NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **July 16, 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 July 2, 2020.
5. Agenda Items:
   A. Zoning Clearance – Justin Card, accessory building at 34 N Main, Millville
   B. Zoning Clearance – Paul Goff, accessory building at 95 E 500 N, Peachy Acres lot 2, Millville
   C. Zoning Clearance – River Bottom Con, residence at 134 S 100 W, Millville
   D. Zoning Clearance – Duke Building Co, residence at 30 W 550 N, Tibbitts Subdiv lot 2, Millville
   E. Funk Conceptual
   F. Discussion on landscaping in H.O. zone - Val Meyer
   G. Review Hulse subdivision setback variance
   H. Review Nonconforming Uses (Ch 17.68) – Corey Twedt
   I. Other
6. City Council Report – review minutes from the July 9, 2020 meeting
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 July 13, 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 July 13, 2020.

Adria Davis

Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
July 2, 2020

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

Others Present:
Treasurer Tara Hobbs, Development Coordinator Randy Wall, Jon Madsen, Michael Madsen, Ryan Short, Stephanie Short, Mateo Short, Britten Deakin and Jessie Williamson. Jeremy Jensen participated by telephone. 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 July 2, 2020 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

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

5.A. Zoning Clearance – VHD, LLC, residence at 240 N 200 E, Millville
The side setbacks were shown on the drawing as 12 feet to the property line. Millville requires 15 foot side setbacks. The house as shown is too large to fit in the buildable space of this lot.
Commissioner Farmer moved to deny the clearance due to insufficient setbacks, Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.
The Visionary representative, Jessie Williamson, believes this was an error on the print up. She will correct the drawings and resubmit it for the next meeting.

5.B. Zoning Clearance – Mike Whitesides, residence at 594 E Center, Canyon Ridge Lot 5, Millville
This is a rambler style home. The house plans were reviewed to verify height, which appeared to be in compliance.
Commissioner Lewis made a motion to approve the clearance. Commissioner Dickey seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

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5.C. Zoning Clearance – Ryan Short, residence at 583 N 250 E, Copperleaf Lot 5, Millville
The rear set back on the plot plan was in question and the house plans were reviewed. The back of the house was shown with the 2nd story of the house extending out a foot or so beyond the main level and foundation.
Commissioner Dickey made a motion to approve the clearance. Commissioner Farmer seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

5.D. Zoning Clearance – Jake Forsgren, remodel at 33 N 100 W, Millville.
The homeowner, Forsgren, is adding a new section with a master suite. The existing roof is flat and they are adding a new pitched roof with an extension over the porch. Madsen Remodeling is doing the work and had 2 representatives present.
Commissioner Lewis moved to approve the clearance. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

5.E. Zoning Clearance – Britten Deakin, accessory building at 110 S 100 W, Millville
Homeowner is building a detached garage. The drawings did not show a front set back distance to the garage. Britten stated that it would be even with the front of the house which was set far back from the road, approx. 40 feet.
Commissioner Lewis moved to approve the clearance. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

Commissioner Farmer moved to **jump to item 5.G. on the agenda**. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

5.G. Cessation of Use code review (Ch 17.68.040-050)
The city council had requested that the planning commission review this ordinance. They had suggested a change from a one year time frame to a six month time frame for an approved permit to expire.
The commissioners held a discussion about the pros and cons of changing this time frame. Some concerns were brought up involving how you could verify when the applicant actually started the work/project.
Different examples were given of situations that had delayed projects in the past, including; waiting on sewer lines, moratoriums, weather delays from long winters and wet springs, property sale delays or cancelations, and funding issues.
Chairman Greenhalgh had just spoken with the county on this same issue within the last week. They hold to approx. a one year time frame with a little leniency given for extenuating circumstances.

The commissioners did not see a benefit to the city from shortening the time frame, and felt we shouldn't be too quick to change ordinances for individual circumstances.
All the commissioners were in agreement that the time frame should NOT be shortened from a year. The shorter time may be beneficial in a few situations; however they felt that this change could affect even more people negatively.

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Commissioner Farmer moved to **return to item 5.F. on the agenda**. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, and Ripplinger (Alt.) voted in favor with Commissioner Thompson excused and Commissioner Anderson (Alt.) absent.

Jeremy Jensen, the developer of Millville Escape subdivision had requested to participate by a zoom online meeting, as he is in Salt Lake; however Development Coordinator Wall was unable to establish an internet connection.
Mr. Jensen was contacted by telephone and joined the meeting at 8:40 p.m. by phone.

5.F. Millville Escape Subdivision Conceptual

Mr. Jensen clarified the areas on his drawings. The common area shown between the power lines is intended for a walking path or park. The adjacent development in Providence has a soccer field in this common area and it could be continued into this new subdivision. There is a second common area shown between lots M2 and M3, this could possibly be for water runoff or detention ponds.
This subdivision will join into an existing road from Providence Highlands phase 1, and connect back into a future road in Providence Highlands phase 4, which is currently under construction. There is an open ended road shown between lot M15 and M16. The intended future connection is unknown at this point.
The color coded map of Millville Escape Subdivision shows the slopes on each parcel. According to Millville zoning codes any parcel with a slope greater than 20 degrees may fall into the Hillside Development Overlay Zone with detailed grading and landscape requirements.
(See City Code, Ch 17.32 found at http://millvillecity.org/city-government/citycode/)
The exact parcels that fall into that category will be determined after review by the city engineers and should be listed on the plat map as such category.

Sidewalks are required on all new Millville subdivisions.
Storm water system and detention ponds should be identified on the next drawings submitted, as well as the other requirements found under Millville Ordinance 16.16.020 Preliminary Plat.

The following items may be required depending on the City Engineer's recommendations:

- Curb and gutter (should tie in to existing design of adjacent subdivision)
- Possible alterations to dead end road near lot M15.
- Hillside Development Overlay restrictions involving lots M1, M2, M3, M4, M5, M6, M8 and M9.

Mr. Jensen had some questions about water and sewer for this area.
Millville City is willing to provide water and sewer services to this subdivision. The development of both is currently underway.

Mr. Jensen left the meeting (ended the call) after this item was discussed.

5.H. Other

Commissioner Dickey had some concerns regarding fireworks being set off after hours.
Signs are being posted around town with location and hour restrictions. No fireworks are allowed east of 500 E. Violators will be fined. You can contact the sheriff's department if there are major concerns.

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Other, cont.
Max Fletcher contacted Development Coordinator Wall about subdividing 3 lots near 100 W and 100 N. The commissioners had already reviewed this request back on February 6th and approved it so he won't need to bring this back in front of the commission again unless it has changed owners or design. He can go ahead with the subdivision.

6. City Council Reports – review minutes from the June 11 and June 25, 2020 meetings.
Commissioner Farmer asked about the EMS service changes.
The citizens will be charged a $5 per month charge on their monthly water bills to cover the increased cost associated with ambulance service.
For now Millville will still be serviced by Logan for ambulance service. The contracts will be a year at a time, and Hyrum may be trying to work out additional services that Millville could partner with them instead of with Logan.

7. Agenda Items for Next Meeting
Possible multiple building permits

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, July 16, 2020 at 8:00 pm.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at 9:19 p.m.

DRAFT

00910

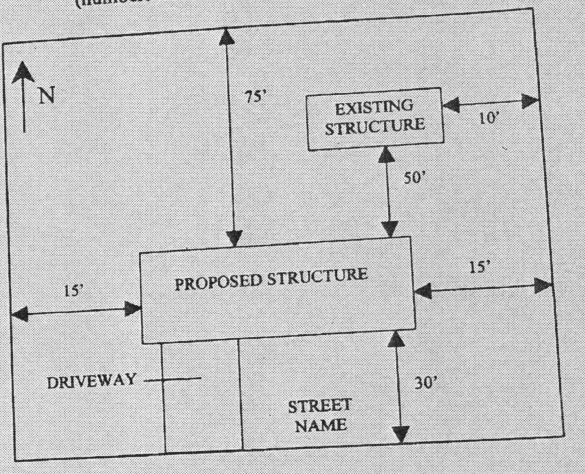
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

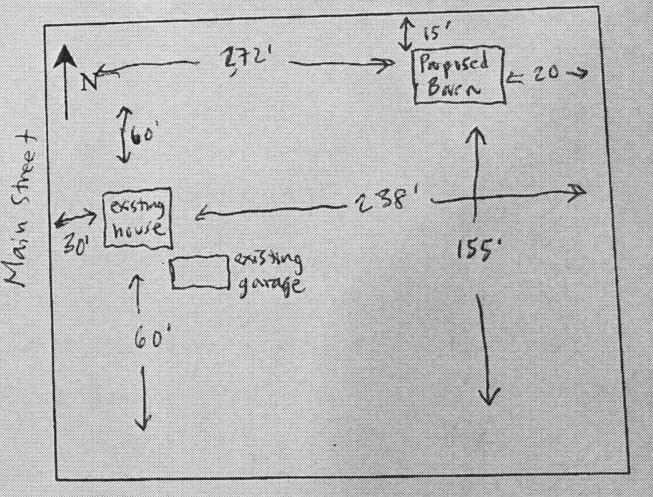
APPLICATION INFORMATION

1. Justin Card — APPLICANT'S NAME
2. PO Box 459 — MAILING ADDRESS
   Millville — CITY; Utah — STATE; 84326 — ZIP CODE
3. 435-248-5785 — HOME TELEPHONE
4. _____ — BUSINESS TELEPHONE
5. _____ — OWNER'S NAME (if different from applicant)
6. Barn — TYPE OF STRUCTURE
7. 900 — SQUARE FOOTAGE
8. _____ — ZONE
9. _____ — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____ — TAX IDENTIFICATION NUMBER
11. 34 N. Main St, Millville — ADDRESS OF CONSTRUCTION
12. 1.25 acres — 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)



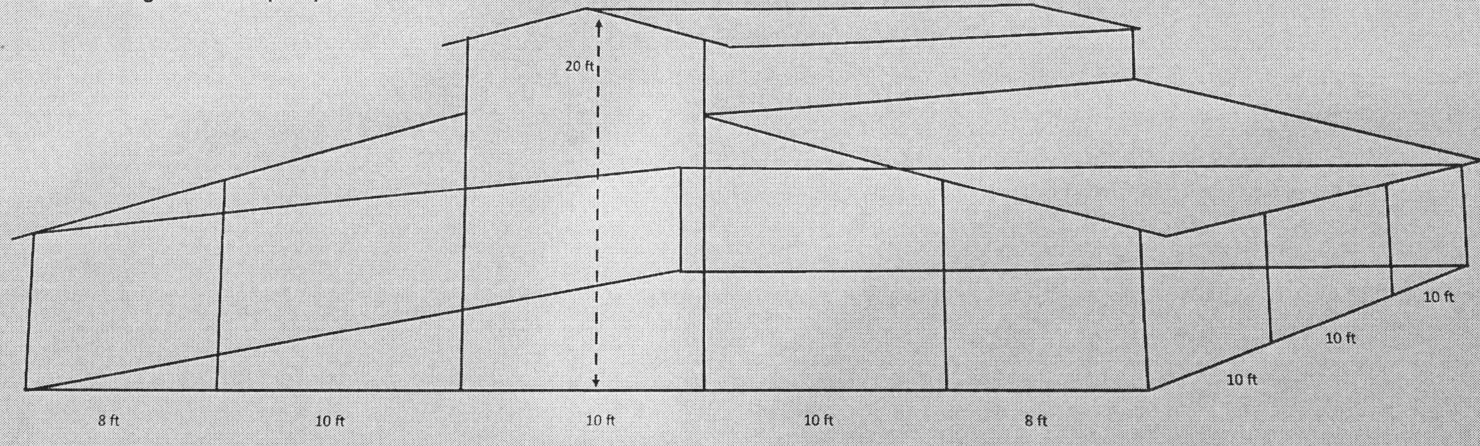
PLOT PLAN

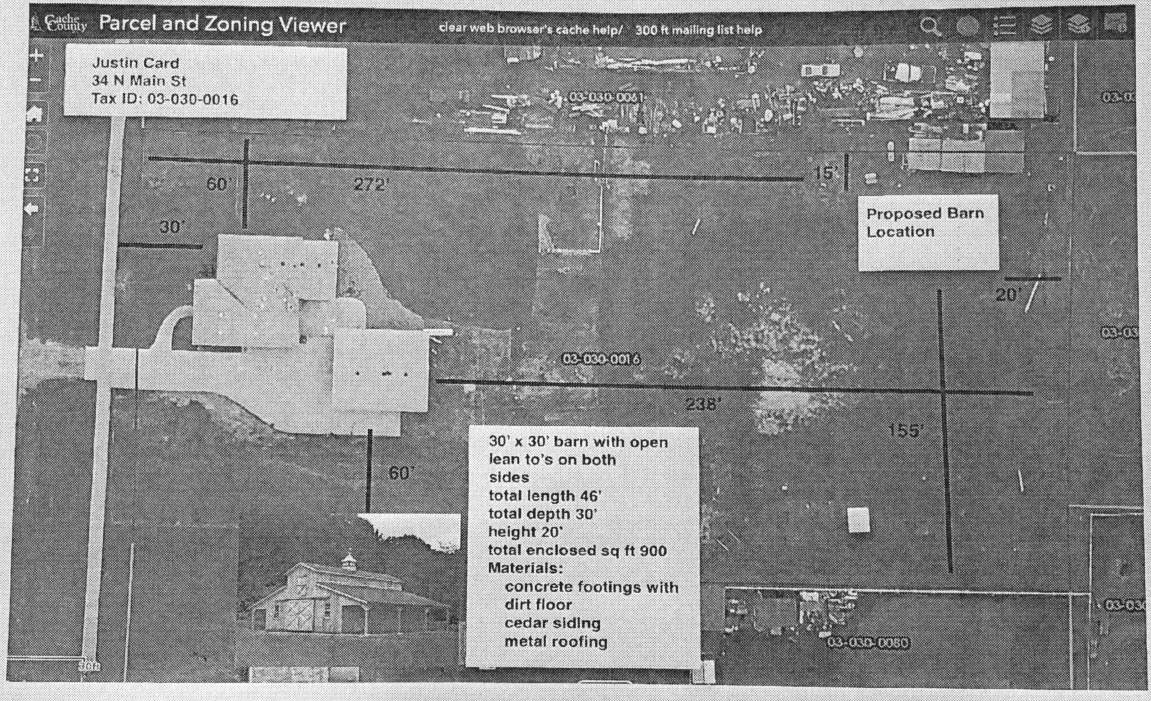


APPROVED – PLANNING AND ZONING _____ DATE _____ FEES PAID – TREASURER _____ DATE _____

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)

This is a simple drawing of the barn plan
I will be working with my father who is
a retired engineer and will not have
official engineer-stamped plans




Cache County Parcel and Zoning Viewer
clear web browser's cache help/ 300 ft mailing list help
Justin Card
34 N Main St
Tax ID: 03-030-0016
03-030-0061
60'
272'
15'
30'
Proposed Barn Location
20'
03-030-0016
238'
155'
60'
30' x 30' barn with open lean to's on both sides
total length 46'
total depth 30'
height 20'
total enclosed sq ft 900
Materials:
concrete footings with dirt floor
cedar sidlng
metal roofing
03-030-0080

