

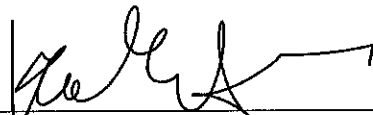
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **May 16, 2024**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which 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 meeting held on May 2, 2024
5. Agenda Items
 - A. Zoning Clearance- Accessory Building- Jason Kerr for Dee Dixon located at 149 E. 500 N.
 - B. Sign Permit Review- Ridgeline High Scoreboard Sign Relocation- Bardett Bagley
 - C. Other
6. City Council Minutes- May 9, 2024
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, June 6, 2024, 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 May 14, 2024 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
May 2, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger,
Matt Anderson, Chad Kendrick, Kara Everton, Tara Hobbs, Pam June,
Harry Meadows

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 2, 2024, at 8:03 pm.
Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and
Matt Anderson were present. Commissioner Larry Lewis & Rachel Thompson is 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. **Commissioner Ripplinger moved to approve the agenda for May 2, 2024.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and Matt Anderson voted in favor. Commissioner Larry Lewis and Rachel Thompson are excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for April 4, 2024. **Commissioner Anderson moved to approve the minutes for the meeting.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and Matt Anderson voted in favor. Commissioner Larry Lewis and Rachel Thompson are excused.

PUBLIC HEARING: Code Revision: Millville City Code Chapter 16.12.040
Administration and Enforcement: Notice of Non-Compliance

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy
Ripplinger, Matt Anderson, Chad Kendrick, Kara Everton, Tara Hobbs, Pam
June, Harry Meadows

Commissioner Farmer moved to open the public hearing on May 2, 2024, at 8:05 pm.

Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and Matt Anderson voted in favor. Commissioners Larry Lewis and Rachel Thompson are excused.

Harry Meadows expressed this to be a good addition to the code. Commissioner Farmer asked how the city will send out the notice and if there will be any contact before the notice is sent. Development Coordinator Kara Everton said that the city has a system in place to send out notices and that will continue.

Commissioner Anderson moved to close the public hearing. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and Matt Anderson voted in favor. Commissioner Larry Lewis and Rachel Thompson are excused.

5.B. Discussion on Code Revision: Millville City Code Chapter 16.12.040 Administration and Enforcement: Notice of Non-Compliance

Commissioner Ripplinger reiterated that all subdivisions that were illegally created will need to go through the proper process before any building clearances will be issued.

Commissioner Greenhalgh suggested that we add in code to review property line adjustments at the city level instead of going direct to county. This can prevent some of these illegal subdivisions or lots being created.

Commissioner Anderson moved to recommend the code revision to City Council. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger and Matt Anderson voted in favor. Commissioner Larry Lewis and Rachel Thompson are excused.

5.C. Conceptual Plat Review- Private Lane- MillCreek Lot 6 Subdivision- Located 161 West 265 South

Private Lane is proposed on Galen Daniels property. The frontage off the Private Lane is 110'. The current public utility easement is the underground power. Commissioner recommended to remove swale easement on plat. Director of Public Works, Chad Kendrick stated there is a poly water line and it is not adequate to feed a 3rd residence. The line can be upgraded off 100 West, but the developer will wait for the engineer's recommendation. Snow removal is tight there and often gets built up at the proposed entrance of the private lane. Galen stated that there is an option to create an easement for the purpose of the snow pile up. There are new rules and regulations for the floodplain that will need a permit for this lot. These items will need to be addressed with the engineer before Final Plat approval.

5.D. Other

- The commission reviewed a property that was previously approved for a pool. The pool company is requesting a revised zoning clearance to add in retaining walls. We will send to our engineer for review.
- There is a property in Mond-Aire Heights that is a Hillside Overlay lot. The slope measures over 30% in the center of the lot. According to our code, this is a hazardous slope and may require a conditional use permit. The commission agreed that the engineer should review all aspects of the build and layout for this property during the hillside overlay review. They also suggested that a part of the hillside review that is just as important is the review after the home is built to determine slope.
- Matt Anderson asked about a home build in Mond-Aire that is pushing gravel off the hill and asked for clarification if that is allowed. Chad Kendrick stated that the rule is that you can push back any negative dirt onto your own property, but you cannot build on that.

6. City Council Review- March 11, 2024

The commission reviewed the minutes from the latest city council meeting.

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – May 16, 2024, at 8:00 pm

Commissioners Bonnie Farmer and Darcy Ripplinger will be out of town.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 9:17 p.m.



