NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **July 2, 2020** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m**.

1. Roll call.
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda.
4. Review and approval of minutes from June 4, 2020.
5. Agenda Items:
   A. Zoning Clearance – VHD, LLC, residence at 240 N 200 E, Millville
   B. Zoning Clearance – Mike Whitesides, residence at 594 E Center, Canyon Ridge Lot 5, Millville
   C. Zoning Clearance – Ryan Short, residence at 583 N 250 E, Copperleaf Lot 5, Millville
   D. Zoning Clearance – Jake Forsgren, remodel at 33 N 100 W, Millville
   E. Zoning Clearance – Britten Deakin, accessory building at 110 S 100 W, Millville
   F. Millville Escape Subdivision Conceptual
   G. Cessation of Use code review (Ch 17.68.040-050)
   H. Other
6. City Council Reports – review minutes from the June 11, and June 25, 2020 meetings
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission Meeting.
9. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Adria Davis at (435) 213-0787 at least three working days prior to the meeting.

Notice was posted on June 29, 2020 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website (http://www.utah.gov/pmn/index.html) on June 29, 2020.

Adria Davis

Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
June 4, 2020

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

Others Present:
Recorder Corey Twedt, Treasurer Tara Hobbs, Development Coordinator Randy Watts, Jason Kimber, Heather Kimber, Steve Coppieters and Chris Funk. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance
Chairman Greenhalgh opened the meeting at 8:01 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 June 4, 2020 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

4. Review and Approval of the Minutes from May 7, 2020
The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Dickey to approve the minutes as outlined. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

5.A. Zoning Clearance – Chris Funk, accessory building at 223 N 100 W, Millville
Chris is building a shed in his backyard. There is a city easement of 20' along the back of the property for the sewer lines. His shed is set back 21' from the back property line and 5' from the side. Commissioner Lewis moved to approve the clearance, Commissioner Farmer seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

5.B. Zoning Clearance – Stone Gate Homes, LLC, residence at 610 N 250 E, Millville
This home is being built at the end of the cul-de-sac on two lots joined into one parcel number. They have two water meters; one will be for the home, and one for the future pool. It falls in the Hillside development overlay zone and the engineers have already reviewed and approved the plans. Commissioner Dickey made a motion to approve the clearance. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Ripplinger (Alt.) and Anderson (Alt.) voted in favor with Commissioner Thompson excused.

5.C. Other
Commissioner Ripplinger (Alt.) brought up the proposed lighting for the pickle ball courts in the south park. She is opposed to having these lights. She feels it will draw an undesirable crowd to the park after hours. And also, her home is close to this location and she doesn't want the lights there.

DRAFT

6. City Council Report – review minutes from the May 28, 2020 meeting.
Sewer update – Recorder Twedt updated the commission on the progress of the sewer. We will be joining in with Hyrum as part owners of their sewer district. The lines will probably run down Hwy165 to join in with their main trunk line. Millville's size fits right in with what they already can process and handle with their current plant.

7. Agenda Items for Next Meeting
Conceptual drawings for the Celco property

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, June 18, 2020 at 8:00 pm.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at 8:41 p.m.

DRAFT

00909

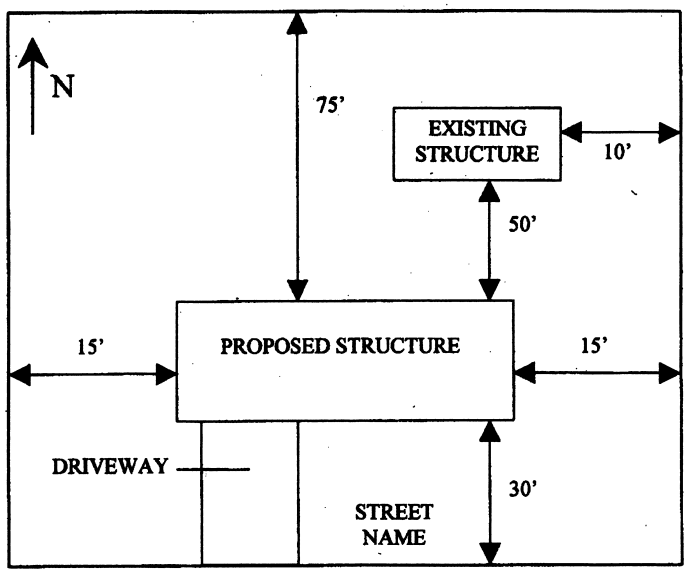
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

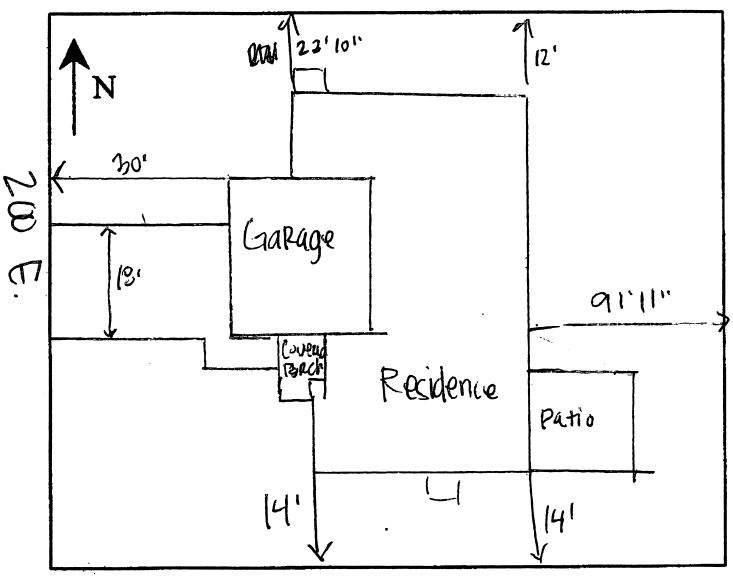
APPLICATION INFORMATION

1. VHD LLC
APPLICANT'S NAME
2. 50 E 2500 N STE 101
MAILING ADDRESS
North Logan UT 84341
CITY STATE ZIP CODE
3. 435-752-1480
HOME TELEPHONE
4. BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. Single family dwelling
TYPE OF STRUCTURE
7. 2,850
SQUARE FOOTAGE
8. ZONE
9. Mardell Hulse Mini Sub., Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 129 - 0040
TAX IDENTIFICATION NUMBER
11. 240 N 200 E
ADDRESS OF CONSTRUCTION
12. 14,096 sq. ft.
LOT SIZE
13. 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)

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

SITE PLAN

240 North 200 East
Millville, UT 84326
14,096 SF
Parcel #02-129-0040

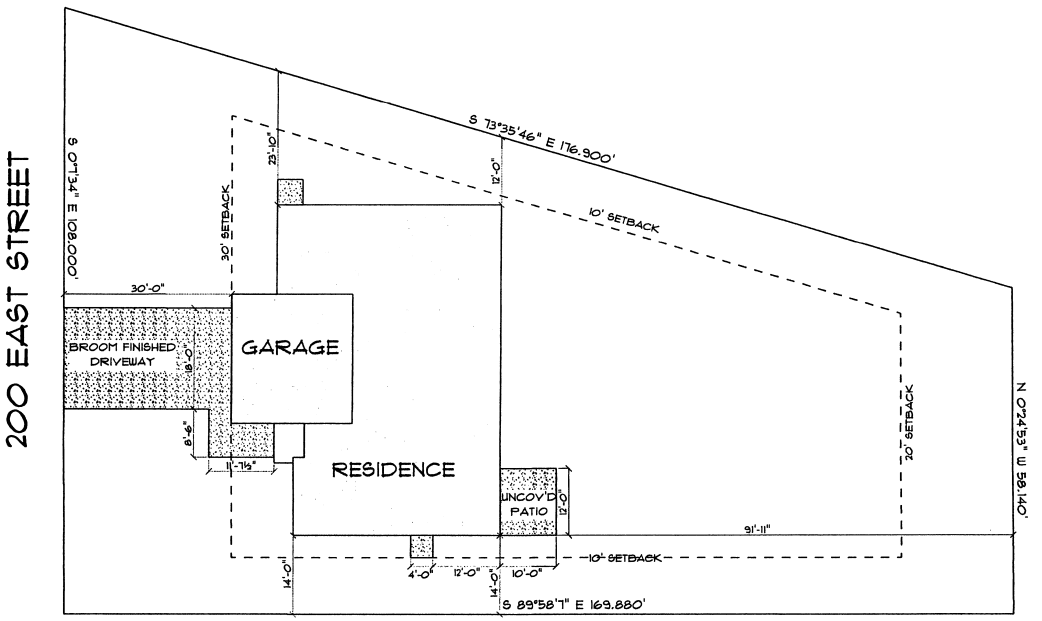
SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU
3. Oven/Range - 60,000 BTU

TOTAL BTU LOAD - 195,000 BTU



00889

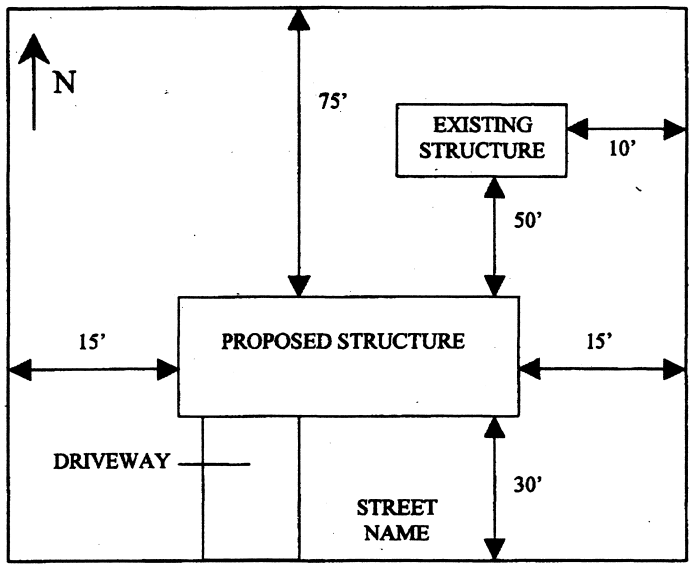
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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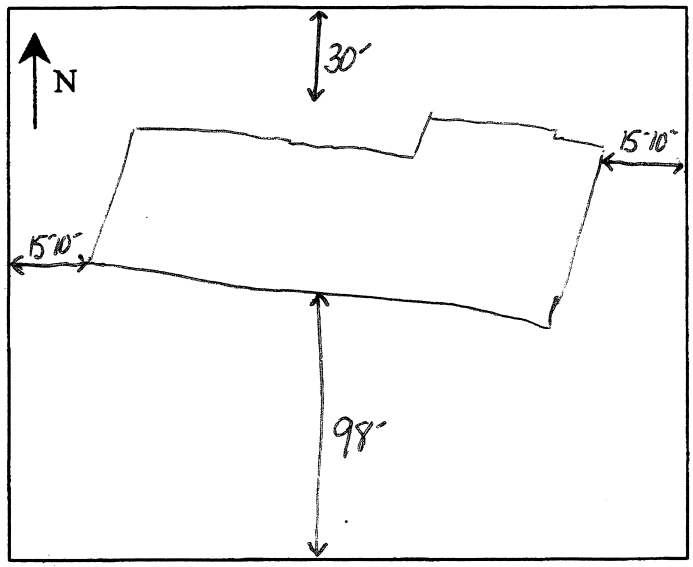
APPLICATION INFORMATION

1. Mike Whitesides — APPLICANT'S NAME
2. 2217 S 650 W — MAILING ADDRESS
   Nibley — CITY; UT — STATE; 84321 — ZIP CODE
3. 435-757-5533 — HOME TELEPHONE
4. 435-797-7613 — BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. House — TYPE OF STRUCTURE
7. 4,233 — SQUARE FOOTAGE
8. Res — ZONE
9. Canyon Ridge #5 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0005 — TAX IDENTIFICATION NUMBER
11. 594 E Center — ADDRESS OF CONSTRUCTION
12. .49 — LOT SIZE
13. LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

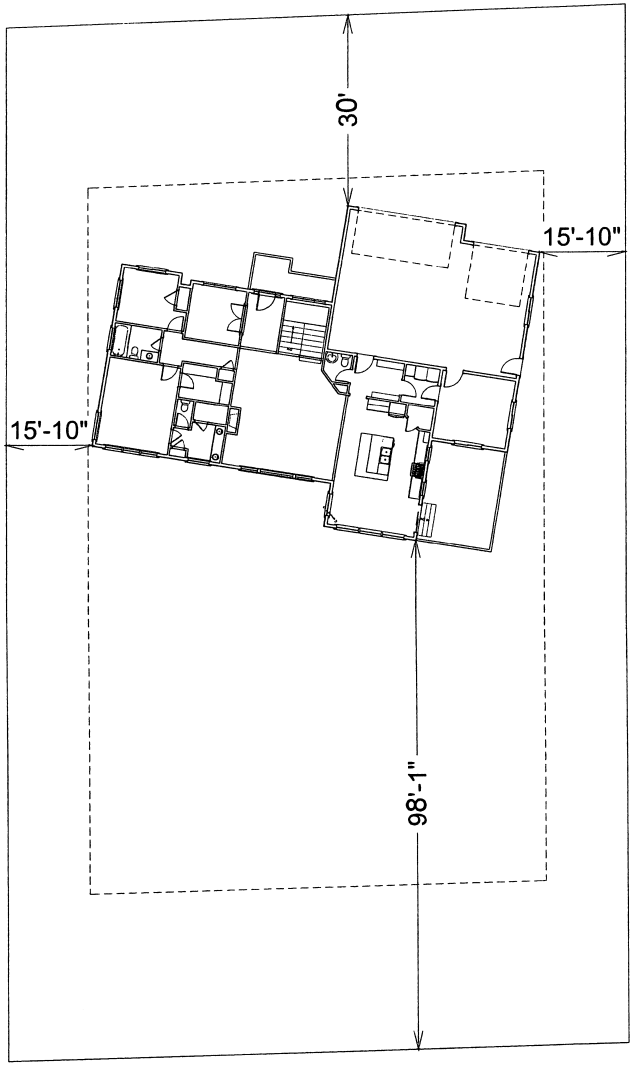


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CENTER STREET



N

MIKE WHITESIDES
594 EAST CENTER STREET
MILLVILLE, UT

PLOT PLAN
SCALE 1"=10'

PLANS ARE HALF OF STATED SCALE IF PRINTED ON 11X17 PAPER

Residential Design By Matthew Davidson
Copyright Davidson Home Design
435-512-9161 - davidsonhomedesign@gmail.com

DAVIDSON Home Design

WHITESIDES RESIDENCE
594 EAST CENTER STREET
MILLVILLE, UT

CLIENT
DATE
DRWN BY
CHK'D BY
DATE
REVISIONS
JOB NO
SHEET NO

13
of
13

00890

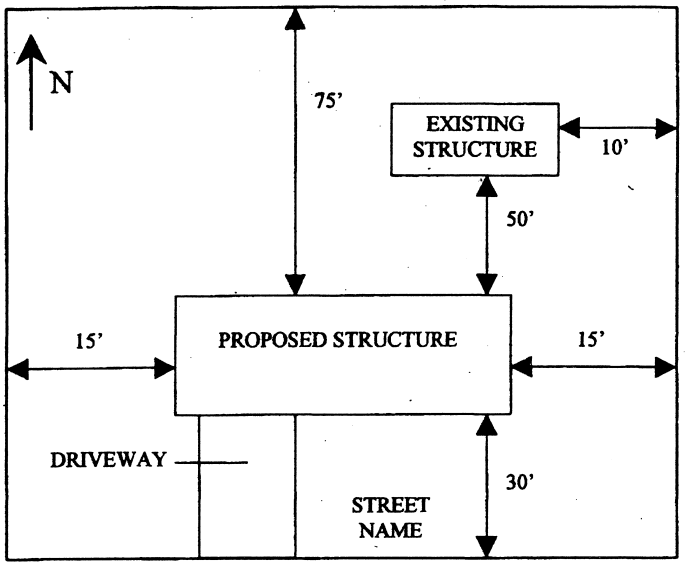
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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APPLICATION INFORMATION

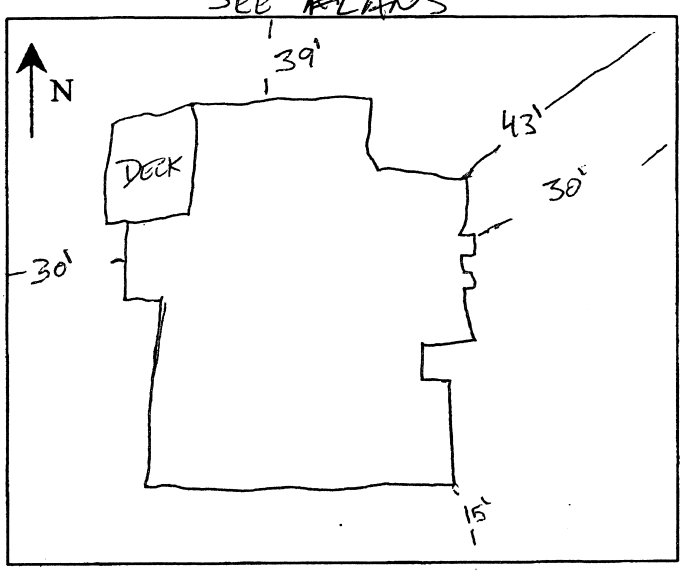
1. RYAN SHOTT — APPLICANT'S NAME
2. 1432 W 2125 S — MAILING ADDRESS
   WELLSVILLE — CITY; UT — STATE; 84339 — ZIP CODE
3. 801-755-2552 — HOME TELEPHONE
4. — — BUSINESS TELEPHONE
5. — OWNER'S NAME (if different from applicant)
6. HOME — TYPE OF STRUCTURE
7. 4,295 — SQUARE FOOTAGE
8. — ZONE
9. COPPERLEAF lot 5 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0005 — TAX IDENTIFICATION NUMBER
11. 583 N 250 E — ADDRESS OF CONSTRUCTION
12. .37 — LOT SIZE
13. — LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

