

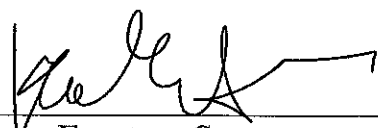
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **June 20, 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 previous meeting held on June 6, 2024
5. Agenda Items
 - A. Zoning Clearance- Accessory Building for Jeremy Kjar built by Josh Braegger located at 73 West 100 North
 - B. Zoning Clearance- Revised House Drawings for Eric Dursteler located at 140 North 100 West
 - C. Other
6. City Council Minutes- June 13, 2024
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, July 18, 2024, at 8:00 PM.
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 June 18, 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
June 6, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson,
Kara Everton, Tara Hobbs, Pam June, Garrett Smith, Brigham Green,
Eric Dursteler

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for June 6 2024, at 8:00 pm.
Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson
were present. Commissioners Darcy Ripplinger and Larry Lewis 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 Farmer moved to approve the agenda for June 6, 2024.** Commissioner Dickey seconded.
Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson
voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for
May 16, 2024. **Commissioner Farmer moved to approve the minutes with revisions
made for the meeting on May 16, 2024.** Commissioner Anderson seconded.
Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson
voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.A. Zoning Clearance- Accessory Building- Eric Dursteler Barn located at 140 N. 100 W.

Commission asked what the foundation would be. The property owner was not here to answer,
however, they will go get a permit through the county, so proper inspections will be completed.
Setbacks are all met. **Commissioner Anderson moved to approve the zoning clearance for an
accessory building for Eric Dursteler located at 140 N 100 W.** Commissioner Farmer
seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt
Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.B. Zoning Clearance- Attached Garage- Brigham Green located at 220 South 200 East

Garrett Smith is the owner and present. Brigham Green is the builder and present. The plan is to add a single car garage to the side of the house. Owner has a survey to mark off the boundaries. All setbacks are met, but tight. **Commissioner Anderson moved to approve the zoning clearance for an addition for Garrett Smith built by Brigham Green located at 220 S 200 E.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Matt Anderson voted in favor. Commissioners Darcy Ripplinger and Larry Lewis are excused.

5.C. Other

Commissioner Dickey brought up an incident while she was walking on 500 East in Mond-Aire. As she was walking there were quite a few cars zooming past that she was almost hit and asked what she can do in this situation. We have suggested to call the non-emergency phone number to report so that the Sheriff's Office can patrol that are more.

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

A brief discussion was conducted on retaining walls being a part of the hillside overlay application process and review.

8. Calendaring of future Planning Commission Meeting – June 20 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:32 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

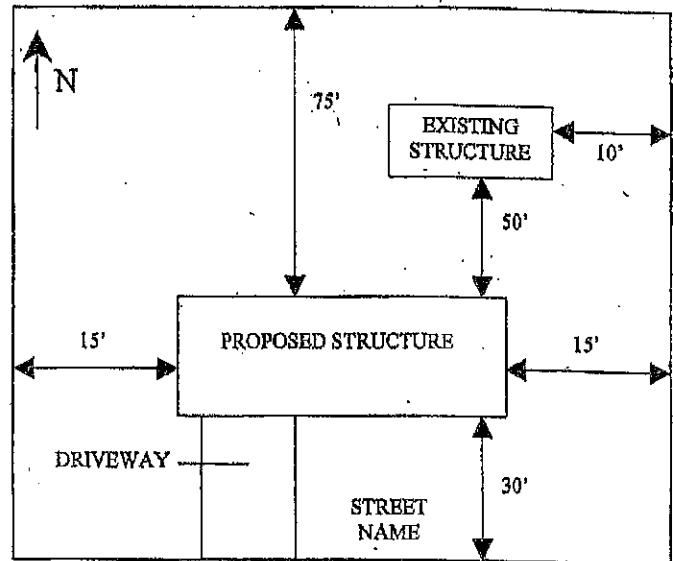
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

