

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
August 1, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Darcy Ripplinger, Larry Lewis, Kara Everton, Pam June, Corey Twedt, Chad Kendrick, Todd Lundahl, Mark Bishop

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for August 1, 2024, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson were present. 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 for August 1, 2024 was reviewed. **Commissioner Dickey moved to approve the agenda for August 1, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for July 18, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on July 18, 2024 with changes.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.A. Final Plat Review- Canyon Breeze Subdivision located at 587 South 550 East

The roadway will be installed from a combination between the county and the developer.

Commissioner Anderson moved to recommend the Final Plat for the Canyon Breeze subdivision to City Council. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.B. Zoning Clearance- New Residence- Mark Bishop located at 325 East 100 North

The shop is not included in this zoning clearance. The engineers reviewed the plans regarding the slope before and after the shop is built. There will not need to be another hillside review for the shop.

Commissioner Anderson moved to approve the zoning clearance for Mark Bishop located at 325 East 100 North. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.C. Other

- Gave updates on the town center.

6. City Council Review- July 11, 2024

7. Agenda Items/Notes for Next Meeting

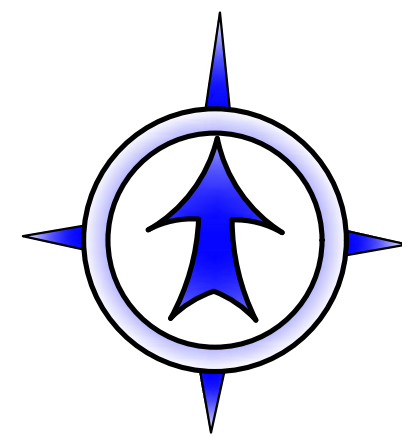
8. Calendaring of future Planning Commission Meeting – August 15, 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:27 p.m.

FINAL PLAT
Canyon Breeze Estates Subdivision

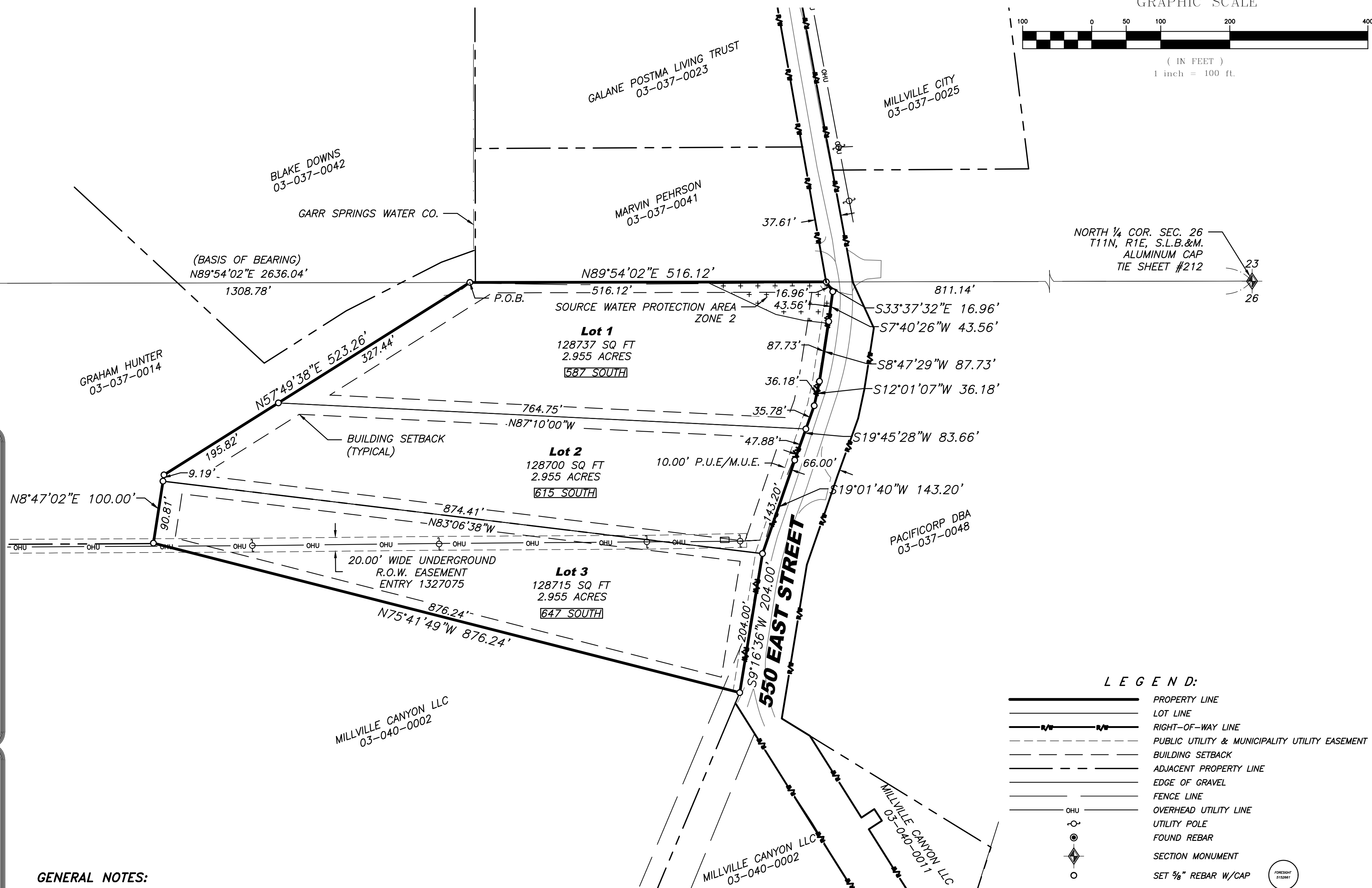
A PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
MILLVILLE, CACHE COUNTY, UTAH
CONTAINING 8.86 ACRES IN 3 RESIDENTIAL LOTS



