

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 16, 2023

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Matt Anderson, Tara Hobbs, Kara Everton, Mayor David Hair, Andy Eames, Nate Julian

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for February 16, 2023, at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) were present. Commissioner Thompson was absent, and Commissioner Lewis was to arrive shortly. 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.

Commissioner Larry Lewis arrived

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Dickey moved to approve the agenda for February 16, 2023.** Commissioner Farmer seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson voted in favor. Commissioner Thompson was absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for February 2, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson voted in favor. Commissioner Thompson was absent.

5.A. Dan- Covert Subdivision Conceptual Review

Nate Julian is present on behalf of Dan. He is a business partner and friend.

The subdivision name is not set in stone.

The commission asked if the house that is currently on the property will be knocked down. Nate said that he isn't sure the intention for that house. Commissioner Greenhalgh stated that there will need to be a part of the property dedicated to the city to align with the road widening along 550 East. This

dedication will make 550 East a 55-foot roadway. When the dedication of this property happens Lot 1 would be made a non-conforming lot due to the house being over the property line, or the setbacks not being met. The solution would be to create 2 lots or tear down the house. Nate understood and will pass this information along to the owner. The commission then began to discuss the water protection zone on the property. This water source will likely have water flow in the spring. The Humphries do use the water, but the water shares aren't known at this time. This is a recognized water source and must have the 100' setback as required by BRHD. The protection zone extends further than indicated on the plat.

Some items of note are as follows:

1. Dedicate the roadway to create a 55-foot roadway
2. The house needs to be shown on the plat to determine where it is in relation to Lot 1 and Lot 2 lot lines. If the house does not meet setbacks, or is sitting over the property line, it needs to be torn down.
3. The 50- foot right-of-way on the south end of Lot 3 is in line with the Willden's lot line.
4. The stream must be accessible. Andy said there is a manhole that is on the fence line property.

Nate and Development Coordinator Everton will relay all information to the developer, Dan.

5.B. Other

- Mayor Hair and Andy Eames updated the commission on the sewer project.
- Andy Eames asked about the existing water service that is on one lot of the covert property subdivision. One lot does have an existing water service line, which means that they would not have to pay for the water impact fee, but the others would.
- April 6, 2023, meeting is during Spring Break. If there is a need for a meeting, then the commission could schedule a meeting on the last Thursday of March.

6. City Council Report – review minutes from the February 9, 2023, meeting

7. Agenda Items for Next Meeting

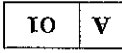
8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, March 2, 2023, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:47 p.m.

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



REVISIONS		REMARKS
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Covert Property Concept Subdivision Design