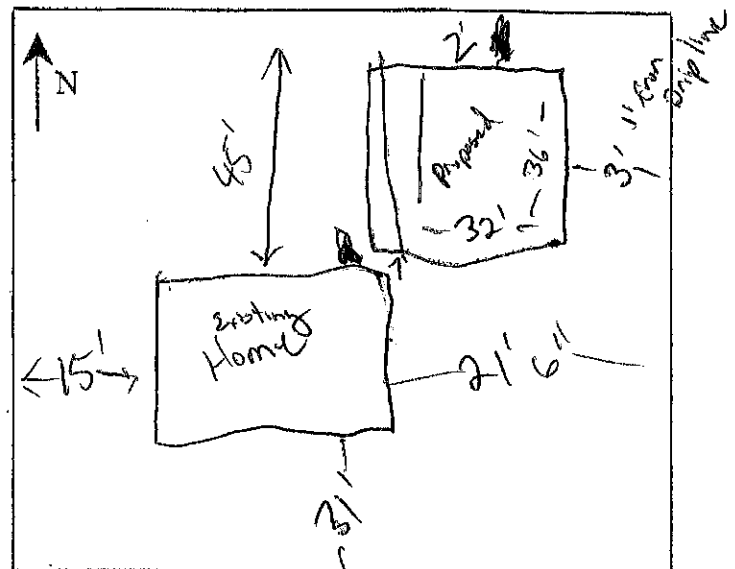
1. Jeremy Kjar
APPLICANT'S NAME
2. PO Box 412 (73 W 100 N)
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
3. 801-643-1172 4. "
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Detached Garage
TYPE OF STRUCTURE
7. 1152 8. R1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 73 W 100 N
ADDRESS OF CONSTRUCTION
12. .34 13. 22' H
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