MILLVILLE CITY

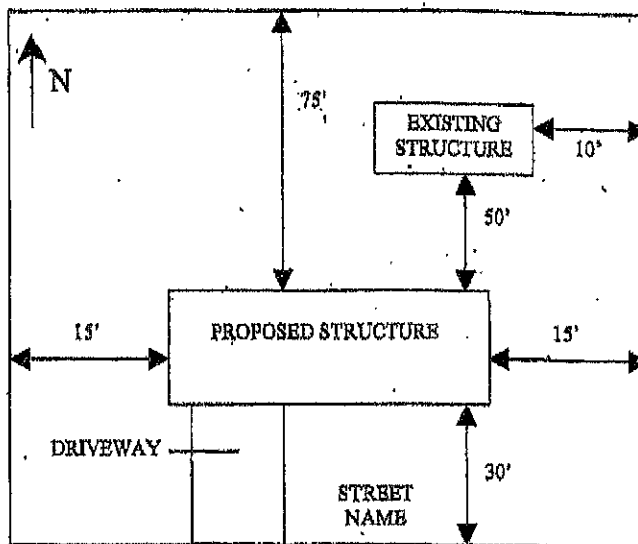
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

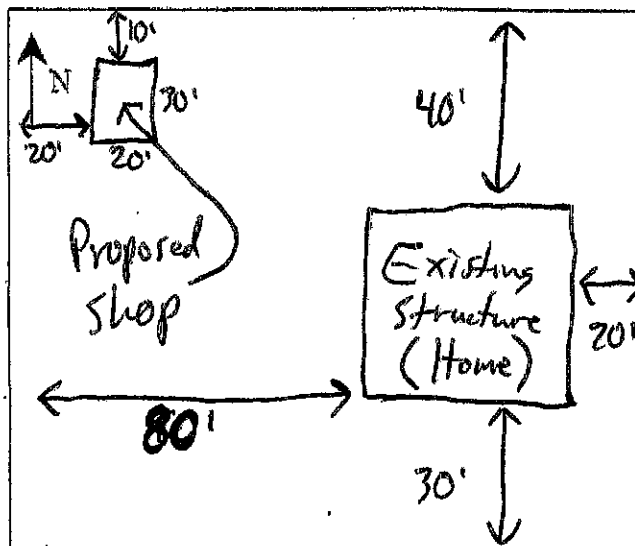
APPLICATION INFORMATION

1. Jason Kerr
APPLICANT'S NAME
2. 571 N. 400 E.
MAILING ADDRESS
- Providence UT 84332
CITY STATE ZIP CODE
3. 435-890-9741 4. same
HOME TELEPHONE BUSINESS TELEPHONE
5. Dee Dixon
OWNER'S NAME (if different from applicant)
6. shop-building
TYPE OF STRUCTURE
7. 600 sq. ft. 8. Residential
SQUARE FOOTAGE ZONE
9. Lot 7 The Shore Subdivision
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 192 - 0007
TAX IDENTIFICATION NUMBER
11. 149 E. 500 N. Millville, UT
ADDRESS OF CONSTRUCTION
12. 0.36 13. 14'
LOT SIZE Bldg Height
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



