

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 21, 2019

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.)

Others Present:

Development Coordinator Harry Meadows, Recorder Corey Twedt, Chad Kendrick, Mayor David Hair, Heidi Anderson, Joe Cullumber, Harold Nordick, Braden Reeder, Mark and Stacie Bishop, and Deborah Covert. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Mar 21, 2019 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

4. Review and Approval of the Minutes from Mar 7, 2019

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Dickey to approve the minutes as outlined. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

5.A. Zoning Clearance – Braden Reeder Const. residence at 570 N 250 E, Copper Leaf, Lot 8, including Hillside overlay.

This home falls in the Hillside Overlay Zone. The city engineer had reviewed the application and submitted his notes.

Further inspections will be required during the construction, for the retaining wall, compaction inspection, and final grading. If these inspections are not completed the city will not issue the occupancy permit.

Commissioner Lewis moved to approve the zoning permit with the notes from the engineer and with the required additional inspections. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

Development Coordinator Meadows explained that when you pay your fee you get an inspection package. It includes requirements for SWPP which detail how things need to function during construction. There will be inspections weekly, and if you are found not in compliance the city will suspend building inspections.

5.B. Zoning Clearance – Harold Nordick accessory building at 420 E 300 S, Millville

This request is to replace an existing hay barn.

Commissioner Dickey moved to approve the zoning permit. Commissioner Farmer seconded.

Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

5.C. Other

Development Coordinator Meadows noted a residence on 200 E, the very last home on the east side of the street (approx. 400 S), that had built a shed with its back wall at the property line. This means that the dripline is 2 feet over the property line and in violation of Millville City Ordinances.

Mayor Hair reviewed with the Commissioners the events from the Bear River meeting and their follow-up.

At the Health Department meeting statistics were presented by Richard Worley showing that the nitrates in Millville's water had progressively grown to an unhealthy level and he claimed that septic tanks were causing it. He also indicated that the septic runoff was polluting our drinkable water and at such high levels could cause birth defects.

After this presentation the Board of Health voted to stop all issuance of septic tank permits in Millville immediately, passing with a 4 to 3 vote.

Then the Mayor was allowed to give his response, and he petitioned for the young home buyers who have spent their life savings and making payments on a lot. They would stand to lose all their investment in the lot if they were not able to build for years.

The Board reconsidered and changed their ruling to allow 20 septic permits; with the possibility of revisiting Millville's progress towards a solution at 6 month intervals.

The city must also give the home builders full disclosure that they will be required to turn right around after installing a septic tank and connect to sewer as soon as it becomes available.

Bear River was already holding some (around 10) septic applications that had previously been applied for and they counted those towards the 20 total. As soon as word got out about the restriction, property owners/builders began flooding in and buying up 2 and 3 septic permits each. All permits were gone within 2 days.

This was not the outcome that the Mayor had petitioned so determinedly for.

It was then decided that only 1 permit should be granted per person to allow the limited quantity to be spread to as many citizens as possible. Also to avoid hoarding, those with permits have 60 days to prove that they have a legitimate house plan and obtain a building permit.

Since the meeting last Wednesday, the Mayor and members of the city council have been gathering as much information as possible. They have met with 6 engineering companies, Nibley City (considering Logan vs Hyrum sewer), the County Attorney, and League of Cities and Towns Attorney.

The transition to sewer is no longer optional.

It is anticipated to transpire in the next 1-2 years, possibly in phases, and will be dependent upon finding a contractor, and funding. The city still needs to figure out what grants can be obtained for designing the sewer system, and what we can qualify for. The funding will be based on 1.4% of the median income of the citizens, which is reflecting high due to a small percentage of higher income families.

The city is also looking for a secondary water source.

Chairman Greenhalgh felt that the permits should be issued to those who already have plans ready to go and who are actually going to build a home to live in. He was concerned that when sewer comes it will change the lot size and smaller lots will develop with higher density housing. The commission has been fighting to NOT have smaller lots and to slow the growth in Millville.

Commissioner Ripplinger stated that she loved the letter that the Mayor sent out. She appreciated that he was open and up front with the citizens.

