

MILLVILLE PLANNING COMMISSION MEETING

**City Hall - 510 East 300 South - Millville, Utah
Feb 20, 2020**

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Councilman Clay Wilker, Recorder Corey Twedt, Mayor David Hair, Chad Kendrick, Chad Mano, Ryan Mano, Dell Keck, Duane Weber, Brandon Baker, and Lance Zollinger. 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 Feb 20, 2020 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Farmer seconded. All voted in Favor.

4. Review and Approval of the Minutes from Feb 6, 2020

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Lewis to approve the minutes as outlined. Commissioner Thompson seconded. All voted in Favor.

5. Swearing in: Larry Lewis

Commissioner Larry Lewis was sworn in for another term by Corey Twedt.

6.A. Zoning Clearance - Duane Weber, residence at 280 N 100 W, Millville

The drawings showed the house with a side setback clearance of 15' 1 ½", but the point of measurement was unclear. The parcel narrowed towards the back of the lot, so there was some concern if the house could fit in the setbacks.

The owner will need to follow up with clarification within the next few days.

Commissioner Thompson made a motion to go ahead and approve the clearance contingent upon meeting the 15 foot setback. Commissioner Lewis seconded. All voted in Favor.

6.B. Zoning Clearance - Brandon Baker, residence at 262 N 300 E, Millville Estates, lot 15, Millville.

This is the Habitat for Humanity home that had been abandoned. Brandon will be picking up the same building plans and continuing on with completing this home.

Commissioner Dickey asked if he was using the same wood that had been sitting outside for two years.

Brandon said he had the county inspector come out and look at it, and told him it was still okay to use.

Commissioner Thompson made a motion to approve the zoning clearance, Commissioner Lewis seconded. Commissioners Greenhalgh, Farmer, Thompson, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in Favor. Commissioner Dickey opposed.

6.C. Zoning Clearance - Lance and Diane Zollinger, accessory building at 665 N Main, Millville

This will be a 3 level garage with a bonus room above and no bathrooms.

Commissioner Thompson made a motion to approve the zoning clearance. Commissioner Dickey seconded. All voted in Favor.

6.D. Zoning Clearance - Chad Mano, accessory building at 121 S 200 W, Millville

Chad said he may include a drain for a wash basin in the building. The drainage line will be pumped out to the main road with the rest of his sewer line.

Commissioner Thompson made a motion to approve the zoning clearance. Commissioner Lewis seconded. All voted in Favor.

6.E. Other

Three of the commissioners were approved to go to the training in SLC regarding BnBs.

Development Coordinator Meadows had put together a map for each of the commissioners that showed all of the sidewalks and curb and gutter in the city. They will have a chance to review the maps and decide where in the city they want future sidewalks.

7. City Council Report – review minutes from the Feb 13, 2020 meeting.

There were no comments made.

8. Agenda Items for Next Meeting

Sidewalk discussion

9. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Mar 5, 2020 at 8:00 pm.

10. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:48 p.m.



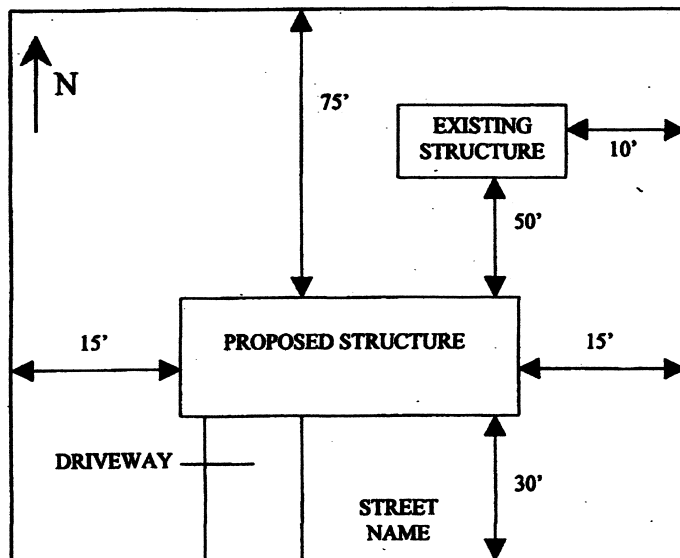
00876

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

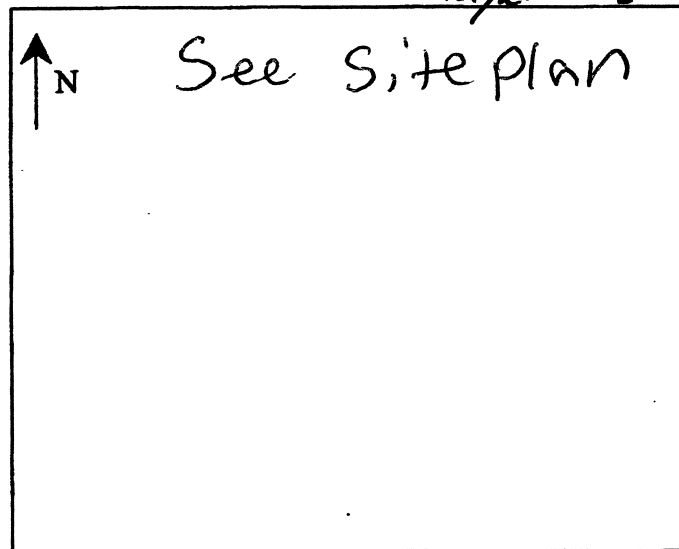
APPLICATION INFORMATION

1. Duane Weber
APPLICANT'S NAME
2. 233 W 260 N
MAILING ADDRESS
- Hyde Park UT 84318
CITY STATE ZIP CODE
3. 801-803-4134
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Residence
TYPE OF STRUCTURE
7. 3,462 8. Residential
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 128 - 0054
TAX IDENTIFICATION NUMBER
11. 280 N 100 W Millville UT
ADDRESS OF CONSTRUCTION
12. .38 Acres 13. 4,616'
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 21 1/2'



