

MILLVILLE PLANNING COMMISSION (Limited) MEETING

City Hall - 510 East 300 South - Millville, Utah

Mar 19, 2020

City Representatives Present:

Development Coordinator Harry Meadows, Chairman Garrett Greenhalgh and Secretary Adria Davis who recorded the minutes.

Attendees:

Berry Banham, Matthew Payne, Jessie Williamson, Joan Findlay, Reed Findlay, Lance Zollinger, and Rylan Zollinger.

There was not an actual meeting held.

Those persons listed on the agenda were invited into the building one at a time to sign off their documents and pay their fees.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) replied and voted through emails. No response was received from Commissioner Rachel Thompson.

Business items:

1. Review and approval of agenda.
2. Review and approval of minutes from Mar 5, 2020.
3. Review of City Council minutes

All the business items were completed through emails, see attached.

Agenda Items:

- A. Zoning Clearance – Berry Banham, remodel of residence at 108 E 200 S, Millville.**
- B. Zoning Clearance – Orchid Homes, residence at 370 N Main, Park Meadows, Lot 2, Millville.**

Matthew Payne was in attendance. Refund will be returned to the homeowners upon completion of the landscape.
- C. Zoning Clearance – VHD, LLC, residence at 35 E 700 N, Millville.**

Jessie Williamson was in attendance. Homeowner is Gary Gettman. There is a private lane on this property which was approved by the City Council in 2002. Refund will be returned to the homeowners upon completion of the landscape.
- D. Zoning Clearance – Reed and Joan Findlay, residence at 249 E Center Street, Millville.**

Homeowners provided a new drawing of the residence on the lot. This clarified some of the concerns raised by the commissioners. They will be taking down the existing shed before building the home. The home is shown within a buildable area but exact location is not yet known.

Zoning clearance was approved with the condition of meeting the minimum setback requirements.
- E. Zoning Clearance – Zollingers, commercial building at 1200 W 925 N, Millville**



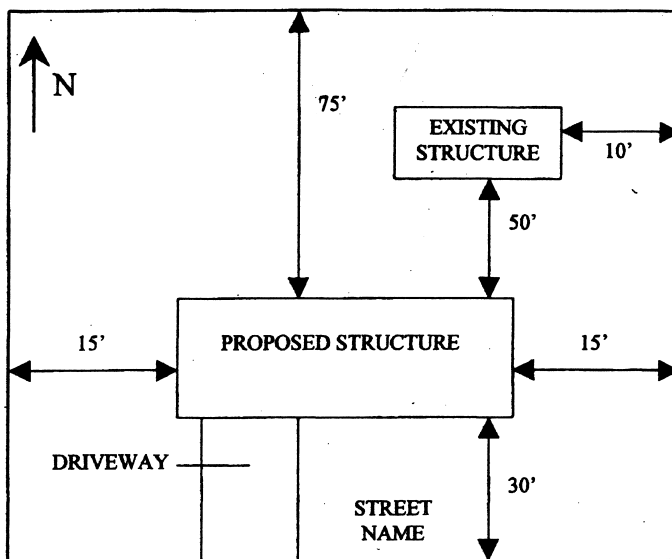
00885

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

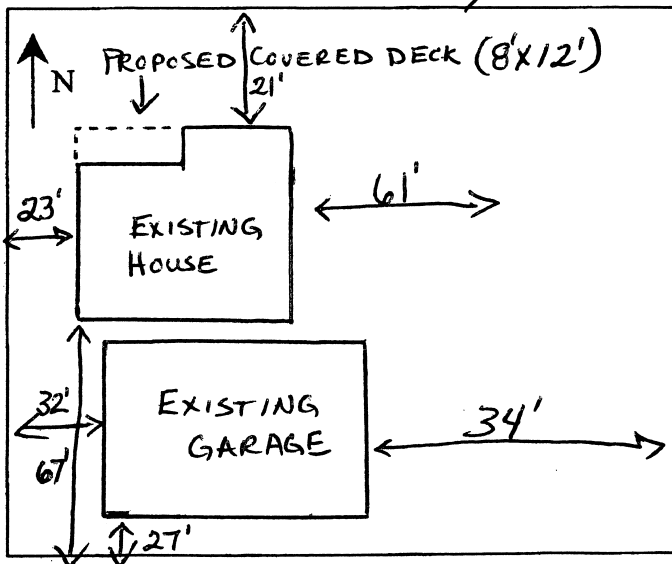
APPLICATION INFORMATION

1. BERRY BANHAM
APPLICANT'S NAME
2. PO Box 500
MAILING ADDRESS
3. MILLVILLE UT 84326
CITY STATE ZIP CODE
4. (435)232-5965 4. SAME
HOME TELEPHONE BUSINESS TELEPHONE
5. BERRY BANHAM
OWNER'S NAME (if different from applicant)
6. Covered Porch & Remodel
TYPE OF STRUCTURE
7. 1066 8. R1
SQUARE FOOTAGE ZONE
9. LOT 2 KNOWLES MINOR
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 035 - 0043
TAX IDENTIFICATION NUMBER
11. 108 'E. 200 S.
ADDRESS OF CONSTRUCTION
12. .33 acres 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 18'*



