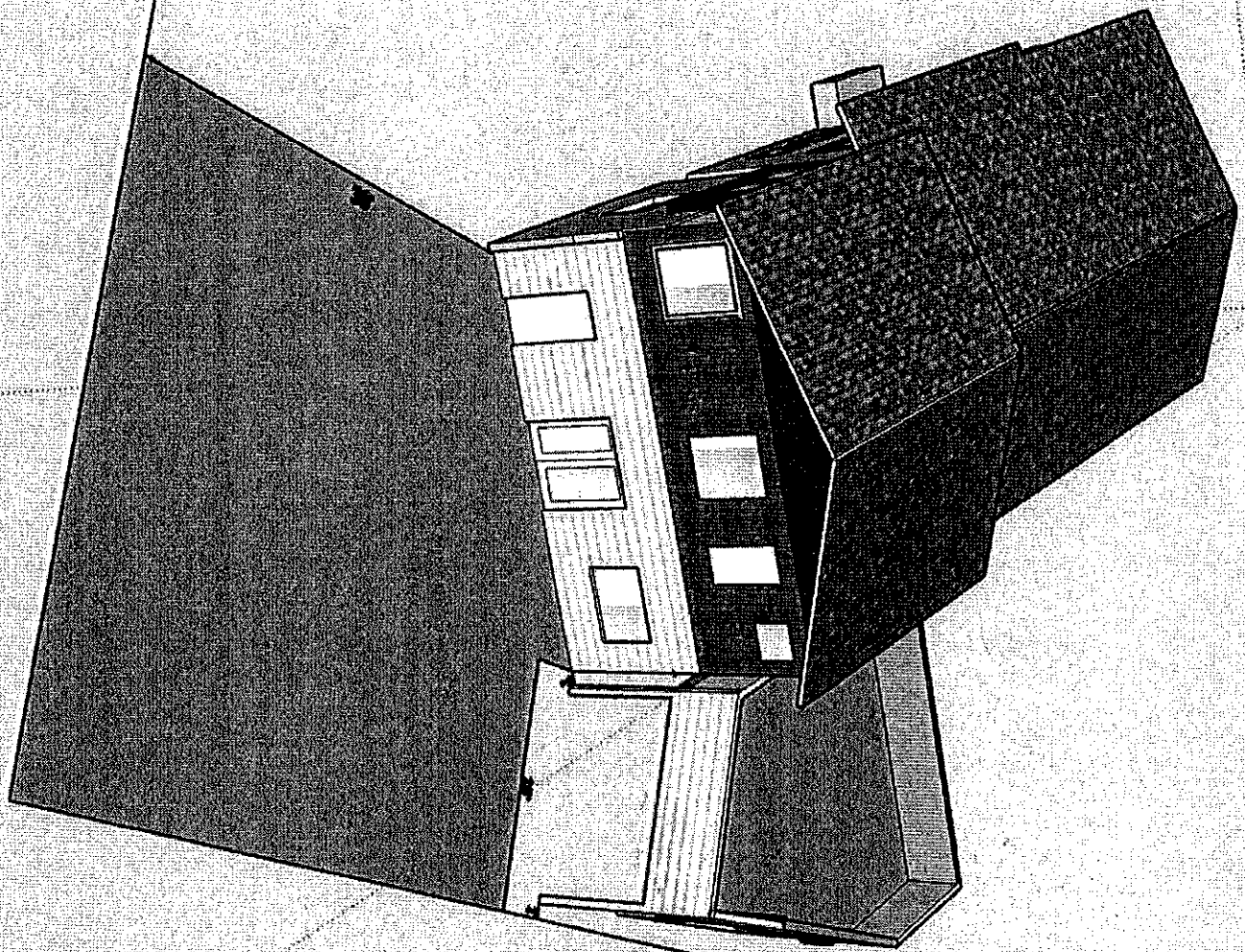
FEES PAID - TREASURER

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)