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)

31'-0 3/4"

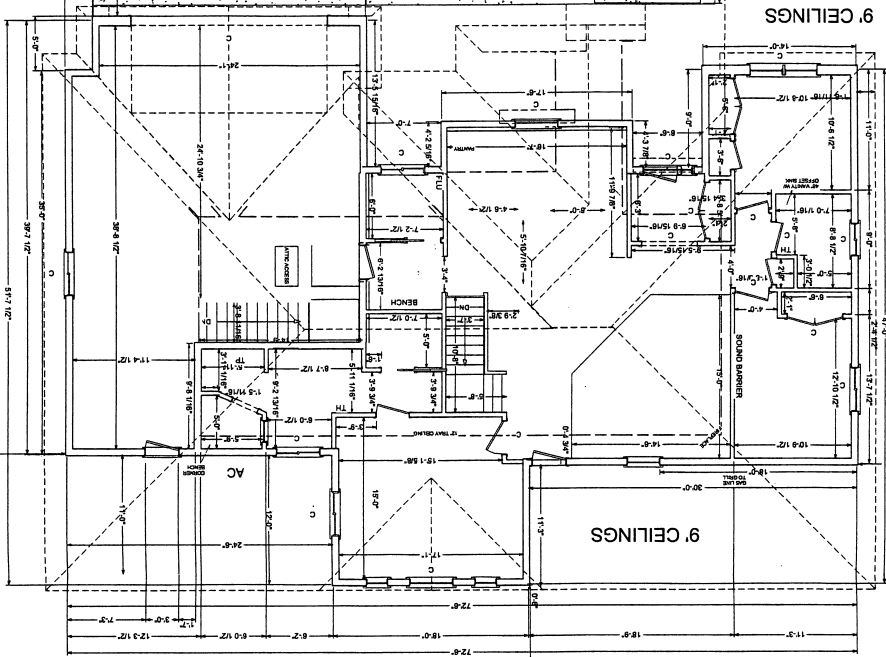
15'-1 1/4"

157'-0 11/16"

76'-9"

„8/1 8-96

164'-6 5/8"



00874

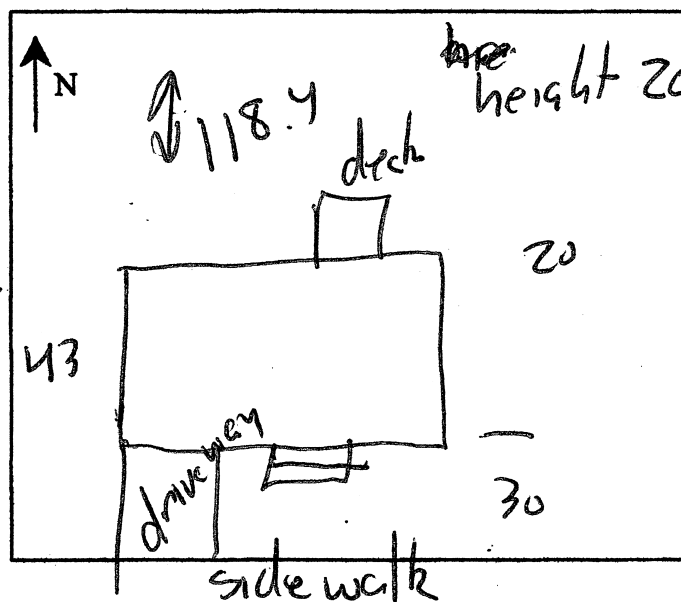
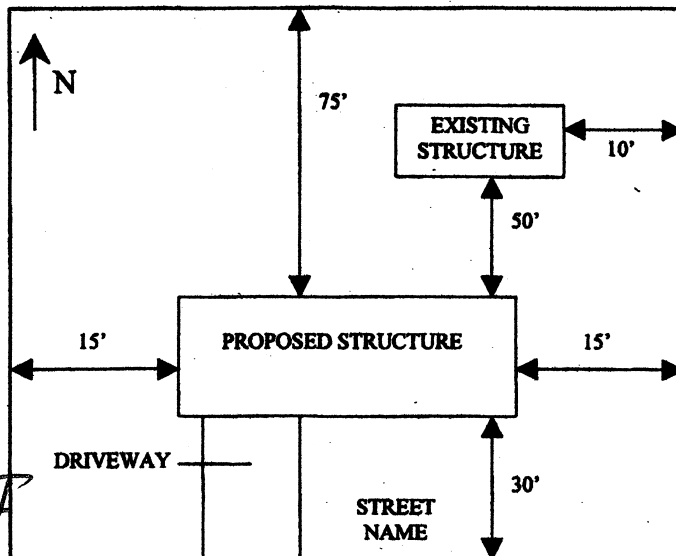


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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APPLICATION INFORMATION

