

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

November 3, 2022

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Darcy Ripplinger, Matthew Anderson, Pam June, Chad Kendrick, Steve Walker, Jordan Christensen, Camda Christensen, Tara Hobbs

Call to Order/Roll Call:

Commissioner Lewis opened the meeting for November 3, 2022, at 8:00p.m. Commissioners, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) were present. Commissioner Greenhalgh & Dickey were excused with Commissioner Thompson absent. Development Coordinator Kara Everton was not present and took the minutes from a recording.

Opening Remarks/Pledge of Allegiance

Commissioner Lewis led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Anderson moved to approve the agenda for November 3, 2022.** Commissioner Farmer seconded. Commissioners Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioners Greenhalgh and Dickey excused and Commissioner Thompson absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for October 20, 2022, suggestion **Commissioner Farmer moved to approve the minutes with the changes of putting the minutes in chronological order.** Commissioner Ripplinger seconded. Commissioners Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioners Greenhalgh and Dickey excused and Commissioner Thompson absent.

5.A. Zoning Clearance- New Residence- Immaculate Construction for Jordan Christensen- 780 N Main St, Millville

This is on the west sided of the road and the north lot in the Zollinger Subdivision Phase 2. Commissioner Ripplinger asked if the homeowner was wanting to move the house off the road any more. Jordan Christensen said he plans to go 100' off the road. This is a rambler with a basement that is wide.

Commissioner Greenhalgh arrived at this time.

The setbacks are close to 15' on each side. Commissioner Ripplinger asked if the plans needed to be resubmitted because it currently shows 30' off the front setback and the homeowner said he'll put it back to 100'. Commissioner Greenhalgh said that the homeowner needs to fix the site plan to reflect that.

Commissioner Lewis made a motion to approve the Zoning Clearance for New Residence- Immaculate Construction for Jordan Christensen- 780 N Main St, Millville. Commissioner Farmer seconded. Commissioners Garret Greenhalgh, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Dickey excused and Commissioner Thompson absent.

Treasurer Tara Hobbs asked when the homeowner when the fees would be paid. Jordan said that Jeff with Immaculate Homes will come in on Tuesday to pay those fees. Tara mentioned if its not paid by the effective date of the new sewer impact fees then his fee will increase.

5.B. Final Plat- Smith/ Shaw Millville Subdivide- 105 W 100 N, Millville

Steve Walker was present. Commissioner Greenhalgh asked if this property has the barn on it that was falling down that's on the road to the high school and if the line has shifted any on the plat? Steve Walker said that it had shifted a few inches, but it had never gone through the falling building. Commissioner Farmer asked if the existing house on the original lot was grandfathered in and didn't have to comply with current standards? Commissioner Greenhalgh stated that the current split are conforming lots and there isn't anything we can do regarding the setbacks.

Treasurer Tara Hobbs stated that all fees have been paid.

Commissioner Lewis made a motion to recommend the Final Plat- Smith/ Shaw Millville Subdivide- 105 W 100 N, Millville. Commissioner Ripplinger seconded. Commissioners Garret Greenhalgh, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Dickey excused and Commissioner Thompson absent.

5.C. Other

6. City Council Report – review minutes from the October 27, 2022, meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, November 17, 2022, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:20 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

