NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **November 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 November 2, 2023
5. Agenda Items
   A. Zoning Clearance- Accessory Building- Luis & Kim Vargas- 235 S 300 E, Millville UT 84326
   B. Zoning Clearance- Deck Addition- Colby Martin- 285 N 300 E, Millville, UT 84326
   C. Other
6. City Council Minutes from November 9, 2023
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, December 7, 2023, at 8pm.
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 November 15, 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
November 2, 2023

PRESENT: Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger, and Matt Anderson, Kara Everton, Tara Hobbs, Pam June, Brett Hadfield

Call to Order/Roll Call:
Commissioner Greenhalgh opened the meeting for November 2, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) were present. Commissioners Rachel Thompson were excused. 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. There was a change in name of the owner on item 5.A. **Commissioner Farmer moved to approve the agenda for November 2, 2023, with the changes.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

Approval of the Minutes of the Previous Meeting
The Planning Commission reviewed the minutes for the Planning Commission Meeting for October 19, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

5.A. Zoning Clearance- Accessory Building & Pool for Nathan Ballstaed on behalf of Brett Hadfield at 512 N 300 East, Millville

This is for the pool, poolhouse and retaining walls. The pool will be approx. 25' x 50'. The state code states pool cover or fence and must be installed prior to final sign off. Garrett will notate on the plans that the pool, pool house and retaining walls needs to be inspected.

DRAFT

Commissioner Larry Lewis moved to approve the Zoning Clearance for the accessory building, pool & retaining walls for Nathan Ballstaed on behalf of Brett Hadfield. Bonnie Farmer seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

5.B. Other

- Realtor is asking about a property on Main Street that is for sale. The commission suggested that the owner can do a subdivision with an easement with the understanding that no dwellings reside back there. The realtor will be informed about the water share transfers upon creating a subdivision.

- Gary Stauffer's property – swales – weed barrier and cobble or grass, not weeds, maintained by the homeowner.

- Bonnie Farmer inquired about any updates to the Millville Escape subdivision and commented on the impact that the roads would take.

- Matt Anderson mentioned the shed that is built on Bradley Parkinson's lot. This is a corner lot and the setbacks do not look like they are within regulation. Pam will drive past the lot and bring up in City Council.

6. City Council Minutes

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting
- November 16, 2023, at 8:00 pm.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at approximately 8:45 p.m.

DRAFT

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Luis Vargas, Kim Vargas
APPLICANT'S NAME

2. PO BOX 52
MAILING ADDRESS

Millville — Ut — 84326
CITY — STATE — ZIP CODE

3. 435-881-5863 — HOME TELEPHONE
4. — BUSINESS TELEPHONE

5. Luis Vargas
OWNER'S NAME (if different from applicant)

6. Pole Barn
TYPE OF STRUCTURE

7. 1,200 — SQUARE FOOTAGE
8. Residential — ZONE

9. 03-035-0067 (parcel #)
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 629 - 22 - 8220
TAX IDENTIFICATION NUMBER

11. 235 South 300 East Millville, Ut 84326
ADDRESS OF CONSTRUCTION

12. .56 — LOT SIZE
13. 22' Bldg Height

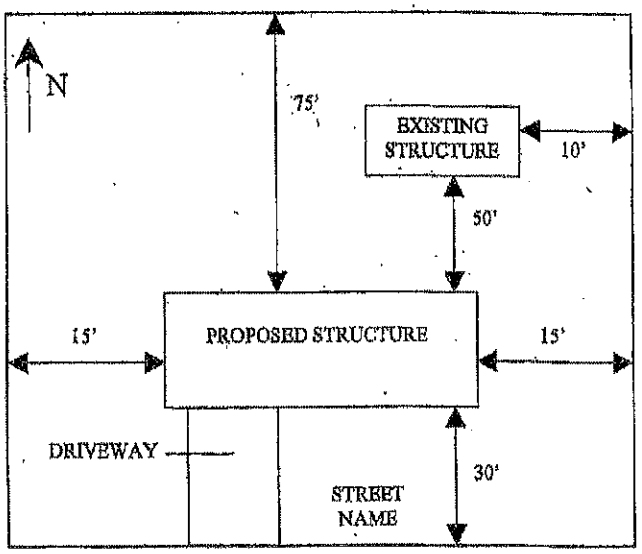
14. SEWER ☐ (choose one) SEPTIC TANK ☐ N/A ☒

15. CITY WATER ☐ (choose one) PRIVATE WELL ☐ N/A ☒

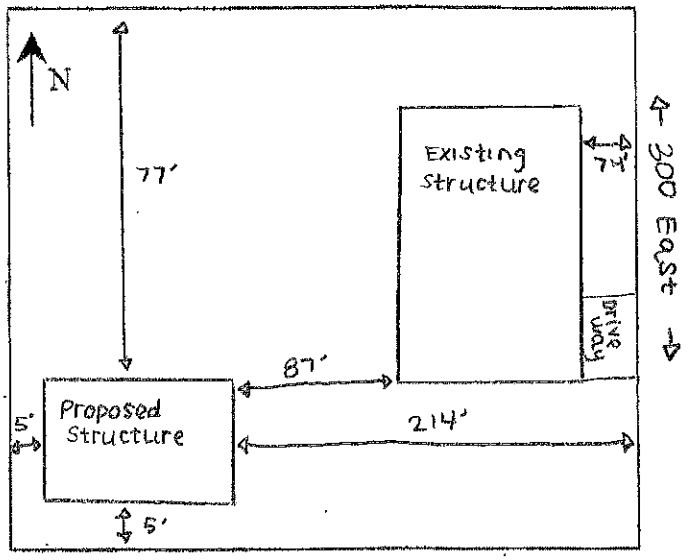
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐ (specify in remarks)

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.

KEEP

RESOLUTION 2017-19

A Resolution Requiring a Deposit for Building within Millville City
(A Resolution Amending Resolution 2017-3)

WHEREAS, the cost associated with building inspection of completed infrastructure within Millville City has increased; and

WHEREAS, the Millville City Council deems it necessary to maintain the integrity of the infrastructure improvements; and

WHEREAS, the Millville City Planning and Zoning Commission has reviewed the requirements for construction deposits and timelines for refunds and proposed changes to the Millville City Council;

NOW THEREFORE, be it ordained, that the Millville City Council requires a deposit of $2,000 for a new building zoning clearance approval. After inspection of the dedicated infrastructure occurs and all required items are completed to meet the requirements of the Manual of Design and Construction Standards (Standards), and the exterior construction is completed per the submitted building design, the $2,000 deposit will be refunded.

An addition to an existing residence requires a deposit of $1,000 for a zoning clearance approval. After inspection of the dedicated infrastructure occurs, all required items are completed to meet the requirements of the Standards, and the exterior construction is completed per the submitted building design, the $1,000 deposit will be refunded.

All other zoning clearances greater than 500 square feet will require a $500 deposit for the purpose of restoring and maintaining the right-of-way infrastructure during the building process. The $500 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

Zoning clearances of less than 500 square feet will require a $200 deposit for the purpose of restoring and maintain the right-of-way infrastructure during the building process. The $200 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

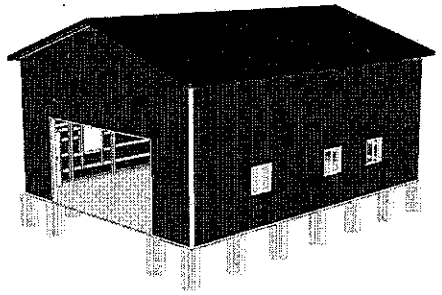
In all instances, landscaping must be completed and storm water Standards and permits must be followed.

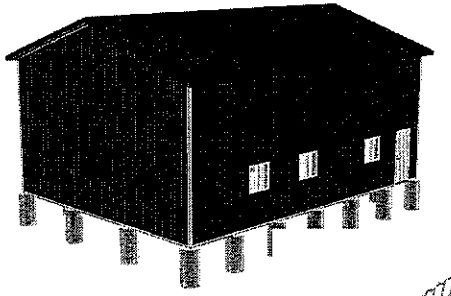
The deadline for a deposit refund request will be two years from the date of the first utility billing after which all deposit refunds will be forfeited.

Summary Sheet

Summary	
Width	30'
Length	40'
Ceiling Height	16'
Slab Depth	0.333333333333333'
Overhangs	4
Roof Pitch	4/12

Job Information	
Project Name	Kia Kaha
Company Name	Kia Kaha Builders
Contact	
Email	
Phone	
Delivery Address	235 S 300 E Millville, UT
ZIP code	
Desired Date	
Comments	
Sales Tax Rate	





PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

SPECIFICATIONS/ DESIGN CRITERIA

BUILDING DESIGN IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE GOVERNING AGENCY.

BUILDING USE: _____

BUILDING SQUARE FOOTAGE: _____SQ. FT.

BUILDING DESIGN LOADS:

GROUND SNOW LOAD _____PSF

ROOF SNOW LOAD _____PSF

ROOF DEAD LOAD _____PSF

DESIGN WIND SPEED: _____MPH

SEISMIC RISK CATEGORY: _____ 2021 IBC TABLE 1604.5

SEISMIC DESIGN CATEGORY: _____ ASCE 7-16

SESIMIC FORCE RESISTING SYSTEM: LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS (R=2.0)

MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION FOR 0.2 SECOND SPECTRAL RESPONSE (Ss): _____

MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION FOR 1.0 SECOND SPECTRAL RESPONSE (S 1.0): _____

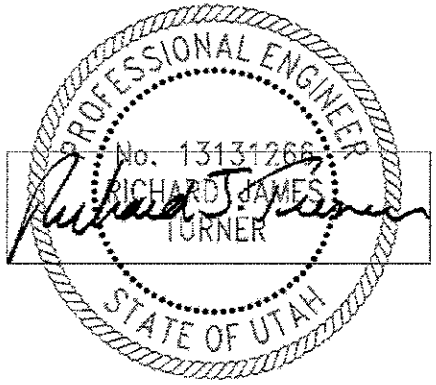
PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

WestWind CONSTRUCTION

GENERAL NOTES:

1. THE MATERIALS AND LABOR SHOWN ON THESE PLANS THAT ARE PROVIDED BY WEST WIND CONSTRUCTION ARE LIMITED TO THOSE MATERIALS AND LABOR AS DEFINED BY THE WEST WIND CONSTRUCTION CONTRACT. ADDITIONAL MATERIALS OR ACCESSORIES THAT ARE NOT BEING PROVIDED BY WEST WIND CONSTRUCTION MAY BE SHOWN ON THE PLANS FOR CONTEXT OR BUILDING CODE COMPLIANCE.
2. ALL LUMBER, UNLESS OTHERWISE NOTED, SHALL BE DENSE S4S #2 DF OR BETTER. ALL LUMBER EMBEDDED IN THE GROUND SHALL BE TREATED WITH CHROMATED COPPER ARSENATE TO A RETENTION LEVEL OF 0.60 POUNDS PER CUBIC FOOT.
3. GRADING SHOULD BE SUCH THAT THE SURFACE WATER IS DRAINED AWAY FROM THE FOUNDATION. MINIMUM GRADE WOULD BE SIX INCHES (6") OF VERTICAL DROP PER TEN FEET OF HORIZONTAL AWAY FROM THE FOUNDATION (5%). ALL GRADING MUST BE COMPLETED TO WITHIN ONE FOOT (1') OF FINAL GRADE PRIOR TO BUILDING STARTING.
4. FILL USED FOR CONCRETE FLOOR SLAB SUBGRADE, IF PRESENT, SHALL BE GP OR GW USCS GRANULAR MATERIAL. ALL FILL SHALL BE FREE FROM DEBRIS, STONES OVER THREE INCHES (3") IN DIAMETER, AND FROZEN MATERIAL.
5. ELECTRICAL, HEATING, VENTILATING, AIR CONDITIONING, AND PLUMBING WORK IS NOT PART OF THIS BUILDING PACKAGE.
6. THIS BUILDING DESIGN IS BASED ON BUILDING SITE WITH SAND, SILTY SAND, CLAY SAND, SILTY GRAVEL, CLAY GRAVEL SOIL. AS PER IBC BUILDING CODE AND REFERENCED STANDARD ASAE 486.1, AN ASSUMED SOIL BEARING DESIGN VALUE OF 1500 PSF WITH INCREASES FOR DEPTH AND WIDTH HAS BEEN USED IN THIS DESIGN. IF INFORMATION IS DISCOVERED BEFORE OR DURING CONSTRUCTION CONTRARY TO THIS, THE BUILDING DESIGNER SHOULD BE CONTACTED.
7. THIS BUILDING, AS DEPICTED, MUST BE MEET ALL GOVERNING SET BACK CODE REQUIREMENTS INCLUDING ZONING REQUIREMENTS AND BUILDING CODE.
8. THIS DOCUMENT, AS PRESENTED AND SEALED, IS NOT INTENDED TO BE, NOR SHOULD IT BE CONSTRUED AS SUCH, A COMPLETE BUILDING DESIGN. IT IS INTENDED TO REPRESENT JUST THE BUILDING SHELL ITSELF. THE DESIGN OF THE ELECTRICAL, MECHANICAL, PLUMBING, SITE DRAINAGE, SITE GRADING, INTERIOR FRAMING, AND FINISHES ARE EXCLUDED FROM THIS PLAN. IT SHOULD ALSO BE NOTED THAT THE DESIGNER IS UNAWARE OF ANY SUBSOIL INVESTIGATION REPORTS. FOOTINGS HAVE BEEN SIZED ON ASSUMED VALUES AS PER NOTE 6. THE DESIGNER EXCLUDES DETERMINATION THAT THE ASSUMED SOIL CONDITIONS ARE PRESENT AT THE SITE.
9. OWNER SHALL NOT PERMIT SNOW IN EXCESS OF 35 PSF TO ACCUMULATE ON BUILDING ROOF.
10. THE CONCRETE FOOTINGS SHALL BE A 3500 PSI MIX DESIGN ACHIEVING STRENGTH AFTER 28 DAYS. THE CONCRETE FLOOR SHALL BE 4000 PSI MIX DESIGN ACHIEVING STRENGTH AFTER 28 DAYS.
11. WEST WIND CONSTRUCTION NOR ENGINEERING OF RECORD ACCEPT RESPONSIBILITY FOR CONSTRUCTION PERFORMED BY THE OWNER OR OTHERS.
12. TRUSSES ENGINEERED BY OTHERS (SEE TRUSS DESIGN)

