

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
September 5, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson,
Darcy Ripplinger, Kara Everton, Pam June, David Hair, Ryan
Zollinger, Rod Hobbs

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 5, 2024, at 8:00 pm.
Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and
Matt Anderson were present. Commissioner Larry Lewis 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 for September 5, 2024, was reviewed.

Commissioner Farmer moved to approve the agenda for September 5, 2024.

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

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for
August 1, 2024. **Commissioner Anderson moved to approve the minutes for the
meeting on August 1, 2024.** Commissioner Dickey seconded. Commissioners Garrett
Greenhalgh, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson voted
in favor. Commissioner Larry Lewis was excused.

5.A. Zoning Clearance- Accessory Building- Ryan Zollinger- 96 East 700 North

Ryan Zollinger is present. No utilities, no living quarters. Height is 27'.

**Commissioner Farmer moved to recommend the Zoning Clearance- Accessory Building-
Ryan Zollinger- 96 East 700 North.** Commissioner Anderson seconded. Commissioners Garrett
Greenhalgh, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson voted in
favor. Commissioner Larry Lewis was excused.

5.B. Private Lane- Final Plat Review- Millcreek Lot 6- Galen Daniels- 161 West 265 South

Engineers have approved the private lane. There were some concerns regarding the snow removal and where to put snow during heavier years.

Commissioner Anderson moved to recommend the Final Plat for the Private Lane for Millcreek Lot 6- Galen Daniels- 161 West 265 South. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson voted in favor. Commissioner Larry Lewis was excused.

5.C. Other

Rod Hobbs was present and asked about the minutes from July 11, 2024 regarding the de-annexation/ boundary-line request owned by Seth Alder Farms LLC.

6. City Council Review- August 8, 2024

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – September 19, 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:35 p.m.

