

MILLVILLE PLANNING COMMISSION MEETING

**City Hall - 510 East 300 South - Millville, Utah
May 16, 2019**

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Larry Lewis, and Matt Anderson (Alt.).

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Lance Zollinger, Jennifer Cullumber, Tennille Philips, Edwin Philips, Jace Hill, Ezra Eames, Jessie Williamson, Councilman Daniel Grange and Chad Kendrick. 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 May 16, 2019 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Anderson (Alt.) seconded. Commissioners Lewis, Greenhalgh, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Farmer, Thompson, and Ripplinger (Alt.) absent.

4. Review and Approval of the Minutes from Apr 18, 2019

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

Commissioner Bonnie Farmer arrived at the meeting at this time.

5.A. Zoning Clearance – RDS Construction, residence at 581 E 100 S, Canyon Ridge, lot 9.

Home owners are Edwin and Tennille Philips. Commissioner Anderson (Alt.) moved to approve the zoning permit. Commissioner Lewis seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.B. Zoning Clearance – Visionary Homes, residence at 26 N 500 E, Mond Aire Heights, lot 40.

Home owner is Rebecca Capell. Visionary's representative, Jessie Williamson was present. Commissioner Lewis moved to approve the zoning permit. Commissioner Farmer seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.C. Zoning Clearance – Visionary Homes, residence at 528 N 250 E, CopperLeaf, lot 10.

Home owners are Brenden and Cari Thompson. Commissioner Farmer moved to approve the zoning permit. Commissioner Anderson (Alt.) seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.D. Zoning Clearance – Jace Hill, residence at 479 E 25 N, Mond Aire Heights, lot 52.

This is a corner lot, front door faces west on 470 East. There is 30 feet frontage in front with 20 feet frontage on the side facing 25 North.

Commissioner Anderson (Alt.) moved to approve the zoning permit. Commissioner Farmer seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.E. Sign Permit – Sign Pro, sign located on business at 765 W 1940 S, Ste 103, Millville

The sign is for Ruby Claire Boutique, located in the Zollinger complex. The maximum size allowed is 20% of the frontage of the building. This sign fits those guidelines.

Commissioner Lewis moved to approve the sign permit. Commissioner Anderson (Alt.) seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.F. Zollinger Industrial Subdivision – Final Plat review.

This location has its own water source from wells and has approved septic clearance.

Commissioner Lewis made a motion to recommend to the City Council the acceptance of this subdivision. Commissioner Farmer seconded. Commissioners Lewis, Greenhalgh, Farmer, and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioners Thompson and Ripplinger (Alt.) absent.

5.G. Mond Aire Heights Subdivision, Phase 4 – Final Plat review.

A new copy of Zan Murray's review of the subdivision was provided that now included the 5 lots instead of just one lot. (See attached)

The city will be putting in the road on 550 East heading south from Center Street to the south end of Barnett's subdivision and North of Center Street to the north end of Mond Aire's phase 4. The asphalt road will taper in a triangle ending at the rod designated on the plat so the entire north portion of completed road will be within the Mond Aire property and not encroach on Celco's property.

Ezra will be required to put in curb, gutter and sidewalk. He will also need to provide water shares or pay the equivalent fees for 2.57 acres.

Chad verified that the water lines are in and the meters are set. The asphalt should be installed within a few weeks.

Commissioner Darcy Ripplinger arrived at the meeting at this time.

Commissioner Farmer made a motion to recommend to the City Council to accept the Mond Aire Heights Subdivision, Phase 4. Commissioner Lewis seconded. Commissioners Lewis, Greenhalgh, Farmer, Ripplinger (Alt.) and Anderson (Alt.) voted in Favor with Commissioner Dickey excused, and Commissioner Thompson absent.

5.H. Commercial Zoning.

Harry provided copies of some proposed changes to the commercial zone which would create a 'commercial general' category. These copies were in the packets.

The commission held a lengthy discussion with highlights as follows:

- Having separate zones allows better buffer zones between commercial businesses and houses, to control the effects of noise, light and traffic on the residential community.
- Each type of business can be regulated separately within these separate zones.
- There is already some confusion on classifying what type of category (manufacturing, retail, or services) a business falls into and some businesses have multiple categories.

- We currently have multiple categories of commercial businesses operating in the same commercial zone, and each new business should technically apply for a rezone to their correct category.
- There is some concern over how to regulate the future occupants of a building after the original business is sold.
- We want to avoid discrimination or any other legal actions relating to the different zones, especially relating to the Town Center zone because it is so highly regulated and the other commercial zones are more lenient.
- Some of the more restrictive zones could also include the lower classifications if they chose to follow the stricter guidelines.
- The biggest concern is the buffer zones, especially relating to commercial manufacturing.

5.I. Other

Commissioner Anderson (Alt.) had a question if flag lots were grandfathered in if they were their own parcel.

The consensus was that they should be grandfathered if it could be shown that the parcel was originally subdivided before the 108 foot frontage was implemented.

6. City Council Report – review minutes from the May 9, 2019 meeting.

No comments were made.

7. Agenda Items for Next Meeting

Commercial Zones

8. Calendaring of future Planning Commission Meeting

The secretary will be out of town the first half of June so the meeting regularly scheduled for the first week of the month will be moved up to the 5th week in May.

The next regularly scheduled meeting will be held Thursday, May 30, 2019.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:40 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

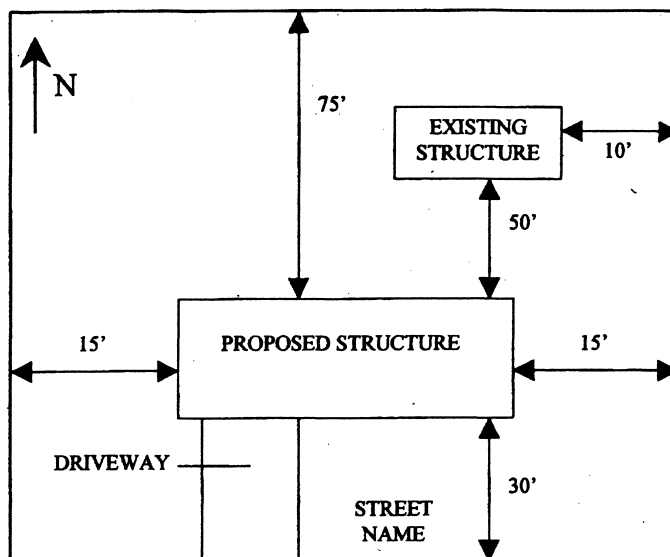
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

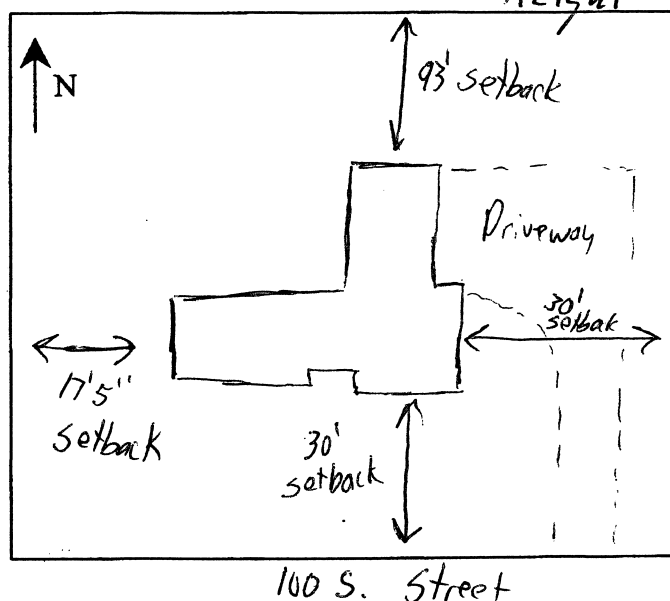
1. R.D.S Construction
APPLICANT'S NAME
2. 855 S. State
MAILING ADDRESS
- Richmond UT 84333
CITY STATE ZIP CODE
3. _____ HOME TELEPHONE 4. 801-668-5513 BUSINESS TELEPHONE
5. Edwin Phillips
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 1950 8. _____
SQUARE FOOTAGE ZONE
9. Millville Canyon Ridge Lot 9
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0009
TAX IDENTIFICATION NUMBER
11. 581 E. 100 S
ADDRESS OF CONSTRUCTION
12. 21214 sq. ft. 13. 5020 Ft.
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

