

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

September 15, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Matthew Anderson, Kara Everton, Tara Hobbs, David Hair, Pam June, Randall & Kristen Gasaway, Patrick & Brookelyn Pehrson, Rex & Annette Pehrson, Kristen Gonzalez, Cathy Anderson, Debby Bronson, Bryon Darby, Tim Ropebush, Jackson Debenham, Devin Preston

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 15, 2022, at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) were present with Commissioner Thompson & Farmer excused. 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.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Dickey moved to approve the agenda for September 15, 2022.** Commissioner Lewis seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Thompson & Farmer excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for August 18, 2022, **Commissioner Anderson moved to approve the minutes.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Thompson & Farmer excused.

5.A. Zoning Clearance- Randall Gasaway- Covered Carport- 316 S 100 E. Millville

This is to cover the stairs outside but will also be used to park cars. The setbacks look good. This is considered an addition so the cost of the Zoning Clearance will be \$1000 with a \$50 filing fee. The \$1000 will be refunded once the project is completed.

Commissioner Ripplinger moved to approve the Zoning Clearance Randall Gasaway- Covered Carport- 316 S 100 E. Millville. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Thompson & Farmer excused.

5.B. Pehrson Subdivision Conceptual

The BRHD letter that was accompanied with the subdivision plat states that a septic is feasible within the new property, but a percolation test on lot number 2. A residential zoning clearance will not be able to be obtained until BRHD signs off on the test. New acreage on Lot 2 would be .409 acres with Lot 1 being .509 acres.

5.C. Zoning Clearance- New Residence- High Peaks Construction- 452 E 25 N. Millville

Matthew Anderson mentioned that he has a related interest in this build.

This is a hillside overlay property. Lance Houser has reviewed and given his approval via email if a landscaping plan, which was available. The dirt will be hauled off to make the slopes work for the property. The setbacks are within guidelines. The side setbacks are right at the 15' mark. Commissioner Greenhalgh suggested getting it surveyed at the beginning to ensure those setbacks are met.

Refund of Landscaping will go to homeowner not the contractor.

Commissioner Lewis moved to approve the Zoning Clearance New Residence- High Peaks Construction- 452 E 25 N. Millville. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Thompson & Farmer excused.

5.D. Other

- Bryon Darby came in to ask for advice regarding his parent's (Graham C Hunter 03-037-0014) property that is accessed off canal road. Bryon has talked to the county, and they didn't know if this was county land or city land. Canal Road is technically an easement, not really a road. Ideally, they would want to build 1 or 2 houses and keep it in the family. The commission confirmed this is in the county. Per Millville City regulations it wouldn't be able to be built due to the access from a private drive. Mayor Hair stated that the county has said in the past that if there is more development that way then the road will need to be improved. Ultimately their access will be the issue. The commission advised to speak to the county and get answers about the access.
- Homeowners just bought 25 W. 300 S. They have never owned a home before and had some questions. They would like to make their basement into an apartment. There is no plumbing stubbed out, so the commission advised that they draw a plan, get a zoning clearance, and then go to the county for a permit. The commission informed them to make sure that if there is a swell in the driveway to make sure they maintain that swell to ensure water runoff is maintained.
- Looking at a property behind the pickleball court the Covert's 5-acre property. He had questions regarding how he can subdivide that property. The commission informed him that in Millville City code that anything south of 300 S needs to meet the minimum acreage to 2 acres and 132' of frontage. *Further review after the meeting noted that the ordinance in question was only*

for the properties that are labeled R-3. This property is currently labeled R-1 and would meet the requirements for the design in question.

6. City Council Report – review minutes from the August 25, 2022 & September 8, 2022, meeting

- Commissioner Anderson had a statement about the council's discussion about fees for duplexes. He wanted to make a note that the park impact fee, noting that the cost is less for a multi-family dwelling compared to a single-family dwelling, that he was not meaning for it to be swayed in his favor.
- Commissioner Ripplinger stated that she had sent an email to the Mayor regarding the light shut-off time moving up earlier. Mayor Hair sent the email to the Council and to Chad Kendrick and this will be discussed in future council meetings. Recently the lights were on, and music was playing past 11 o'clock. The commission did note that park hours are dawn to dusk.

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, October 6, 2022, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:14 p.m.