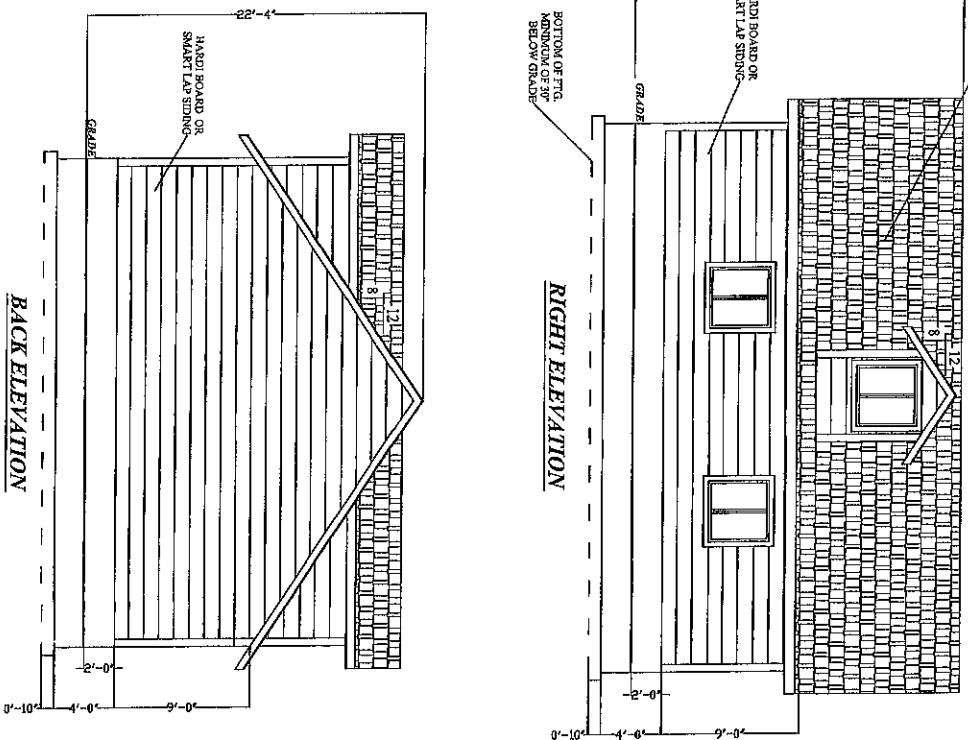
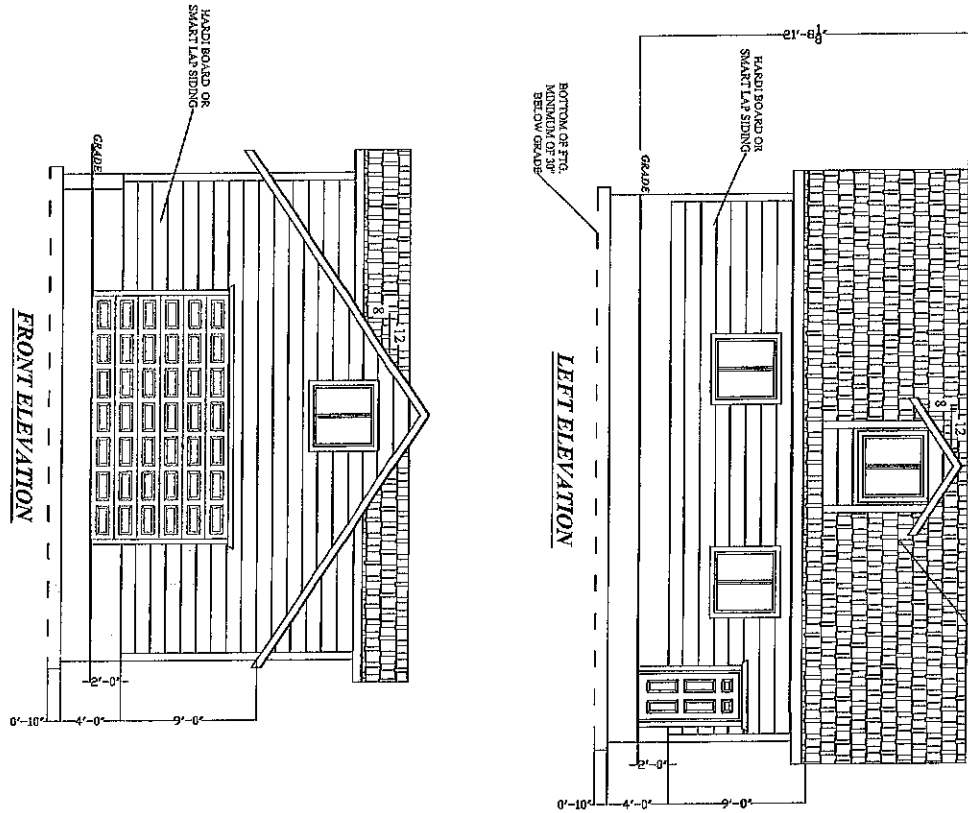