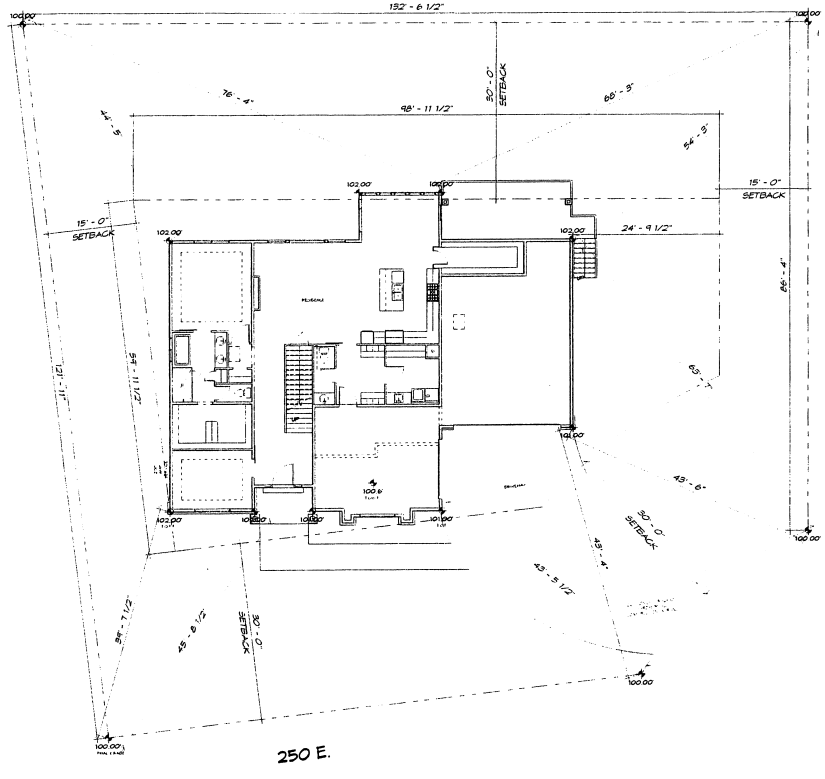
SEE PLANS



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NOTE:
GRADE LOT SO SURFACE WATER IS PREVENTED FROM CROSSING PROPERTY LINES

LOT #5
ADDRESS: 583 NORTH 250 EAST
MILLVILLE, UTAH 84326
DATE: JAN. 2020
SQUARE FEET

FLOOR/GRADE HEIGHTS

FINAL EXISTING = 100'
TOP OF FOUNDATION (T.O.F.) = 101'
TOP OF GARAGE FLOOR (T.O.G.F.) = 100.6'
TOP OF FINISHED FLOOR (T.O.F.F.) = 102'
TOP OF BASEMENT FLOOR (T.O.B.F.) = 92'

NOTE:
WINDOW WELLS TO BE A MIN. OF 3" ABOVE FINISHED GRADE

NOTE:
ADD FENCING AND WATER RETENTION METHODS TO PREVENT DIRT & DEBRIS FROM ENTERING STORM DRAINS DURING CONSTRUCITON

NOTE:
ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%)

STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF **EVERY** DAY

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

SILT FENCES OR BERMS ARE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS

ADD EXTERNAL ACCESSIBLE INTERSYSTEM BONDING TERMINAL FOR THE GROUNDING AND BONDING OF COMMUNICATIONS SYSTEMS. THIS IS A GROUNDING BUS ON THE OUTSIDE OF THE ELECTRICAL SERVICE, NOT A UFER

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO FOUNDATION OR ON THE GROUND IS PROHIBITED

SITE PLAN

WALKER
HOME DESIGN
801-930-9499 office
www.walkerhomedesign.com

KEYNOTES

FINAL REVIEW CHECK LIST

Scott's Bluff
Prairie

Designed by:
Ryan Short

ABOVE GRADE FOOTAGE: 2,544
Date: JAN. 2020
Drawn by: KJW

	FRUIT ROOM: 68
	LOWER LEVEL: 1,683
	MAIN LEVEL: 1,893
	UPPER LEVEL: 651
	TOTAL: 4,295

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

00903

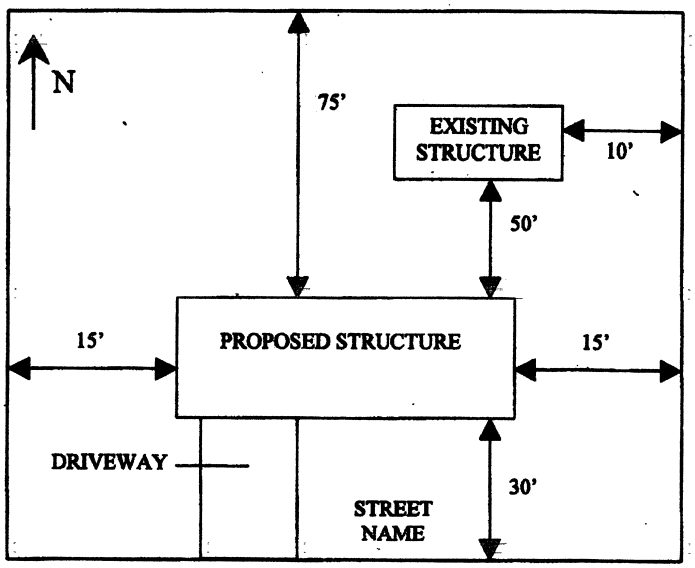
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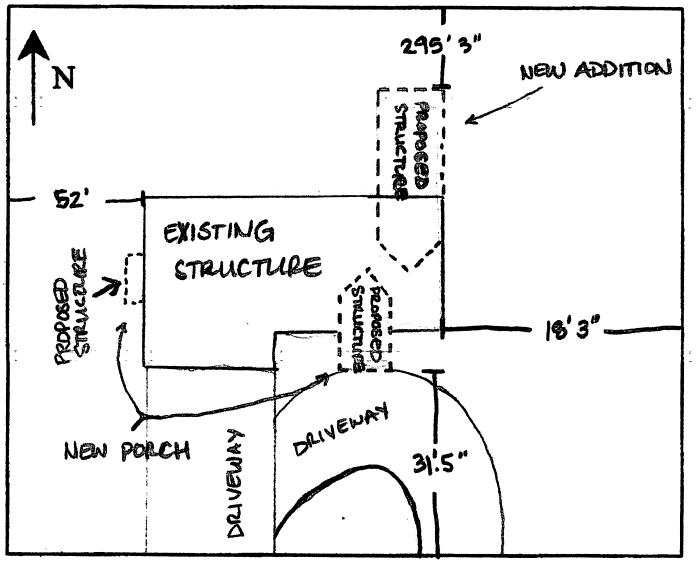
APPLICATION INFORMATION

1. Jake Forsgren / Madsen Remodeling
   APPLICANT'S NAME
2. 35 North 100 West
   MAILING ADDRESS
   Millville (CITY) UT (STATE) 843216 (ZIP CODE)
3. 435-919-0946 (HOME TELEPHONE) 4. _____ (BUSINESS TELEPHONE)
5. Jake Forsgren
   OWNER'S NAME (if different from applicant)
6. Home - Home addition
   TYPE OF STRUCTURE
7. 400 sq.ft. (SQUARE FOOTAGE) 8. _____ (ZONE)
9. _____
   SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. ___ — ___ — _____
    TAX IDENTIFICATION NUMBER
11. 33 North 100 West
    ADDRESS OF CONSTRUCTION
12. _____ (LOT SIZE) 13. _____ (LOT ELEVATION)
14. SEWER ☐ (choose one) SEPTIC TANK ☐ N/A ☒
15. CITY WATER ☐ (choose one) PRIVATE WELL ☐ N/A ☒
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐ (specify in remarks)
17. adding 400sq.ft to exsisting Home.
    REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



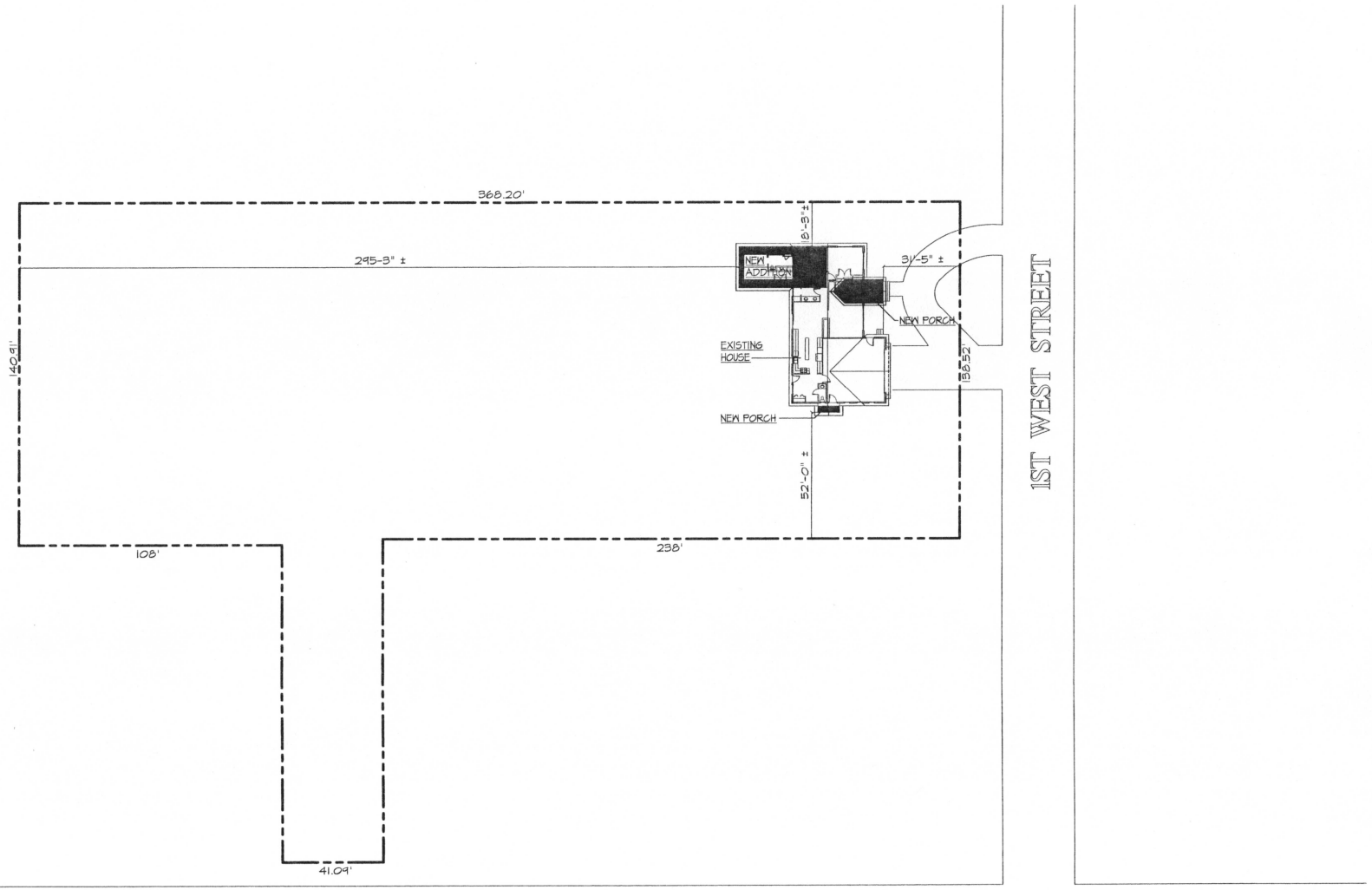
PLOT PLAN



APPROVED – PLANNING AND ZONING _____ DATE _____

FEES PAID – TREASURER _____ DATE _____

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ARCHITECTURAL SITE PLAN

SCALE 1"=20'-0"

801-668-5852

JD DESIGN

QUALITY HOUSE PLANS

ARCHITECTURAL SITE PLAN

DATE: 05-17-19 JOB # 19-28-18

PROJECT:
FORSGREN ADDITION
35 NORTH 100 WEST
MILLVILLE, UTAH

S

GENERAL NOTES:

1. ALL FINISH WORK TO COMPLY TO BEST PRACTICES OF LOCAL TRADE
2. ALL DIMENSIONS VERIFIED BY CONTRACTOR.
3. COORDINATE ALL WINDOW SIZES W/ OWNER.
4. COORDINATE ALL FIXTURES, DOORS, AND FINISH WORK W/ OWNER.
5. SAFETY GLASS W/ IN 24" ARC OF DOOR EDGE, W/ IN 18" OF FLOOR, AND IN TUB ENCLOSURES W/ IN 60" OF FLOOR.
6. ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS.
7. UNFINISHED WALL OVER 6'-0" TO BE BRIDGED.
8. 22" X 30" ATTIC ACCESS, TO BE INSULATED AND WEATHER STRIPPED.
9. VENT DRYER TO EXTERIOR DUCT MAXIMUM LENGTH IS 35'-0" REDUCE LENGTH FOR FITTINGS PER TABLE 'B' 2484.5.5.1 - IRC M1502.2
10. FIRE BLOCK WALLS & FURRED SPACES AT CEILING & AT 10' VERT. & HORZ..
11. DOOR BETWEEN HOUSE AND GARAGE TO BE 20 MIN. LABELED DOOR W/ CLOSER.
12. INSTALL BACK FLOW PREVENTION ON ALL HOSE BIBS & LAWN SPRINKLERS.
13. VENT TERMINATION'S SHALL BE 10' AWAY OR 3'-0" ABOVE SWAMP COOLERS
14. ALL WALLS BETWEEN HOUSE AND GARAGE TO HAVE ONE LAYER OF 5/8" G.B. ON GARAGE SIDE OF WALL.
15. ALL GARAGE CEILING W/ ROOMS ABOVE TO HAVE 5/8" G.B. CEILINGS
16. OWNER / CONTRACTOR TO REVIEW VERIFY THAT ALL PLANS ARE CORRECT PRIOR TO CONSTRUCTION.
17. PLANS HAVE BEEN DESIGNED UNDER 2015 IRC
18. PROVIDE ONE SMOKE / CARBON MONOXIDE DETECTOR PER LEVEL
19. MECHANICALLY EXHAUSTED AIR SHALL NOT BE DISCHARGED INTO ATTIC, SOFFIT, ROOF OR CRAWL SPACE
20. PROVIDE EXPANSION TANK, HEAT TRAPS AND STRAP WATER HEATER IN UPPER AND LOWER THIRDS W/ 2 SEISMIC STRAPS
21. ALL LAUNDRY & UTILITY FLOOR DRAINS TO BE DEEP SEAL TYPE.
22. ALL TUB & SHOWER FAUCETS TO BE ANTI-SCALD.
23. ALL EXTERIOR HOSE BIBS TO BE NONFREEZE
24. MAXIMUM FLOW RATES FOR THE SHOWER HEADS, LAVATORY AND SINK FAUCETS, AND WATER CLOSETS. FLOW RATES SHOULD MEET REQUIREMENTS OF IRC P2903.2
25. TEMPERATURE LIMITING DEVICES ARE REQUIRED CONFIRMING TO ASSE 1070 FOR ALL TUB TYPES INCLUDING SOAKER AND WHIRL POOL AND IS TO BE SET AT 120 F UNLESS IT WILL BE REGULATED BY A TUB / SHOWER VALVE COMPLYING WITH IPC 2708.3 & IRC 2713.3.
26. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES, I.E. DISHWASHER & CLOTHS WASHER.
27. DIRECT WASTE VENT TO BE PVC SCHEDULE 40, DR22 (PS 200) AND DR 24 (PS 140) WITH SOLID, CELLULAR CORE OR COMPOSITE WALL.
28. GAS LINES: PROVIDE SEDIMENT TRAPS ON THE DOWNSTREAM SIDE OF SHUTOFF VALVE.
29. ATTIC ACCESS DOOR TO BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
30. MECHANICAL ROOMS SHALL BE ENCLOSED WITH WALLS INSULATED WITH NON-PAPER FACED R-13 BATT., FLOOR JOIST / CEILING AREA TO BE INSULATED WITH R-30. ALL RETURN & SUPPLY DUCTS ARE TO BE INSULATED WITH R-8. MECHANICAL ENCLOSURE MUST HAVE GASKETED DOOR WITH THRESHOLD. PROVIDE 1 SQ. INCH PER 3000 BUT/HOUR FOR ALL FUEL BURNING APPLIANCES OPENING MUST BE WITHIN TOP 12" OF ROOM.
31. PROVIDE R-3 INSULATION ON ALL MECHANICAL SYSTEM PIPING WITH FLUID OVER 105 DEGREES AND BELOW 55 DEGREES.
32. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ECT.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5
33. INSULATE HEATING TRUNK & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS . IRC N1103
34. DRYER AIR VENT REQUIREMENTS NOT TO EXCEED 2000CFM. PER IRC 62484.4
35. ALL PLUMBING VENTS THROUGH THE ROOF TO BE 2" MIN. PIPE AS PER IRC P3103.2
36. WHERE THE FLOOD LEVEL RIMS OF THE PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN HORIZONTAL BRANCH SERVING SUCH FIXTURES. FIXTURES ABOVE THE MANHOLE COVER SHALL NOT DISCHARGE THRU THE BACKWATER VALVE. SUCH VALVES SHALL BE ACCESSIBLE.