July 1, 2024

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(iv) ANY OTHER PROVISION OF LAW.

APPROVED THIS ____ DAY OF _____, 2024
BY _____

TITLE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____, 2024

BY _____

TITLE _____

GENERAL NOTES:

- There is a fault line that runs North and South approximately 500 feet from the East line of the subdivision.
- Building setback lines are for reference only. Setbacks shall meet the requirements of Millville City Code at the time building permit(s) are issued.
- Storm water storage facilities and berms on each lot shall remain in place and will be maintained by the lot owners.

Record Owner(s): Lundahl Cold Storage LLC,
2005 North 600 West Suite C
Logan, Utah 84321

LEGEND:

	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PUBLIC UTILITY & MUNICIPALITY UTILITY EASEMENT
	BUILDING SETBACK
	ADJACENT PROPERTY LINE
	EDGE OF GRAVEL
	FENCE LINE
	OVERHEAD UTILITY LINE
	UTILITY POLE
	FOUND REBAR
	SECTION MONUMENT
	SET 3/4" REBAR W/CAP

SHEET 1 of 1

CANAL COMPANY APPROVAL

ACCEPTED BY THE GARR SPRINGS WATER COMPANY THIS ____ DAY OF _____, 2024

BY: _____ TITLE: _____

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE,
UTAH THIS ____ DAY OF _____, A.D., 2024.

ATTEST: _____
MAYOR CITY RECORDER

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS COUNTY RECORDER

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 23-053
Prepared by JH, 7/1/24

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING
AND ZONING COMMISSION THIS ____ DAY OF _____, A.D., 2024.

CHAIRPERSON _____ ATTEST: _____ SECRETARY _____

BEAR RIVER HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY
THE BEAR RIVER HEALTH DEPARTMENT THIS ____ DAY OF _____, 2024.

BY: _____ TITLE: _____

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS ____ DAY OF _____, A.D., 2024 BY THE CITY
ENGINEER OF MILLVILLE, UTAH.

