

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

December 1, 2022

PRESENT: Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger, Matthew Anderson, Pam June, David Hair, Tara Hobbs, Tony Johnson, Kara Everton

Call to Order/Roll Call:

Commissioner Dickey opened the meeting for December 1, 2022, at 8:02p.m. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) were present. Commissioner Greenhalgh absent. 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 Farmer moved to approve the agenda for December 1, 2022.** Commissioner Thompson seconded. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Greenhalgh absent.

Approval of the Minutes of the Previous Meeting

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

5.A. Zoning Clearance- Accessory Building- Beehive Builders for Cody Anhder- 32 W 200 N. Millville

Representative is not present. Shop that is approximately 3120 SF. Height on the building is 23'-3". This will be used to store equipment and work. On the application septic and plumbing was checked and the commission wanted to know if there was a plan for a bathroom. There is nothing showing in the plans that show a bathroom.

Commissioner Thompson made a motion to approve the Zoning Clearance for an Accessory Building for Beehive Builders for Cody Anhder located at 32 W 200 N. Millville. Commissioner Anderson seconded. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Greenhalgh absent.

Further discussion ensued regarding the septic tank being checked on the Zoning clearance application. Commissioner Anderson stated that as long as there are proper inspections then he feels confident in the motion. Some commissioners wanted to amend the motion to include a contingency.

Commissioner Lewis made a motion to approve the Zoning Clearance for an Accessory Building for Beehive Builders for Cody Anhder located at 32 W 200 N. Millville contingent on the information we receive on an install of a bathroom. Commissioner Thompson seconded. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Greenhalgh absent.

5.B. Zoning Clearance- Review- Techone Construction LLC- 189 S. Main St. Millville

Tony Johnson is here representing the builders who will be redoing the home. The home is a two-tank septic system that is really old. The electrical service will be upgraded. The plumbing will be redone. All windows redone. They are in touch with BRHD to make sure the tank is up to department safety. Commissioner Ripplinger asked if the canal company has been updated on renovations. Tony said they will speak with them. Tony has submitted everything with the county, and they need a Zoning Clearance to have the county inspector to come in and approve upgrades. The footprint is not being affected. Commissioners were all in favor of seeing the improvement plans, as well as the BRHD approval letter. This is a unique lot because it isn't a new construction job, but it is a home that is need of improvements. Mayor Hair stated that the biggest concern of the city is the sewer connection in the future. Ultimately, this is just about the power upgrade and the county is requesting a Zoning Clearance to proceed but the actual construction activity will be done in the spring and the contractor will come in for a Zoning Clearance for a building permit at that time. The orange paper that Chad gives out to check off for Certificate of Occupancy needs to be completed as well.

Commissioner Thompson made a motion to recommend the Zoning Clearance for a remodel Techone Construction LLC- 189 S Main St. Millville to update the utilities with the contingency that Bear River Health Department give a written approval for the septic and is for utilities only. Commissioner Farmer seconded. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Greenhalgh absent.

There have been numerous discussions regarding a better way to monitor home improvements that require certain inspections done on the home like electrical, adding or subtracting walls, or any plumbing, etc. to ensure proper steps are being made to protect homes in Millville. We will continue this discussion with City Council to see if it is a concern we need to address.

Notes on agenda item 5.A. Accessory Building-

Cody text Tara and stated that he is "stubbing in a drain line and a water line just so they're under the cement but I don't have any plans of connecting them at this point in time. I would eventually love a bathroom out there but that will be years down the road." The commission is concerned with the inspection process. With the sewer coming in they want to make sure that there is a dry line installed and the proper inspections are completed.

Commissioner Thompson has made a motion rescinded their previous motion. Commissioner Ripplinger Seconded. Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor with Commissioner Greenhalgh absent.

Commissioner Lewis made a motion to approve the Zoning Clearance for Accessory Building-Beehive Builders for Cody Anhder- 32 W 200 N. Millville contingent on the plans being updated to show where the drain lines are being stubbed in. Commissioner Farmer seconded.