APPROVED - PLANNING AND ZONING

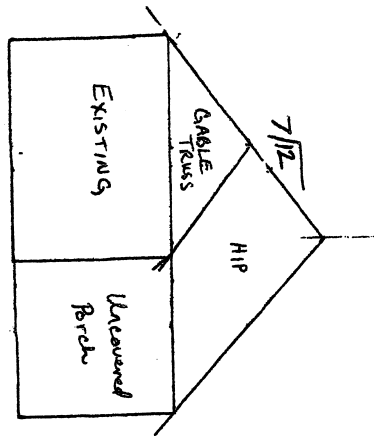
DATE

FEES PAID - TREASURER

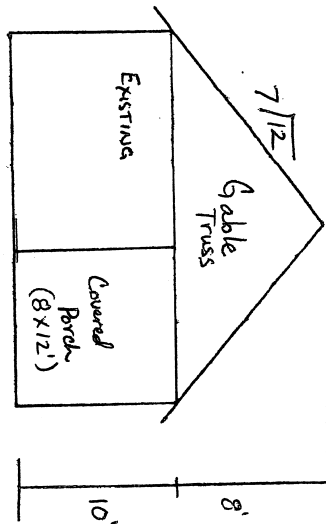
DATE

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)

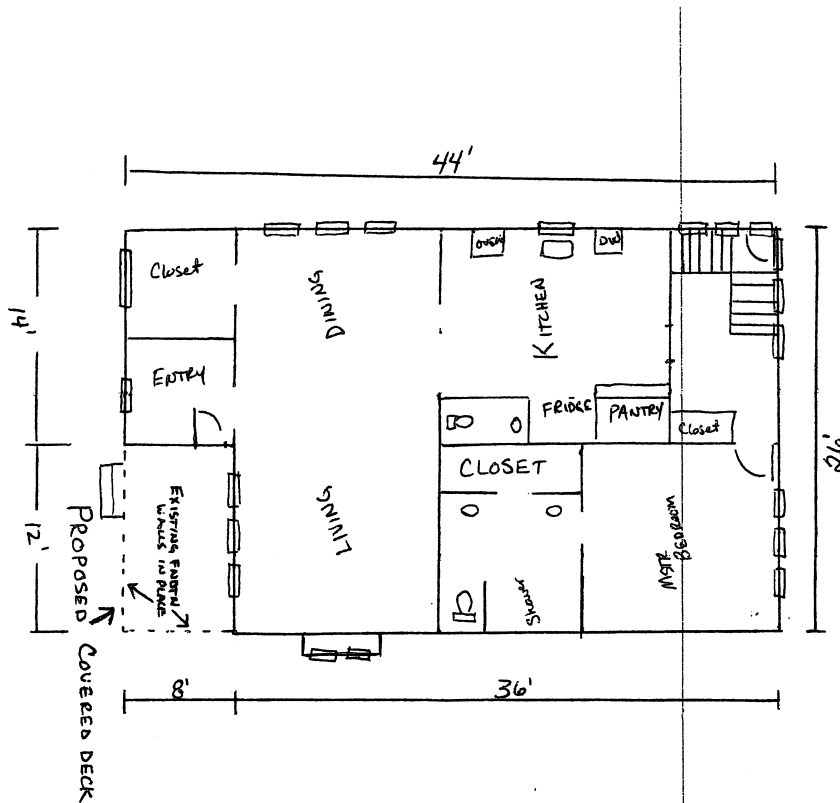
EXISTING ROOF



PROPOSED 216' WIDE GABLE ROOF



Berry Bankham
108 E. 200 S. MILLVILLE UT 84326
(435) 232-5965



Berry Barkham
108 E. 200 S. MILLVILLE UT 84326
(435) 232-5965



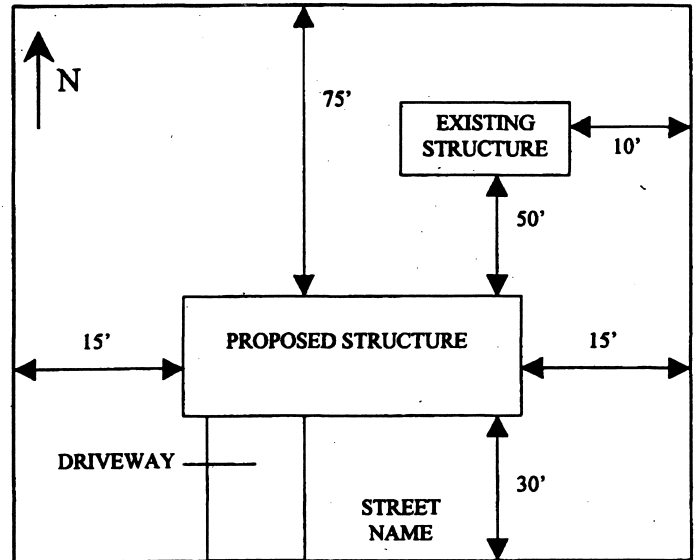
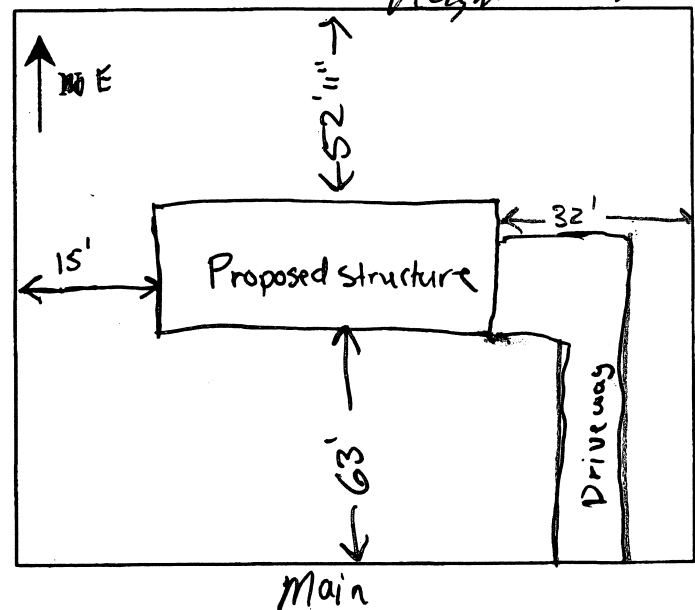
00883