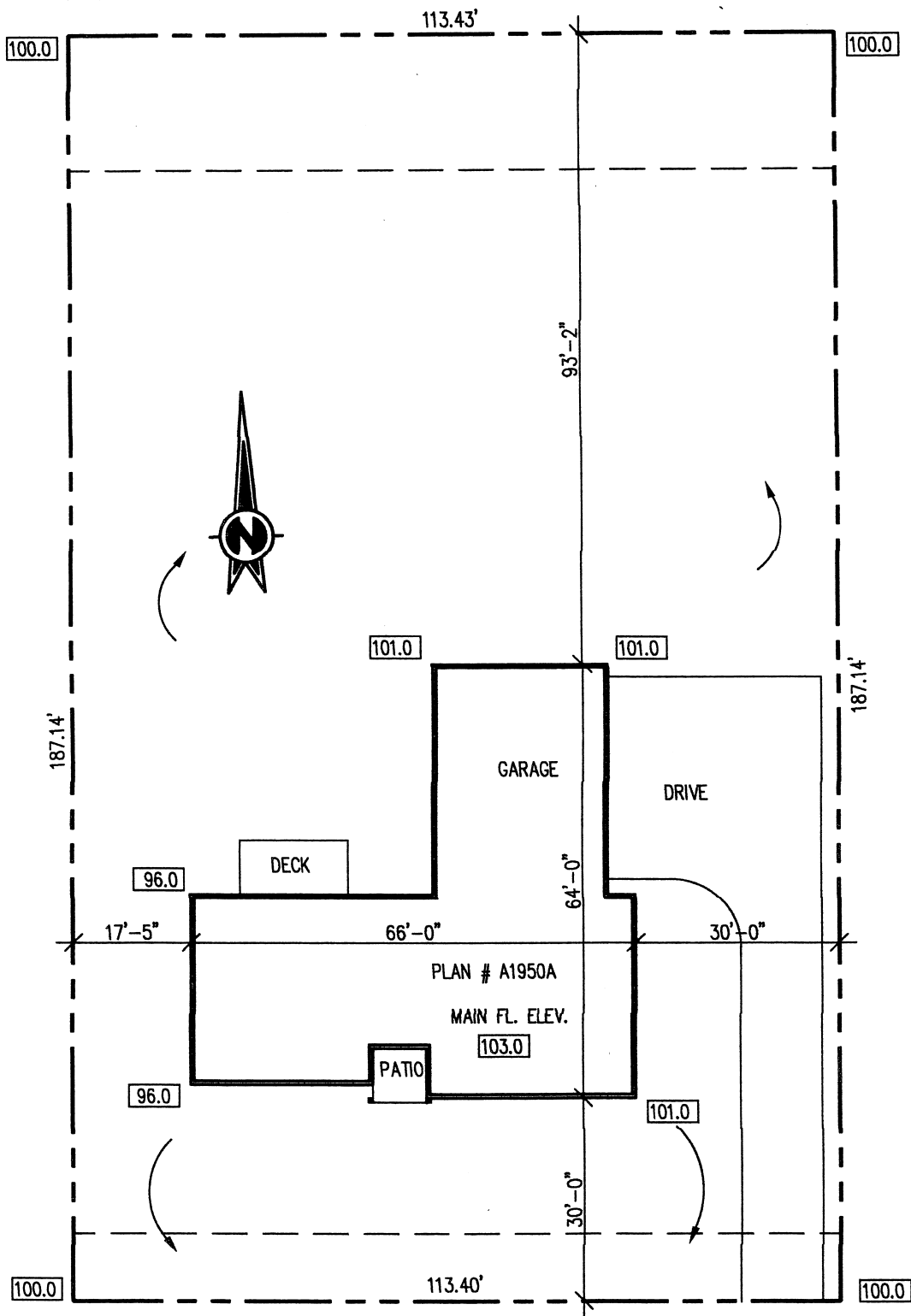
DATE

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 FOR ED & TENNILLE PHILIPS



LOT # 9 MILLVILLE CANYON RIDGE
 TYPE 'B' GRADING, 2% GRADE 10' AWAY FROM HOUSE
 SCALE 1" = 20' - 0"
 MILLVILLE, UTAH
 MAR. 2019



00846

MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

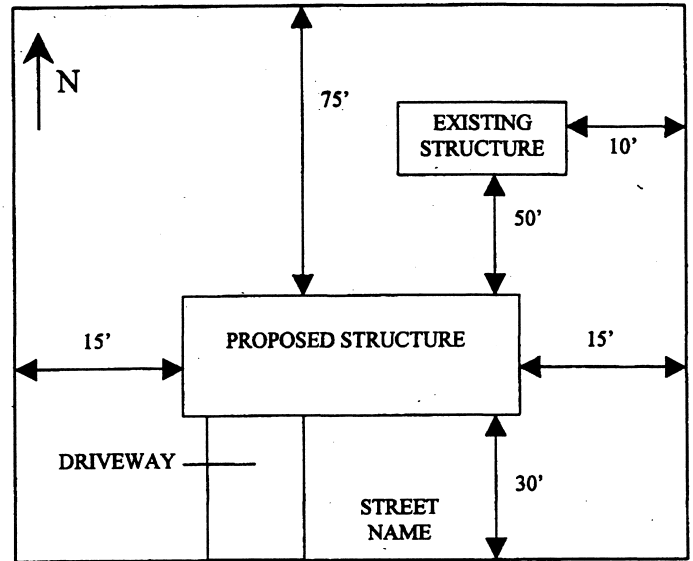
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

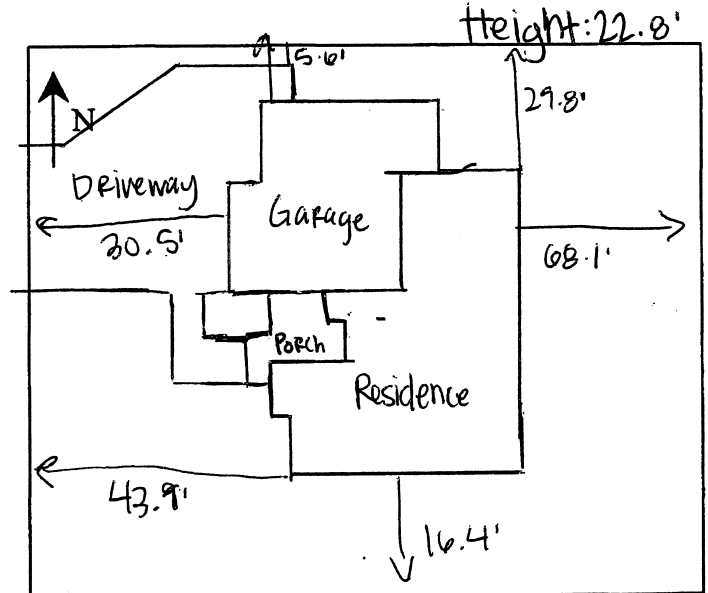
1. Visionary Homes - Capell Residence
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
- North Logan VT 04341
CITY STATE ZIP CODE
3. 425-752-1480 4. same
HOME TELEPHONE BUSINESS TELEPHONE
5. Rebecca Capell
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 1,670 8.
SQUARE FOOTAGE ZONE
9. Mond-Aire Heights, #40
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0040
TAX IDENTIFICATION NUMBER
11. 216 N 500 E
ADDRESS OF CONSTRUCTION
12. 15,600 sq. ft. 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

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PLOT PLAN



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50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