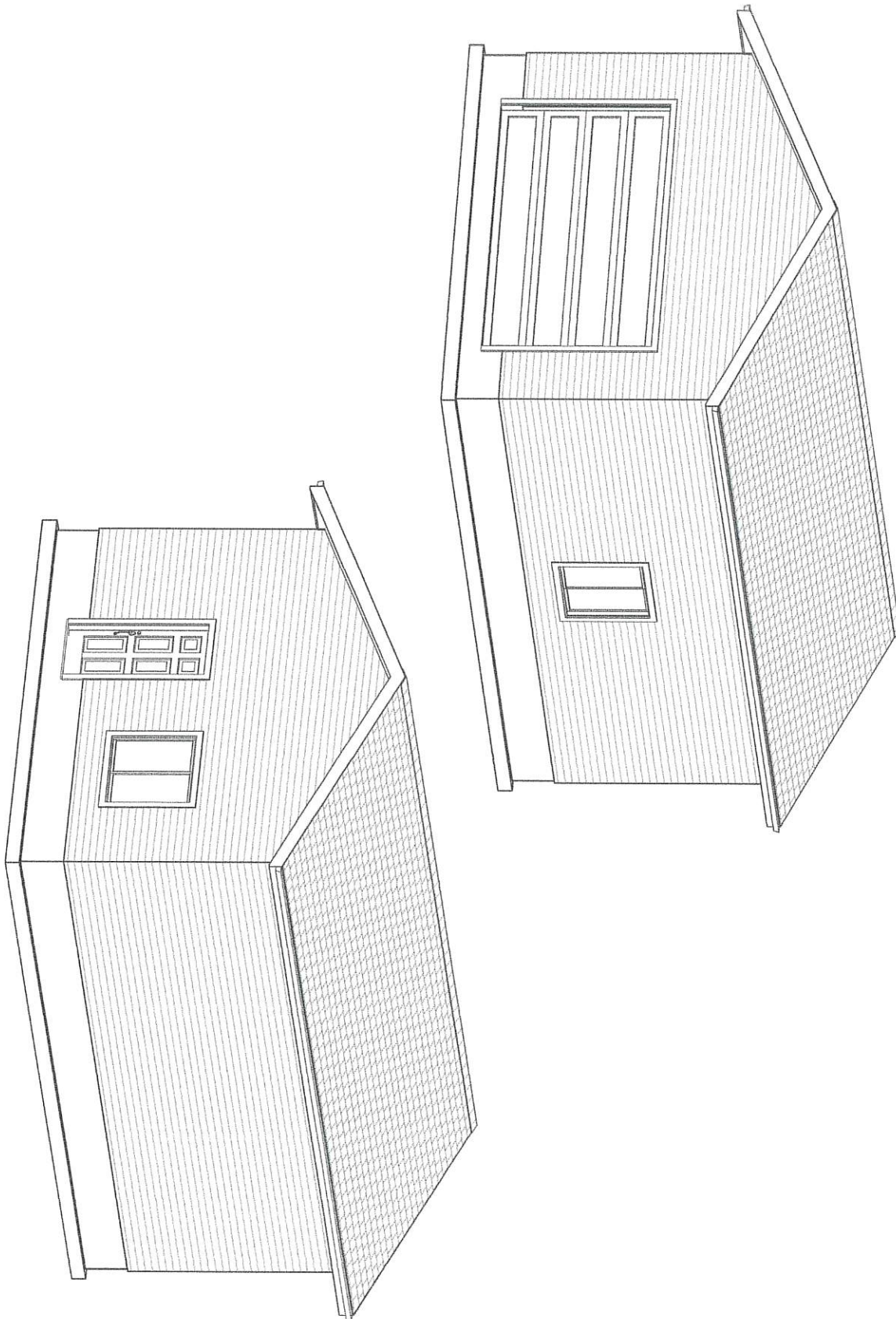
APPROVED - PLANNING AND ZONING

DATE

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)



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GENERAL NOTES:

COMPLY WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS PRIOR TO CONSTRUCTION.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

EMERGENCY FLOOR DRAINING AT WATER HEATERS, LAUNDRIES, GARAGES ETC. REQUIRE A TRAP SEAL RATHER OR DEEP SEAL TRAP (UTAH STATE AMENDMENT TO IPC SEC. 1003.4.1)

WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELLS SHALL BE A MINIMUM OF 20" WIDE AND 20" HIGH. THE WINDOW WELLS SHALL BE A PROJECTION AND WITHIN OF THE WINDOW WELLS WITH A VERTICAL DEPTH GREATER THEN 44 INCHES BELOW GRADE SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE THROUGH EXTERIOR WALLS. COMBUSTION AIR SHALL BE SUPPLIED BY (2) VERTICAL OPENINGS, EACH WITH 1 1/4" IN. PER 1,000 BTU/H OF THE TOTAL INSTALLED HEATING OF ALL APPLIANCES WITHIN THE SPACE.

COMBUSTION AIR SHALL BE SUPPLIED BY (2) HORIZONTAL OPENINGS, EACH WITH 1 1/4" IN. PER 2,000 BTU/H OF THE TOTAL HEATING OF ALL APPLIANCES WITHIN THE SPACE.

ATTIC VENTILATION NOTES:

ATTIC ACCESS 32" x 30" WITH SWITCHED LIGHT IN ATTIC SPACE. THE NET FINE VENTILATION AREA SHALL NOT BE LESS THEN 1/300 OF THE GROSS AREA OF THE ROOF. VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. THE OTHERS TO BE PROVIDED BY VENTED SOFFIT SYSTEM.

ELECTRICAL NOTES:

ARCH-FALLT CIRCUIT INTERRUPTERS ARE REQUIRED ON ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE 1R- AND 20-AMP RECEPTACLE OUTLETS IN DWELLING UNIT BEHIND (NOT UNDER) OUTLETS IN GARAGE ARE TO BE LOCATED A MINIMUM OF 18" ABOVE THE FINISHED FLOOR AND IS ALSO TO BE GFI PROTECTED (IRC SEC. 3802.2)

FIRE WARNING SYSTEM NOTES:

BATTI SMOKE AND WALL TIE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND GARAGES. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED, TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT.

ROOF NOTES:

USE SIMPSON H1 OR EQUIVALENT TIES EACH END OF EACH TRUSS. INSTALL RAFTER HANGERS EACH END OF EACH RAFTER AS PER MANUFACTURER SPECIFICATIONS.

INSTALL SOLID BLOCCING BETWEEN TRUSSED ALONG BEARING WALLS.

