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.

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.

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 for this subdivision up to the property line of the Celco property. The development of both services 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.

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.

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. 14,696 sq. ft.
LOT SIZE

13. _____
LOT ELEVATION

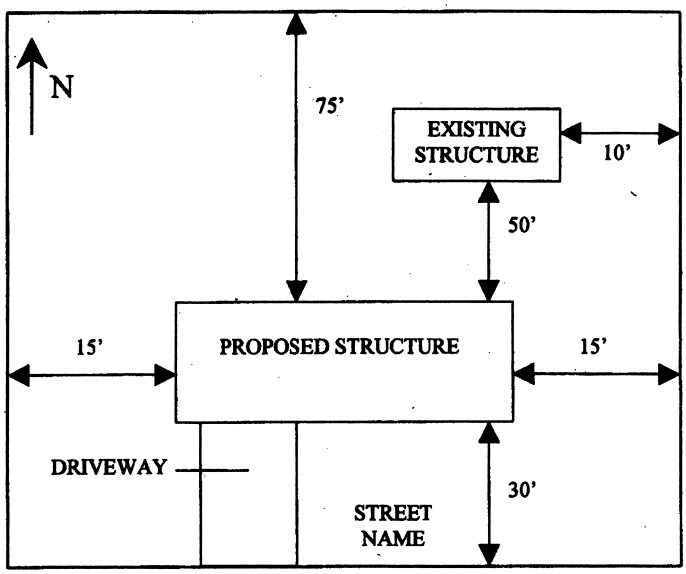
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

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

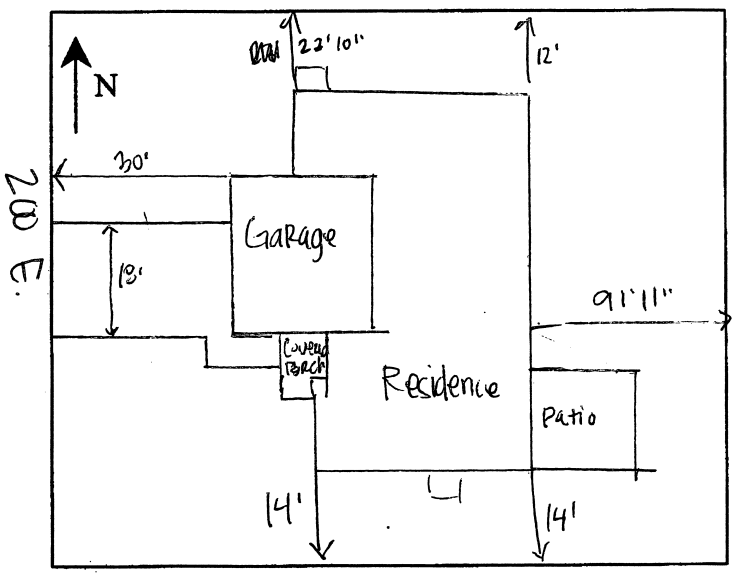
16. ELECTRICITY ☒ GAS ☑ OTHER UTILITY ☐
(specify in remarks)

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

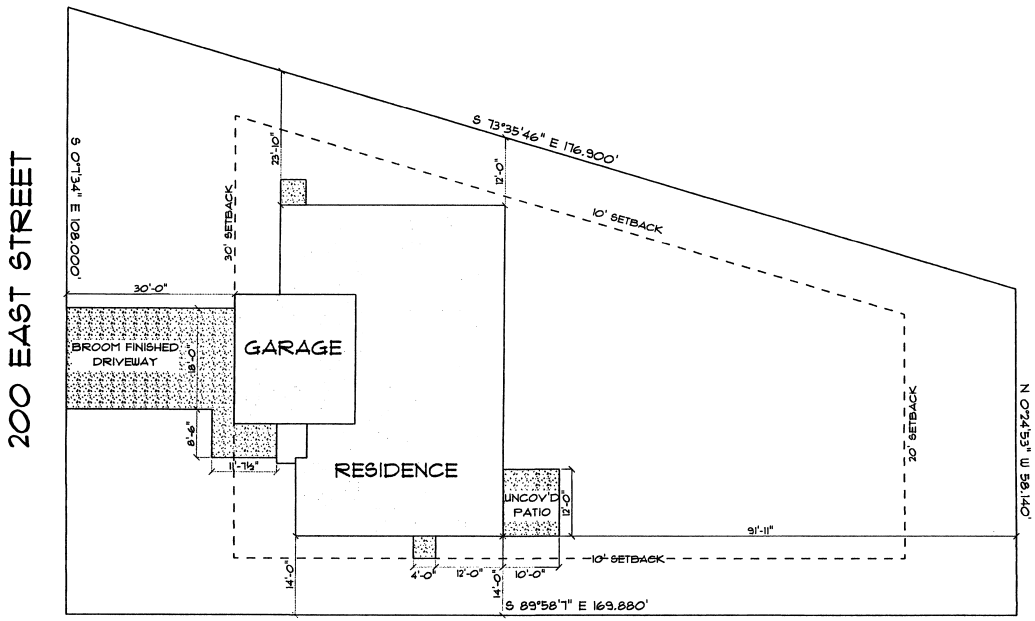
SCALE

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

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Mike Whitesides
APPLICANT'S NAME

2. 2217 S 650 W
MAILING ADDRESS

Nibley UT 84321
CITY STATE ZIP CODE

3. 435-757-5533 4. 435-797-7613
HOME TELEPHONE BUSINESS TELEPHONE

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

6. House
TYPE OF STRUCTURE

7. 4,233 8. Res
SQUARE FOOTAGE 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 13.
LOT SIZE LOT ELEVATION