1. Brandin Baker
APPLICANT'S NAME
2. 545 N 600 E
MAILING ADDRESS
3. Hyam UT 84319
CITY STATE ZIP CODE
4. 435-512-9303 same
HOME TELEPHONE BUSINESS TELEPHONE
5. Brandin Baker
OWNER'S NAME (if different from applicant)
6. S.F. home
TYPE OF STRUCTURE
7. 1703 8. Res
SQUARE FOOTAGE ZONE
9. Lot 151 Millville Estate II
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02-193-0015
TAX IDENTIFICATION NUMBER
11. 762 North 300 East Millville 84326
ADDRESS OF CONSTRUCTION
12. 18,360 13. NA
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. Millville Estate phase II
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



APPROVED - PLANNING AND ZONING

DATE

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DATE

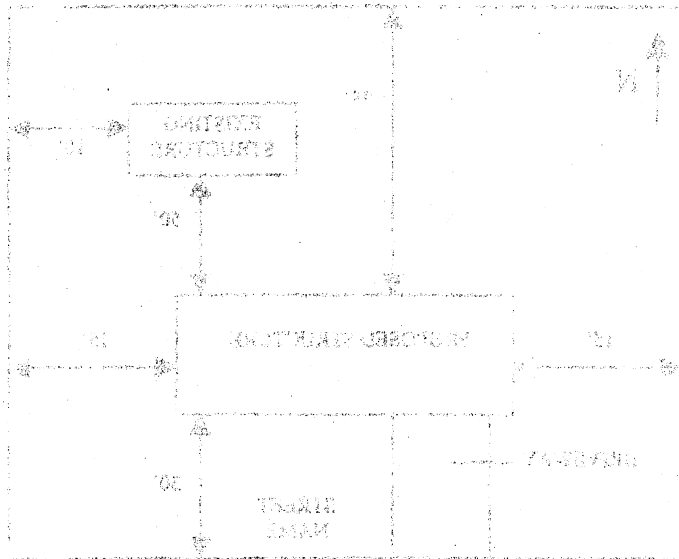
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Millville City Form 101 15 Nov 2002 (previous edition is obsolete)

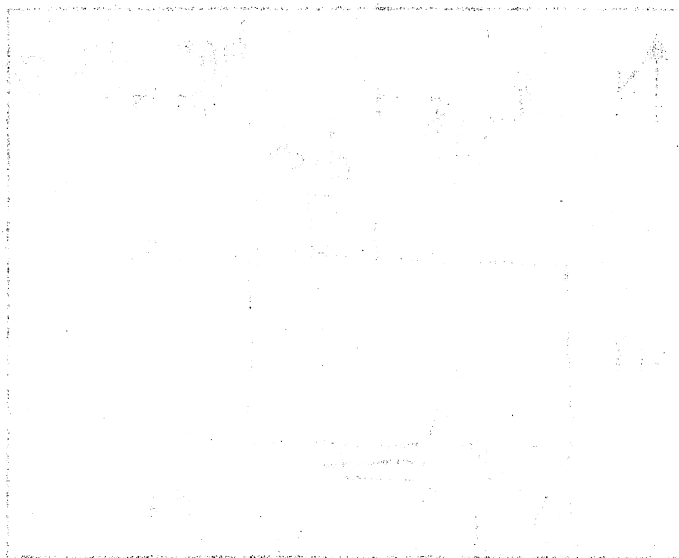
MILVIE CITY SOMEONE CLEARANCE FOR BUILDING PERMIT THIS FORM MUST BE COMPLETED BY THE APPLICANT



SAMPLE TYPICAL
(SEE PAGE 40 FOR TYPICAL TYPING INSTRUCTIONS)