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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APPLICATION INFORMATION

1. Orchid Homes
APPLICANT'S NAME
2. 255 to 2600 s
MAILING ADDRESS
3. Nibley UT 84321
CITY STATE ZIP CODE
4. 435-770-0809
BUSINESS TELEPHONE
5. Aaron Webb
OWNER'S NAME (if different from applicant)
6. Res
TYPE OF STRUCTURE
7. 1614 8. Res R1
SQUARE FOOTAGE ZONE
9. Park meadows #2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 130 - 0052
TAX IDENTIFICATION NUMBER
11. Main
ADDRESS OF CONSTRUCTION
12. 45 13. 4,626
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**

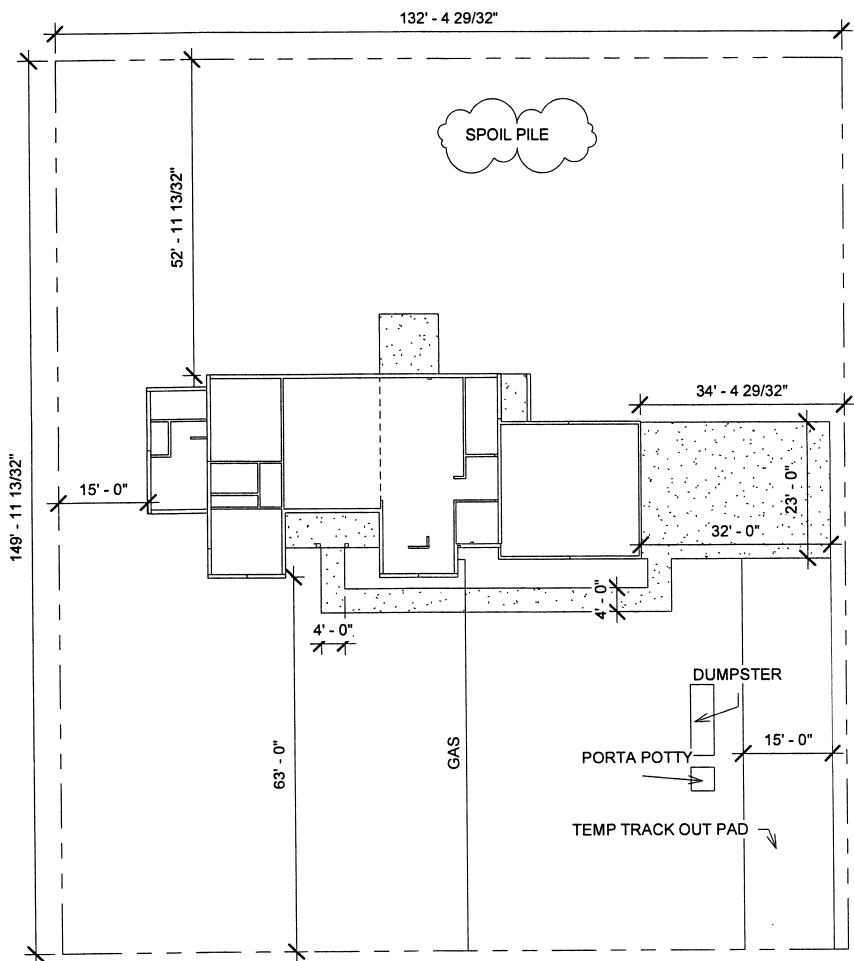
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

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Aaron Web
370 North Main Millville, UT

No.	Description	Date
1	Revision 1	Date 1

Site plan 11x17

Project number	301
Date	02/02/2020
Drawn by	Author
Checked by	Checker

C2

Scale 1" = 20'-0"