CITY ENGINEER

UTILITY COMPANY APPROVAL

COMCAST _____ DATE _____

CENTURY LINK _____ DATE _____

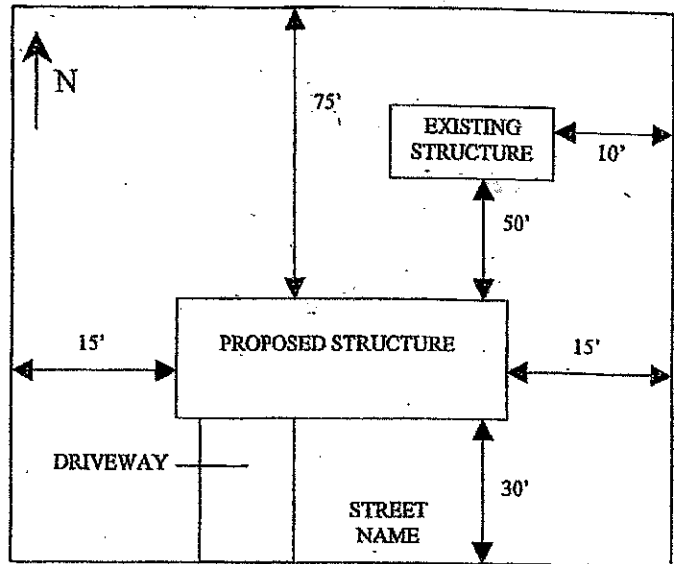


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

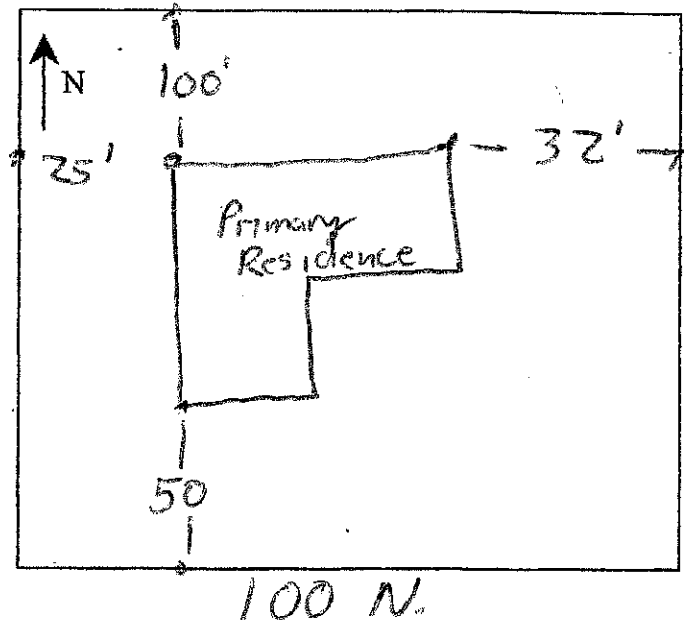
APPLICATION INFORMATION

1. Mark Bishop
APPLICANT'S NAME
2. 707 E 400 S
MAILING ADDRESS
- River Heights UT 84321
CITY STATE ZIP CODE
3. 801-819-6978 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Primary Residence
TYPE OF STRUCTURE
7. 1796 8. R-1
SQUARE FOOTAGE ZONE
9. Millville Hill Subd. #27
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 325 E 100 N
ADDRESS OF CONSTRUCTION
12. 1.52 13. 4714-4750
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. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



