

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

July 18, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Larry Lewis, Kara Everton, Megan Dyer, Pam June, Mike Everton, Chad Kendrick

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for July 18, 2024, at 8:00 pm.

Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson were present. Commissioner Ripplinger was 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 July 18, 2024.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor. Commissioner Ripplinger was excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for June 20, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on June 20, 2024.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor. Commissioner Ripplinger was excused.

5.A. Zoning Clearance- Accessory Building- Cook Home for Roberts Family located at 593 E 100 S

There are no bedrooms. Just a bathroom, outdoor kitchen. Will utilize gas, electricity, sewer/septic, or water. There is a water swale in the back and the setback from the back is 10'. Director of Public Works, Chad Kendrick, stated he was comfortable with that setback.

Commissioner Dickey moved to approve the zoning clearance for an accessory building for Cook Home for Roberts Family located at 593 E 100 S. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor. Commissioner Ripplinger was excused.

5.B. Zoning Clearance- New Residence- Mondaire Heights Lot 4- Carsen Anderson- 435 E 200 N

Carsen is present. Planning on septic tank unless sewer is done beforehand.

Commissioner Anderson moved to approve the zoning clearance for a New Residence- Mondaire Heights Lot 4- Carsen Anderson- 435 E 200 N. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor. Commissioner Ripplinger was excused.

5.C. Zoning Clearance- Addition- Mike Everton- 115 South Main Street

Mike Everton is present. New addition on the front will enclose the front porch. Back addition will be within setbacks.

Commissioner Anderson moved to approve the zoning clearance for a Addition- Mike Everton- 115 South Main Street. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor. Commissioner Ripplinger was excused.

5.D. Review for Retaining Wall Code

Retaining walls over 4' need to be engineered and need to be reviewed. So do we need a zoning clearance application for retaining walls? We would want to look at setbacks. Building permit if it's concrete foundation. Every retaining wall needs to have a zoning clearance. It can be included in a building or accessory building zoning clearance.

5.E Review of Millville City Subdivision Code Audit

How does that apply to small cities like ours that don't have a full-time staff? If our planning and zoning members are appointed, does that make them administrative? Does P&Z still recommend this to the City Council. What is their involvement? Does CC get to review?

5. F. Other

6. City Council Report – June 13, 2024

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, July 18, 2024, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:31 p.m.

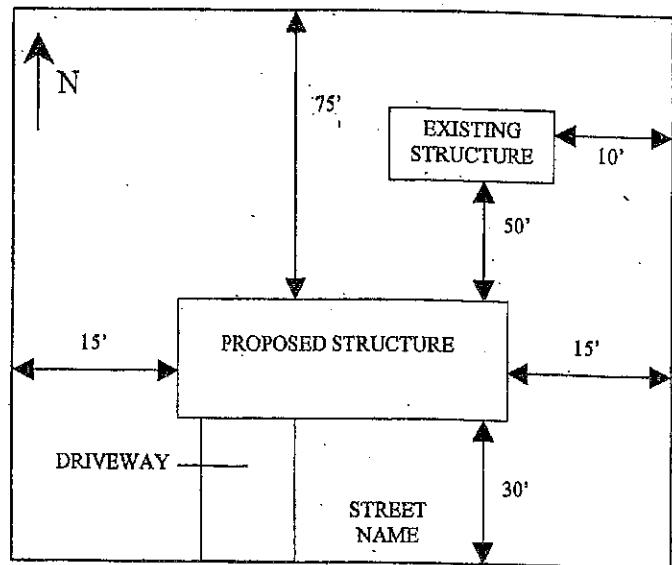


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

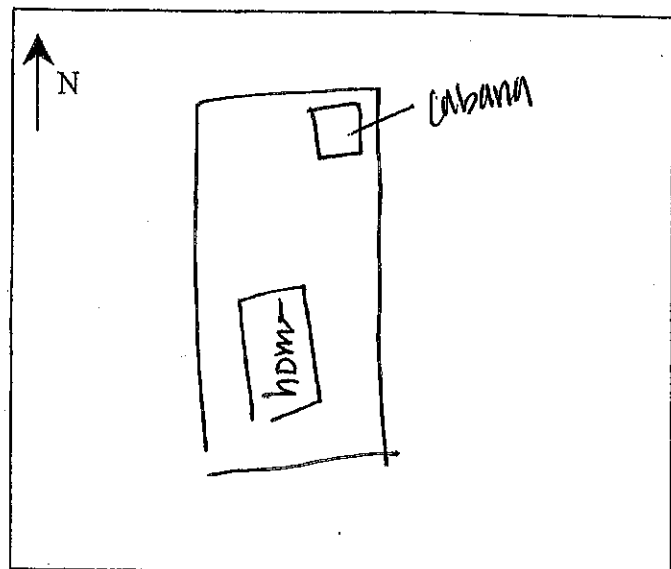
APPLICATION INFORMATION

1. Cook Homes
APPLICANT'S NAME
2. PO Box 353
MAILING ADDRESS
- Logan VT 84321
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE 4. _____ BUSINESS TELEPHONE
5. Roberts
OWNER'S NAME (if different from applicant)
6. Addition - Cabana
TYPE OF STRUCTURE
7. 1025 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0010
TAX IDENTIFICATION NUMBER
11. 593 E 100 S
ADDRESS OF CONSTRUCTION
12. .49 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. height 15' 9"
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)