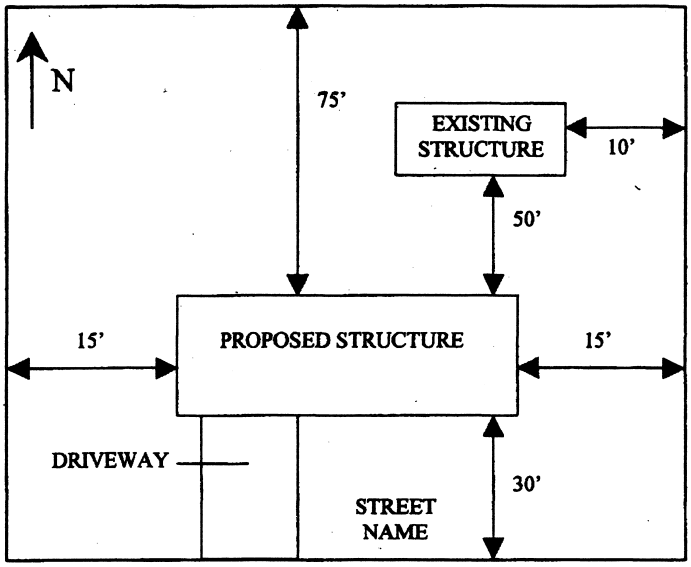
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

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

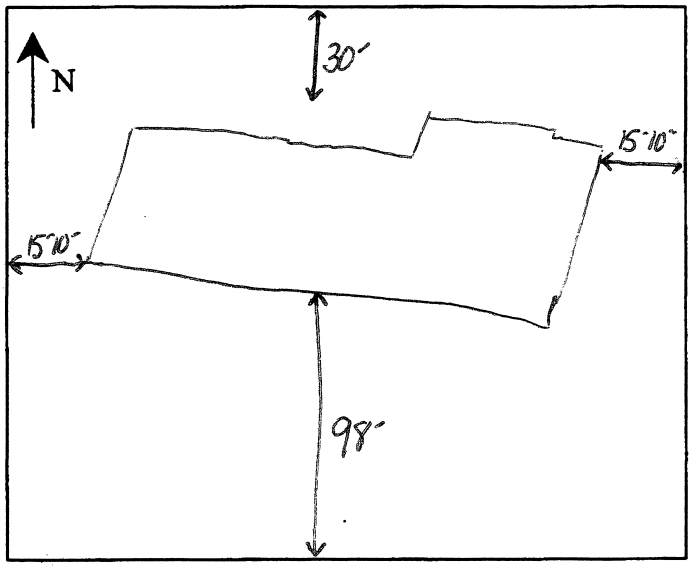
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)

17.
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

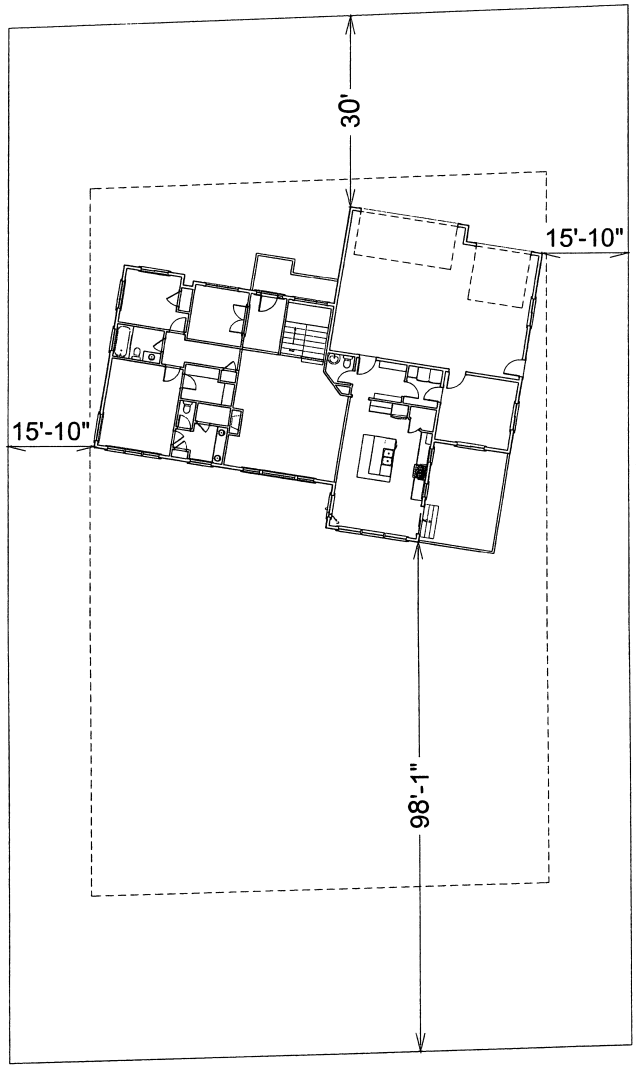


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CENTER STREET



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
CHKD BY
DATE
REVISIONS
JOB NO
SHEET NO
13
of
13

00890

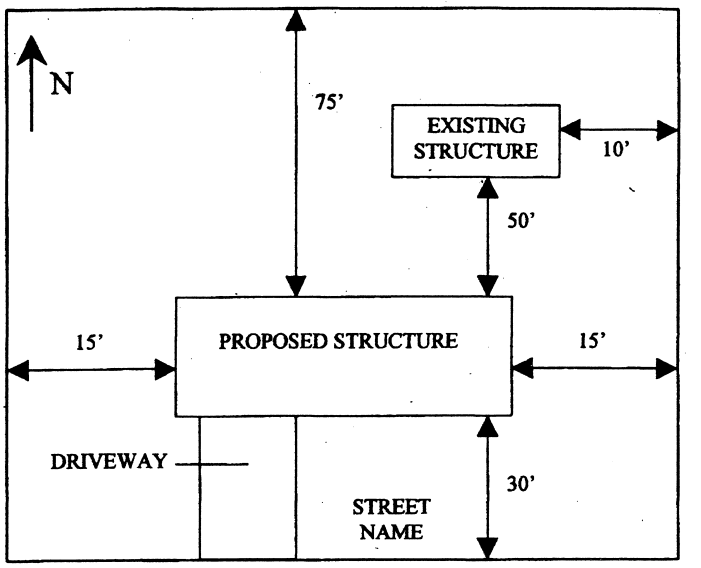
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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APPLICATION INFORMATION