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

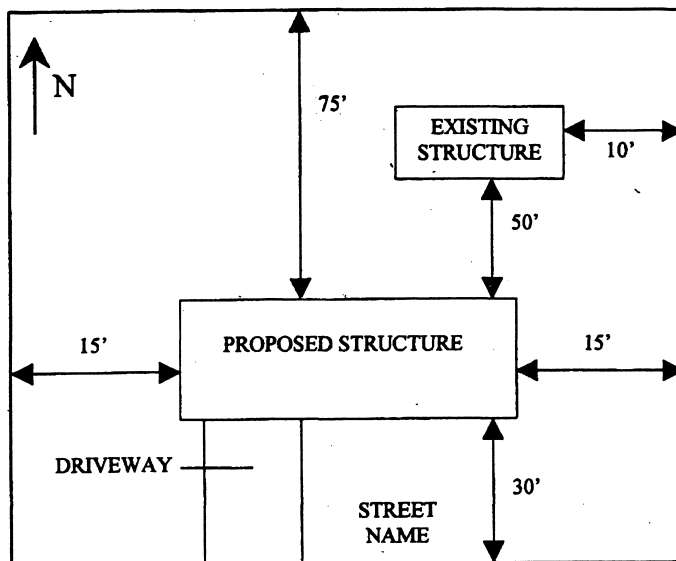
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APPLICATION INFORMATION

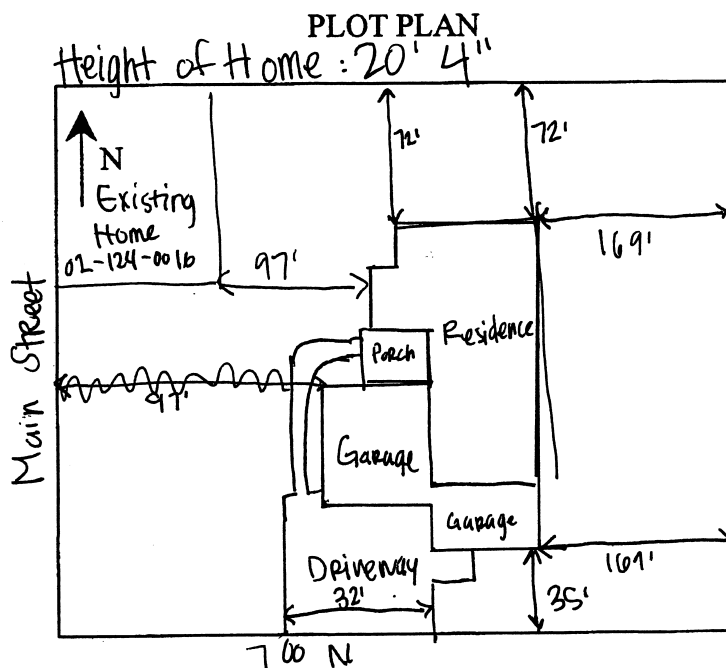
1. VHD LLC
APPLICANT'S NAME
2. 50 E 2000 N Ste 101
MAILING ADDRESS
- North Logan UT 84341
CITY STATE ZIP CODE
3. 435-752-1480 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Gary Gelfman
OWNER'S NAME (if different from applicant)
6. Single family Residence
TYPE OF STRUCTURE
7. 2020 1560 1560 M.F. 8. _____
SQUARE FOOTAGE ZONE
9. 700 N. Main Minor Subdivision
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 124 - 0029
TAX IDENTIFICATION NUMBER
11. 35 E 700 N
ADDRESS OF CONSTRUCTION
12. 1.69 acres 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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2100 SOUTH
PRIVATE ROAD