6. City Council Report – review minutes from the Mar 14, 2019 meeting.

No additional comments were made as most of the topics had already been reviewed.

7. Agenda Items for Next Meeting

Possible building permits

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 4, 2019.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:52 p.m.



00825

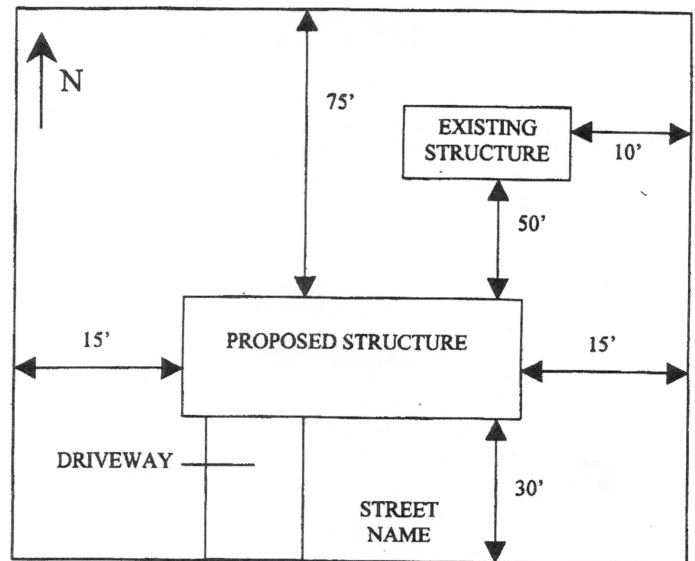
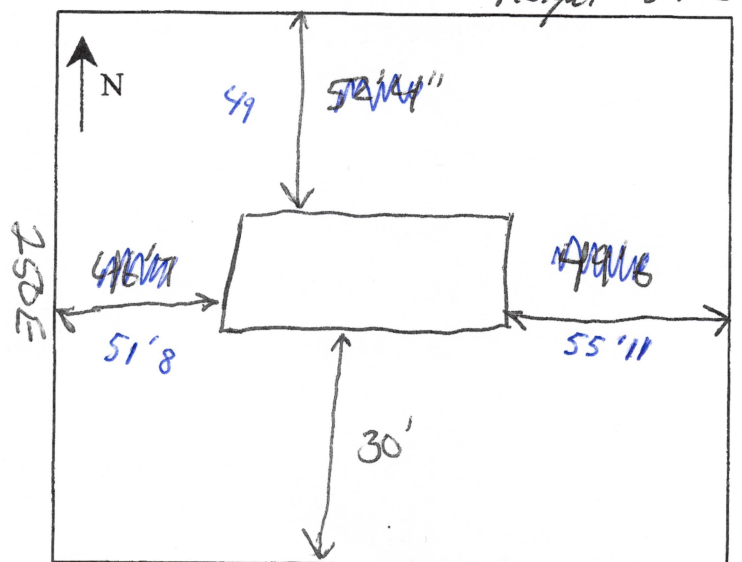
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Bradley B. Reader const.
APPLICANT'S NAME
2. 450 N. 400 E.
MAILING ADDRESS
- Hyde Park Ut 84318
CITY STATE ZIP CODE
3. 435-770-4715 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Chris Nascimento
OWNER'S NAME (if different from applicant)
6. Primary Residence
TYPE OF STRUCTURE
7. 4623 8. R-1
SQUARE FOOTAGE ZONE
9. Copperleaf lot 8
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0008
TAX IDENTIFICATION NUMBER
11. 570 N. 250 E.
ADDRESS OF CONSTRUCTION
12. 156 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

