

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
June 22, 2023

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Matt Anderson, Tara Hobbs, Kara Everton, Brad Gibbons, Clay Wilker, Wendy Wilker, Colter Wilker, Shaelyn Dattage

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for June 22, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis and Matthew Anderson (Alt.) were present. Commissioner Ripplinger is excused. Commissioner Thompson is absent. 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 Farmer moved to approve the agenda for June 22, 2023.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis and Matthew Anderson (Alt.) voted in favor. Commissioner Ripplinger is excused and Commissioner Thompson is absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for June 1, 2023. **Commissioner Dickey moved to approve the minutes.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis and Matthew Anderson (Alt.) voted in favor. Commissioner Ripplinger is excused and Commissioner Thompson is absent.

5.A. Zoning Clearance- Hillside Overlay Lot- Brad & Katie Gibbons- 132 N 500 E, Mond-Aire Lot #35

Brad Gibbons is present. Engineers have looked over the hillside overlay application and have checked off all items necessary for approval. The side setbacks are being met for the property. Front and back setbacks are met as well. The height is 32'-3" tall. The driveway curves towards the property from the south side of the lot. The lot north of them is owned by Ezra Eames. One option the homeowner is wondering about is having a shared driveway coming off the property to the north but that is not determined at this time. The driveway is 7% slope.

Commissioner Lewis made a motion to approve the zoning clearance for Brad & Katie Gibbons at 132 N 500 E, Mond-Aire Lot #35. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis and Matthew Anderson (Alt.) voted in favor. Commissioner Ripplinger is excused and Commissioner Thompson is absent.

5.B. Conceptual Design- Wilker Subdivision- 100 W 400 N, Millville UT

Clay Wilker reviewed the Conceptual Design and specified that they needed to outline where a future road could be installed. The standard width for a street in Millville is 66'. This subdivision would only be required to provide half of that width. The understanding is that this road is to be maintained but essentially set aside for potential future development. There will be a 20' x 20' driveway approach. Clay did mention that the hot asphalt requirement may be hard to come by. Commissioner Greenhalgh stated that the 20' x 20' approach was a compromise as the private lane is meeting a city road and needed to be met at the standard of the city roads. Commissioner Anderson appreciates the planning for a potential future road. Rocky Mountain Power will require an easement. The commission suggests reaching out to them to ask where and what they will require.

5.C. Other

- Commissioner Farmer had a question regarding the garbage transfer. Tara Hobbs stated that our new service will start October 1st. We do not know for sure if we'll have recycling along with our garbage service.

6. City Council Report – review minutes from the June 8, 2023, meeting

7. Agenda Items/Notes for Next Meeting

- Schedule Public Hearing for a Zone Change for the Park Extension from Agriculture to Open Space to match the rest of the park is scheduled for June 15, 2023, at 8:05 p.m.
- Drip Line code research and update

8. Calendaring of future Planning Commission Meeting

- July 6, 2023, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:54 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

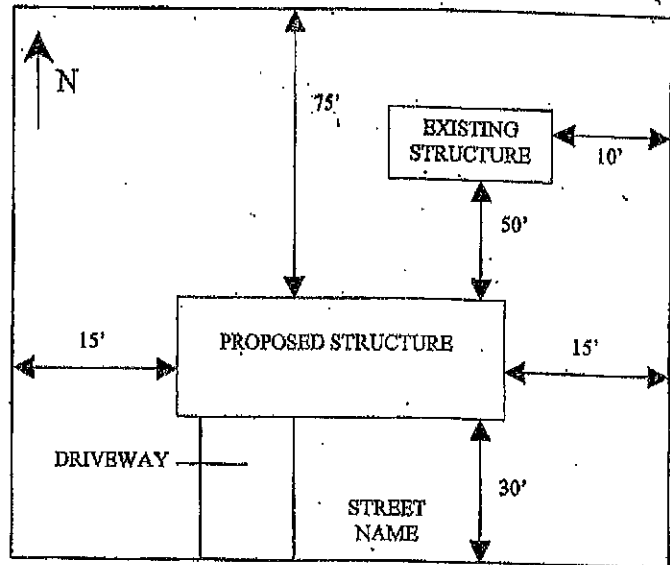
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