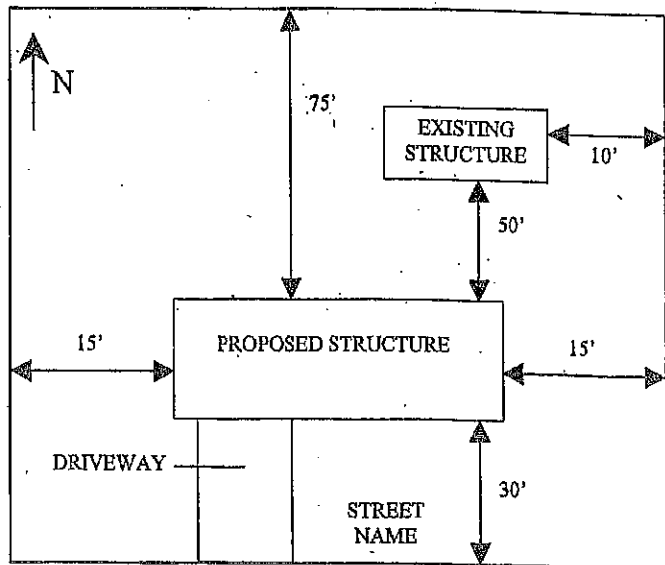


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

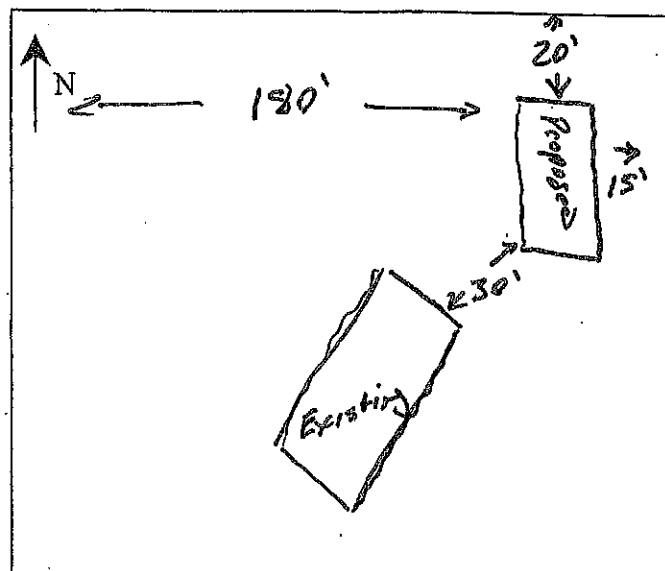
APPLICATION INFORMATION

1. Ryan Zollinger
APPLICANT'S NAME
2. PO Box 428
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435 770 1966 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Storage Building
TYPE OF STRUCTURE
7. 2400 8. R1
SQUARE FOOTAGE ZONE
9. 96 E 700 N
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 124 - 0019
TAX IDENTIFICATION NUMBER
11. 96 E 700 N, Millville
ADDRESS OF CONSTRUCTION
12. _____ 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. _____
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)

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED IN THE DRAWINGS PRIOR TO THE CONSTRUCTION.
- EXTERIOR WALL AND ROOF FINISHES AS PER CUSTOMER'S CHOICE.
- REFER TO MANUFACTURER'S SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOOR AND WINDOWS.
- ALL BEAMS SIZES TO BE VERIFIED BY THE STRUCTURAL ENGINEER.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC SECTION 4.410.1
- VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC SECTION 4.504.2.
- CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC SECTION 4.505.2.1
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3
- LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.
- (CEILINGS: R-22), EXTERIOR WALLS: 2 X 4 EXTERIOR WALLS: R-13, 2 X 6 EXTERIOR WALLS: R-19) AND RAISED FLOORS: R-19.
- MINIMUM VALUES; ACTUAL REQUIREMENTS DEPEND UPON THE PROJECT SPECIFIC ENERGY DESIGN (PRESCRIPTIVE OR PERFORMANCE). ES 150.0(A-D)

MINIMUM INSULATION SPECIFICATION:-

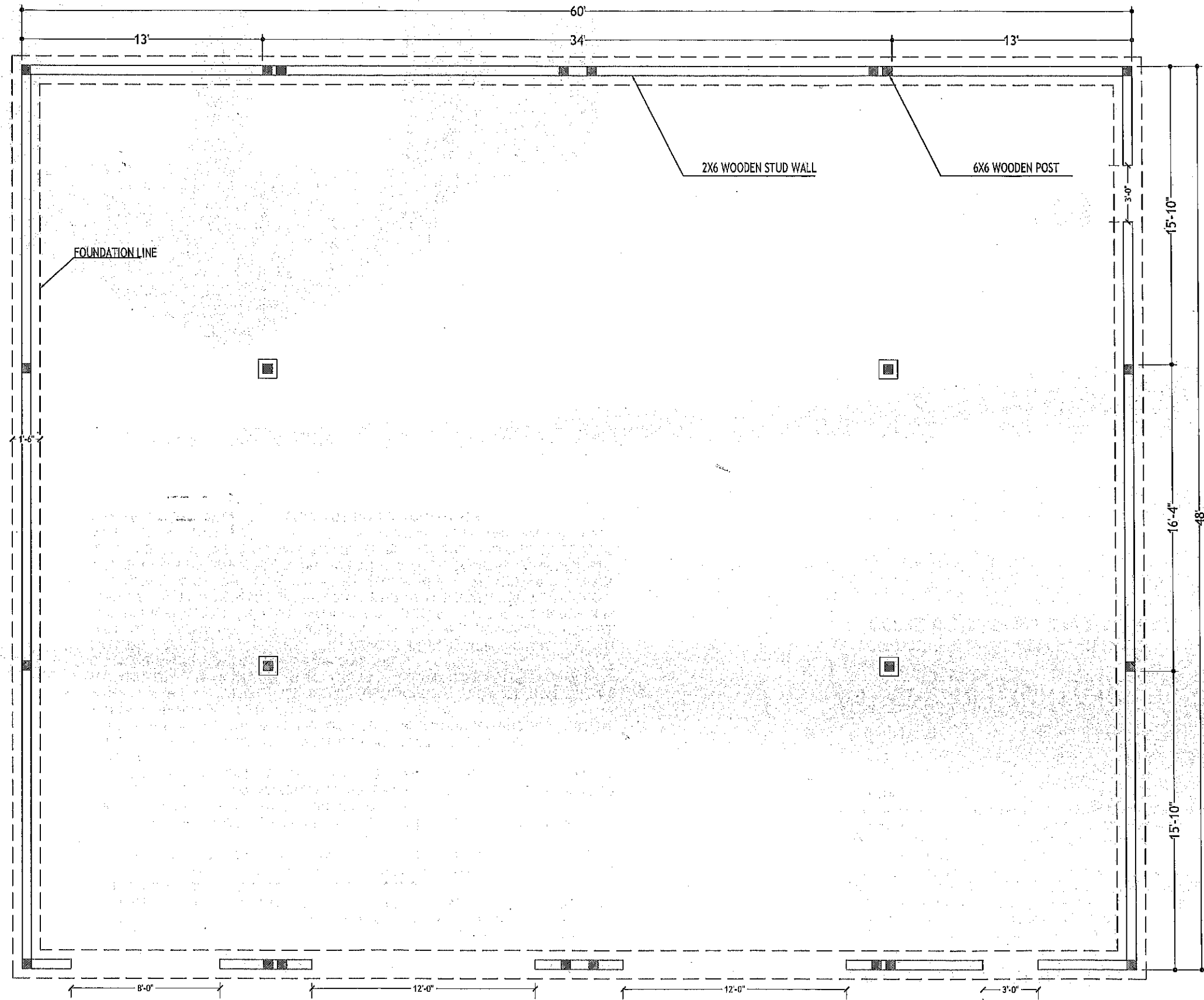
- CEILINGS: R-22
- INTERIOR WALLS 2 X 4: R-13
- EXTERIOR WALLS 2 X 6: R-19
- RAISED FLOORS: R-19