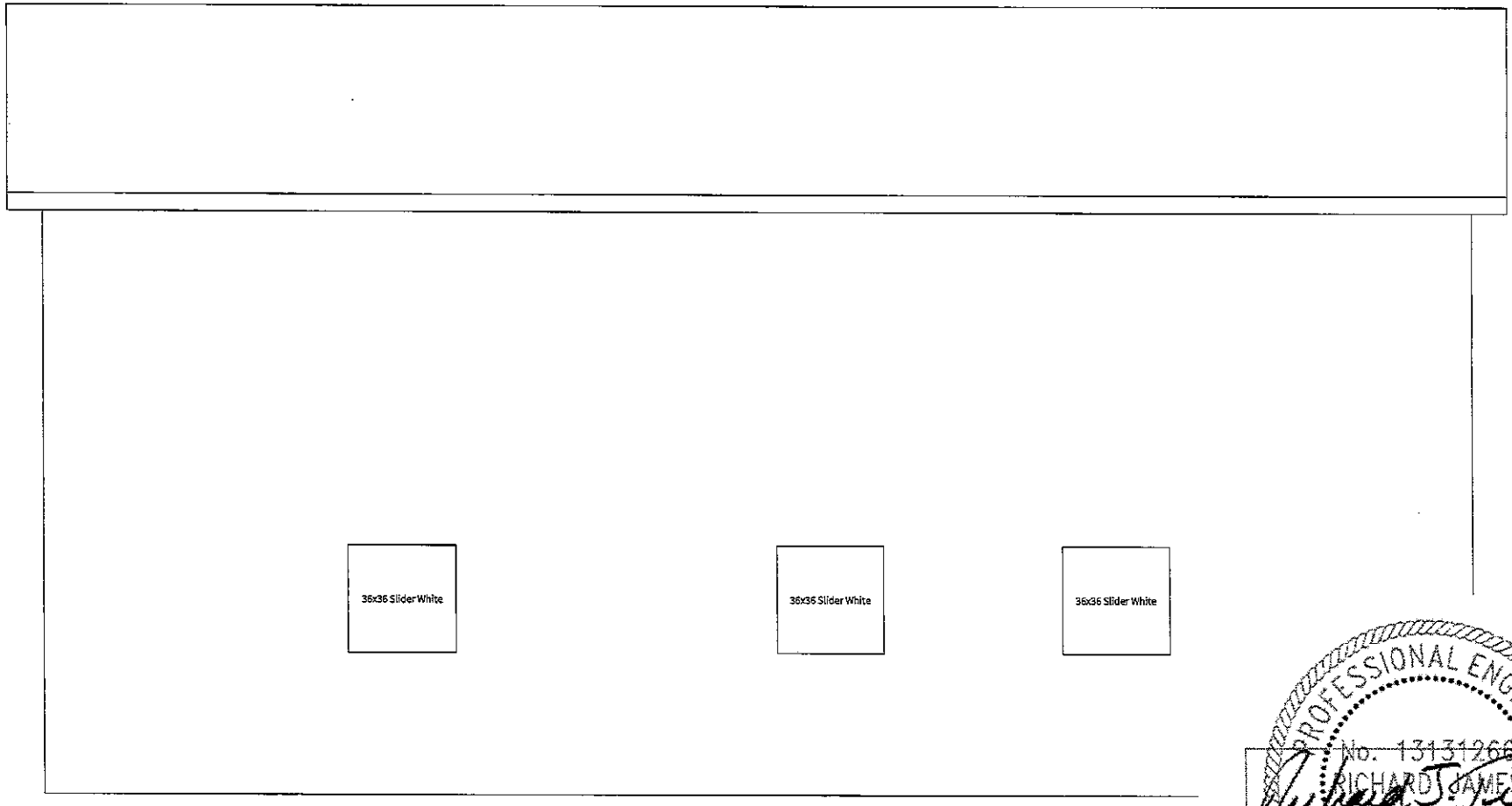


EXPIRES 03/31/25

WestWind CONSTRUCTION

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Left Elevation

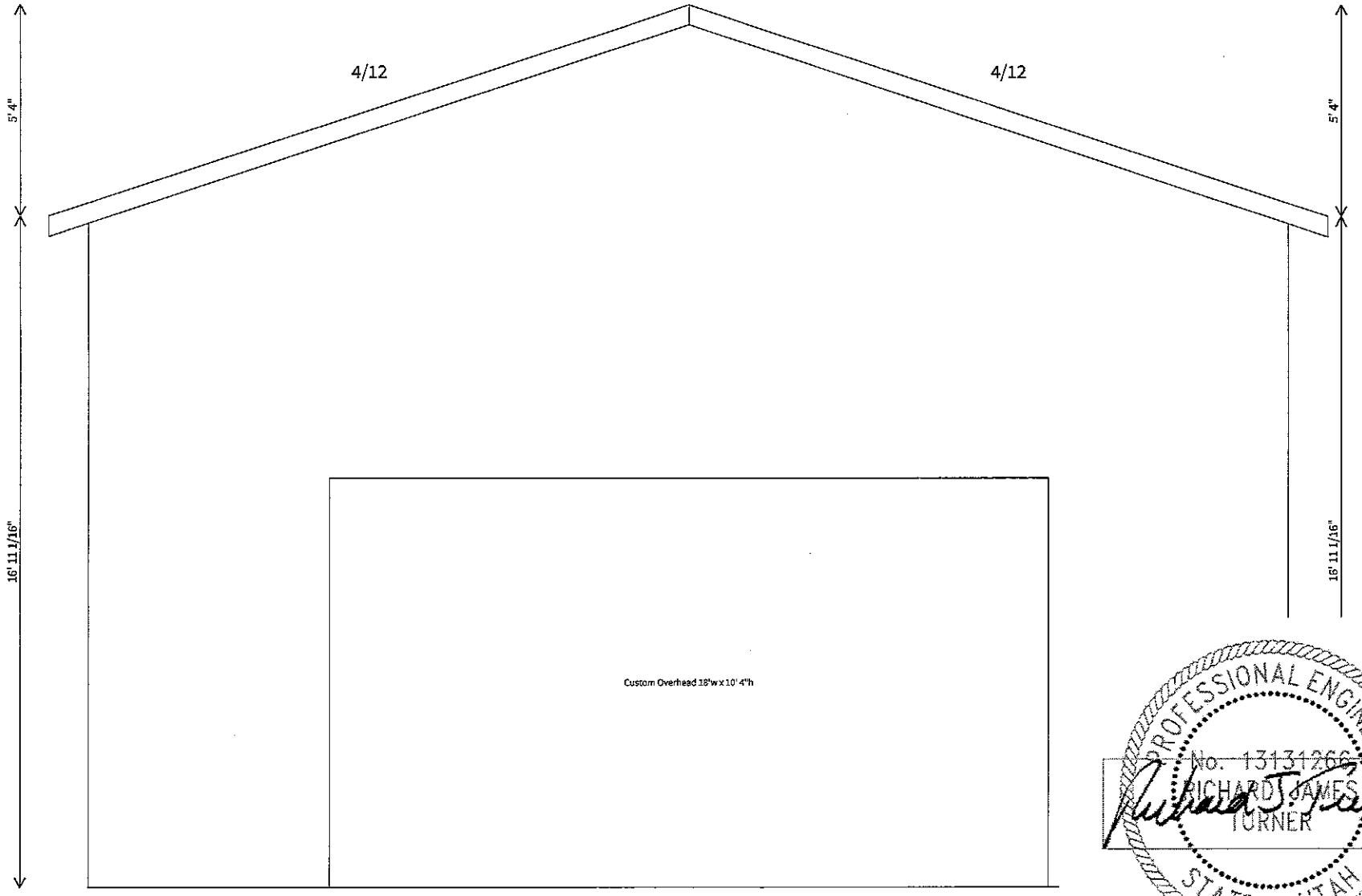


PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Front Elevation



PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

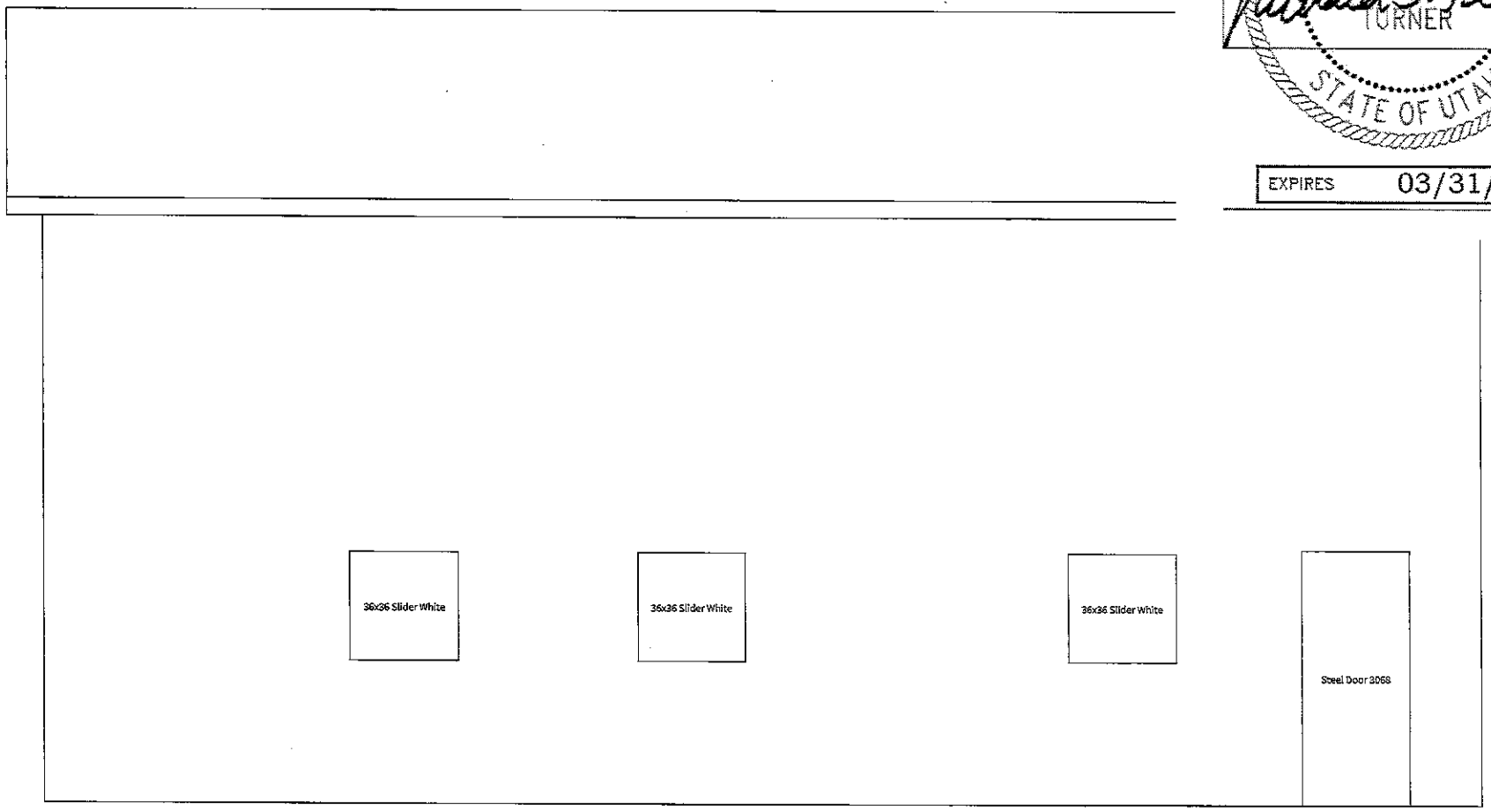
EXPIRES 03/31/25

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Right Elevation

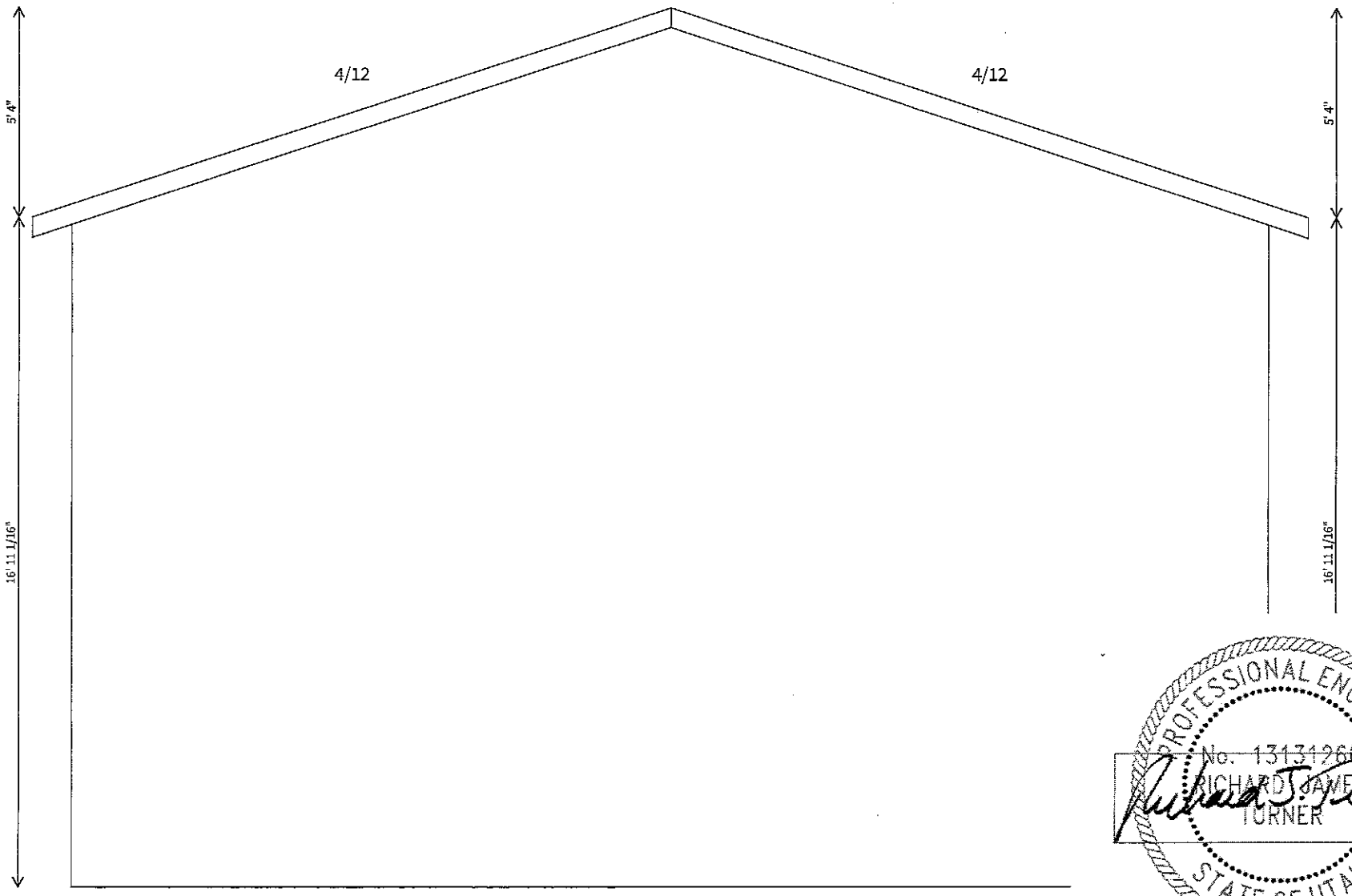


EXPIRES 03/31/25



Job: Kia Kaha
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Time: 2:26 PM

Back Elevation

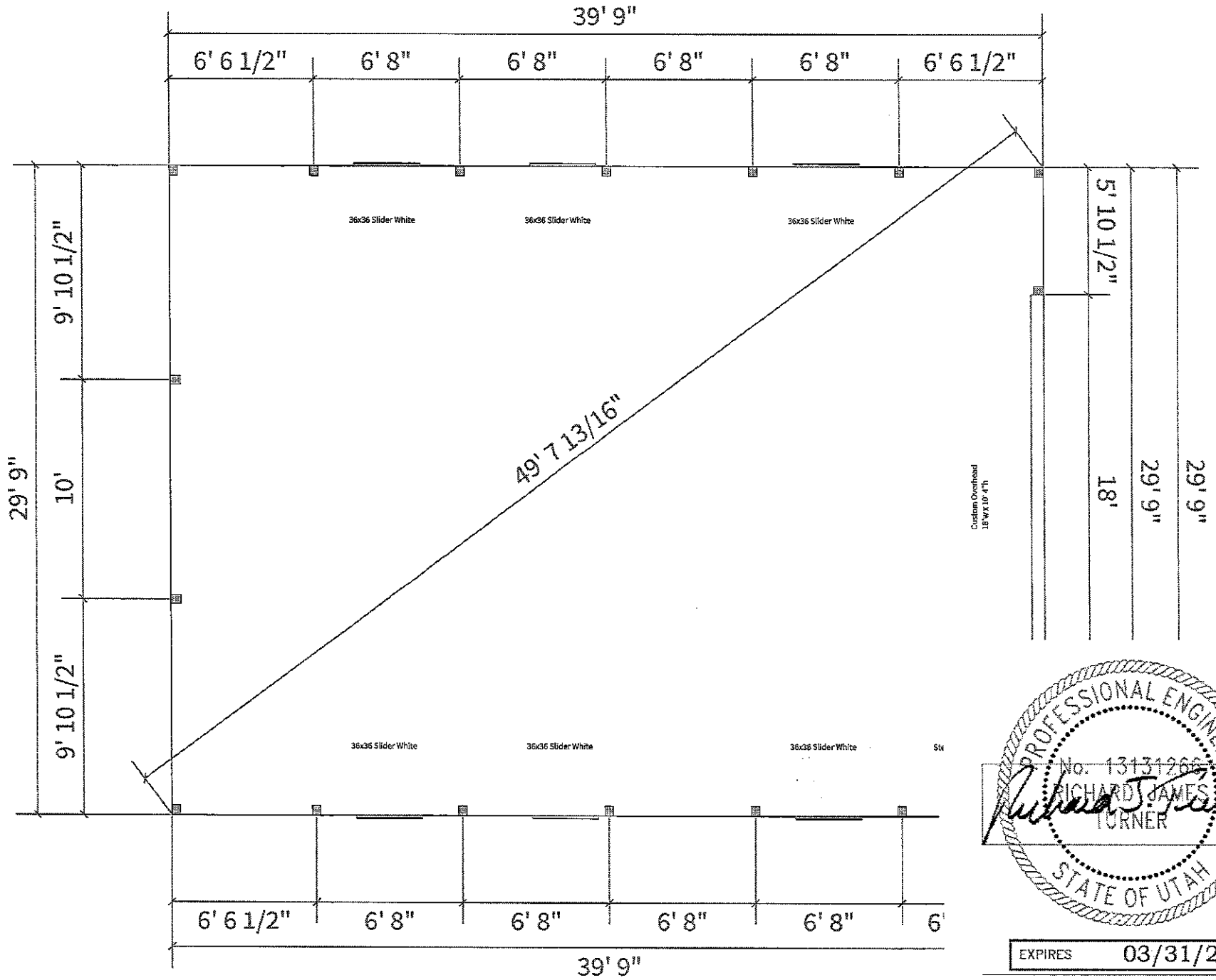


PROFESSIONAL ENGINEER