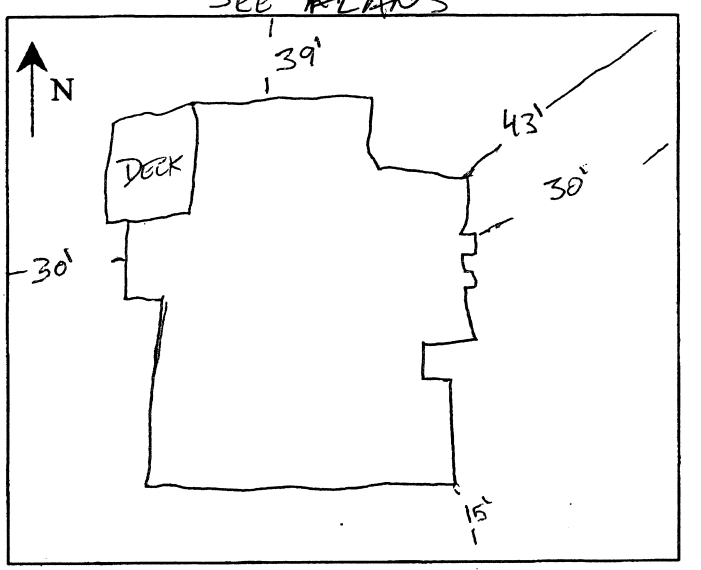
1. RYAN SHORT — APPLICANT'S NAME
2. 1432 W 2125 S — MAILING ADDRESS
   WELLSVILLE — CITY; UT — STATE; 84339 — ZIP CODE
3. 801-755-2552 — HOME TELEPHONE
4. — BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. HOME — TYPE OF STRUCTURE
7. 4,295 — SQUARE FOOTAGE
8. ZONE
9. COPPERLEAF — SUBDIVISION NAME; LOT 5 — 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

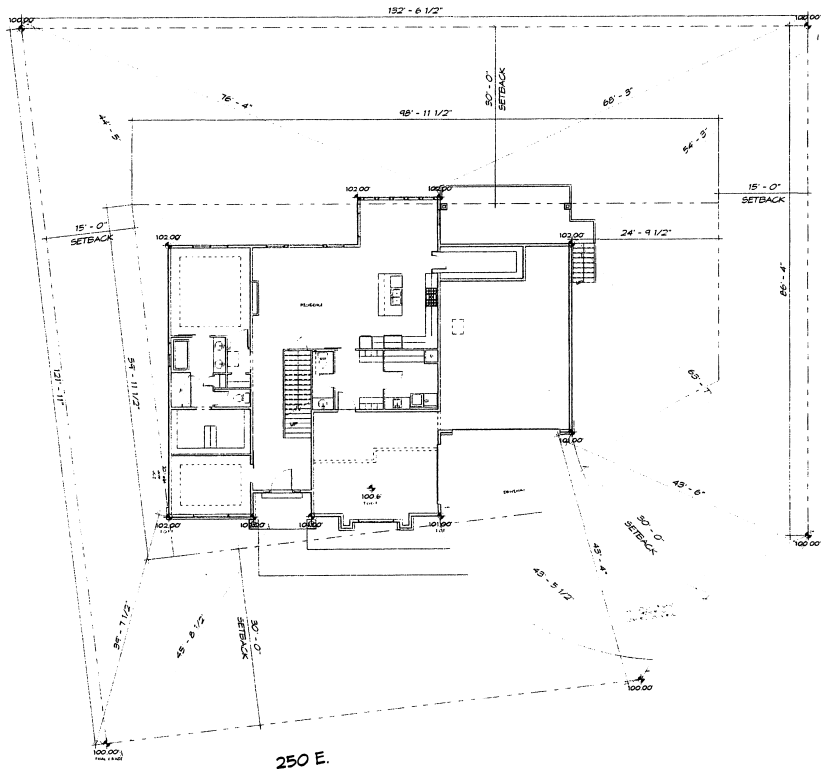
SEE PLANS



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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 CONSTRUCTION

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

WALKER
HOME DESIGN
801-830-9899 office
www.walkerhomedesign.com

KEYNOTES

FINAL REVIEW CHECK LIST

Scott's Bluff
Prairie

Designed by
Ryan Short

ABOVE GRADE FOOTAGE 3,544
Date JAN. 2020
Drawn by KJW

FRUIT ROOM	66
LOWER LEVEL	1,642
MAIN LEVEL	1,893
UPPER LEVEL	951
TOTAL	4,295

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

SITE PLAN

00903

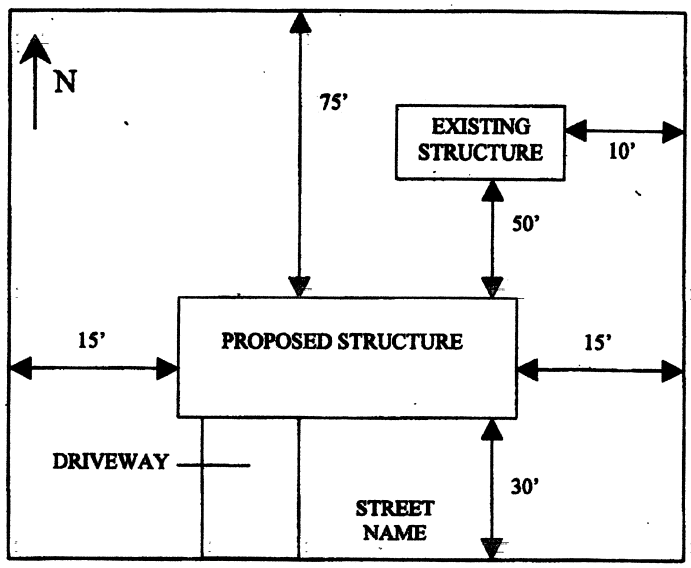
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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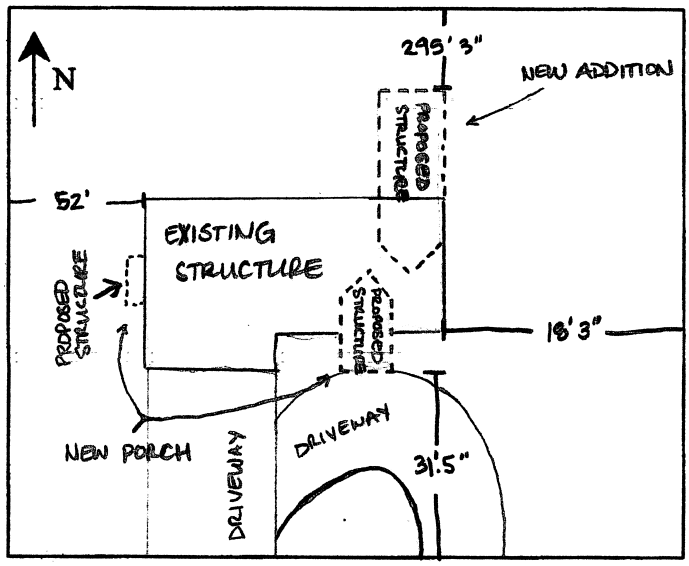
APPLICATION INFORMATION