RICHARD K. ZOLLINGER
PARCEL No. 02-117-0025

MAIN STREET

GARY & SUZANNE GETTMAN
PARCEL 02-124-0016
EXISTING RESIDENCE
740 N. MAIN

700 NORTH

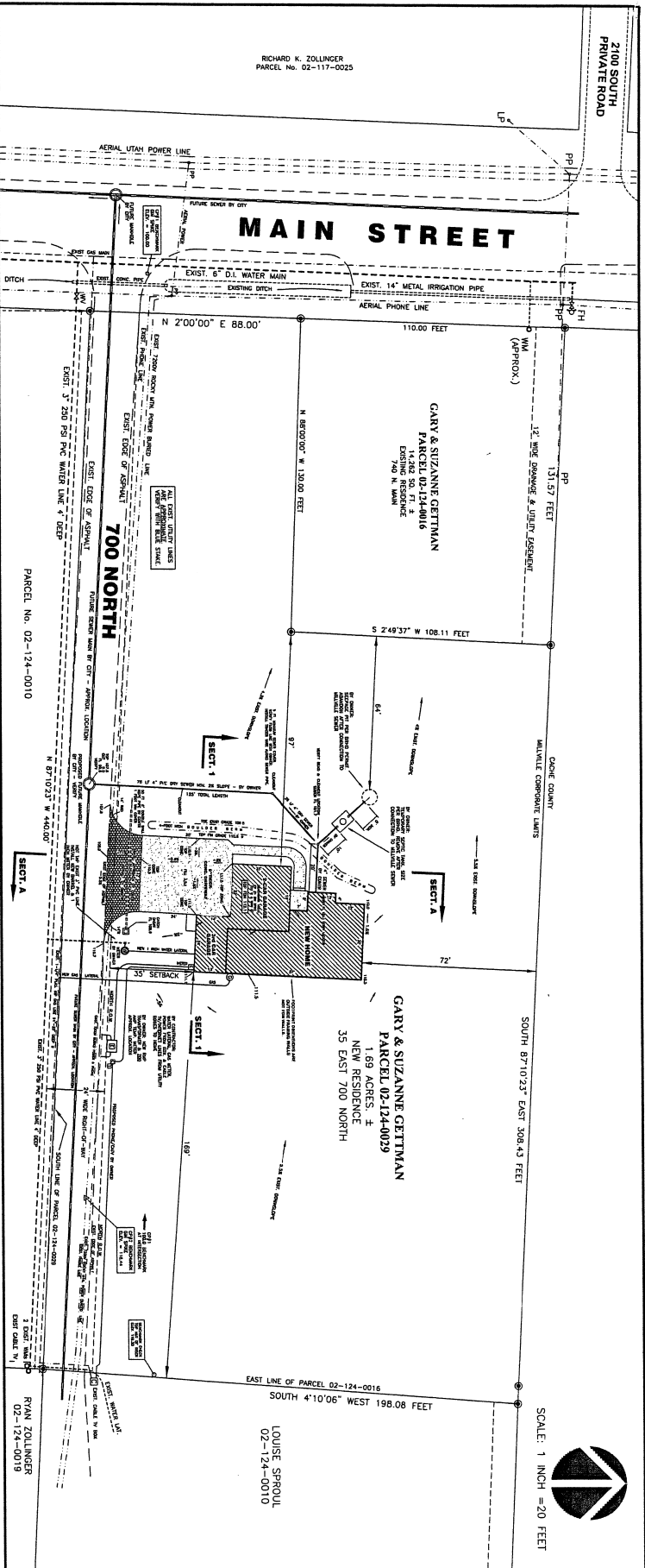
PARCEL No. 02-124-0010

SCALE: 1 INCH = 20 FEET



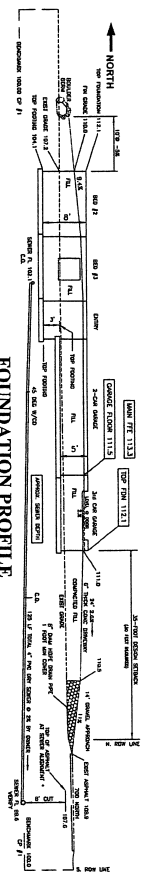
GARY & SUZANNE GETTMAN
PARCEL 02-124-0029
1.69 ACRES, ±
NEW RESIDENCE
35 EAST 700 NORTH

LOUISE SPROUL
02-124-0010



FOUNDATION PROFILE 5-FOOT HIGH GABAGE FOUNDATION WALL

SCALE: 1" = 4'



FOUNDATION PROFILE 5-FOOT HIGH GABAGE FOUNDATION WALL

SCALE: 1" = 4'

NOTE: FINISH GRADES AND ELEVATIONS SHOWN HERE ARE INTENDED TO PROVIDE A GENERAL SITE DESIGN FOR THE CONTRACTOR TO FOLLOW. WITH OWNER'S APPROVAL, THE CONTRACTOR MAY ADJUST FINISH GRADES TO ACCOMMODATE ACTUAL SITE CONDITIONS.

WORK BY OWNER AND WORK BY CONTRACTOR:

1. Construction staking will be done by Contractor according to this site plan. Elevations and setbacks will be set using existing survey markers, control points, and other benchmarks.
2. Owner will remove trees at ground level that are in the way of construction. Contractor will remove & dispose of any tree roots that are in the way of construction.
3. Owner prefers that Contractor install the boulder-berm along the west side of the home. Contractor will install compacted fill under the driveway & driveway apron to a minimum 16-foot wide perimeter around the house with a minimum slope of 5 percent per side.
4. Driveway to be 8 inches thick per code with a soft broom finish. Contractor will install the gravel driveway approach. Owner will pave the approach with asphalt and install the driveway apron. Contractor will install the 8-inch diameter drain pipe under the driveway approach.
5. Contractor will install a 20-foot long sewer stub outside of home and verify the length and flow-line with the Owner. Owner will install the temporary septic system and a dry sewer lateral for later hookup to Milwille sewer on 700 North.