00856

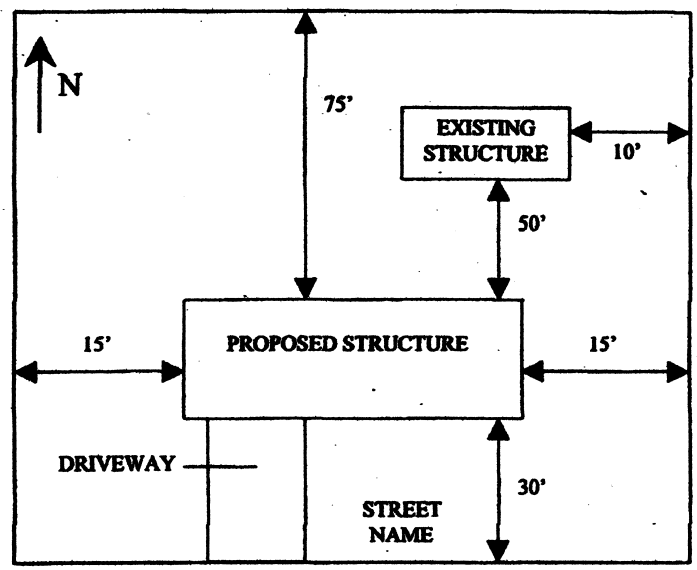
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

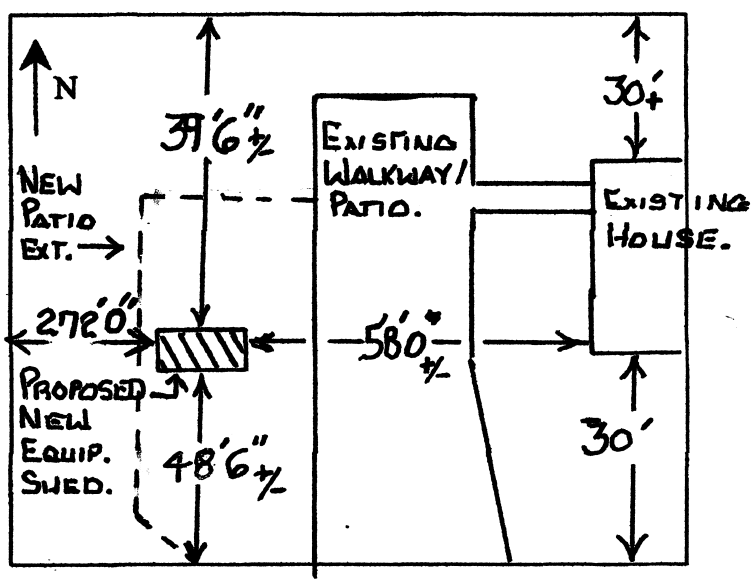
APPLICATION INFORMATION

1. PAUL L. & RHODA T. GOFF
APPLICANT'S NAME
2. P.O. BOX 149
MAILING ADDRESS
MILLVILLE UTAH 84326
CITY STATE ZIP CODE
3. 435-512-1733 HOME TELEPHONE 4. BUSINESS TELEPHONE
5. -SAME-
OWNER'S NAME (if different from applicant)
6. EQUIPMENT STORAGE SHED
TYPE OF STRUCTURE
7. 240 SQ.FT. SQUARE FOOTAGE 8. R-1 ZONE
9. PEACHY ACRES #2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. — —
TAX IDENTIFICATION NUMBER
11. 95 EAST 500 NORTH
ADDRESS OF CONSTRUCTION
12. 1¼ ACRES +/- 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. SMALL STORAGE SHED FOR LAWN, GARDEN, AND YARD EQUIPMENT. ELECTRICAL IS EXISTING IN EXISTING GARDEN HOUSE/SHED. 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)

PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED

ZONING CLEARANCE & BUILDING PERMIT APPLICATION PAPERWORK

BUILDING PLANS

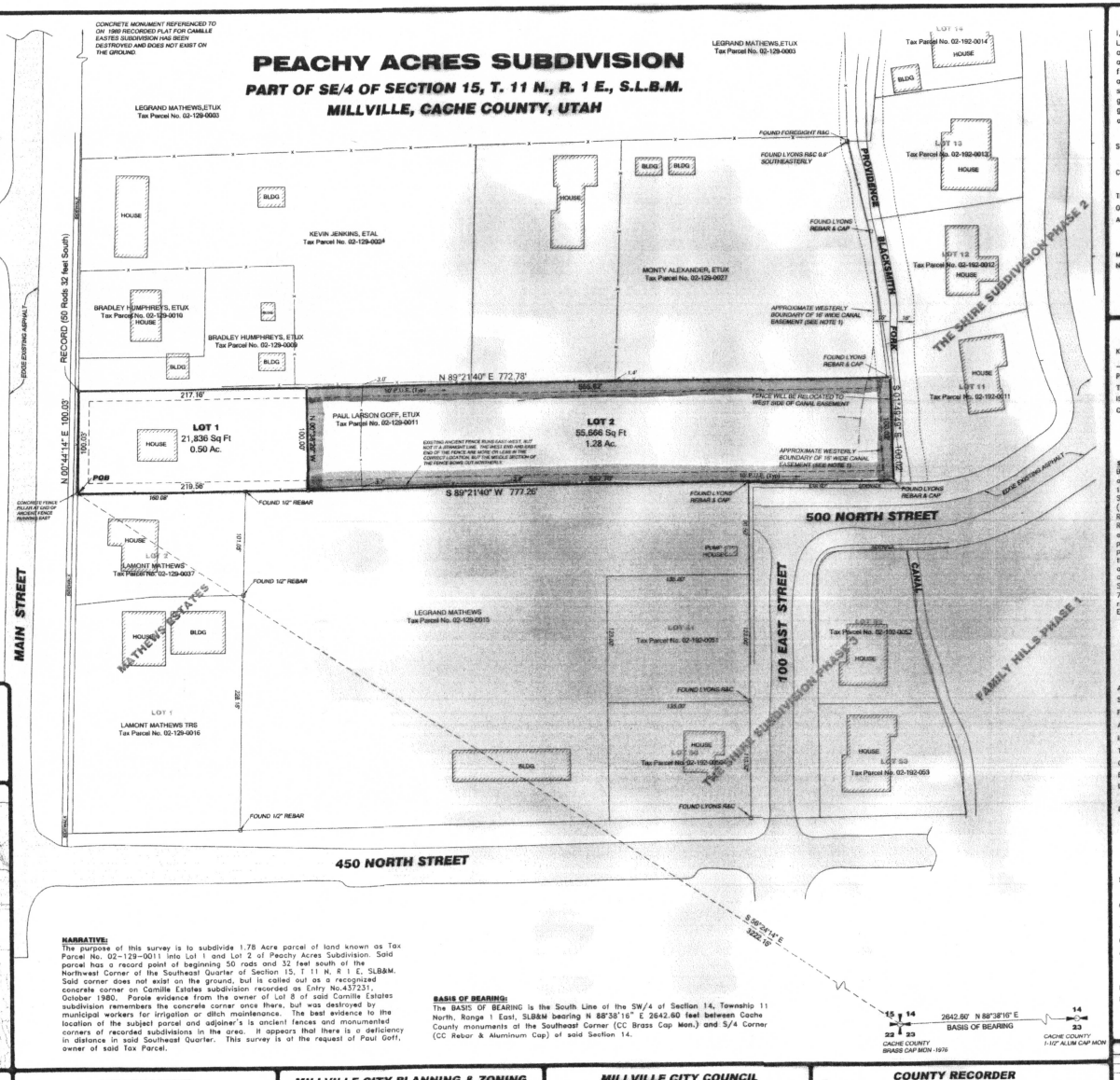
CONTENTS

PAGE 1	PLAT PLAN	HIGHLIGHTED SHOWING LOT
PAGE 2	PLOT PLAN PP-1 & PP-2 7 PP3	HIGHLIGHTED SHOWING CONSTRUCTION AREA (SEE PAGE # PP-2).
PAGE 3	PATIO PLAN	BREAKOUT PAD – ENLARGED PLOT PLAN
PAGE 4	PATIO PLAN	CONCRETE PAD DETAILS
PAGE 5	PATIO PLAN	PLUMBING
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PAGE 7	EQUIP. STORAGE SHED	DETAILS & DESCRIPTION
PAGE 8	EQUIP. STORAGE SHED	BUILDING ELEVATIONS
PAGE 9	EQUIP. STORAGE SHED	BUILDING FLOOR PLAN
PAGE 10	EQUIP. STORAGE SHED	PLUMBING
PAGE 11	EQUIP. STORAGE SHED	ELECTRICAL

PEACHY ACRES SUBDIVISION

PART OF SE/4 OF SECTION 15, T. 11 N., R. 1 E., S.L.B.M.

MILLVILLE, CACHE COUNTY, UTAH



LEGEND

- Section Monument Of Record w/C.C. Surveyor
- Quarter Section Corner Of Record w/C.C. Surveyor
- ○ 5/8"x2' Rebar & Cap, "PLS 334388" for Prop. Cor.
- Boundary Line
- Existing Fence Line
- (xxx...) Bearing or Distance of Record
- Existing Ditch / Irrigation Line
- P.U.E. (10' Public Utility Easement - Typ.)
- Power Pole
- ⊙ Found Rebar & Cap by others (R&C)

OWNER OF RECORD:

PAUL L. GOFF & RHODA T. GOFF
510 NORTH MAIN
MILLVILLE, UTAH 84326

NOTES:

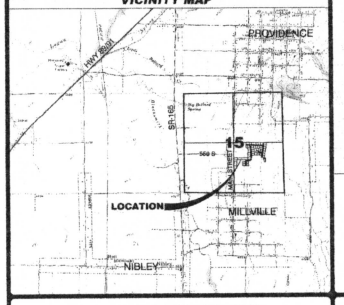
1. A CONTINUAL 16' EASEMENT FROM EACH BANK OF THE CANAL EXISTS FOR MAINTENANCE OF THE PROVIDENCE BLACKSMITH FORK IRRIGATION COMPANY.
2. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

PROVIDENCE - BLACKSMITH FORK IRR. CO.

APPROVED BY THE PROVIDENCE-BLACKSMITH FORK IRRIGATION COMPANY, THIS _____ DAY OF_____, A.D., 20____.

_____
IRRIGATION COMPANY REPRESENTATIVE

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Benjamin W. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor licensed under the laws of the State of Utah, that this plat is a true, correct, and complete plat of _____PEACHY ACRES SUBDIVISION_____, as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Millville regulations governing the subdivision of land to an accuracy of one part in ten thousand (10,000).

PROFESSIONAL LAND SURVEYOR No. 334388 BENJAMIN JOHNSTON DATE STATE OF UTAH

STATE OF UTAH)
) ss.
CACHE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 20____, BY: _____ AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED _____ PAUL L. GOFF & RHODA T. GOFF _____, BEING THE OWNER(S), PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS _____PEACHY ACRES SUBDIVISION_____ IS LOCATED IN SECTION 15, TOWNSHIP 11 N., RANGE 1 E., MILLVILLE CITY, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUBDIVISION BOUNDARY:

Beginning at the intersection of an existing fence line and east Right-Of-Way line of Main Street and Northwest corner of Mathews Estates (recorded as Entry No. 1010723, 16 November, 2009) at a point 3222.15 feet N 56°24'14" W from the Southeast Corner of Section 15, Township 11 North, Range 1 East, S.L.B.&M. (relative to the south line of Southwest Quarter of Section 14, Township 11 North, Range 1 East, S.L.B.&M. bearing N 88°38'16" E as the Basis of Bearing) and RUNNING thence; N 00°44'14" E 100.03 feet (Record North 100 feet) along said east Right-Of-Way line; thence N 89°21'40" E 772.78 feet (Record East 47 Rods) parallel with and 100 feet north of the south boundary of the Paul L. Goff property to a found rebar and cap and west bank of the Providence-Millville Canal; thence S 01°49'49" E 100.02 feet (Record South 100 feet) along said west bank to a found Lyons rebar and cap at the intersection of the west boundary of Lot 11 and North Line of 500 North Street as recorded on the plat for The Shire Subdivision Phase 2, as Entry No.859695 19 April, 2004.; thence S 89°21'40" W 777.26 feet (Record West 47 Rods) along portions of an ancient fence and said recorded and monumented north boundaries of 500 North Street and Mathews Estates and extensions thereof.

AND CONTAINS AN AREA OF 1.78 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, A.D., 20____, BY:

_____, _____
Paul L. Goff, Owner — Rhoda T. Goff, Owner

_____, _____

STATE OF UTAH)
) ss.
CACHE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF _____, 20____, BY: _____ AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

NARRATIVE:
The purpose of this survey is to subdivide 1.78 Acre parcel of land known as Tax Parcel No. 02-129-0011 into Lot 1 and Lot 2 of Peachy Acres Subdivision. Said parcel has a record point of beginning 50 rods and 32 feet south of the Northwest Corner of the Southeast Quarter of Section 15, T 11 N, R 1 E, SLB&M. Said corner does not exist on the ground, but is called out as a recognized concrete corner on Camille Estates subdivision recorded as Entry No.437231, October 1980. Parole evidence from the owner of Lot 8 of said Camille Estates subdivision remembers the concrete corner once there, but was destroyed by municipal workers for irrigation or ditch maintenance. The best evidence to the location of the subject parcel and adjoiner's is ancient fences and monumented corners of recorded subdivisions in the area. It appears that there is a deficiency in distance in said Southeast Quarter. This survey is at the request of Paul Goff, owner of said Tax Parcel.

BASIS OF BEARING:
The BASIS OF BEARING is the South Line of the SW/4 of Section 14, Township 11 North, Range 1 East, SLB&M bearing N 88°38'16" E 2642.60 feet between Cache County monuments at the Southeast Corner (CC Brass Cap Mon.) and S/4 Corner (CC Rebar & Aluminum Cap) of said Section 14.

LOCAL UTILITIES APPROVAL

_____ CENTURYLINK
_____ ROCKY MOUNTAIN POWER
_____ QUESTAR GAS
_____ COMCAST CABLE

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ OF _____, 20____ BY THE CITY ENGINEER OF MILLVILLE, UTAH.

_____
CITY ENGINEER

MILLVILLE CITY PLANNING & ZONING

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF_____, A.D., 20____.

ATTEST: _____ SECRETARY — BY:_____ CHAIRMAN

MILLVILLE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE, UTAH, THIS _____ DAY OF_____, A.D., 20____.

ATTEST: _____ CITY RECORDER — BY:_____ MAYOR

COUNTY RECORDER

THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.