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)



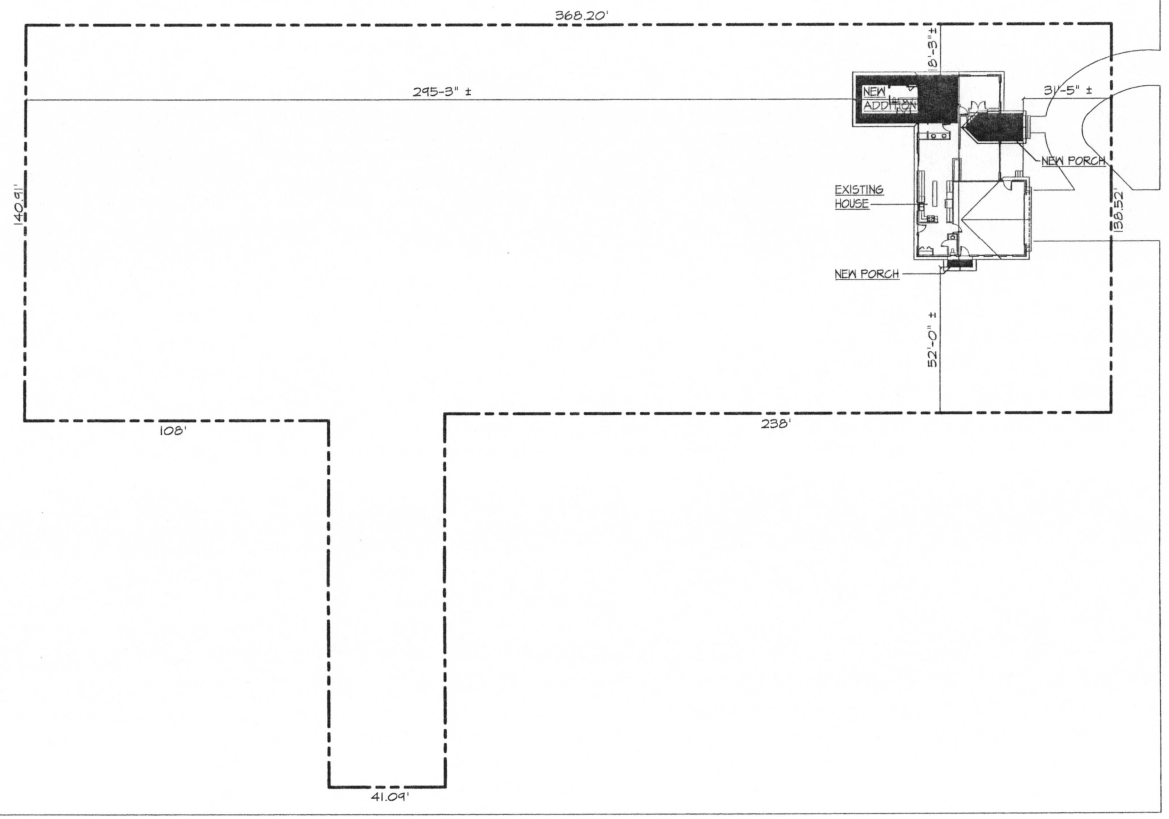
PLOT PLAN



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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 9' 2409.5.5.1 - 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-38. 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 G2439.4
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)

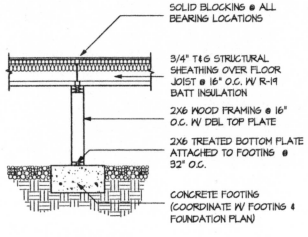
ALL BEAMS, HEADERS, FOOTINGS & STRUCTURE TO BE DESIGNED BY LICENSE STRUCTURAL ENGINEER