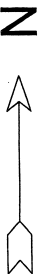
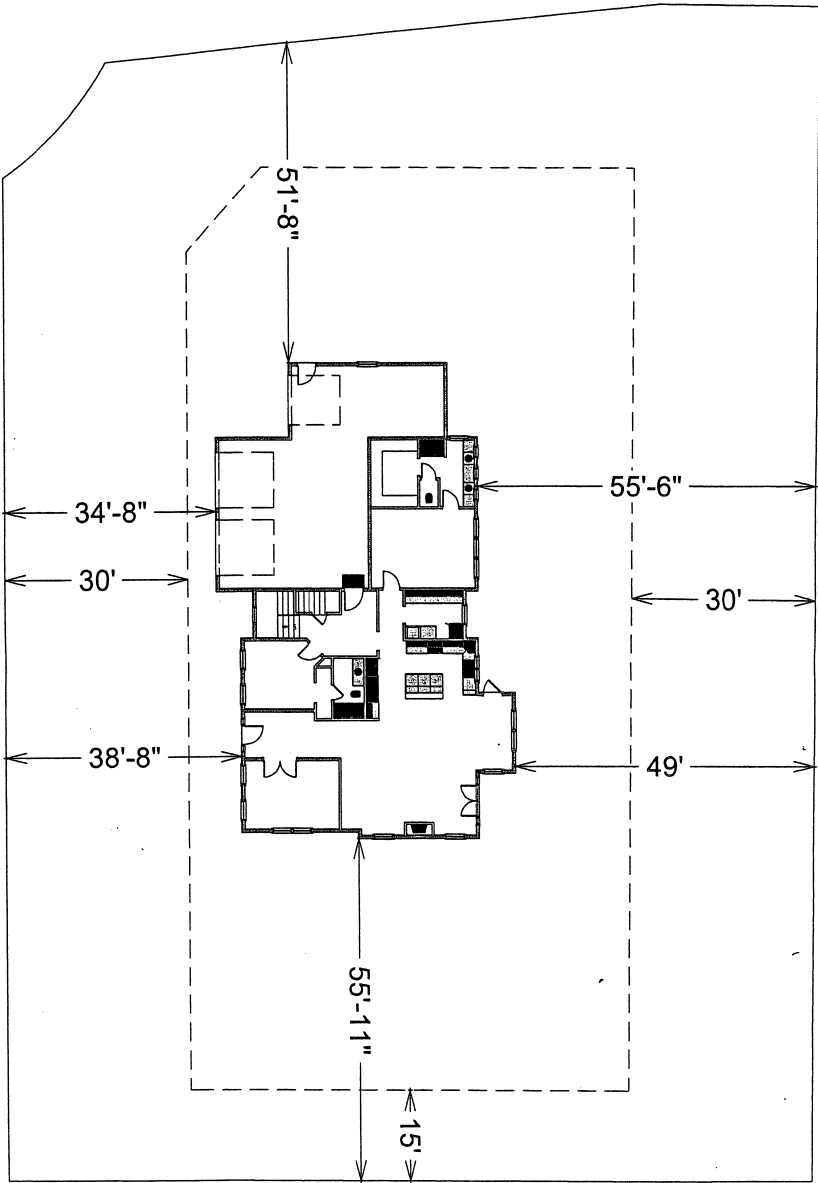
DATE

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)

PLOT PLAN

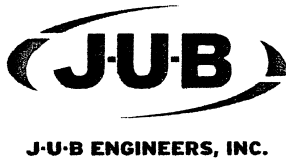
SCALE 1"=20'

250 EAST STREET



Note: Paper size B - 11 x 17 if printed on D - 22 x 34 scale is 2X of stated scale





J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: January 11, 2019
TO: Millville Planning Commission
CC: Harry Meadows
FROM: Zan Murray, S.E., Weston Bellon E.I.T.
SUBJECT: Chris Nascimento Home HDOZ Application for Development

On January 7, 2019 we received a revised submittal for the Nascimento Hillside Overlay Zone Application. The plans are dated January 4, 2019.

The following items were noted from the previous plan set. Comments to each item are included in **Bold**.

