NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **February 16, 2023** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m**.

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from February 2, 2023
5. Agenda Items
   A. Dan-Covert Subdivision Conceptual
   B. Other
6. City Council Minutes from February 9, 2023
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting March 2, 2023
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before February 14, 2023 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.

Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 2, 2023

PRESENT: Garrett Greenhalgh, Rachel Thompson, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Pam June, Tara Hobbs, Kara Everton, Rylan Zollinger, Richard Zollinger, Ken Hamilton, Jared Campbell, Tony Johnson,

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for February 2, 2023, at 8:02p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) were present. Commissioner Anderson was excused and Commissioner Lewis was to arrive later. 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 February 2, 2023.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) voted in favor. Commissioner Anderson was excused and Commissioner Lewis was to arrive later.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for January 5, 2023. **Commissioner Thompson moved to approve the minutes.** Commissioner Ripplinger seconded Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) voted in favor. Commissioner Anderson was excused and Commissioner Lewis was to arrive later.

5.A. Sign Permit- Bio Minerals- Kenneth Hamilton, 299 S 100 W, Millville UT 84326

Larry Lewis arrived at this time.

Ken Hamilton was present. There is nowhere to post an address that they need a sign. It is not a lit sign. Wood sign, stained with black lettering.

Commissioner Thompson made a motion to approve the Sign Permit for Bio Minerals- Kenneth Hamilton, 299 S 100 W, Millville UT 84326. Commissioner Lewis seconded.

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

5.E. Other

Bio Minerals sent in an email asking how much space needs to be between commercial buildings. Commissioner Greenhalgh thought there was a 2' minimum however we cannot locate where it is stated in the code. This is more a question for the county regarding what would be required for a firewall.

6. City Council Report – review minutes from the January 12, 2023 meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, February 16, 2023, at 8:00 pm.

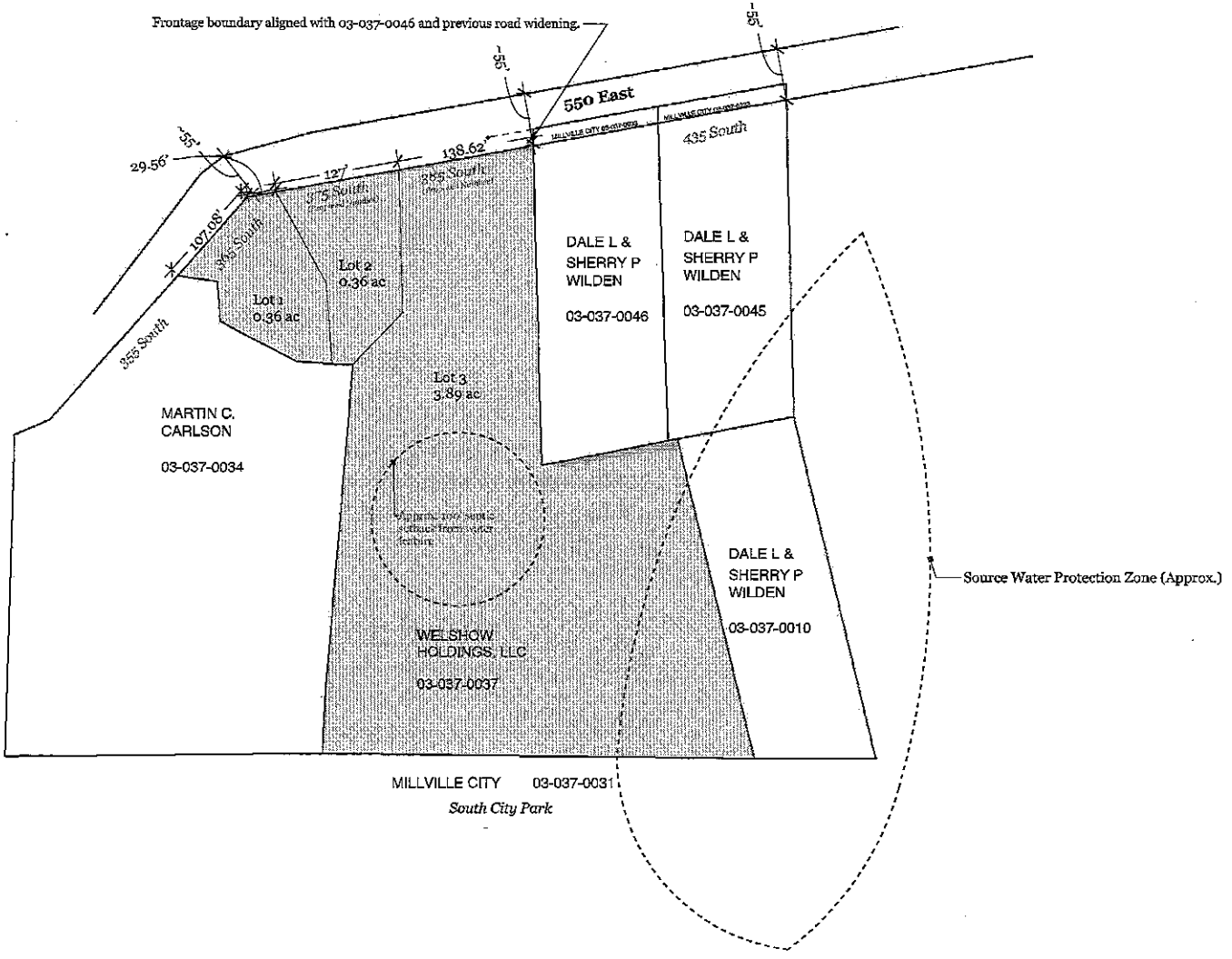
9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:59 p.m.