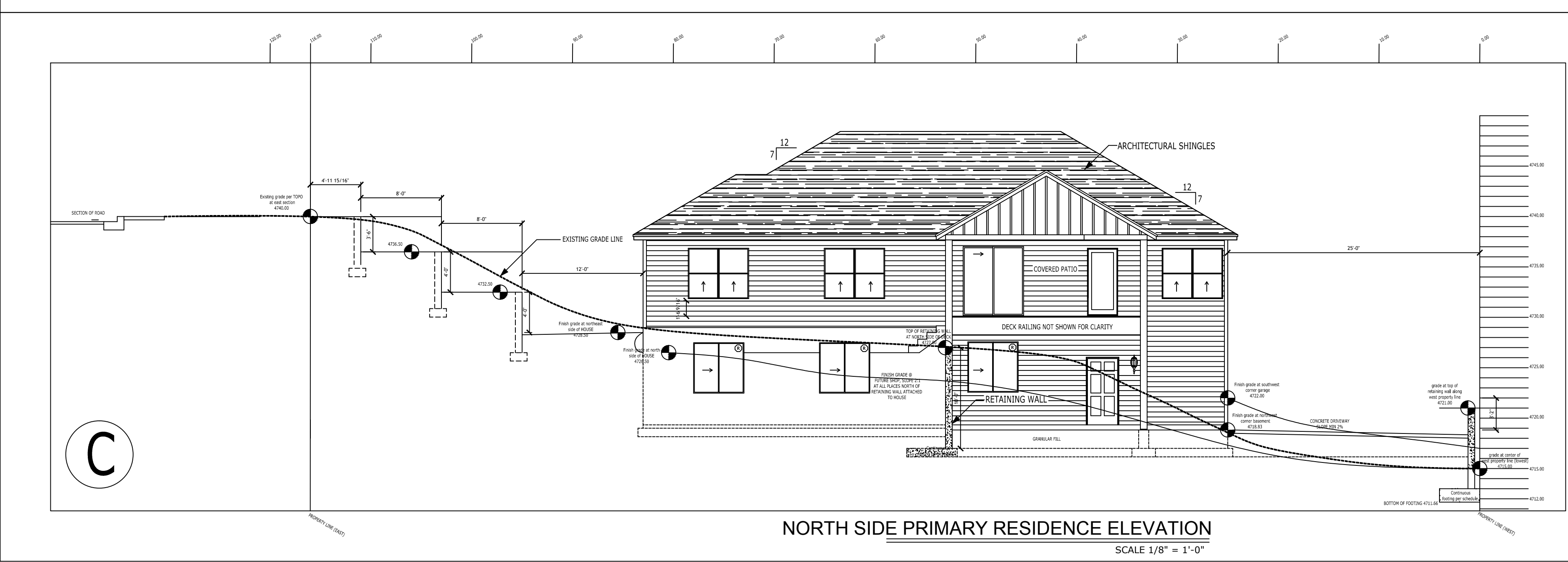
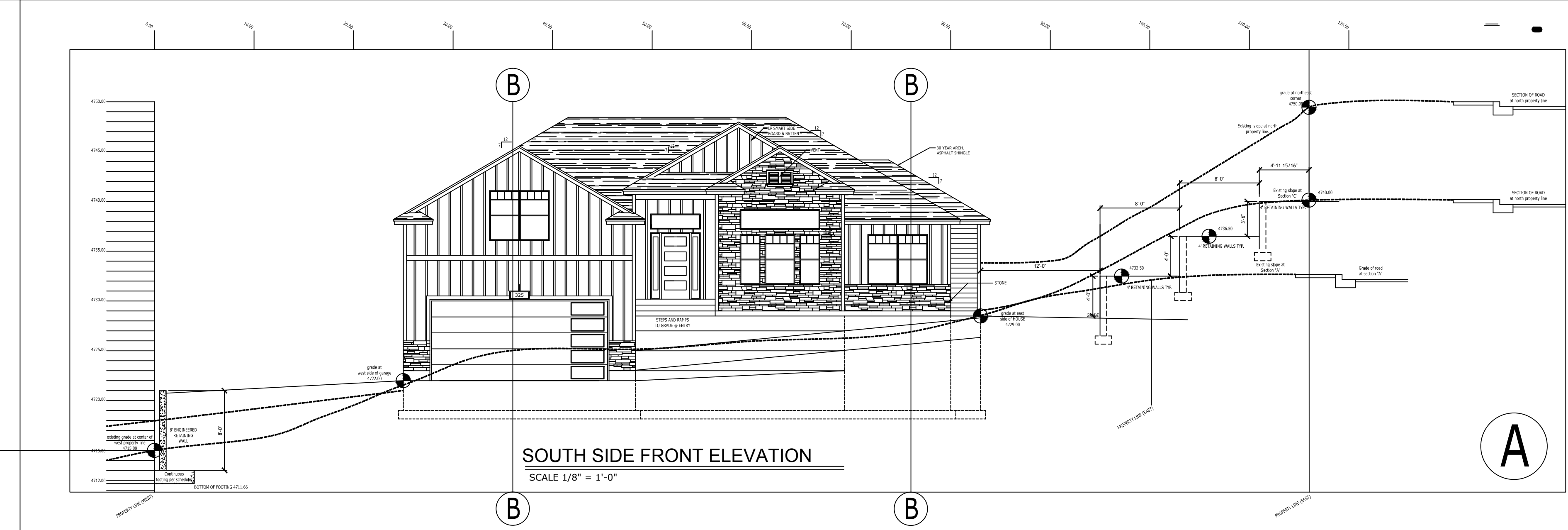
