

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
May 16, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matthew Anderson, Larry Lewis, Kara Everton, Tara Hobbs, David Hair, Sheryl Hair, Pam June, Bardett Bagley, Wendy Wilker, Corey Twedt

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 16, 2024, at 8:01 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis were present. Commissioners Bonnie Farmer and Rachel Thompson are 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 Anderson moved to approve the agenda for May 16, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioners Bonnie Farmer 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 May 2, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on May 2, 2024.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioners Bonnie Farmer and Rachel Thompson are excused.

5.A Swearing in of Darcy Ripplinger as Planning and Zoning Commissioner

5.B. Swearing in of Matthew Anderson as Planning and Zoning Commissioner

5.C. Zoning Clearance- Accessory Building- Jason Kerr for Dee Dixon located at 149 E. 500 N.

Jason Kerr was present. There are no plans to have it used as a living space. There will be electrical. The setbacks and height are all in compliance.

Commissioner Ripplinger moved to approve the zoning clearance for an accessory building for Jason Kerr on behalf of Dee Dixon located at 149 East 500 North.

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

5.D. Sign Permit Review- Ridgeline High Scoreboard Sign Relocation- Bardett Bagley

Principal Bardett Bagley was present. He described the scoreboard relocation and that the sign will be the exact same as they have currently except for adding a pitch count on the bottom that may raise the sign to a height by two feet. Wendy Wilker is present and expressed concerns that the school isn't following the permitting process, as well as obeying the light and sound ordinances. Some of those concerns are the baseball field is used every day of the week from March to October; the lights are on until 1:00 AM.; the lawn care and snow removal are being completed late at night; the music is on every day, often early in the morning and late into the night; the lights are also synced to the music and they can rotate.

Sheryl Hair wanted clarification on which field this is. It is the baseball field. Mayor Hair said that the school is getting better at turning off the lights earlier, but he is concerned with the number of lights that are on to mow the lawn. Principal Bagley stated that recently there were unexpected delays due to weather where the game was extended quite some time. He also said that there have been recent updates to connect the lights to WIFI to be able to turn the lights off remotely. There are also controls to turn on the lights at 50% and to control how many are on at one time.

Corey Twedt stated that the city does have the right to issue citations for violating the noise and lighting ordinances. Ultimately, the school needs to adhere to the codes of the city. The school was built in a Residential zone and that makes it difficult when enforcing the same standards that a home is held to. The School or District came in previously for the signs on the football field, but not for the baseball/softball field. Commissioner Garrett Greenhalgh asked if this is classified as a sign, or rather part of the field. Commissioner Darcy Ripplinger said that this was a great beginning to the conversation but recommends that it resume with the City Council. Commissioner Matthew Anderson asked if the baseball field was part of the original design plan. Commissioner Greenhalgh suggested that there were probably plans of where everything was going but it doesn't mean the commission saw them. Commissioner Anderson stated that the scoreboard is already on the field and moving it from the current location is not creating more of an impact than now. Commissioner Larry Lewis is in agreement that this is a part of the field and not technically a sign.

Commissioner Anderson motioned to acknowledge that the scoreboard is not a sign and moving the location will not be an additional impact to the city. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioners Bonnie

Farmer and Rachel Thompson are excused.

Principal Bagley asked if there is a height restriction they need to abide by. The total height will be between 22-24'. Commissioner Anderson stated that we do not have an ordinance to enforce height of scoreboards and the proposed height is okay. Commissioner Greenhalgh expressed appreciation to Wendy Wilker for bringing the concerns to the commission and asked her to follow up with city council.

5.E. Other

6. City Council Review- May 9, 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 – June 6, 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:53 p.m.