FILED AND RECORDED: BOOK: _____ PAGE: _____
ENTRY NO:_____
DATE:_____
TIME:_____

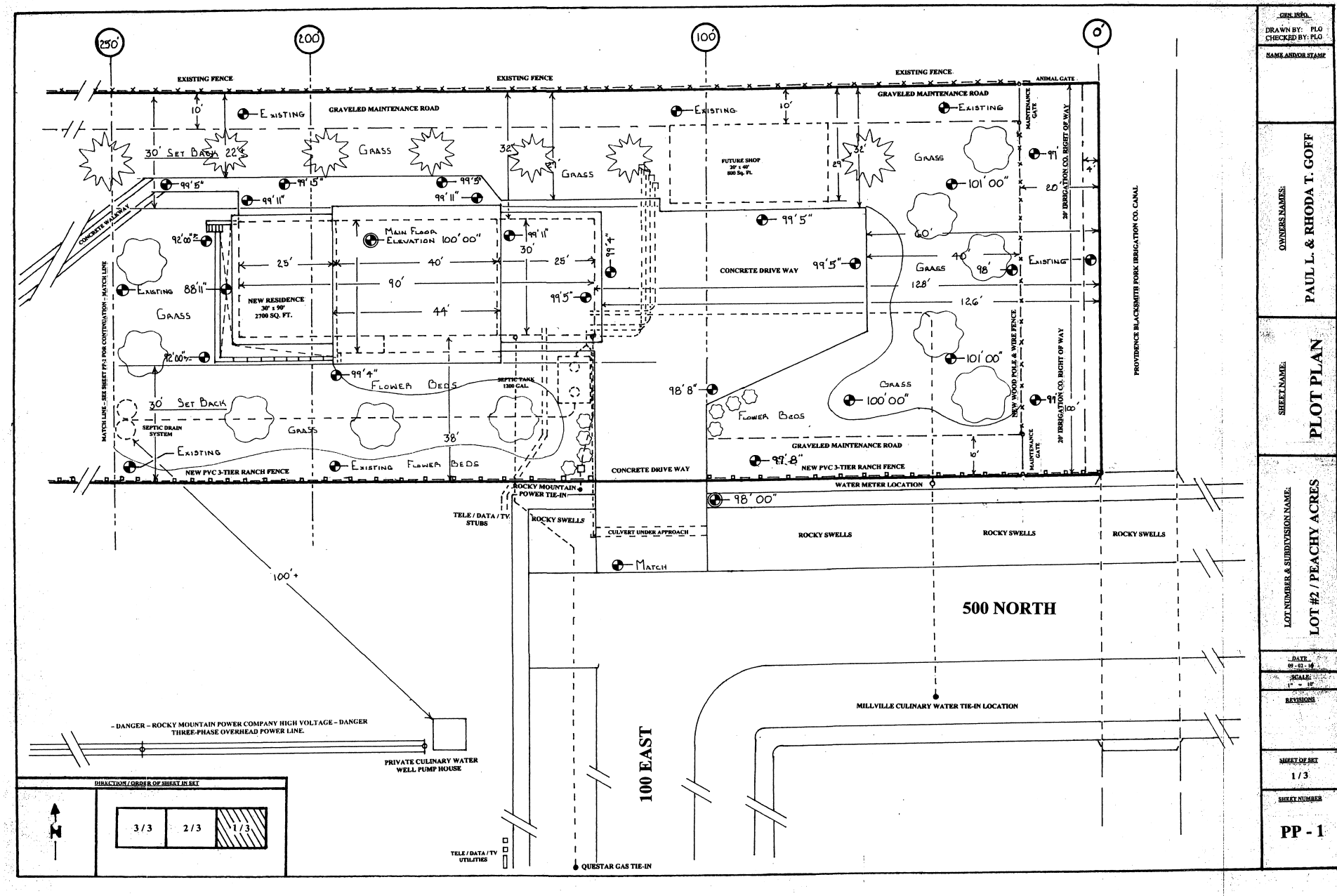
_____ CACHE COUNTY RECORDER

NO.	DATE:	REVISION:
1	08-27-14	PER MILLVILLE CITY ENG. 08-18-14 REVIEW MEMO
2	09-03-14	PER 08-02-14 MEMO

DRAWN: BWJ
CHECKED: DJJ
SCALE: 1" = 50'
DATE: 08-11-14

JOHNSTON ENGINEERING P.C.
CIVIL · SURVEYING · STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 1 of 1 SHEETS
JOB NUMBER 14CA336



GEN. INFO.
DRAWN BY: PLG
CHECKED BY: PLG

NAME AND/OR STAMP

OWNERS NAMES:
PAUL L. & RHODA T. GOFF

SHEET NAME:
PLOT PLAN

LOT NUMBER & SUBDIVISION NAME:
LOT #2 / PEACHY ACRES

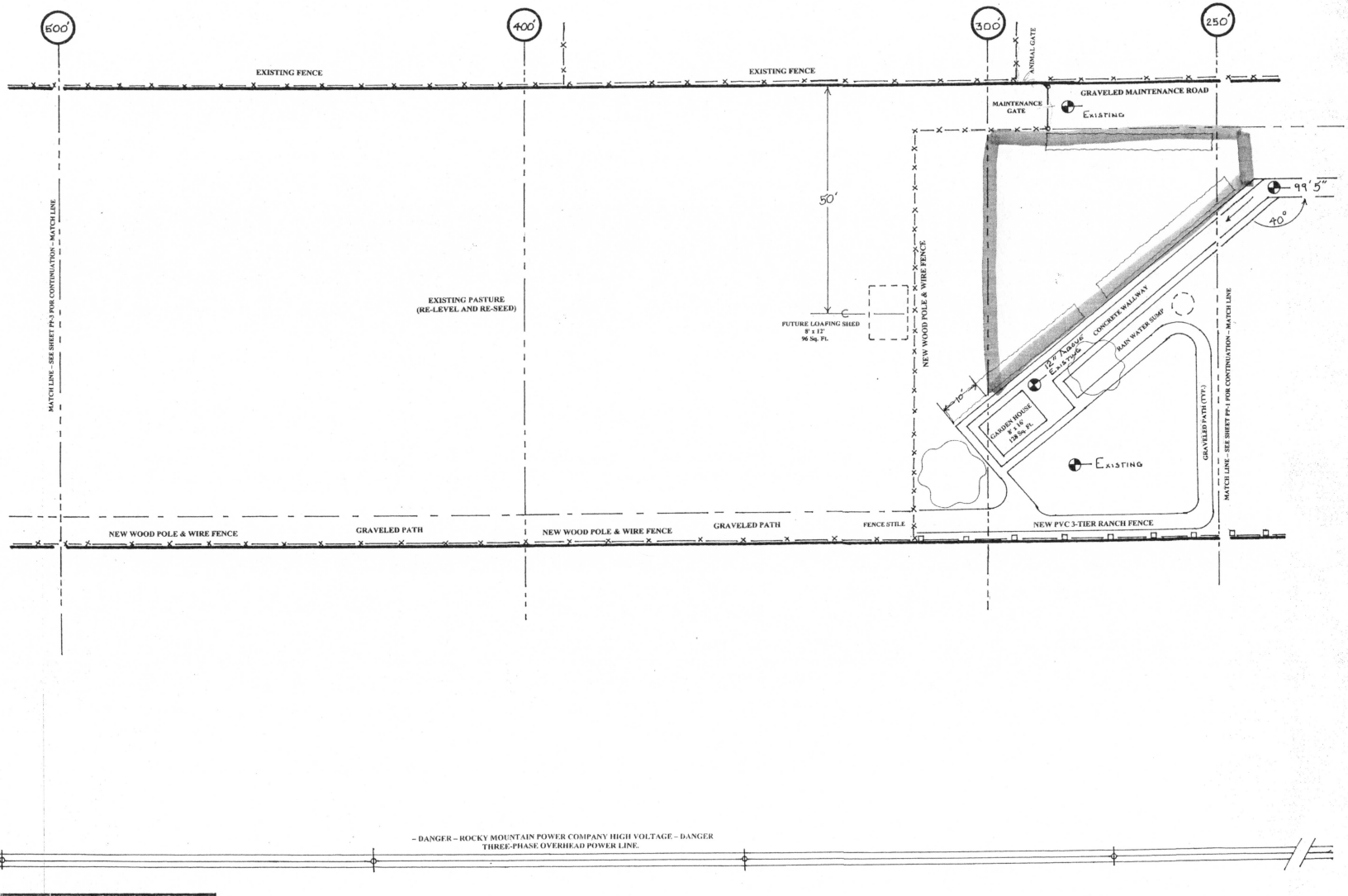
DATE
09 - 02 - 16

SCALE:
1" = 10'

REVISIONS

SHEET OF SET
1 / 3

SHEET NUMBER
PP - 1



DIRECTION / ORDER OF SHEET IN SET

N

3 / 3 | 2 / 3 | 1 / 3

GEN. INFO.

DRAWN BY: PLG
CHECKED BY: PLG

NAME AND/OR STAMP

OWNERS NAMES:
PAUL L. & RHODA T. GOFF

SHEET NAME:
PLOT PLAN

LOT NUMBER & SUBDIVISION NAME:
LOT #2 / PEACHY ACRES

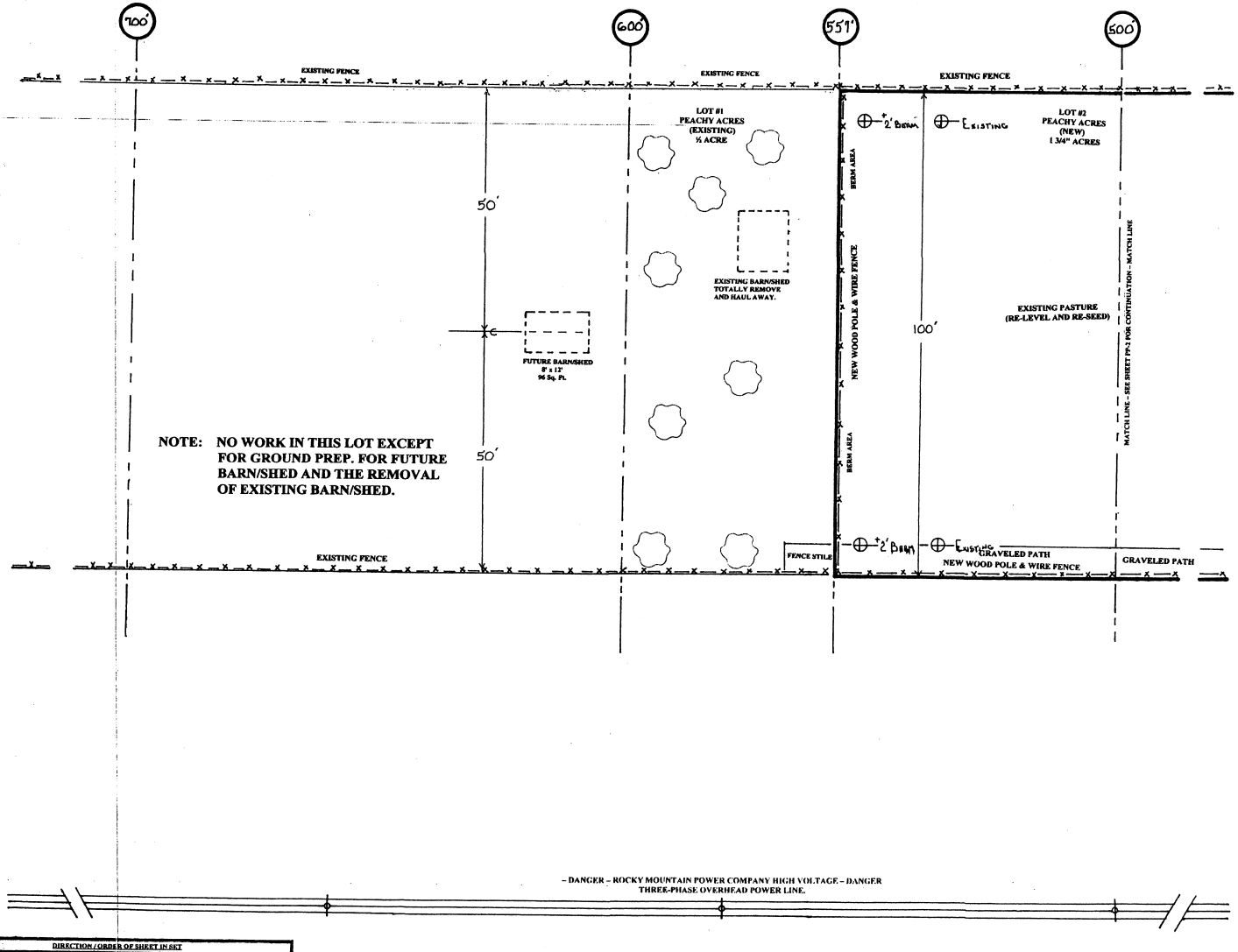
DATE
09 - 02 - 10

SCALE:
1" = 10'

REVISIONS

SHEET OF SET
2 / 3

SHEET NUMBER
PP - 2



DIRECTION / ORDER OF SHEET IN SET

N

3 / 3 | 2 / 3 | 1 / 3

GEN. INFO.