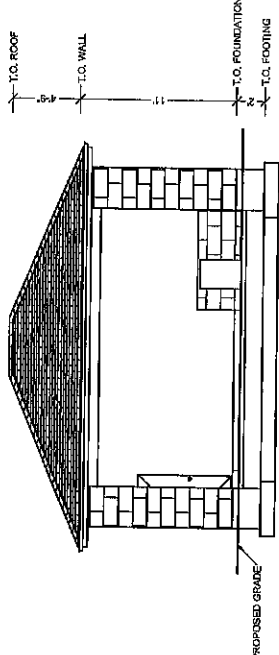
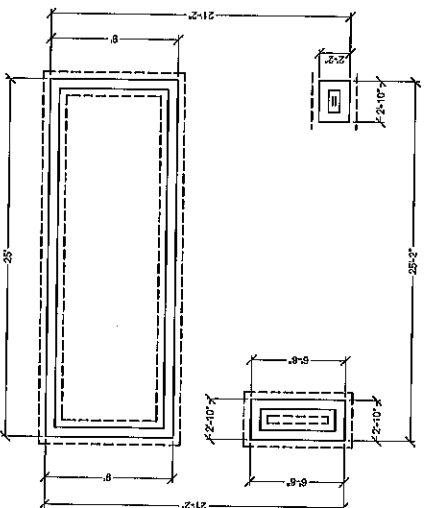
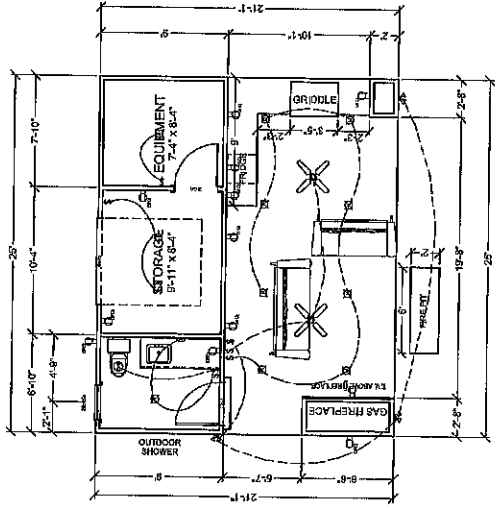
NO.	DESCRIPTION	BY	DATE

Original drawings remain the property of Cook Homes, Inc. and as such Cook Homes, Inc. retains all rights therein. The design is for a one time use, unless otherwise agreed upon in writing by Cook Homes, Inc. Copyright Cook Homes, Inc. 2024

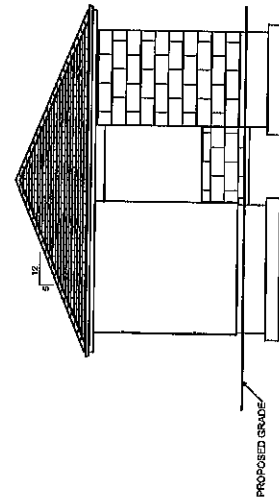
PROJECT DESCRIPTION:
ROBERTS
 593 E. 100 S.
 MILLVILLE, UT 84326

DRAWINGS PROVIDED BY:
COOK HOMES
 P.O. Box 353
 Logan, Utah 84301
 435-764-1779

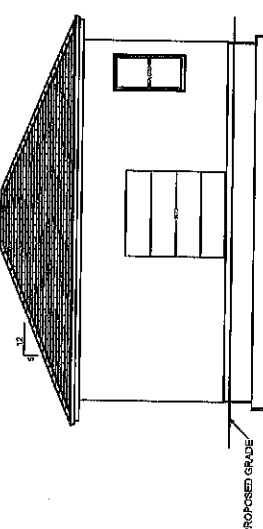
DATE: 6/25/2024
 SCALE: 1/4" = 1'-0"
 SHEET: A-2



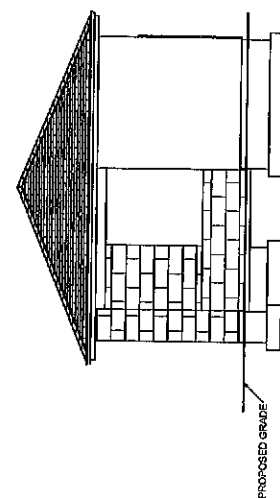
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

C-1

SHEET:

1" = 10'

SCALE:

6/25/2024

DATE:

Drawings provided by:

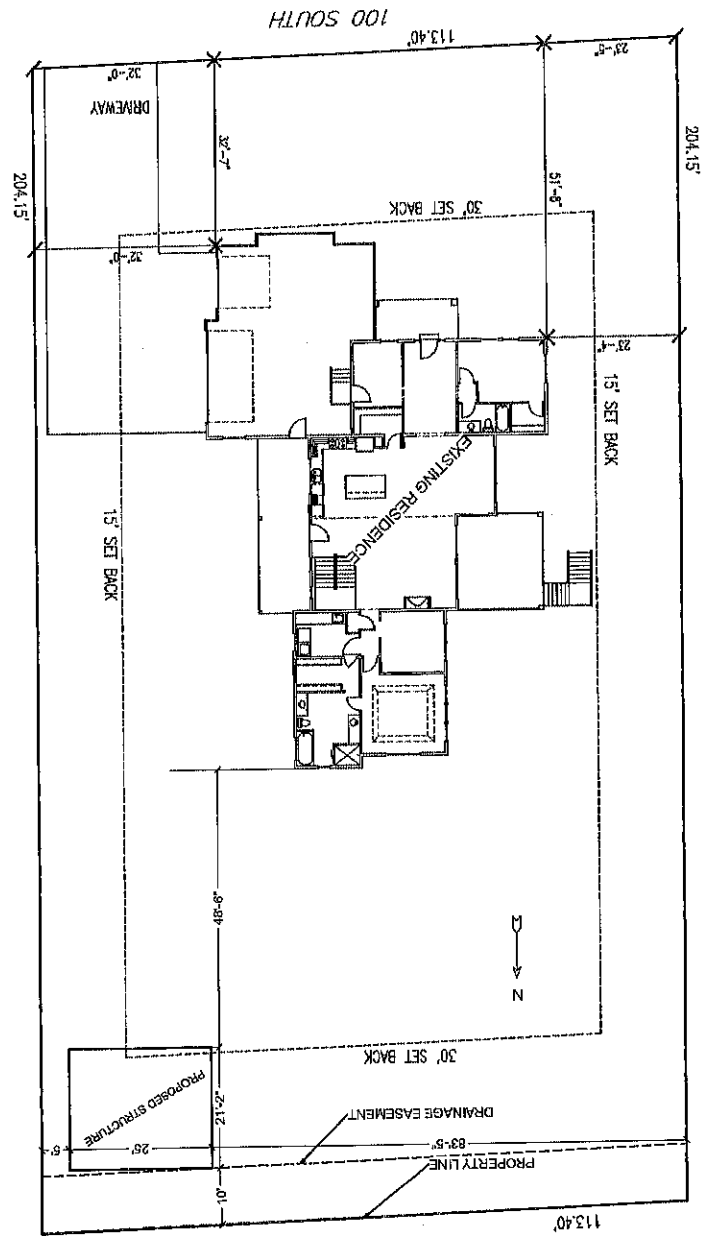
Logo: Utah 2024
P.O. Box 353
435-794-775



PROJECT DESCRIPTION:
ROBERTS
593 E. 100 S.
MILLVILLE, UT 84326

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NO.	DESCRIPTION	BY	DATE



General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

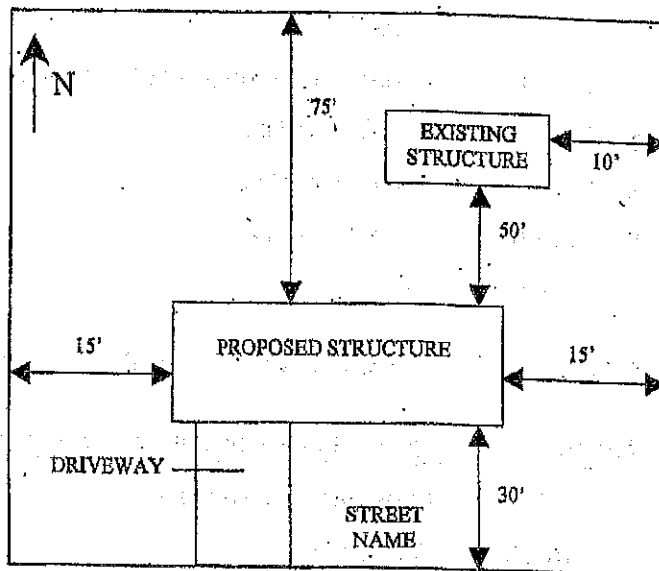


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

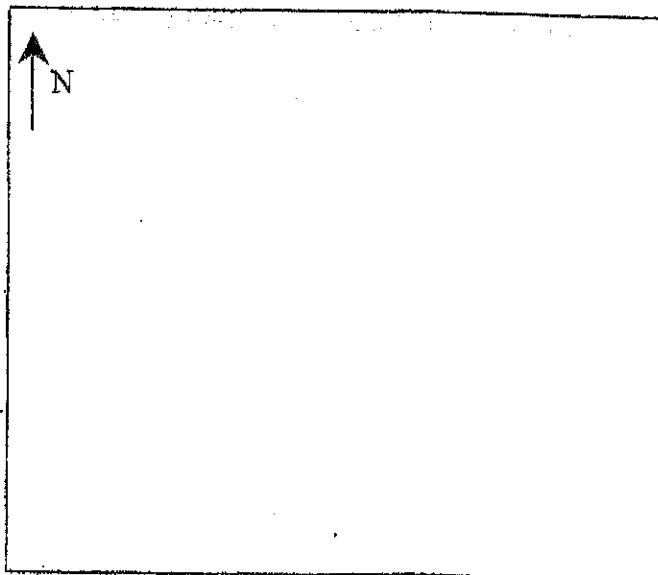
APPLICATION INFORMATION

1. Caren Anderson
APPLICANT'S NAME
 2. 1235 E 1700 N
MAILING ADDRESS
 - North Logan Utah 84341
CITY STATE ZIP CODE
 3. 435-754-5230 4. 435 754 5230
HOME TELEPHONE BUSINESS TELEPHONE
 5. Caren Anderson
OWNER'S NAME (if different from applicant)
 6. Residential Home
TYPE OF STRUCTURE
 7. 4370 8. _____
SQUARE FOOTAGE ZONE
 9. Mond-ave Heights Lot 4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
 10. 03 - 194 - 0004
TAX IDENTIFICATION NUMBER
 11. 435 E 0200 N Millville UT
ADDRESS OF CONSTRUCTION
 12. 0.33 13. 22' 0 7/16"
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
- Planning on septic tank unless
sewer line is completed prior to
completion of house