26 North 500 East
MILLVILLE, UTAH 84326

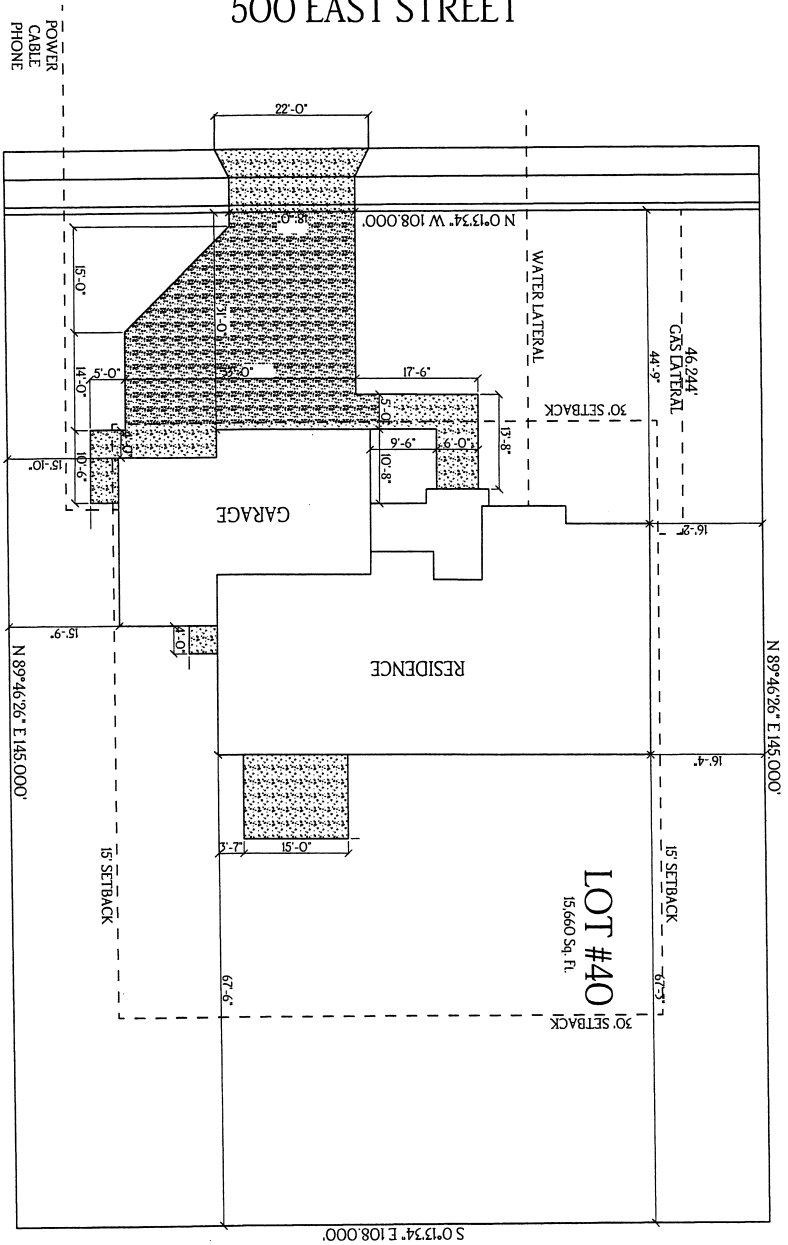
MOND-AIRE HEIGHTS, LOT #40
PARCEL # 05-194-0040
14,098 Sq. Ft. - 0.32 Acres



GAS APPLIANCES TO BE INSTALLED:

TOTAL BTU LOAD - 195,000 BTU

500 EAST STREET





MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

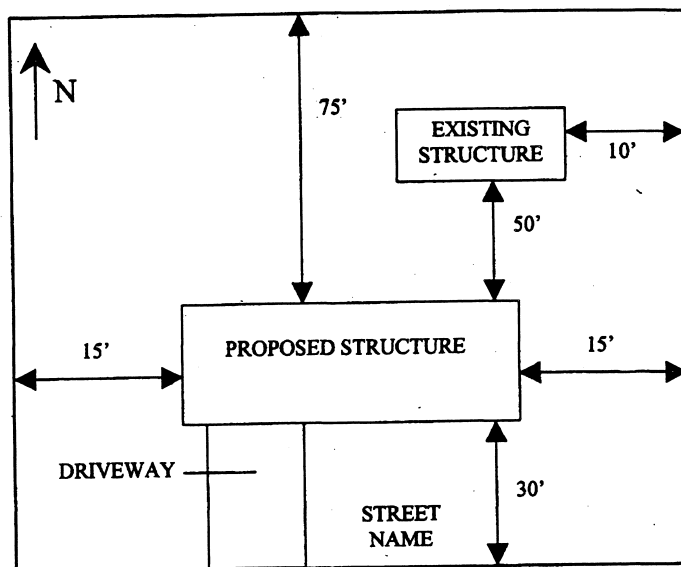
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

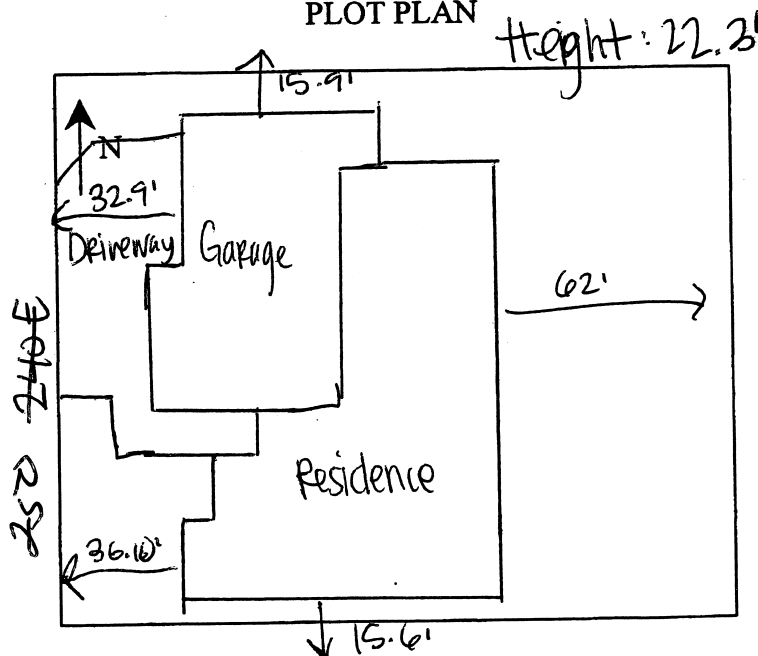
1. Visionary Homes-Thompson Residence
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
- North Logan VT 04341
CITY STATE ZIP CODE
3. 435-752-1480 4. same
HOME TELEPHONE BUSINESS TELEPHONE
5. Brenden & Cari Thompson
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 1,700 8. _____
SQUARE FOOTAGE ZONE
9. Copper Leaf #10
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0010
TAX IDENTIFICATION NUMBER
11. 528 N 250 E
ADDRESS OF CONSTRUCTION
12. 14,315 sq. ft. 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

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DATE

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VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 725-1480

THOMPSON SITE PLAN

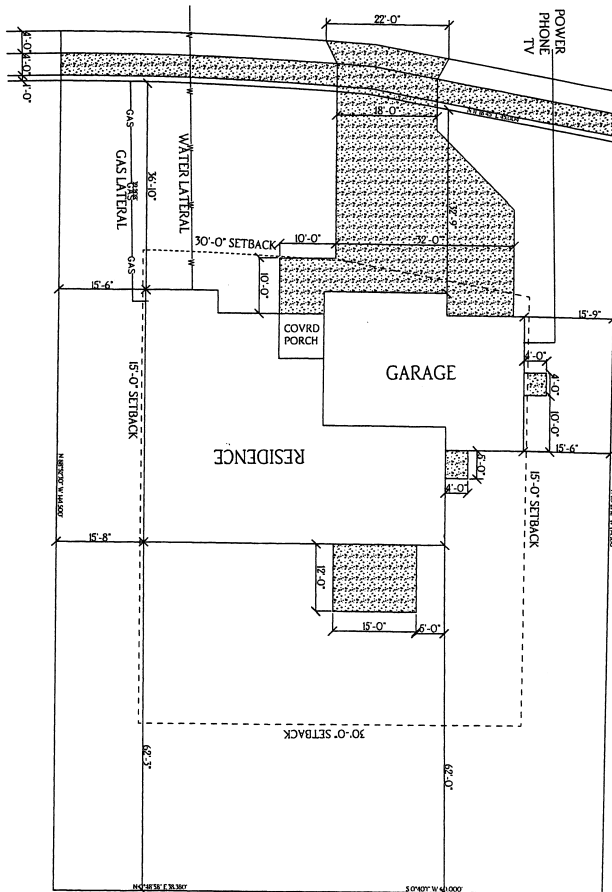
528 North 250 East
Millville, Utah 84135
The Vision At Campbell
Parcel 02-287-0010

SCALE

3/8" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=50'

GAS APPLIANCES TO BE INSTALLED:
1. 40 C.F. Water Heater - 40,000 BTU
2. 308 F.T. Furnace - 25,000 BTU
3. Gas Lineback - 20,000 BTU
4. Lower Gas Fireplace - 20,000 BTU
TOTAL BTU LOAD - 105,000 BTU