FOOTING SCHDULE

F-1 20" x 10" W/ 2 #4 BARS CONT.

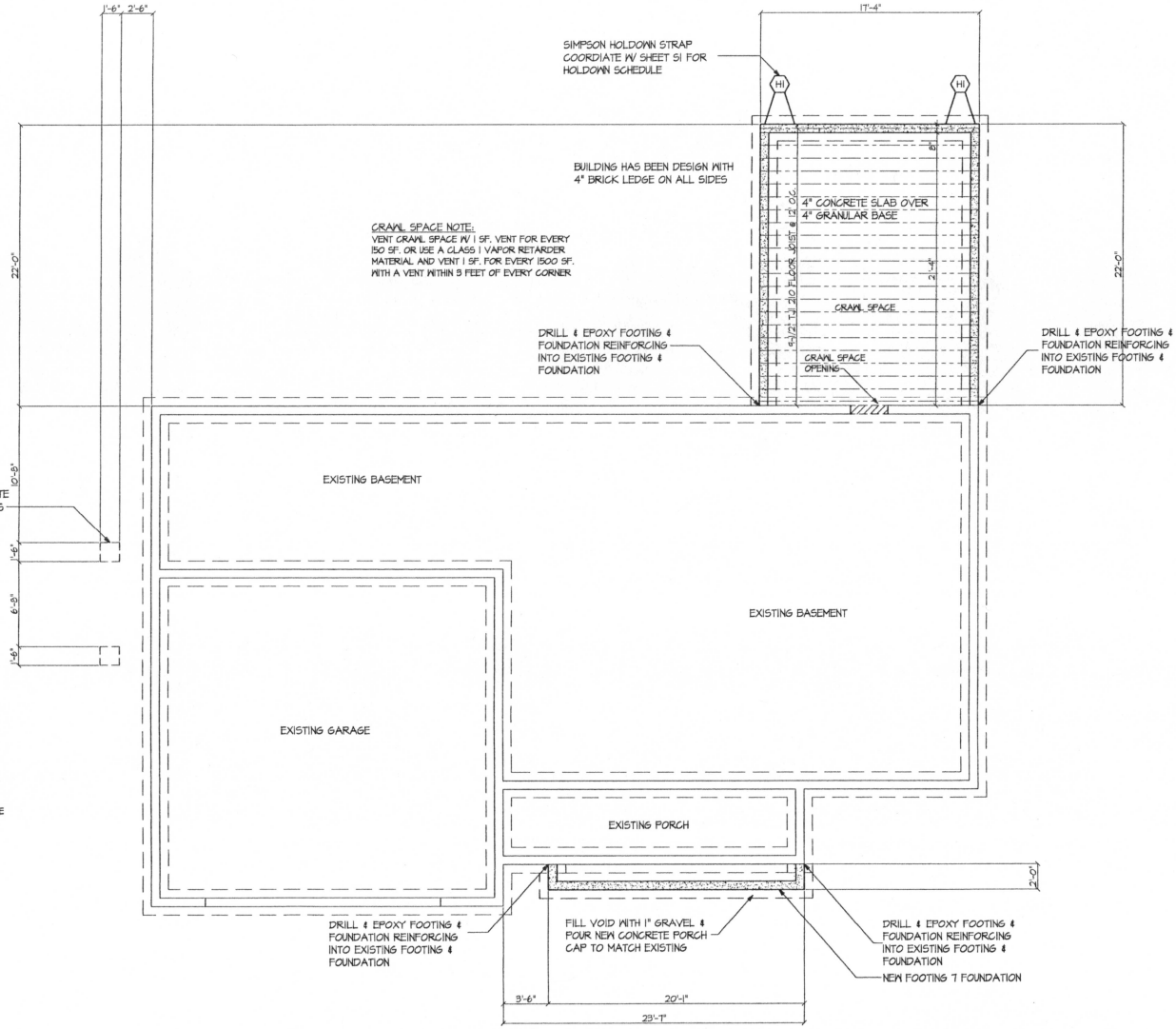
F-2 24" X 24" X 10" W/ 3 #4 BARS CONT.

F-3 36" X 36" X 12" SPOT FOOTING W/ 4) #4 BARS EACH WAY

F-4 16" X 10" W/ 2) #4 BARS CONT. & #4 BARS DRILLED & EPOXIED INTO EXISTING @ 18" O.C.

ALL FOOTINGS TO BE F-1 UNLESS NOTED OTHERWISE

(ALL FOOTINGS TO HAVE A MIN. 36" FROST COVER)



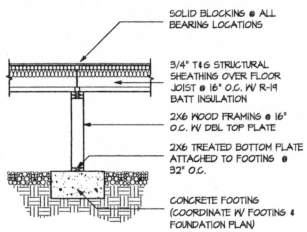
ALL BEAMS, HEADERS, FOOTINGS & STRUCTURE TO BE DESIGNED BY LICENSE STRUCTURAL ENGINEER

COORDINATE W/ SHEARWALL SCHEDULE SHEET S1 FOR ANCHOR BOLT SIZES AND SPACING TYP.

NOTE: ALL FASTENERS (I.E.: NAILS, SCREWS, ANCHOR BOLTS, ETC..) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E.: SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

INSTALL TWO (2) #4 X 40,000 PSI BARS ON ALL SIDES OF OPENINGS BARS SHALL EXTEND 24" BEYOND THE OPENINGS

COORDINATE W/ FOOTING & FOUNDATION PLAN & FLOOR PLAN FOR ALL HOLDOWN LOCATIONS (TYP.)



CRAWL BEARING WALL SECTION

SCALE 1/2"=1'0"

FOUNDATION REINFORCING SCHEDULE

TAG	HEIGHT	THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
AS NEEDED	2'-0" - 4'-0"	8"	#4 @ 18" O.C.	#4 @ 24" O.C.
	4'-0" - 8'-0"	8"	#4 @ 24" O.C.	#4 @ 24" O.C.
	8'-0" - 9'-0"	8"	#4 @ 16" O.C.	#4 @ 16" O.C.
	9'-0" - 10'-0"	8"	#4 @ 9" O.C.	#4 @ 12" O.C.
	10'-0" - 11'-0"	8"	#4 @ 6" O.C.	#4 @ 12" O.C.
	11'-0" - 13'-0"	8"	#6 @ 10" O.C.	#4 @ 12" O.C.
	13'-0" - 16'-0"	10"	#5 @ 6" O.C.	#4 @ 10" O.C.
	16'-0" - 18'-0"	10"	#6 @ 6" O.C.	#4 @ 8" O.C.

FOOTING & FOUNDATION PLAN

SCALE 1/4"=1'0"

STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 7159 — STEVEN J. CHAN — 10/2/19

801-668-5852

JJ DESIGN — QUALITY HOUSE PLANS

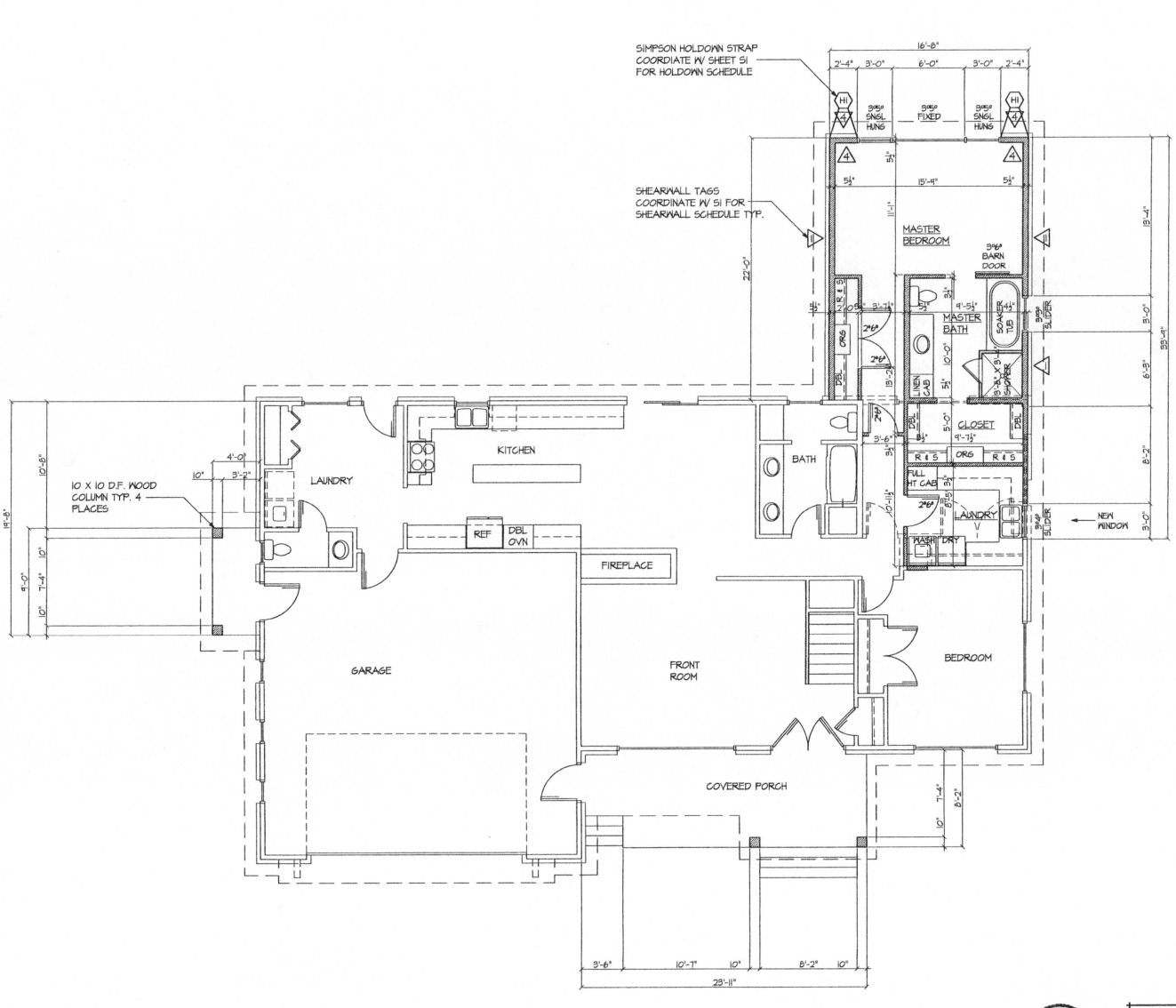
FOOTING & FOUNDATION PLAN

DATE: 05-17-19 JOB # 1926-18

PROJECT: FORSGREN ADDITION

38 NORTH 100 WEST MILLVILLE, UTAH

1



WALL LEGEND

EXISTING WALL

REMOVE WALL

NEW WALL

MAIN FLOOR PLAN

SCALE 1/4"=1'0"

LICENSED PROFESSIONAL ENGINEER
NO. 171151
STEVEN J. CAMPSEN
MECHANICAL
10/2/19

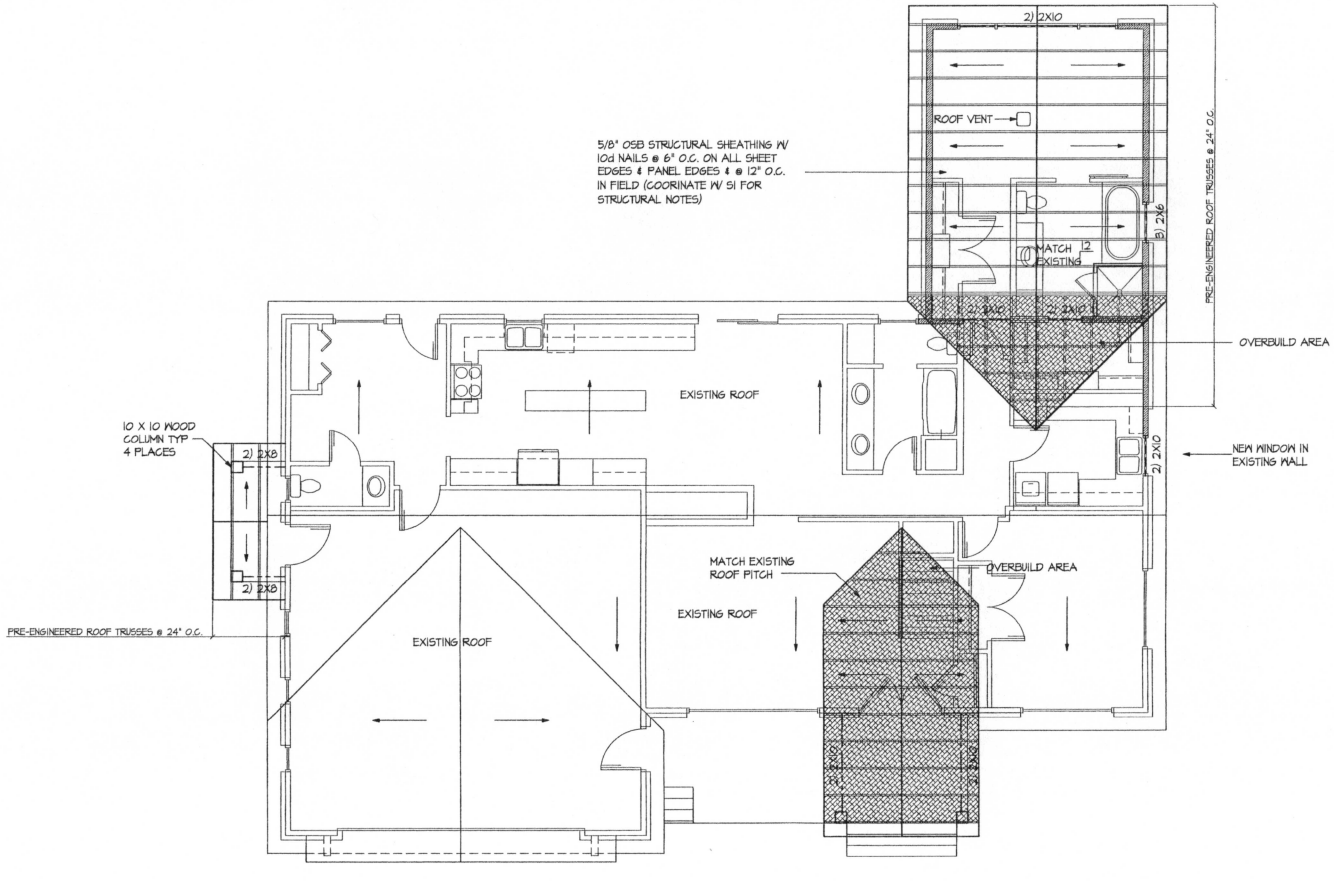
JD DESIGN
801-668-5852
QUALITY HOUSE PLANS

MAIN FLOOR PLAN

DATE: 05-17-19 JOB # 1928-18

PROJECT: FORSGREN ADDITION
35 NORTH 100 WEST MILLVILLE, UTAH

2



NOTE: TRUSS MANUFACTURE TO REFER TO FLOOR PLAN FOR VAULTS TRAYS ECT. VERIFY WITH GENERAL CONTRACTOR PRIOR TO BUILDING TRUSSES

ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

10/2/19

801-668-5852

JD DESIGN

QUALITY HOUSE PLANS

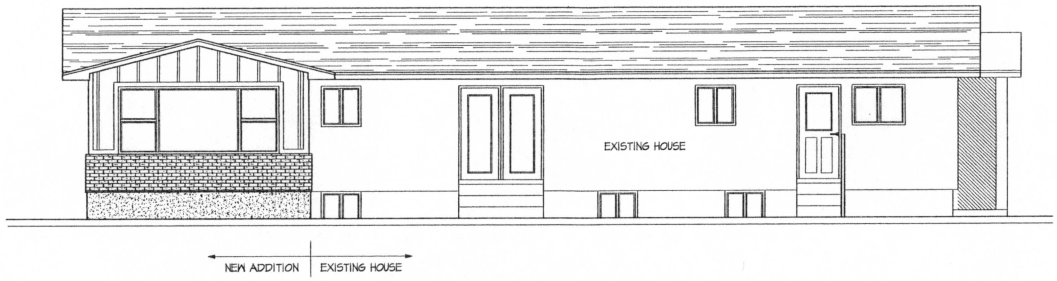
ROOF FRAMING PLAN

DATE: 05-17-18 JOB # 1928-18

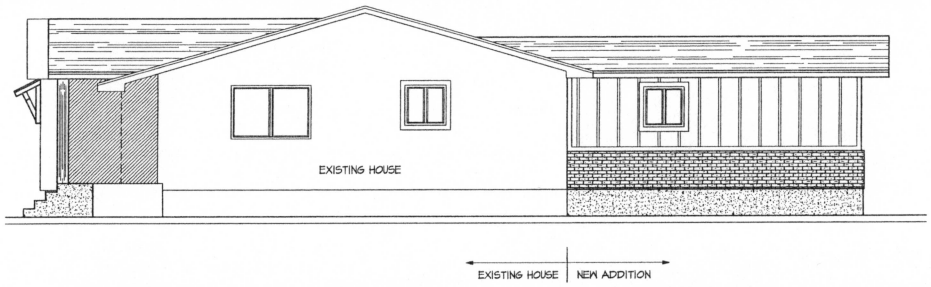
PROJECT: FORSGREN ADDITION

35 NORTH 100 WEST MILLVILLE, UTAH

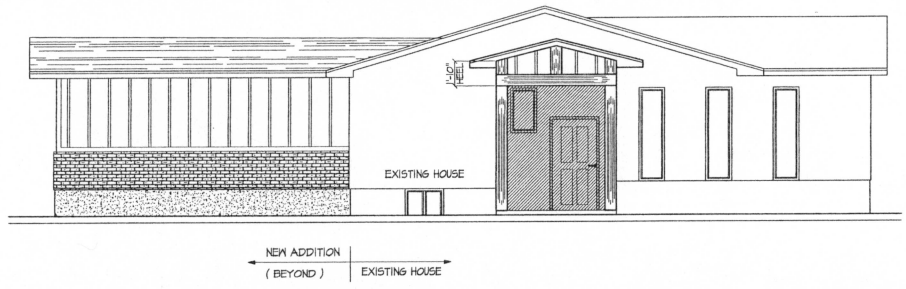
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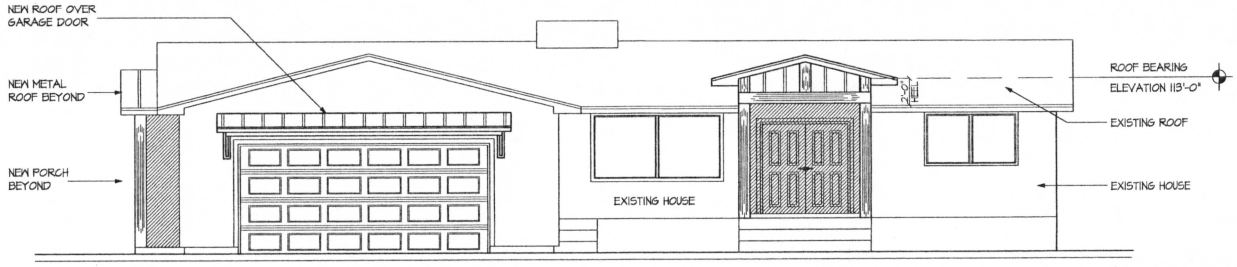
BACK ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

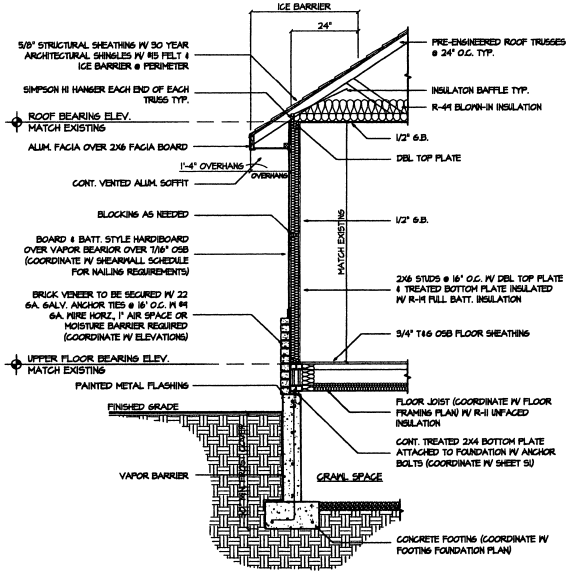
801-668-5852
JD DESIGN
QUALITY HOUSE PLANS

ELEVATIONS

DATE: 05-17-18 JOB # 19-28-18

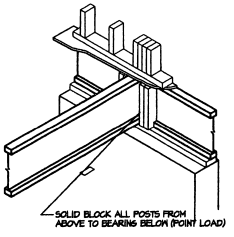
PROJECT:
FORSGREN ADDITION
35 NORTH 100 WEST MILLVILLE, UTAH

4



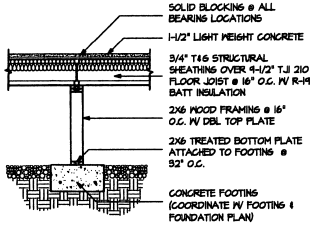
TYP. WALL SECTION

SCALE 1/2"=1'-0"



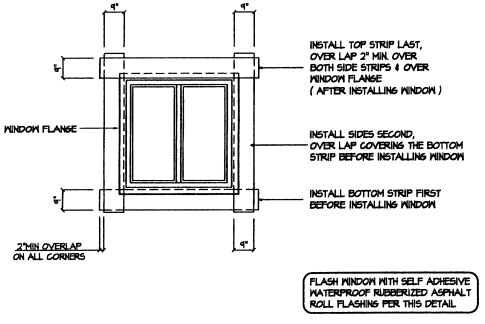
BEARING TRANSFER DETAIL

SCALE NONE



CRAWL BEARING WALL SECTION

SCALE 1/2"=1'-0"



WINDOW FLASHING DETAIL

SCALE 1/4"=1'-0"

801-668-5852
JB DESIGN
QUALITY HOUSE PLANS

SECTIONS & DETAILS

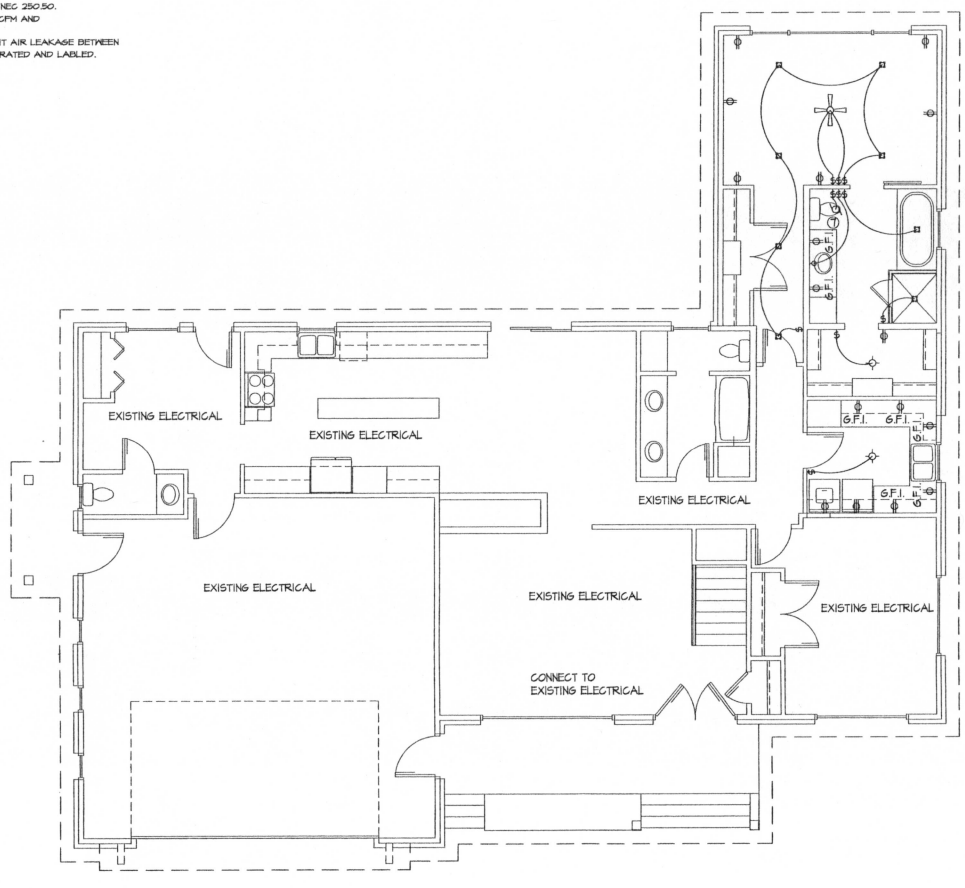
DATE: 05-17-19 JOB # 19-28-18

PROJECT:
FORSGREN ADDITION
28 NORTH 100 WEST MILLVILLE , UTAH

5

GENERAL ELECTRICAL NOTES:

1. ALL OUTLETS ARE TO BE TAMPER RESISTENT IN ACCORDANCE WITH IRCE 4002.14
2. PROVIDE ARC FAULT BREAKERS IN ALL BEDROOMS, LAUNDRY ROOMS AND KITCHEN.
3. IF SHOWN - HARDWIRE DISHWASHER.
4. IF SHOWN - PROVIDE SWITCHED OUTLET FOR DISPOSAL.
5. IF SHOWN - PROVIDE OUTLET ABOVE FOR MICROWAVE.
6. PROVIDE A U-FER GROUND AS PER E3508.1.2 , NEC 250.50.
7. BATHROOM FAN SHALL NOT BE LESS THAN 50 CFM AND VENT WITH 4" SEMI RIDGID METALIC DUCT.
8. RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES 7 BE IC RATED AND LABLED.



ELECTRICAL PLAN

SCALE 1/4"=1'-0"

JD DESIGN
801-668-5852
QUALITY HOUSE PLANS

ELECTRICAL PLAN

DATE: 05-17-18 JOB # 1928-18

PROJECT:
FORSGREN ADDITION
30 NORTH 100 WEST MILLVILLE, UTAH

6

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
   - THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED).
   - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFER, GROOVES, INSERTS, ETC.
   - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN).
   - FLOOR AND ROOF FINISHES.
   - STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
   - DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
   - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
9. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND / OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
12. DESIGN LIVE LOADS: (UNLESS LOCAL CODE DESIGNATES OTHERWISE)
    - ROOF (slopes equal to or greater than 4:12) ——— 20 PSF
    - ROOF (slopes less than 4:12) ——— 30 PSF
    - FLOOR ——— 40 PSF
13. WIND LOAD = SEE CALCULATIONS
14. SEISMIC: SECTION 1613, CAT. E

FOUNDATIONS & EXCAVATIONS

1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 1,500 PSF (ASSUMED)
2. CONTRACTOR SHALL PROVIDE FOR PROPER DE-MATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
3. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
4. FOOTING BACK FILL AND UTILITY TRENCH BACK FILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
5. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PREPARATION OF SOILS BENEATH BUILDING FOOTINGS AND FLOOR SLABS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2. REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-14.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)
SLABS ON GRADE	2,500
FOOTINGS	2,500

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE "V" WHERE IN CONTACT WITH SOIL AND TYPE "II" ELSEWHERE.
5. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS.
8. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   - CONCRETE POURED DIRECTLY AGAINST EARTH ——— 3" CLEAR
   - FORMED CONCRETE WITH EARTH BACKFILL ——— 2" CLEAR
9. ALL REINFORCEMENT BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
11. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
12. MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.000040 INCHES/INCH.

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE: CLASS "C" IN CONCRETE, 52 BAR DIAMETERS IN C.M.U. (UNLESS NOTED OTHERWISE).
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

STRUCTURAL STEEL

1. ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36,000 PSI).
3. ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B.
4. ALL ANCHOR BOLTS SHALL BE A307 (UNLESS NOTED OTHERWISE).
5. ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE ASTM A325 (UNLESS NOTED OTHERWISE).
6. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OR NOTES.
7. ALL WELDING SHALL BE DONE USING E70 SERIES (LOW HYDROGEN RODS) AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STANDARDS.

LUMBER

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH (NORTH) NO. 2 GRADE FOR 4x, NO. 1 GRADE FOR 6x, AND STUD GRADE FOR 2x (UNLESS NOTED OTHERWISE).
2. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
3. 3" X 3" S SLOTTED WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 7" IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/3 THE WIDTH OF A PLATE, AND PLACED AT INTERVALS NOTED.
5. DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THRU SILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
6. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
   - FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM.
   - FOR FLOOR JOIST MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
7. NAILING SCHEDULE PER 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, TABLE 2304.9.1 (UNLESS NOTED OTHERWISE).

GLUE LAMINATED MEMBERS

GLUE-LAMINATED BEAMS SHALL BE 24F-V8 AND HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2400 PSI, Fv = 165 PSI, Ft (PERPENDICULAR) = 650 PSI, E = 1,800,000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND PRCA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. MOISTURE CONTENT SHALL BE LIMITED TO 12% OR LESS.

WOOD TRUSSES

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER (UNLESS NOTED OTHERWISE). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL BEAR ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.C.B.O. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

PLYWOOD

ALL PLYWOOD SHALL BE C-D EXTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF PLYWOOD WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, USING A MINIMUM OF 3 PLY PLYWOOD. STAGGER JOINTS. ALL NAILING TO BE DONE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE SPAN / INDEX RATIO AND SHALL BE NAILED AS SHOWN ON THE PLANS.

AT ALL LOCATIONS ON DRAWINGS WHERE PLYWOOD IS INDICATED, CONTRACTOR MAY SUBSTITUTE ORIENTED STRAND BOARD AS AN ALTERNATE. ORIENTED STRAND BOARD SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION STRUCTURAL USE PANELS QUALITY ASSURANCE POLICY AND ALL SHEETS SHALL BE MARKED WITH THE APA VALIDATION MARK. ALL THICKNESSES AND NAILING OF ORIENTED STRAND BOARD SHALL BE AS SHOWN ON DRAWINGS FOR PLYWOOD. THE SPAN INDEX SHALL BE AS SHOWN FOR PLYWOOD.

ROOF DIAPHRAGM:

USE 5/8" (40/20) APA RATED OSB SHEETING, NAILED W/ 10d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 10d NAILS @ 12" O.C. (W/ H-CLIPS)

FLOOR DIAPHRAGM:

USE 3/4" APA RATED OSB T & G SHEETING, NAILED AND GLUED W/ 8d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C.

BEARING WALL SCHEDULE:

HEIGHT	MINIMUM STUD FRAMING
0' TO 10'	2 x 4's @ 16" O.C. (Block @ Mid Point)
10' TO 12'	2 x 4's @ 12" O.C. (Block @ Mid-Point)
12' TO 14'	2 x 6's @ 16" O.C. (Block @ 1/3 Points)
14' TO 16'	2 x 6's @ 12" O.C. (Block @ 1/3 Points)
16' TO 18'	2 x 8's @ 12" O.C. (Block @ 1/4 Points)

WALLS TALLER THAN 18' AND/ OR WALLS WITH LARGE OPENINGS TO BE SPECIFIED BY ENGINEER.

OVERFRAMING SCHEDULE:

SPAN	FRAMING MEMBERS
0' TO 8'	2 x 6's @ 24" O.C.
8' TO 10'	2 x 8's @ 24" O.C.
10' TO 12'	2 x 10's @ 24" O.C.
12' TO 14'	2 x 12's @ 24" O.C.

FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2 x 6 RAFTER, USE A 2 x 8 FOR RIDGE & HIP BEAMS)

FRAMING NOTES:

1. ALL WOOD BEAMS, JOISTS AND COLUMNS SHALL BE NUMBER 2 GRADE LUMBER OR BETTER. ALL GLUE LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM BENDING STRESS OF 2,400 PSI.
2. PROVIDE SOLID BLOCKING AT FULL DEPTH OF JOISTS AT ENDS AND AT EACH SUPPORT OF JOISTS. PROVIDE SOLID BLOCKING AT BEARING ENDS OF TRUSSES.
3. LAMINATED BUILT-UP BEAMS OF 2 x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 12" O.C. TOP AND BOTTOM, USE (3) 30d COMMON NAILS AT ALL SUPPORTS.
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING.
5. TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS OF 30lbs. LIVE AND 15lbs. DEAD PER SQ. FT..
6. PROVIDE FIRE BLOCKING IN ANY STUD CAVITY GREATER THAN 8'-0".
7. PROVIDE SIMPSON H1's AT 24" O.C. ON BEARING ENDS OF TRUSSES.
8. PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
9. PROVIDE CROSS BRIDGING IN SPANS GREATER THAN 8'-0".
10. PROVIDE GABLE AND END TRUSSES AS REQUIRED.
11. FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES AND CEILING RAFTERS AS PER PLAN.
12. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON A MINIMUM OF (2) CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
13. ALL HEADERS TO BE (2) 2 x 8's MIN. (U.N.O.)

EQUIVALENT FASTENERS SCHEDULE:

COMMON NAIL SPACING		EQUIVALENT SPACING OF APPROVED FASTENERS				
		STAPLES			NAILS/ T-NAILS	
	GAUGE	16	15	14	11B	15H
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1/2"
8d @	8"	2"	2 1/2"	3"	2 1/2"	8"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	8"	1 1/2"	2"	2"	2"	2 1/2"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"		8"	8 1/2"	10"

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN 1/3 FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADINGS.