MILLVILLE CITY

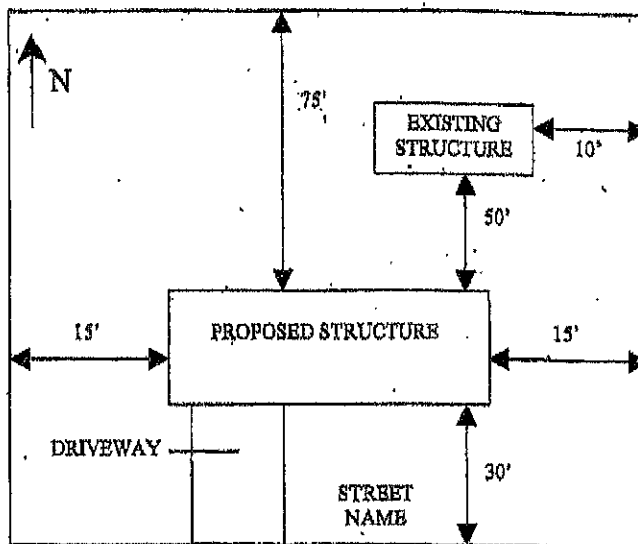
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

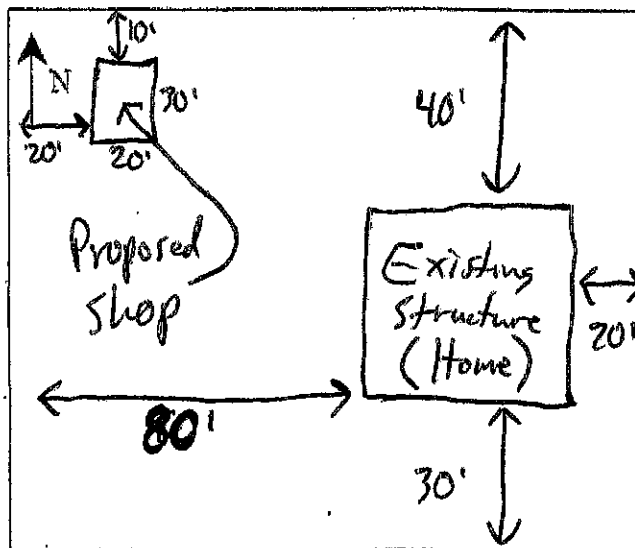
APPLICATION INFORMATION

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



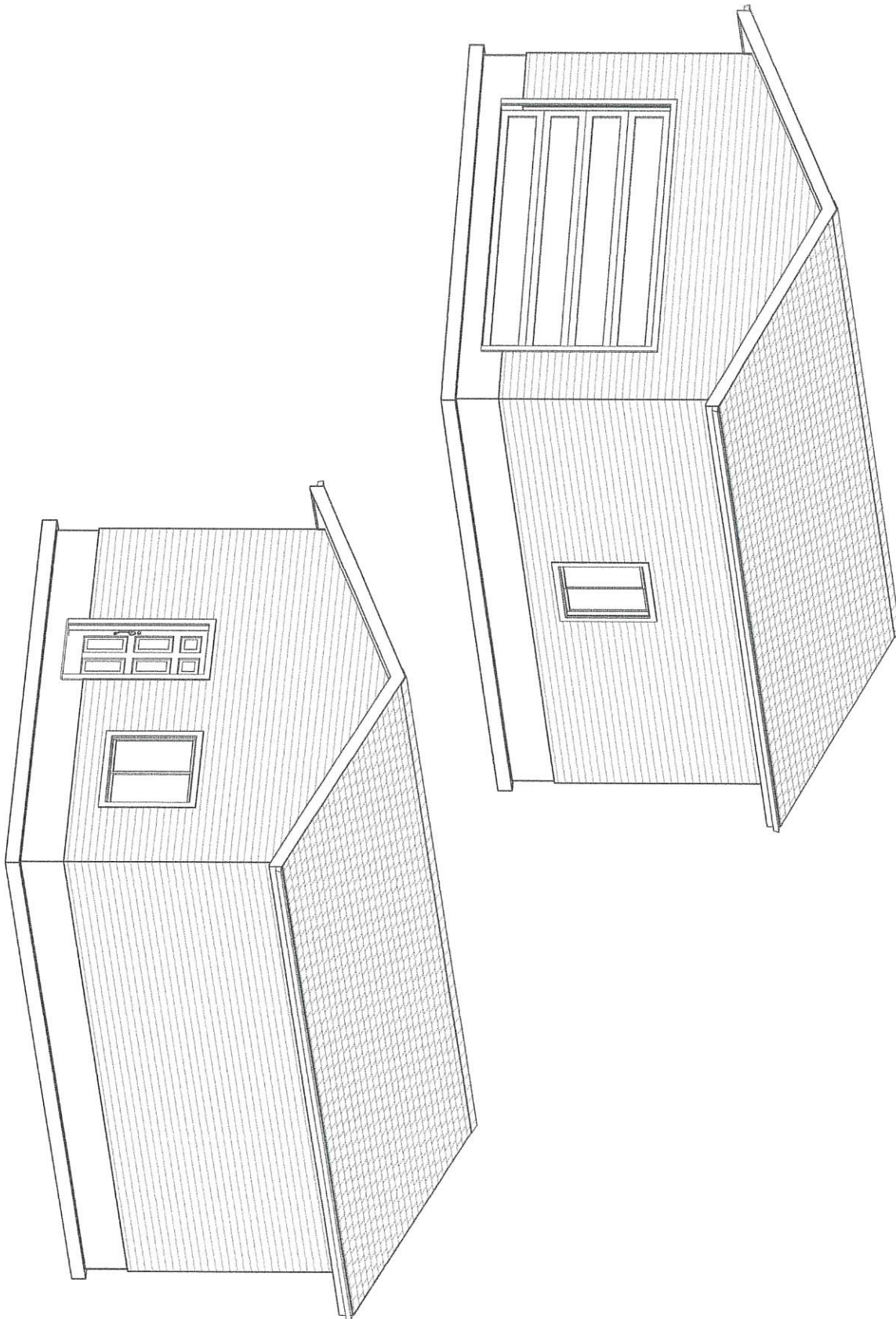
APPROVED - PLANNING AND ZONING

DATE

FEE'S 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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A0

04/30/24

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

GARAGE: 600 sf



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, AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES ETC. REQUIRE A TAPED SEAL PRIMER OR DEEP SEAL TAP LUTAH STATE AMENDMENT TO DTC SEC. 1002.4.1)

SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR TO BE OPENED TO THE FULL HEIGHT OF THE WINDOW. THE HORIZONTAL DIMENSIONS OF THE WINDOW SHALL PROVIDE A MINIMUM NET CLEARANCE OF 36 IN. WITH MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 IN. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 14 INCHES BELOW GRADE SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER ON STEPS VARIABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATIONAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE FROM OUTSIDE. 2-DUCTS PROVIDED (1) PLACED AT 12" ABOVE FLOOR AND (2) PLACED AT 12" BELOW CEILING. COMBUSTION AIR SHALL BE SUPPLIED BY (2) VERTICAL OPENINGS, EACH WITH 1 sq. in. PER 4,000 BTU OF THE TOTAL INPUTTING RATINGS OF ALL APPLICATIONS WITHIN THE SPACE.

COMBUSTION AIR SHALL BE SUPPLIED BY (2) HORIZONTAL OPENINGS, EACH WITH 1 sq. in. per 2,000 BTU/H OF THE TOTAL IMBUTE RATING OF ALL APPLIANCES WITH IN THE SPACE.

ATTIC ACCESS 22" x 30" WITH SWITCHED LIGHT IN ATTIC SPACE
THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN
1/300TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED
BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE
TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED
SOFFIT SYSTEM.

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)

R317.1 SING AND MULTIPLE 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 DELAYS, WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITH IN A DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT.

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

INSTALL SOLID BLOCKING BETWEEN TRUSSED ALONG BEARING WALLS.

INSTALL Hb-2 OR EQUIVALENT STRIPS TO EACH END OF GIRDERS. ALL ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU 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.