INSTALL H1-2 OR EQUIVALENT STAYS TO EACH END OF GIRDERS. ALL JOIST BARBERS THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT GENERATED TOGETHER OR OF A SELF-FLAMING POLYMER MODIFIED BUTYRUM SHEET, SHALL BE USED INSTEAD OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

FIRE PROTECTION NOTES:

PROVIDE 5/8" TYPE "X" OR BOARD ON ALL WALLS AND CEILINGS OF GARAGE. NAIL @ 8" O.C. ALL BEAMS AND STRUCTURE MEMBERS SHALL BE PROTECTED WITH 5/8" GYP BOARD WITH SELF CLOSER. DOOR BETWEEN GARAGE AND HOUSE SHALL BE SOLID CORE WOOD OR 3" LABELED DOOR NOT LESS THAN 1 1/2" W. SELF CLOSER. PROVIDE 1/2" MIN. INSULATION IN ALL WALLS AND CEILINGS. PROVIDE BOARD FIRE BLOCCING AT STUD CANTIES THAT ARE GREATER THE 8'-0"

FRAMING & SHEATHING NOTES:

ALL STUDS TO BE MAX. 16" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 EXD. SHEATHING NAILLED WITH 8D NAILS @ 6" O.C. AT ALL PANEL EDGES. SUPPORTED EDGES, AND ALL BLOCCING. USE 8D NAILS 16" O.C. IN FIELD. WALLS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING IN BOTH DIRECTIONS. JOISTS TO BE MIN. 16" O.C. AND NAILLED WITH 8D NAILS @ 6" O.C. CONFORMING TO APA SPEC. FLOOR JOISTS SHALL BE BLOCCED AT ALL BEARING POINTS. BLOCK ALL HORIZONTAL EDGES OF WALL SHEATHING WITH 2x4 BLOCCING. USE 8D NAILS @ 6" O.C. EDGES & 16" O.C. FIELD. EXTEND SHEATHING OVER JOIST AND WALL TO WALL PLATES ABOVE AND BELOW JOIST. SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILLED WITH 8D NAILS @ 6" O.C. EDGES. NAILLED TO BEAMS AND ALL BLOCCING. NAIL WALLS WITH 8D NAILS @ 6" O.C. EDGES. NAIL PER BEARING MEMBER. UNLESS OTHERWISE NOTED USE (2)X4 WITH 16D NAIL FOR BEARING MEMBER.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE WOOD TO STEEL AND WOOD TO WOOD EXCEPT STUD TO PLATES WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCCING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST RAFTER AND BEAM HANGERS & POST CUPS PER MANUFACTURER SPECIFICATIONS.

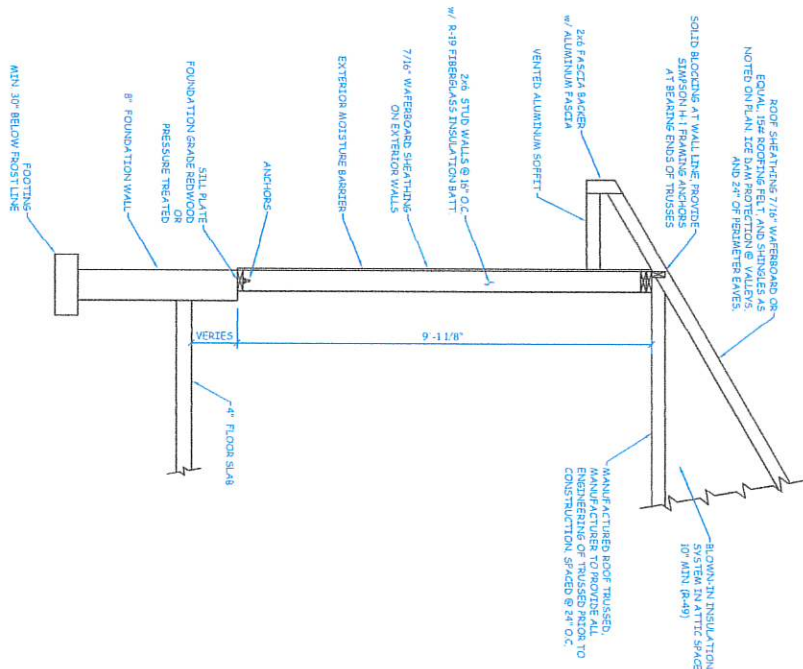
MINIMUM WALLING SHALL BE AS PER SHEAR WALLS SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT 16 INCHES EQUAL TO LOAD VALUES. MINIMUM ROOFING SHALL BE 1/2" MIN. 30" MIN. PROVIDE FOLD BEARING THROUGH FLOOR SYSTEM AND JOIST DOWN TO CONCRETE FOOTING.

CONTRACTOR AND ALL SUB CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES AND REQUIREMENTS AS LISTED IN THE 2000 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPILT WALLS OVER CANTILEVER FLOOR SECTION.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURER SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL BEAMS TO JOISTS WITH SIMPSON H1 OR EQUIVALENT TIES. CONNECT ALL RAFTERS TO WALL OR TRUSSES, ETC. WITH APPROPRIATE METAL CONNECTORS.

CONNECT EACH RAFTER OR TRUSS TO BEARING WALLS USING SIMPSON H2.5 OR EQUIVALENT CONNECTORS. CONNECT EACH CANTILEVER FLOOR JOIST TO BEARING WALLS USING SIMPSON A55 OR EQUIVALENT.