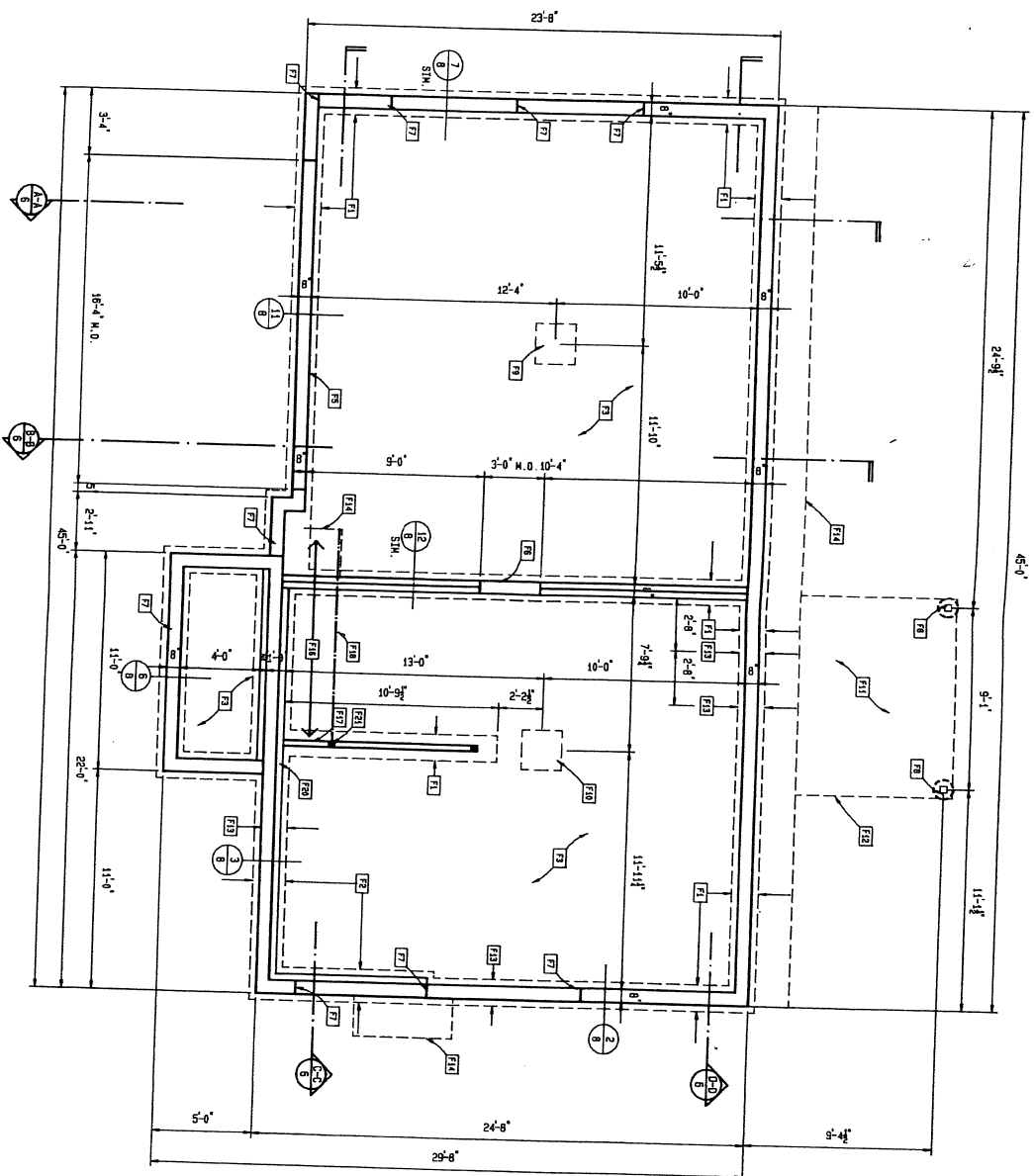


SAMPLE TYPICAL



APPLICATION INFORMATION

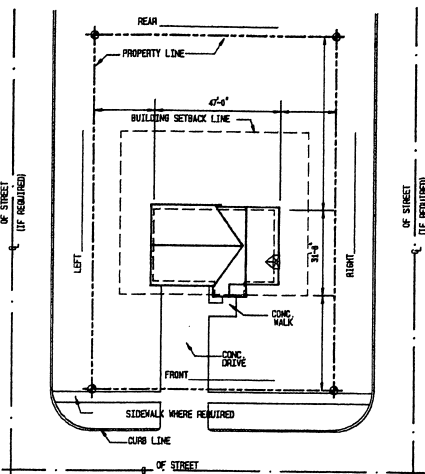
1. PROJECT NAME	
2. PROJECT ADDRESS	
3. CITY	
4. COUNTY	
5. PROJECT TYPE	
6. PROJECT DESCRIPTION	
7. PROJECT START DATE	
8. PROJECT END DATE	
9. PROJECT STATUS	
10. PROJECT OWNER	
11. PROJECT CONTACT	
12. PROJECT PHONE	
13. PROJECT FAX	
14. PROJECT E-MAIL	
15. PROJECT WEBSITE	
16. PROJECT NOTES	



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

© BLOODGOOD PLAN SERVICE, INC.
 THESE WORKING DRAWINGS ARE
 PROVIDED TO MAKE THE FULL
 DETAILS OF THE BUILDING SHOWN
 AVAILABLE TO THE PURCHASER.
 THEY MAY BE ALSO USED AS
 DOCUMENTS FOR CONSTRUCTION.
 ALL NOTES AND DIMENSIONS ARE
 SUBJECT TO CHANGE ACCORDING
 TO LOCAL CODES, BUILDING REQUIRE-
 MENTS AND SITE CONDITIONS. ANY
 FORM OF DIRECT REPRODUCTION OF
 THIS DESIGN IN WHOLE OR PART IS
 PROHIBITED.



SITE PLAN

NORTH
 * VERIFY SETBACK REQUIREMENTS AND EASEMENTS

LEGAL DESCRIPTION

FOUNDATION KEYNOTES

- F1 - 1'-0" x 8'-0" CONCRETE FOOTING W/ 2 - #5 REBAR CONTINUOUS
- F2 - 1'-0" x 8'-0" CONCRETE FOOTING W/ 2 - #5 REBAR CONTINUOUS
- F3 - COMPACTED FILL
- F4 - RESERVED
- F5 - DROP TOP OF FOUNDATION BELOW GARAGE SLAB
- F6 - DROP TOP OF FOUNDATION 1 COURSE
- F7 - DROP TOP OF FOUNDATION AS REQUIRED
- F8 - 4x4 TREATED W/2 POSTS ON 12" Ø CONCRETE PIER TO 3'-0" BELOW FROST (TYPICAL)
- F9 - 2'-0" x 2'-0" CONCRETE PAD W/ 3-#6 REINFORCING EACH WAY
- F10 - 2'-0" x 2'-0" x 1'-0" CONCRETE PAD W/ NO REINFORCING
- F11 - GROUND COVER: 2" MIN PEA GRAVEL ON 6 MIL BLACK POLY VAPOR BARRIER
- F12 - LINE OF DECK ABOVE
- F13 - STEP FOOTINGS DOWN 3 COURSES OR AS REQUIRED FOR FROST
- F14 - LINE OF CANTILEVER ABOVE
- F15 - RESERVED
- F16 - 2X10 FLOOR JOISTS @ 16" O.C.
- F17 - PROVIDE UPLIFT CONNECTION OF 80 LB. EACH JOIST
- F18 - 2-2X10 WOOD BEAM
- F19 - RESERVED
- F20 - LEDGE FOR FLOOR SLAB
- F21 - PROVIDE UPLIFT CONNECTION OF 80 LB. @ BEAM CONNECTION