25' EAST STREET





00847

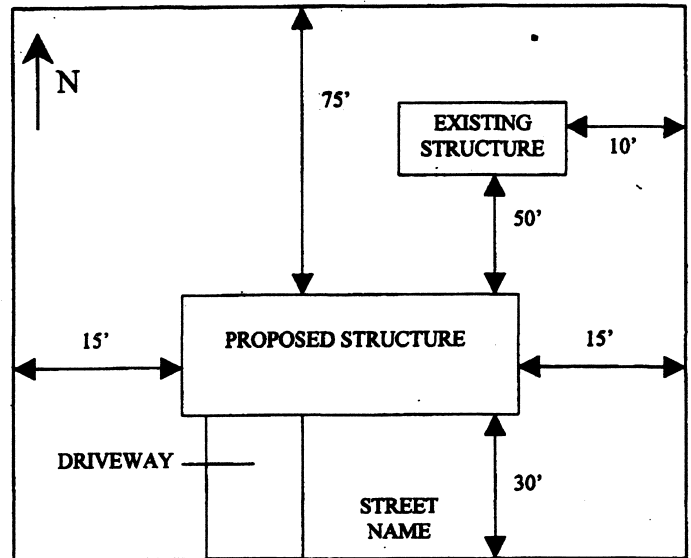
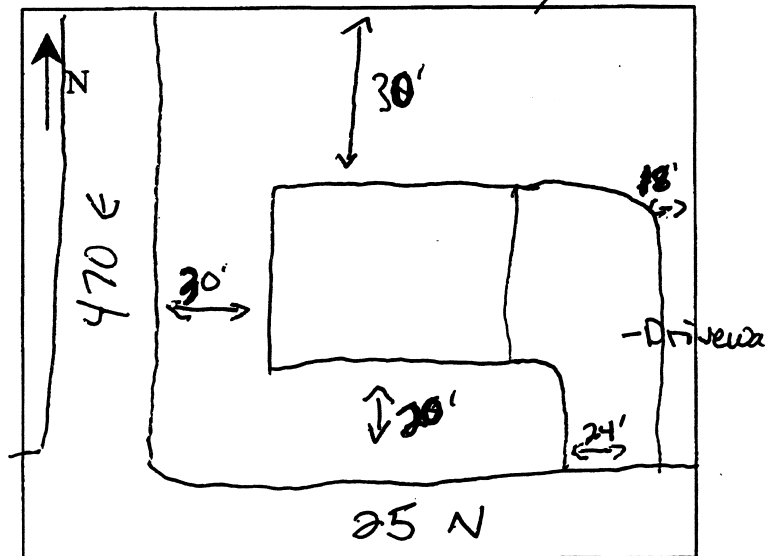
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. JASE HILL
APPLICANT'S NAME
2. 140 E 100 N
MAILING ADDRESS
3. HYDE PARK UT 84318
CITY STATE ZIP CODE
3. 435 512 9317 4. 435 535 3691
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Home
TYPE OF STRUCTURE
7. 3944 8. _____
SQUARE FOOTAGE ZONE
9. Monde - Air Heights Lot #52
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0052
TAX IDENTIFICATION NUMBER
11. 479 E 25 N
ADDRESS OF CONSTRUCTION
12. .36 acre 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***height - 29'*

APPROVED - PLANNING AND ZONING

DATE

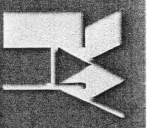
FEES PAID - TREASURER

DATE

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SITE PLAN NOTES:

- A. NEW PAVING AND PARKING CONFIGURATION TO BE DETERMINED BY OWNER. CONCRETE PLANTWORK SHOWN FOR REFERENCE.
- B. VERIFY EXISTING UTILITY LOCATIONS AND CONNECTIONS PRIOR TO CONSTRUCTION.



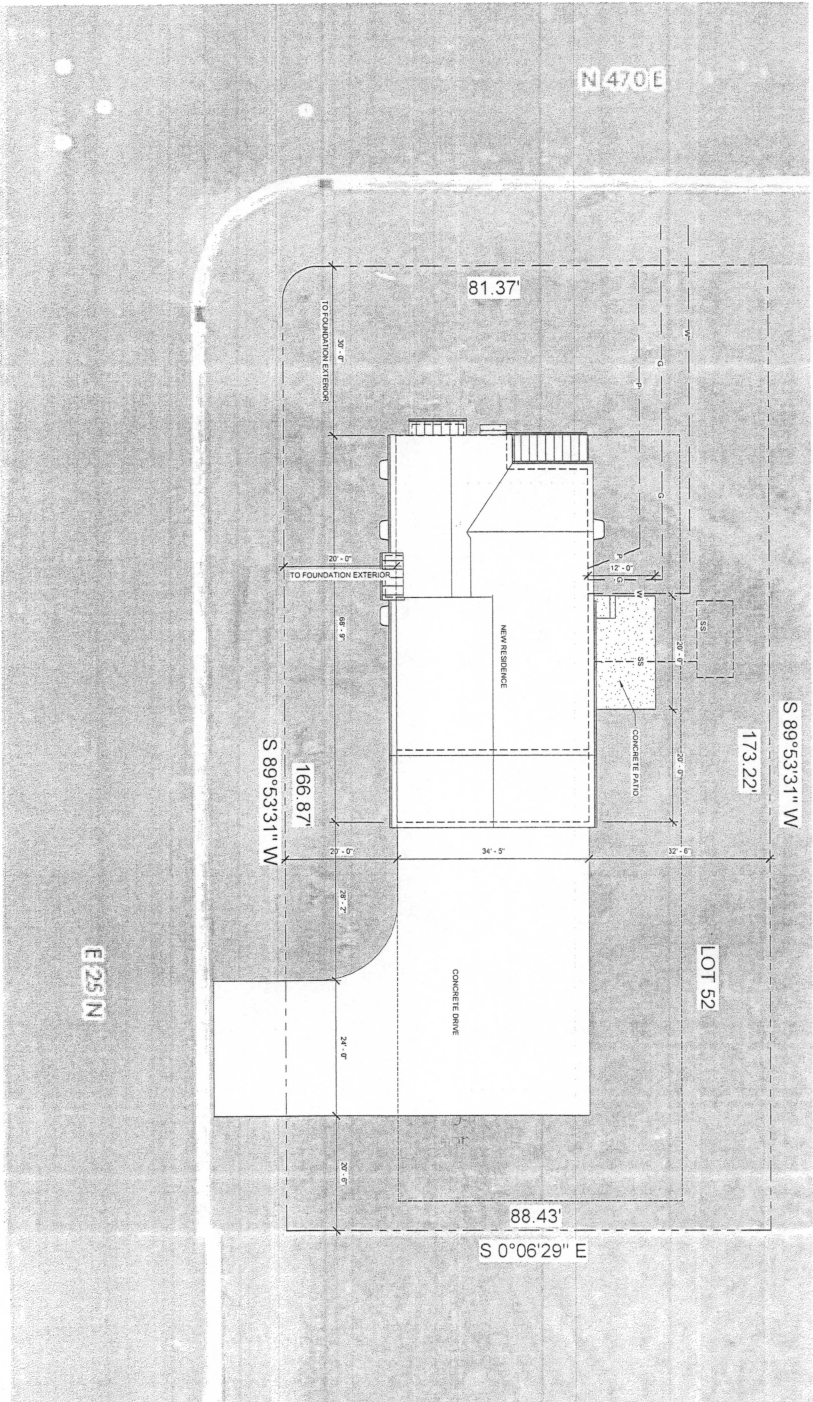
WILCOX HOUSE
 DRAFTING & DESIGN
 LORRA J. WILCOX
 1000 N. GOSSEL BLVD.
 NORTH GOSSEL BLVD.
 THERMADOMESTIC.COM

FOR QUESTIONS CONTACT:
 JASE & KINSEY HILL 435-512-9317
 jhill325@gmail.com

SITE PLAN

Project number	WH-201901
Date	05/09/19
Drawn by	AJH
Checked by	Checker
Scale	1" = 10'-0"

① Site Plan
 1" = 10'-0"



CITY OF MILLVILLE, UTAH
SIGN PERMIT APPLICATION

APPLICANT INFORMATION

Name: MATT REDD / SIGN PRO Telephone: 435-513-1988
Address: 3205 N MAIN Fax: 435-755-6943
City/State/ZIP: N. Logan UT 84311 e-mail: mattesignpro.biz
**Do you have a business license with Millville City? ☒ Yes ☐ No