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

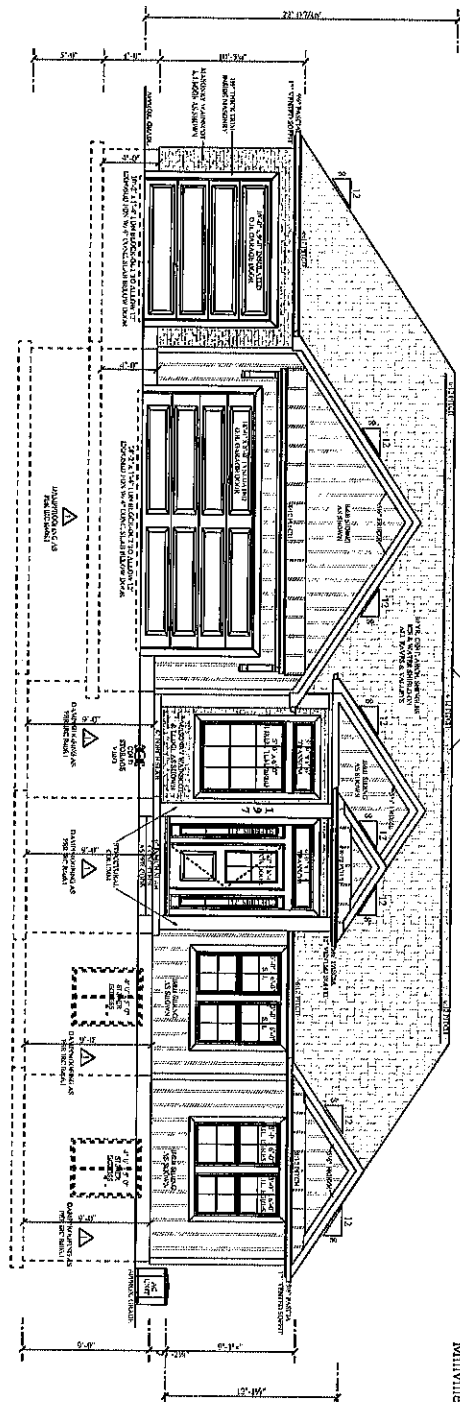
FEES PAID - TREASURER

DATE

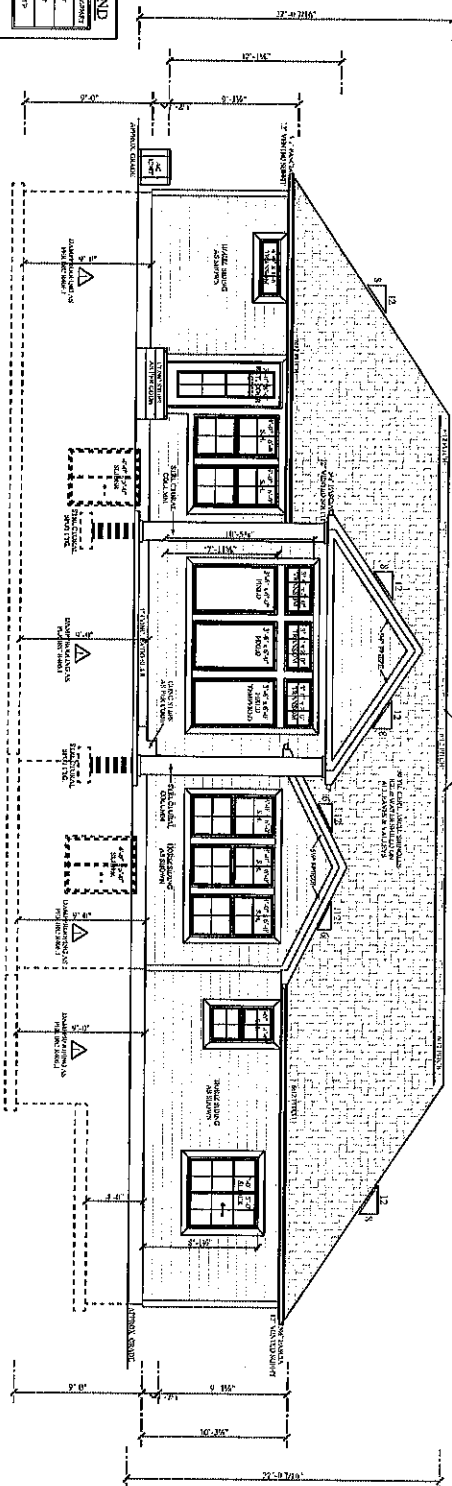
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

PREScriptive INSULATION METHOD

R-23 SFT & R-10 INSL. ATION IN WALLS
R-46 INSL. ATION IN CHANG
R-10 INSL. ATION IN CHANG
R-11 BATT G-BAGE WALLS
R-20 G-BAGE CEILING