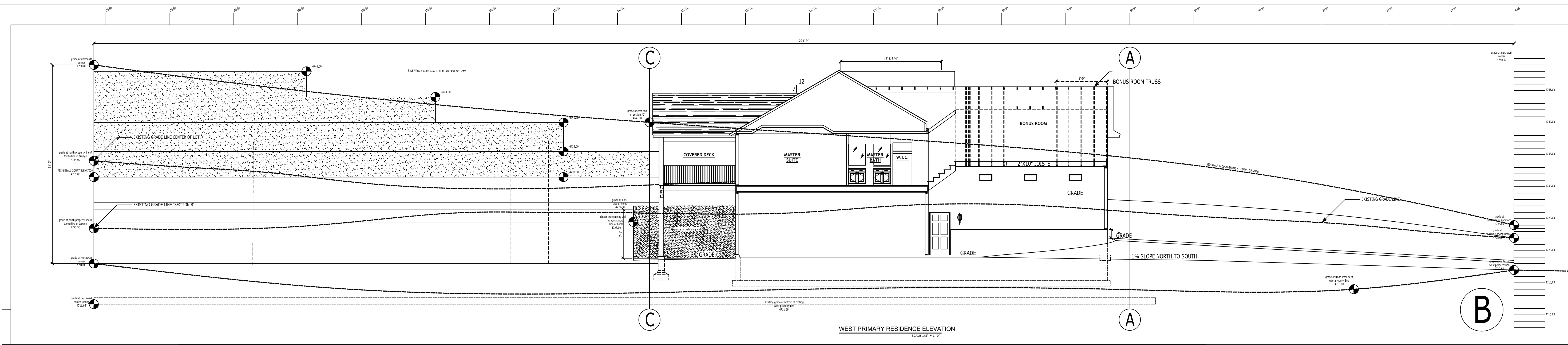
APPROVED - PLANNING AND ZONING