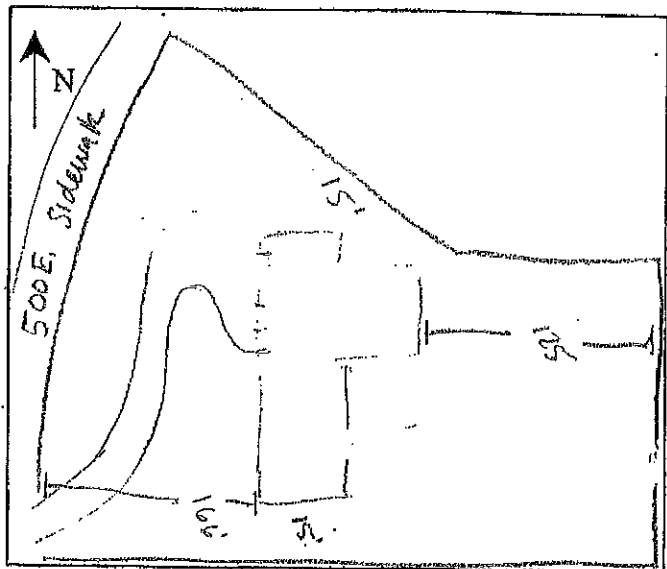
1. Brad & Katie Gibbons
APPLICANT'S NAME
2. P.O. Box 774
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. (435) 512-9631 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Home
TYPE OF STRUCTURE
7. Living 9356 8. residential
SQUARE FOOTAGE ZONE
9. Mond-Aire Heights #35
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0035
TAX IDENTIFICATION NUMBER
11. 132 N. 500 E.
ADDRESS OF CONSTRUCTION
12. 1.45 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. height 32' 3"
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