FRONT ELEVATION



REAR ELEVATION

R-23 WALL LEGEND

TYPE	THICKNESS	INSULATION	FINISH
1	4"	1"	1/2"
2	4"	1"	1/2"
3	4"	1"	1/2"
4	4"	1"	1/2"
5	4"	1"	1/2"
6	4"	1"	1/2"
7	4"	1"	1/2"
8	4"	1"	1/2"
9	4"	1"	1/2"
10	4"	1"	1/2"
11	4"	1"	1/2"
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97	4"	1"	1/2"
98	4"	1"	1/2"
99	4"	1"	1/2"
100	4"	1"	1/2"

BUILDING AREA

Main Level	2,188 SF
Garage	1,184 SF
Front Porch	1,184 SF
Back Porch	1,184 SF
Side Porch	1,184 SF
Deck	1,184 SF
Roof	1,184 SF
Basement	1,184 SF
Attic	1,184 SF
Unfinished Area	4,270 SF
Total Finished Area	11,840 SF

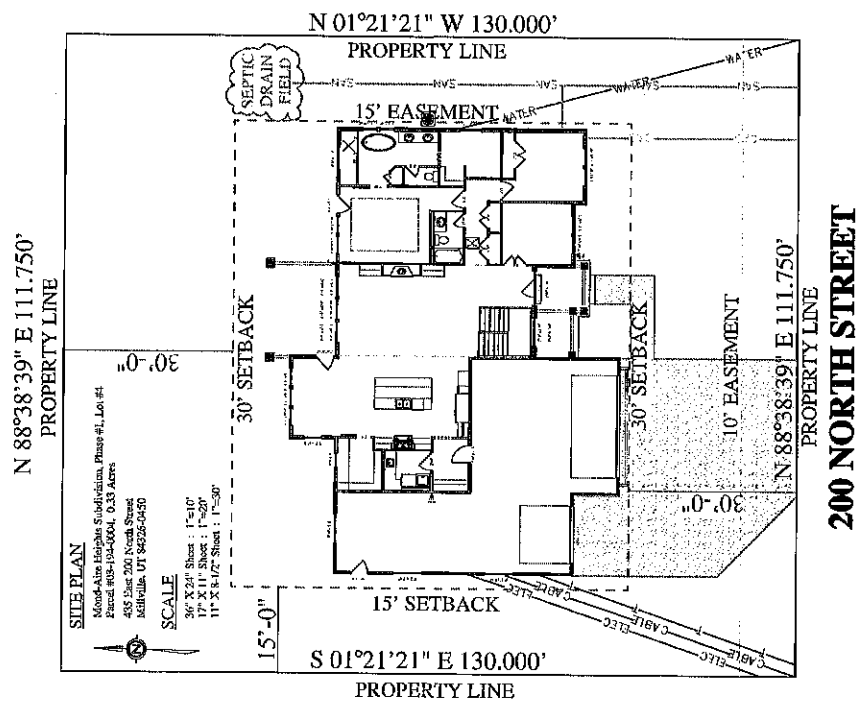
"ANDERSON MH4" FRONT & REAR ELEVATIONS

SCALE: 1/4" = 1'-0"
© COPYRIGHT RESIDE DESIGNS 2021
Friday, June 21, 2024

RESIDE
DESIGNS
website: www.ResideDesigns.com
drawn by: Curtis Cooper
email: Curtis@ResideDesigns.com
phone: (435) 881-5172

Custom Reside Design for
Anderson Signature Homes

RESERVED FOR
MUNICIPALITY STAMP
SHEET
1





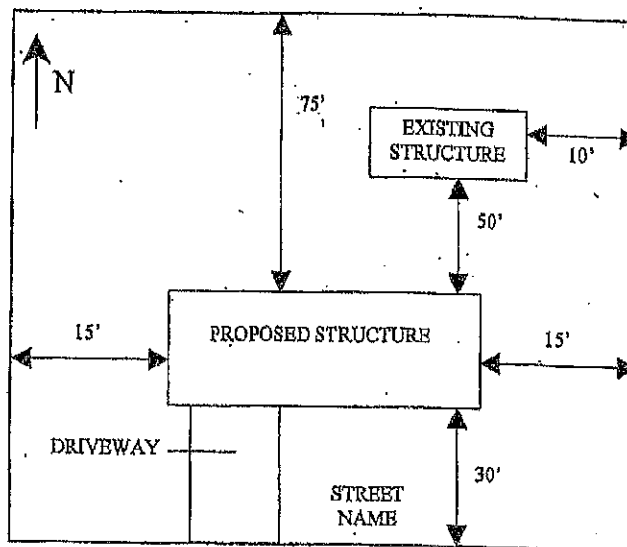
MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

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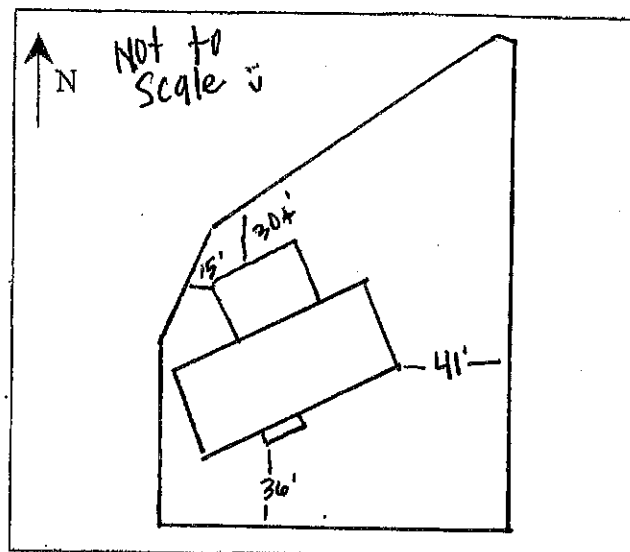
APPLICATION INFORMATION