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)



CONTRACTOR INFORMATION:
MARK BISHOP CONSTRUCTION, INC
707 E 400 S RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978
Email: thembc@yahoo.com

MUX, LLC DRAFTING SERVICES
400 S 707 E RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978 Email: utmuxllc@gmail.com
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VERSION INFORMATION:
MARK BISHOP & KAMI RYAN
LOT #27 MILLVILLE HILL
325 E 100 N

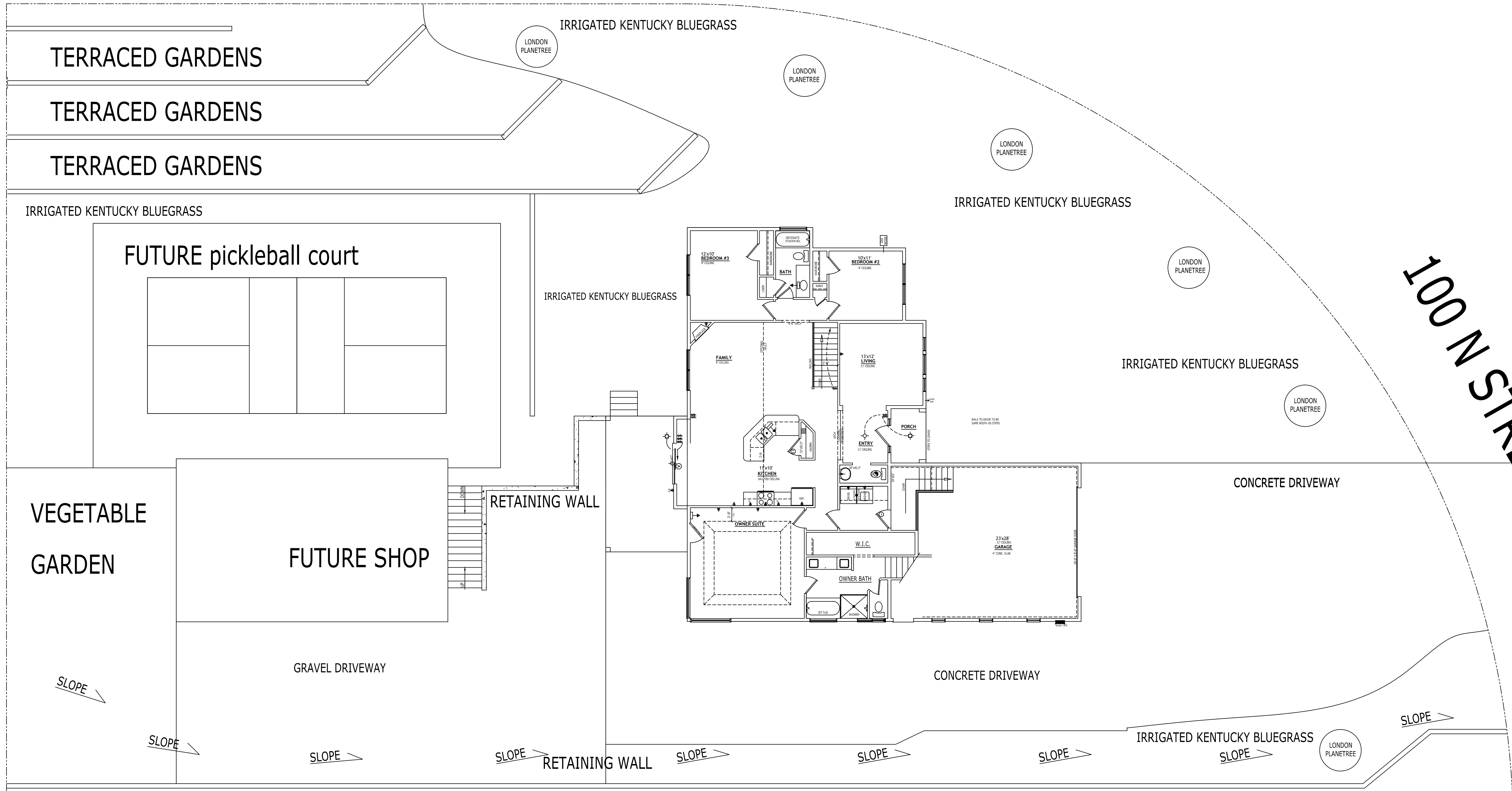
2024
PRIMARY RESIDENCE
& FUTURE SHOP

LOT SIZE: (.52 ACRE)	22562
PRIMARY RESIDENCE:	4150
FUTURE SHOP:	1000

**SECTIONS FOR
RETAINING &
DRAINAGE**

APPLICABLE CODES/STAMP:	VERSION:
2015 IBC 2015 IRC 2015 IBC 2014 NEC	V5.0 DATE: 7-25-24
COMMUNITY: MILLVILLE HILL	LOT#: 27

PAGE#
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100 N STREET

LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

CONTRACTOR INFORMATION:
MARK BISHOP CONSTRUCTION, INC.
707 E 400 S RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978
Email: thembc@yahoo.com

SCALE: 1/8"=1'-0"

MUX, LLC DRAFTING SERVICES
400 S 707 E RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978 Email: utmuxllc@gmail.com

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VERSION INFORMATION:
MARK BISHOP & KAMI RYAN
LOT #27 MILLVILLE HILL
325 E 100 N