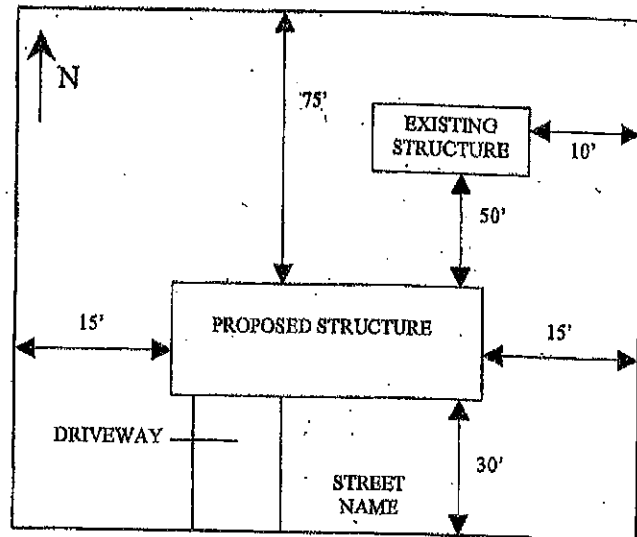


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

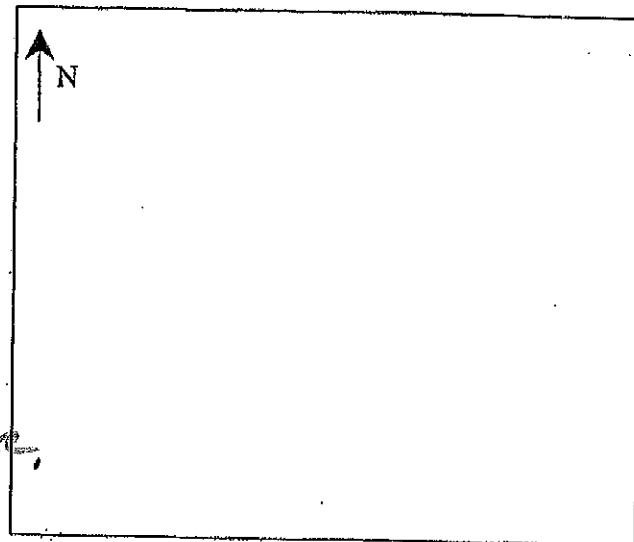
APPLICATION INFORMATION

1. Gasaway, Randall
APPLICANT'S NAME
2. P.O. 662
MAILING ADDRESS
- Millville UTAH 84326
CITY STATE ZIP CODE
3. 435-232-9539 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Covered Car Port
TYPE OF STRUCTURE
7. 4162 8. 33x14
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 316 South 100 East Millville Ut.
ADDRESS OF CONSTRUCTION
12. _____ 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. Desiring to build and attach
REMARKS
A CARPORT TO THE Covered Patio
structure of Existing House Structure.

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)



SIDE WALK

73'

HOUSE

DRIVEWAY
Concrete

Covered Patio

DESIRED CARPORT

27'

