MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
June 16, 2022

PRESENT: Lynette Dickey, Bonnie Farmer, Rachel Thompson, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Tara Hobbs, Gary Stauffer, Lisa Haymne, Mike Olsen, Scott Stauffer, Shane Jessop, David Hair

Call to Order/Roll Call:
Commissioner Dickey opened the meeting for June 16, 2022 at 8:00p.m. Commissioners Lynette Dickey, Bonnie Farmer, Rachel Thompson, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present with Commissioner Greenhalgh was excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance
Commissioner Dickey 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 June 16, 2022.** Commissioner Farmer seconded. Commissioners Lynette Dickey, Bonnie Farmer, Rachel Thompson, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh was excused.

Approval of the Minutes of the Previous Meeting
The Planning Commission reviewed the Planning Commission Meeting for June 2, 2022 **Commissioner Ripplinger moved to approve the minutes.** Commissioner Thompson seconded.
Commissioners Lynette Dickey, Bonnie Farmer, Rachel Thompson, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh was excused.

5.A. Zoning Clearance: Accessory Bldg- Jake Forsgren-36 N 100 W, Millville UT 84326
There are plenty of room with the setbacks.

Commissioner Thompson moved to approve the Zoning Clearance for an Accessory Bldg for Jake Forsgren located at 36 N 100 W, Millville UT 84326. Commissioner Lewis seconded. Commissioners Lynette Dickey, Bonnie Farmer, Rachel Thompson, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh was excused.

5.B. Pre-Conceptual Plan: Gary Stauffer- 700 North Main St, Millville UT 84326
Gary Stauffer's property aligns Gary Gettman's and is across the street from the Zollinger Subdivision. Gary wants to subdivide his property into 4 lots, which is a major subdivision and currently not able to be developed. His children are anywhere from 2-5 plus years away from building. Gary had a few questions regarding development. The first is curb and gutter. Gary would like curb and gutter along the north side of the road and around the circle cul-de-sac but just gutter on the south side. Commissioner Anderson said that water drainage would be the main concern. Currently there are 3 cement pads that have grates to drain into the lower canal. Commissioner Anderson said that they may need to have a retention pond. Gary asked why the Zollinger's don't have one. Matt said that it is all engineering and the need to prevent

contamination. Commissioner Lewis stated that this is a state requirement, and the city doesn't have any sway with it. If the engineers will say if the state requires it. Commissioner Thompson suggested considering grassy swells, and Commissioner Anderson said that the owners should ask their engineers. Gary asked if the radius of the cul-de-sac needs to be 60' and was told that a firetruck needs to be able to turn around in. Gary asked about fire hydrants stating that there is a fire hydrant on the Gettman's property line and asked if that would be sufficient and was told that it would be an engineering question. Commissioner Thompson asked the Mayor Hair if a cul-de-sac would be okay there with plows.

5.C. Other

- Celco Development was discussed
- Commissioner Lewis brought up the first house that the Funk's built looks like there is an apartment. Tara knows about that already.
- Commissioner Farmer mentioned a few different cities around us that have codes on accessory dwellings.

City Council Report- June 9, 2022

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, July 7, 2022** at 8:00 pm.

Adjournment

Chairman Dickey moved to adjourn the meeting at 8:58 p.m.

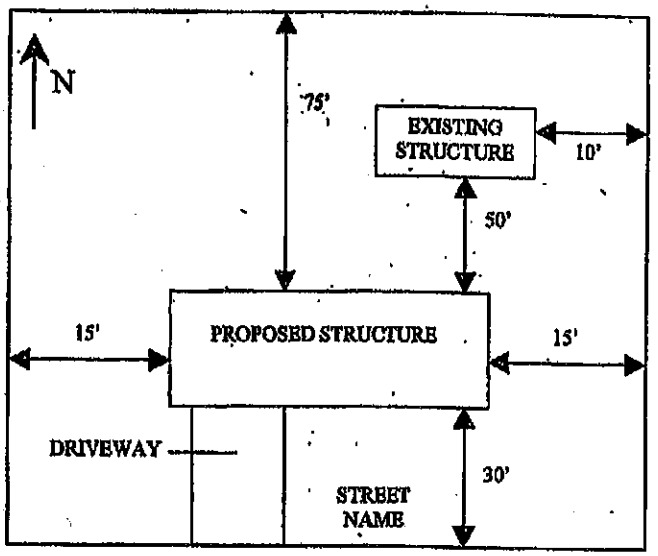
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