5.C. Other

1. The Town Center code was mentioned to have the commissioners be aware of possible upcoming projects. Development Coordinator Everton asked the commission to familiarize themselves with the code.
2. We received a new conceptual drawing for the Millville Escape Subdivision, that is owned by Jeremy Jenson. Development Coordinator Everton mentioned that there are a few things that need to be confirmed before it comes before the commission. An important note to be made is that all previous conceptual designs will be voided and the process and conversation is to start over.
3. Discussion began on the P&Z Meeting schedule for next year. The consensus was to keep the time at 8pm.

6. City Council Report – review minutes from the November 10, 2022 and November 16, 2022 meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, December 16, 2022, at 8:00 pm.

9. Adjournment

Chairman Dickey moved to adjourn the meeting at 9:15 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

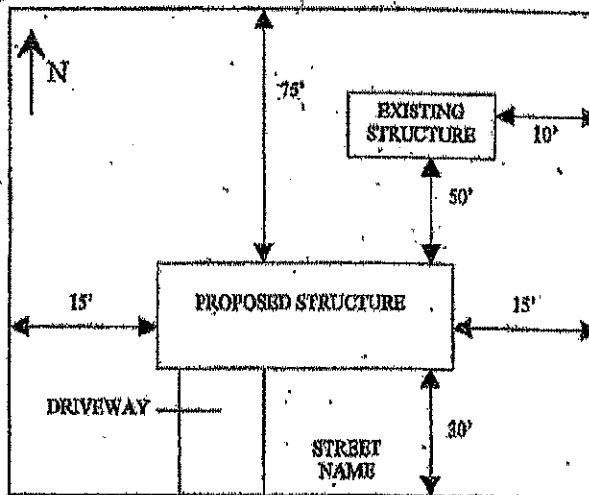
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

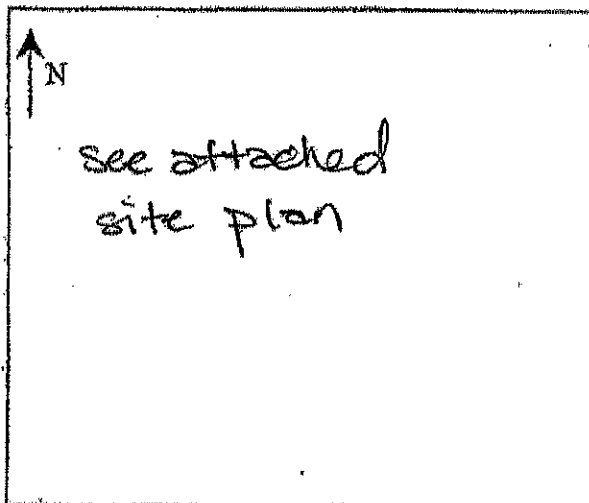
1. Beehive Buildings/Tressa Roberts
APPLICANT'S NAME
2. 3038 N 750 E
MAILING ADDRESS
- Layton UT 84041
CITY STATE ZIP CODE
3. _____ 4. 801-821-9921
HOME TELEPHONE BUSINESS TELEPHONE
5. Cody Anhder
OWNER'S NAME (if different from applicant)
6. Accessory Building/Garage
TYPE OF STRUCTURE
7. 3120 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0100
TAX IDENTIFICATION NUMBER
11. 32 W 200 N, Millville, UT 84326
ADDRESS OF CONSTRUCTION
12. .67 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