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RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Post Layout

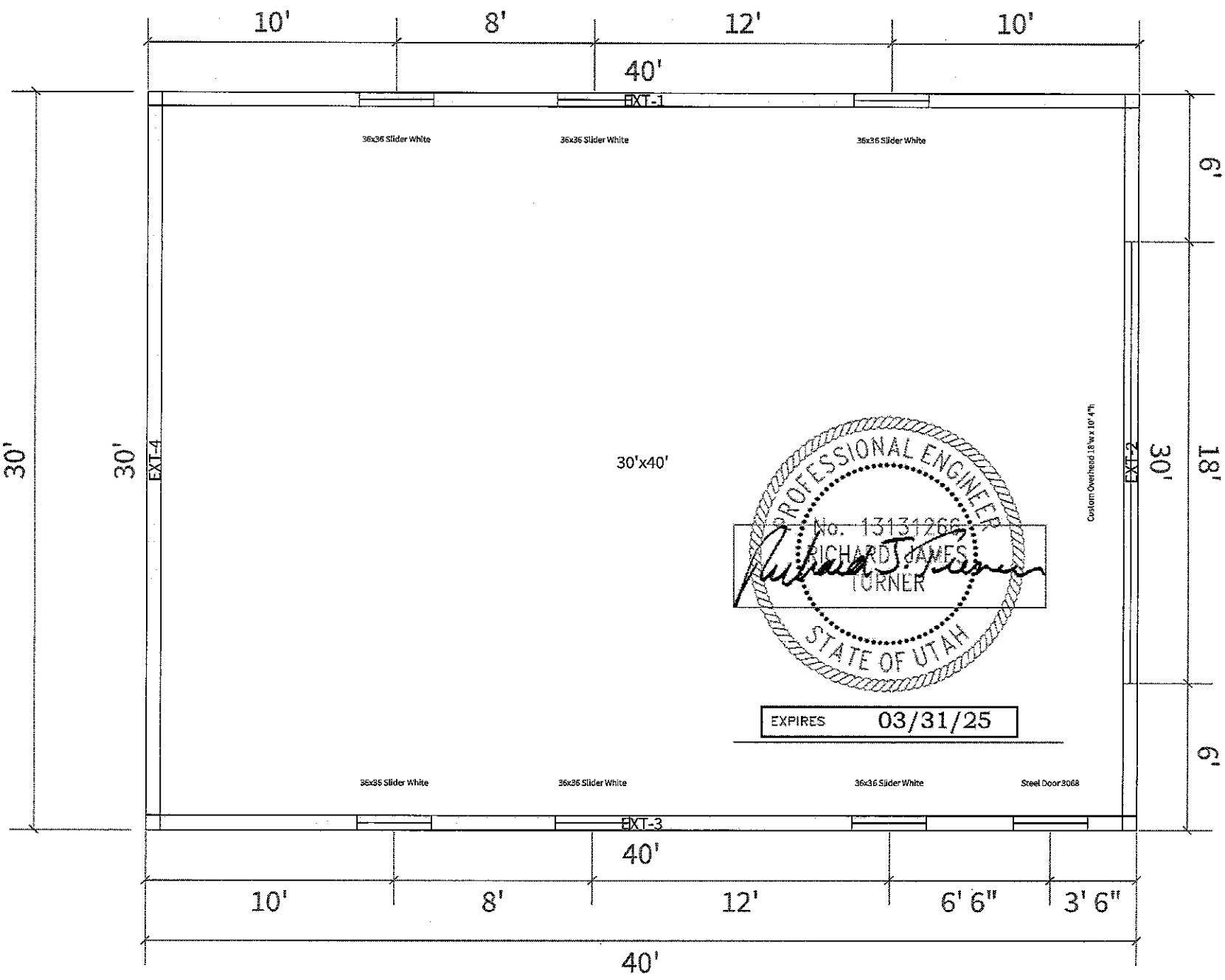


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EXPIRES 03/31/25

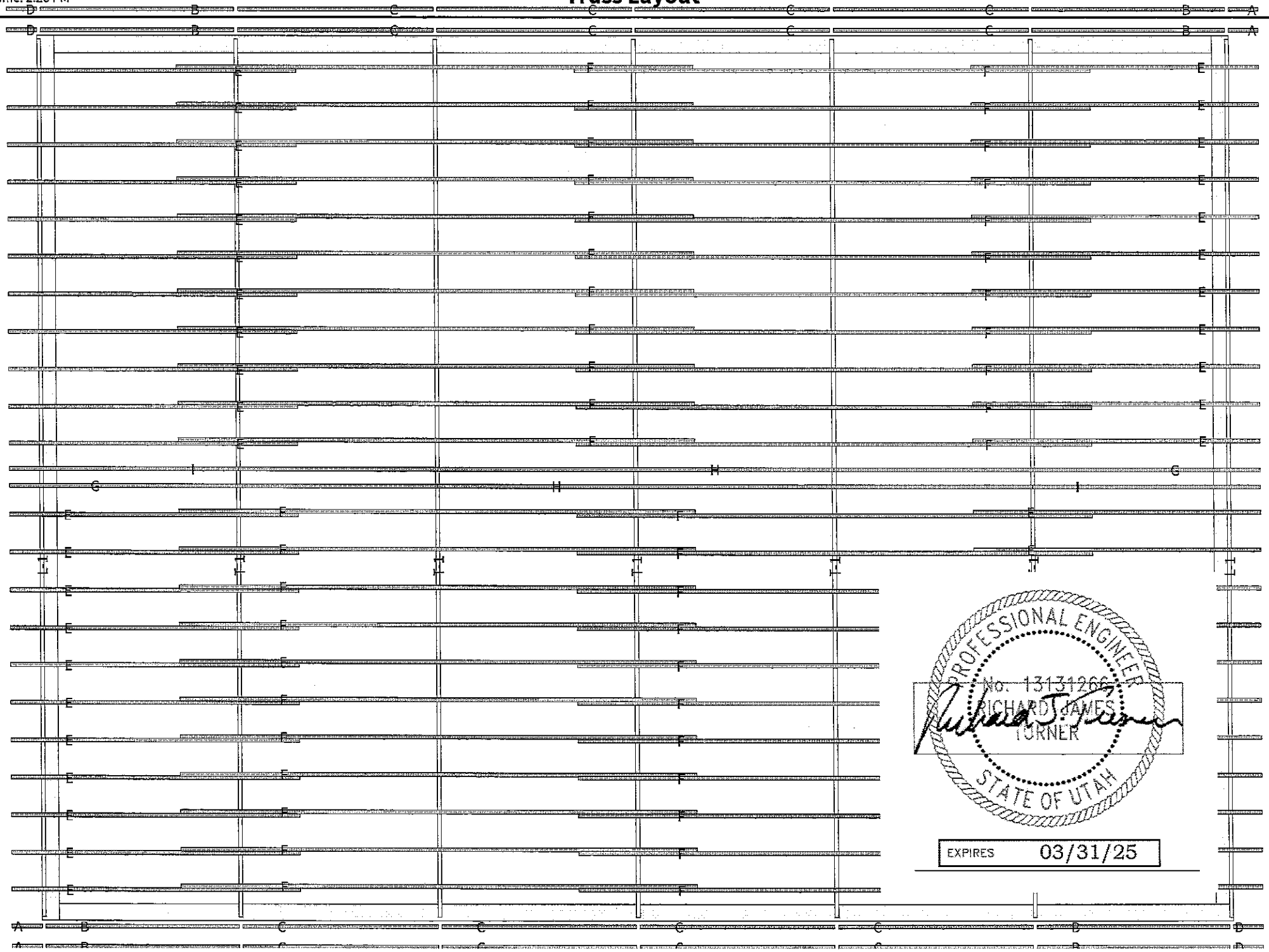
Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Wall Layout



Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Truss Layout



PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Cross Section - EXT-1

ROOF MATERIAL: Black 40 Year Post Rib Panel 29 Gauge 36" Profile

PURLINS: DOUG FIR 2X4 STD&BTR S4S S-DRY On Edge
SUBFASCIA: DOUG FIR 2X6 #2 S4S S-DRY
FASCIA: Fascia Trim 5 1/2"
SOFFIT: 29 Gauge Solid V Groove Soffit