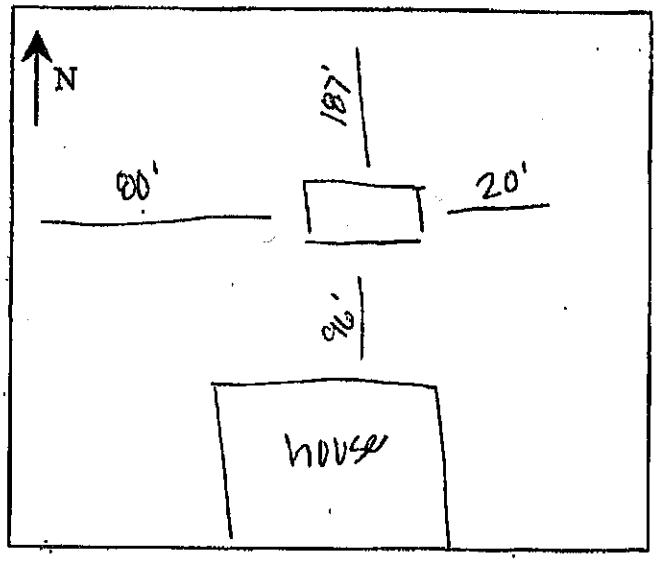
APPLICATION INFORMATION

1. Jacey (Jake) Forsgren — APPLICANT'S NAME
2. P.O Box 1688 — MAILING ADDRESS
   Millville — CITY; UT — STATE; 84326 — ZIP CODE
3. 435-753-0170 — HOME TELEPHONE
4. Same — BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. Metal Shed — TYPE OF STRUCTURE
7. 875 — SQUARE FOOTAGE
8. ZONE
9. Iverson Minor SubDivision Lot 4 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0033 — TAX IDENTIFICATION NUMBER
11. 35 N. 100 W. Millville, UT — ADDRESS OF CONSTRUCTION
12. 1.36 — LOT SIZE
13. LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)