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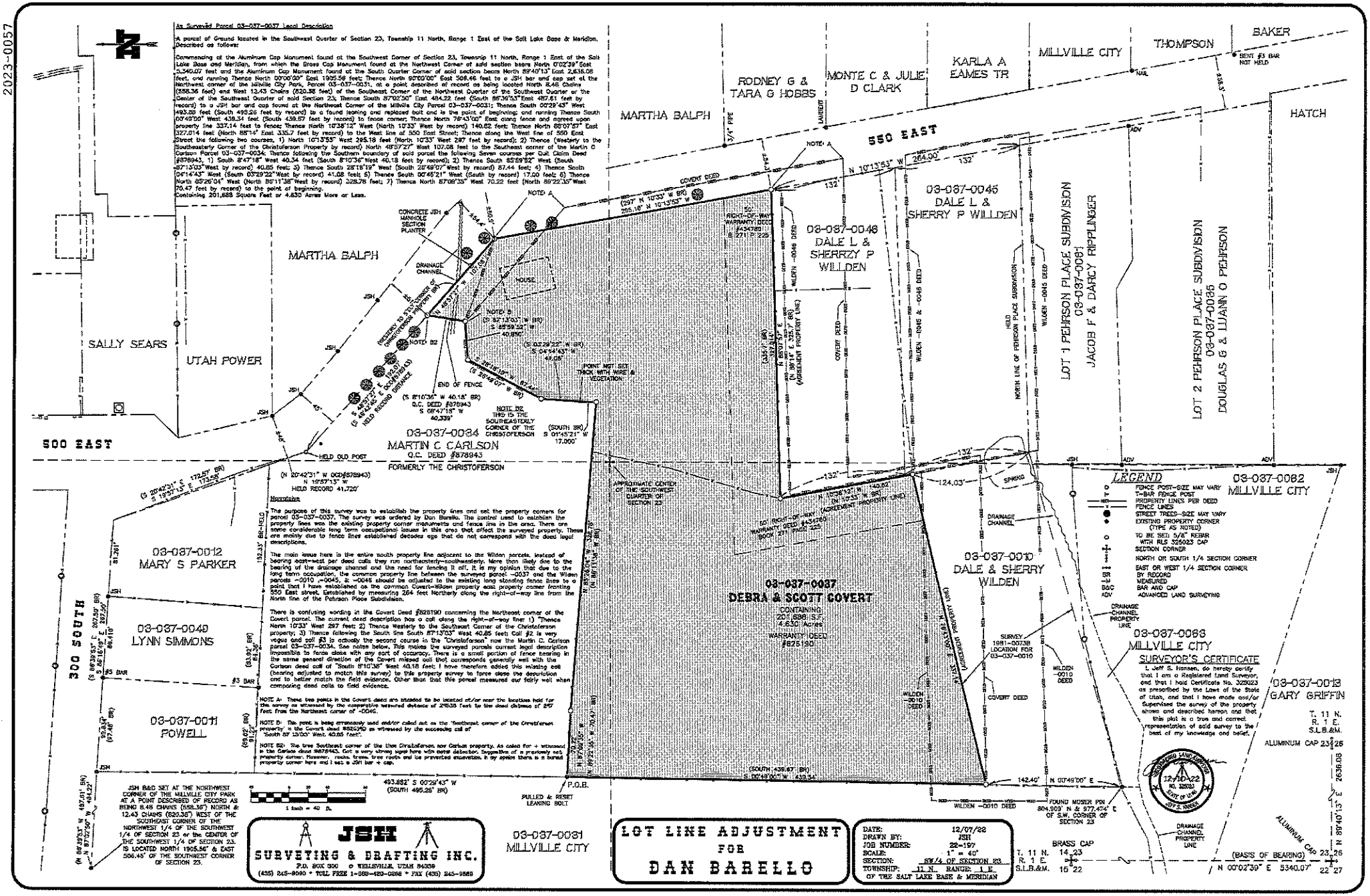
GENERAL NOTES:

1. Intention is to create a simple subdivision resulting in two additional buildable lots.



Covert Property Concept Subdivision Design		REVISIONS		A 01
		MM/DD/YY	REMARKS	
		1 __/__/__	--	
		2 __/__/__	--	
		3 __/__/__	--	
		4 __/__/__	--	
		5 __/__/__	--	