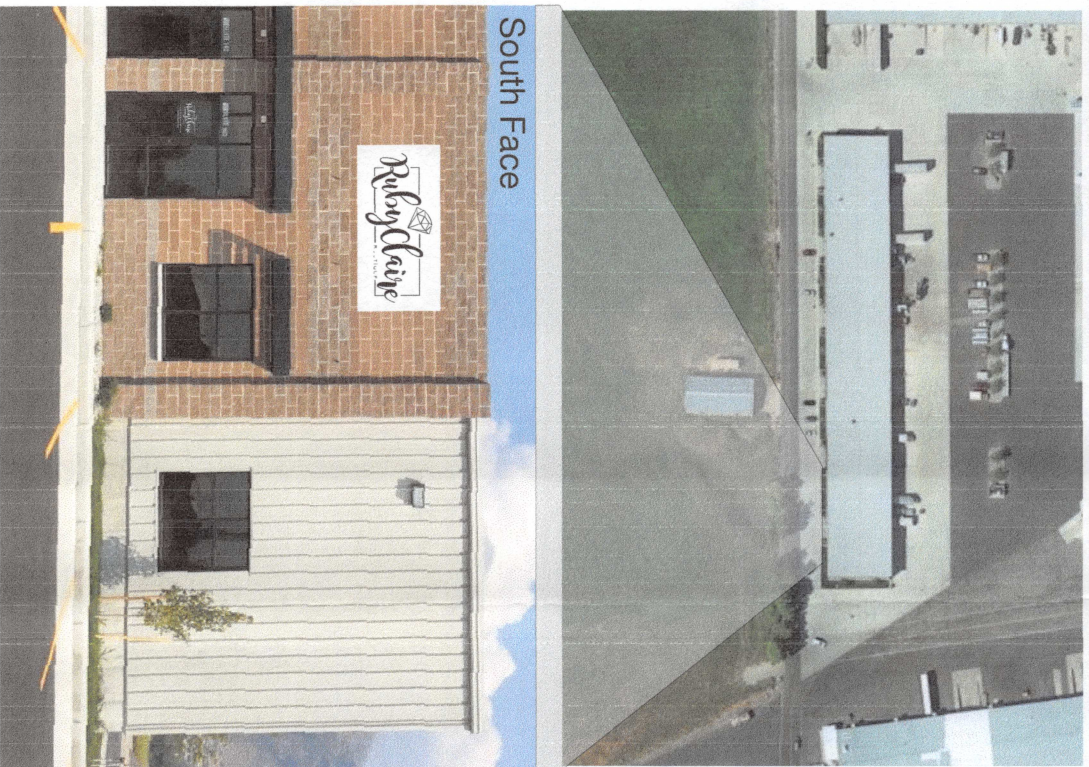
DESCRIPTION OF SIGNAGE PROJECT

Parcel No: _____ ☒ Permanent Sign
Address: 765 W 1940 S Suite 103 ☐ Temporary Sign
Plan: Install flat panel sign on face of building

APPLICATIONS FOR SIGN PERMITS FOR PERMANENT SIGNS MUST INCLUDE THE FOLLOWING:

1. A **site plan** drawn to scale which *specifies the location of the sign structure, or drawings or photographs* which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building;
2. Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment;
3. A complete signage plan for any commercial building which houses more than one use. This must be submitted prior to issuance of a permit for any one sign on the building;
4. This sign permit application form
5. Building permit application on a form provided by the city planner;
6. Appropriate fees.

*PLEASE DIRECT ANY QUESTIONS TO MILLVILLE CITY PLANNER, MEAGAN HADFIELD. 435-750-0924



South Face

765 W. 1940 S. Suite 103 Millville, UT 84321



	Client:	Start Date: Last Revision: Job #: Revision #:	Sales Rep: Matt Redd Designer: Otto
	Page:	• Client Approval • Landlord Approval	



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**GATEWAY
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MEMORANDUM

DATE: April 30, 2019
TO: Millville City
CC: Chad Kendrick
FROM: Zan Murray S.E.
SUBJECT: Zollinger Industrial Subdivision

I have reviewed the Zollinger Industrial Subdivision final plat and have determined all necessary items have been addressed. This review includes updated comments on items from the pre-application review performed on November 14, 2018, and the final plat reviews conducted on December 12, 2018, March 5, 2019, and March 25, 2019.

Below, updated information are outlined in bold, and comments from past reviews or items meant for discussion purposes only are outlined in standard font.

1. Water availability to the site, including water source and water rights, should be addressed. I believe these will be handled by the Zollinger water system but we should make sure there are adequate provisions made for the site so if lots are sold, the water supply will be adequate.
 - o Connections have been shown on sheet C-2.1. From the Concept Meeting, we understand that the water supply is from the Zollinger private water system. Adjacent property boundaries should also be included on all sheets, as it appears the proposed utility locations may be within property owned by JR Farms LLC. After review of section B-B on the Sheet C 2.1 it appears that the utility lines are located in an existing ROW for 800 West. I have also confirmed with developer's engineer that there is an easement in place. No further comment.
 - o Provide a letter from the certified water operator to verify service to each lot for culinary, irrigation, and fire protection. We have received a letter from the County Deputy Fire Chief accepting the fire flows at the location. No further comment
 - o Show how the existing buildings are being serviced with water. These items are shown on the plans. No further comment.
2. Sewer availability should be addressed. Where will the sewer go? Will septic systems be used? If so, has the Health Department reviewed the feasibility of the site? Documentation will be required.
 - o "Proposed Septic Drain Fields" are outlined on the sheet C-2.0. However, septic tank locations are not defined. Documentation is not attached outlining a review from the Health Department and no septic systems are outlined on lots 3 or 4. Bear River Health Department will need to sign the plans per the ordinance. Include the standard block for



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the Bear River Health Department. There is an existing permit for the two buildings and the standard block note from the Health Department on the plat will suffice. Be aware that Bear River Health has issued a moratorium on septic tanks in Millville City. If a septic tank is allowed under the provisions of the moratorium, the building owner may need to connect to a sewer system in the near future.

3. The C-M zoning is a spot zone surrounded by agriculture. This can create some problems and should be addressed by the planning and zoning committee.
 - o As an existing development, there isn't a way to deal with this item now. It should be considered in the future when additional development occurs to correct the problem. No further comment.
4. Storm water management should be addressed for any completed and proposed development.
 - o Item 12, "Storm Water Retention," appears to point to every turfed location. Clarification for the retention capabilities of these areas should be addressed. For example, the area between parking lots appears to be draining toward the proposed drain fields, but is labeled "Storm Water Retention." Storm retention volume calculations should be included.

The storm water management plan was reviewed as part of the March 11 submission. The following items were clarified in conversations with Cache Landmark:

- Clarification for retention capabilities of the areas labeled "storm water retention" should be included. Based on the plan, detail 6/C-5.1, and an assumed porosity of 0.40 for the "clean, washed drainage rock" the areas outlined as "storm water retention" appear to not provide the outlined "Total Detention Vol. Provided" on sheet C-2.0 We are computing approximately 8800 CF of storage. Please provide supplemental information regarding computation of pre-development storm water runoff rate and control structures that limit runoff to the approved discharge rate. Is percolation into the soil being included in the calculations. If so, please provide percolation test results.
 - o **The following was submitted by Cache Landmark:**
"The system is a low impact design with percolation. However, percolation was not included in the calculations. The majority of the system will allow the runoff to infiltrate into the designated storm retention areas. There is an outfall located at the North West corner of the property that discharges into the existing ditch located along the north property line. The elevation of the outlet structure requires the system to reach a depth of 4.7' before discharging into the overflow pipe. See detail 4/C-5.1 for the outlet structure detail. The designed system will retain the 90th percentile storm."



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- **In further discussions with Cache Landmark it was determined the proper amount of retention could be attained when the volume of the pipe is included in the calculations.**
- Sheet C-1.0 outlines areas labeled as “Proposed landscape area – install 6-inches of topsoil for landscaping. By others.” Areas marked with this label are also shown as “storm water detention” on sheet C-2.0. According to detail 6/C-5.1, it appears an area cannot be both covered in topsoil and used for detention. Clarification is required for this issue.
 - **The difference between the landscape area and the storm retention area on sheet C-1.0 has been clarified.**
- 5. Roadway access from 800 West needs to be reviewed by the roadway owner (Cache County).
 - Provide documentation that Cache County has reviewed and approve of this design.
 - The existing access is approved. No further comment.
- 6. Traffic studies may need to be performed to determine the effects on 800 West. Logan City and Cache County should be included in this discussion.
 - Please provide documentation from Logan City and Cache County.
 - The existing access is approved. No further comment.
- 7. The ownership of 1940 South should be discussed. If it is public, the setback to existing buildings should be 30’ according to Millville code 17.26.050.2.9. A turnaround per the ordinance will be required as well. The road is not shown being extended to the property line.
 - The intent is to dedicate 1940 as a public street. It has been agreed that the roadway will be plowed by Zollinger’s. We have reviewed the turnaround requirements for garbage removal with the Environmental Department at Logan City. They are fine with the development layout since it is commercial. Note that the site design should limit backing of garbage trucks to 150 feet. No further comment
- 8. Screening of trash should be planned for to reduce pollution of neighboring properties.
 - This should be identified on the site plan for Lots 3 and 4. No further comment.
- 9. A perimeter wall is required adjacent to Ag land unless waived by Millville City.
 - The neighboring property owner has not indicated a concern at this time. He may do so at the public hearing. No further comment.
- 10. A lighting plan should be provided for the lots.
 - Street lamp locations have been outlined, but parking lot lighting plans have not been addressed. Please provide this with the site plan designs for the zoning clearances on Lots 3 and 4. No further comment.