1. The cut slope on the East side of the site infringes upon the 3' buffer between the property line and the beginning of any slope defined by article 17.32.110.4 in the Millville City Code.
Addressed
2. Due to the sloped hillside behind the retaining wall, surcharging load on the wall is present. Therefore, stamped calculations are required for the retaining wall design. **Calculations for the retaining wall and a revised detail for the construction of the wall has been included. Submitted items are adequate to meet the requirements.**
3. The apparent areas of steepest slope located above the retaining wall are not labeled for slope. Those areas may be over 2:1 which is the maximum amount recommended by the geotechnical report. **The plans indicate that that slopes will not exceed 2:1**
4. A slope of 5% away from the structure is required 10 feet from the foundation wall as defined in the International Building Code. This requirement is not satisfied on the east side of the structure. The current design shows only nine inches in elevation drop from the finished floor of the house to the bottom of the retaining wall. **The slope away from the building is labeled as 2% on the east side of the structure. It should be noted that there is a potential of ponding water that may be a concern to the home owner.**
5. Due to the slopes on the site, indicate the septic tank location and drain field dimensions necessary for the residence. **Addressed and shown on the plans.**
6. The existing contours are shown at 1 foot intervals, not the 5 foot intervals mentioned in the Grading Notes section of the plans or the 2 foot intervals mentioned in the General Notes section of the details. Please revise the notes to conform with the drawing presentation. - **Addressed**
7. Mr. Nascimento should be informed that the proposed grading as drawn will create a swale along the base of the proposed retaining wall that will carry water during runoff events. **A detail**



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

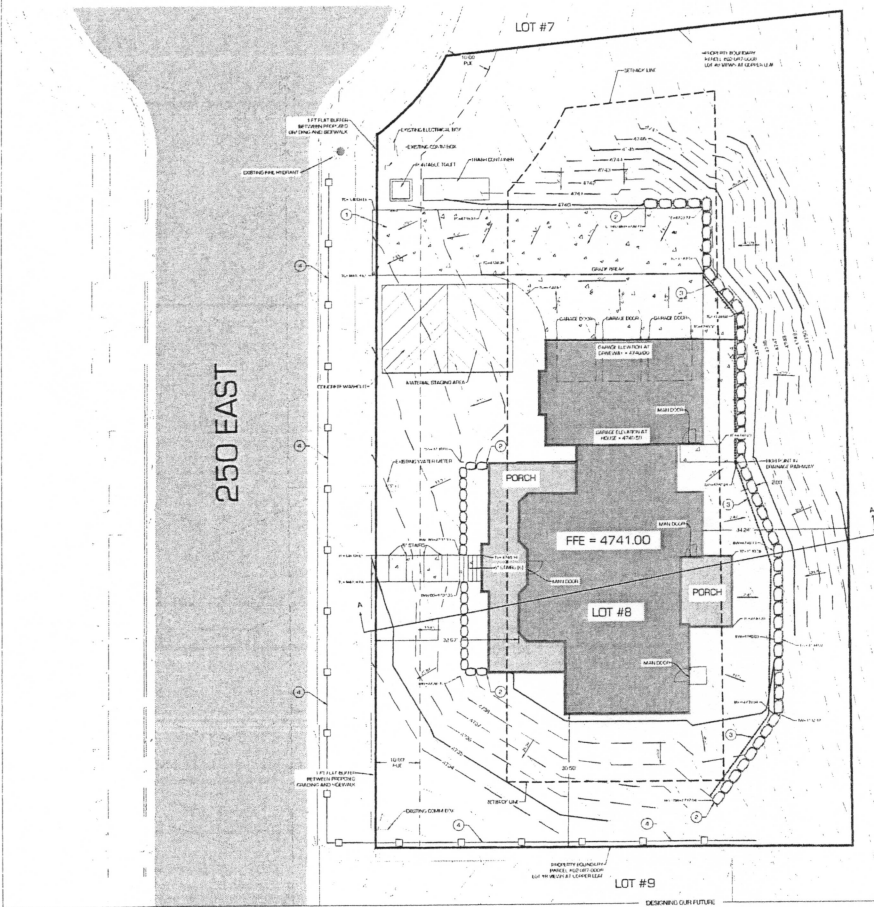
has been included along with calculations by the engineer of record for the estimated runoff and swale needed to carry water away from the structure. Submitted items are adequate to meet the requirements.

8. Considering a rain on frozen ground event and the steep slope to the east of the property, include calculations showing the quantity and depth of water running in the swale at the base of the retaining wall east of the house. **Submitted items are adequate to meet the requirements.**

Based on the revised submittal, the plans are sufficient for the HOZ Application. Any changes to the grading of the site should be approved by the City.