2023-0057


As Surveyed Parcel 03-037-0037 Legal Description
A parcel of Ground located in the Southwest Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Base & Meridian. Described as follows:
Commencing at the Aluminum Cap Monument found at the Southwest Corner of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, from which the Brass Cap Monument found at the Northwest Corner of said section bears North 0°02'39" East 5,340.07 feet and the Aluminum Cap Monument found at the South Quarter Corner of said section bears North 89°40'13" East 2,636.08 feet, and running Thence North 00°00'00" East 1905.56 feet; Thence North 90°00'00" East 506.46 feet to a JSH bar and cap set at the Northwest corner of the Millville City Park Parcel 03-037-0031, at a point described of record as being located North 8.48 Chains (558.36 feet) and West 12.45 Chains (820.35 feet) of the Southeast Corner of the Northwest Quarter of the Southwest Quarter or the Center of the Southwest Quarter of said Section 23; Thence South 87°02'30" East 484.22 feet (South 86°36'53" East 487.61 feet by record) to a JSH bar and cap found at the Northeast Corner of the Millville City Parcel 03-037-0031; Thence South 00°29'43" West 1493.88 feet (South 495.26 feet by record) to a found leaning and replaced bolt and is the point of beginning; and running Thence South 00°49'00" West 438.34 feet (South 438.67 feet by records) to fence corner; Thence North 76°43'00" East along fence and agreed upon property line 337.14 feet to fence; Thence North 10°38'12" West (North 10°33' West by record) 140.62 feet; Thence North 88°07'57" East 327.014 feet (North 88°14' East 335.7 feet by record) to the West line of 550 East Street; Thence along the West line of 550 East Street the following two courses, 1) North 10°13'53" West 265.18 feet (North 10°33' West 287 feet by record); 2) Thence (Westerly to the Southeasterly Corner of the Christoferson Property by record) North 48°57'27" West 107.08 feet to the Southeast corner of the Martin C Carlson Parcel 03-037-0034; Thence following the Southern boundary of said parcel the following Seven courses per Quit Claim Deed #878943, 1) South 8°47'18" West 40.34 feet (South 8°10'36" West 40.18 feet by record); 2) Thence South 85°59'52" West (South 87°13'03"West by record) 40.85 feet; 3) Thence South 23°15'19" West (South 23°49'07" West by record) 87.44 feet; 4) Thence South 04°14'43" West (South 03°29'22"West by record) 41.08 feet; 5) Thence South 00°45'21" West (South by record) 17.00 feet; 6) Thence North 85°26'04" West (North 86°11'38"West by record) 328.76 feet; 7) Thence North 87°06'35" West 70.22 feet (North 89°22'35" West 70.47 feet by record) to the point of beginning.
Containing 201,688 Square Feet or 4.630 Acres More or Less.
03-037-0037
DEBRA & SCOTT COVERT
CONTAINING: 201,688 S.F. 4.630 Acres
WARRANTY DEED #625190
03-037-0034
MARTIN C CARLSON
Q.C. DEED #878943
FORMERLY THE CHRISTOFERSON
03-037-0045
DALE L & SHERRY P WILLDEN
03-037-0046
DALE L & SHERRY P WILLDEN
03-037-0010
DALE & SHERRY WILDEN
03-037-0062
MILLVILLE CITY
03-037-0063
MILLVILLE CITY
03-037-0013
GARY GRIFFIN
03-037-0012
MARY S PARKER
03-037-0049
LYNN SIMMONS
03-037-0011
POWELL
03-037-0031
MILLVILLE CITY
LOT 1 PEHRSON PLACE SUBDIVISION
03-037-0061
JACOB F & DARCY RIPPLINGER
LOT 2 PEHRSON PLACE SUBDIVISION
03-037-0035
DOUGLAS G & LUANN O PEHRSON
RODNEY G & TARA G HOBBS
MONTE C & JULIE D CLARK
KARLA A EAMES TR
MILLVILLE CITY
THOMPSON
BAKER
HATCH
MARTHA BALPH
SALLY SEARS
UTAH POWER
550 EAST
500 EAST
300 SOUTH
LEGEND
SURVEYOR'S CERTIFICATE
JSH SURVEYING & DRAFTING INC.
P.O. BOX 300 ○ WELLSVILLE, UTAH 84339
(435) 245-8080 • TOLL FREE 1-888-420-0268 • FAX (435) 245-8868
LOT LINE ADJUSTMENT FOR DAN BARELLO
DATE: 12/07/22
DRAWN BY: JSH
JOB NUMBER: 22-197
SCALE: 1" = 40'
SECTION: SW/4 OF SECTION 23
TOWNSHIP: 11 N. RANGE: 1 E
OF THE SALT LAKE BASE & MERIDIAN
T. 11 N. R. 1 E. S.L.B.&M.
BRASS CAP
(BASIS OF BEARING) N 00°02'39" E 5340.07'