SHEARWALL SCHEDULE

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
1	7/16"	8d @ 6"	32" O.C.	16d @ 8"	
2	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
3	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
4	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
5	15/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
6	15/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

1. PLYWOOD SHALL BE STRUCTURAL II, CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
2. ANCHOR BOLTS SHALL BE ASTM A307, 5/8"~ x 10" LONG, WITH A MINIMUM EMBEDMENT OF 7" INTO CONCRETE FOUNDATION. BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION PLAN.)
3. MAXIMUM STUD SPACING 16" O.C. CENTER.
4. PROVIDE NAILS @ 12" O.C. CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
5. PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
6. 1 1/2" 15 GAGE (W/ 7/16" CROWN (MIN)) STAPLES INSTALLED W/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR 1, @ 3" O.C. FOR 2, & 2" O.C. FOR 3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS 4, 5, & 6.
7. DOUBLE STUDS TO BE NAILED TOGETHER W/ 16d NAILS @ 8" O.C. STAGGERED ONE FACE

HOLDOWN SCHEDULE:

	MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS	(H1)	HDU1	(8d) 1/4"SQ-1/2" SDS	1"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
	(H2)*	STHD8RJ OR STHD8	(24) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 3" ON CORNER INSTALLATIONS
	(H3)*	STHD10RJ OR STHD10	(28) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 3" ON CORNER INSTALLATIONS
	(H4)*	STHD14RJ OR STHD14	(36) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 3" ON CORNER INSTALLATIONS
	(H5)	HDU8A	(2) 7/8" ~ BOLTS	7/8"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
	(H6)	HDU2A	(4) 7/8" ~ BOLTS	7/8"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
UPPER TO LOWER WALL STUD HOLDOWNS	(H7)	MSTC40	(28) 16d COMMON NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	(H8)	MSTC66	(54) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	(H9)	MSTC28	(46) 16d COMMON NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS

KEY: * ADVANCED SYSTEMS ANPAND221 MAY BE SUBSTITUTED FOR SIMPSON MODELS FOR H1, H2, H3 & H4

1. ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x OR A 4 x MEMBER.
2. USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE "HOLDOWN". HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 1 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
3. FOUNDATION CONCRETE STRENGTH SHALL BE 2,500 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL RE-BAR IN SHEAR CORE ON ALL FOUNDATION "HOLDOWNS".
4. NAILS SPECIFIED ARE 16d COMMONS. (DO NOT USE SINKERS UNLESS APPROVED BY ENGINEER)
5. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2017 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.

Engineering West, L.L.C.
Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-8376 (WEST) FAX: (801) 298-8286

STRUCTURAL NOTES & SCHEDULES

FORSGREN ADDITION
MILLVILLE, UT
PLANS BY: J B DESIGN

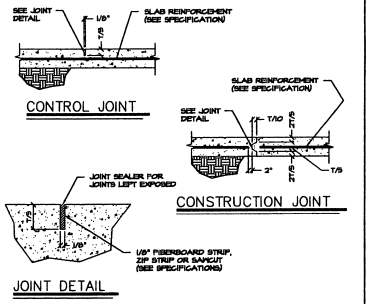
REVISIONS: date: rev. # :

CHKD BY: date:

DRAWN BY: date:

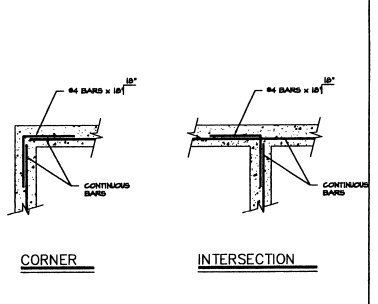
STATE OF UTAH — No. 171355 — STEVEN J. CHRISTENSEN — REGISTERED PROFESSIONAL ENGINEER
10/2/19

SHEET NO. S1



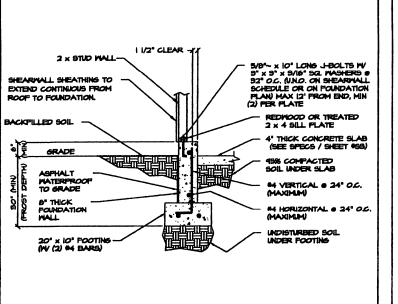
TYP. CONCRETE JOINT DETAILS

NOT TO SCALE



CORNER & INTERSECTION DETAILS

SCALE: NONE

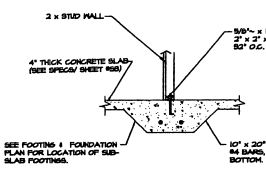


TYP. SECTION THRU FOUNDATION @ GARAGE

SCALE: NONE

FOOTING & FOUNDATION NOTES:

1. FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
2. SEE TYPICAL DETAILS AND GENERAL NOTES.
3. FOOTINGS TO BE A MINIMUM OF 12" BELOW NATURAL GRADE FOR GRUBBING PURPOSES.



SECTION THRU SUB-SLAB FOOTING

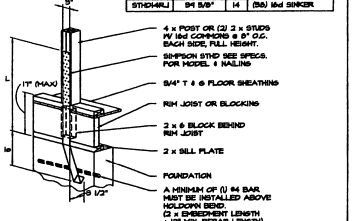
SCALE: NONE

Engineering West, L.L.C.
Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
540 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-4578 (WEST)
FAX: (801) 298-6288

STRUCTURAL DETAILS

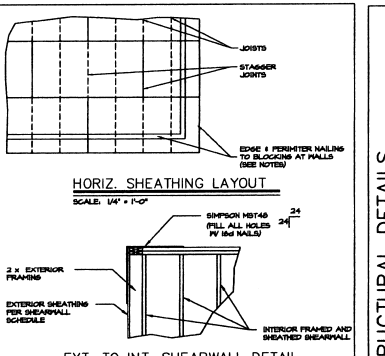
FORSGREN ADDITION
MILLVILLE, UTAH
PLANS BY: J B DESIGN

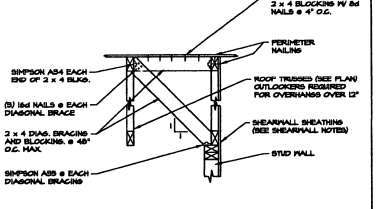
MODEL SPECS.			
MODEL #	LENGTH (L)	(w)	NAILS
STHD8RJ	93 1/8"	8	(24) 16d SINKER
STHD10RJ	96 5/8"	10	(28) 16d SINKER
STHD14RJ	94 5/8"	14	(56) 16d SINKER



TYP. HOLDOWN DETAIL(STHD)

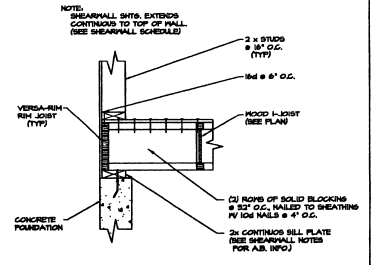
SCALE: NONE





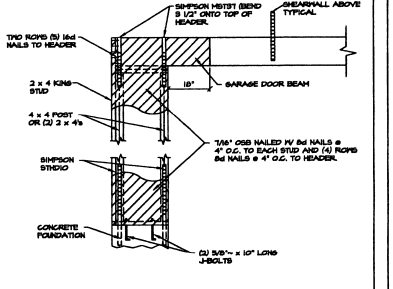
GABLE WALL DETAIL

SCALE: 3/4" = 1'-0"



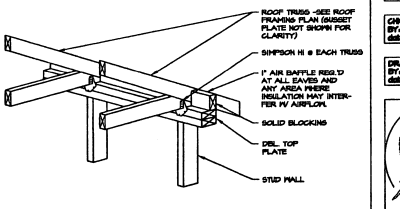
WOOD I-JOIST FRAMING

SCALE: 3/4" = 1'-0"



TYPICAL GARAGE COLUMN

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



TRUSS BLOCKING DETAIL

SCALE: 3/4" = 1'-0"

REVISIONS: date:	rev. # :
CHK'D BY: date:	
DRAWN BY: date:	

REGISTERED PROFESSIONAL ENGINEER
No. 175155
STEVEN J. SAMPSON
STATE OF UTAH
10/2/19

SHEET NO. S2

00892

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Britten Deakin
APPLICANT'S NAME

2. 110 South 100 West
MAILING ADDRESS

Millville (CITY) UT (STATE) 84326 (ZIP CODE)

3. 435 230 4439
HOME TELEPHONE

4. 435 230 2516
BUSINESS TELEPHONE

5.
OWNER'S NAME (if different from applicant)

6. Detached Garage
TYPE OF STRUCTURE

7. 594
SQUARE FOOTAGE

8.
ZONE

9.
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 029 - 0071
TAX IDENTIFICATION NUMBER

11. 110 South 100 West Millville
ADDRESS OF CONSTRUCTION

12. .38
LOT SIZE

13. 4530
LOT ELEVATION

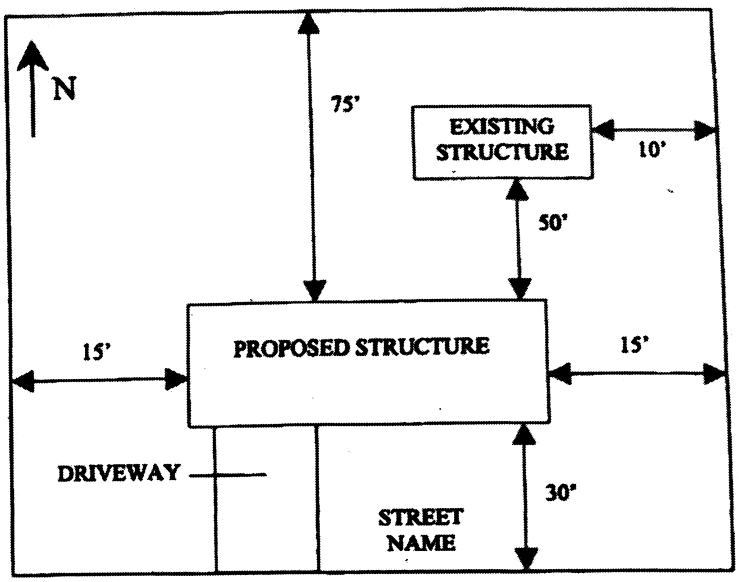
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)

15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☐
(choose one)

16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)

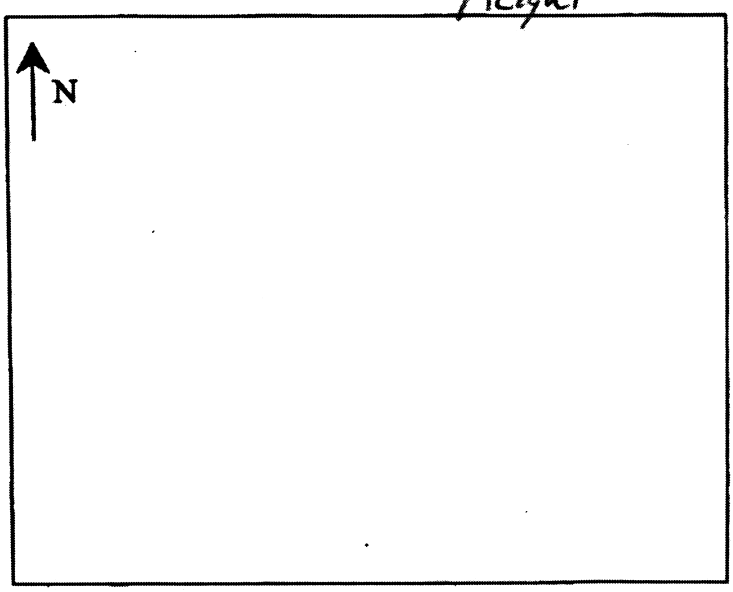
17. Pre-fabricated steel garge to be installed on concrete slab. 22x27x9' at the eaves 13' peak with two 9x7 garage doors on the west side, and one man door on the east side.