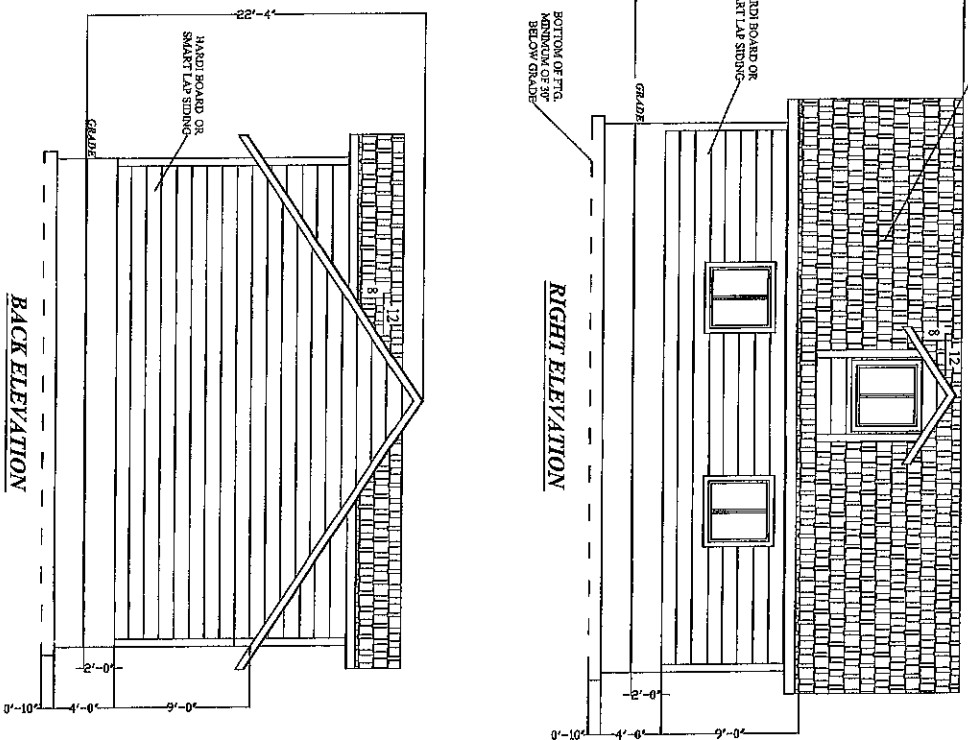
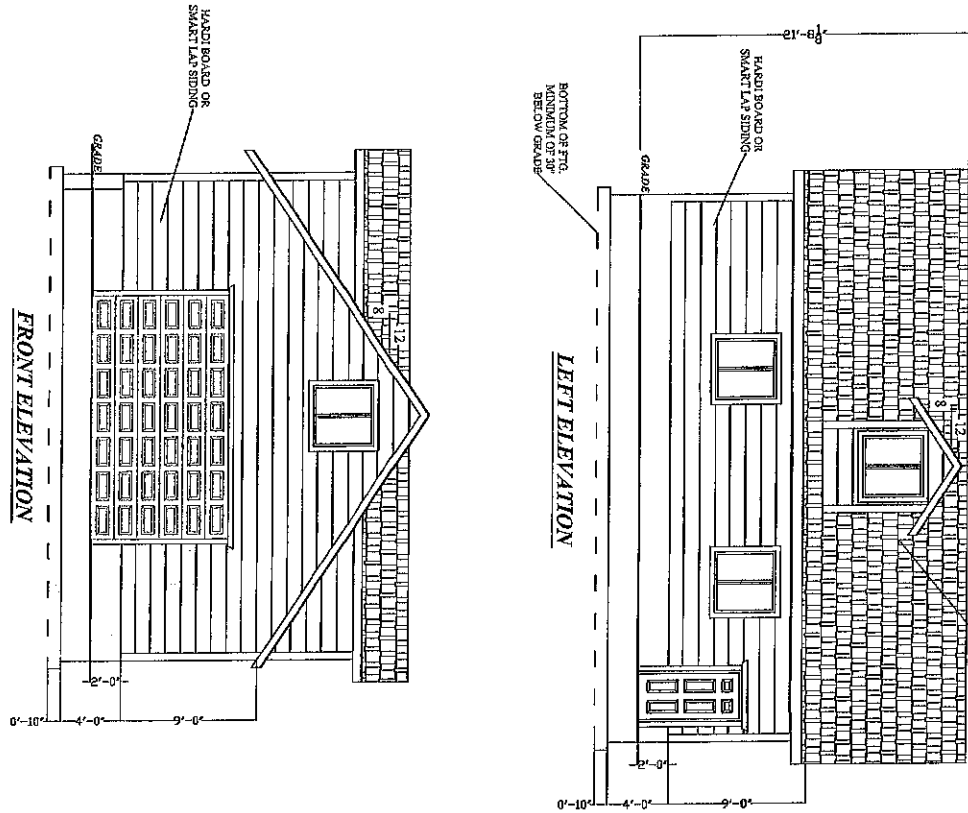
DATE