NOTE: THESE ARE MINIMUM VALUES; ACTUAL REQUIREMENTS DEPEND UPON THE PROJECT SPECIFIC ENERGY DESIGN (PRESCRIPTIVE OR PERFORMANCE). ES 150.0(A-D)

I.E.C.C NOTES:-

ALL MODIFICATION TO THE BUILDING ENVELOP MUST COMPLY WITH FOLLOWING:

FENESTRATION
U-FACTOR - .40
SHGC - .25 OR BETTER



1

FLOOR PLAN

SCALE: 3/8"=1'-0"

GREEN BUILDING CODE REQUIREMENTS:-

- MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC SECTION 4.408.1.
- the contractor shall submit a Construction Waste Management Plan, per CGC Section 4.408.2
-

SHEET NO.

A-2

DWG NO.:
DWGNO

REVISION:
1

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

DATE:
DATE

CLIENT NAME:
RYANZOLLINGER

PROJECT ADDRESS:
USA

DRAWING TITLE:
FLOOR PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE BEEN USED IN THE PREPARATION OF THIS DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

STAMP

ARCHITECTS
& CONSULTANTS

DRAWINGS PROVIDED BY:

ARCHITECTS
& CONSULTANTS

DOMINION ENERGY
Quesar 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
obligation 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 acknowledgement 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

Approved by Dominion Energy, this _____ day
of _____, A.D., 20__.

Title:

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann. § 54-3-27 this plat
conveys to the owner(s) or operators of utility
facilities a public utility easement along with the
rights and duties described therein.

2. Pursuant to Utah Code Ann. § 17-27a-603(4)(ii)
Rocky Mountain Power accepts delivery of the PUE
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 Easement, 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 the Rocky Mountain
Power has Under:

- (1) A recorded Easement or Right-of-Way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, damage to
underground utility facilities or
- (4) any other provision of the law.