Preliminary Plat items to be addressed include:

- 11. Contour lines on a Preliminary Plat Drawings. Not shown yet. Sufficient for plan submittal. Commercial site plans will have more information. No further comment.



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12. Show Utility connections and routing to Lots 3 and 4. Not submitted. Sufficient for plat submittal. Commercial site plans will have additional information. No further comment
13. Provide Verification that the water system can meet the State Rules for water pressure and fire flow. Not provided yet. Deputy fire chief has provided supporting documentation. No further comment.
14. Show curb and gutter grades along the City to indicate slope of the road for conformance with the Ordinance and Standards.

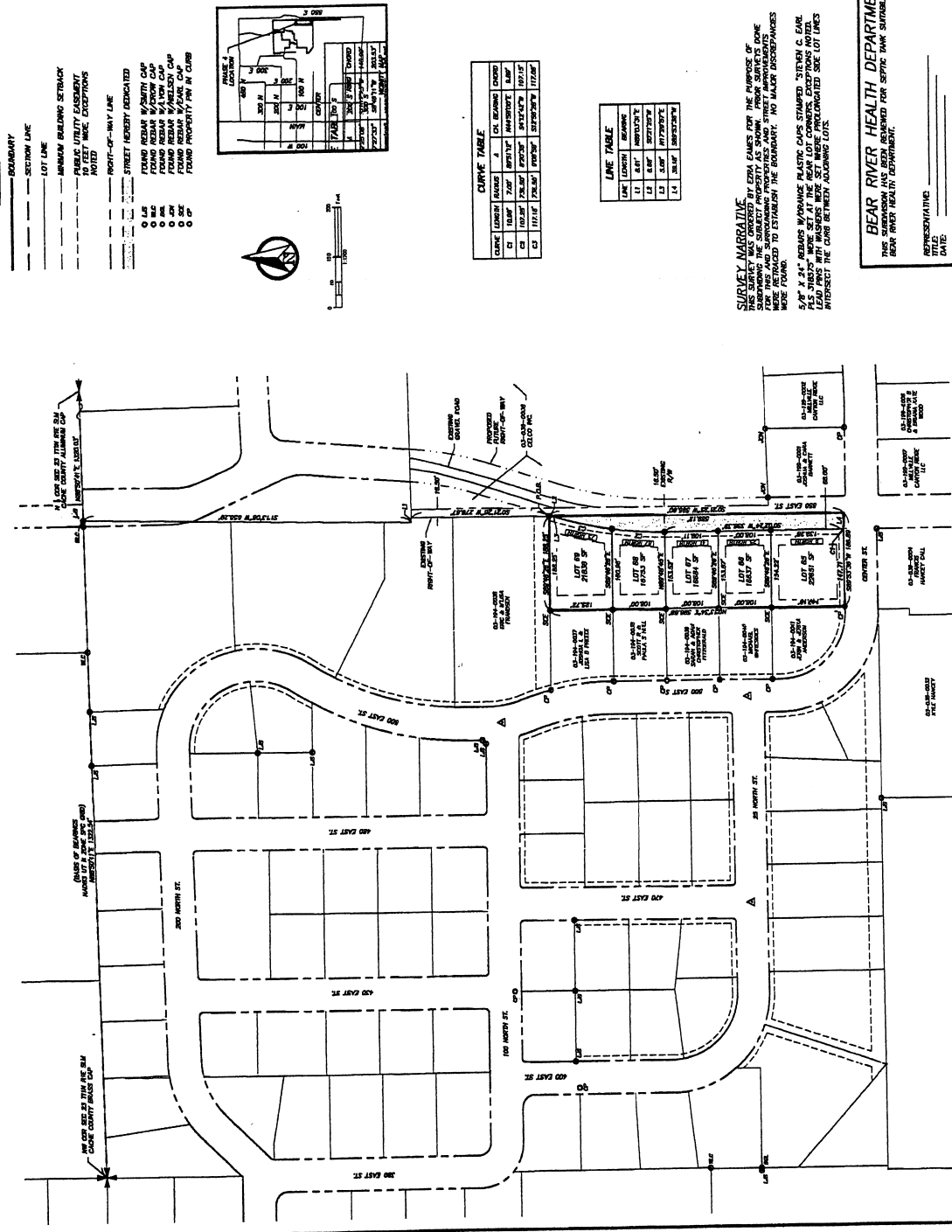
Additional items to be addressed as a result of a final plat review are as follows:

15. The point of beginning is not indicated on the drawing to correspond with the survey monument tie. Complete
16. Include a symbol in the legend for the monuments that will be set at each lot corner. Complete
17. A Bear River Health Department Block needs to be included. Complete.
18. The front setback on Lot 3 should be 30 feet. Show the other required setbacks on the lots. Complete
19. A legend should be included for sheets C-2.0, 2.1, and 2.3. Updated plans include sheet C-0.1 which includes a legend. Complete.
20. Notes 2, 8, and 10 of the Utility Construction Notes refer to sheet C-5.1. C-5.1 was not included in past submissions but is included in this submission. Complete.
21. Note 1 of the Utility General Notes refers to sheet C-0.1. C-0.1 was not included in past submissions but is included in this submission. Complete.
22. Note 2 of the Utility General Notes refers to sheet C-3.1. C-3.1 was not included in past submissions but is included in this submission. Complete.
23. Please show the fence referred to on the Sections on the associated plan view drawing. Also show the property line on both the plan view and section view as well (See note 1). Complete.
24. Contours should be included on the drawings as outlined in the City Code. Complete.
25. It appears the submission does not include all sheets. Proposed sidewalk, curb and gutter, etc. are not called out on any of the sheets.
 - o The most recent submission appears to include all sheets. As stated in a prior comment, Sheet C-1.0 should be edited for clarification. The landscape areas appear to overlap detention areas – the clarification has occurred.
26. Label roadways for reference during review. Complete.
27. It is suggested to include waterline tees at 800 West for future connection and caps on the ends of the lines on 1940 South. This is a private line so this is at the discretion of the developer.

At this time the construction drawings should be updated for review by the City and the storm water calculations should be provided. The Plat appears to be in order. Please feel free to contact me if you have any further questions.

[illegible]

FRAN PLAT
MOND-AIRE HEIGHTS SUBDIVISION PHASE 4
PART OF THE NW 1/4 OF SEC 23, T19N, R1E, S10W
MILLVILLE CITY, CACHE COUNTY, UTAH
CONTAINING 2.67 AC± & 8 LOTS



SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY EXTRA REQUEST FOR THE PURPOSE OF SUBORDINATING THE SUBJECT PROPERTY AS SHOWN. PROOF SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND STRIPS OF LAND WERE USED TO ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL, P.L.S. 016370" WERE SET AT THE REAR LOT CORNERS. EXCEPTIONS NOTED. LEAD PINS WITH WELDERS WERE SET WHERE PROLONGED LINES LOT LINES WERE FOUND.

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	10.88'	7.00'	89°31'12"	N44°28'130"E	8.88'
C2	102.35'	738.35'	8°20'33"	S4°12'43"W	102.15'
C3	112.16'	738.50'	9°08'38"	S2°56'28"W	112.08'

LINE TABLE		
LINE	LENGTH	MEASUREMENT
1.1	0.61"	ASB0131212"
1.2	0.68"	S07212024"
1.3	3.05"	M17307072"
1.4	38.16"	S06332084"

CERTIFICATE OF DEDICATION

[illegible]

ACKNOWLEDGMENT

BY: MOND-APPE HEIGHTS, LLC

BY: CONNETT E. KNOWLESS, MANAGER

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

1. PURPOSE: TO PROVIDE ELECTRICITY TO THE PUBLIC UTILITIES OF THE STATE OF MONTANA.

2. SCOPE: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

3. DESCRIPTION: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY. THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

4. FUNDING: THE PROJECT WILL BE FUNDED BY THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

5. BENEFITS: THE PROJECT WILL PROVIDE ELECTRICITY TO THE PUBLIC UTILITIES OF THE STATE OF MONTANA.

6. RISKS: THE PROJECT WILL BE SUBJECT TO THE RISKS OF THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

7. CONCLUSION: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

8. RECOMMENDATION: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

9. ACTION: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

10. DATE: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

11. SIGNATURE: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

12. TITLE: THE PROJECT WILL BE A JOINT VENTURE BETWEEN THE STATE OF MONTANA AND THE ROCKY MOUNTAIN POWER COMPANY.

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAY SECTOR FOR THE PURPOSES OF CONFIRMING THAT THE OTHER ASSESSMENTS IN ORDER TO SERVE THE REQUIREMENTS OF THE PLAY SECTOR DO NOT CONSTITUTE A VIOLATION OF THE ENVIRONMENTAL PROTECTION ACT. DOMINION ENERGY DOES NOT CONSTITUTE A VIOLATION OF THE ENVIRONMENTAL PROTECTION ACT BY ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE AN APPROVAL OR ACKNOWLEDGMENT OF THE PLAY SECTOR'S REGULATION AND THE NOTES AND DISCLOSURES OF THE PLAY SECTOR. DOMINION ENERGY'S REGULATION OF NATURAL GAS SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6832.