1. Mike & Kara Everton
APPLICANT'S NAME
2. PO BOX 730
MAILING ADDRESS
3. Millville VT 84326
CITY STATE ZIP CODE
3. 435-799-7630 4. 480-528-1467
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Addition
TYPE OF STRUCTURE
7. 1785 8. R-1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0076
TAX IDENTIFICATION NUMBER
11. _____
ADDRESS OF CONSTRUCTION
12. .65 13. 17'-6"
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



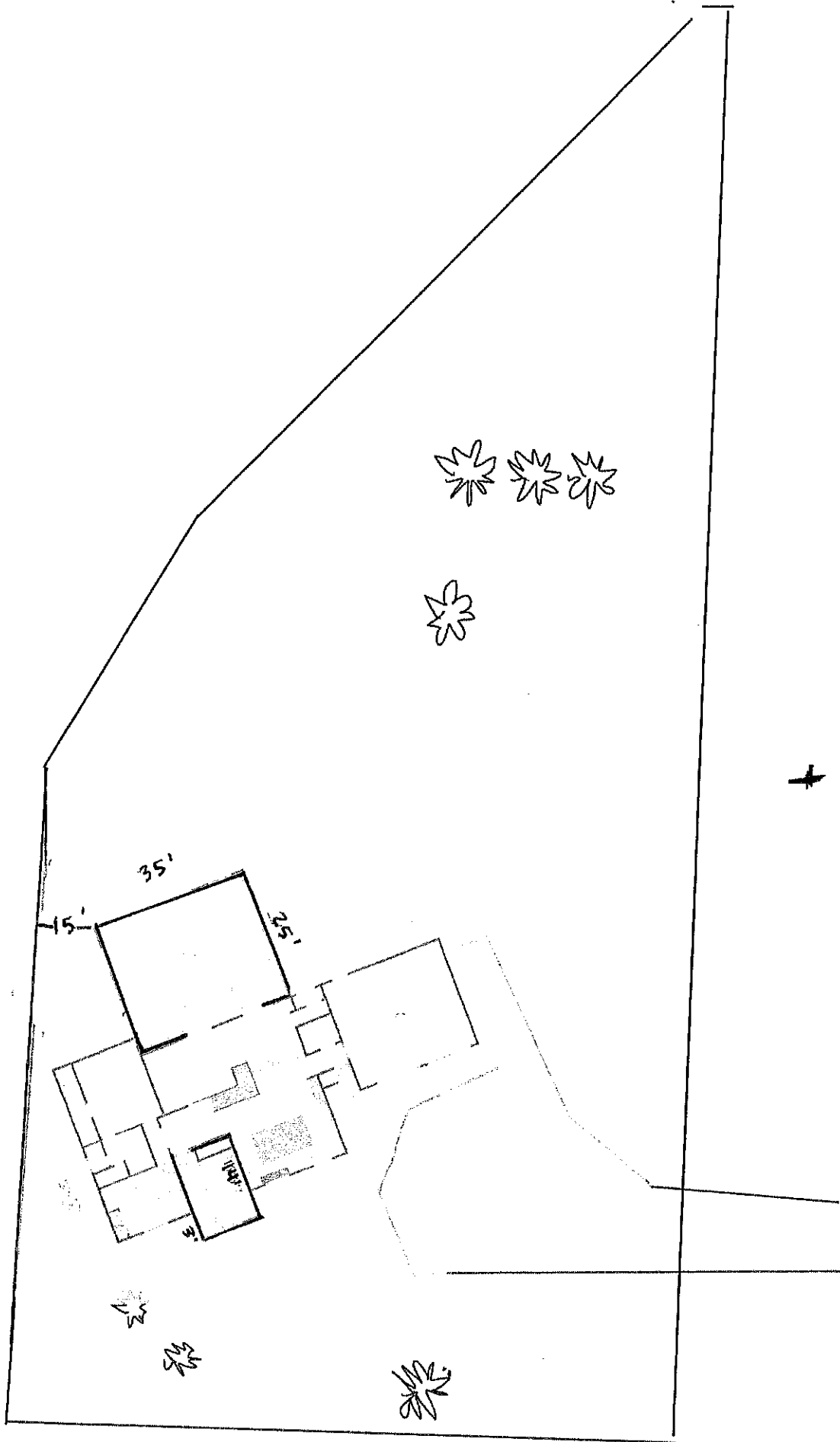
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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DATE: 12/10

SCALE: 1/2" = 1'-0"