GETTMAN RESIDENCE SITE PLAN FEBRUARY 12, 2020

DRAWN BY: GARY GETTMAN
DATE: 02/12/2020 FINAL DRAFT
SENT TO: VISIONARY HOMES
DATE: 02/12/2020

SHEET
10

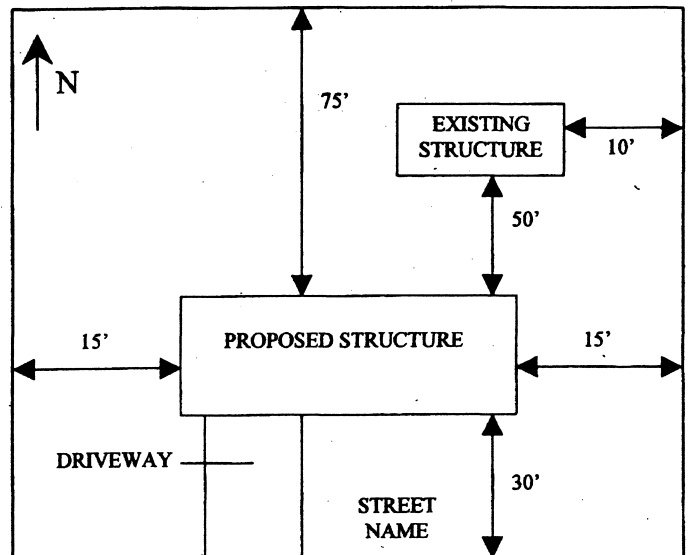


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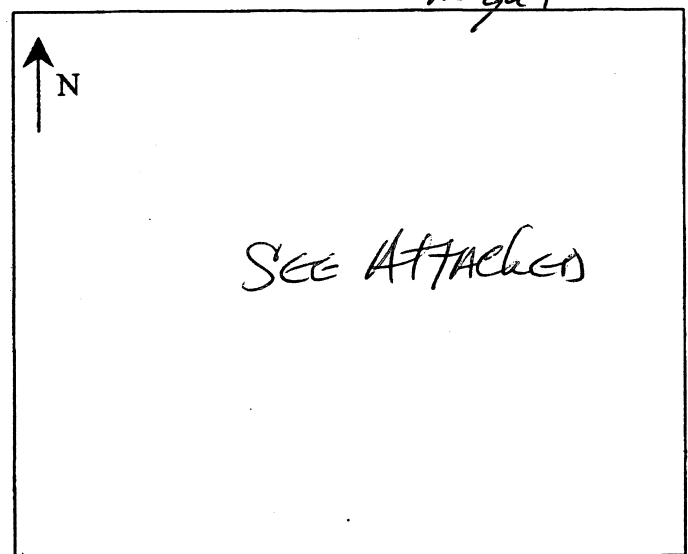
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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APPLICATION INFORMATION

1. Reed & Joan Findlay
APPLICANT'S NAME
2. 1337 E 2100 N
MAILING ADDRESS
North Logan UT 84341
CITY STATE ZIP CODE
3. 435-770-3645 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Residential
TYPE OF STRUCTURE
7. 1,690 8. R1
SQUARE FOOTAGE ZONE
9. Larson's Place Lot 1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 529 - 94 - 2163
TAX IDENTIFICATION NUMBER
11. 249 East Center Street
ADDRESS OF CONSTRUCTION
12. .37 acres 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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FEES PAID - TREASURER _____ DATE _____

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S 89°50'50" E 99.000'

PLOT PLAN

PARCEL #03-030-0114, .37 ACRES

249 EAST CENTER STREET

MILLVILLE, UTAH 84326

SCALE: 1/16" = 1'

SLOPE, APPROX. FOUR TO FIVE FEET DOWN, FROM THE NORTH TO THE SOUTH PROPERTY LINE.

BLDG SETBACK

SLOPE, APPROX. THREE TO FOUR FEET DOWN, FROM THE EAST TO THE WEST PROPERTY LINE.



WEST END OF ADJACENT HOME TO THE EAST

EXISTING WELLS TO BE PUMPED AND FILLED WHEN SEWER IS INSTALLED IN HOME ON ADJACENT PROPERTY, TO THE EAST. SOIL TO BE COMPACTED.

NEW CONSTRUCTION

EXISTING SHED TO BE REMOVED AFTER HOME IS CONSTRUCTED

10' P.U.E.

N 89°32'43" W 120.000'