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)





996
Revised 6/20



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

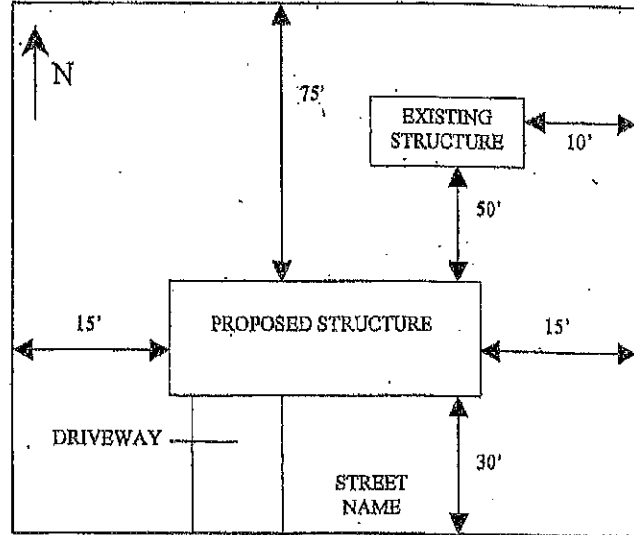
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

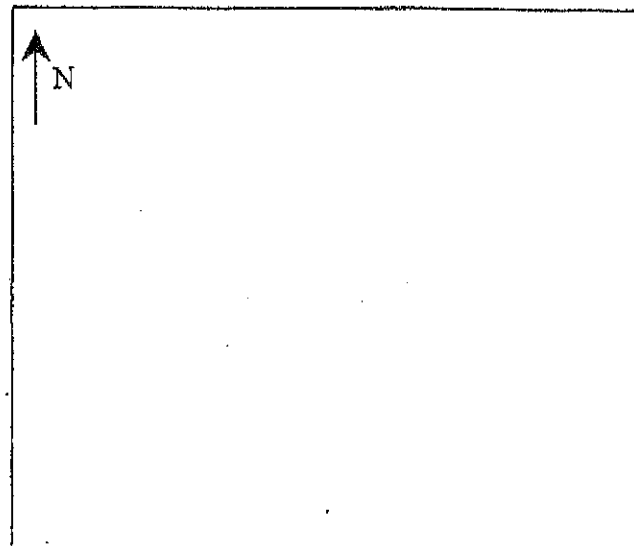
1. Eric Dursteler
APPLICANT'S NAME
2. 2714 N 300 E
MAILING ADDRESS
- Logan UT 84341
CITY STATE ZIP CODE
3. _____ 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. _____
TYPE OF STRUCTURE
7. _____ 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0131
TAX IDENTIFICATION NUMBER
11. 140 N 100 W
ADDRESS OF CONSTRUCTION
12. .66 13. _____
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. apartment basement
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)

DRAWING INDEX

PAGE SHEET DESCRIPTION

- 1 A01 COVER SHEET
- 2 A02 GENERAL NOTES & SITE PLAN
- 3 A03 FLOORING & FINISHES PLAN
- 4 A04 FOUNDATION PLAN
- 5 A05 FRONT & REAR ELEVATIONS
- 6 A06 LEFT & RIGHT ELEVATIONS
- 7 A07 BASEMENT FLOOR PLAN
- 8 A08 MAIN FLOOR PLAN
- 9 A09 MAIN FLOOR FRAMING PLAN
- 10 A10 ROOF FRAMING PLAN
- 11 E-1 BASEMENT ELECTRICAL PLAN
- 12 E-2 MAIN FLOOR ELECTRICAL PLAN
- 13 SD1 MAIN FLOOR FRAMING & STRUCTURAL DETAILS
- 14 SD2 STRUCTURAL NOTES & SPECIFICATIONS