WALL MATERIAL: Charcoal 40 Year Post Rib Panel 29 Gauge 36" Profile

TOP OF WALL: J Channel

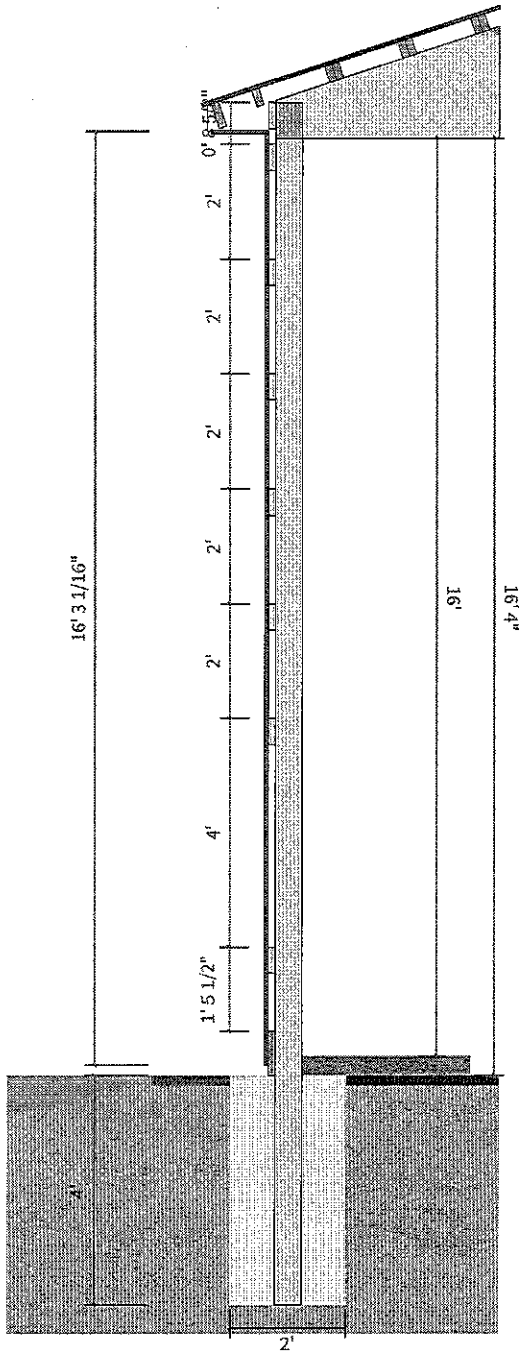
TOP GIRT: DOUG FIR 2X6 #2 S4S S-DRY

EXTERIOR WALL GIRTS: DOUG FIR 2X6 #2 S4S S-DRY

CORNER POSTS: 3 Ply 2x6 Post (#1 Southern Pine Treated Bottom)
INTERMEDIATE POSTS: 3 Ply 2x6 Post (#1 Southern Pine Treated Bottom)

EXTERIOR SKIRT BOARD: FIR 2X8 #2 ABV GRD TRMT
BOTTOM IS AT GRADE

SIDING BEGINS 0' 2 1/4" ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 7 3/8"
TRUSS SPACING: 84 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 4' X 2' DIAMETER
FASTENER: (none)
BASE: Backfill with Concrete
UPLIFT: (none)

Job: Kia Kaha
Date: 10/26/2023
Time: 2:26 PM

Cross Section - EXT-3

ROOF MATERIAL: Black 40 Year Post Rib Panel 29 Gauge 36" Profile

PURLINS: DOUG FIR 2X4 STD&BTR S4S S-DRY On Edge
SUBFASCIA: DOUG FIR 2X6 #2 S4S S-DRY
FASCIA: Fascia Trim 5 1/2"
SOFFIT: 29 Gauge Solid V Groove Soffit

WALL MATERIAL: Charcoal 40 Year Post Rib Panel 29 Gauge 36" Profile

TOP OF WALL: J Channel

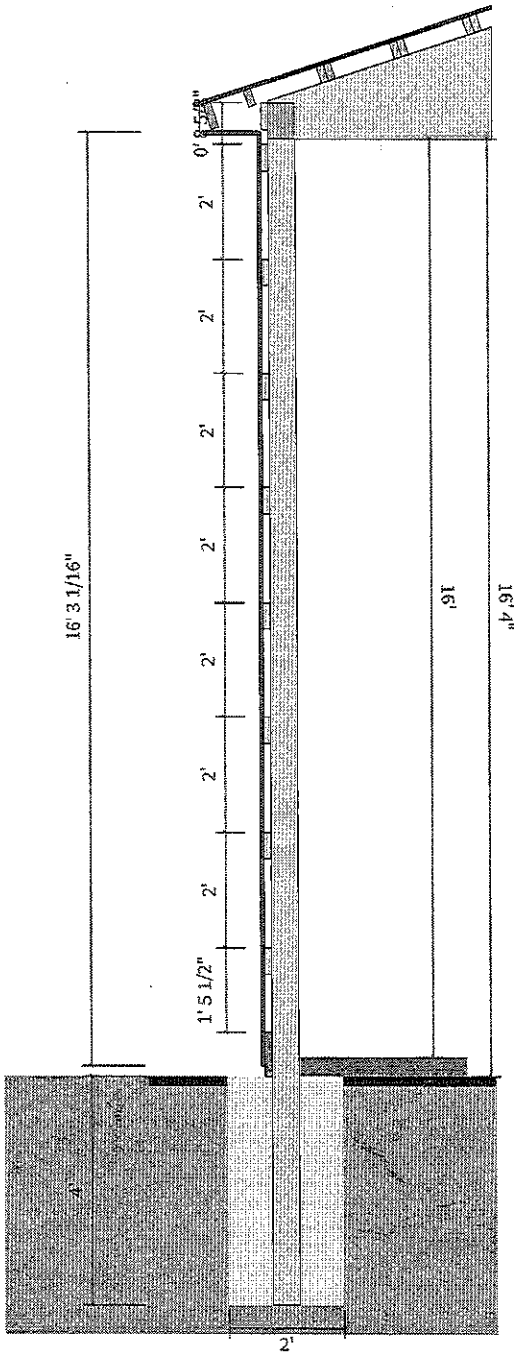
TOP GIRT: DOUG FIR 2X6 #2 S4S S-DRY

EXTERIOR WALL GIRTS: DOUG FIR 2X6 #2 S4S S-DRY

CORNER POSTS: 3 Ply 2x6 Post (#1 Southern Pine Treated Bottom)
INTERMEDIATE POSTS: 3 Ply 2x6 Post (#1 Southern Pine Treated Bottom)

EXTERIOR SKIRT BOARD: FIR 2X8 #2 ABV GRD TRMT
BOTTOM IS AT GRADE

SIDING BEGINS 0' 2 1/4" ABOVE GRADE



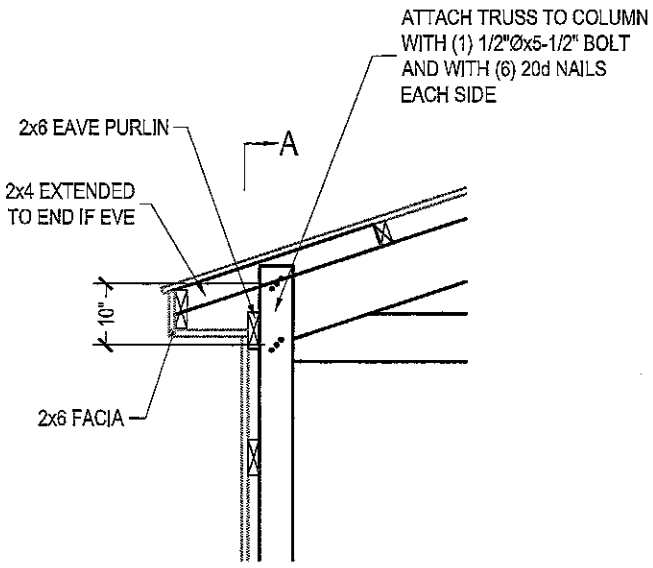
4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 7 3/8"
TRUSS SPACING: 84 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH
EXPIRES 03/31/25

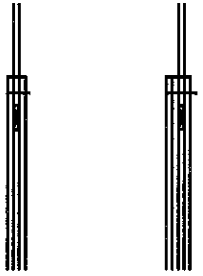
SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 4' X 2' DIAMETER
FASTENER: (none)
BASE: Backfill with Concrete
UPLIFT: (none)



HEEL DETAIL W/ EVE

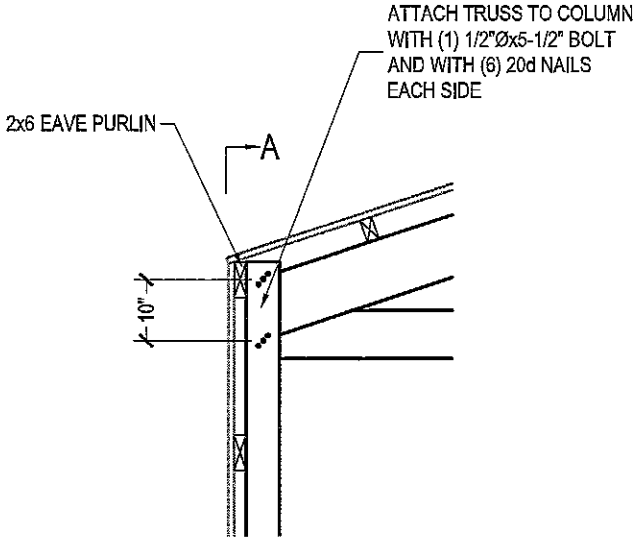
NOT TO SCALE



NOTES:

1. SEE POST LAYOUT AND CROSS SECTIONS FOR COLUM[illegible]

SECTION A



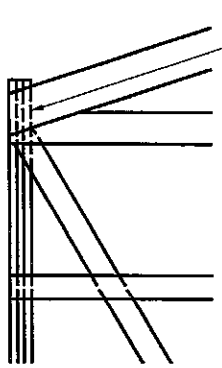
_ DETAIL

" TO SCALE

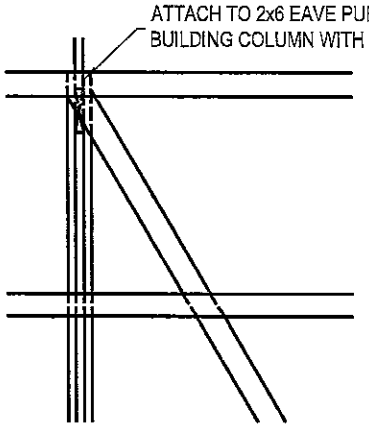
PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

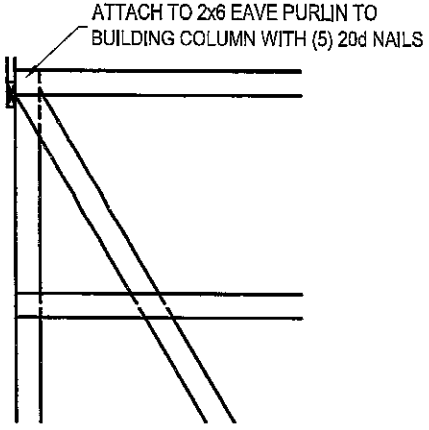
WestWind CONSTRUCTION



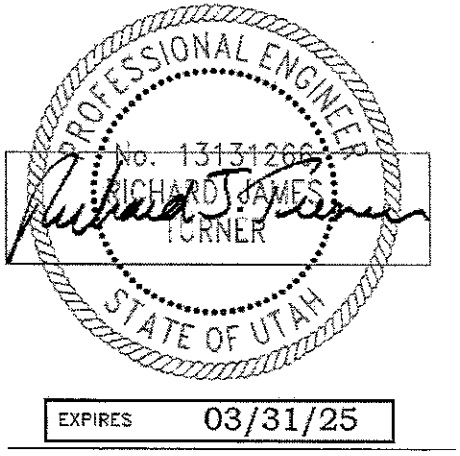
BRACE CONNECTION DETAIL
AT TOP OF BRACE AT ENDWALL COLUMN



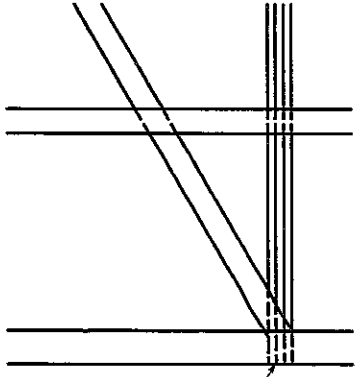
BRACE CONNECTION DETAIL
AT TOP OF BRACE AT SIDEWALL COLUMN



BRACE CONNECTION DETAIL
AT TOP OF BRACE AT CORNER COLUMN



EXPIRES 03/31/25

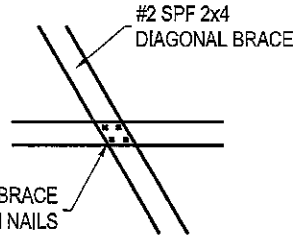


BRACE CONNECTION DETAIL
AT BOTTOM OF BRACE AT ENDWALL COLUMN

ENDWALL DIAGONAL BRACING DETAIL
AT BOTH ENDWALLS

NOTES: AS REQUIRED BY ENGINEER OF RECORD.