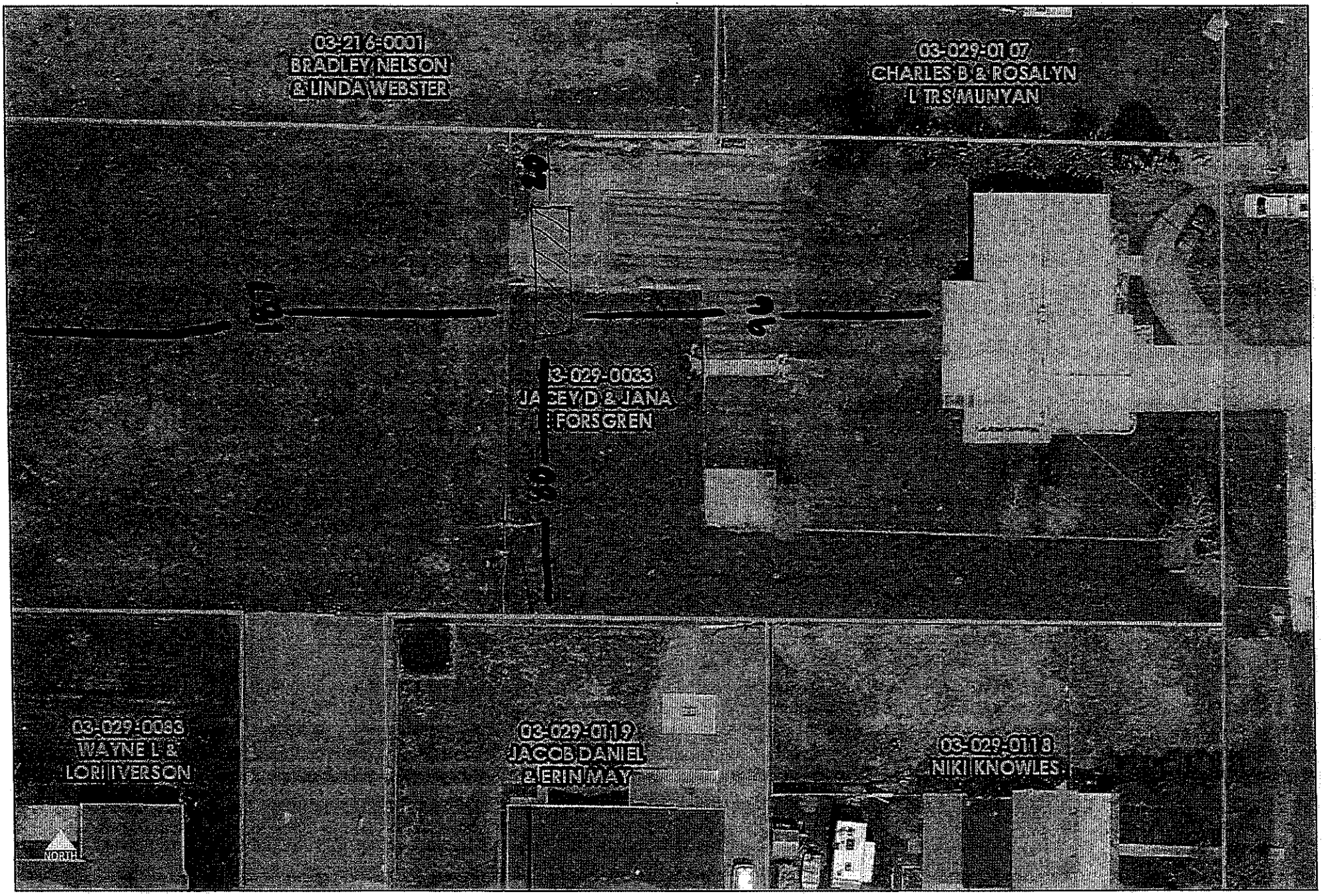


PLOT PLAN

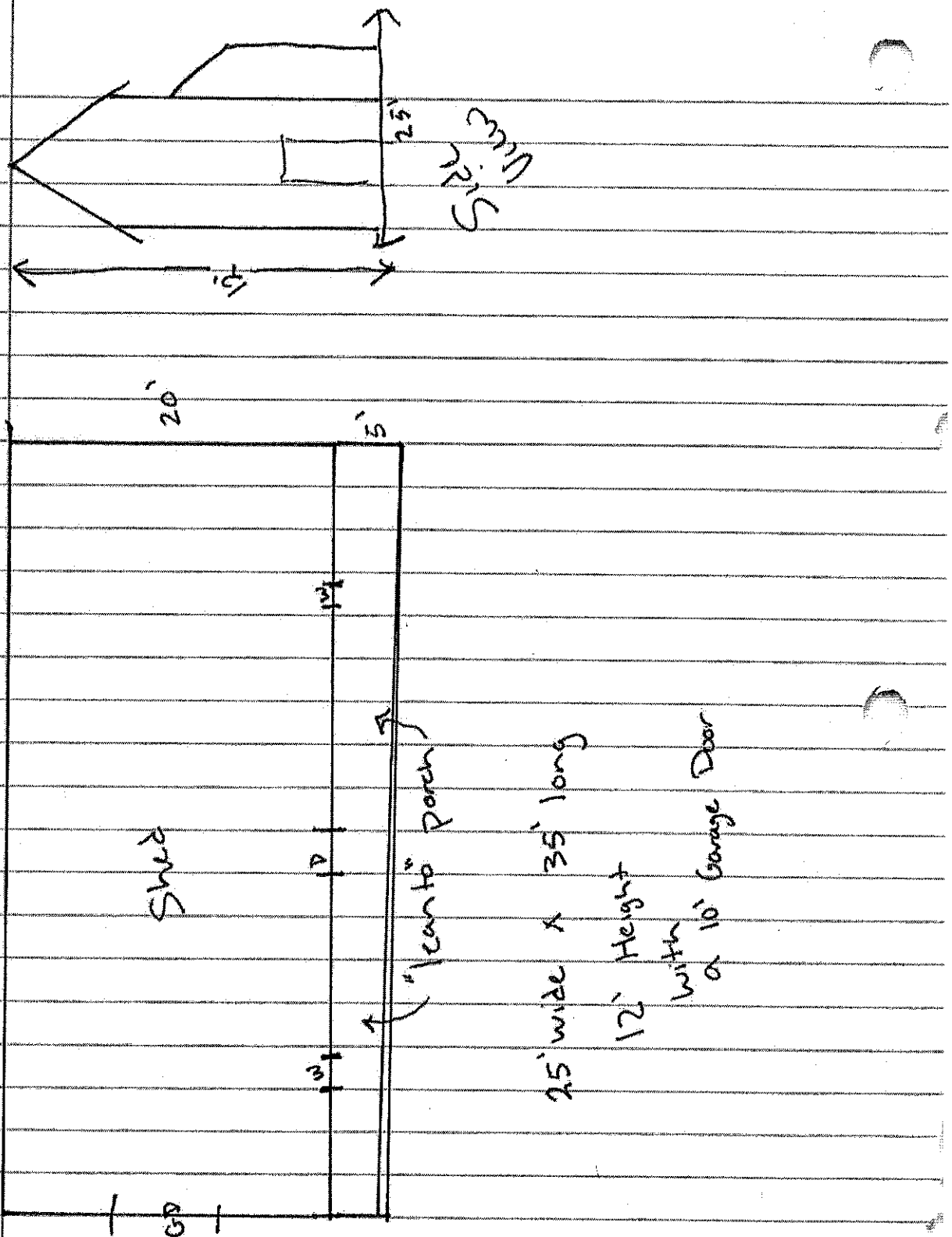


APPROVED – PLANNING AND ZONING _____ DATE _____ FEES PAID – TREASURER _____ DATE _____

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)