Rocky Mountain Power

NOTES & RESTRICTIONS:

- 1- All public & municipal utility easements (P.U.E.) are
10.0 feet wide around the frontage of All Lots.
- 2- No Structures may be built within any public utility
easement, except as approved by the City Engineer
- 3- All expenses involving the necessary improvements for
sanitary sewer, systems, gas service, electrical service, curbs
and gutters, fire hydrants, pavement, sidewalks, street
lighting and signage, and other improvements shall be
financed by subdivider.
- 4- The Subdivision does not contain identified wetlands, and
does not contain flood plain, or other notable sensitive
areas.
- 5- The subdivision's parcel number is 03-148-0003
- 6- Lot owner's will be required to connect to Public Sewer
System when installed and operational by City. All costs
associated with connection shall be the owner's expense.
- 7- Possible sewer main depths might be shallow whereas a
lift station may be required to connect to the city main.
All cost shall be the responsibility of the Lot owner at time
of operational.
- 8- There are no slopes greater than 20% within the
subdivision, less small ditch embankments.
- 9- Swale maintenance and infiltration pond maintenance is
the responsibility of the owner of Lot 2.
- 10- The Private Road shall also be an access easement to
the Swale Easement, for Millville City.

MILLVILLE IRRIGATION COMPANY

This Plat is Approved by:

Canal Company Rep. _____ Date _____

UTILITY COMPANY APPROVALS

The Utility Easements shown on this Plat are Approved:

CENTURY LINK COMM.

Century Link Rep. _____ Date _____

COMCAST COMM.

Comcast Rep. _____ Date _____

NARRATIVE

The purpose of this survey was to Amend the parcel as shown and described
hereon. The survey was ordered by Galen Daniels. The control used to
establish the property corners was the existing Survey monumentation found
within Mill Creek Subdivision located in Section 22, T11N, R1E, S1B&M. More
specifically two old iron pins were found at the Northeast Corner of Lot 1
and the East Corner of Lot 4. The North Pin was held and the survey was related
to the South pin. The base of bearing is the North line of the Northwest
quarter of Section 23, T11N, R1E, S1B&M which bears South 88°50'45" West,
Utah Coordinate System 1983 North Zone.



BEAR RIVER HEALTH DEPARTMENT APPROVAL

Bear River Health has reviewed this plat and has
determined that septic permits can be applied for on the
subdivided parcels.

CERTIFICATE OF REVIEW

Data on this plat reviewed this _____ day of _____, 20__
by the City
Engineer of Millville, Utah

PLANNING AND ZONING APPROVAL

This plat approved by the City of Millville
Planning and Zoning Commission this
day of _____, 20__

CITY COUNCIL ACCEPTANCE AND APPROVAL

Approved by the City Council of the City of Millville,
Utah, this _____ day of _____, 20__

CURVES

C1	C2	C3
$\Delta = 163^{\circ}47'15''$	$\Delta = 23^{\circ}34'41''$	$\Delta = 140^{\circ}12'33''$
$R = 50.00'$	$R = 50.00'$	$R = 50.00'$
$L = 142.93'$	$L = 20.58'$	$L = 122.36'$
$LC = 99.00'$	$LC = 20.43'$	$LC = 94.03'$
$S 81^{\circ}13'12'' W$	$N 11^{\circ}06'58'' E$	$N 86^{\circ}59'28'' W$

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Galen J. Daniels
and Judy Pond Daniels, husband and wife as joint tenants, owner,
proprietors, or parties of interest in the land shown in this plat, do hereby
certify:

That the foregoing plat designated as **Mill Creek Lot 6 Subdivision**, is
located in the Southwest Quarter of Section 22, Township 11 North, Range 1
East, Salt Lake Base and Meridian, Millville City, Cache County, Utah and is
more particularly described as follows per Entry Number 1208330 (The
Basis of Bearings is the Utah Coordinate System 1983 North Zone):

SUBDIVISION BOUNDARY:

A Part of Lot 3, Mill Creek Subdivision, located in the Southwest Quarter of
Section 22, Township 11 North, Range 1 East of the Salt Lake Base and
Meridian and more particularly describes as follows:

Commencing at the Northeast Corner of said Section 22 and Thence South
55°36'19" West 4811.86 Feet to the Northerly Corner of Lot 1 Mill Creek
Subdivision as marked by an Old Iron Pin; Thence South 40°31'25" East
(South 39°51' East by Record) 162.72 Feet Along the East Line of said Lot 1;
Thence South 36°51'25" East (South 36°11' East by Record) 12.28 Feet
Along said East Line to the Northerly Corner of said Lot 3 and the True
Point of Beginning and RUNNING THENCE South 36°51'25" East (South
36°11' East by Record) Along the East Line of said Lot 3, 243.55 Feet to
the North Right-of-Way Line of 265 South Street; Thence Westerly Along
said Right-of-Way Line the Following Two (2) Courses: (1) South 89°19'35"
West (West by Record) 53.97 Feet; (2) Southwesterly Along the Arc of a
50.00 Foot Radius Curve to the Left on Arc Length of 142.93 Feet to the
Common Lot Corner of said Lot 3 and Lot 4, Long Chord Bears South
81°13'12" West 99.00 Feet; Thence South 89°19'35" West (West by Record)
Along the South Line of said Lot 3, 199.68 Feet; Thence North 18°22'36"
West (North 17°42'11" West by Record) Along the West Line of said Lot 3,
128.65 Feet; Thence North 69°43'13" East (North 70°23'38" East by Record)
Along the North Line of said Lot 3, 262.20 Feet to the Point of Beginning.
Containing 1.153 Acres, and two lots, and that this subdivision, as it is
described and as it appears on this plat, is made with the free consent
and in accordance with the desires of the undersigned owner(s) and
proprietor(s), and that this is a correct plat of the area as it is divided
into lots, blocks, streets and easements, and that the undersigned owner(s)
of the land shown and described on this plat does (do) hereby dedicate to
the City of Millville and its licensees for perpetual public use all streets,
alleys, easements for the purpose designated and other lands within the
boundary lines of the plat as indicated and not otherwise dedicated for
public use.

Executed this _____ day of _____, 20__.

Galen J. Daniels

Judy Pond Daniels

State of _____

County of _____

ACKNOWLEDGMENT

On this _____ day of _____, 20__, Galen J. Daniels
and Judy Pond Daniels, husband and wife as joint tenants, personally
appeared before me, the undersigned Notary Public in and for said State
and County, the signers of the Certification of Dedication, whom duly
acknowledged to me they signed it freely and voluntarily and for the
purpose therein mentioned.

Notary Public Signature _____

Commission Number - Expires _____

Notary Public Commissioned in Utah
(Print Name)

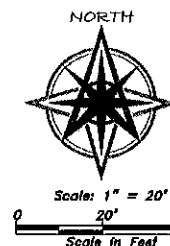
SURVEYOR'S CERTIFICATE

I, do hereby certify that I am a registered land surveyor licensed under the
laws of the State of Utah, that this plat is a true, correct, and complete
plat of **Mill Creek Lot 6 Subdivision** as laid out, plotted, dedicated, and
shown hereon, that such plat was made from an accurate survey of said
property by me or under my supervision and correctly shows the location
and dimensions of the lots, easements, and streets of said subdivision as
the same are staked upon the ground in compliance with the City of
Millville regulations governing the subdivision of land to an accuracy of one
part in ten thousand (10,000).

Date: 8/2/2024

Clinton G. Hansen

No. 7881387



LEGEND

- Primary Boundary Line
- Lot Line
- Other property Line
- Existing Overhead Power
- Existing Asphalt Paving
- Water Line
- Public Utility Easement
- Municipal Utility Easement
- Setback Line
- Fence Line
- Section Corner
- Found Survey Point
- Set 5/8" by 24"
- Rebar With Cap

COUNTY RECORDER'S NO.

State of Utah, County Cache, Recorded and Filed at the
Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed In: File of Plats _____

County Recorder