PROVIDE 5/8" TYPE "X" GYP. 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 "B" LABELED DOOR NOT LESS THAN 3/4" W/ SELF-CLOSER. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8" GYP. BOARD FIRE BLOCKING AN STUD CAVITIES THAT ARE GREATER THE 8'-0"

ALL STUDS TO BE MAX 12" O.C. (SEE SHEAR HOOKS SHOULD BE 2'-4" MAX AND ALL FLOOR JOISTS TO BE MAX 12" O.C. (SEE SHEAR HOOKS). ALL SHEATHING NAILED WITH 8D NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN FIELD. EXTEND SHEATHING DOWN TO STILL PLATE AND NAIL PER SHEAR BLOW. EXTEND SHEATHING DOWN TO STILL PLATE AND NAIL PER SHEAR BLOW. SCHEDULE

TYPICAL ROF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILS WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS, UNLESS OTHERWISE NOTED USE (2)2x4 WITH PLY FILLER FOR BEARING HEADER.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, STEEL, OR TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATES WITH STEEL-ON-METAL CONNECTORS). SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS.

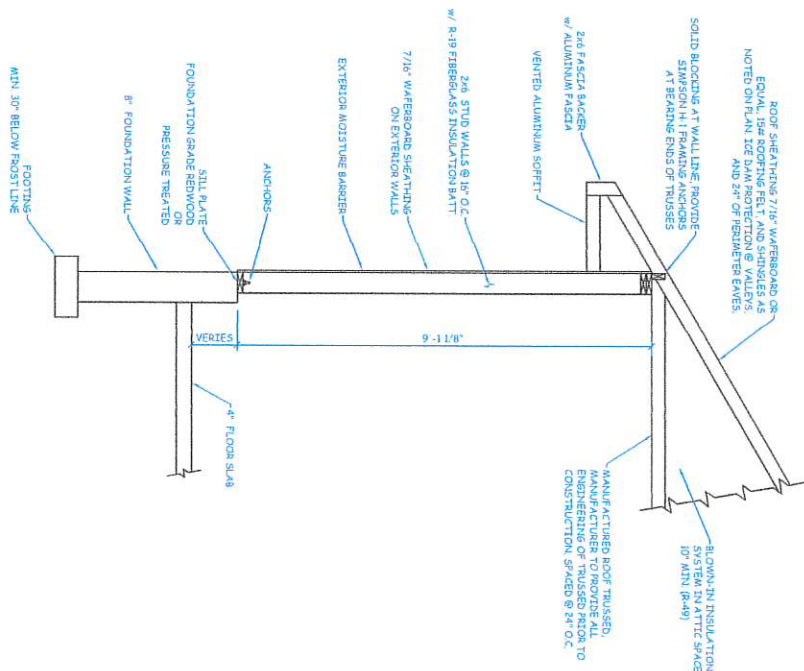
MINIMUM NAILING SHALL BE AS PER SHEAR WALLS SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT ALL RATE EQUAL TO LOAD VALUES PROVIDED BY 2000 INC STANDARD OR HALF NAIL SPACING. PROVIDE SOIL BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONCRETE FOOTING.

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 SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EACH END OF SHEAR WALLS OVER CANTILEVER FLOOR SECTIONS.