DRAWN BY: PLG
CHECKED BY: PLG

NAME AND/OR STAMP

OWNERS NAMES:
PAUL L. & RHODA T. GOFF

SHEET NAME:
PLOT PLAN

LOT NUMBER & SUBDIVISION NAME:
LOT #2 / PEACHY ACRES

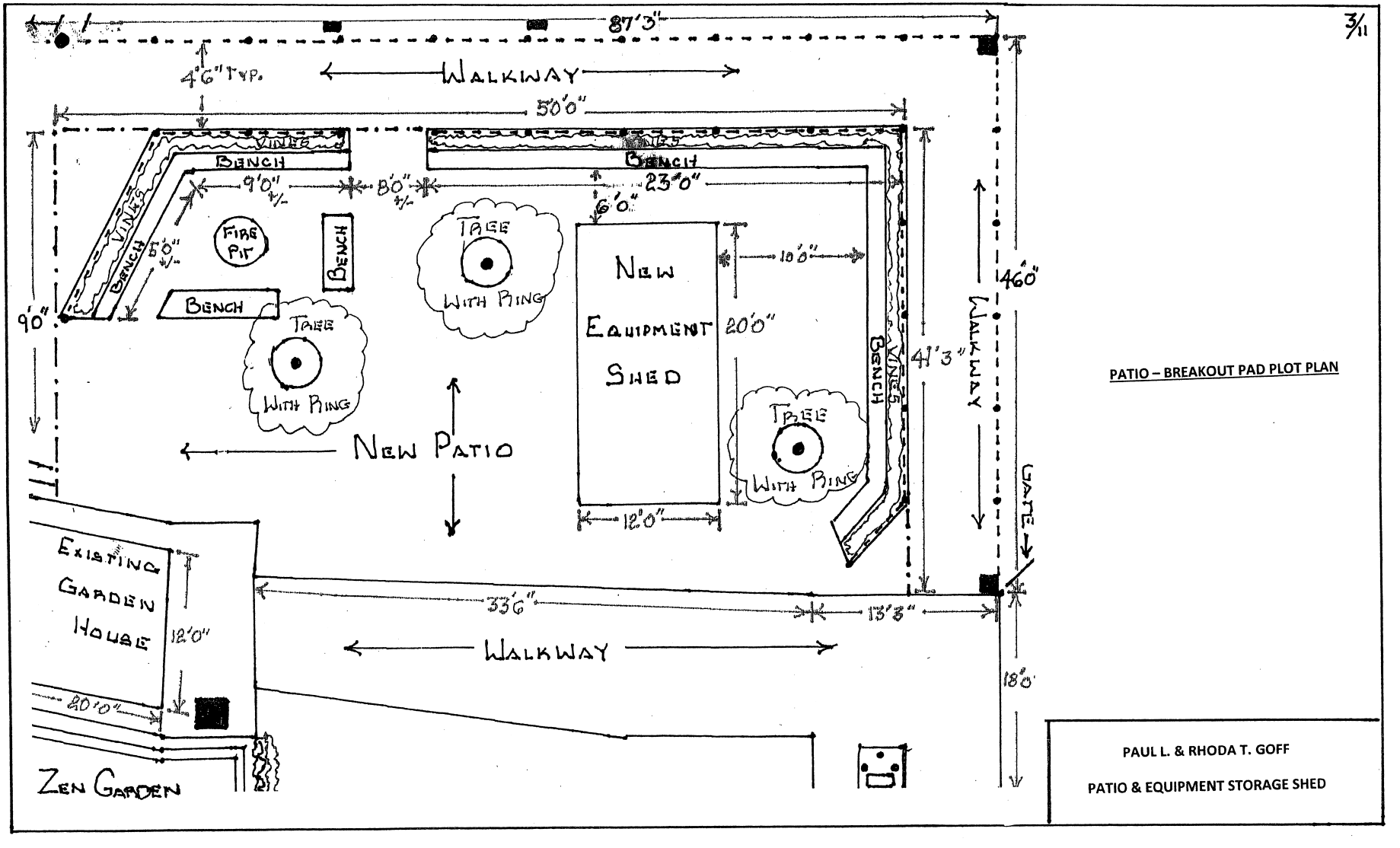
DATE
09 - 02 - 10

SCALE:
1" = 10'

REVISIONS

SHEET OF SET
3 / 3

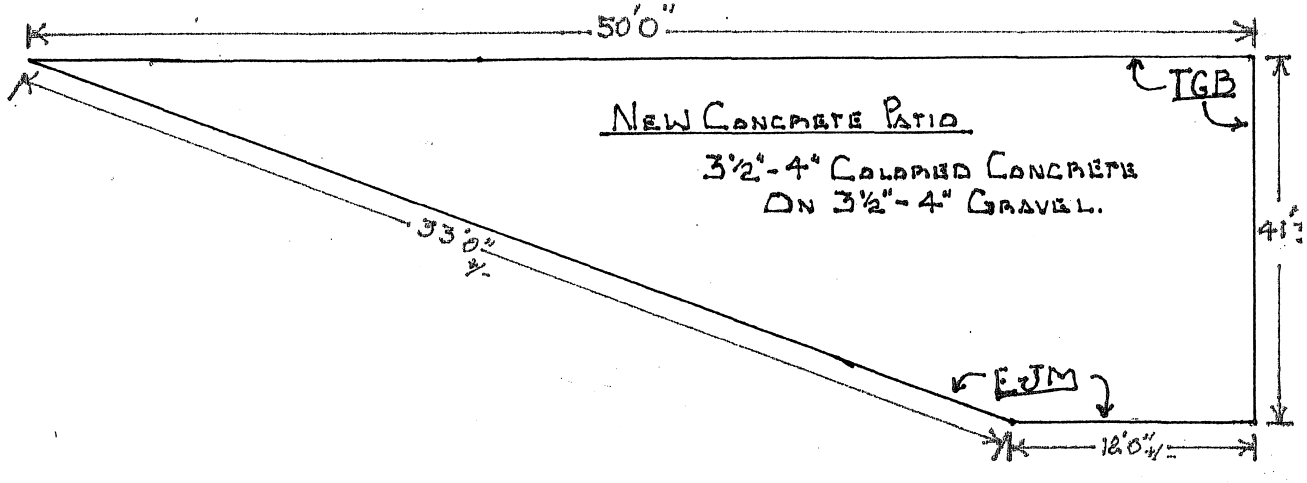
SHEET NUMBER
PP - 3



PATIO – BREAKOUT PAD PLOT PLAN

PAUL L. & RHODA T. GOFF

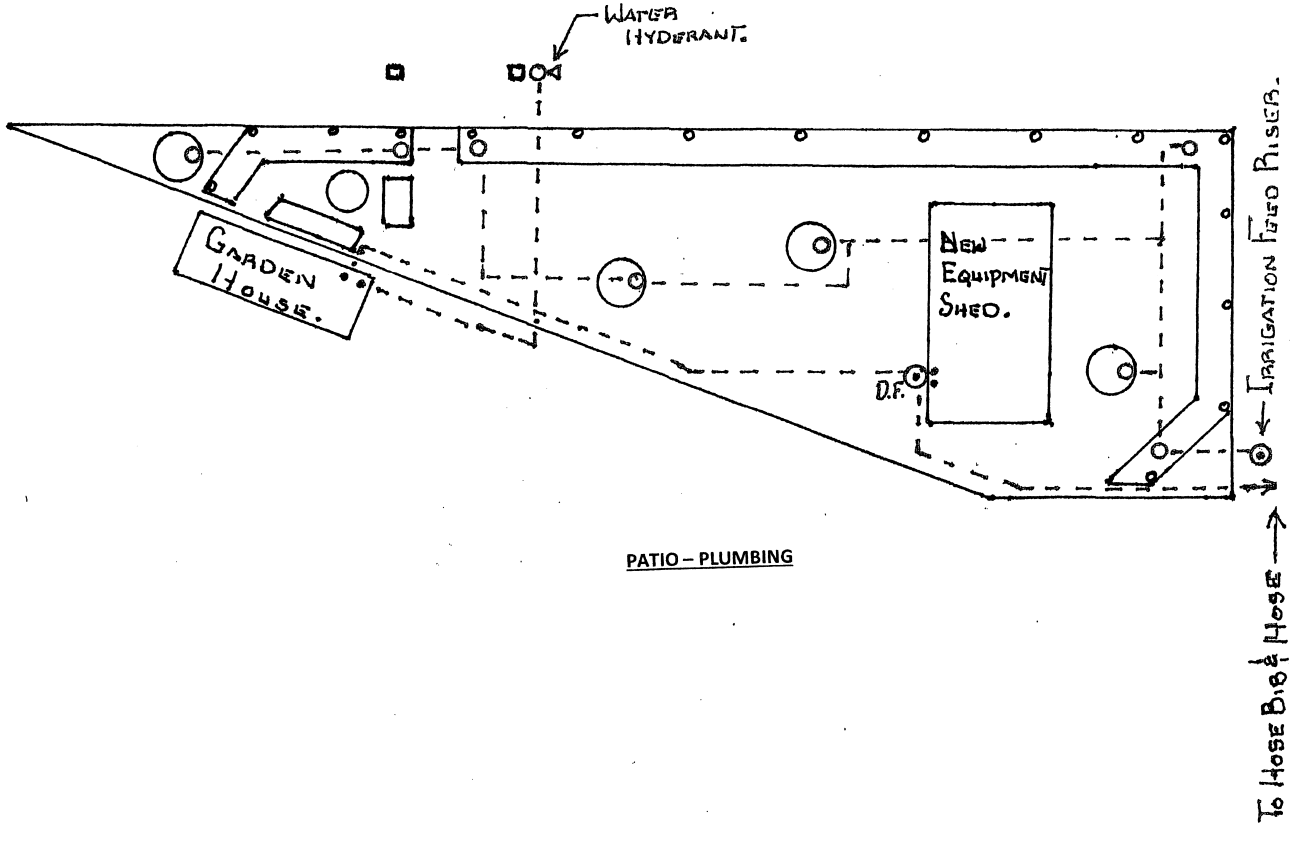
PATIO & EQUIPMENT STORAGE SHED



PATIO – CONCRETE PAD DETAILS

PAUL L. & RHODA T. GOFF

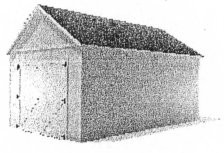
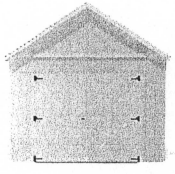
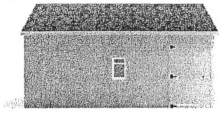
PATIO & EQUIPMENT STORAGE SHED

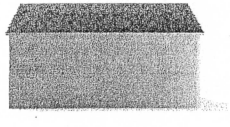


PATIO – PLUMBING

PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED



EQUIPMENT STORAGE BUILDING – DETAILS / DESCRIPTION

Customer Contact Information

Name: Paul Goff
Email: PaulRhodaGoff@msn.com
Phone: (435) - 512 - 1733

Delivery Information

Delivery Address: P.O. Box 149, 95 East 500 North
Delivery City: Millville
Delivery ZIP: 84326

Structure Details
Style: Ranch
Siding: Vertical Panel
Sidewall Height: 8'
Size: 12 x 20
Base: Use Existing Concrete as Floor
Roof Pitch: 8/12
Roof Overhang: 4" Gable (4" Sides) ($100)

Siding Color: No Paint
Trim Color: No Paint
Roof Color: Desert Tan
Roof Material: Architectural Shingles (Included)

Doors & Ramps
8' Double (X-Trim)
Color: No Paint
Metal Plate Threshold
3'6" Single (X-Trim)
Color: No Paint

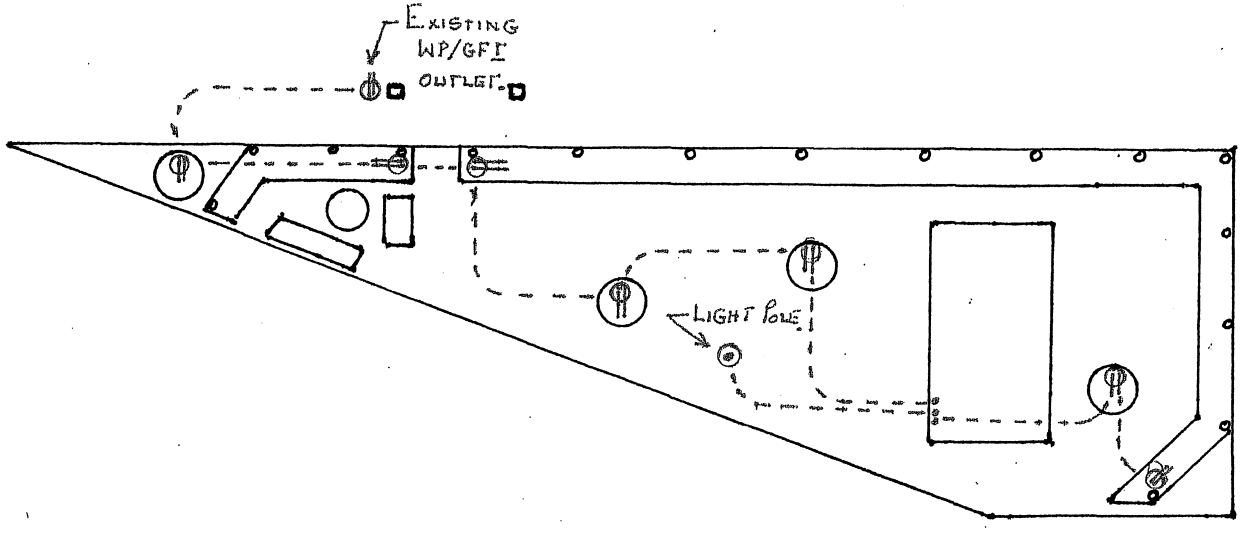
Windows & Accessories
Aluminum 18x27
Color: White
Right Roof Dormer: None
Left Roof Dormer: None

Interior
Loft: 3/4" 4' Deep
Interior Roof: Standard Interior Roof Sheeting

Overall Building Height: 11' 4"

PAUL L. & RHODA T. GOFF

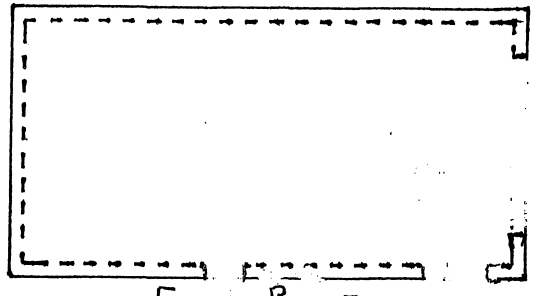
PATIO & EQUIPMENT STORAGE SHED



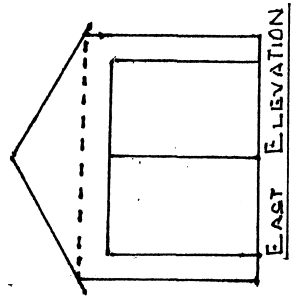
PATIO – ELECTRICAL

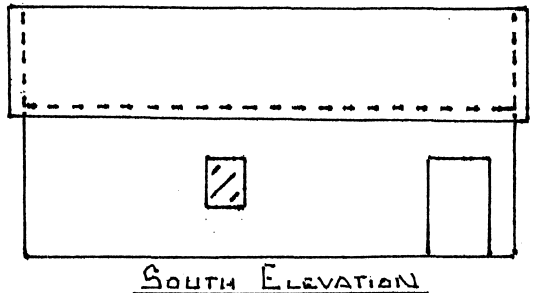
PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED

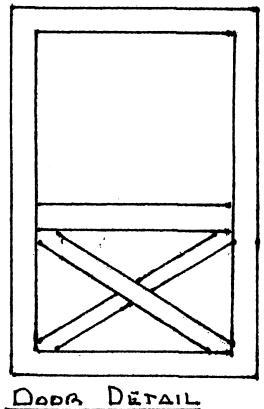


FOOT PRINT





SOUTH ELEVATION

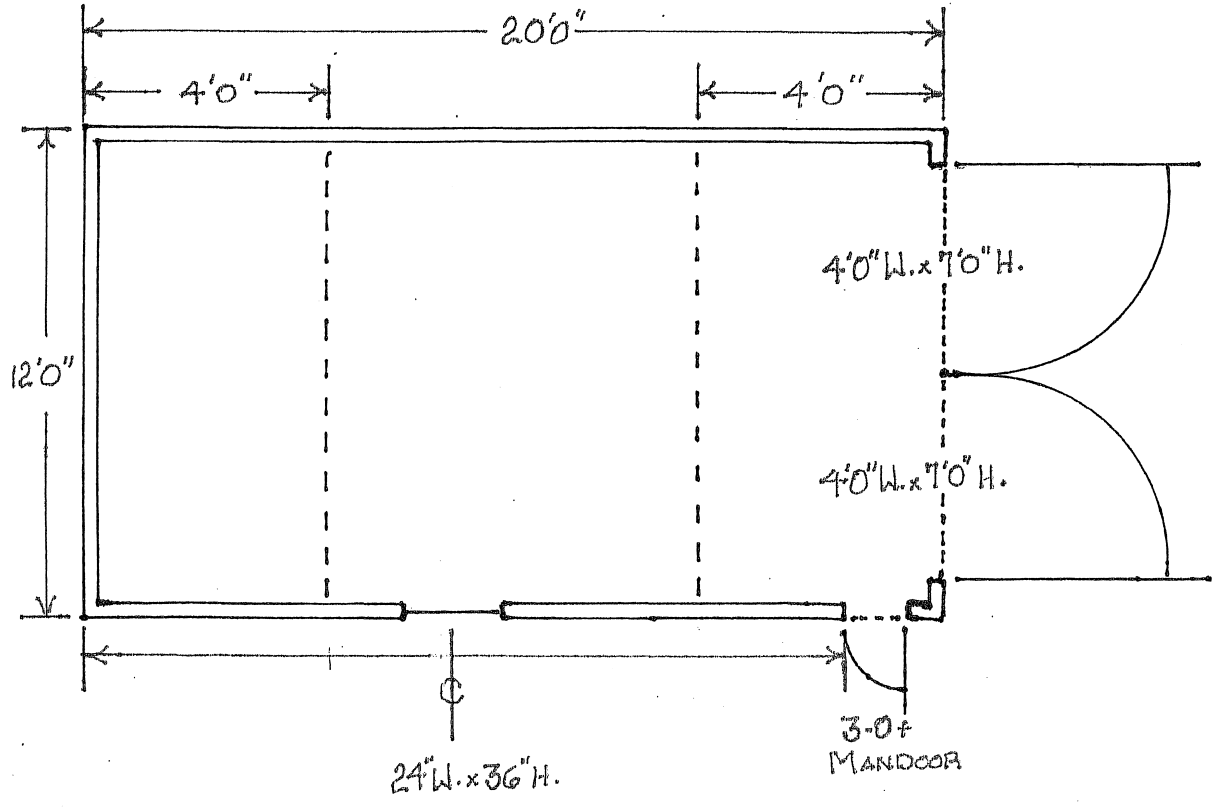


DOOR DETAIL

EQUIPMENT STORAGE BUILDING – ELEVATIONS

PAUL L. & RHODA T. GOFF

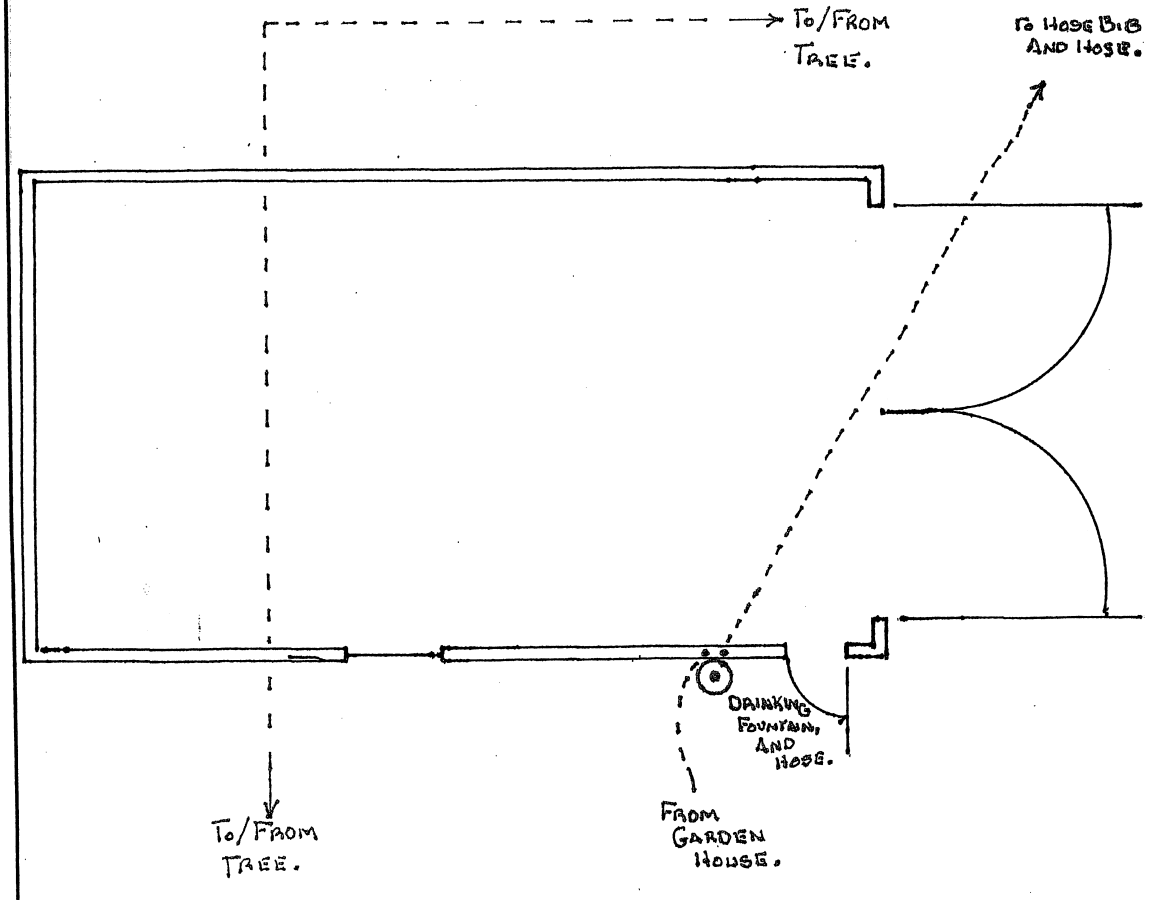
PATIO & EQUIPMENT STORAGE SHED



EQUIPMENT STORAGE BUILDING – FLOOR PLAN

PAUL L. & RHODA T. GOFF

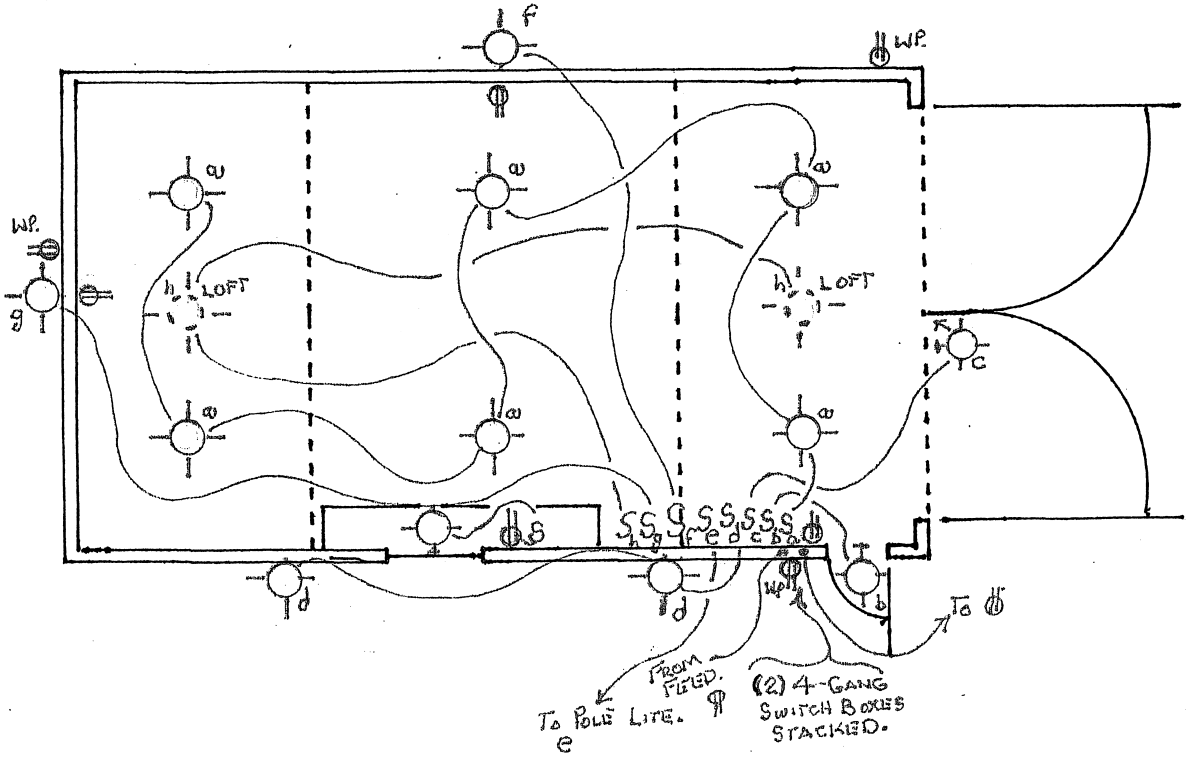
PATIO & EQUIPMENT STORAGE SHED



EQUIPMENT STORAGE BUILDING – PLUMBING

PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED



EQUIPMENT STORAGE BUILDING – ELECTRICAL

PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED

00871

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. River Bottom CON – Wayne RUUD
APPLICANT'S NAME

2. PO Box 466
MAILING ADDRESS

Millville — UT — 84326
CITY — STATE — ZIP CODE

3. 435-764-2229 HOME TELEPHONE — 4. 435-764-2229 BUSINESS TELEPHONE

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

6. S/F
TYPE OF STRUCTURE

7. 1700 SQUARE FOOTAGE — 8. ZONE

9. SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 – 029 – 0106
TAX IDENTIFICATION NUMBER

11. ADDRESS OF CONSTRUCTION

12. .94 LOT SIZE — 13. LOT ELEVATION

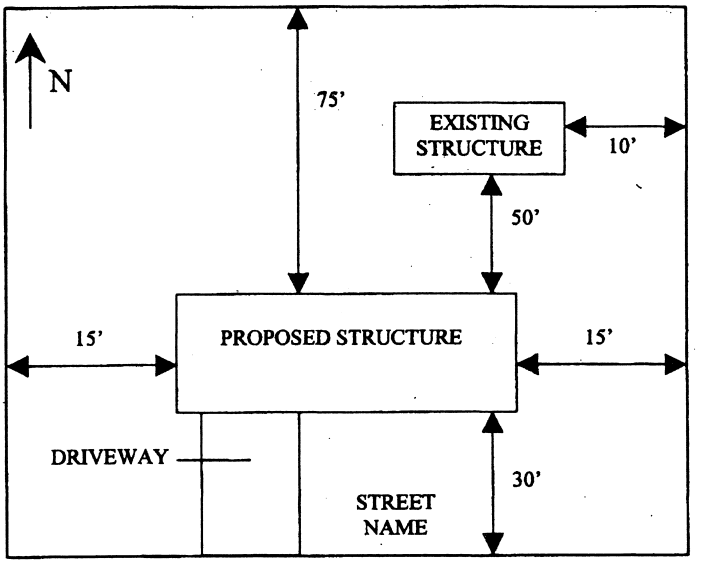
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

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

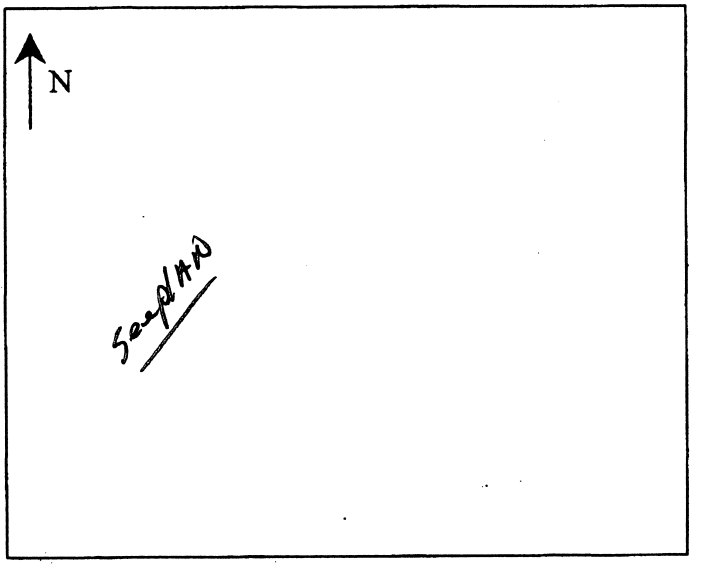
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)