WALL CROSS SECTION

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A1

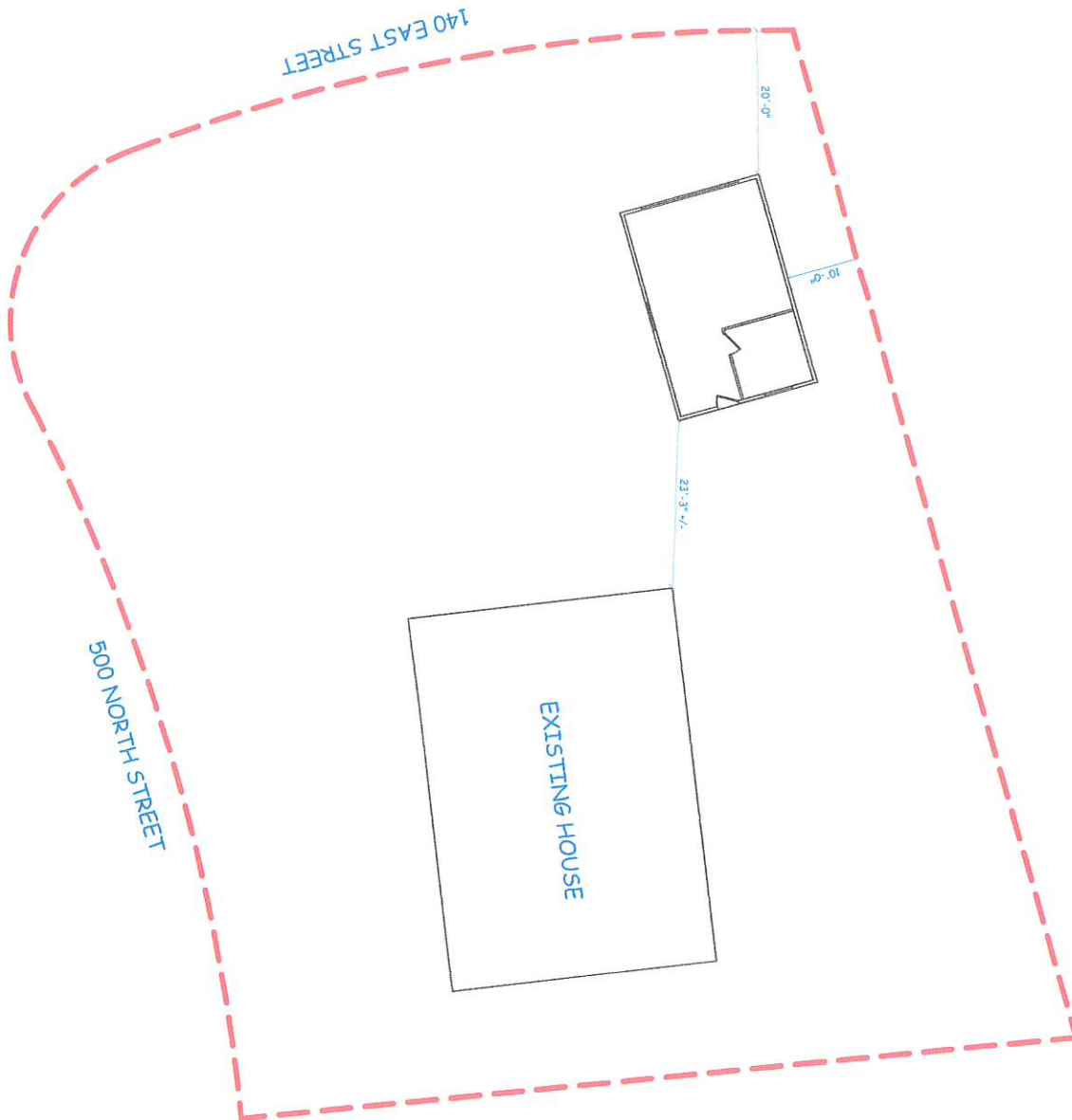
04/30/24

COVER SHEET

PROJECT: **DIXON GARAGE**
LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH

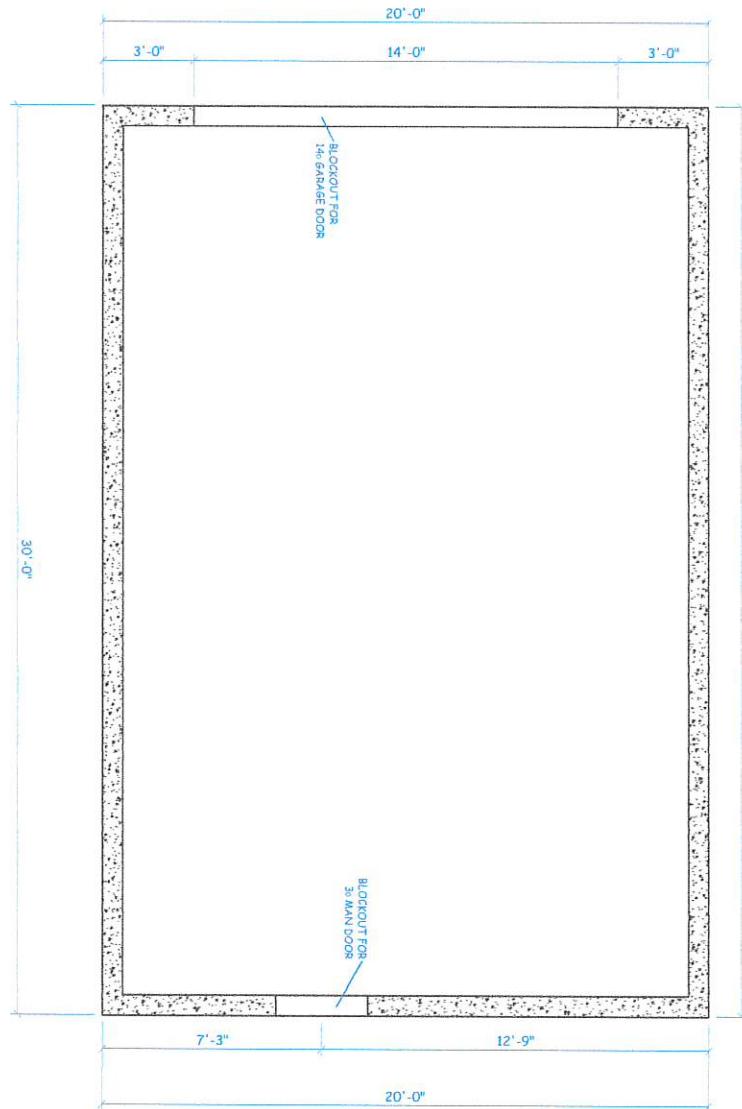
GARAGE: 600 sf





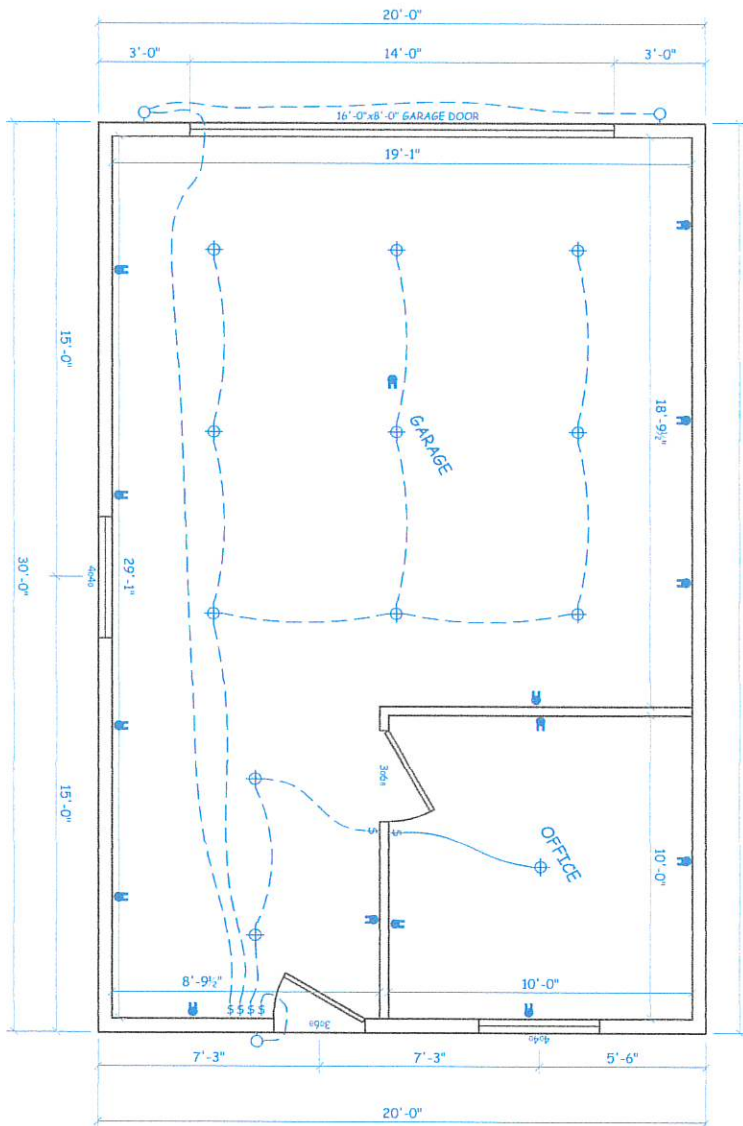
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A2		04/30/24	PLOT PLAN	PROJECT: DIXON GARAGE LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH	GARAGE: 600 sf	 DESIGNED BY: CHRIS FIELD (435) 757-8113
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A3	1/4" SCALE	N	04/30/24	FOUNDATION PLAN	PROJECT: DIXON GARAGE	GARAGE: 600 sf	 DESIGNED BY CHRIS FIELD (435) 797-8113
					LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH		