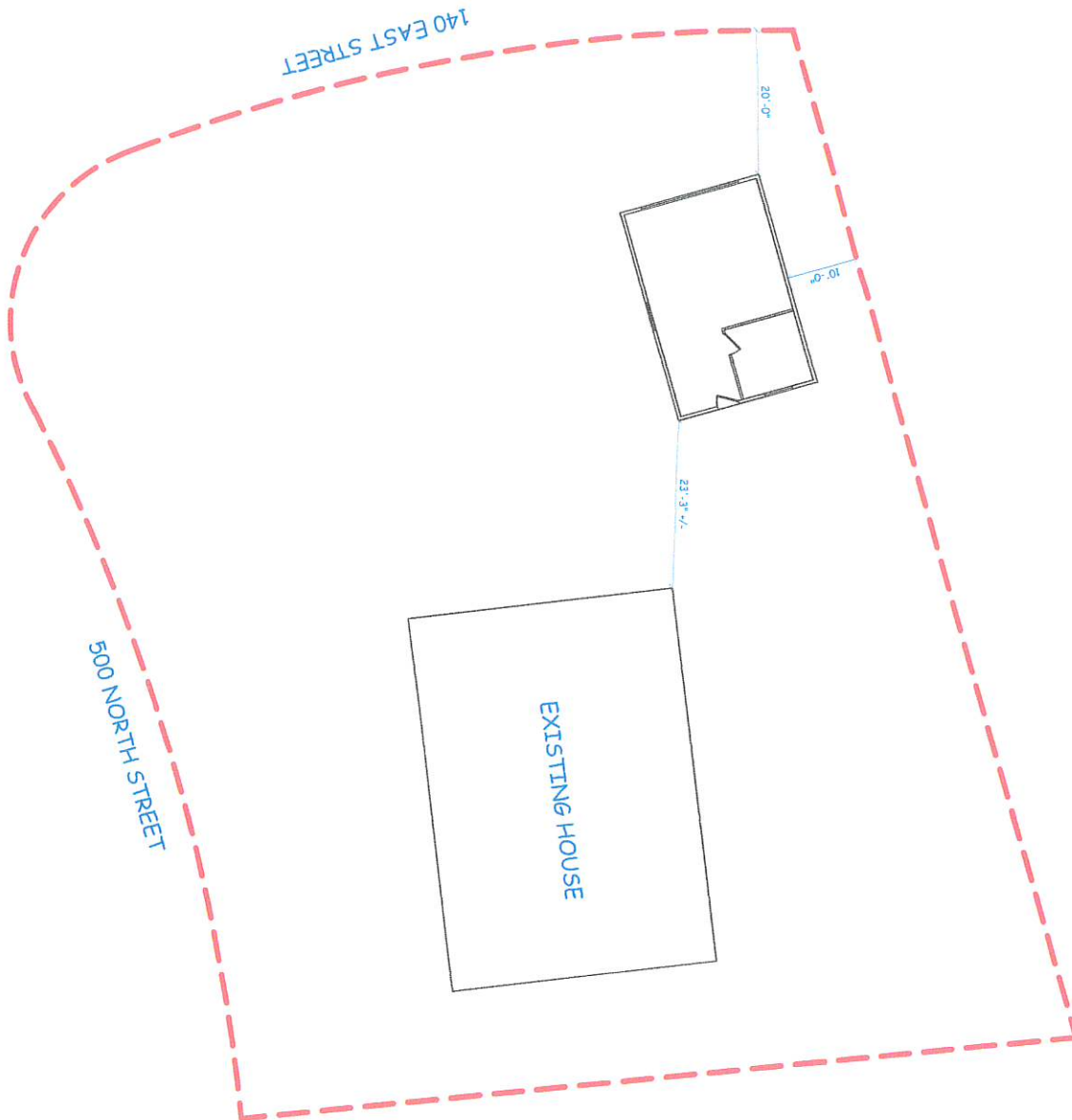
INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

CONNECT EACH RAFTER OR TRUSS TO BEARING WALLS USING SIMPSON H2A OR EQUIVALENT CONNECTORS. CONNECT EACH CANTILEVER FLOOR JOIST TO BEARING WALLS USING SIMPSON A35 OR EQUIVALENT.