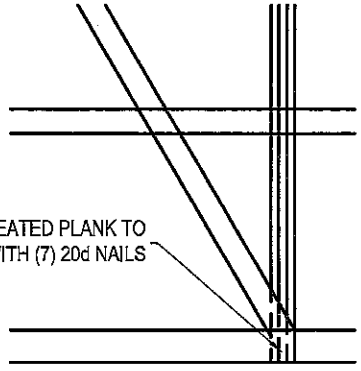
WestWind CONSTRUCTION



BRACE TO GIRT CONNECTION DETAIL

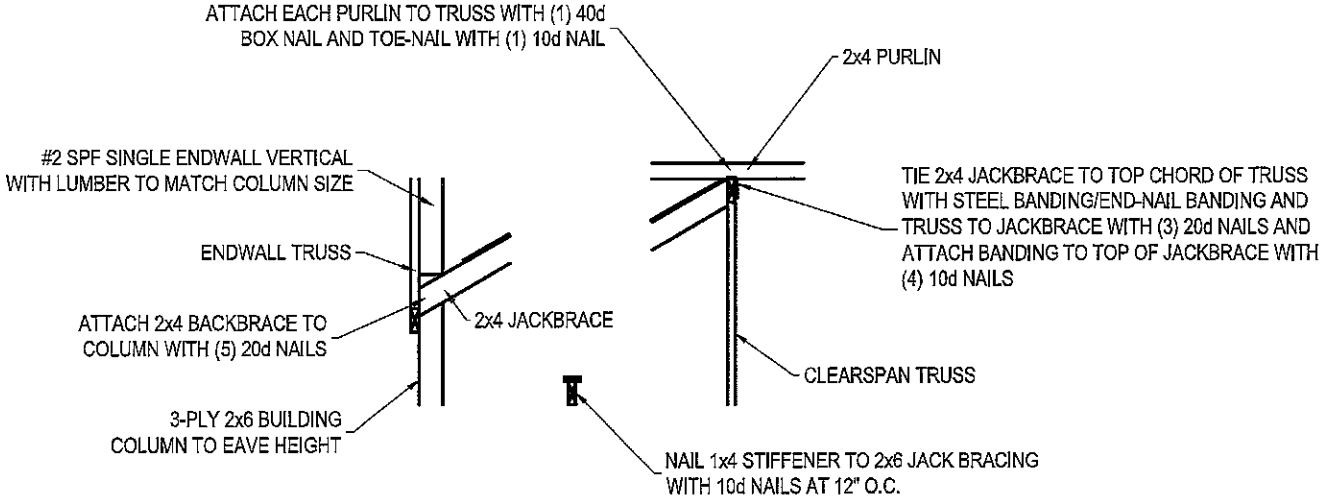
PROFESSIONAL ENGINEER
No. 13131266
RICHARD J. JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25



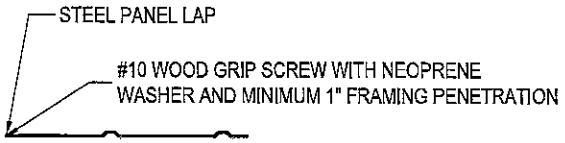
BRACE CONNECTION DETAIL
AT BOTTOM OF BRACE AT SIDEWALL COLUMN

SIDEWALL DIAGONAL BRACING DETAIL
AT BOTH SIDEWALLS



JACKBRACE DETAIL
NOT TO SCALE

WestWind CONSTRUCTION

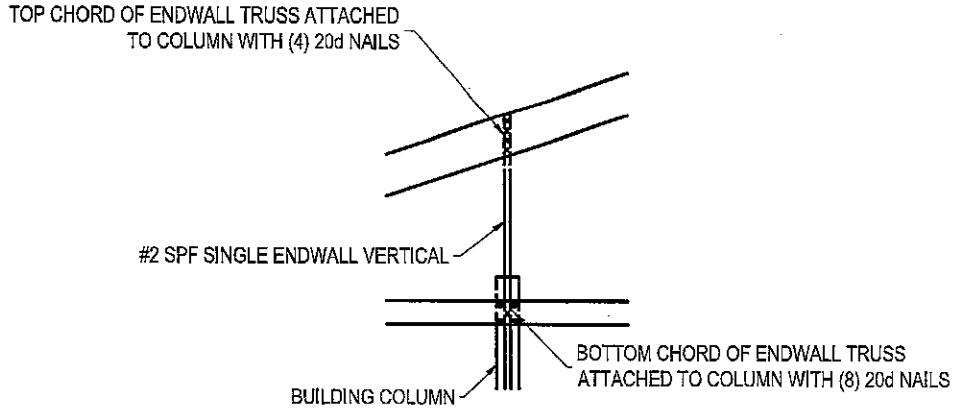


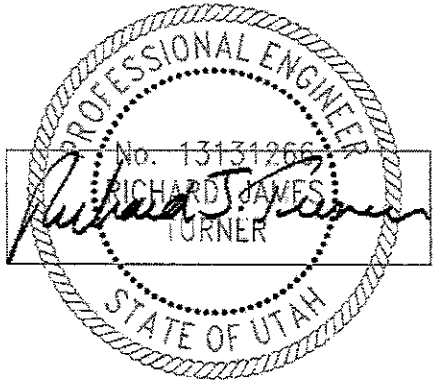
AT ALL INTERMEDIATE FRAMING: SCREWS 9" O.C.

NOTE: PAN NAILS MAY BE SUBSTITUTED FOR PANEL END FASTENERS WHEN CONCEALED BY FLASHING

GRAND RIB 3 STEEL ATTACHMENT DETAIL

NOT TO SCALE



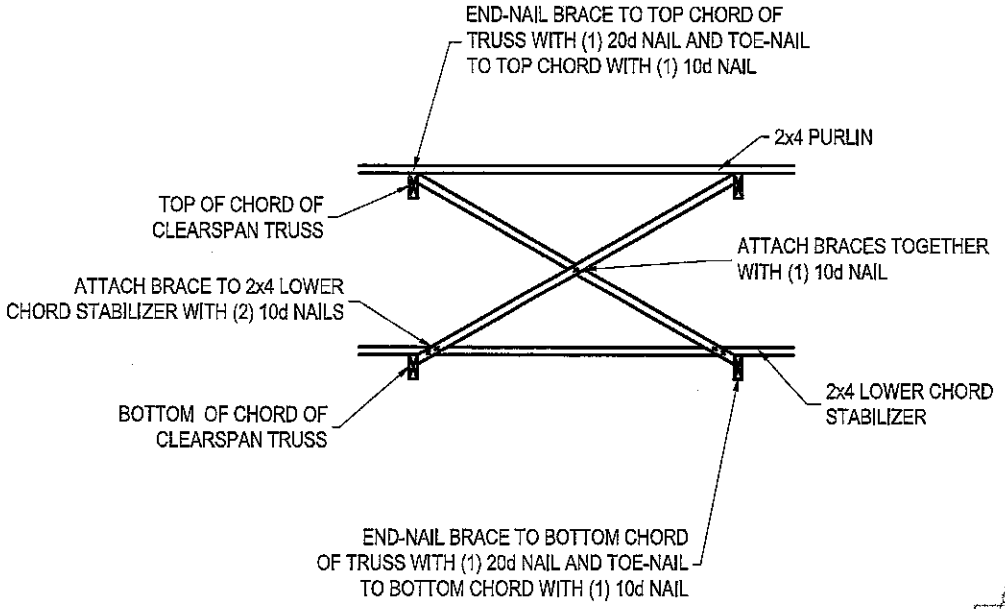


EXPIRES 03/31/25

ENDWALL RAFTER TO COLUMN CONNECTION DETAIL

AT BOTH ENDWALLS
NOT TO SCALE

WestWind CONSTRUCTION



ROOFLINE X-BRACING DETAIL

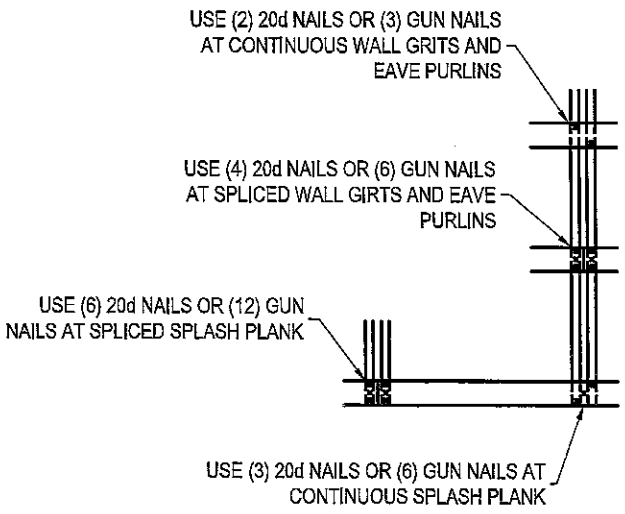
X-BRACING IS ATTACHED TO LOWER CHORD STABILIZER
NOT TO SCALE

PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

NOTES: AS REQUIRED BY TRUSS MANUFACTURER

WestWind CONSTRUCTION

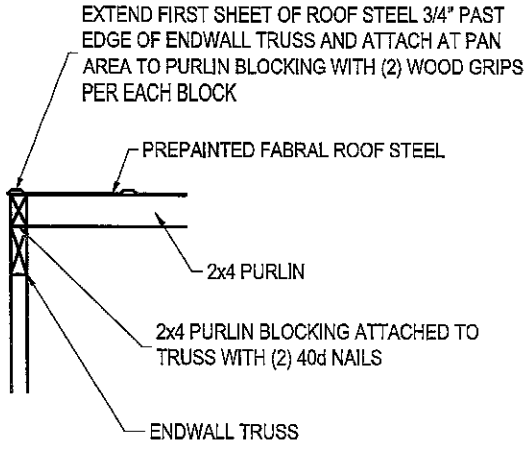


NOTES:

1. 20d NAILS TO BE RING SHANK HOT DIPPED GALVANIZED GUN NAIL ALTERNATIVE = 0.131x3-1/2 RS-TLN
2. SLASH PLANK AT BRACING LOCATIONS REQUIRE ADDITIONALFASTENERS (SEE BRACING DETAIL)