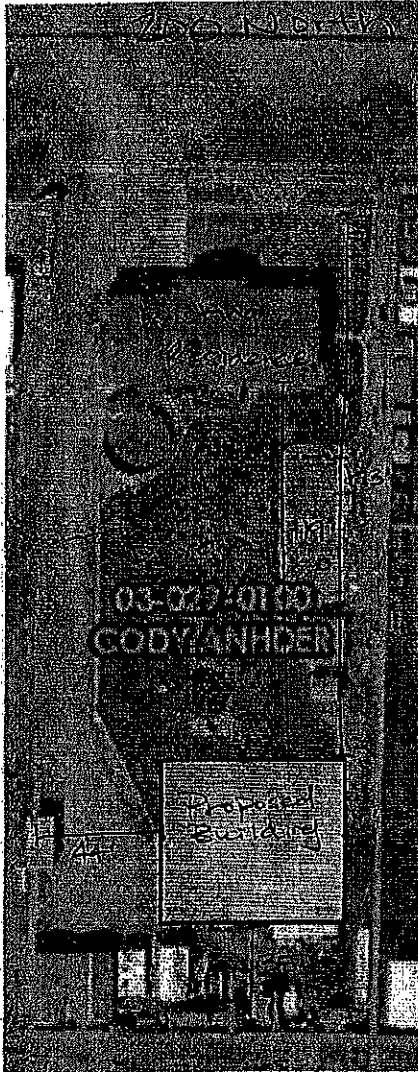
DATE

PREPARED BY - ENGINEER

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)

Site Plan



Cody Anhder
32 W 200 N, Millville, UT 84326

Parcel: 03-029-0100

173' from North property Line
119' from House
44' from West
10' from East
35' from South



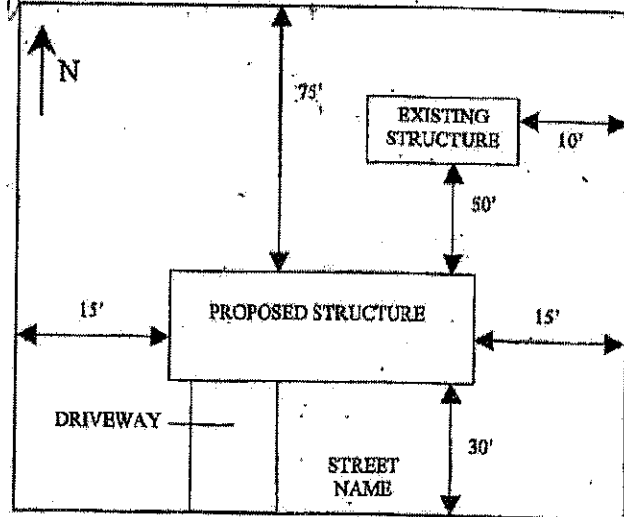
MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

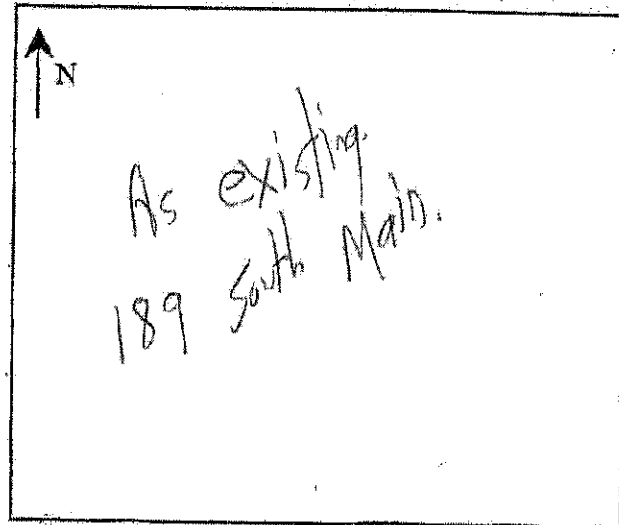
APPLICATION INFORMATION

1. Techone Construction LLC (Tony Johnson)
APPLICANT'S NAME
2. 255 S. Main St. ste 100
MAILING ADDRESS
3. Logan UT 84321
CITY STATE ZIP CODE
4. 435-764-2200
BUSINESS TELEPHONE
5. Colleen M. Jessop Tibke
OWNER'S NAME (if different from applicant)
6. residential
TYPE OF STRUCTURE
7. 1100 sq. ft. 8. N/A
SQUARE FOOTAGE ZONE
9. N/A
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0065
TAX IDENTIFICATION NUMBER
11. 189 S. Main
ADDRESS OF CONSTRUCTION
12. 31 13. N/A
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. We are only updating the utilities. there will be no construction activity.
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)