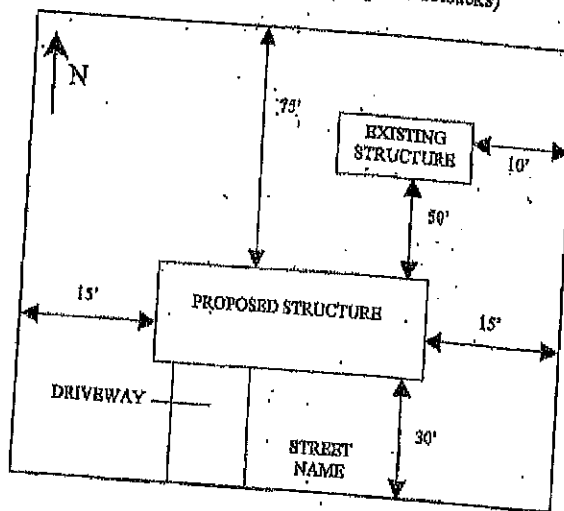
1011

APPLICATION INFORMATION

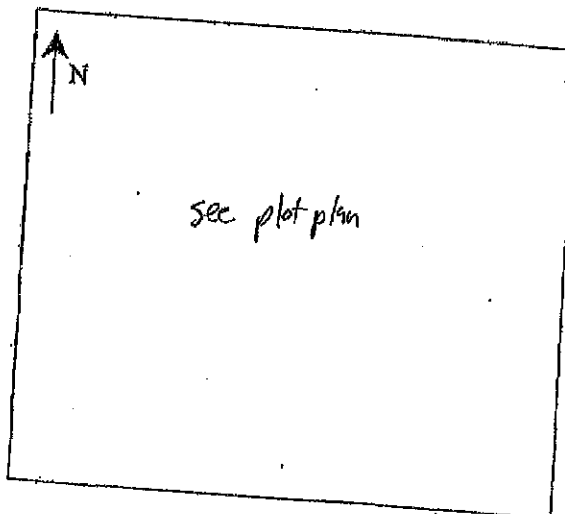
1. Immaculate Construction
APPLICANT'S NAME
2. 2 N. Main #1
MAILING ADDRESS
- Providence ut 84332
CITY STATE ZIP CODE
3. 435-787-8700 4. 435-512-8320
HOME TELEPHONE BUSINESS TELEPHONE
5. Jordan Christensen
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 6642 total 8. Residential
SQUARE FOOTAGE ZONE
9. Zollinger Estates #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0004
TAX IDENTIFICATION NUMBER
11. 780 N. Main st.
ADDRESS OF CONSTRUCTION
12. 1.1 Acres 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

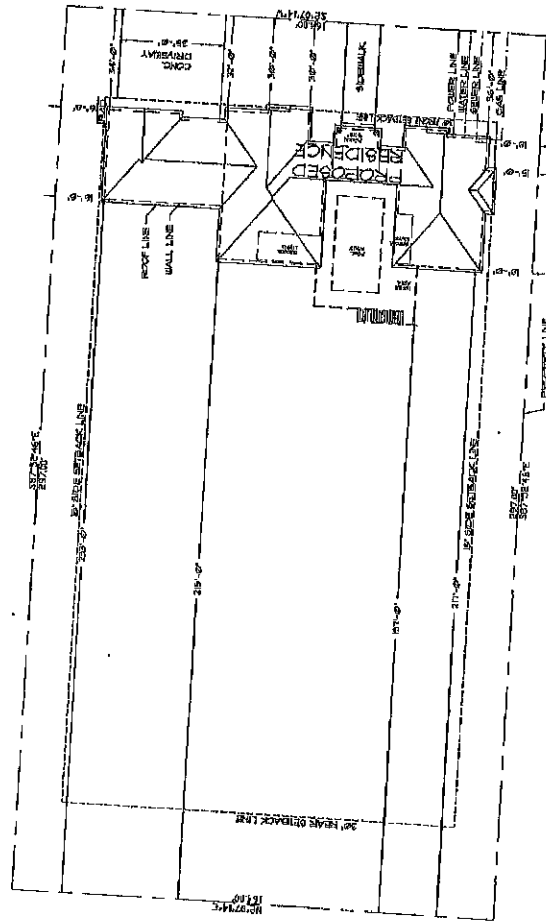
DATE

FEES PAID - TREASURER

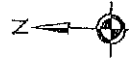
DATE

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)

IMMACULATE HOMES
 LOT #4 ZOLLINGER ESTATES SUB.
 780 NORTH MAIN STREET
 MILLVILLE, UT.