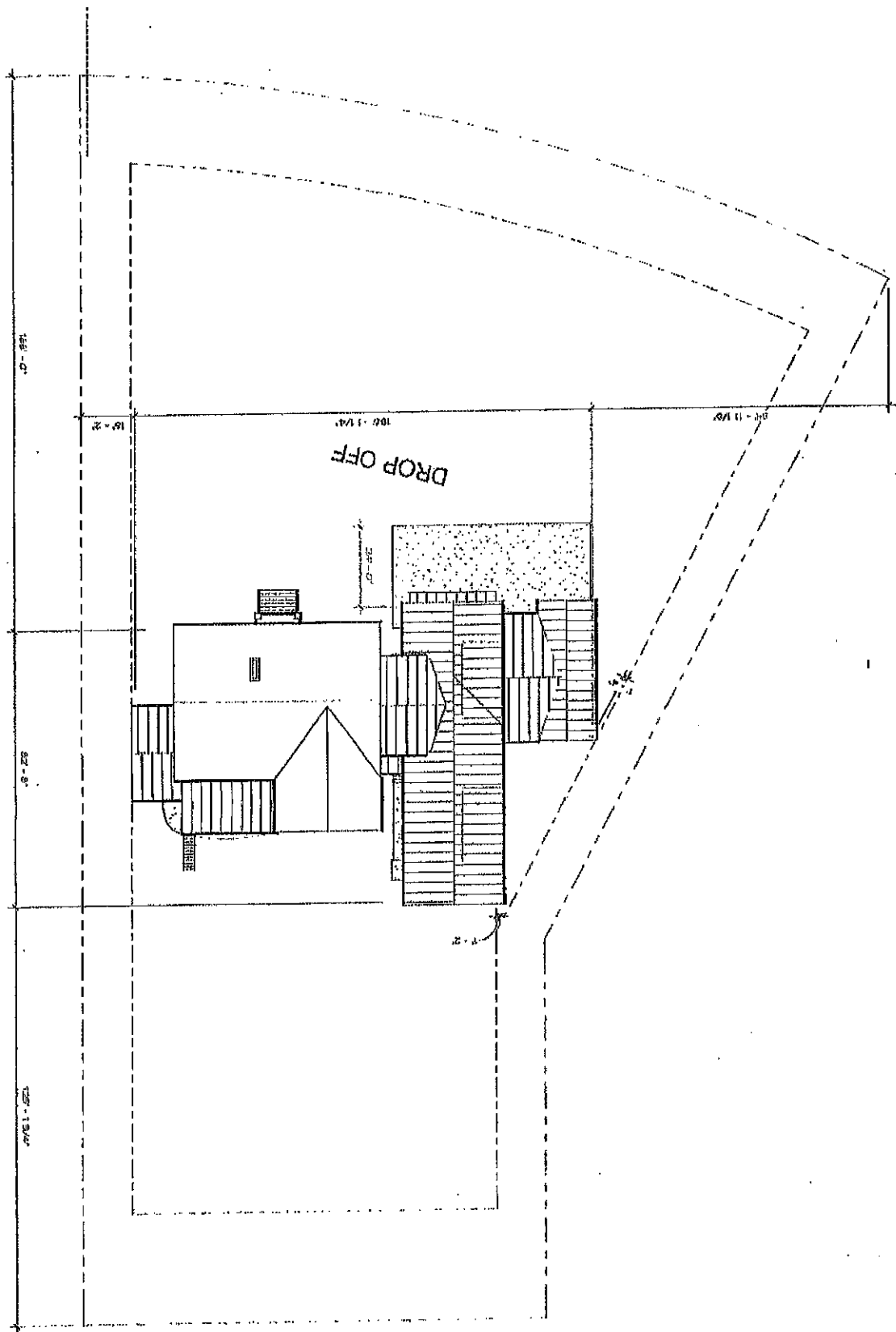
PLOT PLAN

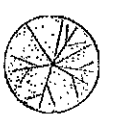
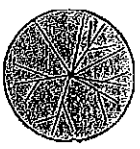


APPROVED - PLANNING AND ZONING _____ DATE _____

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)





Landscape Plan

7% Grade
Driveway

3' Boulder
Retention

3' Boulder
Retention

Any drainage on the north side of the property is not shown. It is recommended that the owner consult with a registered professional engineer for design and construction.

Fill, compaction, grading, rock walls, backfill materials, footings and flatwork will be completed per the recommendations in the Geotechnical Investigation Report.

Gravel

Concrete Pad

3' Boulder
Retention

This polygon is roughly where the greater than 20% slopes are indicated as existing in the final grading plan. On areas of 20% slope or greater mulch does not meet the long term erosion control characteristics of the original vegetation per the requirements of Millville City code 17.32.110 (G)(1) and 17.32.110 (G)(5).

Sprinklers & Irrigation

Mulched areas will include irrigated and non-irrigated trees and plant species. Irrigated varieties will be watered via drips. Trees and grass areas will be irrigated via pop-up sprinklers. A timed sprinkler system in compliance with local and state water use regulations will be used throughout per Millville City Code 17.32.079(D).

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SUPPLEMENTARY MATERIALS & INFORMATION NOTES:

4. AVERAGE WATER LEVELS CORRELATED TO THE EXISTING
SEA LEVEL MEASUREMENTS AT 10 STATIONS. AN ESTIMATE
WAS MADE OF THE AVERAGE WATER LEVELS AT EACH STATION
BY MEANS OF THE EXISTING TIDE GAUGE RECORDS. THE
AVERAGE WATER LEVELS WERE USED TO CORRELATE THE
WATER LEVELS OF THE EXISTING TIDE GAUGE RECORDS
WITH THE AVERAGE WATER LEVELS OF THE EXISTING
TIDE GAUGE RECORDS.

5. IT IS AGREED THAT ALL THE INFORMATION BE
CONVEYED TO THE SAID PARTY BY THE SAID PARTY
BEING THE SAID PARTY'S OWN INFORMATION AND NOT
BEING THE SAID PARTY'S OWN INFORMATION.

5. IT IS AGREED THAT ALL THE INFORMATION BE
CONVEYED TO THE SAID PARTY OR TO THE
PERSONS TO WHOM THE INFORMATION IS
CONVEYED SHALL BE KEPT CONFIDENTIAL AND
NOT DISCLOSED TO ANY OTHER PERSON.

THE INFORMATION WITHIN THE
PLANS IS THE PROPERTY OF
INDUSTRIAL PAPER ENGINEERING
LLC AND SHALL NOT BE COPIED,
MODIFIED, OR USED FOR ANY
OTHER PROJECT WITHOUT A
WRITTEN AGREEMENT.

FOR YOUR INFORMATION
THESE ARE THE RESULTS OF THE SEARCH

WILKER SUBDIVISION
CONCEPTUAL PLAN
100 WEST 400 NORTH
MILLVILLE UTAH, 84326
6/15/2023