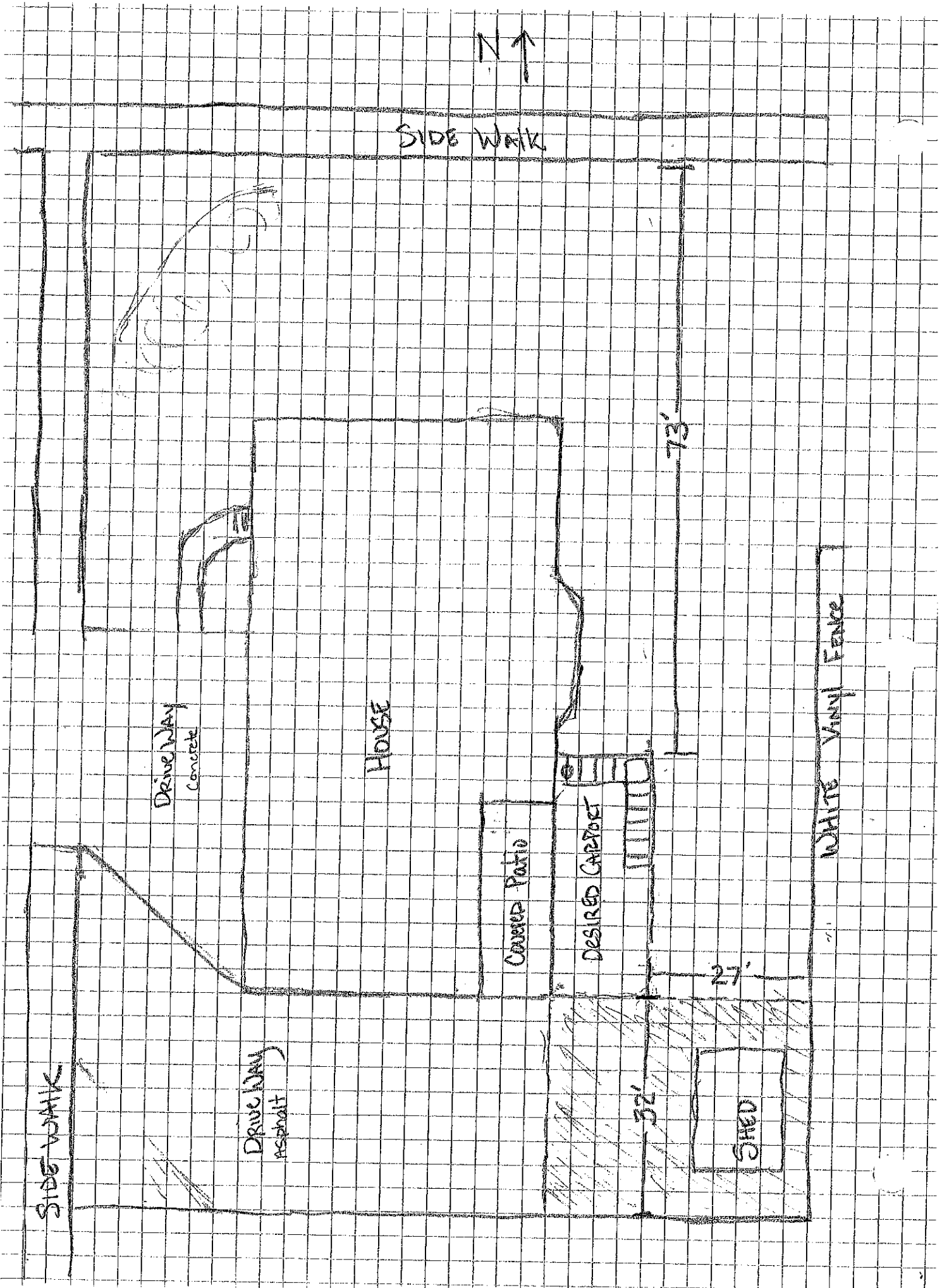
WHITE VINYL FENCE

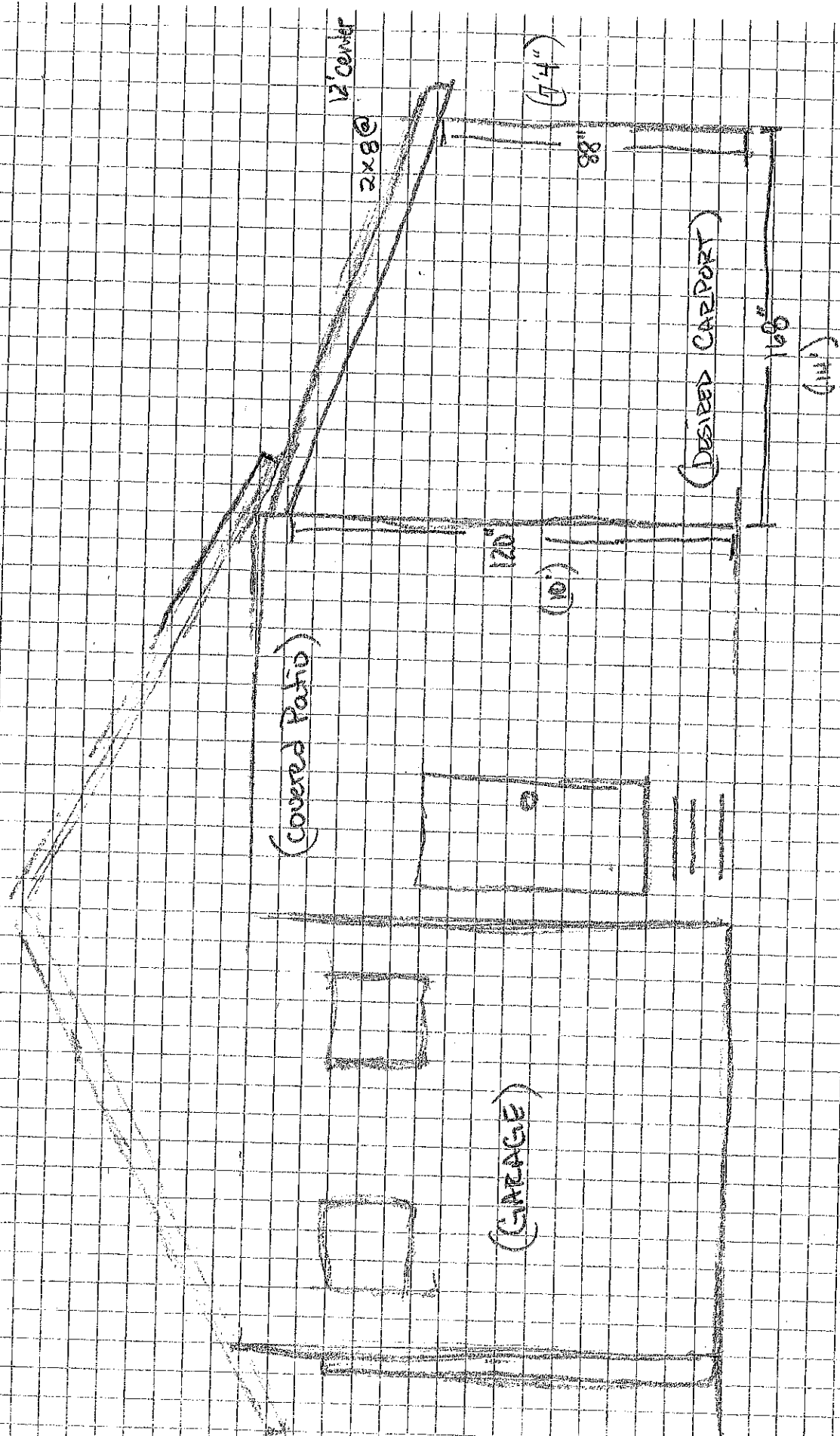
32'