- DOOR SYMBOL - SEE DOOR SCHEDULE ON SHEET #3
- WINDOW SYMBOL - SEE WINDOW SCHEDULE ON SHEET #3

NOTES
 * F1-F11 TOP COURSE OF WALLS CONTINUOUS WITH STIFF GROUT.
 * SET ANCHOR BOLTS IN CORNER, NOT HEAD JOISTS.
 * F12-F15 WALLS WITH EARTH OR FILL REINFORCE W/ #7 REBARS.
 * F16-F18 PLUS F19, CELLS W/ 2000 PSI GROUT.
 * VERIFY LOCAL FROST DEPTH REQUIREMENTS.

HOUSE DESIGN
 90067

BLOODGOOD
 PLAN SERVICE, INC.

3001 GRAND AVENUE
 DES MOINES, IA 50312
 515/283-2000

JOB NO. _____
 P.A. _____ DRAWN
 CKD _____ ISSUED
 REVISED _____

FOUNDATION PLAN
 SITE PLAN
 SHEET
 2
 OF 8



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

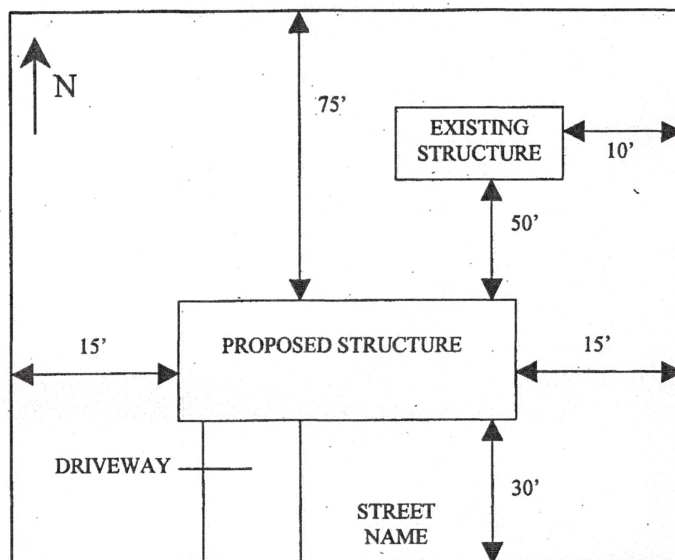
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

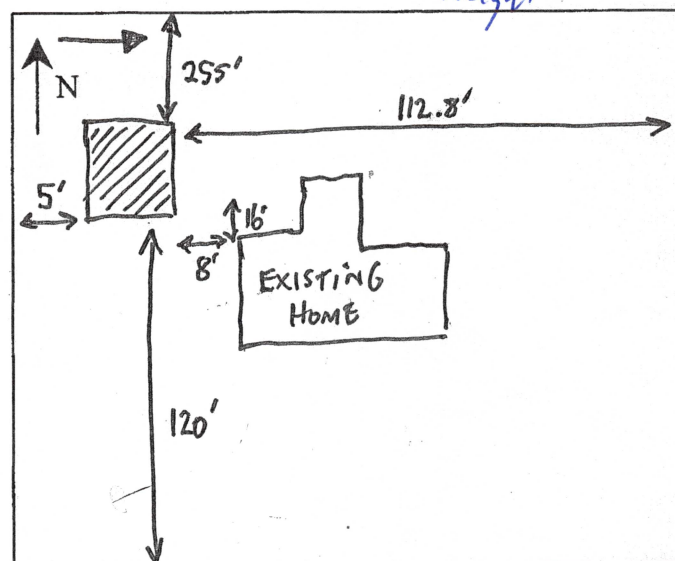
1. LANCE AND DIANE ZOLLINGER
APPLICANT'S NAME
2. PO BOX 444
MAILING ADDRESS
- MILLVILLE UTAH 84326
CITY STATE ZIP CODE
3. 435-770-2450 4. 435-753-1122
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. DETACHED GARAGE
TYPE OF STRUCTURE
7. 810 8. R-1
SQUARE FOOTAGE ZONE
9. LAFONZO ESTATES
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 62 - 117 - 0046
TAX IDENTIFICATION NUMBER
11. 665 NORTH MAIN MILLVILLE
ADDRESS OF CONSTRUCTION
12. 1.22 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