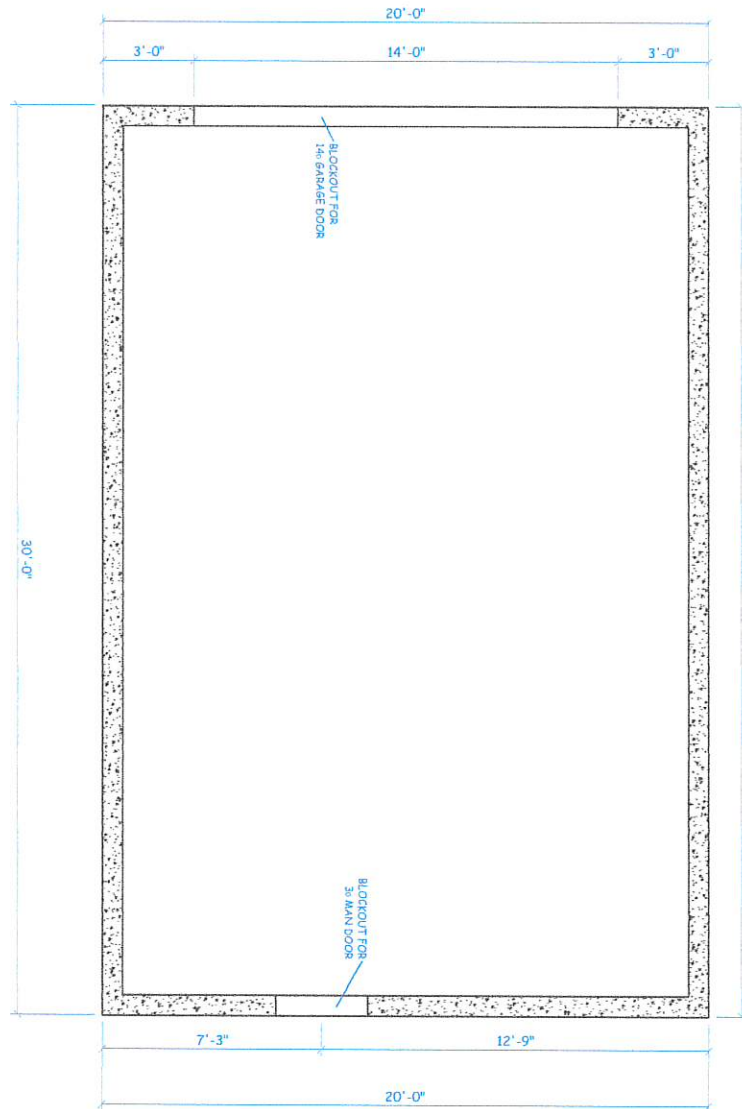
WALL CROSS SECTION

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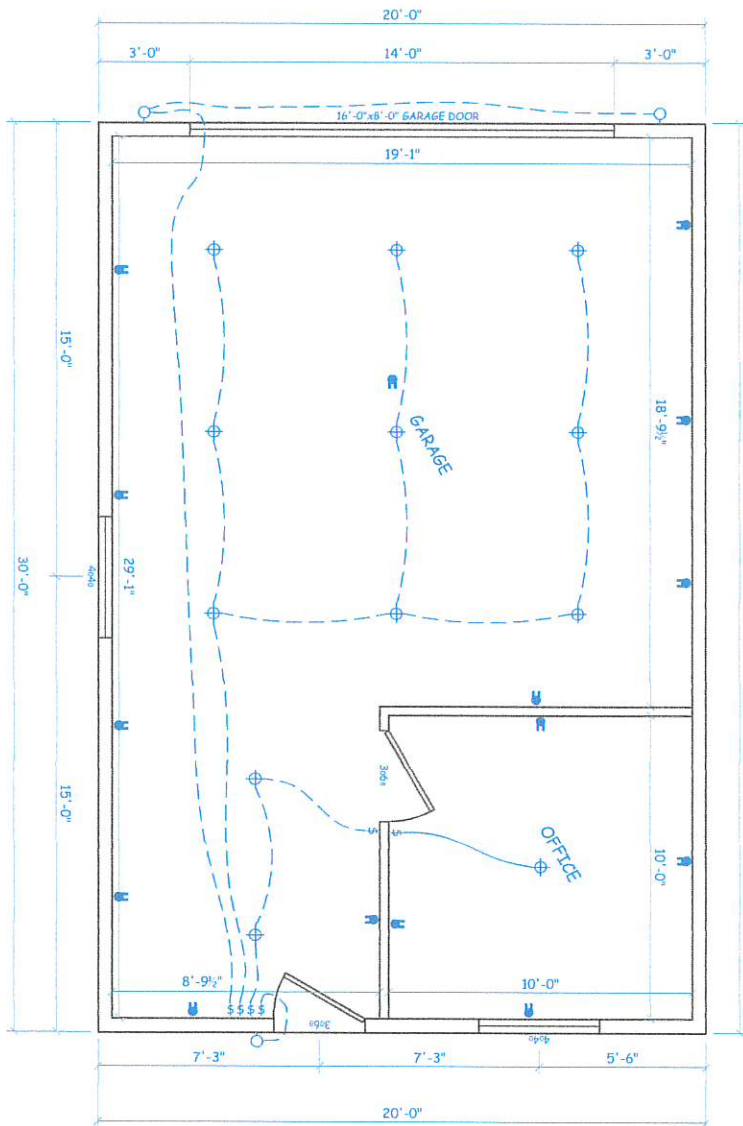
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A2		04/30/24	PLOT PLAN	PROJECT: DIXON GARAGE LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH	GARAGE: 600 sf	 DESIGNED BY: CHRIS FIELD (435) 757-8113