Please feel free to contact me with any questions regarding this review at (435) 713-9514.

CHRIS NASCIMENTO HILLSIDE OVERLAY ZONE



SHEET NOTES:

1. ALL NOTES SHALL BE IN ACCORDANCE WITH THE HILLSIDE OVERLAY ZONE REGULATIONS.
2. ALL NOTES SHALL BE IN ACCORDANCE WITH THE HILLSIDE OVERLAY ZONE REGULATIONS.
3. ALL NOTES SHALL BE IN ACCORDANCE WITH THE HILLSIDE OVERLAY ZONE REGULATIONS.
4. ALL NOTES SHALL BE IN ACCORDANCE WITH THE HILLSIDE OVERLAY ZONE REGULATIONS.

SHEET ABBREVIATIONS:

- 1. TC = TOP OF CONCRETE
- 2. BA = BUILDING ADJACENT
- 3. TS = TOP OF SLAB
- 4. BS = BOTTOM OF SLAB
- 5. TM = TOP OF WALL
- 6. BW = BOTTOM OF WALL

GRADING NOTES:

- 1. EXISTING ELEVATIONS ARE SHOWN AT 1' INTERVALS.
- 2. PROPOSED ELEVATIONS ARE SHOWN AT 1' INTERVALS.
- 3. ALL ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 4. ALL ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 5. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 6. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 7. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 8. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 9. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.
- 10. ELEVATIONS SHALL BE GRADIENTS WITH A 2% SLOPE.

SYMBOL LEGEND:

- 1. EXISTING ELEVATIONS
- 2. PROPOSED ELEVATIONS
- 3. EXISTING ELEVATIONS
- 4. PROPOSED ELEVATIONS
- 5. EXISTING ELEVATIONS
- 6. PROPOSED ELEVATIONS
- 7. EXISTING ELEVATIONS
- 8. PROPOSED ELEVATIONS
- 9. EXISTING ELEVATIONS
- 10. PROPOSED ELEVATIONS

EXISTING LEGEND:

- 1. EXISTING ELEVATIONS
- 2. PROPOSED ELEVATIONS
- 3. EXISTING ELEVATIONS
- 4. PROPOSED ELEVATIONS
- 5. EXISTING ELEVATIONS
- 6. PROPOSED ELEVATIONS
- 7. EXISTING ELEVATIONS
- 8. PROPOSED ELEVATIONS
- 9. EXISTING ELEVATIONS
- 10. PROPOSED ELEVATIONS

PROPOSED LEGEND:

- 1. PROPOSED ELEVATIONS
- 2. PROPOSED ELEVATIONS
- 3. PROPOSED ELEVATIONS
- 4. PROPOSED ELEVATIONS
- 5. PROPOSED ELEVATIONS
- 6. PROPOSED ELEVATIONS
- 7. PROPOSED ELEVATIONS
- 8. PROPOSED ELEVATIONS
- 9. PROPOSED ELEVATIONS
- 10. PROPOSED ELEVATIONS



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL SOLUTIONS GROUP, INC. THESE PLANS AND SPECIFICATIONS ARE PROVIDED AS A GUIDE ONLY AND ARE NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

civilsolutionsgroup inc.

1000 VALLEY RD. SUITE 100
SALT LAKE CITY, UT 84119
UTAH VALLEY 1 (P. 801) 874-1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CHRIS NASCIMENTO
HILLSIDE OVERLAY ZONE
250 EAST 570 NORTH
MILLVILLE, UT 84326

NAME	DATE	DESCRIPTION

PROJECT # 18-372
DRAWN BY B. REES
PROJECT MANAGER M. TAYLOR
ISSUED 11/14/18

SITE PLAN

SECTION A-A
VERT. SCALE: 1" = 20' (VERT. EXAGG. = 2:1)