SHED

DRIVEWAY
asphalt

SIDE WALK





Millville City, Cache County, Utah
A Part of the Southeast Quarter of Section 15,
Township 11 North, Range 1 East, Salt Lake Base & Meridian
August 2022

A black and white photograph of a rectangular, textured object, possibly a piece of wood or stone, with a small, dark, irregular mark on its surface. The object is oriented vertically and appears to be resting on a flat surface. The texture is grainy and uneven. The dark mark is located towards the upper left of the object's face. The background is a light, mottled grey.

Approved by Dominion Energy, Inc. _____ day

1. Pursuant to Utah Code Ann. § 36-3-27 this plan certifies to the owner(s) or operators of utility facilities a public utility easement along with the rights and duties described therein.

2. Pursuant to Utah Code Ann. § 17-27g-6(3)(c)(iv), Rocky Mountain Power accepts delivery of the PLE as described in this plea and reserves this plea solely for the purpose of confirming that the plea contains public utility easements and appurtenances to the location of the Public Utility Easement, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right the Rocky Mountain

- (1) A recorded Easement or Right-of-Way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 60, damage to underground utility facilities or
- (4) any other provision of the law.

- 1- All public & municipal utility easements (P.U.E.) shall be 10.0 feet wide around the frontage of All Lots.
- 2- No Structures may be built within any public utility

3-43 expenses involving the necessary improvements for sanitary sewer systems, gas service, electrical service, curbs and gutters, fire hydrants, sewer, water, and lighting shall be financed by the city engineer.

4-The Subdivision does not contain identified wetlands, flood plain, or other notable sensitive areas.

NARRATIVE
The purpose of this survey was to create a building
lot as shown and described herein. The survey was
ordered by Patrick Johnson. The cartrol used to

County and Kalamie City survey Monumentation around the Southeast Quarter of Section 15, Township 13 North, Range 1 East, Salt Lake Base & Meridian. The posts of bearing is the South line of said Section 15, Township 13 North, Range 1 East, Salt Lake Base & Meridian.

ADVANCED

 LAND SURVEYING INC
1770 Research Park Way 4th
Logan Utah 84301
(p) 435-770-1055 (f) 435-711-5583

25-230 CCH 8/16/22 Rev. D Page 2 of 1

CERTIFICATE OF DEDICATION

None of reason for these presents that the undersigned, Rex A. Peterson of Annette Peterson, being the registered owner, owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as Peterson Subdivisions is located in the Southeast Quarter of Section 15, Township 11 North, Range 1 East, Salt Lake County, Utah, and is more particularly described as follows:

[illegible]

Executed this _____ day of _____ 20__

Russ A. Peltz

Asantha Pabst

State of _____
County of _____

708
city of
of and
and wife as John M. Adams, personally appeared before me, the undersigned Notary Public in and for said State and County, in signs of the attached Owners Declaration, whom they acknowledged to be the said owners of the premises described in the foregoing instrument, and that they signed it freely and voluntarily and for the purpose therein expressed.