TELECOMMUNICATIONS COMPANIES APPROVAL

COMMUNICATIONS COMPANIES APPROVALS

CENTURY LINK _____ DATE: _____

COMCAST CORPORATION _____ DATE: _____

BEAR RIVER HEALTH DEPARTMENT

BEAR RIVER HEALTH DEPARTMENT
THIS SUBMISSION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY THE
BEAR RIVER HEALTH DEPARTMENT.

CITY ENGINEER

CITY ENGINEER

DATA ON THIS PLAY REVIEWED THIS _____ DAY OF _____
 A.D. 2018 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

COUNCIL APPROVAL AND ACCEPTANCE

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE THIS _____
 DAY OF _____, A.D. 2018.

SECRET

PLANNING AND ZONING COMMISSION

1000

COUNTY RECORDER

DATE _____ TIME _____ BOOK _____ PAGE _____
CACHIE COUNTY RECORDER

DATE _____ TIME _____ BOOK _____
PAGE _____

DATE _____ TIME _____
EE _____

DATE _____

MEMORANDUM

DATE: May 13, 2019
TO: Millville Planning Commission
CC: Chad Kendrick
FROM: Zan Murray S.E.
SUBJECT: Monde-Aire Heights Phase 4 Final Plat and Construction Drawings

General

We have reviewed the current submittal for Phase 4 of Monde-Aire Heights in relation to comments made on past submissions and find that the concerns previously made have been sufficiently addressed to move forward with engineering approval of this phase.

Final Plat

1. The revised plat for Phase 4 was modified to show that CELCO does not own any property west of the prescriptive easement for 550 East. Therefore, the improvements for 550 East can move forward west of the east side of the existing roadway. The remaining right of way can be obtained when the east side of the road is developed.

Construction Plans

See following notes for individual sheets.

Sheet C100

Comments from the prior review have been addressed.

Sheet C200

Comments from the prior review have been addressed.

Sheet C300

1. The comment inquiring about the construction easement through CELCO property has been unaddressed. **This easement will not be needed until the east side of 550 East is developed.**
2. The double note at the North-West corner of the intersection has not been resolved.

Sheet C400

None.



J·U·B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

Sheet 500

1. The comment about the proposed location of the washout and other storage has not been addressed. **No further comment.**

Thanks.

SUGGESTED ORD

MILLVILLE CITY CODE

TITLE 17 – ZONING

CHAPTER 17.26 - COMMERCIAL **MANUFACTURING (CM)** **General (CG)**

Blue – ADD
Red – DELETE

17.26.010: PURPOSE

17.26.020: PERMITTED USES

17.26.030: CONDITIONAL USES

17.26.040: APPLICATION REQUIREMENTS

17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS

17.26.060: SPECIAL PROVISIONS

17.26.070: APPLICATION REVIEW FEE

17.26.010: PURPOSE

To provide commercial **manufacturing General** areas to serve the residents of the city and a larger geographic area. (Ord. 2012-4, 2012)

17.26.020: PERMITTED USES

Uses approved by the city council as being in harmony with the health, safety and welfare of the citizens. (Ord. 2012-4, 2012)

17.26.030: CONDITIONAL USES

The following may be permitted conditional uses after application and approval as specified in section 17.64.070 of this title:

Education services both public and private. (Ord. 2013-2, 2013)

17.26.040: APPLICATION REQUIREMENTS

All applications to the planning commission for development in the commercial **manufacturing general** zone shall be accompanied by the following technical information reports, all prepared by a licensed engineer or landscape architect, as the case may be, in sufficient detail to allow evaluation of health, safety, and general public welfare aspects of the development. The reports shall include:

A. Site Development Plans:

1. A grading or earthmoving plan showing existing and proposed contours of the property. The contour lines shall extend to at least one hundred feet (100') outside the property lines, or a sufficient distance to show on site and off site drainage channels. The contour interval shall be two feet (2').
2. Detailed site plans and elevation drawings showing the location of all existing and proposed streets, easements, and drainage channels.
3. Traffic flow study, if deemed necessary by the city engineer.
4. Detailed site plan showing the location and proposed connection points of utilities, including, but not limited to, water, natural gas, electricity, sewer and telecommunications.
5. A fire protection plan accompanied by letters of approval from the fire chief and the county fire marshal.
6. Detailed site plan showing the boundaries of any established FEMA or any other floodplain within the property and within six hundred feet (600') of the property lines.
7. When any area of the lot exceeds slope class 1 specifications, a hillside development permit shall be required with the application.

B. Drainage Control Plans: A drainage control plan and report based upon the following criteria:

1. Independent Drainage Systems: All drainage systems shall be independent from the sanitary sewer or septic system.

2. **Natural Drainage Channel:** No natural drainage channel shall be filled, obstructed, or diverted, nor shall the point of entrance and exit from the property be changed without the approval of the city engineer.
3. **Drainage Basin Upstream:** All of the drainage basin upstream of the development shall be considered in the analysis as fully developed and considered in the design of any stormwater drainage facilities.
4. **Effects On Downstream Property:** The effects on the downstream property owners relative to increased flood potential shall also be considered in the design, including acquisition of easements, construction or modification of improvements where needed.
5. **Existing Drainage Channels:** Developments shall use existing drainage channels or newly constructed control structures and retention facilities to control its stormwater runoff so that no net increase in storm runoff will occur on the downstream properties.
6. **Stormwater Adequately Conveyed:** The stormwater from a 50-year frequency storm with a duration equal to the time of concentration shall be adequately conveyed within the storm drainage channels, from the project to established drainage outlet channels without creating flood hazards to adjoining properties.
7. **Underground Pipe System:** When an underground pipe system is required, it shall be designed to carry a 10-year storm. The minimum storm drain size shall be twelve inches (12").
8. **Cross Gutter Drains:** Cross gutter drains on streets shall be avoided where possible. They shall not be allowed on major streets.
9. **Groundwater Sources On Property:** When springs or other groundwater sources are found on the property, development plans must be reviewed and approved by Bear River health department or appropriate government agency.
10. **Constructed Outside Floodplain:** All building shall be constructed outside the limits of any of the 100-year floodplain. Foundations within five hundred feet (500') of the floodplain boundary shall be a minimum of eighteen inches (18") above the 100-year flood stage, except on floodplains subject to FEMA regulations, in which case they shall be a minimum of two feet (2') above the 100-year flood stage.

11. Stormwater Permits: Discharge permits are required from most industries that discharge stormwater runoff to surface waters such as lakes or streams. Stormwater pollution prevention plans must be in place prior to application. All construction activities that disturb more than five (5) acres (clearing, grading and excavating) are required to obtain a UPDES construction stormwater permit (mainly for sediment and erosion control).

C. Geology Soils Report: A geology soils report shall contain at least the following information:

1. A foundation investigation including bearing strength capacity, sheer strength, and shrink/swell potential of soils and conclusions and recommendations on the effects of soil conditions on foundation and structural stability.
2. Location and yield of seeps and springs;
3. A description of geological structural features, including any geological limitations;
4. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, together with recommendations identifying the means proposed to minimize any hazard to life or property or adverse impact on the natural environment.

D. A Landscape Plan: The plan shall be of adequate scale and detail to indicate general grading and plantings along irrigation and temporary erosion control. For areas to be used as surface retention basins for stormwater runoff, the plan shall identify the location and sizing of control facilities and address operation and maintenance of the control facility in conjunction with the landscape improvements.

E. Additional Information: Other reports, plans, and information as may be deemed necessary by the planning commission, city council, or city engineer may be requested as a condition to the application procedure. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS

A. Yard Requirements: The minimum yard requirements for all main and accessory buildings are as follows:

1. Front yard: Thirty feet (30');

2. Side yard:

- a. Thirty feet (30') if adjacent to an residential or agricultural zone or facing on a street,
- b. No minimum side setback required when abutting other commercial property;

3. Rear yard:

- a. Thirty feet (30') if adjacent to a residential or agricultural zone, or facing on a street,
- b. Twenty feet (20') if adjacent to other commercial zones.