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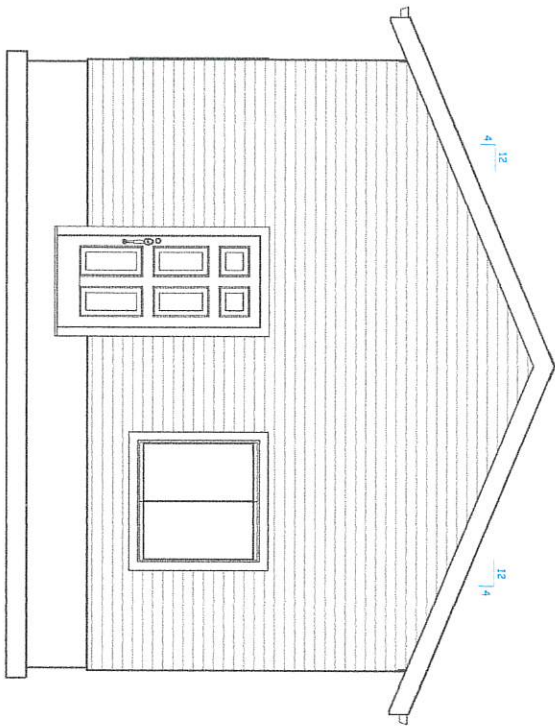
A3	1/4" SCALE	N	04/30/24	FOUNDATION PLAN	PROJECT: DIXON GARAGE	GARAGE: 600 sf	 DESIGNED BY CHRIS FIELD (435) 797-8113
					LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH		



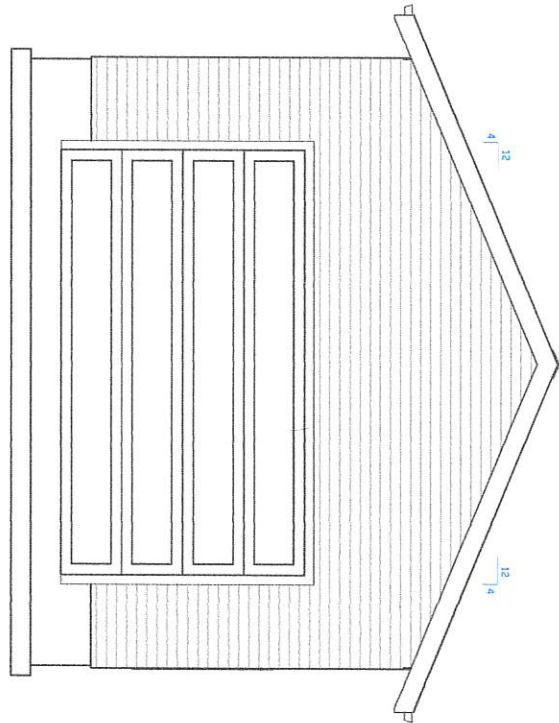
ELECTRICAL SYMBOLS	
LIGHT-FLUSHMOUNT	⊕
LIGHT-WALL MOUNT	⊙
PLUG - 110v	Ⓢ
PLUG - 220	Ⓢ
SWITCH	Ⓢ