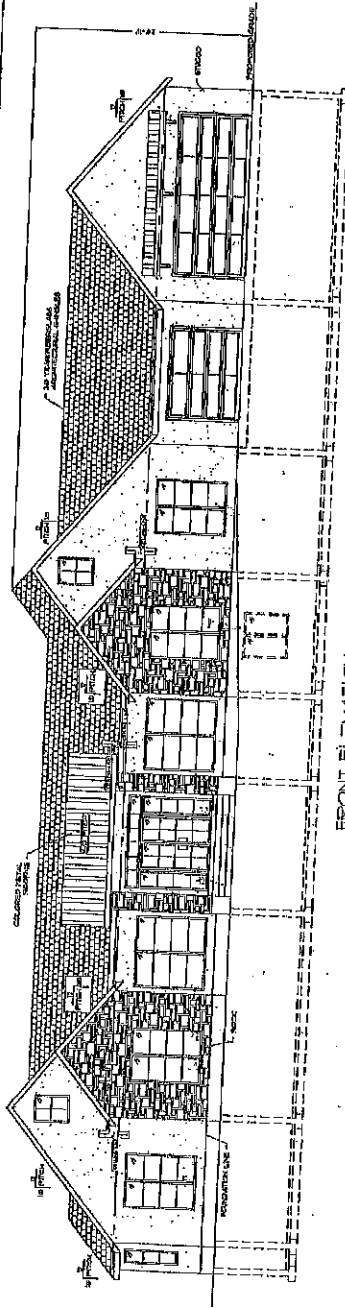
MAIN STREET



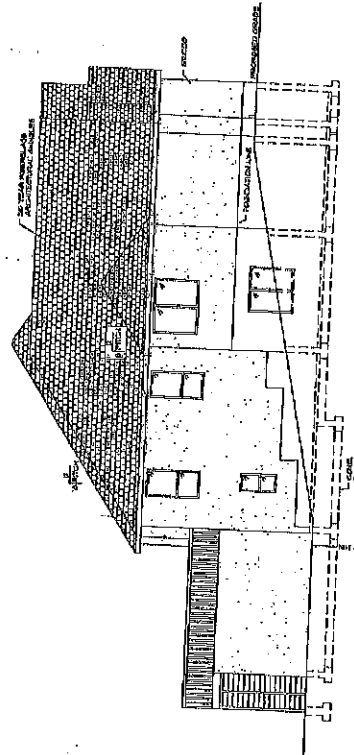
PLOT PLAN
 SCALE: 1" = 16'

- CONTENT:
1. PLOT PLAN & COVER PAGE
 2. FOUNDATION/BASEMENT FLOOR PLAN
 3. MAIN FLOOR PLAN
 4. FRONT & LEFT ELEVATIONS
 5. REAR & RIGHT ELEVATIONS
 6. MAIN FLOOR FRAMING PLAN
 7. ROOF FRAMING PLAN
 8. MAIN FLOOR ELECTRICAL PLAN
 9. BASEMENT FLOOR ELECTRICAL PLAN

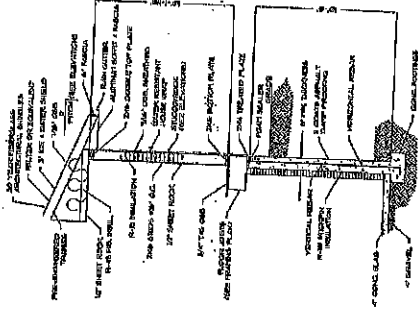
FINISHED DESIGN
 & DRAFTING
 1000 N. 1000 W. SALT LAKE CITY, UT 84116
 PHONE: 313.888.8888
 FAX: 313.888.8888
 E-MAIL: info@finisheddesign.com



FRONT ELEVATION
SCALE: 3/16" = 1'

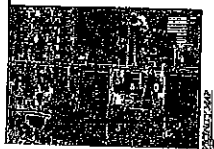


LEFT ELEVATION
SCALE: 3/16" = 1'

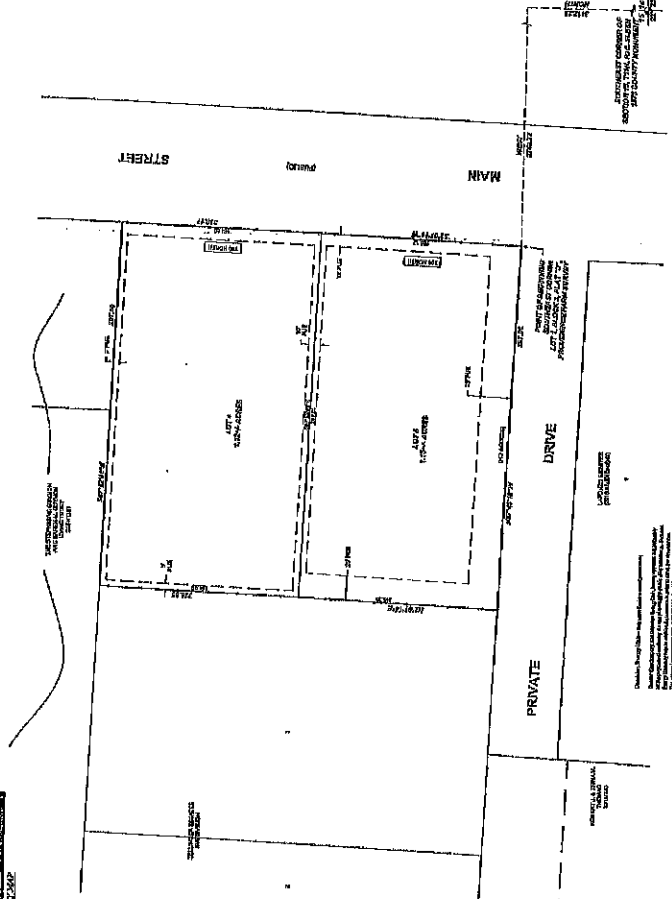


WALL DETAIL
SCALE: 3/8" = 1'