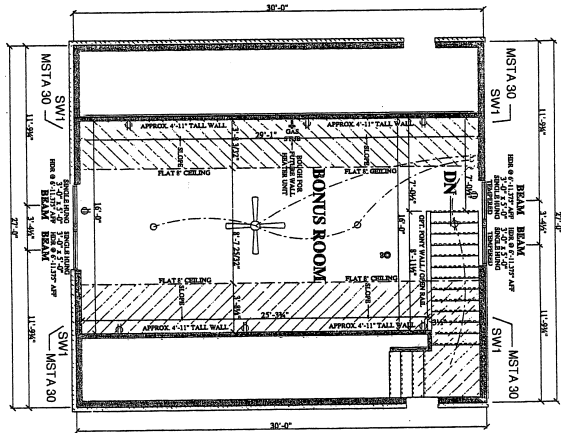
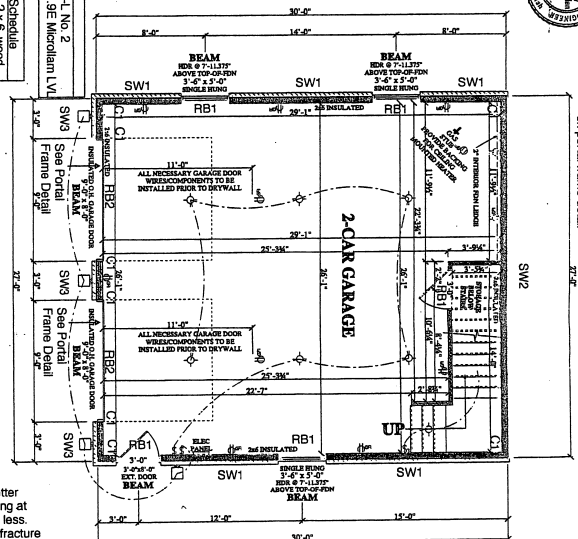
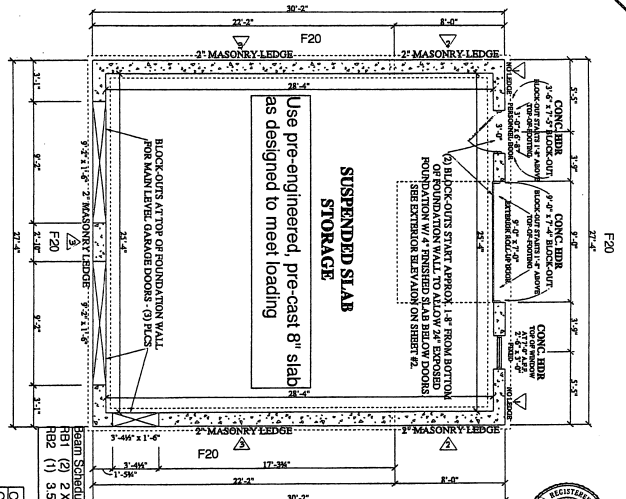
APPROVED - PLANNING AND ZONING

DATE

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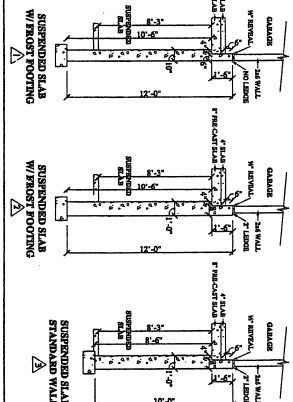
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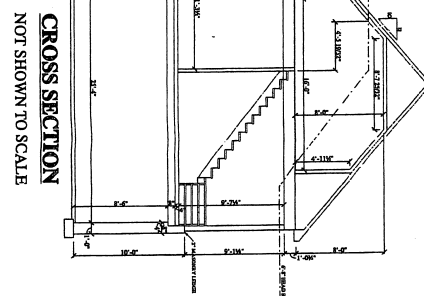


FOUNDATION LAYOUT

MARK	HEIGHT	THICKNESS	FOOTING OFFSET
12'-0"	12'-0"	10" W/	0'-0"
10'-0"	10'-0"	10" W/	0'-0"
12'-0"	12'-0"	12" W/	0'-0"
10'-0"	10'-0"	12" W/	0'-0"
12'-0"	12'-0"	12" W/	0'-0"
10'-0"	10'-0"	12" W/	0'-0"
12'-0"	12'-0"	12" W/	0'-0"
10'-0"	10'-0"	12" W/	0'-0"



MAIN LEVEL LAYOUT

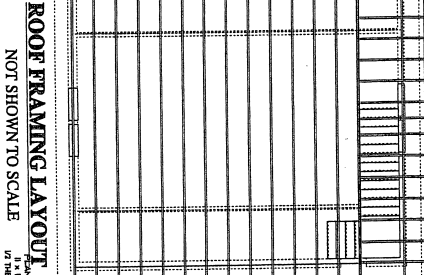


Exterior wall and vertical surfaces shall be sheathed with 7/16" APA rated 24/0 or better structural wood panels. Block all horz. edges with 2" nom. or wider. 2" or wider framing at adjoining panel edges. Nails shall be staggered where 8d nails are spaced 3" o.c. or less. Nails will be placed not less than 1/2" from edge of panel and driven flush, but not to fracture the surface of sheathing. Extend sheathing over rim and nail to rim and wall plates 4" o.c. Panels placed perpendicular to studs.

Sheathing Schedule

Type	Sheathing	Nail	Edge	Field	Unblocked
SW1	7/16" one side	8d	6" o.c.	12" o.c.	Unblocked
SW2	7/16" one side	8d	6" o.c.	12" o.c.	Unblocked
SW3	7/16" one side	8d	6" o.c.	12" o.c.	Blocked

BONUS ROOM LAYOUT



Use pre-engineered trusses such that bottom cord carries bonus room flooring. Use Simpson A34 @ truss spacing. Diaphragm sheathing 7/16" APA rated 24/0 structural or better with 8d nails placed 6" o.c. edge nail and 12" o.c. field nails.