PROJECT: 115 SOUTH MAIN STREET
MILLVILLE, UTAH 84326

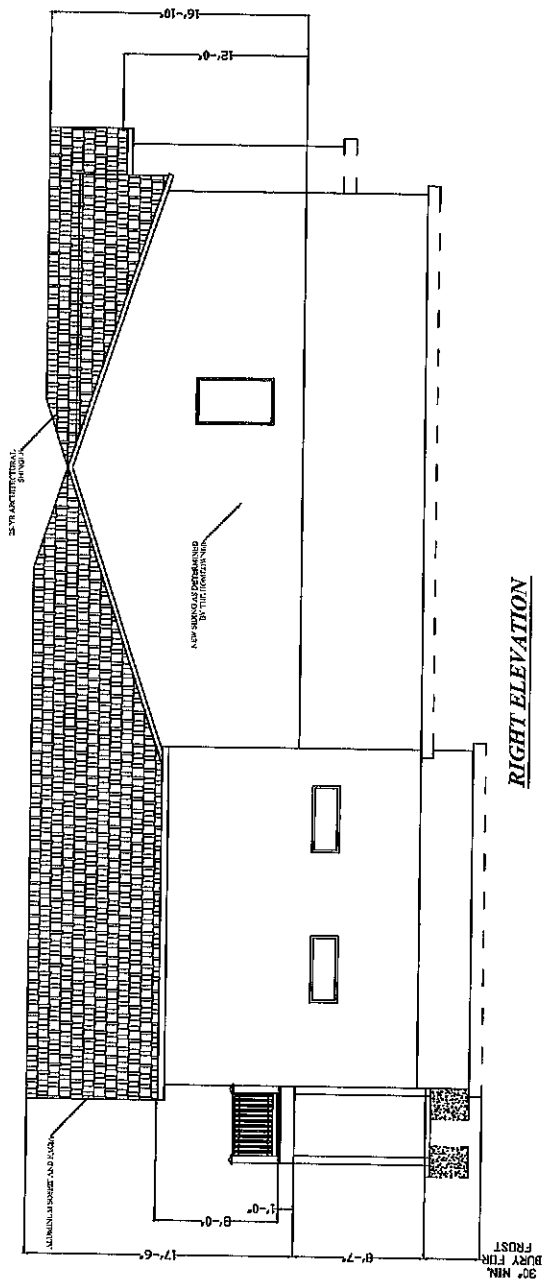
CLIENT: MIKE & KARA EVERTON
PROJECT: 115 SOUTH MAIN STREET
MILLVILLE, UTAH 84326

F3 ENGINEERING
960 WEST 7800 SOUTH
WILLARD, UTAH 84340

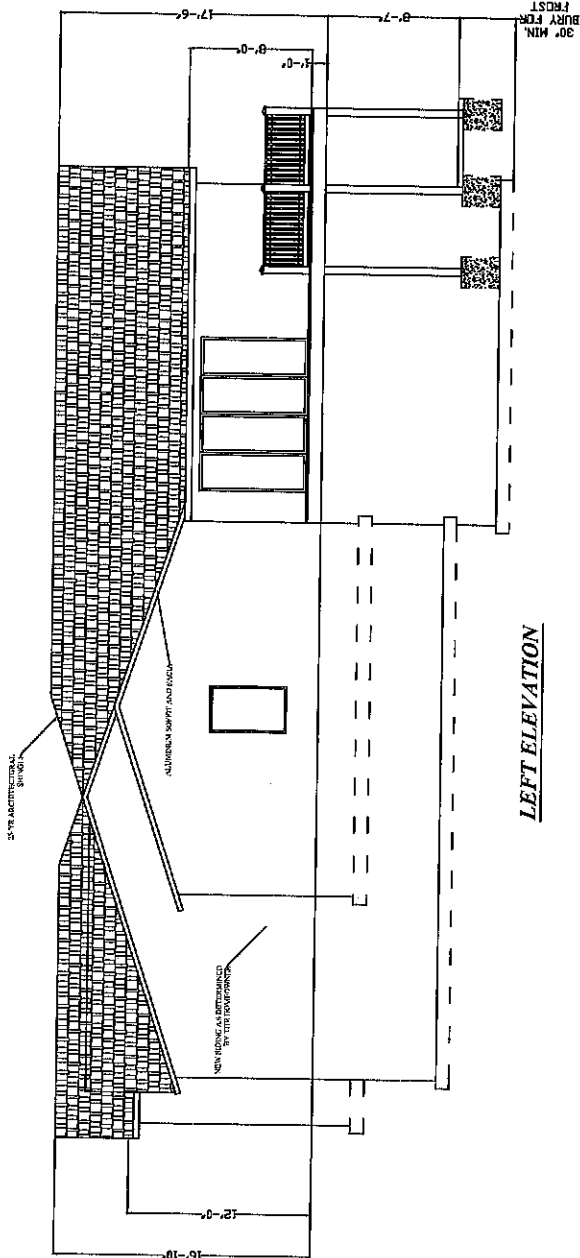
COMMENTS:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