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

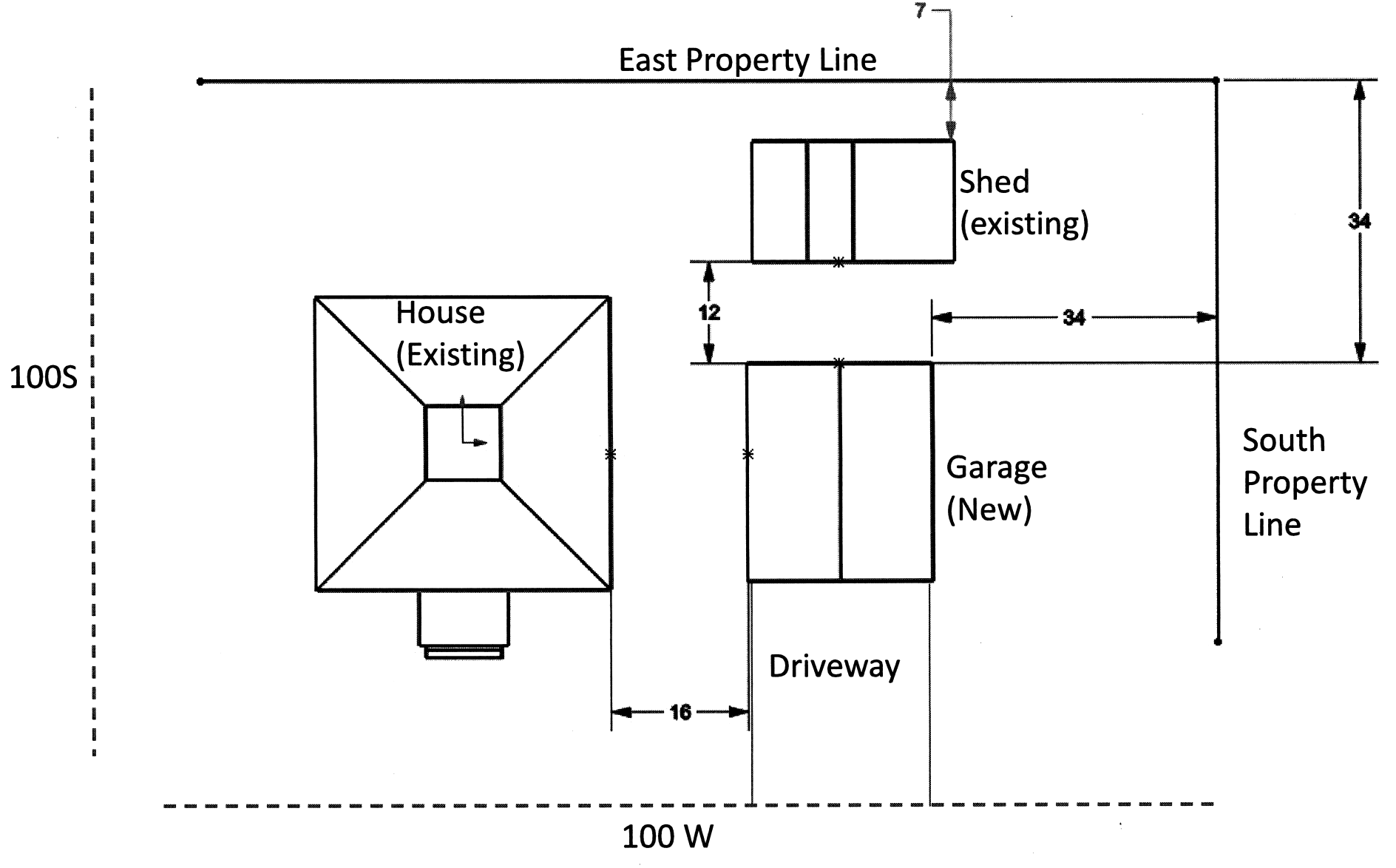
height

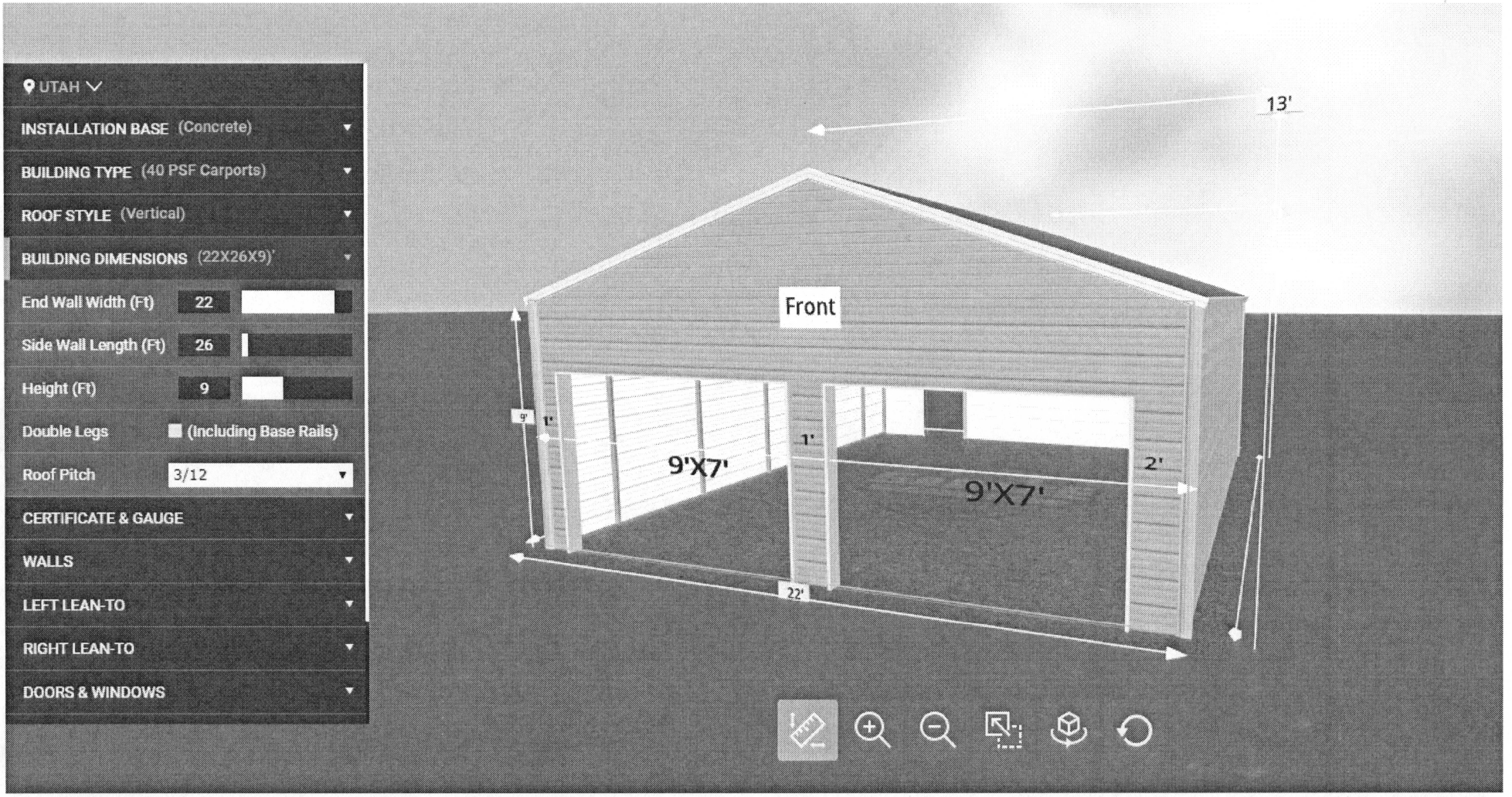


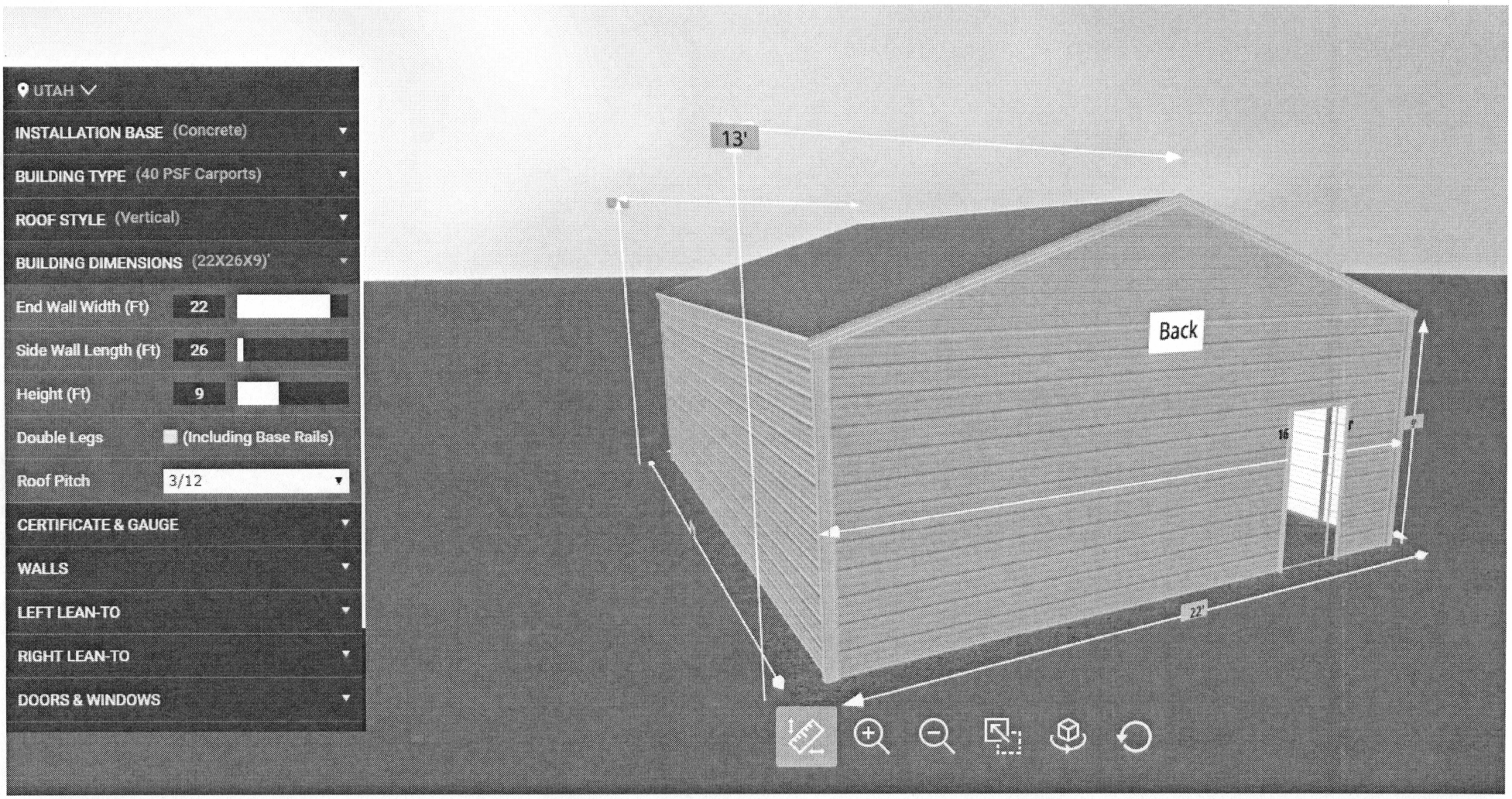
APPROVED – PLANNING AND ZONING DATE

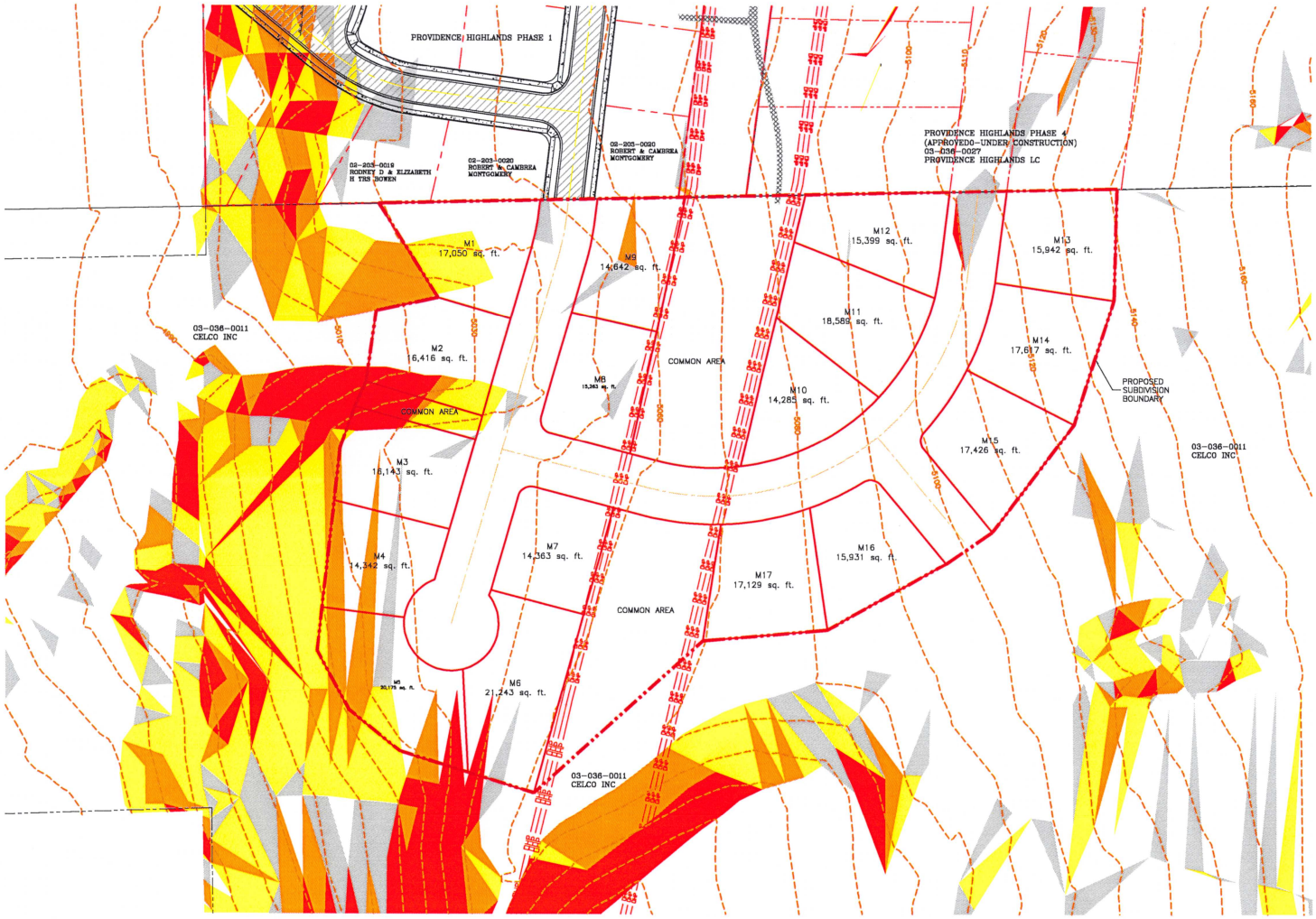
FEES PAID – TREASURER DATE

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.


7
East Property Line
Shed
(existing)
34
12
34
House
(Existing)
100S
Garage
(New)
South
Property
Line
Driveway
16
100 W


UTAH
INSTALLATION BASE (Concrete)
BUILDING TYPE (40 PSF Carports)
ROOF STYLE (Vertical)
BUILDING DIMENSIONS (22X26X9)'
End Wall Width (Ft) 22
Side Wall Length (Ft) 26
Height (Ft) 9
Double Legs (Including Base Rails)
Roof Pitch 3/12
CERTIFICATE & GAUGE
WALLS
LEFT LEAN-TO
RIGHT LEAN-TO
DOORS & WINDOWS
13'
Front
9'
1'
1'
9'X7'
9'X7'
2'
22'


UTAH
INSTALLATION BASE (Concrete)
BUILDING TYPE (40 PSF Carports)
ROOF STYLE (Vertical)
BUILDING DIMENSIONS (22X26X9)'
End Wall Width (Ft) 22
Side Wall Length (Ft) 26
Height (Ft) 9
Double Legs (Including Base Rails)
Roof Pitch 3/12
CERTIFICATE & GAUGE
WALLS
LEFT LEAN-TO
RIGHT LEAN-TO
DOORS & WINDOWS
13'
Back
16
22'



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING OVERHEAD POWER
- EXISTING CONTOUR (10')
- 20%-23% SLOPE
- 23%-27% SLOPE
- 27%-30% SLOPE
- >30% SLOPE

1. INTENT OF DEVELOPMENT: TO CREATE 17 RESIDENTIAL LOTS AND PROVIDE CONNECTIVITY FOR THE SURROUNDING AREA.
2. TOTAL AREA: 10.56 ACRES
3. ZONING: R-1
4. NUMBER OF LOTS: 17
5. CULINARY WATER: TO BE PROVIDED BY MILLVILLE CITY
7. SEWER: TO BE PROVIDED BY MILLVILLE CITY.
8. STORM WATER: TO BE CAPTURED AND TRANSPORTED TO A POND FOR RETENTION/DETENTION ON CELCO PROPERTY TO THE WEST DOWN THE HILL.

NORTH

SCALE 1" = 60'-0" HOR (0 60)

REVISIONS:

DATE 5-2020

DRAWING HILL.DWG

JOB NO.

DRAWN BY BGL

REGISTERED PROFESSIONAL ENGINEER NO.365890 ADAM MACKELPRANG STATE OF UTAH

PROJECT

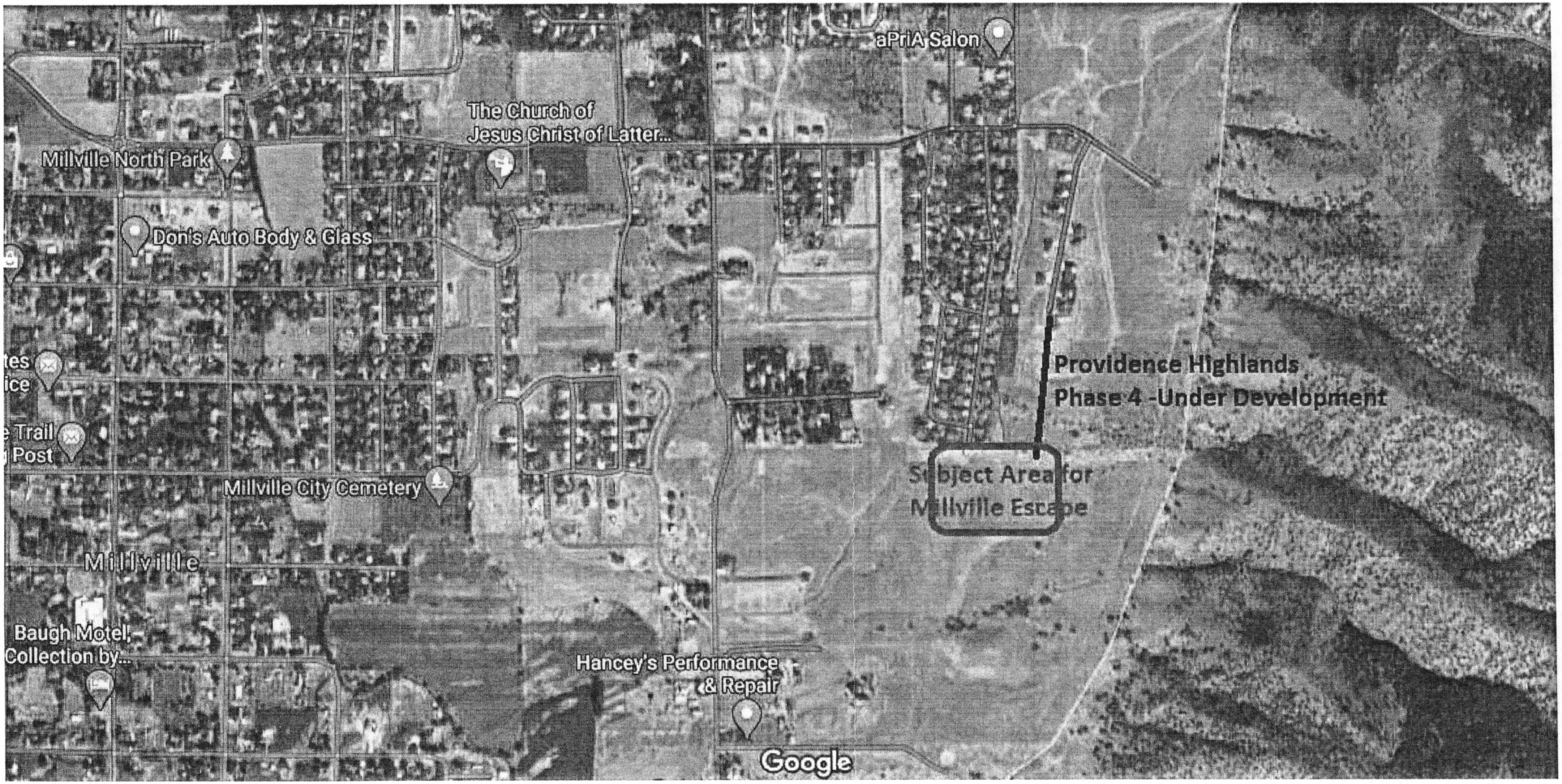
MILLVILLE ESCAPE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN, MILLVILLE, UTAH

SKETCH PLAN

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

SHEET 1 OF 1 SHEETS


aPriA Salon
The Church of Jesus Christ of Latter...
Millville North Park
Don's Auto Body & Glass
Providence Highlands
Phase 4 -Under Development
Millville City Cemetery
Millville
Baugh Motel Collection by...
Hancey's Performance & Repair
Google

Millville City Concept Plan Application
Celco Property June 22, 2020

Application Submitted Per Title 16.16 of Millville City Ordinance

Applicant:	Imagine Development, LLC Property Owner: Celco, Inc.
Project Name:	Millville Escape Subdivision
Property Boundaries:	As indicated on the attached concept plan map
Adjacent Owners:	All adjacent property owners labeled on the attached concept plan
# of Lots Proposed:	17 – all lots labeled on the attached concept plan map
Water Provider:	Millville City
Sewer Provider:	Millville City
Current Zoning:	R-1
Storm Water:	On-site storm retention per Millville City Ordinance
Project Description:	This application is for a 17-lot residential subdivision. As indicated on the attached concept plan drawing two existing residential roads located within Providence City, namely Grandview Drive and 800 East, will both be extended to the south and an east/west connection between these two roads will be established as shown.
Hillside Overlay:	All slopes have been clearly labeled on the attached concept plan map. All roads and building envelopes will be less than a Class 1 Slope as defined in Millville City ordinance.
Application Fee:	$200 – per Harry Meadows email dated June 12, 2020 – INCLUDED and mailed with this application to: Millville City Offices - PO Box 308, Millville, UT 84326
Soils:	The attached concept plan map indicates all slopes within the proposed subdivision area. No known adverse soils conditions are present on this site. All roads and lot designs will conform to Millvillle City Ordinances. Applicant is willing to provide a geotechnical study, if required as a condition of Preliminary Plat Approval.