17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



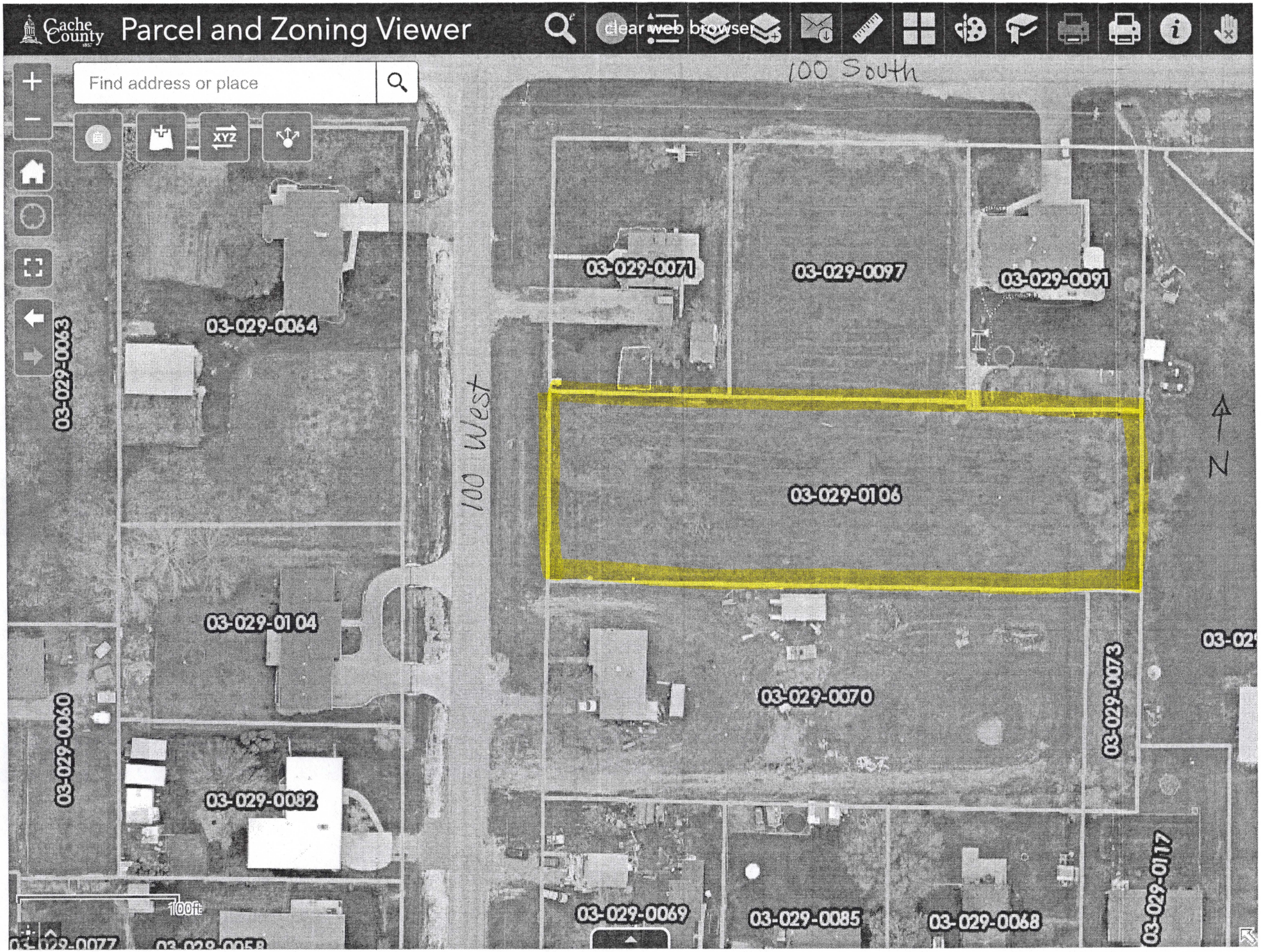
PLOT PLAN



APPROVED – PLANNING AND ZONING — DATE

FEES PAID – TREASURER — DATE

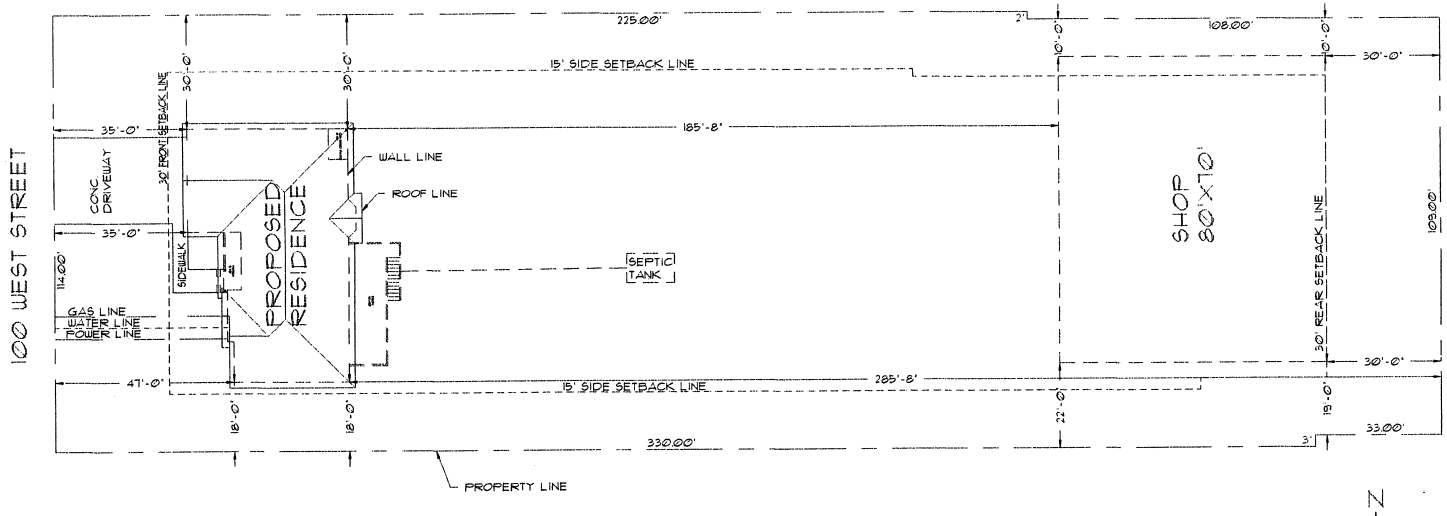
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.


Cache County
Parcel and Zoning Viewer
clear web browser
Find address or place
100 South
100 West
03-029-0071
03-029-0097
03-029-0091
03-029-0064
03-029-0063
03-029-0106
03-029-0104
03-029-0060
03-029-0082
03-029-0070
03-029-0073
03-029-0069
03-029-0085
03-029-0068
03-029-0117
N
100ft

LEWIS RESIDENCE
PARCEL # 03-029-0106
APPROX. 134 SOUTH 100 WEST
MILLVILLE, UT.

CONTENTS:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION/BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. FRONT & LEFT ELEVATIONS, ROOF & MAIN FLOOR FRAMING PLANS
5. REAR & RIGHT ELEVATIONS, & MAIN FLOOR ELECTRICAL PLAN



PLOT PLAN
SCALE: 1" = 16'

FINELINE DESIGN & DRAFTING
TITLE: PLOT PLAN & COVER PAGE
DRWG SIZE: D DATE: 7/8/20
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG #: 1 OF 5
COPYRIGHT © 2020

00914

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Duke Building Co
APPLICANT'S NAME

2. 1300 N 200 E Suite 114A
MAILING ADDRESS

Logan UT 84321
CITY STATE ZIP CODE

3. 435-890-7274 4. same
HOME TELEPHONE BUSINESS TELEPHONE

5. Emilee & Colt Pini
OWNER'S NAME (if different from applicant)

6. residential home
TYPE OF STRUCTURE

7. 1947 8. ____
SQUARE FOOTAGE ZONE

9. Tibbitts Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 02 - 127 - 0022
TAX IDENTIFICATION NUMBER

11. 30 W 550 N
ADDRESS OF CONSTRUCTION

12. .92 acre 13. ____
LOT SIZE LOT ELEVATION

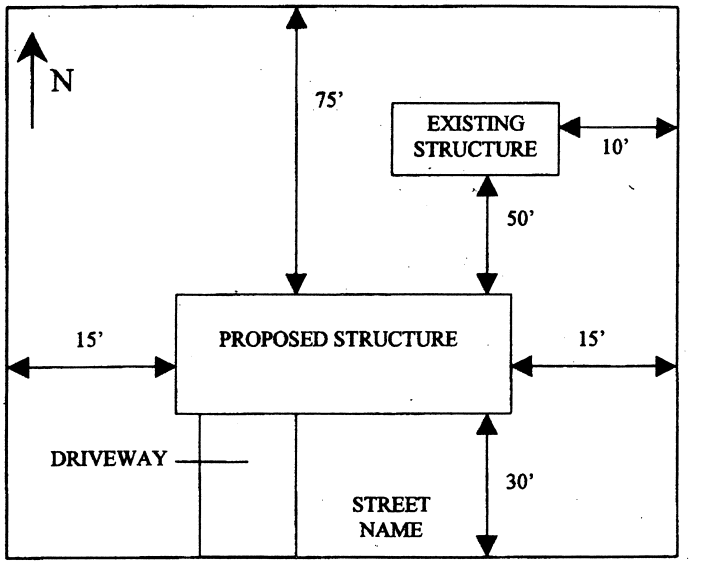
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐

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

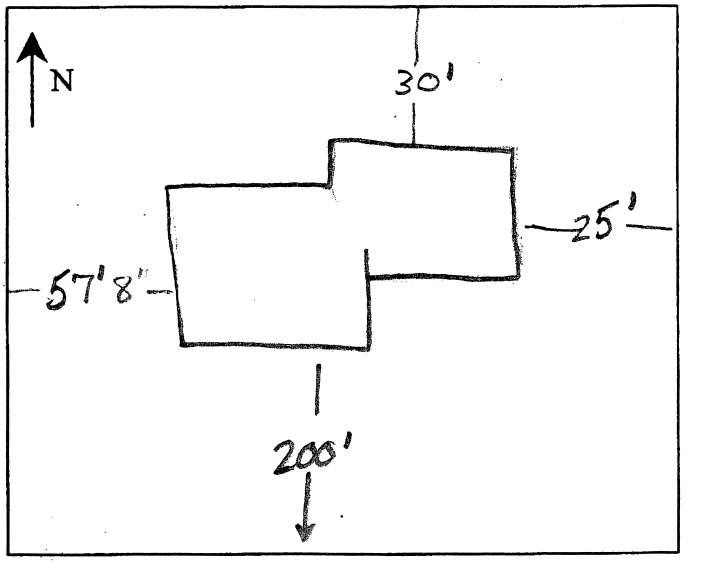
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)

17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED – PLANNING AND ZONING DATE

FEES PAID – TREASURER DATE

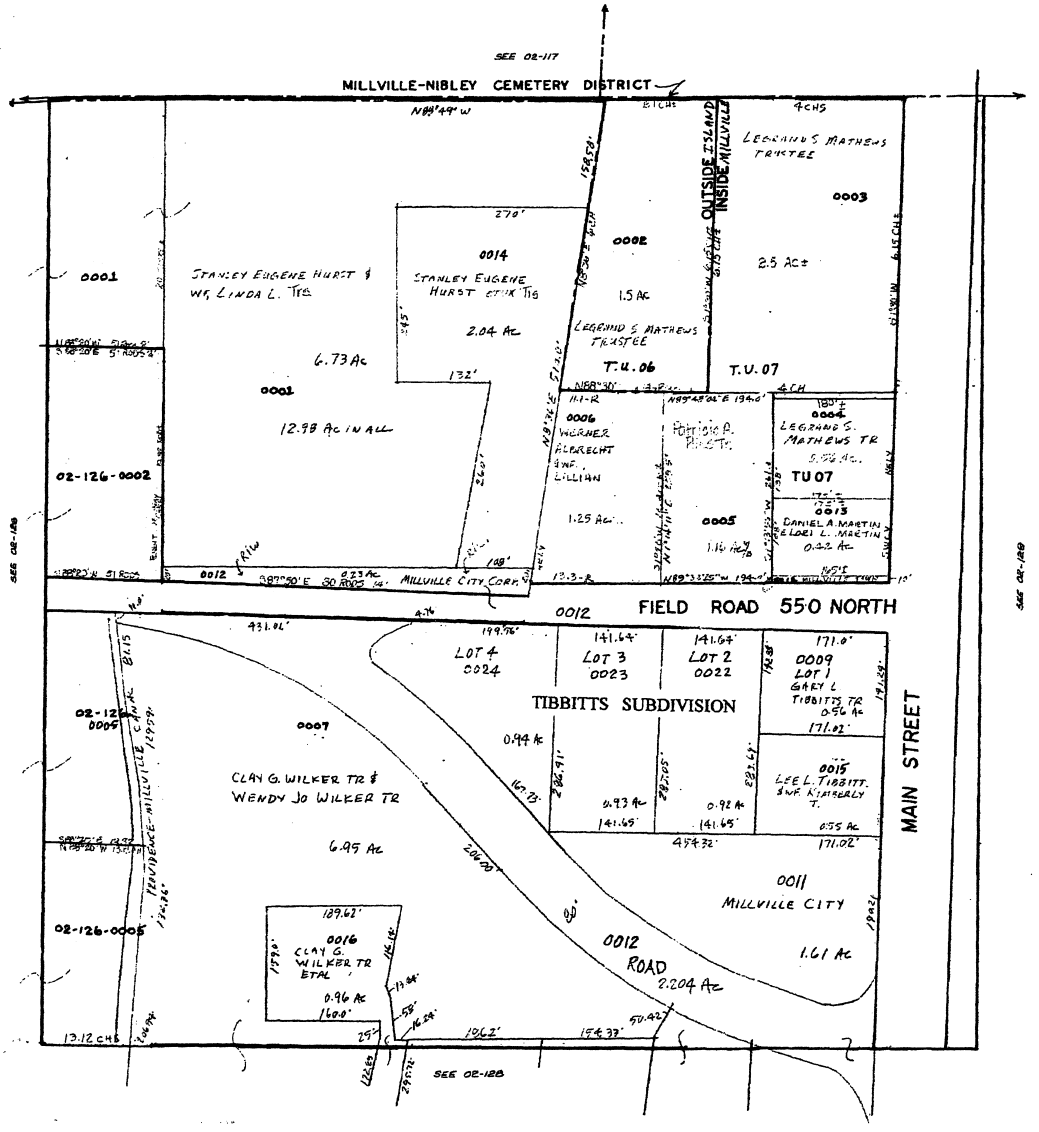
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.
Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