2024
PRIMARY RESIDENCE
& FUTURE SHOP

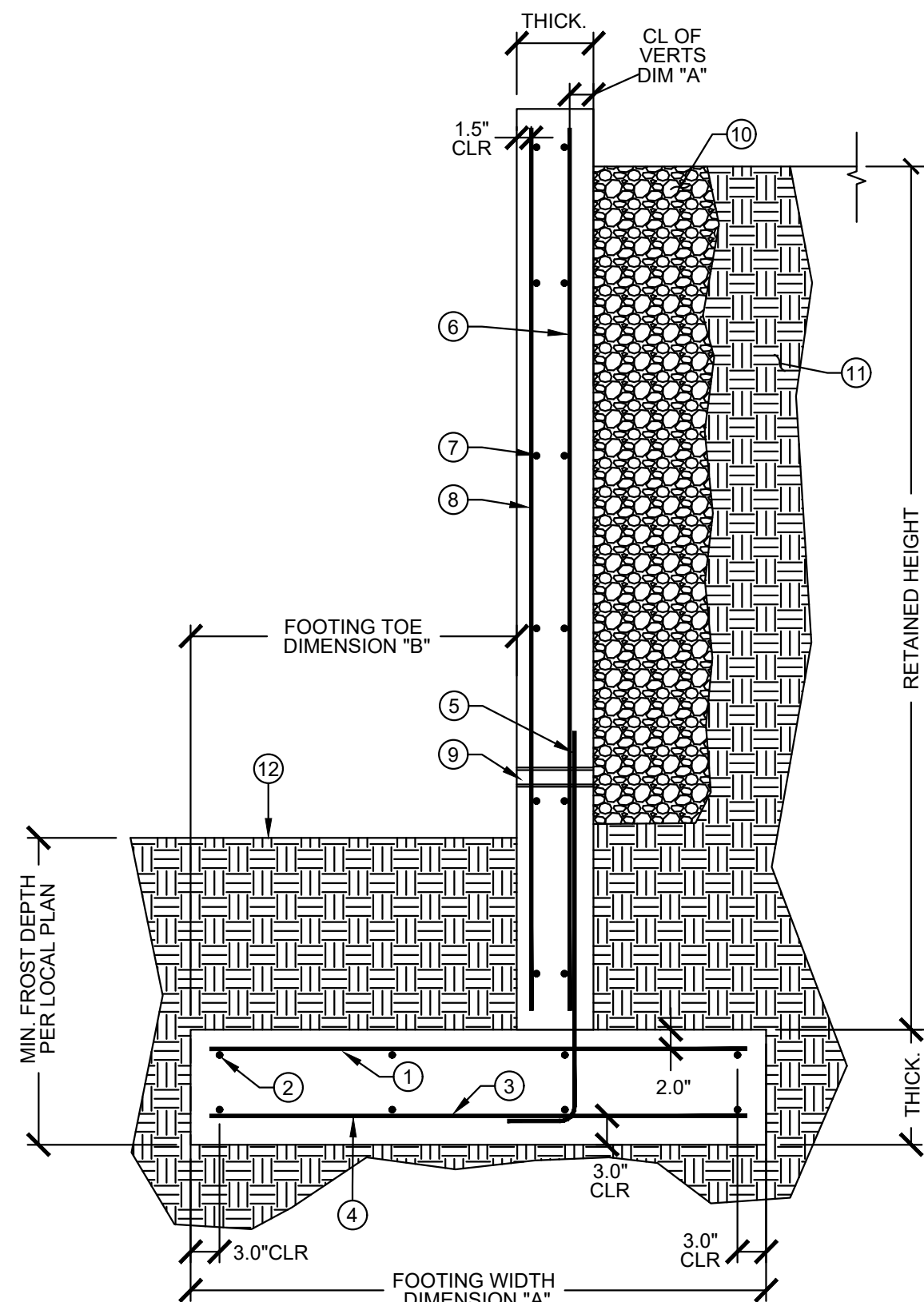
TOTAL SQUARE FOOTAGE:	3560
MAIN LEVEL:	1796
UNFINISHED BASEMENT:	1764

LANDSCAPE
PLAN

APPLICABLE CODES/STAMP:	VERSION:
2015 IRC 2015 IPC 2015 IMC 2014 NEC	V5.0
DATE:	7-25-24

COMMUNITY:	LOT#:
MILLVILLE HILL	27

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DESIGN CRITERIA & ASSUMPTIONS:
F_c = 2,500 PSI
F_y = 60 KSI

BEARING CAPACITY: 1,500 PSF
SOIL DENSITY: 125 PCF
FRICTION ANGLE: 34 DEG
BACKFILL ANGLE: HORIZONTAL
EXTERNAL WALL LOADS: NONE
EQUIP. & ROAD SURCHARGE: 125 PSF
EXPANSIVE SOILS: NONE
COLLAPSIBLE SOILS: NONE

BACKFILL TO BE PLACED IN 8 INCH
MAX. LIFTS AND COMPACTED TO 90%
OF THE MATERIALS MAXIMUM DRY
DENSITY AS DETERMINED BY ASTM
D1557

DRAIN GRAVEL TO HAVE A MAXIMUM
SIZE OF 3/4" AND A MAXIMUM OF 10%
PASSING THE #4 SIEVE.

GRAVEL TO BE PLACED IN 8 INCH MAX.
LIFTS AND DENSIFIED USING A
VIBRATORY PLATE

IF CONDITIONS OTHER THAN THOSE
LISTED ABOVE ARE ENCOUNTERED,
ENGINEER SHOULD BE NOTIFIED.

- KEYNOTES**
- TOP CROSSWISE REBAR
 - TOP LONGITUDINAL REBAR
 - BOTTOM CROSSWISE REBAR
 - BOTTOM LONGITUDINAL REBAR
 - VERTICAL FOOTING DOWELS TO MATCH VERTICAL WALL REBAR w/ CLASS "B" LAP SPLICE & 12" MIN. HOOK
 - VERTICAL WALL REINFORCING PER SCHEDULE
 - HORIZONTAL WALL REINFORCING PER SCHEDULE
 - 2ND MAT REBAR ON EXPOSED SIDE PER SCHEDULE NOTES
 - 2"Ø PVC WEEP HOLES AT 8'-0" OC
 - 12" FREE DRAINING GRAVEL w/FILTER FABRIC
 - NATIVE BACKFILL OR MATERIAL PER PROJECT SPECIFICATIONS
 - FINISH GRADE PER PLAN