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

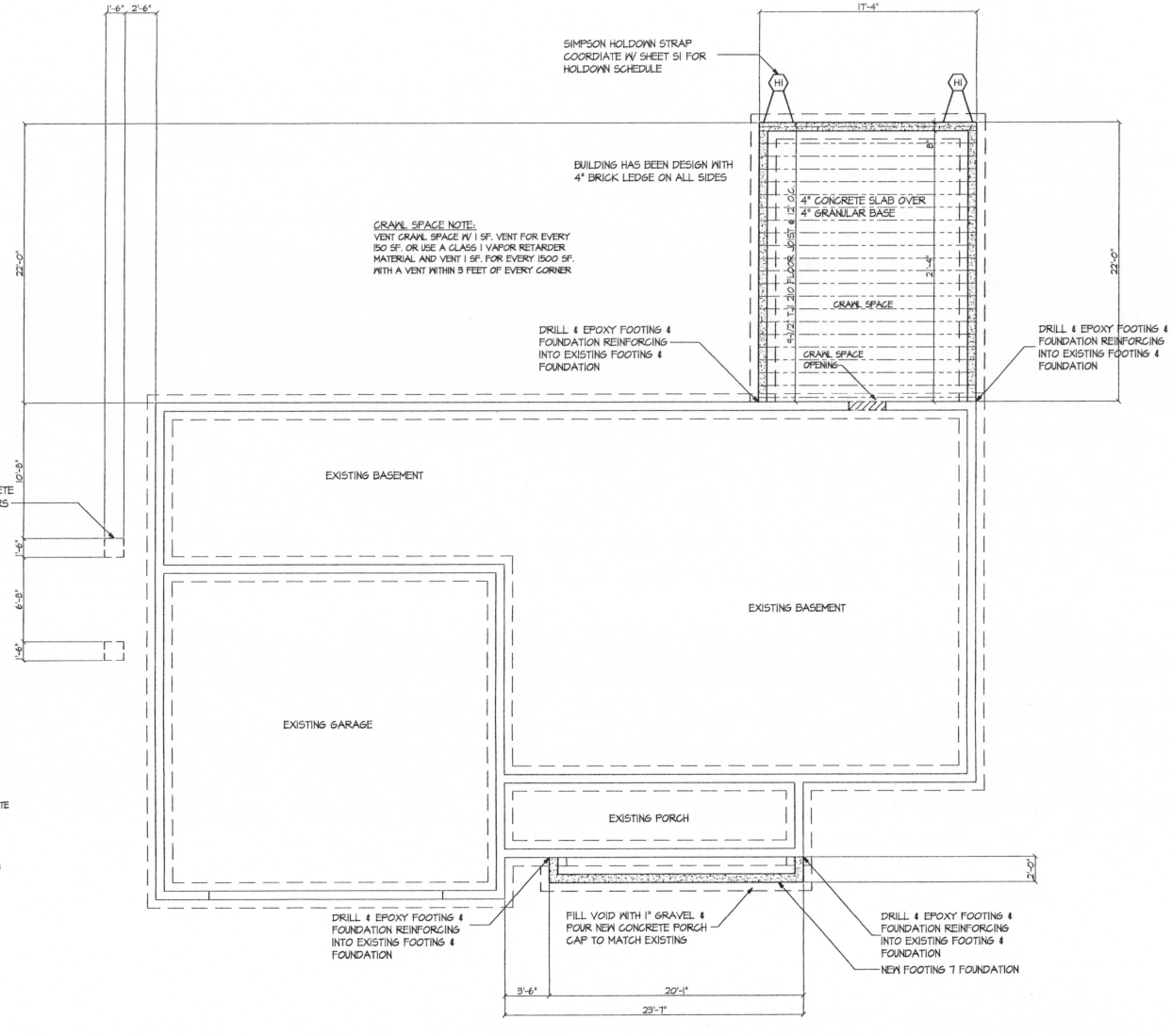
COORDINATE W/ FOOTING & FOUNDATION PLAN & FLOOR PLAN FOR ALL HOLDOWN LOCATIONS (TYP.)



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 @ 8" 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 @ 8" O.C.	#4 @ 10" O.C.
	16'-0" - 18'-0"	10"	#6 @ 8" O.C.	#4 @ 8" O.C.



FOOTING & FOUNDATION PLAN

SCALE 1/4"=1'-0"