ELECTRICAL SYMBOLS	
LIGHT-FLUSHMOUNT	⊕
LIGHT-WALL MOUNT	⊙
PLUG - 110v	⊔
PLUG - 220	⊔
SWITCH	⊗

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A4

1/4" SCALE

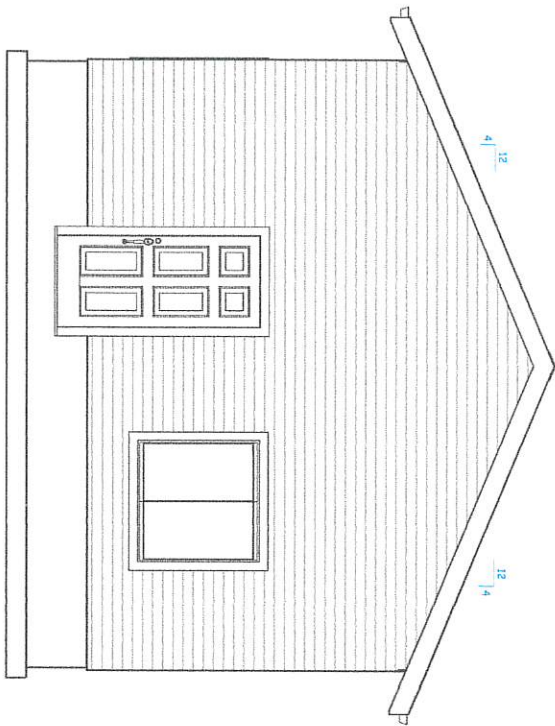
04/30/24

FLOOR & ELECTRICAL PLAN

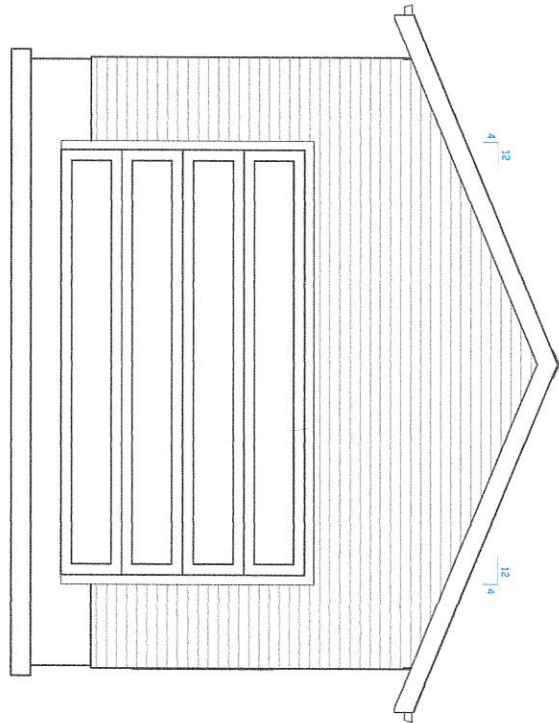
PROJECT: DIXON GARAGE

LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH

GARAGE: 600 sf



EAST ELEVATION



WEST ELEVATION

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A5

1/4" SCALE

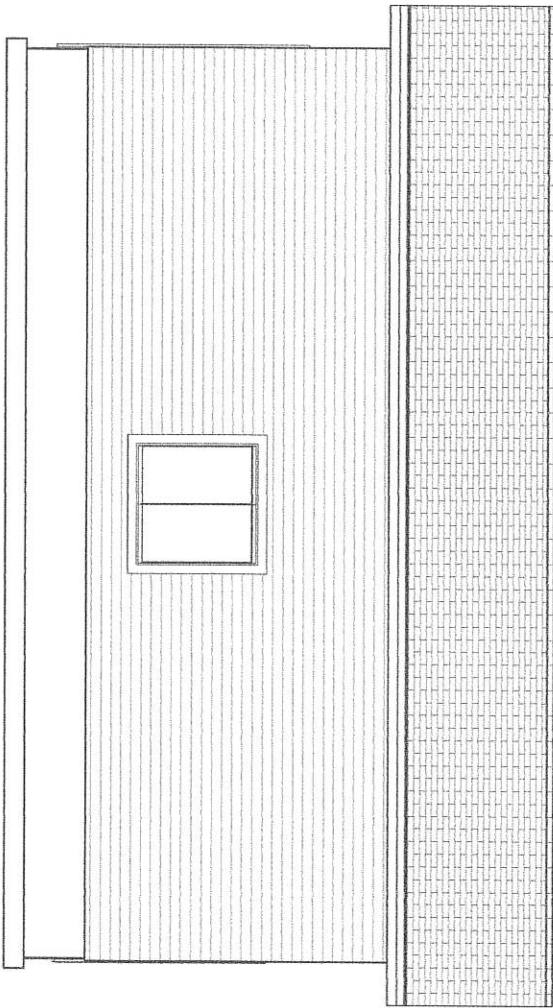
04/30/24

WEST
& EAST
ELEVATIONS

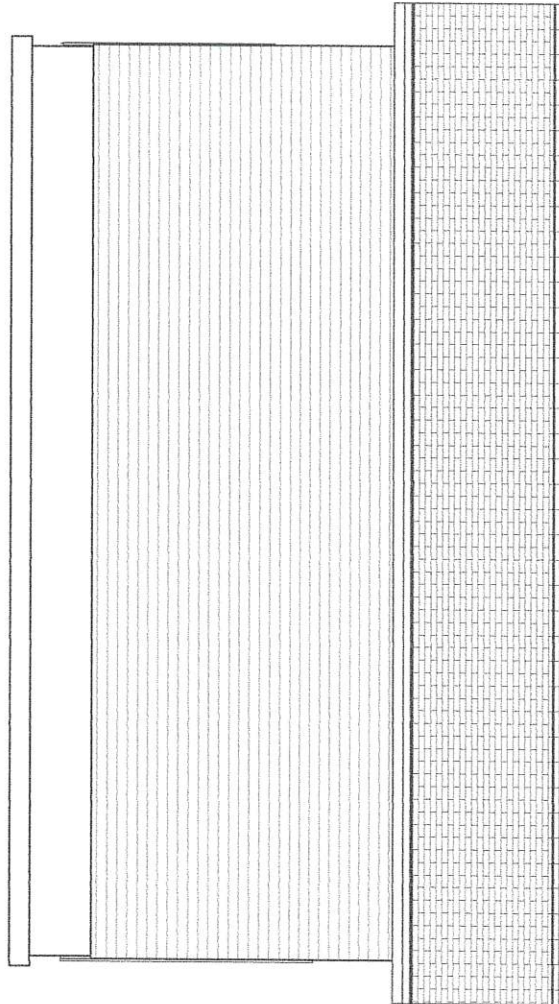
PROJECT: **DIXON GARAGE**
LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH

GARAGE: 600 sf





SOUTH ELEVATION



NORTH ELEVATION

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A6

1/4" SCALE

04/30/24

NORTH
& SOUTH
ELEVATIONS

PROJECT:

DIXON GARAGE

LOCATION:

149 EAST 500 NORTH MILLVILLE, UTAH

GARAGE: 600 sf





Kara Everton <kara.everton@gmail.com>

Ridgeline Baseball Scoreboard.

Kara Everton <kara.everton@gmail.com>
Draft To: Bardett Bagley <Bardett.Bagley@ccsdut.org>

Tue, May 14, 2024 at 9:34 AM

On Mon, May 13, 2024 at 10:55 PM Bardett Bagley <Bardett.Bagley@ccsdut.org> wrote:

Dear Millville Planning & Zoning,

Immediately after the completion of the baseball field construction at Ridgeline High School, it was evident to most of the spectators that the scoreboard was in a poor location. Many of the fans sitting behind home plate could not see the scoreboard. Because construction was complete according to the original design the contractors nor the school district were willing to pay to have the scoreboard moved. The financial burden fell back to the school and ultimately to the baseball program. Since the very beginning of the school and field completion, it has been a goal to move the scoreboard to