Millville City Concept Plan Application
Celco Property June 22, 2020

On April 14, 2020 a draft concept plan for a 19 lot subdivision was submitted to Mayor Hair, Councilman Zollinger and Mr Twedt. No response to the concept plan was provided.

On April 28, 2020 Corey Twedt provided me a copy of the minutes from the April 23, 2020 City Council meeting indicating that the Boundary Line Adjustment application request had been denied by the Millville City Council.

On April 28, 2020 I requested confirmation that the Concept plan application submitted on April 14th, and commented on by Councilman Zollinger April 15th, had been received by city staff. Mr Twedt confirmed receipt of the same, however his comments were: "I can confirm receipt of receiving the phase 5 plat map. For development in Millville, you will go through the development process with our Planning Commission. I think before it goes there, some work will need to be done on what infrastructure is needed to provide water for phase 5." Confused by the comment, I replied for clarification from Mr Twedt (provided an email copy of my response to Mayor Hair and Councilman Zollinger) with the following: "I'd like to move this forward on a typical city process trajectory. Are you suggesting that is not possible at this time because of water availability?"

No response to the email above was provided by Mr Twedt, the Mayor or Councilman Zollinger.

On April 29, 2020, a Conceptual Plat Application was submitted to the entire Millville City Planning Commission via email. Commissioner Ripplinger replied with a request for more information that same day. No additional feedback from the planning commission followed, however an email from Harry Meadows was received later that day stating: "Your conceptual plan must meet the standards of title 16.16.010 Pre-application (conceptual) and title 17.32 Hillside Overlay. These city codes can be found at Millvillecity.org/city Government/city code." After I inquired as to what was missing from the application Mr Meadows replied: "I did not see any answers to 16.16.010 E".

On May 1, 2020 I provided the following email to Harry Meadows:
Good Morning Harry
Below is a list of the items noted in the code referenced along with comments and questions for your review and requested response:

"The subdivider shall present at least twelve (12) copies of a conceptual plan, or sketch plan, to the commission for an informal review and discussion of the site plan and the general scope and conditions of the proposed subdivision.

The plan shall include the following:
1. The property boundaries of the proposed subdivision as shown with a date certified plat from the county office within the last thirty (30) days; IS THE ENGINEERED DRAWING PROVIDED ADEQUATE TO MEET THIS REQUIREMENT FOR THE CONCEPT PLAN REVIEW? IF NOT, WHAT IS THE BEST WAY TO GET SAID DRAWINGS IN THE CURRENT PANDEMIC ENVIRONMENT?

--------- Forwarded message ---------
From: **mayorhair** <mayorhair@gmail.com>
Date: Fri, May 1, 2020 at 6:43 PM
Subject: Fwd: Conceptual Plan
To: Corey Twedt <ctwedt@gmail.com>
Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Jeremy Jensen <jeremyajensen@gmail.com>
Date: 5/1/20 4:54 PM (GMT-07:00)
To: mayorhair <mayorhair@gmail.com>
Cc: Adam mackelprang <alliancelogan am@yahoo.com>, Brian Lyon <alliancelogan@yahoo.com>
Subject: Fwd: Conceptual Plan

Mayor Hair
I've been informed that Harry Meadows is no longer employed by Millville City and unable to process our Concept Plan Application or answer questions in regards to the same.

Could you please help me get our concept plan application processed and answer the questions below?

JJ

---------- Forwarded message ---------
From: **Harry Meadows** <hwmeadows@comcast.net>
Date: Fri, May 1, 2020 at 4:49 PM
Subject: Re: Conceptual Plan
To: Jeremy Jensen <jeremyajensen@gmail.com>

Sorry to have to tell you this but I no longer work for Millville City as of 30 April. You need to talk to the Mayor about who to talk to.

Harry Meadows

On May 1, 2020, at 10:28 AM, Jeremy Jensen <jeremyajensen@gmail.com> wrote:

Good Morning Harry
Below is a list of the items noted in the code referenced along with comments and questions for your review and requested response:

The subdivider shall present at least twelve (12) copies of a conceptual plan, or sketch plan, to the commission for an informal review and discussion of the site plan and the general scope and conditions of the proposed subdivision.

The plan shall include the following:

10. Lots within the hillside development overlay zone. I WAS NOT ABLE TO FIND A MAP INDICATING THE "HILLSIDE OVERLAY ZONE" ON THE MILLVILLE CITY WEBSITE. COULD YOU PLEASE REPLY ALL WITH ADDITIONAL DETAILS AND A MAP. This can be discussed with the Planning Commission as part of their Conceptual Review.
JJ

After we receive the hard copies of the conceptual plan, with the updates as indicated above, we review the plans with our engineers and then schedule the Conceptual Review for the following Planning Commission meeting. The major intent of this meeting is to address concerns before developers get too far down the path and work on the Preliminary Review part of the development process.

On May 29, 2020, after the work requested by Mr Twedt was completed by our civil engineers a revised 17-lot concept plan drawing was submitted to Mr Twedt. Later that same day I got the following email from Mr Twedt:

"Thanks Jeremy. I received your email.

We have hired a new Development Coordinator. His name is Randy Wall and he is copied here.

Randy,
Please schedule the Conceptual Review of Jeremy's subdivision for the next Planning and Zoning meeting.

Thanks"

On June 3, 2020 I got the following email from Mr Randy Wall:

"Jeremy Jensen,
After looking into everything I am currently missing the following items in Millville City Code Title 16.16 - Preliminary Plats.

1-16.16.010: Pre Application (Conceptual) Section C. number 6. Soil types and problems on property as shown on available soil survey maps prepared by the soil conservation service.
This is needed due to landslides happening in the past on this property.
2-16.16.010: Pre Application (Conceptual) Section C. number 8. The location of all property in the development that may fall under the hillside development overlay;
Needed on locations with grades/slopes.
3-16.16.010: Pre Application (Conceptual) Section D.
All Fees must be paid prior to consideration/Meeting with Planning and Zoning commission
4-16.16.010: Pre Application (Conceptual) Section E. number 9
A written statement describing the intent of the development;
5-16.16.010: Pre Application (Conceptual) Section E. number 10
Lots within the Hillside development overlay zone.
6-16.16.010: Pre Application (Conceptual) Section F.

CONNECT 2 EXISTING SUBDIVISONS FOR BETTER EMERGENCY ACCESS TO EXISTING HOME OWNERS AND PROPOSED NEW LOTS.

5-16.16.010: Pre Application (Conceptual) Section E. number 10
Lots within the Hillside development overlay zone.
6-16.16.010: Pre Application (Conceptual) Section F.
In the event the preliminary plat has not been submitted to the commission for approval within six (6) months from the date of the meeting, a new conceptual plan shall be presented for consideration by the commission before a preliminary plat can be submitted. UNDERSTOOD. IS SOMETHING BEING REQUESTED IN THIS REGARD?
7-16.16.010: Pre Application (Conceptual) Section G.
The commission at their sole discretion may seek input from the city engineer if more information is required to determine the requirements for the subdivision. The subdivider may seek input from the city engineer if desired. The subdivider will be responsible for all engineering fees whether requested by the commission or the subdivider. Will need to have engineers look at property before the Planning and Zoning commission.

PLEASE DEFINE THE SCOPE OF WORK REQUIRED AND COSTS OF WORK SUBDIVIDER WILL BE RESPONSIBLE FOR PAYING THE ENGINEER FOR THIS CONCEPTUAL PLAT APPLICATION AT THIS EARLY STAGE OF APPLICATION PRIOR TO AUTHORIZING THE WORK. "

On June 12, 2020 I received the following response to my email from Mr Wall:

16.16.010: Pre Application (Conceptual) Section C. number 6. Soil types and problems on property as shown on available soil survey maps prepared by the soil conservation service.
This is needed due to landslides happening in the past on this property. Had a massive landslide in Millville City in 1959. Will need a compaction test done once soil has been distributed.

16.16.010: Pre Application (Conceptual) Section C. number 8. The location of all property in the development that may fall under the hillside development overlay;
Needed on locations with grades/slopes. Engineers are still working on a cost amount for the lots that will fall into this category. I will supply you the estimated costs on Tuesday.

16.16.010: Pre Application (Conceptual) Section D.
All Fees must be paid prior to consideration/Meeting with Planning and Zoning commission. The cost will be $200.00 that can be paid by check, you can mail it to us at the Millville City Office 510 East 300 South or P.O. Box 308 Millville, UT 84326. Payable to Millville City.

16.16.010: Pre Application (Conceptual) Section E. number 9
A written statement describing the intent of the development; I will need this spelled out to supply to the Planning and Zoning Committee.

16.16.010: Pre Application (Conceptual) Section E. number 10

1-16.16.010: Pre Application (Conceptual) Section C. number 6. Soil types and problems on property as shown on available soil survey maps prepared by the soil conservation service.

This is needed due to landslides happening in the past on this property. I AM NOT AWARE OF ANY LANDSLIDES OCCURRING ON THE PROPERTY. PLEASE PROVIDE DETAILS AND OR HISTORICAL DATA OF SAID LANDSLIDES. ALL SLOPES HAVE BEEN DESCRIBED ON THE PLAN PROVIDED. PLEASE STATE SPECIFICALLY WHAT MORE IS BEING REQUIRED TO MEET THIS REQUIREMENT FOR A CONCEPTUAL PLAT APPLICATION AND WHERE THE "AVAILABLE SOIL SURVEY MAPS" ARE AVAILABLE FOR REVIEW. PLEASE ALSO PROVIDE SAMPLES OF HOW OTHERS HAVE MET THIS REQUIREMENT ON RECENT SUBDIVISIONS WITHIN MILLVILLE CITY. In 1959 Millville had a landslide.

2-16.16.010: Pre Application (Conceptual) Section C. number 8. The location of all property in the development that may fall under the hillside development overlay;

Needed on locations with grades/slopes.

ALL GRADES WERE PROVIDED AND COLOR CODED ON THE PLAN PROVIDED. PLEASE PROVIDE A COPY OF THE MILLVILLE COTY HILLSIDE OVERLAY MAPS & ORDINANCE. Found in Millville City Code Title 17.32- Hillside Development Overlay (HO) (Is found on the Millville City Website under Codes with Title Number listed above)

3-16.16.010: Pre Application (Conceptual) Section D.

All Fees must be paid prior to consideration/Meeting with Planning and Zoning commission PLEASE PROVIDE DETAILS ON FEES REQUIRED. $200.00 paid prior to meeting with the Planning and Zoning Committee meeting.

4-16.16.010: Pre Application (Conceptual) Section E. number 9

A written statement describing the intent of the development; "THE INTENT OF DEVELOPMENT IS TO SUBDIVIDE THE PROPERTY INTO SEPARATE RESIDENTIAL LOTS PER MILLVILLE CITY CODE AND TO CONNECT 2 EXISTING SUBDIVISONS FOR BETTER EMERGENCY ACCESS TO EXISTING HOME OWNERS AND PROPOSED NEW LOTS. This is to be more descriptive on where the road will be? What direction they will run? Access roads to Lots above? Etc.

5-16.16.010: Pre Application (Conceptual) Section E. number 10

Lots within the Hillside development overlay zone. Found in Millville City Code Title 17.32- Hillside Development Overlay (HO) (Is found on the Millville City Website under Codes with Title Number listed above)

6-16.16.010: Pre Application (Conceptual) Section F.

In the event the preliminary plat has not been submitted to the commission for approval within six (6) months from the date of the meeting, a new conceptual plan shall be presented for consideration by the commission before a preliminary plat can be submitted. UNDERSTOOD. IS SOMETHING BEING REQUESTED IN THIS REGARD? Yes, a new conceptual plan shall be presented for consideration by the commission before a preliminary plat can be submitted.

Ch 17.68.040

completion. In the event such damage or destruction exceeds more than fifty percent (50%) of the reasonable replacement value of such nonconforming building or structure, all repairs or reconstruction shall be made to conform to all regulations for new buildings in the zoning district in which it is located, as determined by the building inspector.

6. Application for substitution or extension of a nonconforming use as provided in this section shall be made and considered in the manner set forth.

B. "Cessation Of Use" Defined: A use shall be deemed to have ceased when it has been discontinued either temporarily or permanently for a period of six months ~~one year~~ or more, whether or not with the intent to abandon such use.

Any nonconforming use that has ceased for a period of six months~~one year~~ or more shall be terminated and any use thereafter shall conform to the use regulations of the zoning district. (Ord. 2020-5, 2020: Ord. 2007-8, 2007: Ord. 99-02-18-01 § 2)

17.68.050: APPLICATION

A nonconforming use may be terminated by abandonment, cessation, or destruction. This section is intended to terminate a nonconforming use at the first of any such occurrences.

A building or structure or portion thereof occupied by a nonconforming use which is, or hereafter becomes, vacant and remains unoccupied for a continuous period of six months~~one year~~, except for dwellings, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located. (Ord. 2020-5, 2020: Ord. 99-02-18-01 § 2)

17.68.060: VARIANCES

A. Zoning:

1. Any person or entity desiring a waiver or modification of the requirements of the zoning ordinance as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest may apply to the appeal authority for a variance from the terms of the zoning title.

2. The appeal authority may grant a variance only if:

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
June 11, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Randy Wall

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for June 11, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance
Councilmember Grange welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a prayer.

Approval of Agenda
The agenda for the City Council Meeting of June 11, 2020 was reviewed. **Councilmember Callahan moved to approve the agenda for June 11, 2020.** Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting
The Council reviewed the minutes of the City Council Meeting for May 28, 2020. **Councilmember Callahan moved to approve the minutes for May 28, 2020.** Councilmember June seconded.

Mayor Hair said that at the end of the first page, the minutes read, *"The Council said that they didn't have concerns about a Millville road being painted."* He said that he would like this to read that the Council *"didn't have concerns about a Millville road being painted as proposed by the Ridgeline representatives."* The Council agreed with the change.

Mayor Hair also expressed concern with the code as it relates to fireworks. Currently, the Fire Chief and the Mayor need to approve a fireworks display. He said that he would prefer if this code be updated so that approval could come from the Fire Department and from the Mayor or a Mayor-designated City Councilmember. Recorder Twedt said that he would prepare a draft ordinance with these changes for the Council to review at their next meeting.

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Councilmember Callahan motioned to approve the minutes for May 28, 2020, with the change that had been discussed on the road painting. Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Public Comment Period
Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Report on P & Z Meeting held June 4, 2020
Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held June 4, 2020.

Review of Updates to Budgets for FY20 and FY21
Recorder Twedt reviewed the updates that had been made to the budgets since the reviews at previous meetings. He discussed briefly the proposed property tax increase and the need now to not only cover the cost increases in law enforcement and fire services, but also a new charge for ambulance services for the program being sponsored by the County to fill the gap left from Logan City pulling out of the CCEMS Program at the end of the year. (The staff report from the agenda packet is included with the minutes as attachment "B".)

Mayor Hair discussed a solid waste meeting that he attended. He said that there is likely an increase coming on the solid waste rates of $1.50 per month, per connection. The purpose of this increase is to pay for the large green waste bins to be available for the entire spring, summer and fall throughout Cache Valley, as they have been in the past. Mayor Hair said that he voted against this change, but that the other Mayors that were there voted for the change and all cities using Logan solid waste services would need to participate. Mayor Hair said that Mayor Miller from Hyrum is looking into the possibility of working with another contract service from the Tremonton area for solid waste services.

PUBLIC HEARING
Councilmember Callahan moved to go into the public hearing. Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

PUBLIC HEARING: 7:15 p.m.
Commenced at 7:15 p.m.

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Randy Wall

The purpose of the hearing was to receive public input on the revisions to the Fiscal Year 2020 Budget and the Fiscal Year 2021 Budget.

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Public Comment:
There were no comments made.

Councilmember Callahan motioned to close the public hearing. Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Property Tax Rate Discussion

Mayor Hair led a conversation on the 2020 property tax rate. He discussed the new costs for ambulance services and said that these costs could either be paid for through property tax revenue or a new monthly fee.

Councilmember Grange said that he felt there were pros and cons either way. The pro to collecting the money through fees is that everyone would pay the same. If you have a bigger home, you wouldn't be required to pay more for the same service. Councilmember Zollinger said that he agreed with Councilmember Grange and that a fee structure would also be more transparent. The residents would know what they are paying for a particular service and it would give them an opportunity to determine if the level of service is adequate for them or if they would like to pay more or less to change the level of service. Councilmember Zollinger said that the transparency issue was his biggest concern.

Recorder Twedt said that he agreed with Councilmember Zollinger's comments about the transparency of a direct fee, but that fees are also much easier to implement and change. If the costs are covered through property taxes, the public is given a lot of notice and opportunities to comment through the Truth in Taxation process. A fee can be added very easily by the City Council through a simple resolution where the public is not even given an opportunity to comment.

Councilmember Callahan said that he thought a fee would require the creation of a separate fund. Councilmember Zollinger said that he didn't believe a separate fund would need to be created. Recorder Twedt said that the City did not currently have a separate fund for sanitation that was passed on to the residents through a fee. Councilmember Zollinger said that from his understanding, the revenue generated from a fee did not need to be separated into a new fund, but that the revenue had to be used to pay for the service specified.

Councilmember Wilker said that there is a certain level of uncertainty with the services like the ambulance service and how much they might cost the City in the end. The revenue stream may need adjustments in the future. Recorder Twedt said that a fee could be modified at any time, but the property tax rate could only be modified once per year.