801-668-5852
JD DESIGN
QUALITY HOUSE PLANS

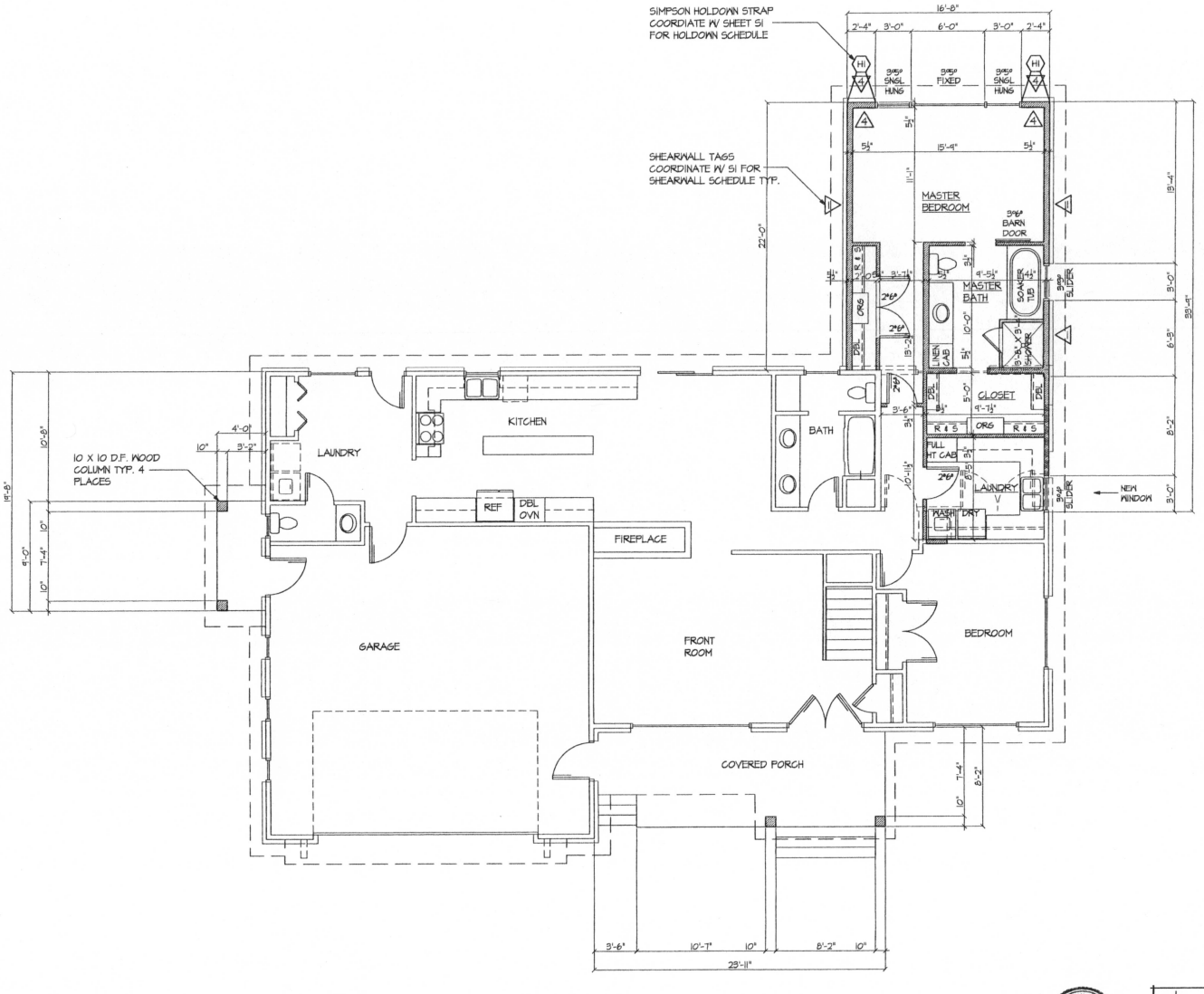
FOOTING & FOUNDATION PLAN

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

PROJECT: FORSGREN ADDITION

35 NORTH 100 WEST MILLVILLE, UTAH

1



WALL LEGEND

EXISTING WALL

REMOVE WALL

NEW WALL

MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

10/2/19

801-668-5852

JD DESIGN

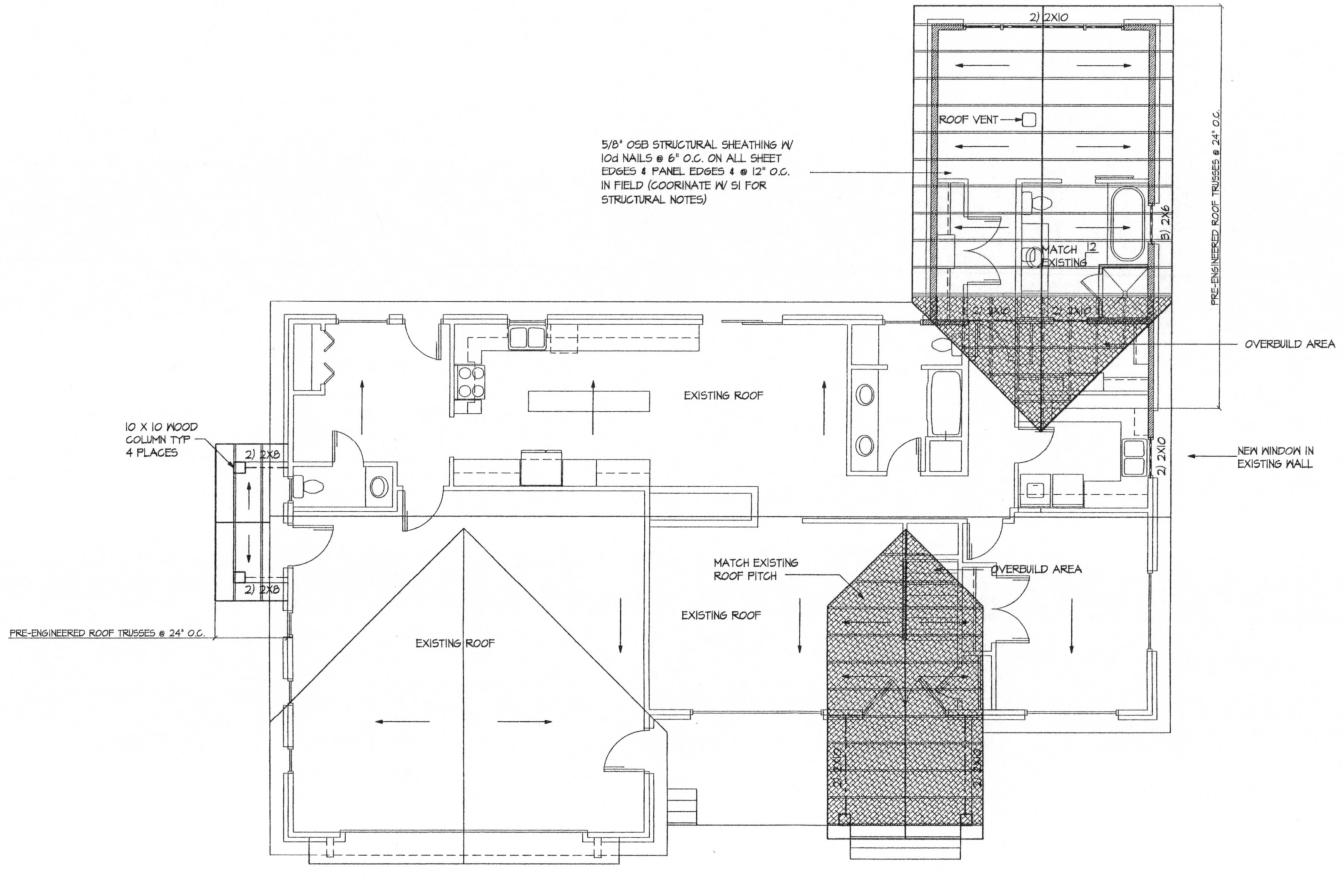
QUALITY HOUSE PLANS

MAIN FLOOR PLAN

DATE: 05-17-18 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"

STATE OF UTAH — STEVEN J. DAVISON — REGISTERED PROFESSIONAL ENGINEER
10/2/19

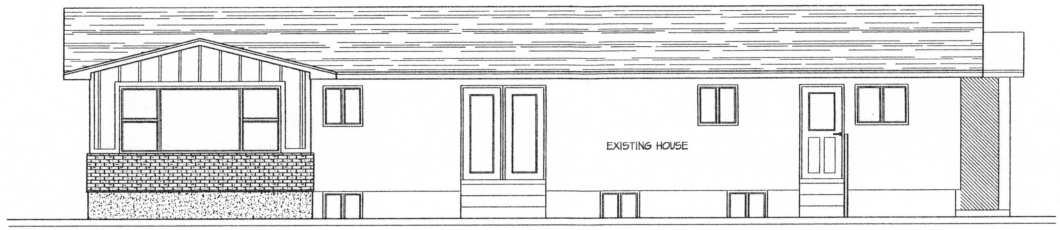
JB DESIGN
QUALITY HOUSE PLANS
801-668-5852