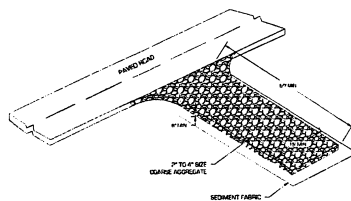
4760
4750
4740
4730

10%
12%
14%

NO GRADES IN LANE
EARTHLY GRADE
IMPROVED GRADE

[illegible]

1 RETAINING WALL DETAIL
NOT TO SCALE



2 TRACKING PAD DETAIL
NOT TO SCALE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHIL, POLYMER GROUP, INC. AND SHALL NOT BE REPRODUCED, REBORROWED, COPIED OR IN ANY MANNER PROJECTED OTHER THAN THE PROJECT SPECIFICALLY DESIGNATED WITH WRITTEN PERMISSION FROM THE FINDER; AND IN THE EVENT OF CHIL POLYMER GROUP, INC. DESIGN AND/OR LICENSE FOR ANY OTHER DESIGN OR MODIFICATION MADE TO THESE PLANS OR THE DESIGN THEREIN WITHOUT THEIR CONSENT, THESE PLANS ARE DRAWN TO SCALE WHEN PLUTONED IN A 1/4" X 1/4" GRID SIZE. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES AND SHALL BE KEPT.

[illegible]

civilsolutionsgroup



CACHE VALLEY | P. 435.213.3762
SALT LAKE | P. 801.216.3192
UTAH VALLEY | P. 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CHRIS NASCIMENTO
HILL SIDE OVERLAY ZONE

HILLSIDE OVERCUT ZONE
250 EAST 570 NORTH
MILLVILLE, UT 84326

[illegible]

DETAILS & NOTES



00837

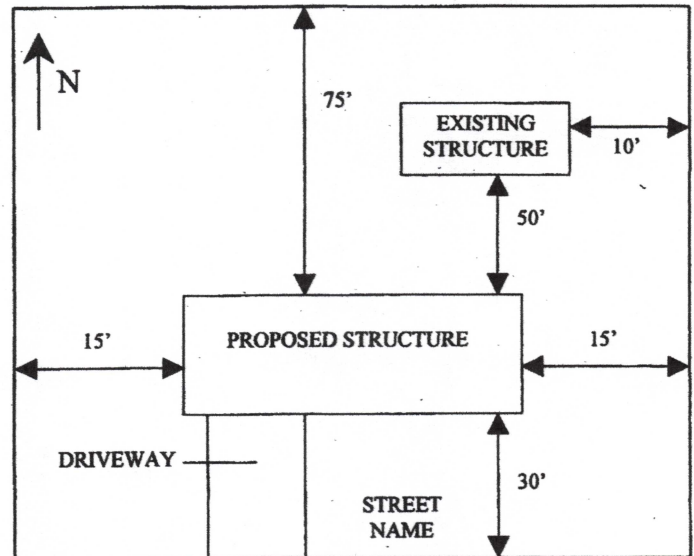
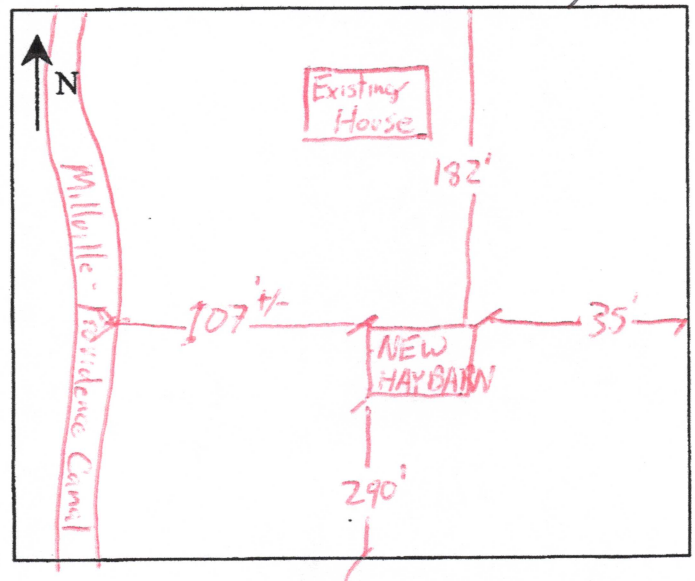
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Harold Nordick
APPLICANT'S NAME
2. 420 E 300 S
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
4. 435-770-4030 435-770-4030
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Hay Barn
TYPE OF STRUCTURE
7. 768 8. R-1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 037 - 0006
TAX IDENTIFICATION NUMBER
11. 420 E 300 S
ADDRESS OF CONSTRUCTION
12. 2.94 Acres 13. 4616
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. Building to be located on
REMARKS
Site of Old Hay Barn, but
will be smaller