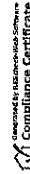
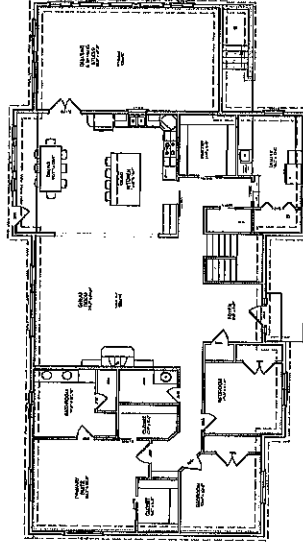
CEILING HEIGHTS

MAIN FLOOR CEILING: 9'-0"
 VAULT CEILING: 13'-10"
 BASEMENT CEILING: 7'-1-1/2" (FLOOR SLAB INSET TO FOOTING)

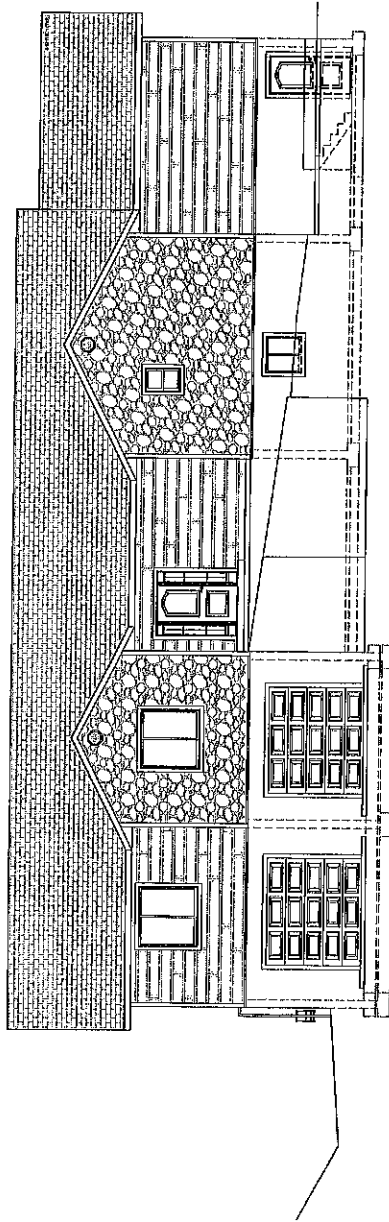
FEATURES REQUIRING NATURAL GAS

- FIRE PLACE: MAIN FLOOR (1)
- STOVE TOP: MAIN FLOOR (1)
- WATER HEATER: BASEMENT (1) BASEMENT APARTMENT (1)
- FURNACE: BASEMENT (1) BASEMENT APARTMENT (1)

MAIN FLOOR PLAN LAYOUT



Compliance Certificate
 Project: 214-100-100 West Millville
 Date: 06-2024
 Issued By: E&M Dursteler
 Signature: [Signature]
 Title: Engineer
 License No.: [License No.]