00995

MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

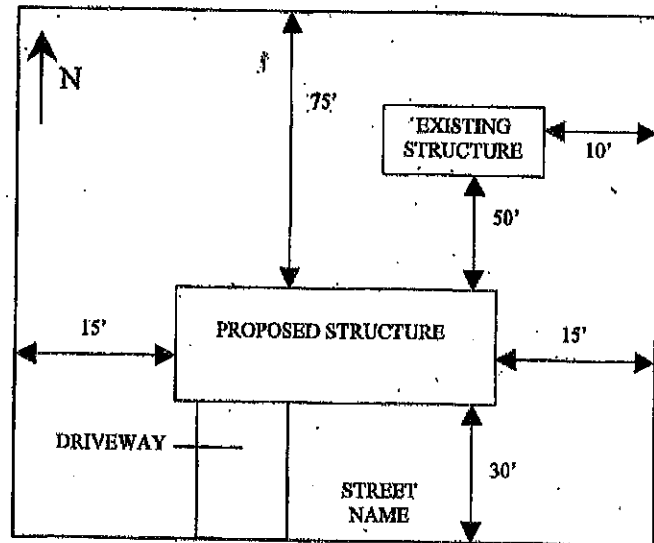
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

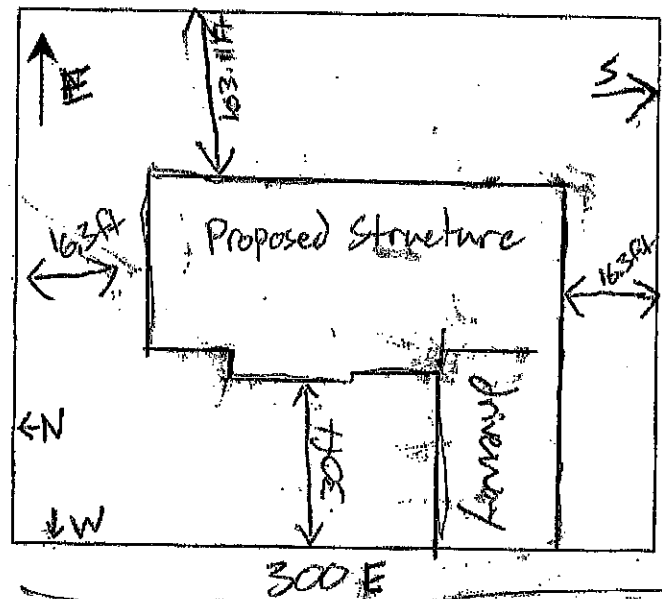
1. Logan Lucherini
APPLICANT'S NAME
2. 278 N. 300 E
MAILING ADDRESS
- Millville VT 84326
CITY STATE ZIP CODE
3. (435) 994-4985 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Residential
TYPE OF STRUCTURE
7. _____ 8. _____
SQUARE FOOTAGE ZONE
9. Millville estates Phase 2 Lot #14
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 193 - 0014
TAX IDENTIFICATION NUMBER
11. 278 N 300 E
ADDRESS OF CONSTRUCTION
12. .42 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

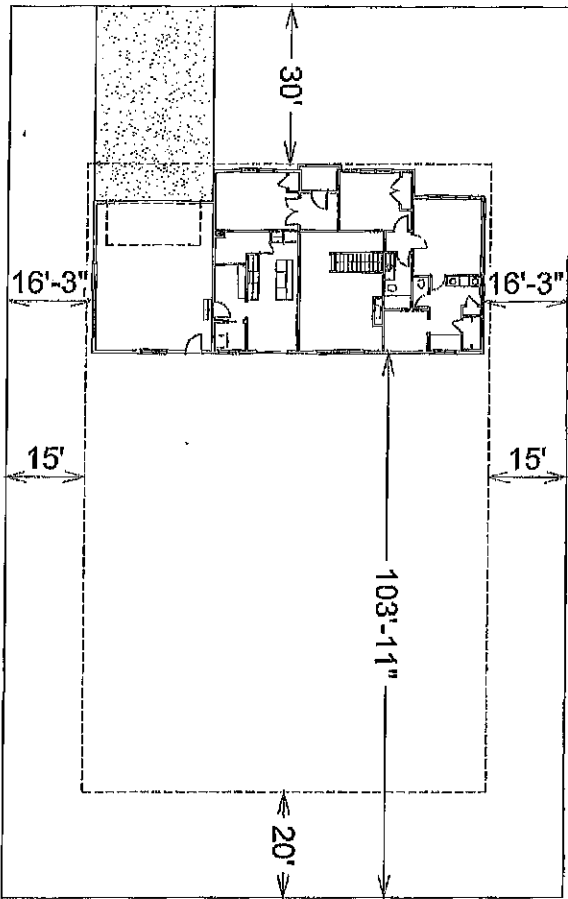
DATE

FEES PAID - TREASURER

DATE

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390 EAST STREET



SCALE 1"=10'

PLOT PLAN

Notes: Please see list of general notes located on 10/17 page