ROOF FRAMING PLAN

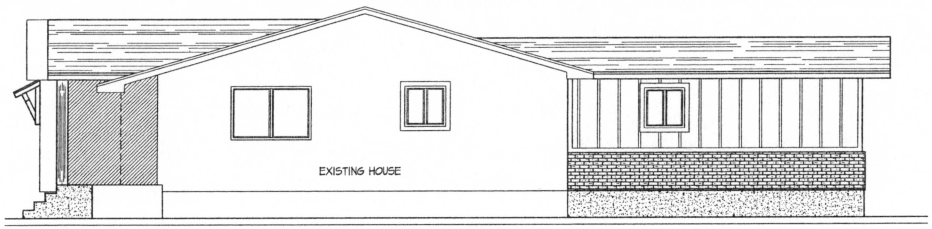
DATE: 05-17-19 JOB # 19-25-18

PROJECT:
FORSGREN ADDITION
35 NORTH 100 WEST MILLVILLE, UTAH

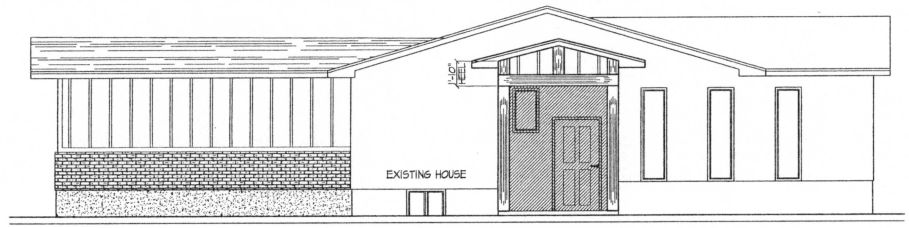
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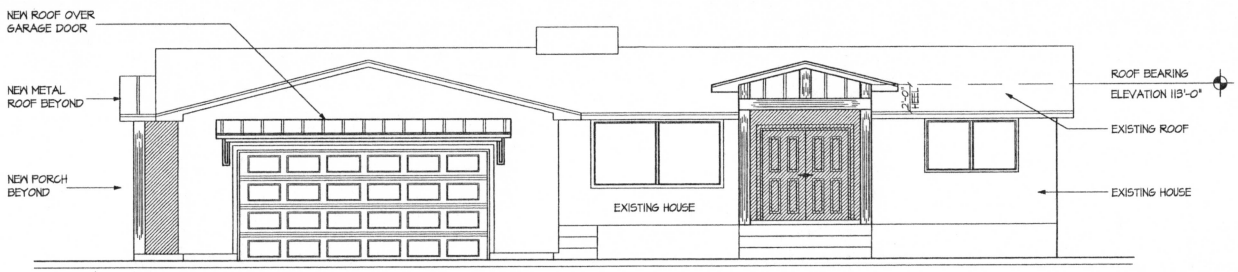
BACK ELEVATION
SCALE 1/4"=1'-0"



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



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



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

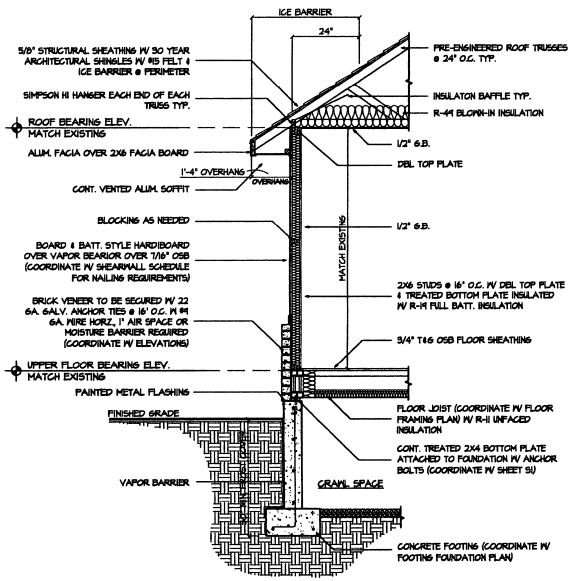
801-668-5852
JB DESIGN
QUALITY HOUSE PLANS

ELEVATIONS

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

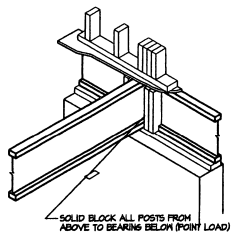
PROJECT:
FORSGREN ADDITION
35 NORTH 100 WEST MILLVILLE, UTAH

4



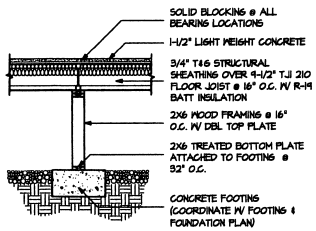
TYP. WALL SECTION

SCALE 1/2"=1'0"



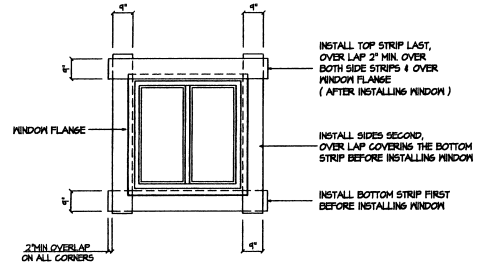
BEARING TRANSFER DETAIL

SCALE NONE



CRAWL BEARING WALL SECTION

SCALE 1/2"=1'0"



WINDOW FLASHING DETAIL

SCALE 1/4"=1'0"