 Veterinary Public Signature

Consolidation Number - District	Industry Publics Consolidated in Utah (see name)
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SURVEYOR'S CERTIFICATE

under my supervision and currently shows the location and dimensions of the walls, openings, and stairwells of said subdivision as the same are situated upon the ground in compliance with the City of Ashland regulations governing the subdivision of land.

valuation of land to an accuracy of one part in ten thousand (10,000).

7881357



NORTH

LEGEND

Primary Boundary Line

Lot Line



Other property Use	_____
Existing Overhead Power	_____
Existing Asphalt Paving	_____
Public Utility Easement	_____

Scale: 1" = 20'

Section Corner

Fence Line

Municipal Utility Easement

Scale in feet

County Recorder's No. _____
State of Utah, County of Cache, Recorded and Filed at _____
Deseret at _____

agreed to provide
 & Sherod Haynes.

Envelope # _____
 Date _____ Time _____ Fee _____
 Abstracted _____
 Index _____

Date _____
 Filed in: File of Photo _____
 Date _____
 County Recorder _____



Executive Director - *Janine D. Adams*
Deputy Director - *Joshua Grier*

August 31, 2022

To Whom It May Concern:

This letter is in response to the proposed Pehrson subdivision located at approximately 332 North 100 East, Millville, Utah. It is proposed that a previously developed lot (lot 1) will be split to create one new building lot.

Based on septic feasibility records from lot 1, it is determined that this new lot is feasible for an onsite wastewater system. The new lot (lot 2) will require a maximum trench depth to be limited to 10 feet below virgin soil grade for the septic system drain field area. Drainfield size will be determined by using a soil percolation rate of 1-10 MPI. The drainfield must be a minimum of 100 feet from the canal running along the east property line. Potable water will be provided by Millville City. Lot 2 will contain 0.409 acres. Lot 1 will be reduced in size to 0.509 acres.

The on-site individual wastewater disposal system is to be installed in accordance with R317-4, Utah Administrative Code, Onsite Wastewater Systems Rule. Before installation begins, a septic permit will need to be obtained from this office. Final approval will be given only after an onsite inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that feasibility status may change if it is determined that the information on which it is based is either incorrect or incomplete. |

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Worley", is written over a horizontal line.

Richard Worley
Division of Environmental Health



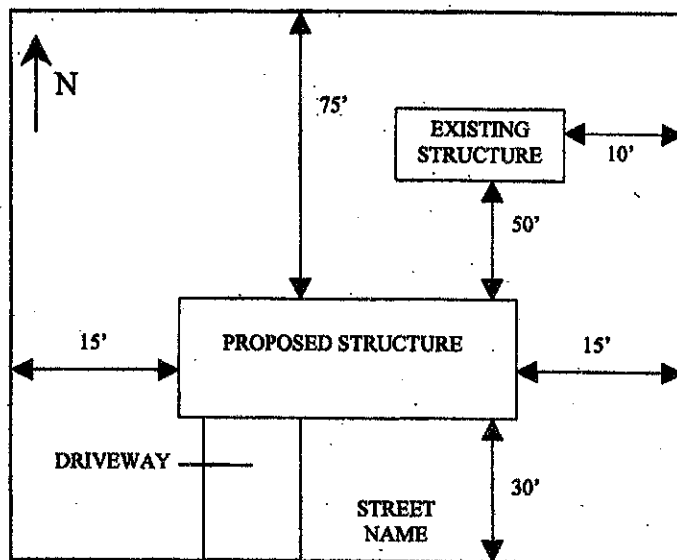
MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