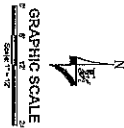
SQUARE FOOTAGES

UNFINISHED SQUARE FOOTAGE: 773.29
 BASEMENT - NON-APARTMENT: 773.29
 BASEMENT - APARTMENT: 1184.11

FINISHED SQUARE FOOTAGE: 2454.42
 MAIN FINISHED: 2454.42
 GARAGE: 245.42
 2-CAR GARAGE & WORKSHOP: 760.12

GENERAL NOTES

1. DRAWINGS ARE PREPARED FOR THE RESIDENTIAL CONSTRUCTION FOR THE OWNER AT THE LOCATION SHOWN OR OTHERWISE INDICATED HEREIN. ANY ATTEMPT TO USE THESE DRAWINGS FOR ANY OTHER PURPOSE, APPLICATION, OR INTENT MAY RESULT IN LEGAL ACTION BEING TAKEN.
2. ANY NOTES IN THE PLANS PERTAINING TO BUILDING CODE ARE FOR REFERENCE ONLY. THE LATEST EDITIONS OF THE BUILDING CODE SHALL BE USED. THE CONTRACTOR SHALL REFER TO THE MOST RECENT EDITIONS OF THE OFFICIAL RESPECTIVE CODE BOOKS FOR ACTUAL CONSTRUCTION CODE.
3. BUILDING CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS IN THE FIELD BEFORE ANY WORK COMMENCES AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. BUILDING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO THIS CONSTRUCTION.
5. BUILDING CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES. DRAWINGS, AND SPECIFICATIONS SHALL BE USED FOR CONSTRUCTION. ALL OPENINGS AND INSERTS SHOWN ARE FOR REFERENCE ONLY.
6. ALL WORK SHALL BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE, RECOGNIZED INDUSTRY STANDARDS, AND ALL PRODUCTS INSTALLED, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
7. 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 WORK IN A SMOOTH AND CONTINUOUS PROCESS.
8. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE OWNER. THE BUILDING CONTRACTOR SHALL BE PERMITTED TO OBTAIN COPIES OF THE DRAWINGS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE BUILDING OF THIS STRUCTURE ON THIS SPECIFIC SITE.
9. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.
10. ANY REPRODUCTION OR OTHER USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER IS STRICTLY PROHIBITED.
11. BY USING THESE DRAWINGS, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY THAT THE CONTRACTOR HAS VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND HOLD HARMLESS THE OWNER AND FORSSEEN ASSOCIATES, INC. ITS OWNERS, OFFICERS AND EMPLOYEES OF AND FROM ANY LOSSES, AND EXPENSES INCURRED BY THE CONTRACTOR IN CONNECTION WITH THE USE OF THESE DRAWINGS WITHOUT REGARD TO ANY NEGLIGENCE OR FAULT ON THE PART OF THE DESIGNER.
12. THESE PLANS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT. A COPY OF THE APPROVED PLANS SHALL BE KEPT ON THE BUILDING SITE FOR REVIEW AND INSPECTION BY THE BUILDING OFFICIAL.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND THE SAFETY IN AND AROUND THE JOB SITE AND ADJACENT PROPERTIES.
14. ALL DIMENSIONS RE TO THE ROUGH FRAME OF STUDS OR TO THE OUTSIDE OF MASONRY.
15. ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON COMPACTED, UNDISTURBED SOIL CAPABLE OF SUPPORTING THE INTENDED STRUCTURE.
16. ALL PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH STATE AND LOCAL CODES.
17. IECC COMPLIANCE CERTIFICATE SHALL BE POSTED AT ON BUILDING STRUCTURE.



100 WEST STREET

EXISTING CONCRETE SIDEWALK

MAIN FLOOR
LEVEL
FFE: 4594.33

PLAN LEGEND	
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED CONCRETE
	TOP OF CONCRETE
	FINISH GROUND SURFACE
	SPOT ELEVATIONS

E&M DURSTELER
140 NORTH 100 WEST
MILLVILLE, UTAH

ATTENTION
LINE IS 2-INCHES
AT 24"x36" SIZE
IF NOT SPECIFIED,
SCALE DRAWING ACCORDINGLY

PROJECT NO.	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
DATE	



FORSYGREN
Associates, Inc.
25 WEST 130 SOUTH, 2ND. FL. SALT LAKE CITY, UT 84119
TEL: 435.277.0332 FAX: 435.277.0334

REVISIONS		BY	DATE
1	CHANGED LOCATION OF GARAGE DOOR	RED	3/20/21
2	ADDED WINDOWS & REMOVE GARAGE DOOR	RED	3/24/21
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