UTILITIES LOCATED IN THE 5'-10' BETWEEN THE ROAD AND 10' UTILITY EASEMENT

SEWER CONNECTION TO BE DETERMINED BY MILLVILLE CITY

WILL CONNECT TO CITY CULLINARY WATER

EAST CENTER STREET

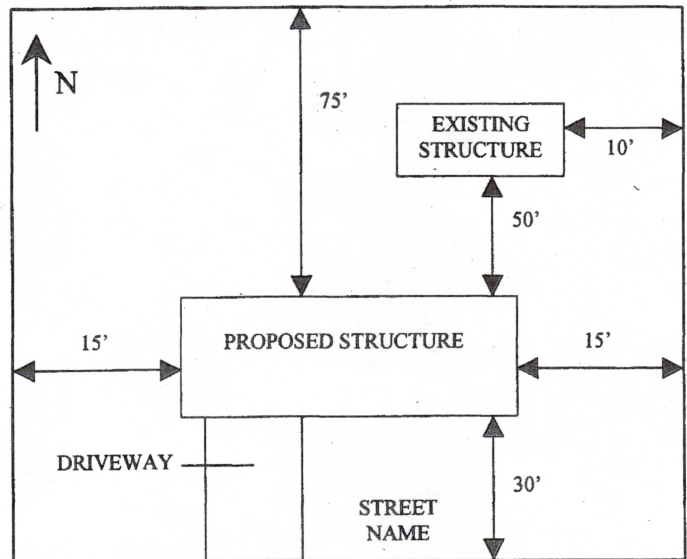


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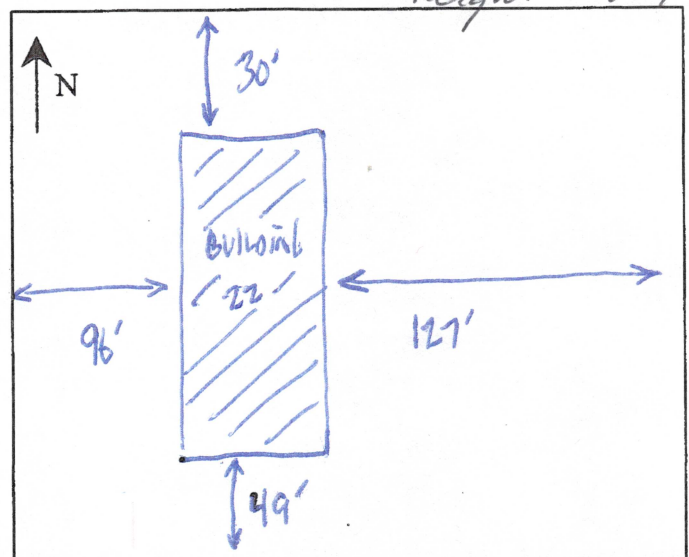
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APPLICATION INFORMATION

1. ROLLINGER'S
APPLICANT'S NAME
2. 695 W 1700 SO.
MAILING ADDRESS
- LOGAN UTAH 84321
CITY STATE ZIP CODE
3. 435-710-2450 4. 435-753-1122
HOME TELEPHONE BUSINESS TELEPHONE
5. GLOBAL PROPERTY 2014 LLC
OWNER'S NAME (if different from applicant)
6. STEEL BUILDING
TYPE OF STRUCTURE
7. 28,000 8. CG
SQUARE FOOTAGE ZONE
9. ROLLINGER INDUSTRIAL LOT 4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0084
TAX IDENTIFICATION NUMBER
11. 1200 W 925 NO MILLVILLE
ADDRESS OF CONSTRUCTION
12. 2.31 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 ☐
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PLOT PLAN



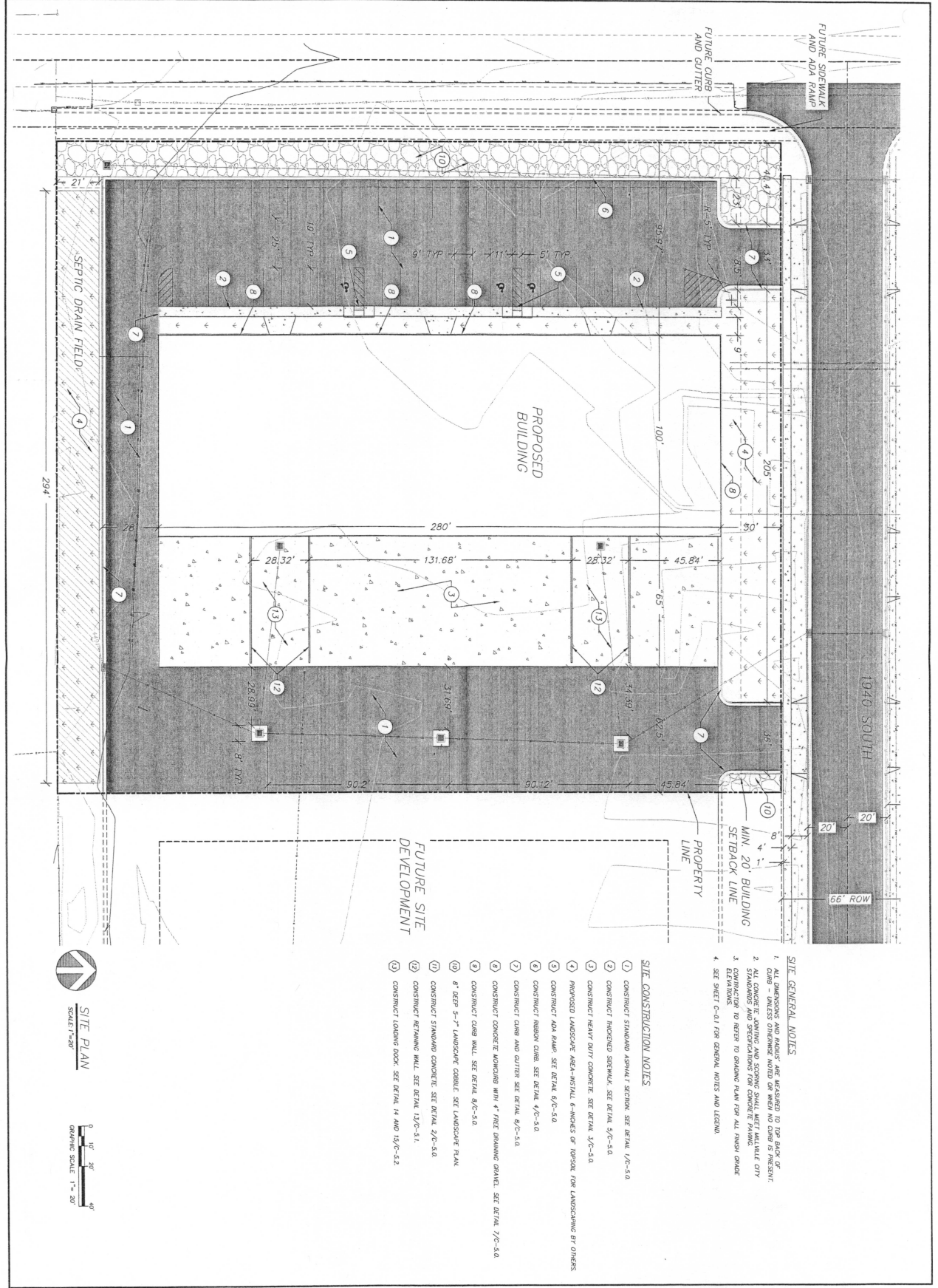
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JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SMITHFIELD, UTAH
(435) 764-6742