a more visible location for all. To add more motivation to a relocation of the scoreboard, a rule change has come about in high school baseball that each pitcher's pitch count is to be displayed during the game. The best way to make this visible is to add a pitch count portion to the scoreboard. Funds have been raised and donations given to make the pitch count addition to the scoreboard and seemed like a logical time to move the scoreboard at the same time. I am requesting approval for the relocation of the scoreboard and any clarification on city ordinances or need of permits pertaining to this relocation. I have included some pictures with the relocation site and some rough drawings of measurements to help the council envision the location and what the completed project will look like. Because this was a relocation and not a new scoreboard the coaches and donating contractors did not think to approach the city on this matter. Construction has stopped and I will be attending the planning & zoning meeting on Thursday the 16th seeking these clarifications and answering any questions the council may have for me.

Thank you
Bardett Bagley
Principal
Ridgeline High School

On Mon, May 13, 2024 at 3:58 PM Kara Everton <kara.everton@gmail.com> wrote:

This is perfect. Thank you! I will send this onto the commission and plan on you coming to the meeting Thursday night at 8pm. Our office is located at 510 East 300 South, Millville.

On Mon, May 13, 2024 at 2:56 PM Bardett Bagley <Bardett.Bagley@ccsdut.org> wrote:

Kara,
Here are some pictures to illustrate what we want to do. Is this enough? Or do you need something more from me?

--
Bardett Bagley
Principal
Ridgeline High School

Every student. Every day. Whatever it takes.

--
Bardett Bagley
Principal
Ridgeline High School

Every student. Every day. Whatever it takes.