"Zollinger Detached Garage"

FOUNDATION, MAIN LEVEL, BONUS CROSS SECTION, ROOF FRAMING

SCALE: 1/4" = 1'-0"
© COPYRIGHT RESIDE DESIGNS 2018
Wednesday, November 7, 2018

Custom Reside Design for
Zollinger, Lance & Diane

RESIDE
DESIGNS

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

3
SHEET
MINIMUMITY STAMP



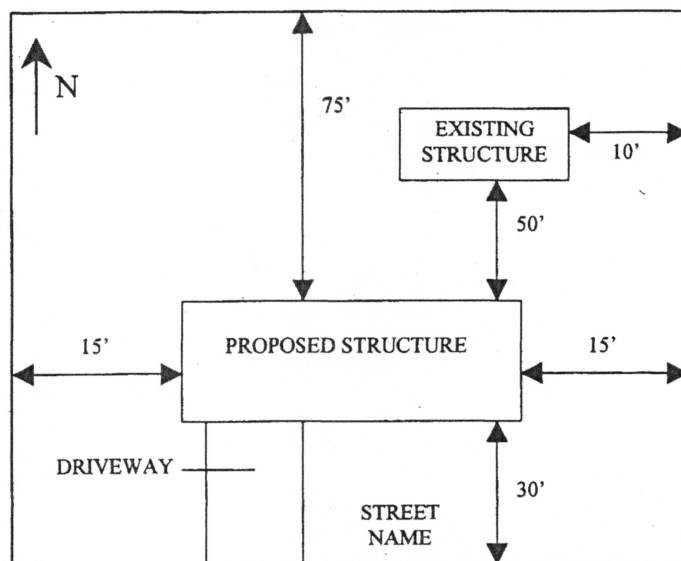
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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APPLICATION INFORMATION

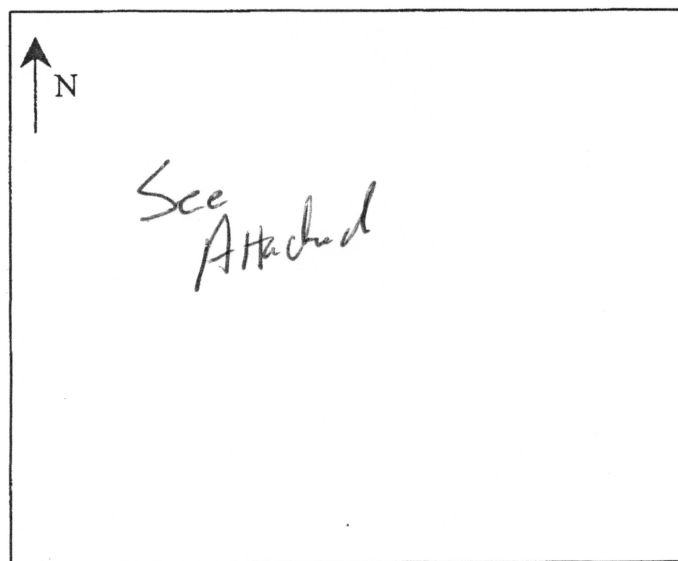
1. Chad Mano
APPLICANT'S NAME
2. PO Box 542
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-232-8716 4. Same
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Accessory Building
TYPE OF STRUCTURE
7. 1512 8. R1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOCATION OF LOT
10. 03-029-0024
TAX IDENTIFICATION NUMBER
11. 121 S 200 W
ADDRESS OF CONSTRUCTION
12. 6.5 acres 13. 4524
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