- B. Building Height: The maximum height of a building or structure shall be fifty feet (50'). thirty-five feet (35') The planning commission may reduce the height allowed at locations where a reduction in height is necessary to minimize the impact on surrounding land uses.
- C. Lot Corners: Lot corners will be marked with five-eighths inch ($\frac{5}{8}$ ") rebar (#5 rebar) that is eighteen (18) to twenty four inches (24") long, capped with the surveyor's red cap containing the surveyor's name or license number driven down to ground level. (Ord. 2014-3, 2014: Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.060: SPECIAL PROVISIONS

- A. Trash Prohibited Outside Containers: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts, or similar material shall be stored or allowed to remain on any lot in any commercial zone.
- B. Screening:
 - 1. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a fence, landscaping, or wall that is a minimum of six

feet (6') high or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of ten feet (10') from any **zone agricultural use**.

2. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units, shall be completely screened from surrounding properties by a fence, landscaping, or wall or shall be enclosed within a building.
3. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.
4. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties where possible.

C. Perimeter Wall:

1. All uses shall have a wall along all rear and side yards not fronting on a public street, which abut **an residential or agricultural** zoned property. These requirements may be waived by the city council upon a determination that the wall is not necessary to buffer the adjacent use. Such walls shall not be located in the required setback from a public street.
2. All perimeter walls shall be a minimum of six feet (6') high unless the planning commission approves or requires an increase or reduction.
3. The city council may allow appropriate access to trails, creeks or other open space amenities.

D. Landscaping: The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

E. Access And Parking: The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet (60') from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into **residential or agricultural** areas.

F. Hours Of Operation:

1. Commercial uses may be open for business twenty four (24) hours a day, seven (7) days a week, unless restricted by the city council.

1. Commercial uses may be open for business

NEED to DISCUSS, unless restricted by the city council.

2. Commercial garbage and rubbish collection shall only occur between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M., if there is a residential zone or residential use within three hundred feet (300') of the collection point.

G. Coverage Restrictions: A building or group of buildings, with their accessory buildings, shall not cover more than fifty percent (50%) of the project area unless the city council approves a higher percentage.

H. Lighting:

1. The maximum height of luminaries shall be eighteen feet (18') unless the city council requires a lower height. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in an agricultural zone or an adjacent agricultural use.

DISCUSS

2. All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of twenty five percent (25%) of the total luminaries used, unless the city council approves a higher percentage.

I. Nuisance Factors And Hazards: Operations shall be in compliance with the city's nuisance ordinances, state and federal laws for activities which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution, or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

Activities conducted on the premises shall comply with all local, state and federal laws and regulations and permits.

J. Pedestrian Walkways: Pedestrian walkways, a minimum of four feet (4') (5') wide, shall be provided to accommodate pedestrian movement between activity centers within the site.

Public easements for walkways, jogging paths and similar uses may be required.

- K. Consistency With Master Plan: Development shall be consistent with the comprehensive master plan for the city. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.070: APPLICATION REVIEW FEE

At the time the application for development in the commercial **manufacturing general** zone is filed, there shall be paid to the treasurer an application review fee for each application, as established by resolution of the city council. This fee is not refundable. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.12.040: ZONES ESTABLISHED

For the purpose of this title, the following zones are created and the land within the corporate limits of the city is divided into zoning districts. The boundaries for the zoning districts are shown on the official zoning map of the city. The classification of zoning districts is as follows:

A	Agricultural zone
R-1	Single- and two-family residential zone (minimum 14,000 square foot lot size)
R-2	Single- and two-family residential zone (minimum 21,000 square foot lot size)
R-3	Single- and two-family residential zone (minimum 87,000 square foot lot size)
~~CR~~	~~Commercial retail zone~~
~~CS~~	~~Commercial service zone~~
~~GM~~	~~Commercial manufacturing zone~~
~~CG~~	~~Commercial General~~
OS	Open space zone
TC	Commercial town center
HO	Hillside development overlay zone

(Ord. 2018-6, 2018: Ord. 2012-4, 2012: Ord. 2000-16 § 1: Ord. 99-02-18-01 § 2)

17.12.050: PURPOSE OF ZONING DISTRICTS

In addition to the general purposes of this title identified in chapter 17.04 of this title, the various zoning districts each serve a more specific individual purpose, as described below.

- ~~A. The A (agricultural) zoning district is proposed to provide areas for agricultural and related uses, along with very low density residential uses. This designation shall be applied to land with appropriate topographical conditions where the intrusion of urban uses would be inappropriate or untimely, due to lack or need of urban services and facilities.~~
- ~~B. The R (residential) zoning districts are created to provide for the diverse needs and desires of the people of the city. These districts shall also allow for other compatible uses which may complement the primarily residential functions of the districts, under certain conditions. Basic urban services and utilities would be available in these zones:~~
- ~~1. The R-1 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 14,000 square feet.~~
 - ~~2. The R-2 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 21,000 square feet.~~
 - ~~3. The R-3 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 87,000 square feet.~~

~~C. The CR (commercial retail) district is intended to provide areas abutting major arterial streets for a restricted range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage areas and serve a regional market.~~

~~D. The CS (commercial service) district is an alternative commercial location for the main purpose of light manufacturing, or wholesale/warehouse use and uses that support construction and manufacturing trades. Commercial service may abut residential areas.~~

~~E. The CM (commercial manufacturing) district is intended to provide major wholesale/warehousing and manufacturing. It may not abut residential zones.~~

~~F. The OS (open space) zone is intended to provide for open space land within the city and to provide for the accommodation of natural features or hazards.~~

~~G. The TC (commercial town center) district is intended to provide a "downtown" feel and provide residents a place to shop, eat and do business.~~

the CG (commercial general) zone, to provide various commercial uses deemed appropriate to the area in which it is located. appropriate

Resolution 2014-2

SIGN TYPES ALLOWED

SIGN TYPE	CM	CS	CR	RES	Agricultural
A. Free Standing	Max. Height 35' Max. Size 200 sq. ft.	Max. Height 25' Max. Size 120 sq. ft.	Max. Height 15' Max. Size 48 sq. ft.	Not Allowed	Not Allowed
B. Low Profile/Monument	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Not Allowed	Not Allowed
C. Building Mounted	20% of the face of each individual unit.	20% of the face of each individual unit	17:44:080 48 sq. ft.	Not allowed on home. Allowed on accessory building. 10% of one face of the building up to 45 sq. ft.	Not allowed on home. Allowed on accessory building. 20% of one face of the building up to 45 sq. ft.
D. Projecting	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Not Allowed	Not Allowed
E. Hanging	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
F. Awning Signs	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	Not Allowed	Not Allowed
G. Externally Illuminated	17:44:080 A 4a.	17:44:080 A 4a.	Not Allowed	Not Allowed	Not Allowed
H. Internally Illuminated	Color lights and electronic signs allowed. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Not Allowed	Not Allowed
I. Manually Changeable	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

SIGN TYPE	CM	CS	CR	RES	AG
J. Special Purpose	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2
K. Temporary	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090
L. Window	Allowed	Allowed	Allowed	One window sign allowed. Up to 2 sq. ft. *****	One window sign allowed. Up to 2 sq. ft. *****
M. Electronic	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Not Allowed	Not Allowed
N. Billboard Signs	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed

FOOTNOTE #1: COMMERCIAL ZONES

NO SINGLE PROJECTING SIGN MAY EXCEED SIX (6) SQUARE FEET IN AREA OR MAY PROJECT MORE THAN THIRTY-SIX INCHES (36") FROM THE FACE OF THE BUILDING TO WHICH IT IS ATTACHED. PROJECTING SIGNS MUST HAVE AT LEAST EIGHT FEET (8') OF GROUND CLEARANCE, AND CANNOT BE HIGHER THAN THE BUILDING TO WHICH THEY ARE ATTACHED. THEY MAY NOT EXTEND BEYOND THE APPLICANT'S PROPERTY.

FOOTNOTE #2: COMMERCIAL, RESIDENTIAL, AGRICULTURAL ZONES

SIGNS AND BANNERS PROMOTING EVENTS SPONSORED BY CIVIC, CHARITABLE, EDUCATIONAL, OR OTHER NONPROFIT ORGANIZATIONS MAY BE ERRECTED ON PRIVATE PROPERTY UP TO TWO (2) WEEKS IN ADVANCE OF THE EVENT BEING PROMOTED. THESE SIGNS SHALL BE REMOVED WITHIN FIVE (5) DAYS FOLLOWING THE CONCLUSION OF THE EVENT. SIGNS OR BANNERS LOCATED ON OR OVER PUBLIC PROPERTY EASEMENTS OR RIGHTS OF WAY ARE SUBJECT TO THE REQUIREMENTS OF THIS CODE AND REQUIRE APPROVAL BY THE MAYOR.