Section 15 Township 11 North Range 1 East

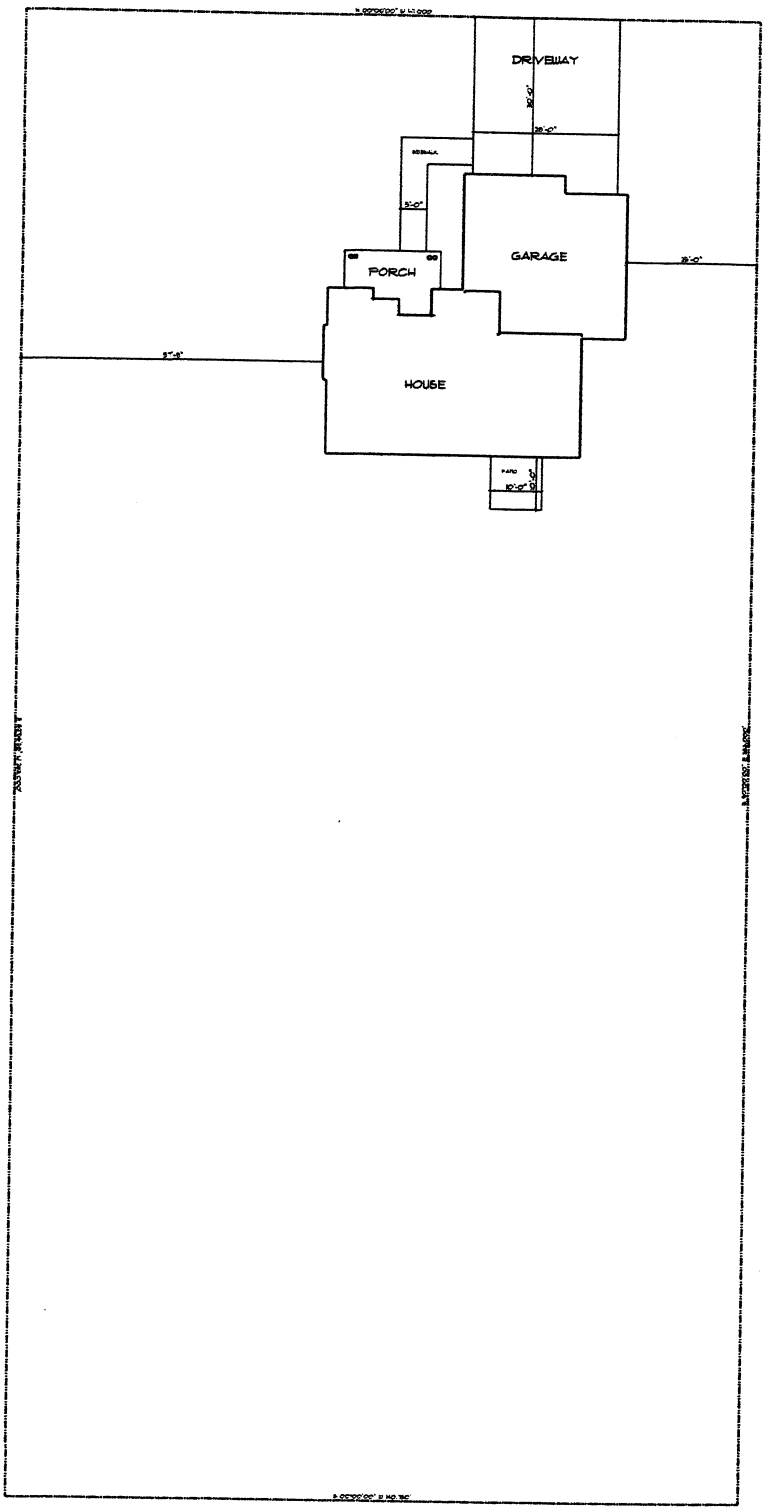
NE¼ OF SW¼

02-127

Scale 1 Inch = 100 FEET

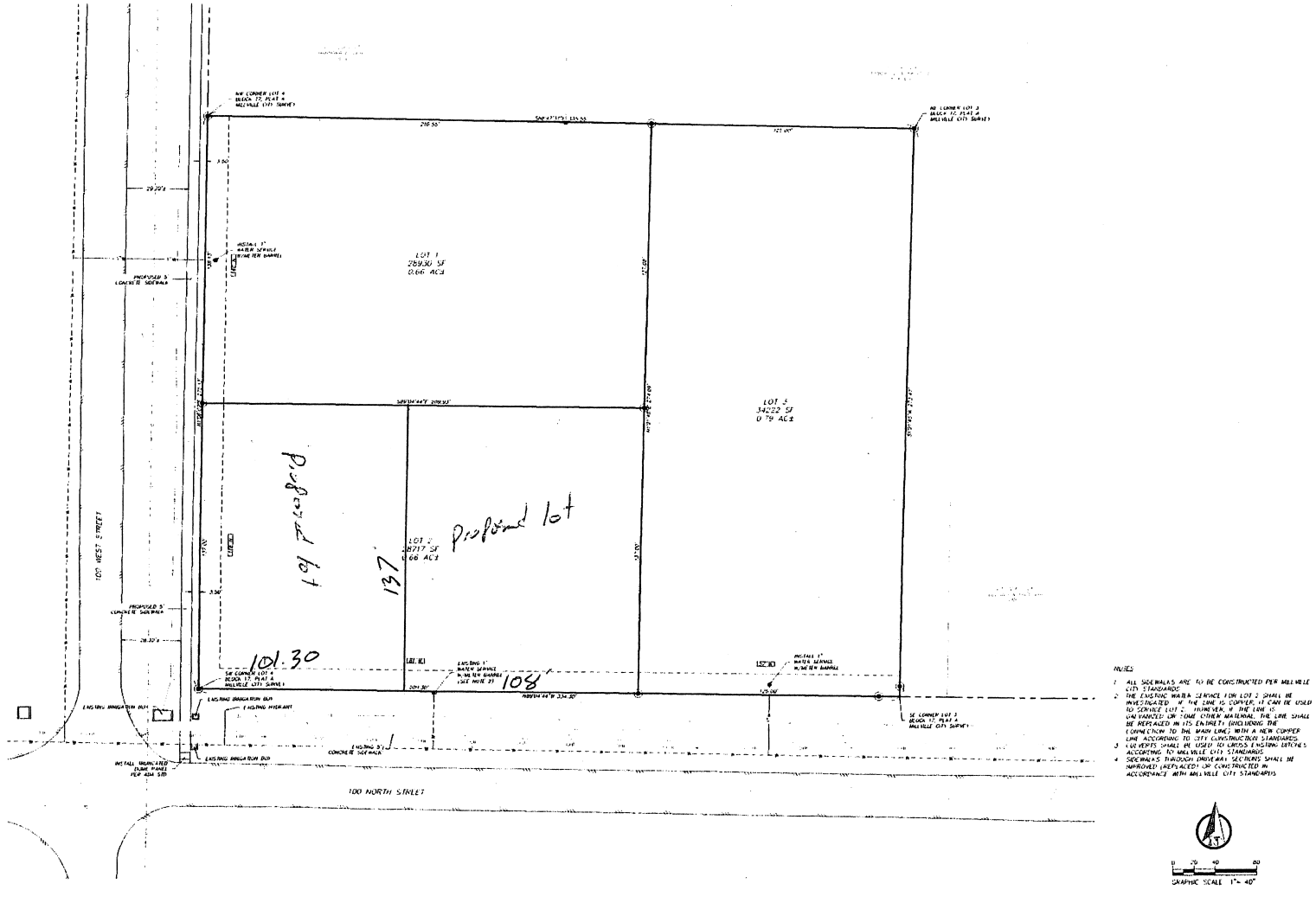


dukebuildingco.com	Duke Building Co.	T2 - Pini
DUKE BUILDING CO. 1300 N 200 E STE.114A Logan, UT 84321		DRAWN BY: DUKE BUILDING CO. SCALE: 1" = 20'-0" DATE: Tuesday, June 30, 2020
		PAGE: 1/7 COVER



T2 SITE

SCALE: 1" = 20'-0"



NOTES:

1. ALL SIDEWALKS ARE TO BE CONSTRUCTED PER MILLVILLE CITY STANDARDS
2. THE EXISTING WATER SERVICE FOR LOT 2 SHALL BE INVESTIGATED. IF THE LINE IS COPPER, IT CAN BE USED TO SERVICE LOT 2. HOWEVER, IF THE LINE IS UNKNOWN OR TOME OTHER MATERIAL, THE LINE SHALL BE REPLACED IN ITS ENTIRETY (INCLUDING THE CONNECTION TO THE MAIN LINE) WITH A NEW COPPER LINE ACCORDING TO SLC CONSTRUCTION STANDARDS.
3. CULVERTS SHALL BE USED TO CROSS EXISTING DITCHES ACCORDING TO MILLVILLE CITY STANDARDS
4. SIDEWALKS THROUGH DRIVEWAYS SECTIONS SHALL BE NARROWED (4'S) ACCEPTED OR CONSTRUCTED IN ACCORDANCE WITH MILLVILLE CITY STANDARDS

0 20 40 80
GRAPHIC SCALE 1" = 40'

PROFESSIONAL ENGINEER
KYLE N. C. EARL
5985472
STATE OF UTAH

S22 T11N R1E SLM

SITE PLAN

1"=20' ELEVATION

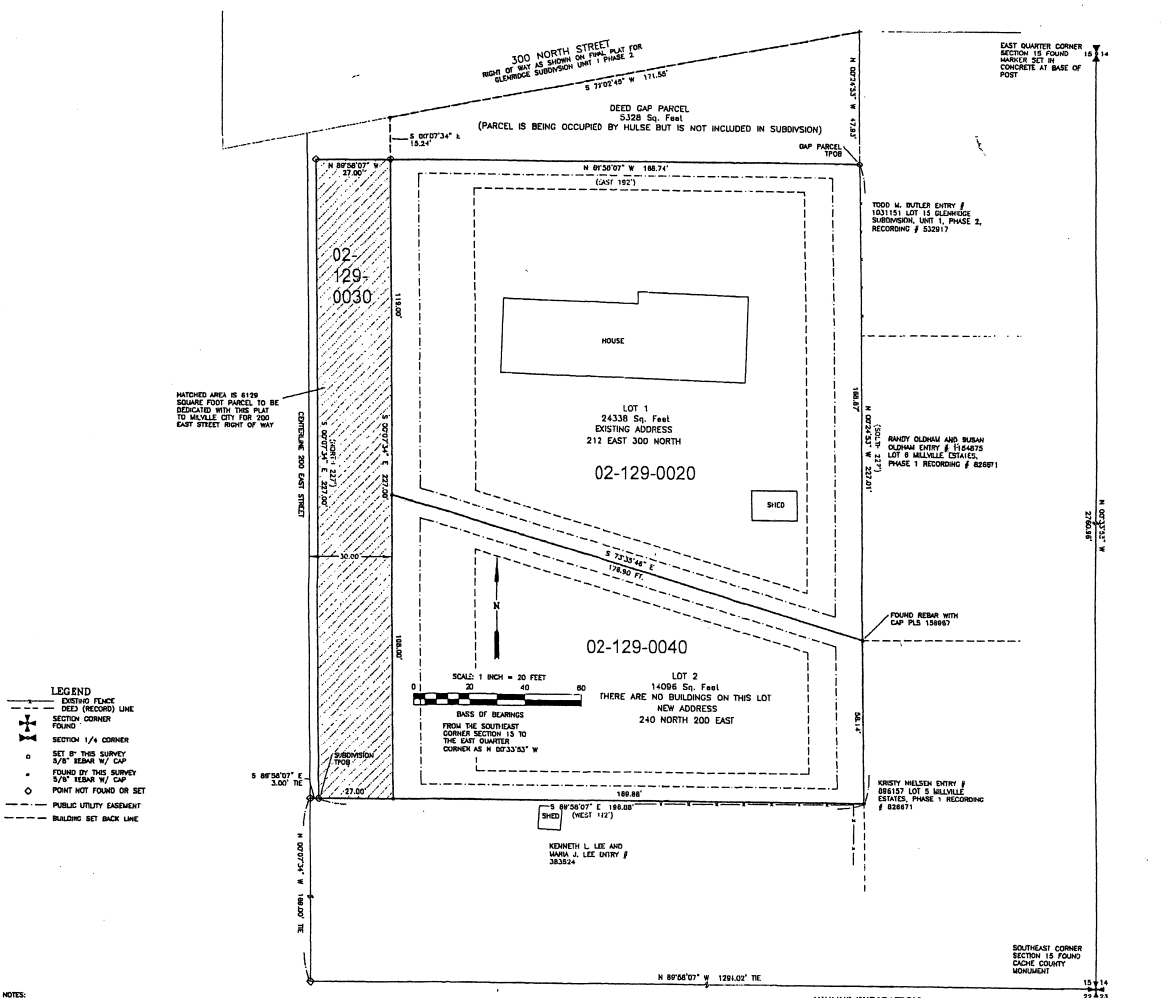
VERLA N OLSON SUBDIVISION

Cache • Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd
Suite 101
Logan, UT 84321
435.713.0099

DATE: 19 MARCH 2020
SCALE: 1" = 20'
CALCULATED BY: G. AUSTIN
CHECKED BY: K EARL
APPROVED BY: K EARL
PROJECT NUMBER: 2001MAND

1 / 1

MILVILLE CITY
SECTION 15, TOWNSHIP 11 NORTH
RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SUBDIVISION OF PARCEL
02-129-0020



LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- SECTION CORNER FOUND
- SECTION 1/4 CORNER
- SET 8" THIS SURVEY 5/8" REBAR W/ CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- POINT NOT FOUND OR SET
- PUBLIC UTILITY EASEMENT
- BUILDING SET BACK LINE

NOTES:
1. THERE ARE NO DRAINAGE EASEMENTS WITHIN THE SUBDIVISION
2. THERE ARE 2 LOTS IN THIS SUBDIVISION AND 1 PARCEL BEING DEDICATED TO MILLVILLE CITY FOR 200 EAST STREET RIGHT OF WAY. THE TOTAL ACREAGE OF THE SUBDIVISION IS 1.0 ACRE.
3. THE USE OF THE LOTS IN THIS SUBDIVISION WILL BE SINGLE FAMILY RESIDENTIAL.
4. BUILDING SET BACK LINES ARE SHOWN AND ARE 30' OFF FRONT, 10' OFF SIDES, AND 20' OFF REAR PROPERTY LINES.
5. PUBLIC UTILITY EASEMENTS ARE SHOWN AND ARE 10' OFF FRONT AND REAR AND 5' OFF SIDE PROPERTY LINES.

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM THE PROPERTY OWNED BY MARDELL LEROY HULSE AND CAROLYN HULSE. THE HULSE PROPERTY IS CURRENTLY DESCRIBED IN ENTRY # 380569 IN THE OFFICIAL RECORDS OF CACHE COUNTY. THIS SURVEY USED THE DEED LINES AS THE PROPERTY LINES FOR THE BOUNDARY OF THE SUBDIVISION. THE RIGHT OF WAY FOR 200 EAST STREET WAS PLACED USING THE SURVEY RECORDED AS SURVEY # 1898-22 IN THE OFFICE OF THE CACHE COUNTY SURVEYOR. THIS SURVEY USED THE WEST LINE OF MILLVILLE ESTATES PHASE 1 AS A PORTION OF THE EAST PROPERTY LINE. THE PLAT FOR THIS SUBDIVISION IS RECORDED AS RECORDING # 526671 IN THE OFFICE OF THE CACHE COUNTY RECORDER. THE WEST LINE OF GLENRIDGE SUBDIVISION UNIT 1 PHASE 2 WAS USED ALSO USED AS A PORTION OF THE EAST PROPERTY LINE. THE PLAT FOR THIS SUBDIVISION IS RECORDED AS RECORDING # 532917 IN THE OFFICE OF THE CACHE COUNTY RECORDER. THIS SURVEY DETERMINED A DEED GAP EXISTS NORTH OF THE HULSE PARCEL THAT THEY ARE OCCUPYING. THIS PLAT IS SHOWING THIS PARCEL, BUT NOT INCLUDING IT IN THE SUBDIVISION BOUNDARY.

MILLVILLE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE, UTAH THIS 2nd DAY OF December A.D. 2018

ATTEST

MAYOR — CITY RECORDER

MILLVILLE CITY PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___ A.D. 2018

CHAIRMAN — SECRETARY

BEAR RIVER HEALTH DEPARTMENT

THIS SUBDIVISION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY BEAR RIVER HEALTH DEPARTMENT THIS 1 DAY OF NOVEMBER A.D. 2018

REPRESENTATIVE — TITLE: LEHS

MILLVILLE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 7 DAY OF NOVEMBER A.D. 2018

CITY ENGINEER

SURVEYORS CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE PLAT OF MARDELL HULSE MINI SUBDIVISION AS LAID OUT, PLATTED, DEDICATED, AND DESCRIBED HEREON, AND THAT THE SURVEY MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND THE STAKES SET FOR THE CORNERS CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND.