A
S501 RETAINING WALL DETAIL
SCALE: NTS

REINFORCING SPLICE LENGTH TABLE - TYPICAL U.N.O.							
BAR SIZE		CONCRETE					
IN-LB	AREA (IN²)	FOOTING	GRADE BEAM		WALL		SLAB
			BOTTOM	TOP	VERTICAL	HORIZ	
#3	0.11	1'-4"	1'-4"	1'-9"	1'-4"	1'-4"	1'-4"
#4	0.20	1'-10"	1'-10"	2'-5"	1'-7"	1'-7"	1'-7"
#5	0.31	2'-3"	2'-3"	3'-0"	2'-7"	2'-7"	2'-7"
#6	0.44	2'-9"	2'-9"	3'-6"	3'-1"	3'-1"	3'-1"
#7	0.60	4'-0"	4'-0"	5'-2"	4'-6"	4'-6"	4'-6"
#8	0.79	4'-7"	4'-7"	6'-0"	5'-2"	5'-2"	5'-2"
#9	1.00	5'-2"	5'-2"	6'-8"	---	---	---
#10	1.27	5'-9"	5'-9"	7'-5"	---	---	---
#11	1.56	6'-3"	6'-3"	8'-2"	---	---	---
#14	2.25	---	---	---	---	---	---
#18	4.00	---	---	---	---	---	---

RETAINING WALL SCHEDULE										
MAX RETAINED HEIGHT	WALL THICKNESS & REINFORCING						FOOTING THICKNESS & REINFORCING			
	WALL THICK.	REINFORCING		FTNG WIDTH DIM. "A"	FTNG THICK.	FTNG TOE DIM. "B"	TOP REINFORCING		BOTTOM REINFORCING	
		VERTICAL BARS	HORIZONTAL				LONG.	CROSSWISE	LONG.	CROSSWISE
		SIZE @ SPACING	DIM "A" TO CL				(#) SIZE	SIZE @ SPACING	(#) SIZE	SIZE @ SPACING
4'-0"	8"	#4 @ 18" OC	2-1/2"	#4 @ 12" OC	3'-0"	10"	#4 @ 18" OC	#5 @ 18" OC	#4 @ 18" O.C.	#5 @ 18" OC
6'-0"	8"	#4 @ 14" OC	2-1/2"	#4 @ 12" OC	4'-0"	12"	#4 @ 18" OC	#5 @ 14" OC	#4 @ 18" O.C.	#5 @ 14" OC
8'-0"	8"	#5 @ 12" OC	2-1/2"	#4 @ 12" OC	6'-0"	12"	#4 @ 18" OC	#5 @ 14" OC	#4 @ 18" O.C.	#5 @ 14" OC
NOTES: 1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL WITH MINIMUM OF 1,500 PSF ALLOWABLE BEARING PRESSURE 2. 3,000 PSI CONCRETE AT 28 DAYS 3. GRADE 60 REBAR 4. WALLS THICKER THAN 8" REQUIRE #4 BARS AT 18" OC EACH WAY ON EXPOSED FACE w/ 2" CLEAR COVER 5. NO STACKED or PIGGYBACK WALLS or ADJACENT STRUCTURES ALLOWED WITHIN 2x RETAINED HEIGHT										

NOTE:
ALL OF THESE DETAILS MAY OR MAY NOT
BE USED FOR THIS SPECIFIC PROJECT.

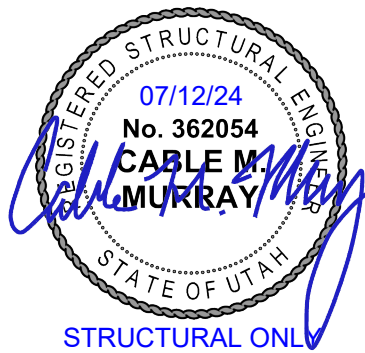


CLIENT INFO:
MARK BISHOP CONSTRUCTION
707 EAST 400 SOUTH
RIVER HEIGHTS, UTAH 84321

MARK BISHOP
PHONE: 801-819-6978
DRAWN BY:
MKH
PROJECT MANAGER:
CMM
CHECKED BY:
CMM

LOT 27 MILLVILLE HILL SUBD.

325 EAST 100 NORTH
MILLVILLE, UTAH 84326



NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

TYPICAL
STRUCTURAL
DETAILS

S501