FUNNELINE DESIGN
& DRAFTING
1000 S. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.FUNNELINEDESIGN.COM



FINAL PLAT
OF
ZOLLINGER ESTATES
SUBDIVISION
PHASE 2
LOCATED IN THE NW1/4 OF SECTION 48, T11N, R16E, SLB4M,
MILLVILLE UTAH



NOTES:
1. THE SUBDIVISION IS BEING PLATTED IN ACCORDANCE WITH THE UTAH PLATTING ACT, CHAPTER 2, TITLE 37, UTAH CODE ANNOTATED.
2. THE SUBDIVISION IS BEING PLATTED IN ACCORDANCE WITH THE UTAH PLATTING ACT, CHAPTER 2, TITLE 37, UTAH CODE ANNOTATED.

civilsolutionsgroup, Inc.
CAGHE VALLEY | P: 435.212.3742
SALT LAKE | P: 801.224.5152
UTAH VALLEY | P: 801.274.1432
WWW.CIVILSOLUTIONSGROUP.COM

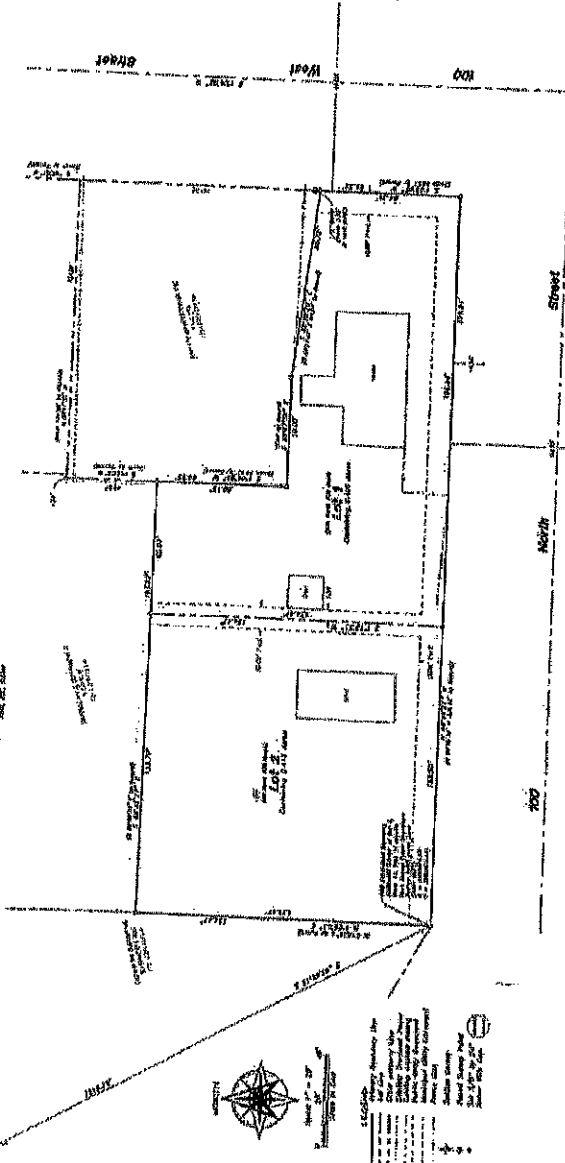
PLATTING INFORMATION
SUBDIVISION NAME: ZOLLINGER ESTATES SUBDIVISION PHASE 2
SECTION: 48
TOWNSHIP: T11N
RANGE: R16E
SLB: SLB4M
PLAT NUMBER: 2014-001
DATE: 12/22/2014
PLATTER: CIVIL SOLUTIONS GROUP, INC.
RECORDING OFFICE: DEEDS & CLERK, SALT LAKE COUNTY, UTAH
RECORDING DATE: 12/22/2014
RECORDING NUMBER: 2014-001

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105 West Subdivision

A Part of the original Survey of Section 22,
T14N, R10E, S10E, Lake State & Meridian
October 1922



CONVEYANCE OF LAND TO THE
STATE OF IOWA, AND THE
COUNTY OF LEE, IOWA, FOR
PUBLIC USE, TO BE KNOWN AS
THE 105 WEST SUBDIVISION.
This conveyance is made by and
for the State of Iowa, and the
County of Lee, Iowa, to the
City of Des Moines, Iowa, for
the purpose of establishing a
public use, to be known as
the 105 West Subdivision.
The State of Iowa, and the
County of Lee, Iowa, do hereby
convey to the City of Des Moines,
Iowa, the land described in the
above plat, to be known as
the 105 West Subdivision.
This conveyance is made for the
purpose of establishing a public
use, to be known as the 105
West Subdivision.

[Signature]
City Clerk

[Signature]
County Clerk

[Signature]
Recorder

[Signature]
Notary Public

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Recorder

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Notary Public

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Recorder

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Notary Public

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