11/5/18
DATE — TIMOTHY LYNN CHRISTENSEN

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS ___ DAY OF ___ 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY LYNN CHRISTENSEN, THE SURVEYOR OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR UTAH

RESIDING AT: ___
MY COMMISSION EXPIRES: ___

UTILITY COMPANIES APPROVAL

THIS PLAT IS APPROVED BY THE FOLLOWING:

QUESTAR GAS _____ DATE:

COMMUNICATIONS _____ DATE:

ROCKY MOUNTAIN POWER

PURSUANT TO UTAH CODE ANN. § 17-27a-603 (4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

REPRESENTATIVE — TITLE: Estimator

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, MARDELL LEROY HULSE AND CAROLYN HULSE, BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY CERTIFY:

THE FOREGOING PLAT DESIGNATED AS MARDELL HULSE SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLVILLE CITY, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH THE EAST QUARTER CORNER OF SECTION 15 BEARS NORTH 00° 33' 53" WEST 2780.98 FEET;
THENCE NORTH 89° 58' 07" WEST 1294.02 FEET TO A POINT IN THE CENTERLINE OF 200 EAST STREET;
THENCE NORTH 00° 07' 34" WEST 189.00 FEET ALONG SAID CENTERLINE;
THENCE SOUTH 89° 58' 07" EAST 3.00 FEET TO A POINT THAT IS BY RECORD 33.00 FEET EAST OF THE EAST LINE OF BLOCK 29, PLAT "A", MILLVILLE CITY SURVEY, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 58' 07" EAST 189.88 FEET (EAST 192 FEET BY RECORD) ALONG THE NORTH LINE OF THE PARCEL OF LAND OWNED BY KENNETH L. AND MARIA J. LEE WHICH PARCEL IS DESCRIBED IN ENTRY # 383689 IN THE OFFICIAL RECORDS OF CACHE COUNTY TO A 5/8" REBAR WITH CAP LABELED, "AA. HUDSON, PLS 375041", SET ON THE WEST LINE OF MILLVILLE ESTATES PHASE 1, THE FINAL PLAT FOR WHICH IS RECORDED AS RECORDING # 526871 IN THE OFFICE OF THE CACHE COUNTY RECORDER;
THENCE NORTH 00° 24' 53" WEST 227.01 FEET (NORTH 227 FEET BY RECORD) ALONG THE SAID WEST LINE OF MILLVILLE ESTATES PHASE 1 AND THE WEST LINE OF GLENRIDGE SUBDIVISION UNIT 1, PHASE 2, THE FINAL PLAT FOR WHICH IS RECORDED AS RECORDING # 532917 IN THE OFFICE OF THE CACHE COUNTY RECORDER
THENCE NORTH 89° 58' 07" WEST 189.74 FEET (WEST 192 FEET BY RECORD);
THENCE SOUTH 00° 07' 34" EAST 227.00 FEET (SOUTH 227 FEET BY RECORD) ALONG A LINE THAT IS BY RECORD 33.00 FEET EAST OF THE EAST LINE OF SAID BLOCK 29 TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.0 ACRE OF LAND.

THIS SUBDIVISION PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN TO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

Mardell Leroy Hulse 11/5/18
DATE — MARDELL LEROY HULSE

Carolyn Hulse 11/5/18
DATE — CAROLYN HULSE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS 5th DAY OF Nov 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED MARDELL LEROY HULSE AND CAROLYN HULSE, THE OWNERS OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mikelle Lopez
NOTARY PUBLIC FOR UTAH

RESIDING AT: Weber, Providence
MY COMMISSION EXPIRES: 11-1-2021

LAND SURVEYORS
A.A. HUDSON

FINAL PLAT FOR
MARDELL HULSE MINI SUBDIVISION

RECORDER'S CERTIFICATE
1207899

2018

383524

34" W 169.00' TIE

N 89°58'07" W 1294.02' TIE

NOTES:
1: THERE ARE NO DRAINAGE EASEMENTS WITHIN THE SUBDIVISION
2: THERE ARE 2 LOTS IN THIS SUBDIVISION AND 1 PARCEL BEING DEDICATED TO MILLVILLE CITY FOR 200 EAST STREET RIGHT OF WAY. THE TOTAL ACREAGE OF THE SUBDIVISION IS 1.0 ACRE.
3: THE USE OF THE LOTS IN THIS SUBDIVISION WILL BE SINGLE FAMILY RESIDENTIAL.
4: BUILDING SET BACK LINES ARE SHOWN AND ARE 30' OFF FRONT, 10' OFF SIDES, AND 20' OFF REAR PROPERTY LINES.
5: PUBLIC UTILITY EASEMENTS ARE SHOWN AND ARE 10' OFF FRONT AND REAR AND 5' OFF SIDE PROPERTY LINES.

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM THE PROPERTY OWNED BY MARDELL LEROY HULSE AND CAROLYN HULSE. THE HULSE PROPERTY IS CURRENTLY DESCRIBED IN ENTRY # 380569 IN THE OFFICIAL RECORDS OF CACHE COUNTY. THIS SURVEY USED THE DEED LINES AS THE PROPERTY LINES FOR THE BOUNDARY OF THE SUBDIVISION. THE RIGHT OF WAY FOR 200 EAST STREET WAS PLACED USING THE SURVEY RECORDED AS SURVEY # 1996-22 IN THE OFFICE OF THE CACHE COUNTY SURVEYOR. THIS SURVEY USED THE WEST LINE OF MILLVILLE ESTATES PHASE 1 AS A PORTION OF THE EAST PROPERTY LINE. THE PLAT FOR THIS SUBDIVISION IS RECORDED AS RECORDING # 826871 IN THE OFFICE OF THE CACHE COUNTY RECORDER. THE WEST LINE OF GLENRIDGE SUBDIVISION UNIT 1 PHASE 2 WAS USED ALSO USED AS A PORTION OF THE EAST PROPERTY LINE. THE PLAT FOR THIS SUBDIVISION IS RECORDED AS RECORDING # 532917 IN THE OFFICE OF THE CACHE COUNTY RECORDER. THIS SURVEY DETERMINED A DEED GAP EXISTS NORTH OF THE HULSE PARCEL THAT THEY ARE OCCUPYING. THIS PLAT IS SHOWING THIS PARCEL, BUT NOT INCLUDING IT IN THE SUBDIVISION BOUNDARY.

MILLVILLE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE, UTAH THIS 8th DAY OF November A.D., 2018

ATTEST

MAYOR _____ CITY RECORDER _____

CITY OF MILLVILLE Corporate SEAL UTAH

MILLVILLE CITY PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____ A.D., 2018

APPROVED

CHAIRMAN _____ SECRETARY _____

BEAR RIVER HEALTH DEPARTMENT

THIS SUBDIVISION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY BEAR RIVER HEALTH DEPARTMENT THIS 5 DAY OF NOVEMBER A.D., 2018

REPRESENTATIVE _____ TITLE LEHS

MILLVILLE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 7 DAY OF NOVEMBER A.D., 2018

CITY ENGINEER _____

SURVEYORS CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF MARDELL HULSE MINI SUBDIVISION AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND.

11/5/18
DATE

TIMOTHY LYNN CHRISTENSEN

TIMOTHY LYNN CHRISTENSEN 5351224 STATE OF UTAH

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS DAY OF 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED TIMOTHY LYNN CHRISTENSEN, THE SURVEYOR OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR UTAH

RESIDING AT: _____
MY COMMISSION EXPIRES: _____

UTILITY COMPANIES APPROVAL

THIS PLAT IS APPROVED BY THE FOLLOWING:

QUESTAR GAS _____ DATE:

COMMUNICATIONS _____ DATE:

ROCKY MOUNTAIN POWER

PURSUANT TO UTAH CODE ANN. § 17-27a-603 (4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

REPRESENTATIVE _____ TITLE Estimator

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UN
THE OWNERS OF THE LAND SHOWN ON THIS PLAT

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THENCE NORTH 00° 07' 34" WEST 169.00 FEET AL
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PLAT DO HEREBY DEDICATE TO THE CITY OF MILLVI
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OF THE PLAT AS INDICATED AND NOT OTHERWISE D

Mardell Leroy Hulse
DATE MARDELL LEROY HULSE

Carolyn Hulse
DATE CAROLYN HULSE

STATE OF UTAH
COUNTY OF CACHE
ON THIS 5th DAY
PUBLIC, APPEARED MA
OWNERS OF THE ABOV
PARTIES WHOSE NAME
ACKNOWLEDGED TO M

IN WITNESS WHEREOF,
SEAL THE DAY AND YE

LAND SURVEYORS

A.A. HUDSON

FINAL PLAT FOR
MARDELL HULSE MINI SUBDIVSION

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
July 9, 2020

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

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for July 9, 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 Zollinger 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 for July 9, 2020 was reviewed. **Councilmember Callahan moved to approve the agenda for July 9, 2020.** Councilmember Wilker 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 25, 2020. Councilmember Callahan said that he would like to make an edit on page 3. He wanted to clarify that the reason 200 East would never be a collector road in his opinion was that there was a jog in the road, there would be a canal crossing and that it would not meet the design criteria for separation between collector roads. **Councilmember Callahan moved to approve the minutes for June 25, 2020 with this change.** Councilmember Zollinger 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 July 2, 2020
Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held July 2, 2020.

DRAFT

It was clarified that for the Celco development, water and sewer service would be provided to the Celco property line and not to the location of the subdivision within the Celco property.

Development Coordinator Wall said that he has confirmed with Mr. Funk, who is developing some property near 100 North 100 West, that sidewalks will be required.

Recorder Twedt said that it appears from the P&Z Minutes that there may be some confusion on the purpose of the proposed change of Chapter 17.68 regarding Nonconforming Uses and Variance. He said that he would like to attend the next P&Z Meeting to make sure the intent was clear on what that section of the Code is referring to.

Consideration of a Resolution Accepting Mike Zollinger Annexation Petition

Recorder Twedt explained that this was the latest version of the petition that included all of the required signatures. The Council had approved this previously and no changes had been made to the request.

Councilmember Wilker moved to approve Resolution 2020-17, A Resolution accepting the Mike Zollinger petition for annexation. Councilmember Grange seconded. Councilmember Zollinger stated for the record that this was a conflict for him as his family is involved with the annexation. Mayor Hair noted the conflict. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "B".)

Interlocal Agreement with Hyrum City for Wastewater Treatment

Councilmember Grange explained that the Council had approved an earlier version of this agreement at a previous City Council meeting. After being approved by the Millville City Council, the Hyrum attorney and City Council had made some additional edits. This new version has now been approved by the Hyrum City Council. He said that it may not be quite as favorable for Millville, but the edits seem reasonable and fair. Councilmember Grange said that this version has been reviewed by the Millville City attorney who had some comments, but none of them appeared to be big concerns in his opinion.

Councilmember Zollinger asked what would happen at the end of the 30 years. It was discussed that Millville would retain ownership of their portion of the facility, but would no longer have to continue to buy in. The $5 per month per residence would no longer be required.

Councilmember Grange said that the biggest changes in the agreement were that the board would have more control over what is happening and that Millville will have less of a presence on the board. As currently written, the board seats would be based on percentage of ownership of the facility.

Councilmember Zollinger said that he thought that this was a good deal for Millville. He said that he liked that the board would not be able to charge more to Millville residents than they do to Hyrum residents. The agreement seems fair.

Councilmember Callahan said that a separate sewer entity may be created in the future with additional cities at the Hyrum facility. He said that he felt this agreement was drafted in such a way to simplify that process.

Councilmember Wilker asked about ownership and cost sharing of the sewer lines that Millville will be installing to get from Millville to the facility in Hyrum. Recorder Twedt explained that these lines will be paid for and owned by Millville City. If other cities end up using these lines, they will have to buy capacity from Millville. This would be similar to the capacity of which Millville bought in the Nibley sewer lines when their sewer system went in.

Councilmember Grange moved to approve Resolution 2020-18, A Resolution accepting the agreement with Hyrum City for wastewater treatment and ownership in the treatment facility. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved resolution and agreement are included with the minutes as Attachment "C".)

Fireworks Ordinance

Recorder Twedt said that the current fireworks code lists the dates and times for which fireworks are permitted. Utah State Code had changed making the Millville Code incorrect. The proposed ordinance would remove the dates and times from the Millville Code and refer to the Utah Code so that Millville would always be in compliance.

It was briefly discussed that the City could be more restrictive than the Utah State Code, but not more lenient. Councilmember Zollinger discussed the discharge of fireworks on Chinese New Year as permitted in the Utah State Code.

Mayor Hair said that he was frustrated that people had gone to the parks to light off fireworks and left so much garbage and firework debris. There were pieces of fireworks all over the South Park including the pickleball courts and it took a long time for the Public Works Department to clean up after the residents.

Councilmember Callahan moved to approve Ordinance 2020-5, An Ordinance updating the Millville Fireworks Code. Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved ordinance is included with the minutes as Attachment "D".)

DRAFT

Consideration for Cancelling the City Council Meeting Scheduled for July 23, 2020
Mayor Hair said that the next meeting was scheduled for the day before the Pioneer Day Holiday. Councilmember Callahan asked about any important agenda items scheduled for that day. Recorder Twedt said that there was not anything important at this point that needed to be scheduled. Councilmember Wilker said that he was planning on being gone that day anyway.

Councilmember Zollinger moved to cancel the City Council Meeting scheduled for July 23, 2020. Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

City Reports
Director of Public Works Chad Kendrick said that the pump went out at the Glenridge Well and was replaced yesterday. He explained that even if the City were to stop using this water source in the near future, it would likely be used in the long term as more development is expected to happen directly west of the well at some point.

Director Kendrick said that the South Park sprinkler system is completely done and is working really well. The old irrigation pipe had gone up for bid and had all sold.

Director Kendrick said that the 25 mph signs on 100 North were now up as requested by the Council. He discussed the option of solar signs that display the passing car's speed. Director Kendrick said that he felt these were effective in slowing traffic. They cost around $2,000. Councilmember Zollinger said that he would recommend leaving the normal speed limit signs for now due to the cost of the digital signs.

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

Recorder Twedt said that the Hulse Minor Subdivision was approved in 2018. He showed the location on the County viewer as being near 300 North and 200 East. On the mylar that was accepted and signed by P&Z, the Mayor and Recorder, it lists in mouse print that the side set-back is 10'. This does not comply with current City Code, but the owner bought the lot with this understanding and is now trying to build with that setback.

Recorder Twedt said that Section 16.04.080 allows for the City Council to waive a specific requirement after they receive a request to do so from the Planning Commission. The Council has been very good to stick by the code and not provide exceptions when requests are made. Seeing that this was overlooked and approved by the City, it might make sense for the Council to provide an exception in this case. This will be on the agenda at the next P&Z meeting and then likely come back to the City Council for official approval. Recorder Twedt said that he was just bringing it up now to get a feeling of how the Council might feel about a waiver so that the builder might have some direction.

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Councilmember Callahan said that he felt the Council should do this the easy way and agree to the waiver.

Treasurer Hobbs said that the builder had commented that they could potentially do a different house plan that would comply if a waiver was not granted, but that they would rather stick with their preferred plan.

Councilmember Zollinger said that his concern was the impact it would have on the neighbors. Mayor Hair said that the subdivision was completed by the neighbor to the north who sold the lot. Councilmember Zollinger said that if the builder were to get a note from the neighbors, it would be an easy decision.

Development Coordinator Wall explained that the home, as requested, would be 14 feet from the property line on the south and the rear north east corner would be 12 feet from the property line on the north which would then angle out and increase the frontage as you move west on the home.

Councilmember Grange said that if it was that close, he thinks that the Council should grant the waiver. He said that if they were trying to push the building size closer to the ten-foot setbacks, he would lean more towards the recommendation of Councilmember Zollinger and at least ask for approval from the neighbors, but you wouldn't even be able to see that it is fourteen feet and not fifteen. Councilmember Wilker agreed. Councilmember June said that she was not concerned about being one foot from compliance under the circumstances.

Councilmember Zollinger said that he agreed that the City had some responsibility to work with the landowner to find a solution.

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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