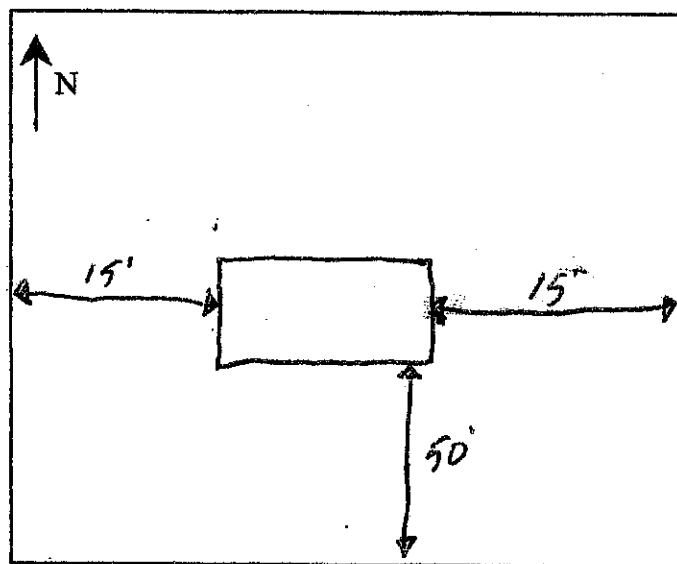
APPLICATION INFORMATION

1. Cathy Anderson High Peaks Construction (numbers do not represent required setbacks)
APPLICANT'S NAME
2. 1840 W. 2600 S.
MAILING ADDRESS
3. Millville College Utah 84339
CITY STATE ZIP CODE
4. 435 770 4570
HOME TELEPHONE BUSINESS TELEPHONE
5. Cathy Anderson
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 4721.56 8. Zone
SQUARE FOOTAGE
9. Mond-Aire #61
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0061
TAX IDENTIFICATION NUMBER
11. 452 E 25 N.
ADDRESS OF CONSTRUCTION
12. .57 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



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)

City of Millville, Utah
Application for Development
in a Hillside Development Overlay Zone

Applicant Information

Application Number:

Name: <u>Cathy Anderson</u>	Telephone: <u>435-770-4572</u>
Address: <u>P.O. Box 140</u>	Fax: <u>435-753-1585</u>
City/State/ZIP: <u>Millville, UT 84326</u>	e-mail: <u>kristeng1978@gmail.com</u>

Description of Development Project

Parcel No.: <u>03-194-0061</u>	Desired Start Date: <u>ASAP</u>
Project Mngr: <u>Rod Page - High Peaks Const.</u>	Estimated Completion Date: <u>APRIL 2023</u>
Overview: <u>Personal home for Cathy Anderson</u>	

Site Plan (to be submitted with this application)

Prepared by: <u>James Hoth - Seneca Design</u>	Telephone: <u>435-720-2087</u>
Address: _____	Fax: _____
City/State/ZIP: _____	e-mail: <u>james@seneca-designplans.com</u>
Contact: <u>James Hoth</u>	

Drainage Control Plan (to be submitted with this application)

Prepared by: <u>Price Engineering</u>	Telephone: <u>801-814-0227</u>
Address: <u>3677 N. HWY 126</u>	Fax: _____
City/State/ZIP: <u>Farr West, UT 84404</u>	e-mail: <u>tom@price-engineering.com</u>
Contact: <u>TOM HILL</u>	

Geology Soils Report (to be submitted with this application)

Prepared by: <u>Christensen Geotechnical</u>	Telephone: <u>801-475-0504</u>
Address: <u>8143 S. 2475 E. S. Weber</u>	Fax: _____
City/State/ZIP: <u>S. Weber, UT</u>	e-mail: _____
Contact: <u>Mark Christensen</u>	

More application information is required on the back side of this form.

Landscape Plan (to be submitted with this application)

Prepared by: <u>Kristen Gonzalez</u>	Telephone: <u>770-4572</u>
Address: <u>P.O. Box 032</u>	Fax: <u>753-1565</u>
City/State/ZIP: <u>Millville UT 84326</u>	e-mail: <u>kristeng1978@gmail.com</u>
Contact: <u>Kristen</u>	

Other Reports, if required (to be submitted with this application)

The Planning Commission, City Council, or City Engineer may require other reports, plans, or information for the evaluation of this application. On a separate sheet of paper, provide the same information for each additional report as you did for the standard required plans and reports.

Applicant Signature

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information as may be deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I have also enclosed a check, payable to Millville City Corporation, for the amount of the non-refundable Application Review fee with this application. I understand that after the Preliminary Approval, that the final plans for this development must be submitted to the Planning Commission for Final Approval and Clearance to obtain a Building Permit.