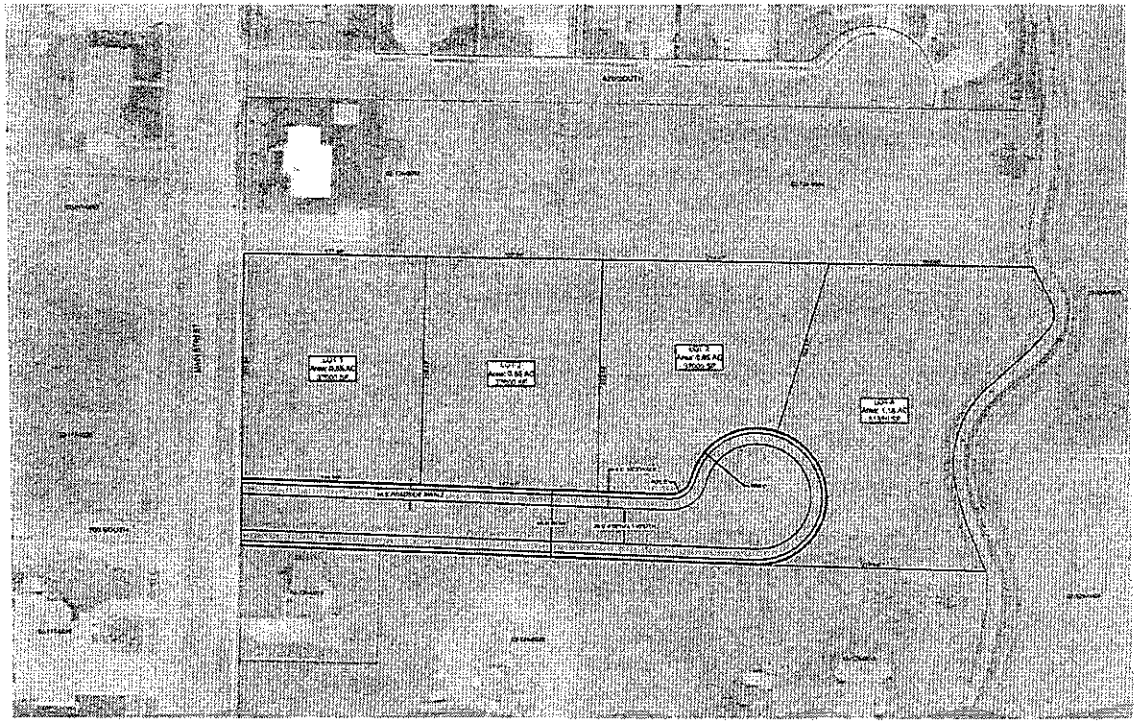


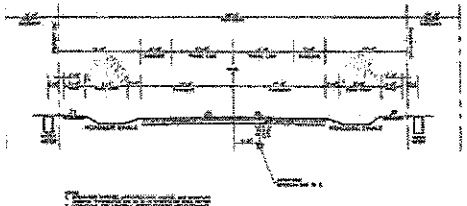
Date: 5/31/2022


25'
Side View
15'
20'
15'
35'
Shed
Porch
4' Length
25' wide x 35' long
12' Height
with
10' Garage Door

STAUFFER SUBDIVISION CONCEPT PLAN

PARCEL 02-124-0009







NOTES:

ZONING
CURRENT ZONE: AG
PROPOSED ZONE: R-1

LOT REQUIREMENTS (SINGLE FAMILY DWELLINGS)
SLOPE CLASS 1
MINIMUM LOT SIZE REQUIRED: 21,000 SF
MINIMUM LOT SIZE PROPOSED: 37,000 SF

SETBACKS
LOT FRONTAGE REQUIRED: 100 FT
FRONT YARD SETBACK: 30 FT
INTERIOR LOT SIDE YARD SETBACK: 15 FT
CORNER LOT SIDE YARD SETBACK TO STREET: 20 FT
INTERIOR LOT REAR YARD SETBACK: 30 FT
CORNER LOT REAR YARD SETBACK TO STREET: 30 FT

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3102
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

STAUFFER SUBDIVISION
CONCEPT PLAN
700 SOUTH MAIN STREET
MILLVILLE, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 23-003
DRAWN BY: T. CLOVER
PROJECT MANAGER: T. CLOVER
ISSUED: 01-03-2023

CONCEPT

1

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

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