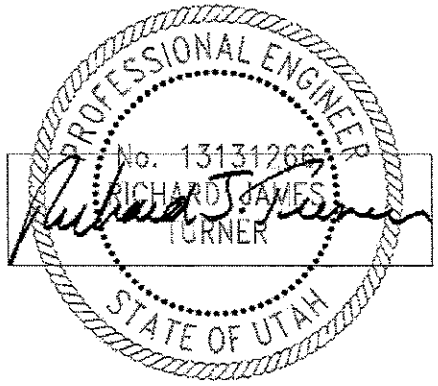
STANDARD WALL FRAMING NAILINGS

NOT TO SCALE



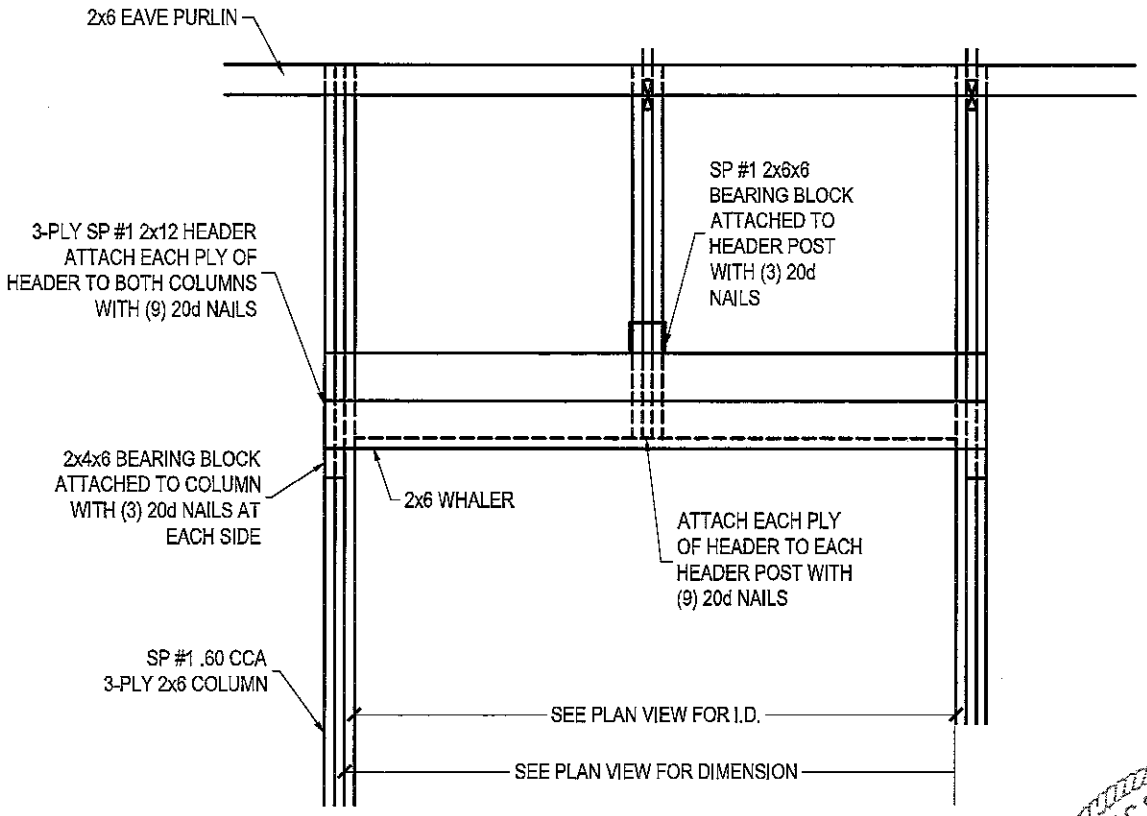
GABLE DETAIL

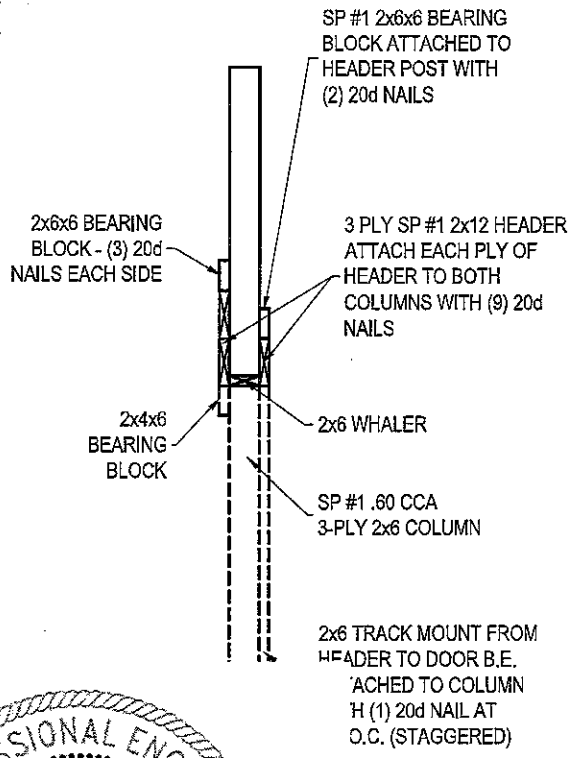
WITH PURLIN EXTENSIONS
NOT TO SCALE



EXPIRES 03/31/25

WestWind CONSTRUCTION





VIEW FROM OUTSIDE OF BUILDING

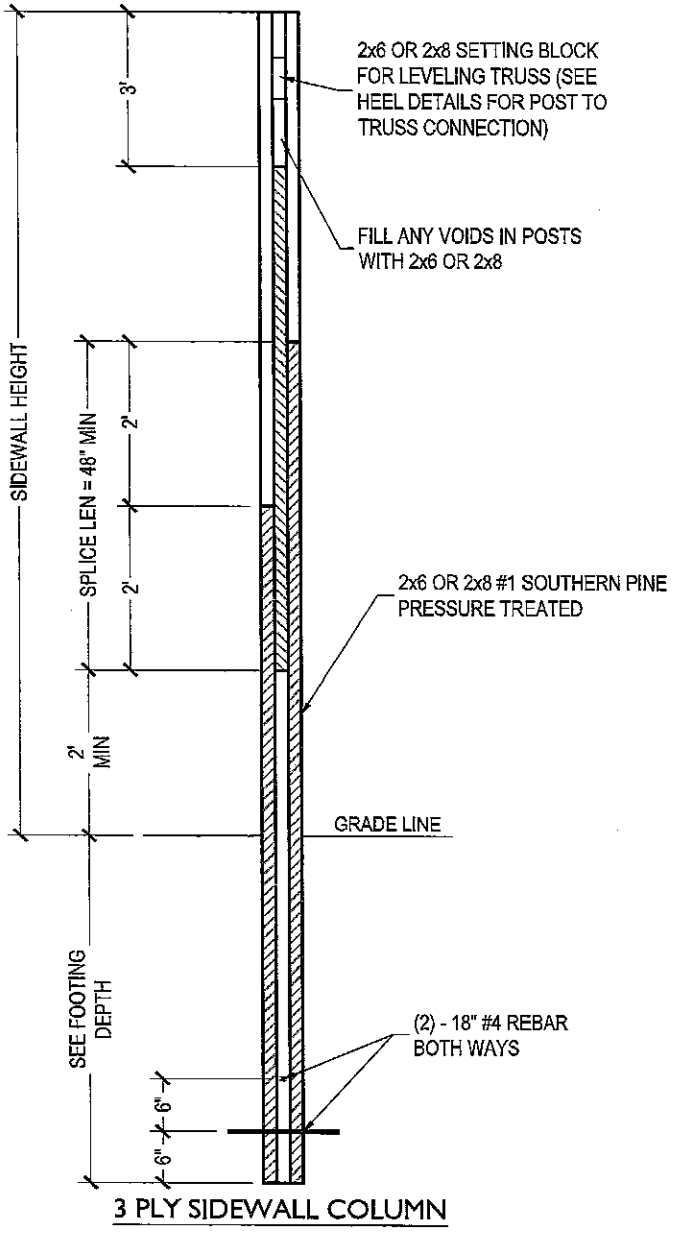
STANDARD END WALL OR SIDEWALL OVI

NOT TO SCALE

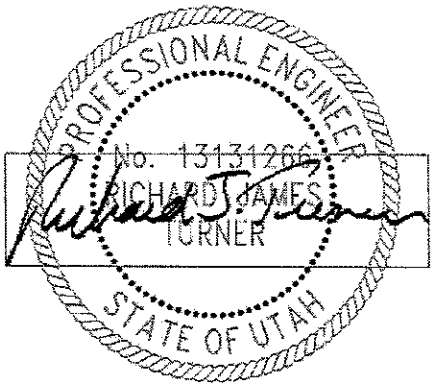
PROFESSIONAL ENGINEER
No. 13131266
RICHARD J. JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

WestWind CONSTRUCTION



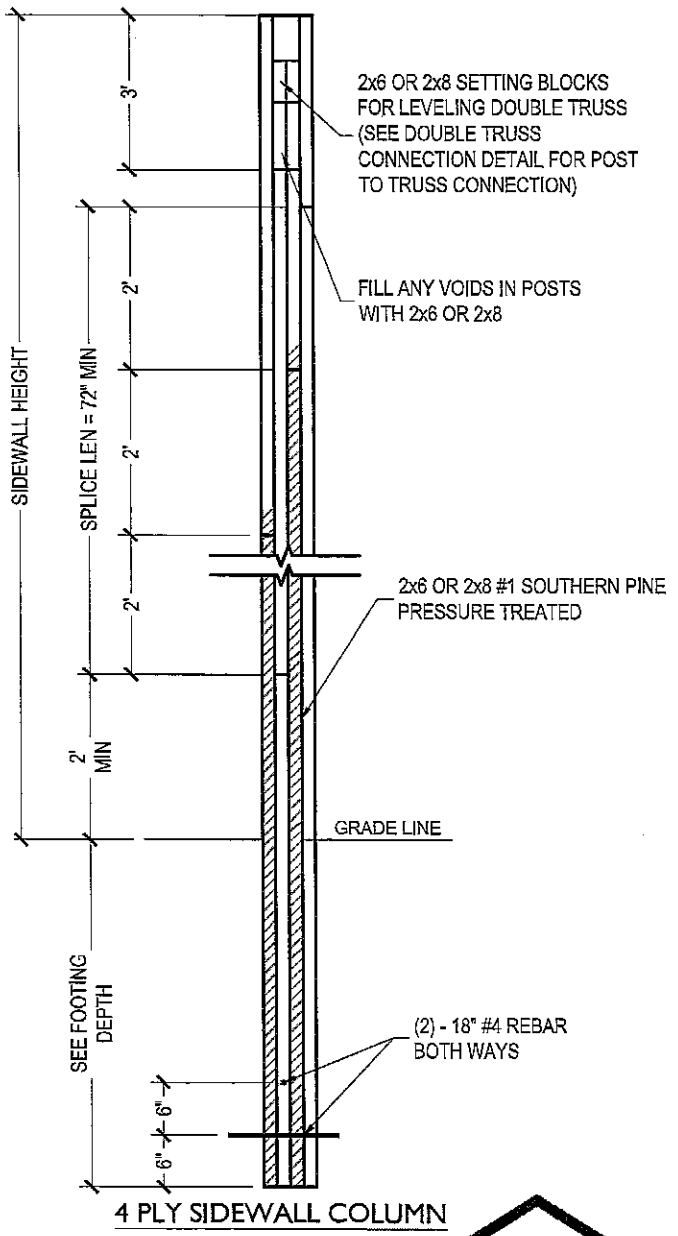
3 PLY SIDEWALL COLUMN



EXPIRES 03/31/25

NOTES:

1. SEE POST LAYOUT AND CROSS SECTIONS FOR COLUMN SIZE

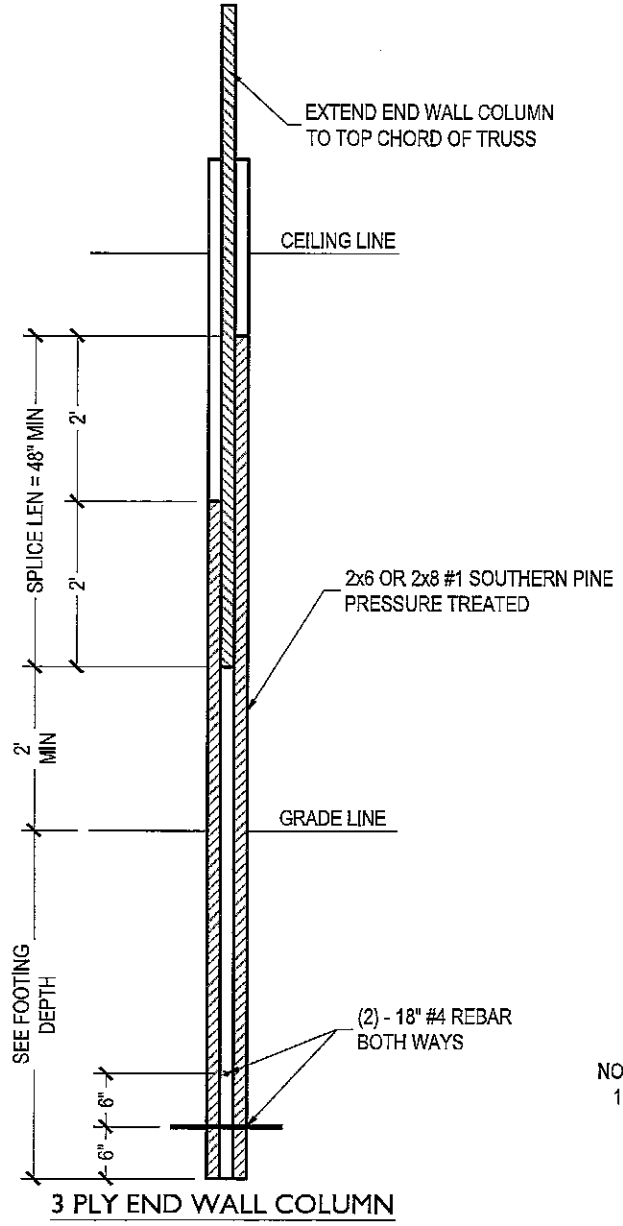


4 PLY SIDEWALL COLUMN

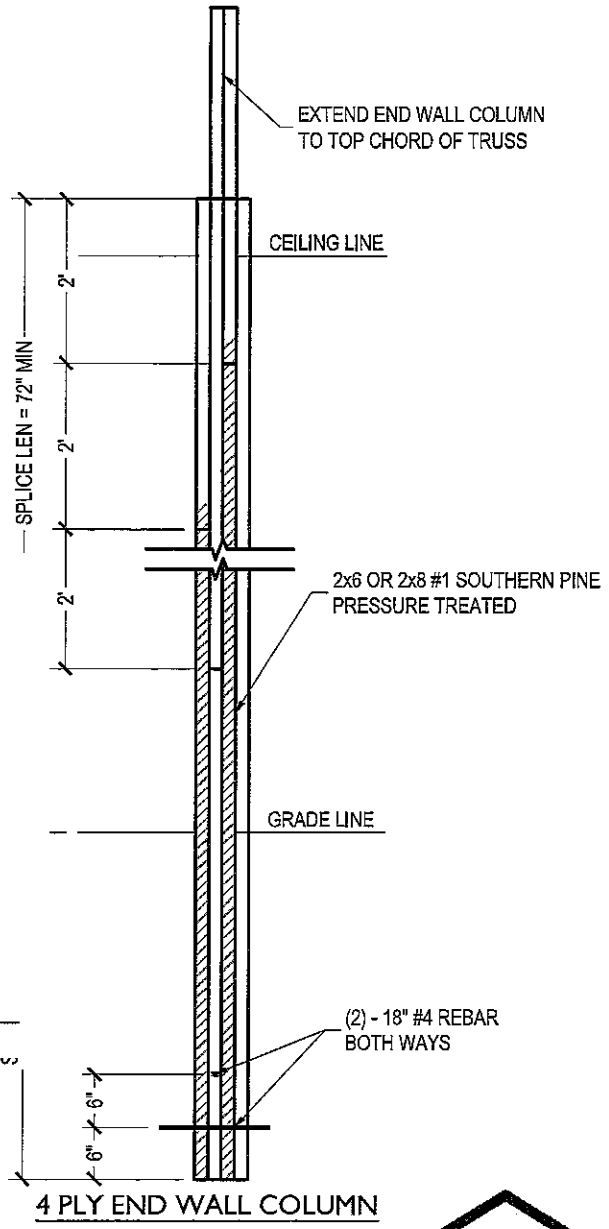
TYPICAL SIDEWALL COLUMN ASSEMBLY

NOT TO SCALE

WestWind CONSTRUCTION



3 PLY END WALL COLUMN



4 PLY END WALL COLUMN

PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

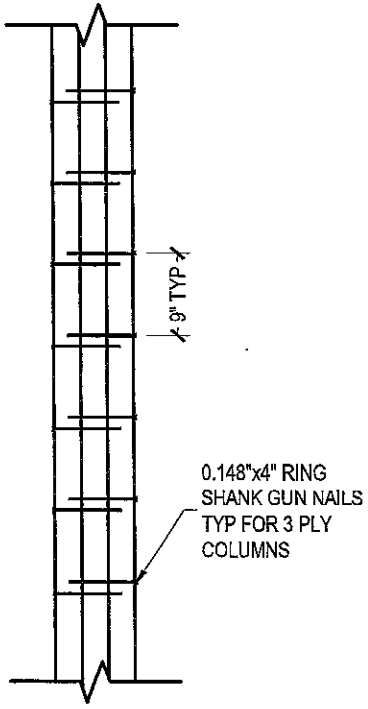
EXPIRES 03/31/25

NOTES:
1. SEE POST LAYOUT AND CROSS SECTIONS FOR COLUMN SIZE

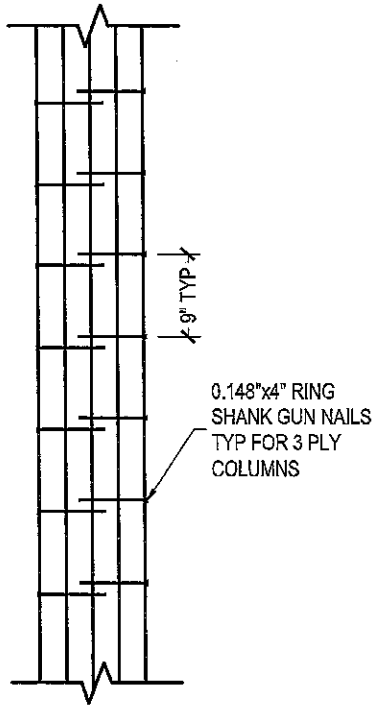
TYPICAL END WALL COLUMN ASSEMBLY

NOT TO SCALE

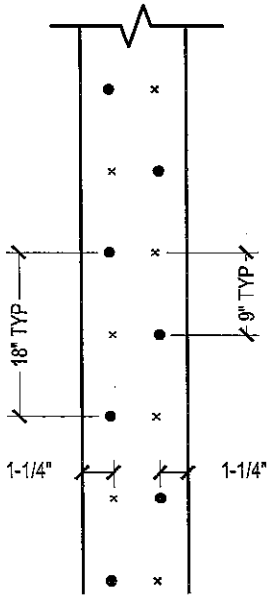
WestWind CONSTRUCTION



3 PLY LAMINATED COLUMN



4 PLY LAMINATED COLUMN

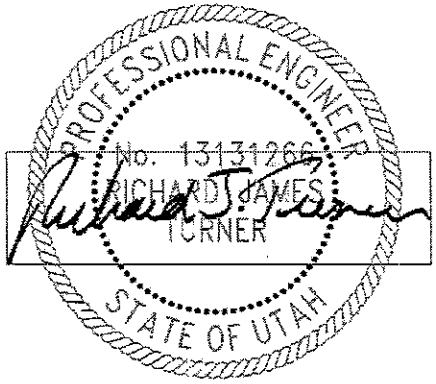


NOTES:

1. SEE POST LAYOUT AND CROSS SECTIONS FOR COLUMN SIZE

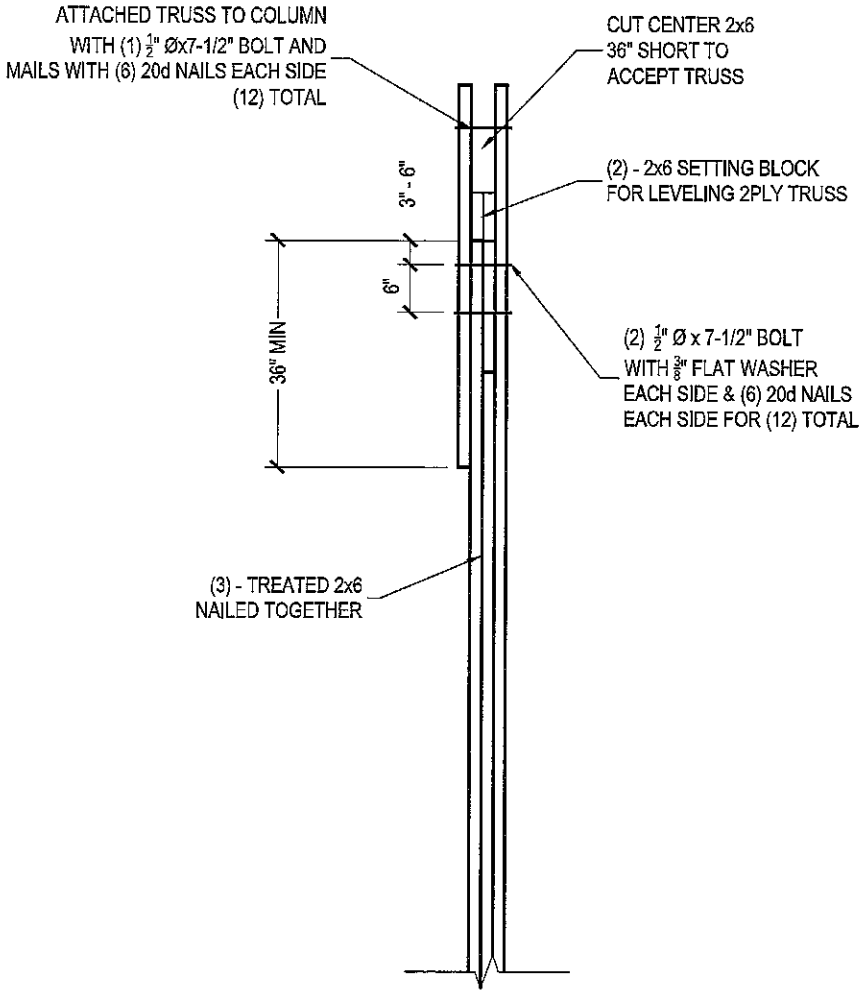
TYPICAL NAILING DETAIL FOR TBC 2x6 & 2x8 LAMINATED COLUMN

NOT TO SCALE



EXPIRES 03/31/25

WestWind CONSTRUCTION



PROFESSIONAL ENGINEER
No. 13131266
RICHARD JAMES TURNER
STATE OF UTAH

EXPIRES 03/31/25

DOUBLE TRUSS POST DETAIL

NOT TO SCALE

WestWind CONSTRUCTION


LE D &
CINDY SCOTT
CRYSTAL
ZIMMERMAN
03-035-0067
LUIS A & KIMBERLY
A VARGAS
S-300 E
03-035-0013
Maxar, Microsoft | M

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Colby Martin
APPLICANT'S NAME

2. PO Box 697
MAILING ADDRESS

Millville UT 84326
CITY STATE ZIP CODE

3. 435-881-0662
HOME TELEPHONE

4. BUSINESS TELEPHONE

5. OWNER'S NAME (if different from applicant)

6. Deck
TYPE OF STRUCTURE

7. 396 ft²
SQUARE FOOTAGE

8. ZONE

9. Millville Estates Phase 1 Lot 10
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 02 - 193 - 0010
TAX IDENTIFICATION NUMBER

11. 285 N. 300 E.
ADDRESS OF CONSTRUCTION

12. 0.34 acre
LOT SIZE

13. LOT ELEVATION

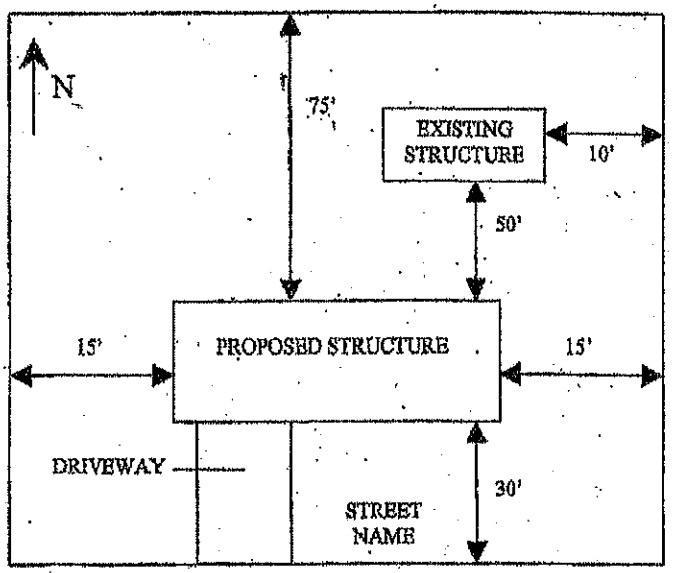
14. SEWER ☐ SEPTIC TANK ☐ N/A ☒
(choose one)

15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☒
(choose one)

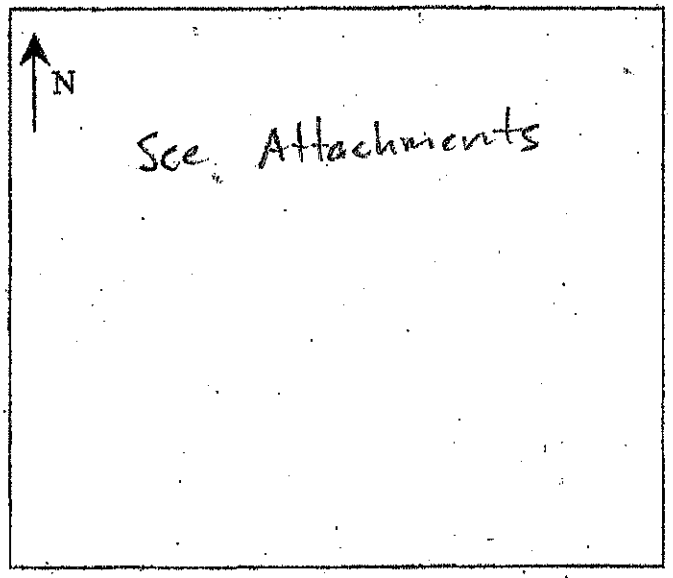
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)