Applicant: Cathy O. Anderson Date: 9-9-2022

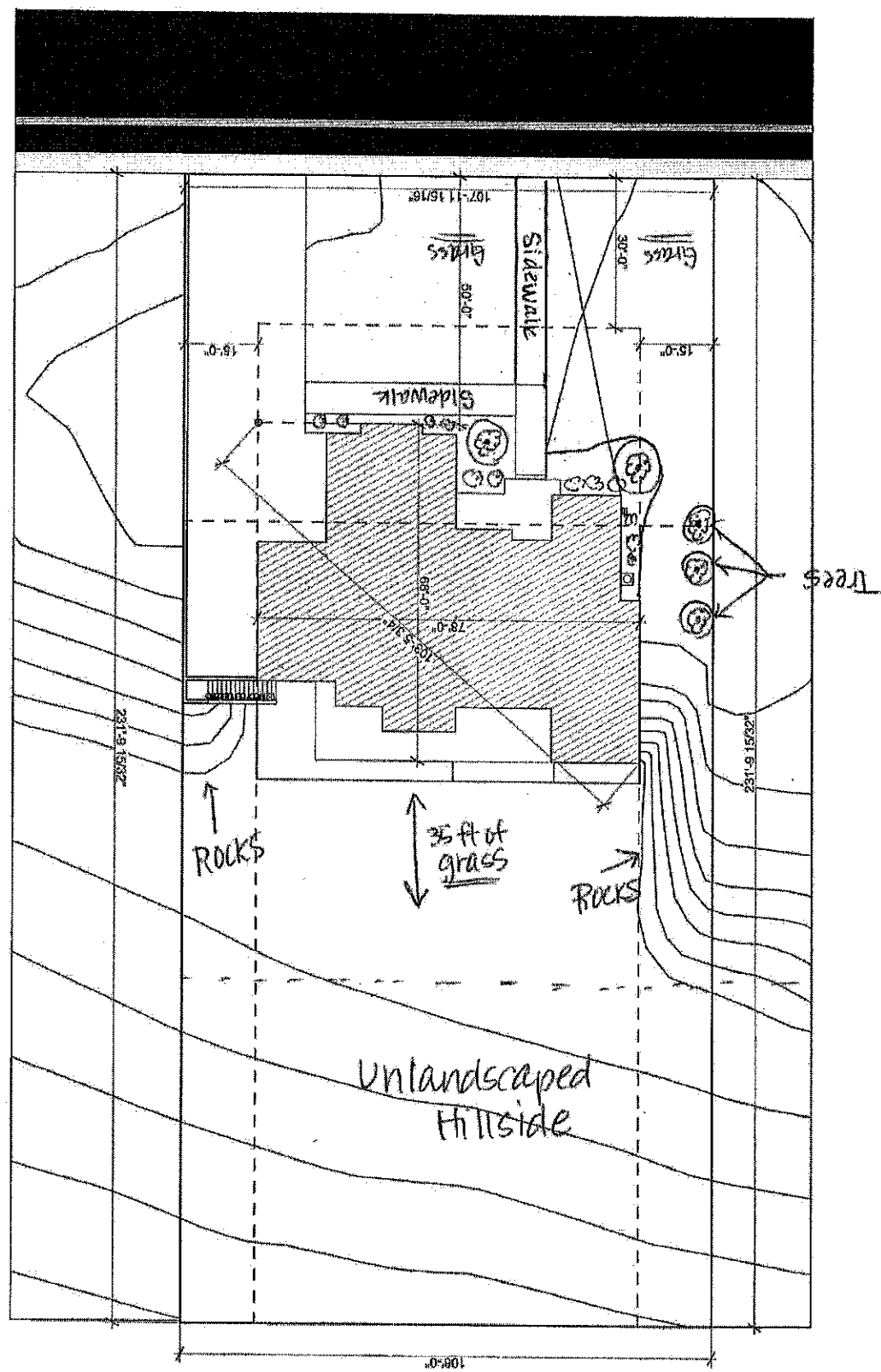
City Review (to be completed by city personnel)

Y	N	Signature of Reviewer
☐	☐	Received Application Review fee.
☐	☐	Meets conditions for Hillside Development Overlay requirements.
☐	☐	Requires traffic flow study.
☐	☐	Requires other reports, plans, or information. List:
☐	☐	Planning Commission recommends Preliminary Approval.