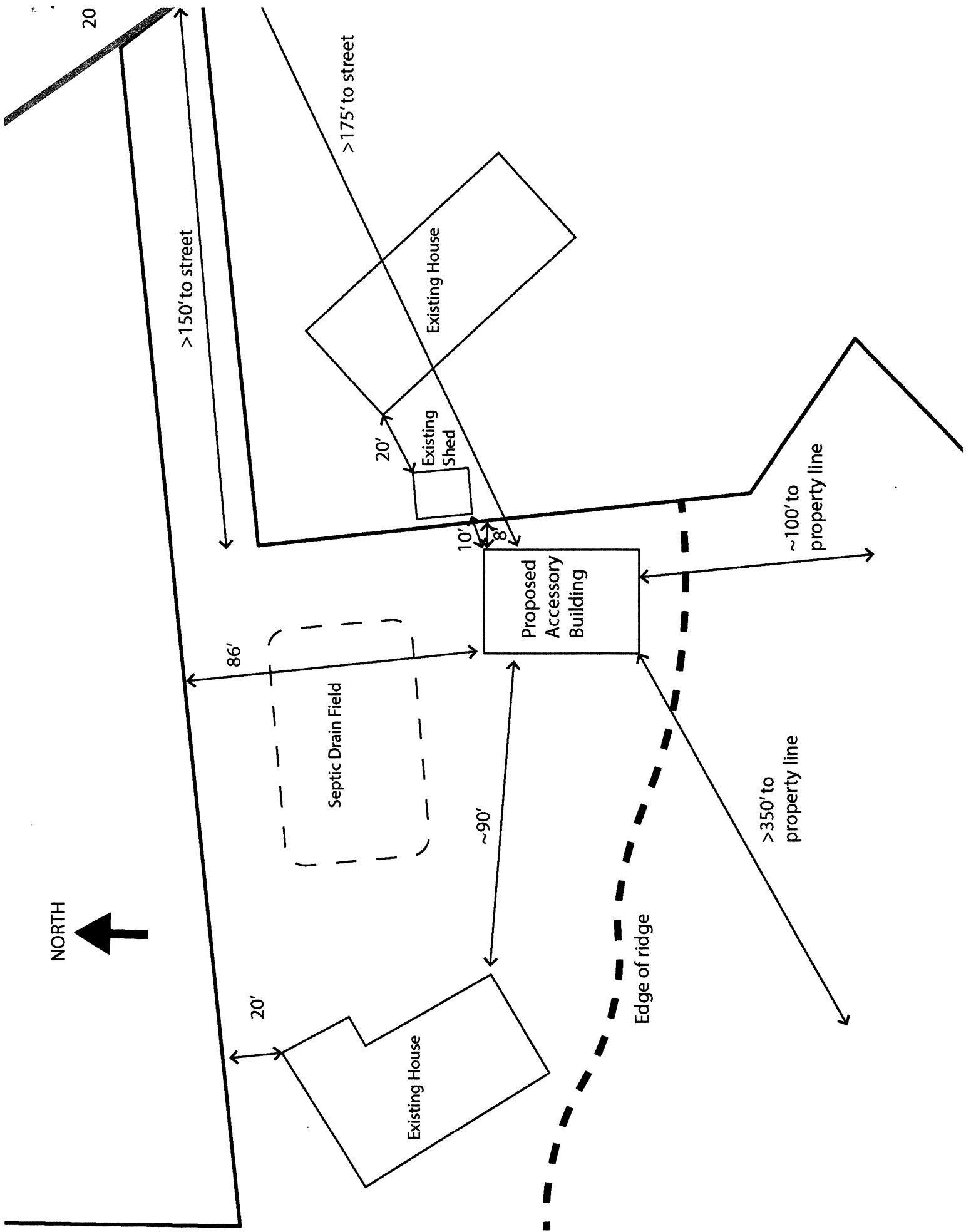
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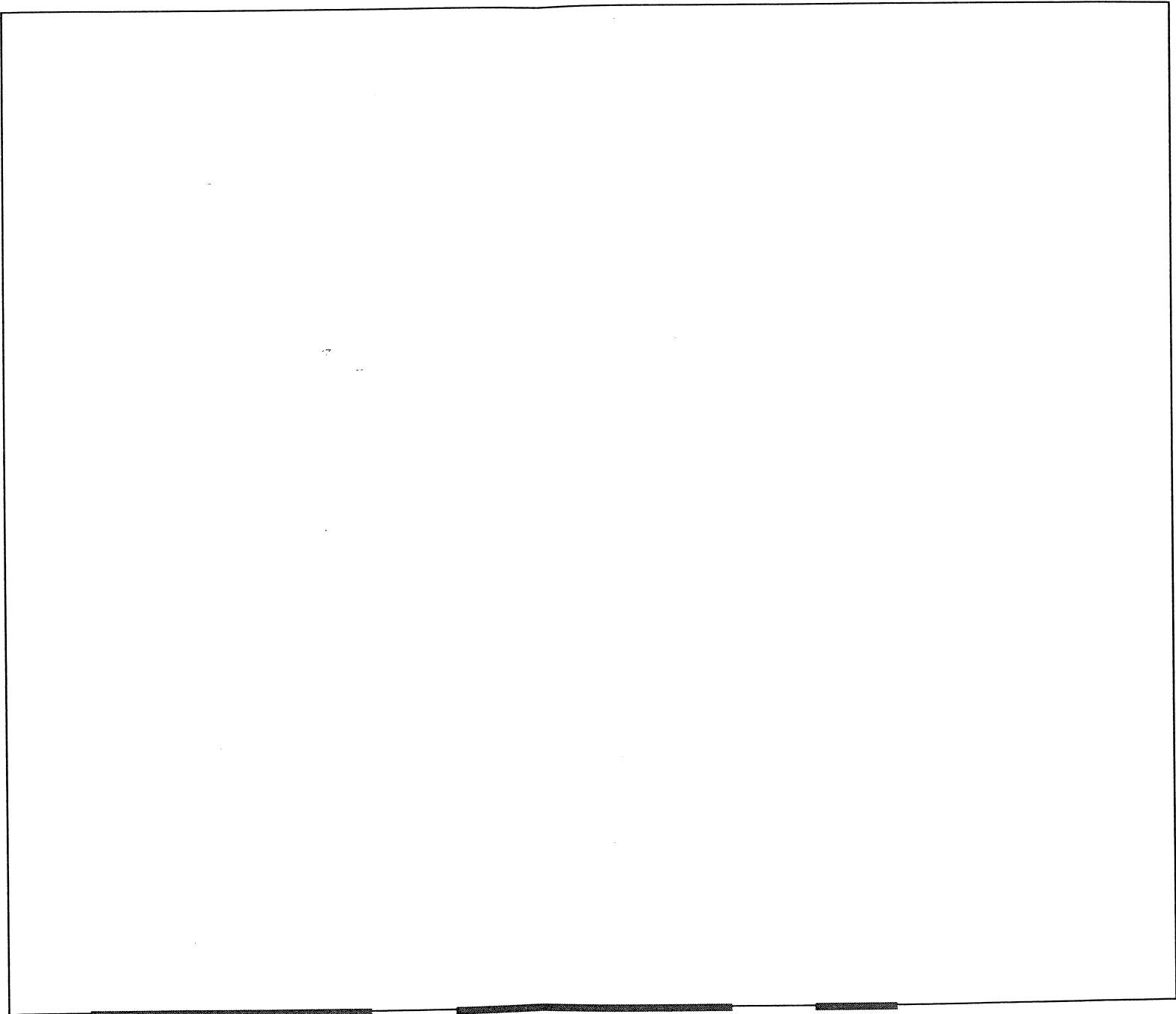
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Mano Accessory Building Floorplan

42'



3' 10' garage 3' 10' garage 3' 3' door 10'