17. We are replacing the existing deck with a new larger deck.
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



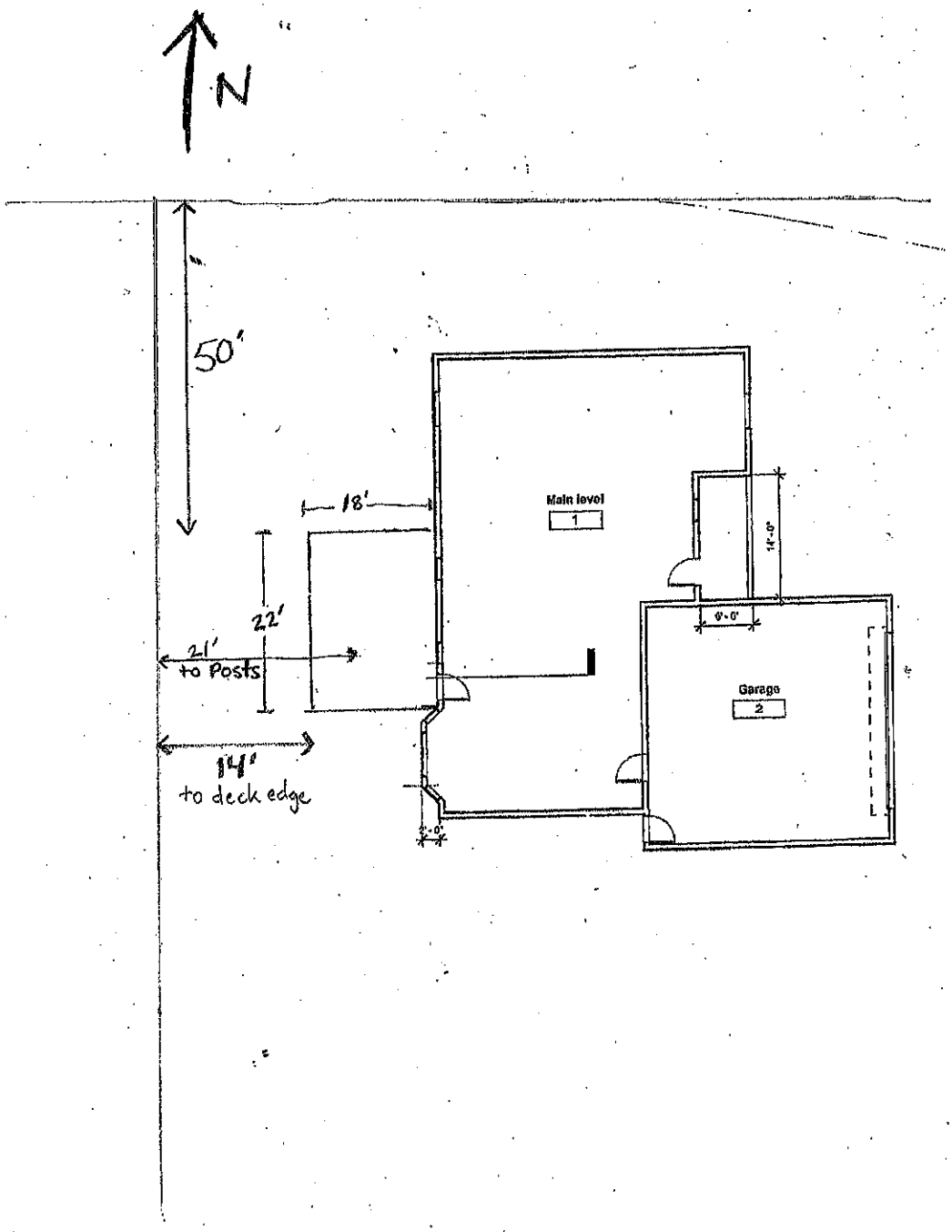
PLOT PLAN

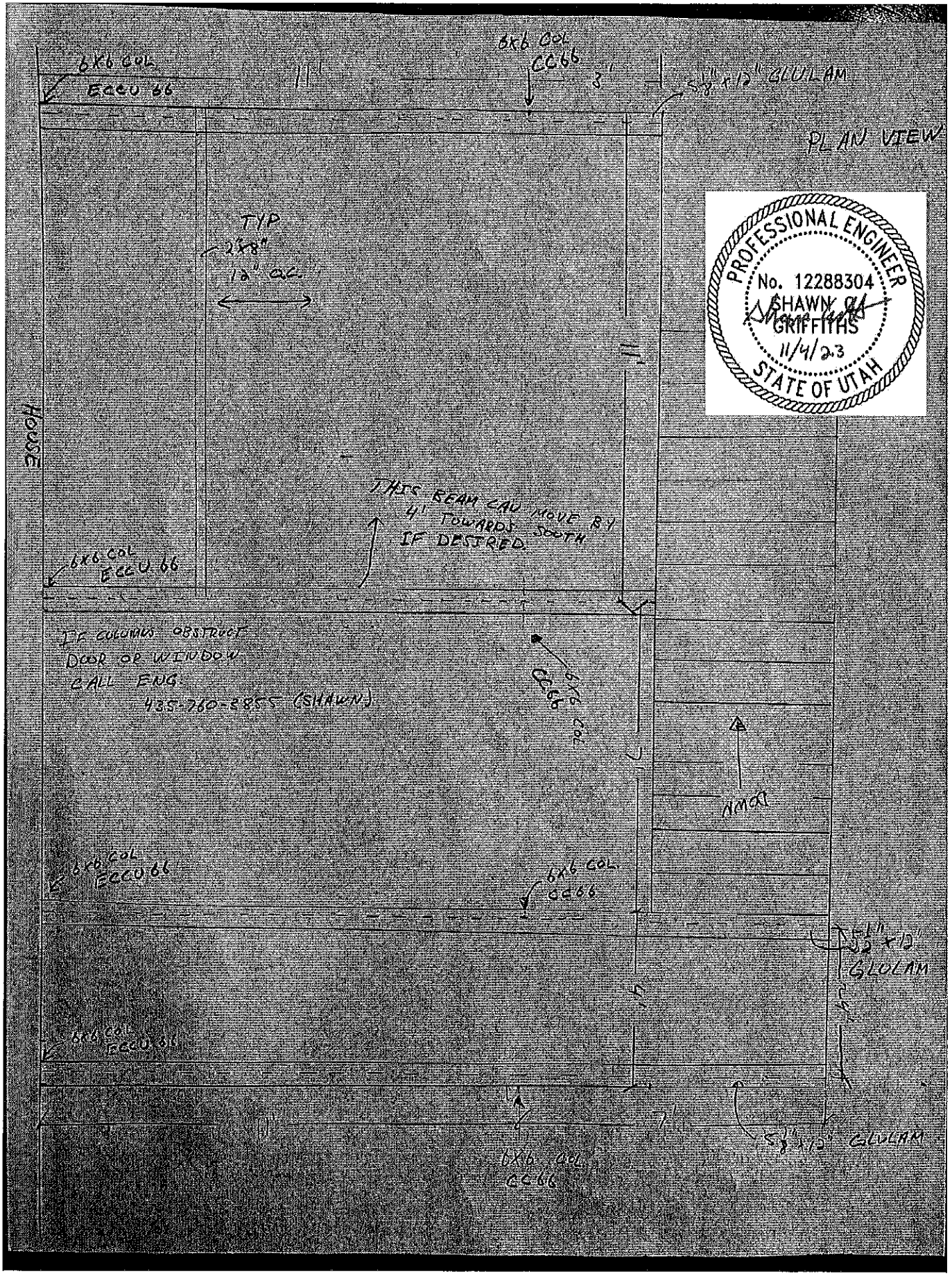


APPROVED – PLANNING AND ZONING DATE

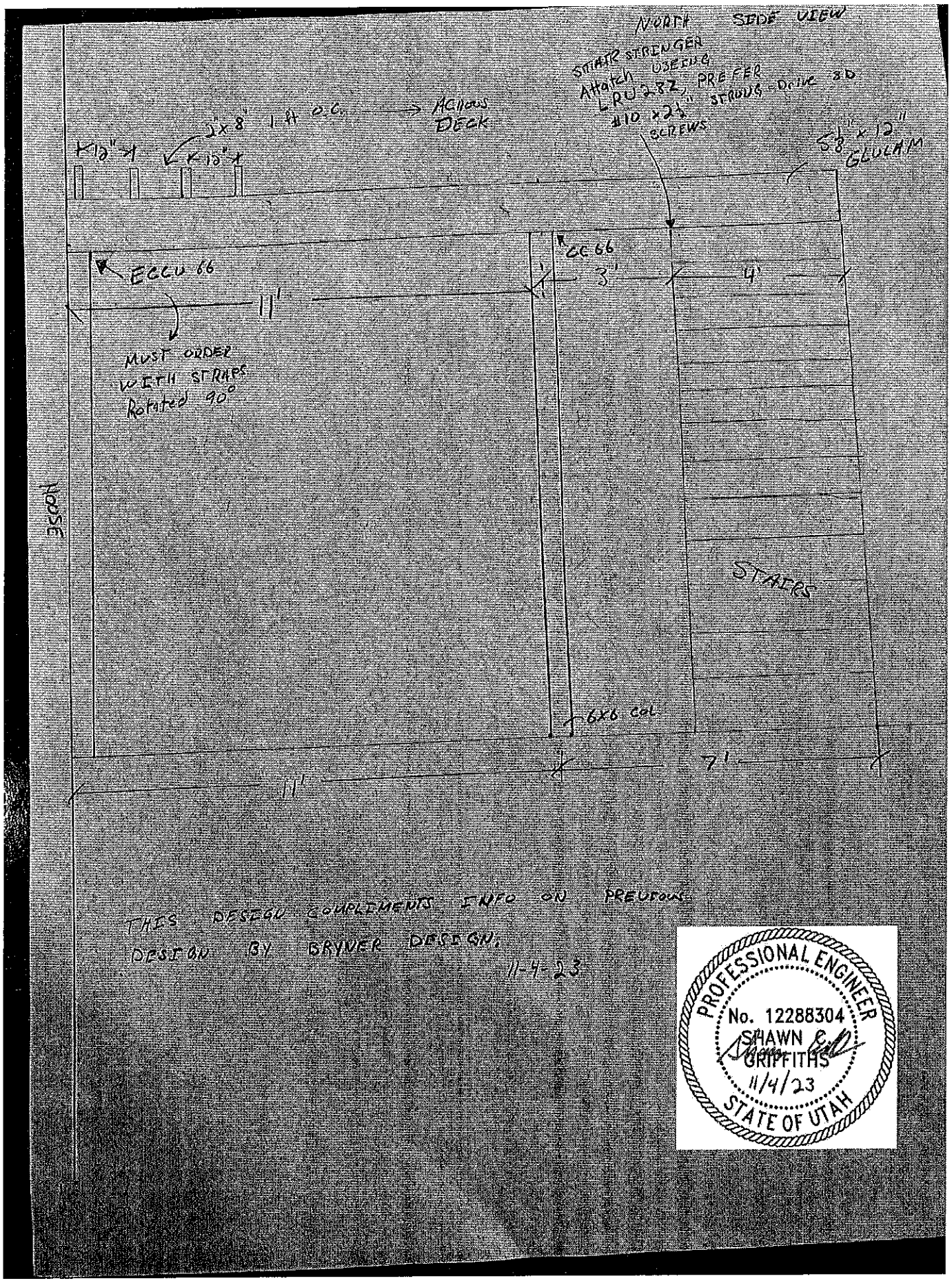
FEES PAID – TREASURER DATE

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)


N
50'
18'
22'
21'
to Posts
14'
to deck edge
Main level
1
Garage
2
14'-0"
9'-0"
3'-0"



ORANGE
ENGINEERING DESIGN AND CONSTRUCTION


NORTH SIDE VIEW
STAIR STRINGER
Attach USE I.U.B. PREFER
LRU 2.82, STRONG Drive SD
#10 x 2½" SCREWS
2"x8" 1 ft O.C.
ACROSS DECK
K 13" K 13"
5½" x 12" GLULAM
ECCU 66
CC 66
3'
4'
11'
MUST ORDER WITH STRAPS Rotated 90°
NORTH
STAIRS
6x6 Col
7'
11'
THIS DESIGN COMPLIMENTS INFO ON PREVIOUS DESIGN BY BRYNER DESIGN.
11-4-23
PROFESSIONAL ENGINEER
No. 12288304
SHAWN C. GRIFFITHS
11/4/23
STATE OF UTAH

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
November 9, 2023

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Jeremy Ward, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Roxie Hancey, Kora Hancey, Todd Lundahl, Teresa Lundahl, Gary Stringham

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for November 9, 2023, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward and Ryan Zollinger were in attendance with Councilmember Daniel Grange to arrive shortly and Councilmember Clay Wilker absent.

Opening remarks/Pledge of Allegiance
Councilmember Zollinger welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a word of prayer.

Approval of agenda
The agenda for the City Council Meeting of November 9, 2023, was reviewed. **Councilmember Ward motioned to approve the agenda for November 9, 2023.** Councilmember June seconded. Councilmembers Ward, June, and Zollinger voted yes with Councilmember Grange to arrive shortly and Councilmember Wilker absent. (A copy of the agenda is included as Attachment "A".)

Councilmember Grange arrived at this time.

Approval of minutes of the previous meeting
The Council reviewed the minutes of the City Council Meeting for October 12, 2023. **Councilmember June moved to approve the minutes for October 12, 2023.** Councilmember Ward seconded. Mayor Hair pointed out two minor corrections that were made. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent.

City Christmas Celebration discussion
Roxie Hancey is a Millville City Youth Council (MCYC) advisor. She said that the Youth Council is no longer using the Christmas celebration as a fundraiser. There is currently $400 allocated in the budget to cover the cost of the Christmas Celebration. This covers the

cost for Santa to be there and some small treats for children. Roxie requested an additional $600 be provided for this activity so that they could bring donuts and hot chocolate as well.

Mayor Hair asked if the Youth Council was doing other fundraising activities. Roxie said that they were.

Recorder Twedt said that this budget item was in the same account used to cover the cost of the City Celebration in June. Assuming the City did something like last year and did not pay for a meal at the City Celebration, there was money in that budget item that could be shifted to the Christmas Celebration.

The consensus of the Council was to shift an additional $600 to the Christmas Celebration from the City Celebration in the budget.

Public comment period
Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Report on P&Z Meetings held October 19, 2023, and November 2, 2023
Development Coordinator Everton reviewed with the Council the Planning Commission's draft minutes for the meetings held on October 19, 2023, and November 2, 2023.

Review of 2023 Business Licenses for 2024 renewals
Recorder Twedt reviewed the list of business licenses currently active and asked the City Council if it was okay to send 2024 renewal letters to everyone on the list. The consensus of the Council was to issue renewal notices to all current businesses on the list. (The related staff report is included with the minutes as Attachment "B".)

PUBLIC HEARING
Councilmember Grange motioned to go into the public hearing. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent.

PUBLIC HEARING: 7:15 p.m.

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Jeremy Ward, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Todd Lundahl, Teresa Lundahl, Gary Stringham

Mayor Hair explained that the purpose of the public hearing was to hear feedback regarding the proposed Cold Storage Annexation on the southeast side of Millville City.

Public Comment:
There were no public comments.

Councilmember Zollinger moved to close the public hearing. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent.

Consideration of an ordinance accepting the Cold Storage Annexation
Mayor Hair reviewed with the Council the ordinance to accept the Cold Storage Annexation to be zoned as Residential (R3).

Councilmember Grange motioned to approve Ordinance 2023-9. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent. (The approved ordinance is included with the minutes as Attachment "C".)

Consideration of a resolution adopting a computer usage policy and a travel policy
Recorder Twedt explained that as part of the Fraud Risk Assessment that is required yearly by the Utah State Auditor, there is a score sheet that affects some of the insurance options available to the City. Some of the policies listed on the Fraud Risk Assessment have not been developed or adopted by Millville City, because they just haven't been needed for a city and staff of this size. Now, with insurance policies dependent on the scoring, it makes sense to adopt some more policies so that we can get a higher scoring. It also seems reasonable to have these policies in place anyway. Even with our small staff.

Recorder Twedt said that he has looked at what other cities have as far as travel and computer policies and has put together some similar policies for Millville City.

Councilmember Ward motioned to approve Resolution 2023-26. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent. (The approved resolution is included with the minutes as Attachment "D".)

Consideration of a resolution accepting the Millville FY23 Fraud Risk Assessment
Mayor Hair reviewed the Fraud Risk Assessment with the Council.

Councilmember Zollinger moved to approve Resolution 2023-27. Councilmember June seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent. (The approved resolution is included with the minutes as Attachment "E".)

Consultant agreement for help with subdivision code changes to comply with SB174
Recorder Twedt said that the Utah State Legislature had passed Senate Bill 174 in 2023 which will require all cities to modify their subdivision code. The State has allocated funding to help cities do this by the deadlines listed in the State Code. For Millville, the deadline is December 31, 2024. Recorder Twedt said that he and Development Coordinator Everton had met with a consultant who is approved by the State to assist cities with this work. There will be no cost for these consulting services to Millville City. The Memorandum of Understanding is needed to lock down our spot with this consultant and get on the schedule to work through these changes.

Councilmember June wanted to ensure the City would still go through the normal internal review process for adopting changes to this portion of the Code. Recorder Twedt said that nothing had changed in that regard. The code revisions would still go before P&Z and a public hearing would be held prior to final adoption by the City Council.

Councilmember Zollinger motioned to approve the MOU for consulting services to update the Millville City subdivision code to be compliant with SB174. Councilmember Ward seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent. (A copy of the Memorandum of Understanding is included with the minutes as Attachment "F".)

Fees for residents who are only in their homes for a portion of the year
Mayor Hair briefly discussed the rates for utility fees that some neighboring cities charge if residents are not in their homes for several months of the year. He asked that the City Council review this new data and that the topic be added to the next City Council agenda for additional discussion.

Winter Parking
Mayor Hair said that as of November 1st, the winter parking restrictions were now in effect. Recorder Twedt reported that the Sheriff's Department was aware of the code and would likely be issuing tickets. It was discussed that if there are specific issues related to violation of this policy, the City Council would be reaching out directly to the deputies to ask that they issue tickets.

City Reports
Director of Public Works Chad Kendrick reported that the Public Works Department is focused on getting things cleaned up and prepared for winter. He also discussed the progress on the sewer project and focus areas of improvement for Whitaker Construction. Councilmember Zollinger asked that it be stressed that they pay a little more attention to the shoulders along the roads after filling in sewer trenches.

Director Kendrick talked about the requirements from the State to report on any lead water service lines in Millville City. He discussed how the City is going about trying to identify the material of our service lines and figure out if there are any made of lead.

Director Kendrick said that he had spoken with a local locksmith about trying to gain access to the old City safe in the museum since we don't really know what, if anything, is in there. They said they would need to drill the lock to be able to break into it. The consensus of the Council was to go ahead and get this done.

Mayor Hair said that there are some issues with some of the trees at the North Park and a few trees that should likely be replaced when the budget allows. Recorder Twedt said that they could look into suitable replacements and see if it made sense to do this when they work on installing lights at the tennis courts.

Councilmember Reports and Items for Future Agendas
(A copy of the Councilmember Assignments List is included with the minutes as Attachment "G".)

Councilmember June said that in Planning and Zoning, there had been a discussion about a home in Mond-Aire that had built a shed too close to the boundary line and that it may be obstructing vision from passing cars since the lot sits on a curve in the road. There was some discussion of whether this was a corner lot since it was not at the intersection of two roads. Mayor Hair said that he would go and look at it and report back if he thought there was an issue. Councilmember Zollinger proposed that they put a notice in the newsletter inviting residents to reach out to staff before building something to make sure even small construction projects are done in compliance with City Code. The consequence of not doing so may lead to them having to move something or tear it down.

Recorder Twedt reminded the Council of the combined work session with Planning and Zoning on Thursday the 16th at 6:30 p.m.

Recorder Twedt said that there is a UDOT grant available that the City could potentially use for help to fund a new General Plan. He said he would be working on that grant application next week.

Recorder Twedt said that a representative from Nibley recreation called him this morning. They are looking at doing some kind of indoor recreation center in Nibley and are sending out a survey to Nibley residents on what they are interested in for this type of facility. They would like to also have their consultant send that survey to Millville residents to gather their input as well. The Council was okay with Millville participation in the survey if

Nibley did not make implications that Millville residents would necessarily have access since that was still undetermined.

Adjournment

Councilmember Ward moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker absent. The meeting adjourned at 8:20 p.m.

DRAFT