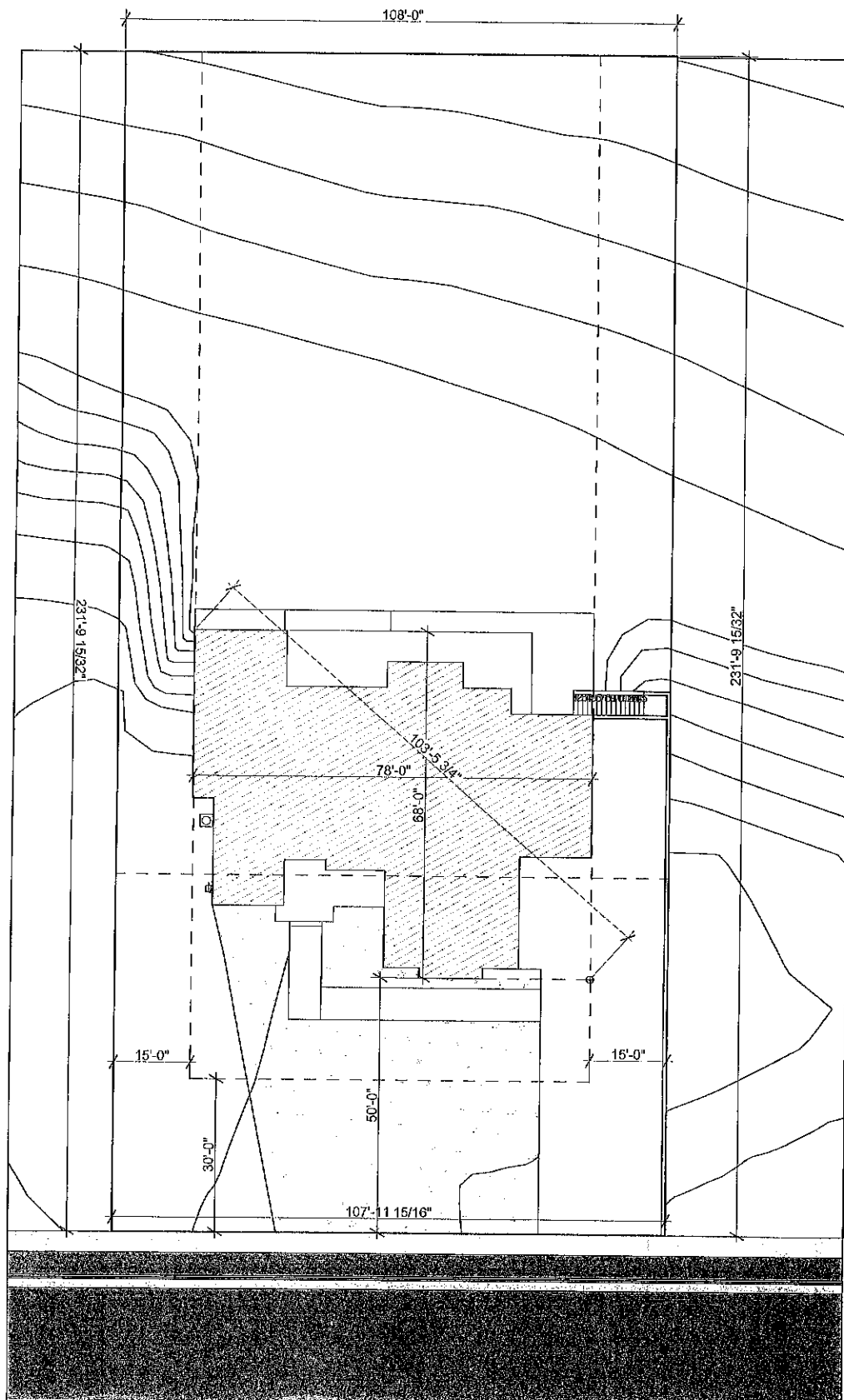
Preliminary Approval of Application for Development (vote of City Council)

Y	N	Mayor's Signature
☐	☐	City Council grants Preliminary Approval.

After Preliminary Approval has been granted, the next step is to submit your final development and building plans and a Building Permit Clearance form to the Planning Commission for approval.



Landscape Plan



JAMES@SENECADESIGNPLANS.COM JAMES HOTH: 435-720-2087



AA03

PROJECT ADDRESS - 452 East 25 North Millville, UT - Mond-Alra Heights, Lot# 61

DATE: 6/1/2022	REVISION: R-2.3E
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SITE PLAN

PROJECT - Custom-Anderson-Millville

CLIENT - Kathy Anderson

SCALE: 1" = 20'

NOTICE: THESE DESIGNS AND DRAWINGS ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF SEMECA DESIGN LLC AND ARE NOT TO BE DISCLOSED WITHOUT EXPRESS PERMISSION OF SEMECA DESIGN LLC. THEY MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS PERMISSION OF SEMECA DESIGN LLC. SEMECA DESIGN LLC SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INFORMATION CONTAINED HEREIN. ANY UNAUTHORIZED DISCLOSURE OR REPRODUCTION OF THIS INFORMATION SHALL BE SUBJECT TO LEGAL ACTION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF SEMECA DESIGN LLC.