1 - 12/10/2025

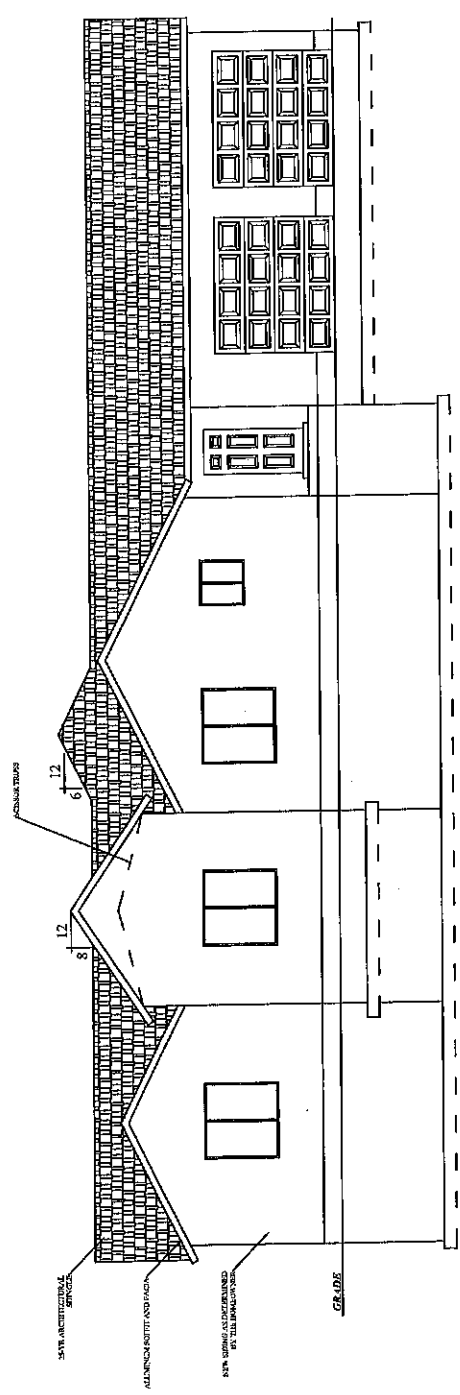
RIGHT ELEVATION



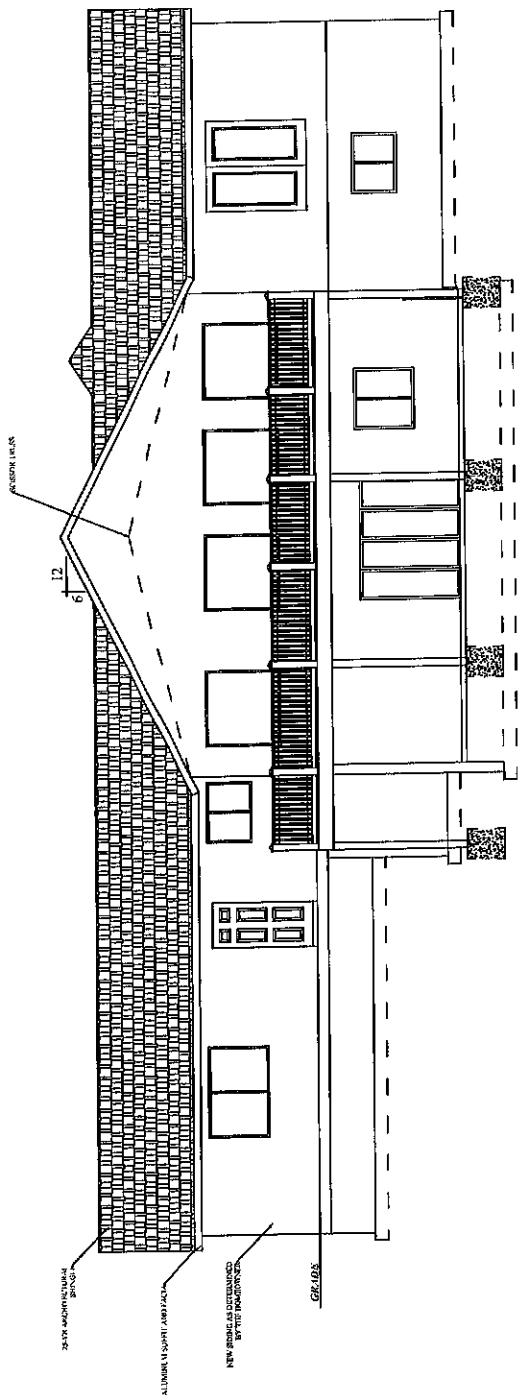
LEFT ELEVATION



DATE: 11/17/2021	DATE: 11/17/2021	DATE: 11/17/2021	DATE: 11/17/2021
BY: J. J. JONES	BY: J. J. JONES	BY: J. J. JONES	BY: J. J. JONES
PROJECT: 111 SOUTH MAIN STREET	PROJECT: 111 SOUTH MAIN STREET	PROJECT: 111 SOUTH MAIN STREET	PROJECT: 111 SOUTH MAIN STREET
CLIENT: MIKE & KARA EVERTON	CLIENT: MIKE & KARA EVERTON	CLIENT: MIKE & KARA EVERTON	CLIENT: MIKE & KARA EVERTON
LOCATION: 111 SOUTH MAIN STREET	LOCATION: 111 SOUTH MAIN STREET	LOCATION: 111 SOUTH MAIN STREET	LOCATION: 111 SOUTH MAIN STREET
CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526
ARCHITECT: F3 ENGINEERING	ARCHITECT: F3 ENGINEERING	ARCHITECT: F3 ENGINEERING	ARCHITECT: F3 ENGINEERING
ADDRESS: 880 WEST 7860 SOUTH	ADDRESS: 880 WEST 7860 SOUTH	ADDRESS: 880 WEST 7860 SOUTH	ADDRESS: 880 WEST 7860 SOUTH
CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526	CITY: MILLVILLE, UTAH 84526
COMMENTS:	COMMENTS:	COMMENTS:	COMMENTS:



FRONT ELEVATION



BACK ELEVATION