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)

MEMPHIS CITY
 ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 90 DAYS FROM DATE OF APPROVAL



APPLICATION INFORMATION

1. PROJECT NAME _____

2. PROJECT ADDRESS _____

3. PROJECT TYPE _____

4. PROJECT OWNER _____

5. PROJECT ARCHITECT _____

6. PROJECT ENGINEER _____

7. PROJECT CONTRACTOR _____

8. PROJECT BUDGET _____

9. PROJECT START DATE _____

10. PROJECT COMPLETION DATE _____

11. PROJECT DESCRIPTION _____

12. PROJECT LOCATION _____

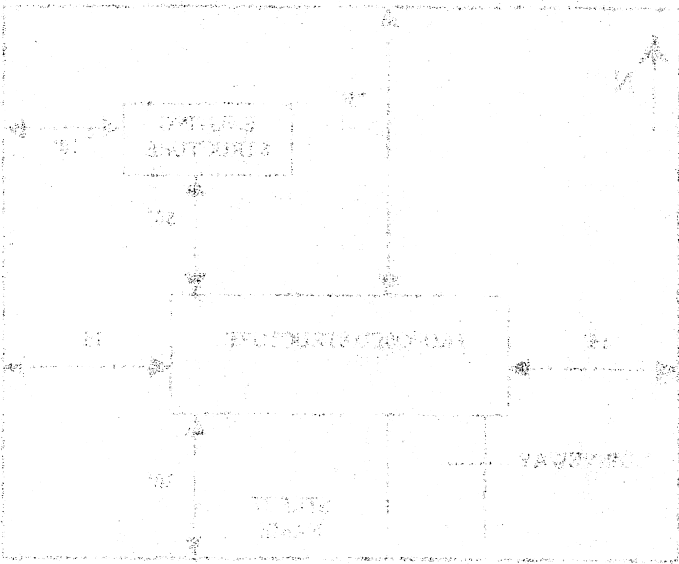
13. PROJECT ZONING _____

14. PROJECT PERMIT NUMBER _____

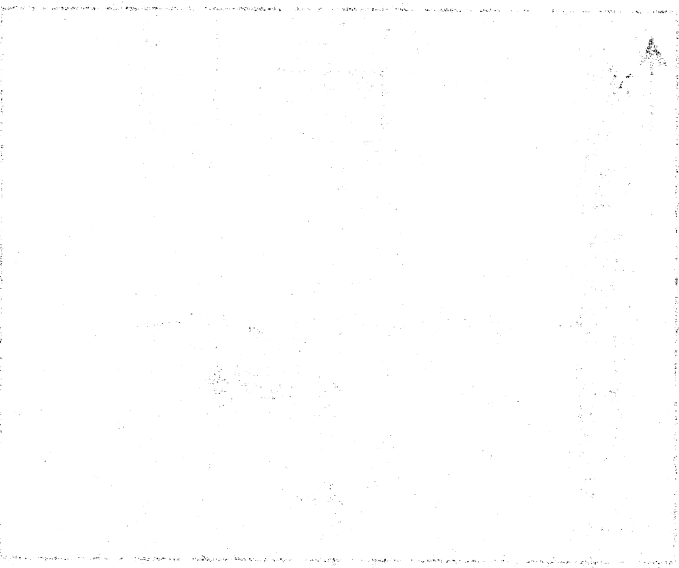
15. PROJECT STATUS _____

16. PROJECT COMMENTS _____

EXISTING PLOT PLAN

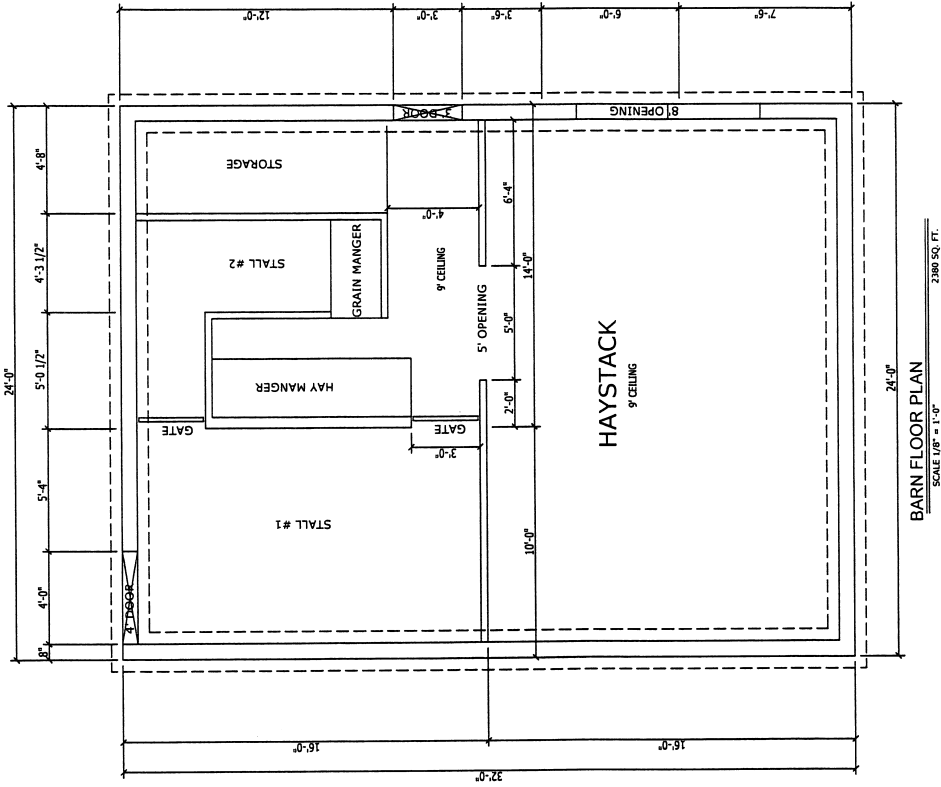


PROPOSED PLOT PLAN



APPROVED _____ DATE _____

This property is being approved for building permit for use as indicated above. Any change in the type or character of the structure is not allowed. This clearance is not a permit to construct or alter the building. (Memphis City Code 101-11-01) (Previous edition is obsolete)



BARN FLOOR PLAN
SCALE 1/8" = 1'-0"
2360 SQ. FT.

CONTRACTOR: Name: [Blank] Address: [Blank] City: [Blank] State: [Blank] Zip: [Blank] Phone: [Blank] Fax: [Blank] E-mail: [Blank]	
© 2011 [Blank], All Rights Reserved. This plan is intended for use by the contractor only. It is not to be used for any other purpose without the written consent of [Blank]. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor is also responsible for obtaining all necessary insurance and for protecting the property of the owner. The contractor is not to be held responsible for any damage to the property of the owner or for any injury to any person or property. The contractor is to be held responsible for the accuracy of the plan and for the quality of the work. The contractor is to be held responsible for the completion of the work within the specified time and budget. The contractor is to be held responsible for the satisfaction of the owner. The contractor is to be held responsible for the safety of the workers. The contractor is to be held responsible for the environment. The contractor is to be held responsible for the community. The contractor is to be held responsible for the world.	
SCALE INFORMATION: SCALE: 1/8" = 1'-0" ARCHITECT: [Blank]	
VERSION INFORMATION: VERSION: [Blank] DATE: 3-15-19 BY: [Blank] CHECKED: [Blank] APPROVED: [Blank]	
ADDRESS: [Blank]	
TOTAL SQUARE FEET: [Blank]	
BARN FLOOR PLAN	
3 OF 3	