Recorder Twedt said that he wasn't sure he understood the benefits and reasons why the Council might want to implement a new fee instead of collecting the revenue through property taxes.

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Councilmember Zollinger said that a fee would be better in that an equal fee would be charged to everyone receiving the service and some people that have more property would not be paying more for the same service that those with less property would receive. Equal pay for an equal service. Councilmember Wilker said that he agreed that he didn't like the disparity of some residents paying more for the same level of service.

Councilmember Zollinger said that he felt the property taxes should cover the roads and water in Millville as these are services provided by the City. The contract services should be paid for with fees. Councilmember Callahan said that the City charged fees for water. The water service is not paid for by property taxes.

Recorder Twedt said that he was concerned about the big increases that residents would see this year in their utility bills. Water rate increases would be required and were coming to cover the debt from the new well and everyone was going to see a big increase when sewer service is added to their utility bills. Mayor Hair said that this was correct. The residents were going to see large increases in their monthly utility bill. Councilmember Zollinger said that this is why he didn't want to increase the tax rate.

Increases in property value were briefly discussed. Recorder Twedt pointed out that the certified tax rate, as set by the County, decreases over time if home values are increasing. The certified tax rate means that the City will bring in the same amount of revenue as the previous year. He said that some cities, like Nibley, maintain the same property tax percentage each year. This means that as property value increases, so does their property tax revenue.

Councilmember Zollinger said that he agreed that Millville's property tax rate was low in relation to cities throughout the rest of the Valley. Recorder Twedt pointed out that Nibley's tax rate last year was roughly double that of Millville. Mayor Hair said that in speaking to Mayor Johnson, his biggest regret was not having increased the tax rate during his time as Mayor.

Councilmember Callahan motioned to go through Truth and Taxation with the proposed tax rate increase of 30%. The motion died for lack of a second.

Councilmember Wilker said that he would prefer the needed revenue to cover the expenses from the ambulance services be paid for through a fee structure. **Councilmember Wilker motioned to add the ambulance services and EMS as a fee and not a tax increase.**

Recorder Twedt pointed out that to set a new fee, the Council would need to adopt it by resolution at the next meeting after a resolution had been drafted and it had been listed as an item on the agenda. Tonight, the Council needed to adopt the revised FY2020 Budget and the new FY2021 Budget. He said that if the Council wanted the budget to reflect this new fee, they needed to determine how much it would be so that the budget could be modified for the Council to review and adopt. Recorder Twedt said that he had prepared resolutions to adopt the FY2021 Budget and certified tax rate that could be adopted tonight if the tax rate increase was not desired.

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Councilmember Zollinger asked what the shortfall in revenue would be for the proposed budget if the tax rate did not increase. It was discussed that the proposed 30% tax rate increase would have added around $38,000 in revenue. Councilmember Wilker suggested that a monthly fee of $5 be added to water connection utility bills to cover ambulance and EMS services. It was requested that the budget be modified accordingly for review.

Councilmember Callahan motioned to move forward to item "G" on the agenda to give Recorder Twedt time to modify the budget for review later in the meeting. Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Compensation of Appointed Officials

Mayor Hair reviewed the resolution that would set the compensation for the Recorder and Treasurer for Fiscal Year 2021. Mayor Hair said that this was a 5% increase and that no increase was given last year. He said that the employees have been working very hard over the past several years. Councilmember Grange said that he felt the staff did a good job with minimal employees.

Councilmember Callahan moved to approve Resolution 2020-12, setting pay rates for the City appointed officials. Councilmember Grange seconded. Councilmember Zollinger asked if this increase was included in the proposed budget. Recorder Twedt confirmed that it was. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "C".)

Appointment of Mayor Pro-Tempore

Mayor Hair explained that it was time again to select a new Mayor Pro-Tempore for the upcoming fiscal year to act as a back-up in case the Mayor needs him or her. He said that he would like the Mayor Pro-Tempore to be Councilmember Clay Wilker for Fiscal Year 2021. Councilmember Wilker said that he would be willing to serve in this capacity.

Councilmember Grange moved to approve Resolution 2020-13, setting Clay Wilker as the Mayor Pro-Tempore for Fiscal Year 2021. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "D".)

City Reports

Director Kendrick said that they were getting close to going out to bid for the new well. Mayor Hair said that he had conversations with the Bureau of Land Management today about the new well with some concerns, but that they would allow the well at that location.

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Director Kendrick said that the sprinkler system at the South Park would be completed by next week. They are just finalizing a few things and getting cleaned up.

Director Kendrick said that there is a lot in Mond-Aire that borders 550 East where they are doing some dirt work. He said that no approval had come through the City and there were concerns, because of the slopes on that lot. The Council asked that the excavators be notified that they must coordinate with the City before continuing work on that lot.

Director Kendrick said that the pickleball courts at the South Park had opened on Monday and have already been seeing a lot of use.

Director Kendrick reported that about a year ago, a boring company had tried to missile under the road near the LDS Seminary building. Their missile had gotten stuck and they wanted to cut the road to get it out. Director Kendrick had told them that they would not be allowed to cut the road. A fee had been discussed of $2,500 to make the cut to get their missile. Councilmember Zollinger said that he trusted Chad's judgement and told him that he could deal with the issue how he saw fit.

Councilmember Callahan motioned to go back to item "E" on the agenda. Councilmember Zollinger seconded.

Consideration of a Resolution Adopting the revised Fiscal Year 2020 Budget

The Council and Mayor reviewed the updates made to the FY2020 and FY2021 budgets. For 2021, a new line item was created to account for revenue from fees for ambulance and EMS service based on current population at $5 per water connection. The property tax revenue was reduced to match the revenue received in Fiscal Year 2020.

Councilmember Grange moved to approve Resolution 2020-11, A Resolution adopting the revised Fiscal Year 2020 Budget. Councilmember Callahan seconded Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "E".)

Accepting the Certified Property Tax Rate

Councilmember Callahan moved to approve Resolution 2020-14, A Resolution accepting the 2020 Certified Property Tax Rate. Councilmember Wilker seconded Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "F".)

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Consideration of a Resolution Adopting the Fiscal Year 2021 Budget
Councilmember Callahan moved to approve Resolution 2020-15, A Resolution adopting the Fiscal Year 2021 Budget. Councilmember Wilker seconded Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "G".)

Councilmember Reports and Items for Future Agendas
(A copy of the Councilmember Assignments List is included with the minutes as Attachment "H".)

Councilmember Callahan said that he believed there were 2.8 kids playing in the ditch for each kid playing in the splash pad at the South Park.

Councilmember June asked that the decision on the City Celebration be put on the agenda for the next meeting to decide if it should be postponed this year or cancelled entirely due to the COVID-19 Pandemic.

Councilmember Zollinger said that as part of the resolution setting fees for ambulance and EMS services, there should be controls on how and when the fees could be changed. Mayor Hair asked if Councilmember Zollinger would like to draft the resolution. Recorder Twedt offered to create an initial draft of the resolution and provide to Councilmember Zollinger for review and edits.

Councilmember Callahan briefly discussed the General Plan and asked if the Council felt like a new review and update should be made. It was discussed that this should be done in the future when the current utility projects were completed.

Recorder Twedt said that the Council had previously discussed making a modification to Chapter 17.68 of the City Code as it relates to Nonconforming Uses and Variances. The purpose of this section of code is to set up parameters to gradually eliminate uses of land that were legal when created, but no longer comply with City Code. As written, if a use ceases or is discontinued for one year, it is then terminated and the use must thereafter conform to the regulations of the zoning district. When we were dealing heavily with the mink farm issue, we saw that many cities had a 6-month time limit instead of a year. The Council had discussed at the time making a change to the Millville Code to reduce the time frame down to six months, but they didn't want to make the change at a time that it would seem like the mink farm was being targeted. Recorder Twedt said that to make this change, the Planning Commission would need to be involved, but before it went to them, he wanted to ensure that this was something the Council still wanted. The consensus of the Council was to proceed through the process of modifying the Code as indicated.

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Councilmember Callahan said that they needed to review the Defense of Farming Act to see what the City could and could not do in this regard.

Treasurer Hobbs said that Martha Balph asked for firework signs to be posted. Director Kendrick said that we have not put up signs in the past throughout the City. At some point someone had put up a poster board sign, but the City does not have signs. Treasurer Hobbs suggested the City purchase signs have them posted for the month of July. Recorder Twedt said that a notice could be placed on the website, in the next newsletter and in the three posting boxes around town, but that the budget that was just approved for the remainder of the month did not include money to have new signs made. Mayor Hair said that he felt the other notification methods would be sufficient.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember Wilker seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. The meeting adjourned at 8:15 p.m.

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MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
June 25, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Naseer A. Mirza, Kacey Kennington, Kylee Sorensen, Tessa Miller, Karen Sorensen, Trevor Booth

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Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for June 25, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance
Councilmember June welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. She then offered a prayer.

Approval of Agenda
The agenda for the City Council Meeting of June 25, 2020 was reviewed. **Councilmember Wilker moved to approve the agenda for June 25, 2020.** Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting
The Council reviewed the minutes of the City Council Meeting for June 11, 2020. **Councilmember Callahan moved to approve the minutes for June 11, 2020.** Councilmember Grange seconded. Mayor Hair said that the minutes accurately reflected what was discussed, but that the businesses in the Zollinger Complex did not receive water service or utility bills from the City, but would benefit from the ambulance and EMS service and that the Council should determine how to apply the same fee to those businesses as it does to the rest of the City. He suggested this be discussed later in the meeting or at a future meeting. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Request for a Business License for Chills On Wheels Ice Cream
Naseer Mirza has submitted a request for a business license for Chills on Wheels Ice Cream. He was present at the City Council Meeting. Naseer explained that he has been operating an ice cream truck for the last ten year. Business licenses for ice cream trucks are

not required in all cities in Cache Valley. There was some discussion of whether a business license was required for this type of business in Millville. The Council thanked Naseer for coming in and submitting the application for a license. This allows the City Council to be aware of who is doing business within the City. **Councilmember Grange moved to approve the business license for Chills On Wheels Ice Cream.** Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "B".)

Request for a Business License for Divine Designs by T

Tessa Miller has submitted a request for a business license for Divine Designs by T at 275 E. 300 N. She was present at the City Council Meeting. Tessa said that her business will provide floral arrangements for special events. She said that if she were to work with customers at her home, it would be infrequent. The fee for a "home business" was briefly discussed. Tessa said that since she may occasionally see customers in her home, she would be fine paying the fee. **Councilmember Callahan moved to approve the business license for Divine Designs by T.** Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "C".)

Request for a Business License for Epic Breakroom Solutions

Trevor Booth has submitted a request for a business license for Epic Breakroom Solutions at 695 W. 1700 S. Bldg 28 #107. He was not present at the City Council Meeting at this time. Some of the councilmembers were familiar with Trevor and his business. **Councilmember Grange moved to approve the business license for Epic Breakroom Solutions.** Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "D".)

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

4-Way Stop Request at 100 East 100 North

Kacey Kennington has made a request for the intersection of 100 East 100 North to be changed from a 2-way stop to a 4-way stop that would stop traffic going east and west on 100 North. The reason for Kacey's request is the speed of traffic on this road. He asked if anyone would have an issue with adding stop signs.

Mayor Hair said that it isn't a good idea to slow traffic with stop signs and that it isn't very effective. The Council reviewed the study that was done by the Sheriff's Department last summer monitoring the traffic on 100 North. 11,297 vehicles were tracked and the average

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speed was 28.5 mph with an 85th percentile speed of 34 mph meaning that 85% of the vehicles on that road were traveling at a speed less than 34 mph.

Councilmember Callahan discussed the road designation. 100 North is a collector road in the City Master Plan. Collector roads are used to move traffic most effectively through the City and stop signs are minimized on collector roads.

Kacey said that he thinks stop signs would slow the traffic and that he has seen this work in other cities. He suggested that more than one stop sign be added on that road so that the traffic would stop multiple times and be slower between each stop.

Mayor Hair suggested that the City could ask for additional patrolling from the Sheriff's Department as well as put up some 25 mph speed limit signs facing both directions on that road.

Councilmember Zollinger said that from the studies that have been done on controlling traffic, a stop sign would not slow traffic unless you put one on every street. This would defeat the purpose of this type of road and the traffic plan.

Councilmember Grange said that speed limit signs would at least remind people and make them aware. The possibility of painting stripes on the road was discussed as it had been in the past. Lines typically slow traffic by pushing the cars to the sides of the road.

Councilmember June said that the map showed that both 200 East and 100 North were designated to be collector roads. If that were the case, she asked if there should be a 4-way stop on 100 North anyway. Councilmember Callahan said that 200 East would never be a collector road because of the current jog in the road and the canal crossing that would be needed.

Councilmember Zollinger recommended the addition of speed limit signs and that the City look into the option of painting lines. There was discussion of delaying the painting of lines until the sewer construction and road maintenance is complete. The consensus of the Council was to start by adding speed limit signs.

Councilmember Callahan said that he would like to look at the option of a no cellphone sign under the speed limit sign. (A copy of the staff report from the agenda packet including the traffic report is included with the minutes as Attachment "E".)

Update from Utah Division of Environmental Quality (DEQ) Board Meeting

Mayor Hair reported that the DEQ Board had met remotely on Wednesday morning and that he and City staff also attended. By request from Millville City, the Board reviewed the $553,600 loan that had been given to the City in 2001. The initial plan was for the City to begin paying off this debt when they installed a City sewer system. Mayor Hair said that at the meeting yesterday, the DEQ Board had forgiven this debt and the City would no longer need to pay it off.

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Consideration of a Resolution Setting Fees for Ambulance/EMS Services

Councilmember Ryan Zollinger asked if there were any questions with the resolution that would add a fee to utility bills to cover the cost of ambulance and EMS services. As was discussed in the previous meeting, the Council had decided to cover the new ambulance service costs by adding a $5 monthly fee.

Councilmember Zollinger said that Mayor Hair brought up a good point of who should be charged. There are some businesses in the City who do not receive a utility bill as they do not get water service from the City. These businesses will benefit from the ambulance service and should pay the monthly fee as do the residences. Councilmember Zollinger suggested that the Council consider passing this current resolution now to begin collecting revenue in July and then work on another resolution for how to deal with these businesses.

Councilmember Callahan discussed the frequency and manner in which fees like this could be updated by the City Council. Recorder Twedt said that they could be modified at any time. He suggested that once a year in April or May, the Council review the full list of service fees and determine if changes should be made for the upcoming fiscal year. Recorder Twedt pointed out that the water that is sold to the cemetery has not been looked at for nearly fifteen years and should probably be at a higher rate. The Council agreed and asked Recorder Twedt to analyze this for a future meeting.

Councilmember Callahan moved to approve Resolution 2020-16, A Resolution setting monthly fees for Ambulance/EMS Services. Councilmember Wilker seconded. Councilmember Zollinger asked that a separate work session be scheduled with Mayor Hair, Councilmember Zollinger and Recorder Twedt to prepare another resolution to cover ambulance fees for businesses that do not receive a utility bill. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "F".)

Consideration of Ordinance Updating Requirements for Firework Displays

Recorder Twedt presented the ordinance that was prepared to address the concerns raised in the last City Council Meeting regarding who would need to sign off on firework displays. He said that there was a misspelling on the title of the Ordinance draft that was pointed out by Mayor Hair that needed to be fixed.

Councilmember Zollinger moved to approve Ordinance 2020-4, An Ordinance Updating Requirements for Firework Displays. Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "G".)

Decision on 2020 City Celebration

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Councilmember June discussed the possibility of holding a postponed City Celebration. She asked for the feelings from the rest of the Council. Director Kendrick said that today, there had been a lot of new coronavirus cases in the State. Councilmember Callahan said that had the outbreak not happened at the meat packing plant, it might have seemed possible, but that in his eyes, a large gathering would not be wise this summer. Councilmember Zollinger agreed. Mayor Hair discussed the possibility of having a larger City Celebration next year.

Councilmember Grange motioned that the City cancel the City Celebration for 2020. Councilmember Wilker seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Councilmember Reports and Items for Future Agendas
(A copy of the Councilmember Assignments List is included with the minutes as Attachment "H".)

Councilmember Grange asked for an update on the lawsuit from the Cemetery District. Recorder Twedt said that the motion from the Cemetery had been received and that the City attorney has filed a motion to dismiss based on procedural errors. The Cemetery District would now need to file a response to the City's motion.

Recorder Twedt reported that he had met with Lieutenant Bartschi from the Sheriff's Department last night regarding animal control. For the time being, Millville would be using the North Cache Vet in Richmond for their impound facility and then transition to the temporary facility in Logan when they are ready and eventually to the County impound facility when it is built. Recorder Twedt confirmed with the Council that this is the path they wanted to take. The consensus was to proceed and notify the Humane Society that Millville would not be renewing their contract with them.

Recorder Twedt said that Eric Richards was working on planning a Millville City Pickleball Tournament.

Recorder Twedt said that he received notice earlier today that the City had received the requested RAPZ funding to put in a walking path around the South Park.

Councilmember Grange said that he saw some kids playing hot potato with a flaming tennis ball at the tennis courts in the North Park and that he asked them to stop and leave.

Mayor Hair asked Director Kendrick to ensure that the pavilion doors at the North Park were locked when they were not being used.

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Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. The meeting adjourned at 7:50 p.m.

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