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A4	1/4" SCALE		04/30/24	FLOOR & ELECTRICAL PLAN	PROJECT: DIXON GARAGE	GARAGE: 600 sf	
					LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH		



EAST ELEVATION



WEST ELEVATION

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A5

1/4" SCALE

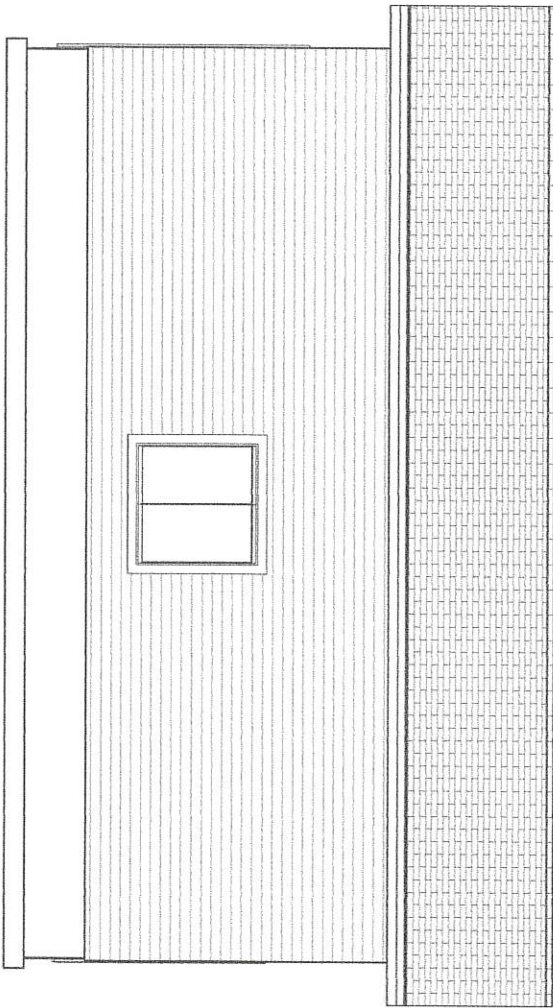
04/30/24

WEST
& EAST
ELEVATIONS

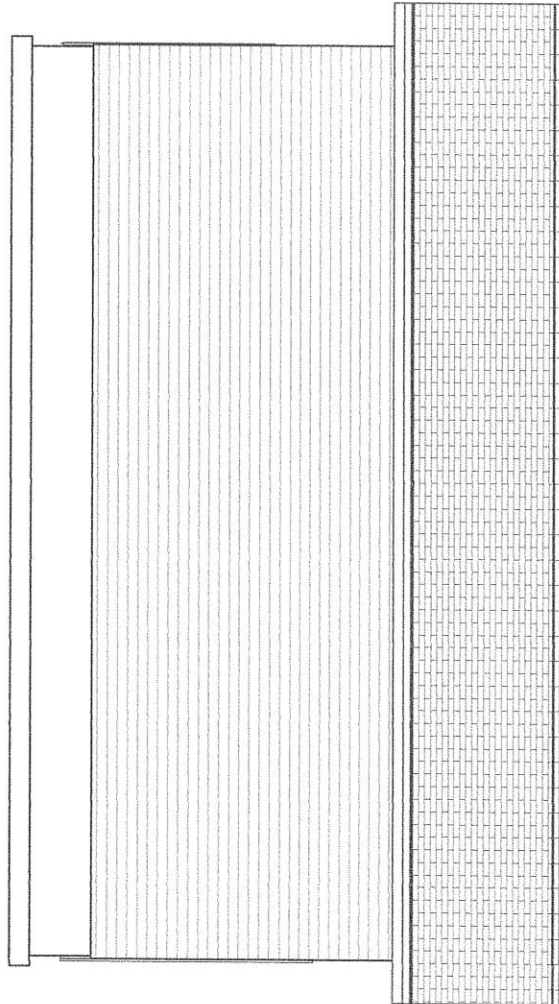
PROJECT: **DIXON GARAGE**
LOCATION: 149 EAST 500 NORTH MILLVILLE, UTAH

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.