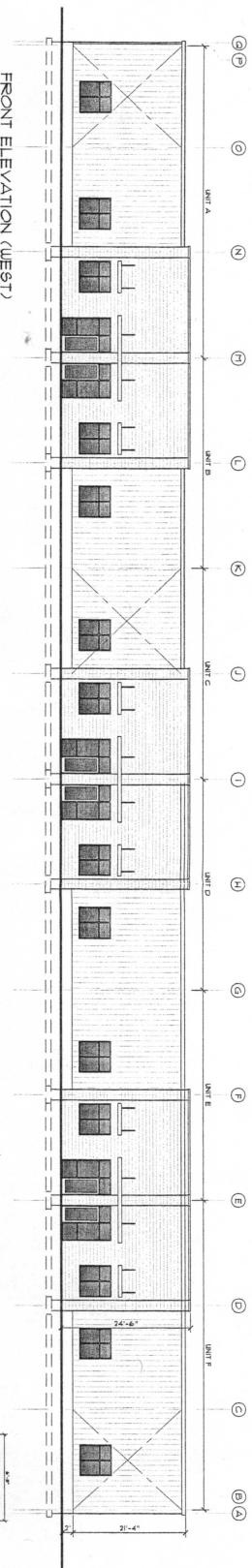
REF. SITE PLAN REFERENCE MAP PLAN LEGEND	ZOLLINGER NEW BUILDING PROJECT OFFICE/WAREHOUSE PROJECT 800 WEST BUILDNG #22 MILLVILLE , UTAH	DATE JUNE 3, 2019 
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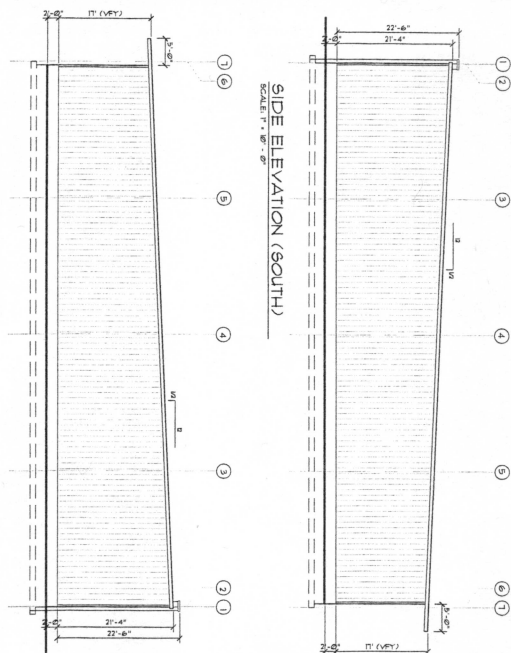
SHEET NUMBER	REVISIONS	PROJECT NUMBER	SHEET TITLE REF. SITE PLAN REFERENCE MAP PLAN LEGEND	PLAN Z C 8 N
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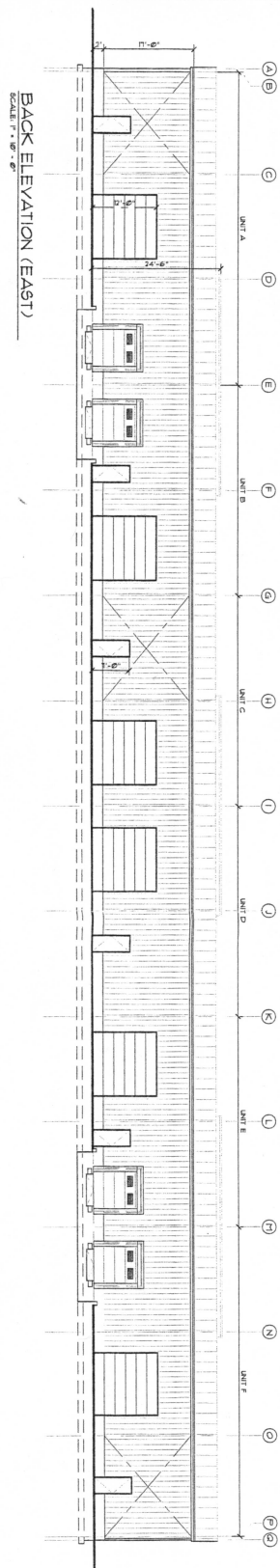




SCALE: 1" = 10' - 0"



SCALE: 1" = 10' - 0"



SCALE: 1/4" = 1' - 0"