801-668-5852
QUALITY HOUSE PLANS

SECTIONS & DETAILS

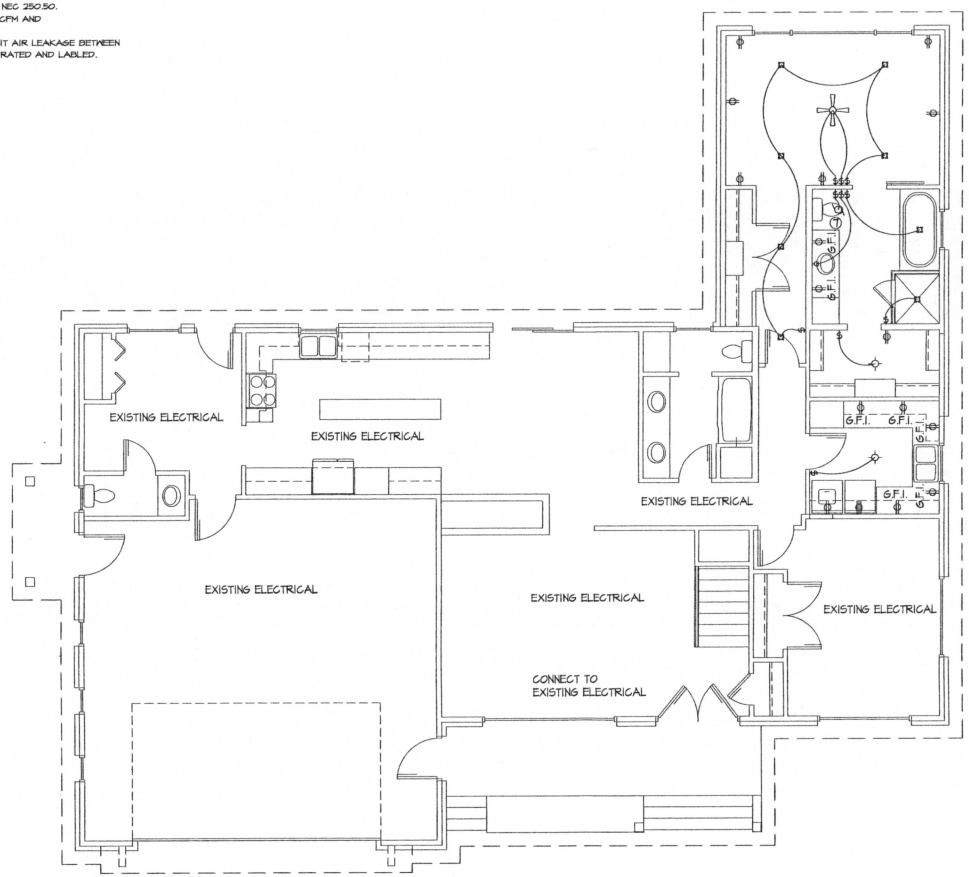
DATE: 05-17-18 JOB # 1928-18

PROJECT:
FORSGREN ADDITION
35 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 E3509.1.2 , 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 T BE IC RATED AND LABLED.



ELECTRICAL PLAN

SCALE 1/4"=1'0"

801-668-5852
JD DESIGN
QUALITY HOUSE PLANS

ELECTRICAL PLAN

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

PROJECT:
FORSGREN ADDITION
35 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 2018 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, MALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
   - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN MALLS 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 BY 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, MALLS, 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) ——— 60 PSF
    ROOF (slopes less than 4:12) ——— 80 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 0.00040 INCH/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 MALLS 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 3x, 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. 9 X 9 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 4 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 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 MALLS 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 JOISTS MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
7. NAILING SCHEDULE PER 2018 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:
F_b = 2400 PSI, F_v = 165 PSI, F_c (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 HEIGHT 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 SHOW 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 SHEATHING, 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 SHEATING, 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)

MALLS TALLER THAN 18' AND/ OR MALLS 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 8 RAFTER, USE A 2 x 9 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 60lbs. 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	11.5	13.1	15.1
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1 1/2"	
8d @	8"	2"	2 1/2"	8"	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"	8"	2 1/2"	5 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"	9 1/2"	8 1/2"	10"	

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADING.

SHEARWALL SCHEDULE

MALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS
1	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
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 MALL AREA, NOT AT MALL 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 DTRS.)
3. MAXIMUM STUD SPACING 16" ON CENTER.
4. PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
5. PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARMALLS SHOULD BE CONSTRUCTED AS SHEARMALL
6. 1 1/2" IS 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 SHEARMALLS 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 SHEARMALLS 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:
SHEARMALL TO FOUNDATION	HI	HDUII	(30) 1/4"X3-1/2" SDS	1"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
	H2A*	STHD8RJ OR STHD8	(24) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H5*	STHD10RJ OR STHD10	(28) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H6A*	STHD14RJ OR STHD14	(50) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H8	HD8A	(2) 7/8" ~ BOLTS	7/8"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
	H10	HD10A	(4) 7/8" ~ BOLTS	7/8"~ ANCHOR BOLT OR SIMPSON SSTB28 IN FOUNDATION.
UPPER TO LOWER MALL MEMBERS	H17	MSTC40	(28) 16d COMMON NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER MALLS
	H18	MSTC66	(64) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER MALLS
	H19	MSTC28	(46) 16d COMMON NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER MALLS

OPT. * ADVANCED SYSTEMS ANFAND22L 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 ON A 4 x 4 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 3,000 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL RE-BAR IN SHEAR CORE OR 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 Plans, L.L.C.
STRUCTURAL ENGINEERING SERVICES
360 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 216-8378 (WEST)
FAX: (801) 216-8239

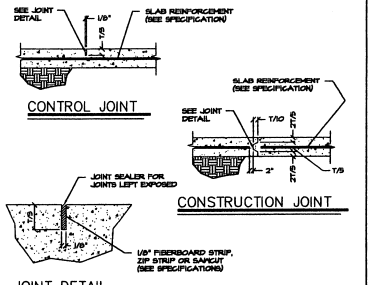
STRUCTURAL NOTES & SCHEDULES

FORSGREN ADDITION
HILLVILLE, UT
PLANS BY: J B DESIGN

REVISIONS:	date	rev. # :
CHKD BY:	date	
DRAWN BY:	date	

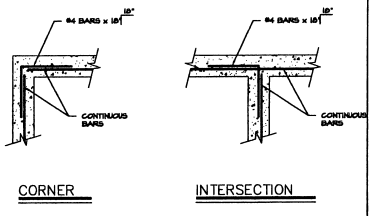
LICENSED PROFESSIONAL ENGINEER
No 171555
STEVEN J. CAMPBELL
STATE OF UTAH
10/2/19

SHEET NO. S1



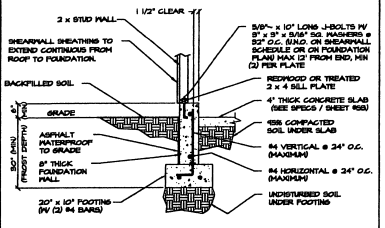
TYP. CONCRETE JOINT DETAILS

NOT TO SCALE



CORNER & INTERSECTION DETAILS

SCALE: NONE

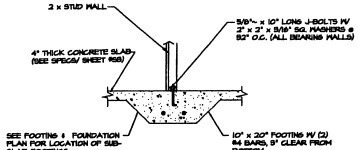


TYP. SECTION THRU FOUNDATION @ GARAGE

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.

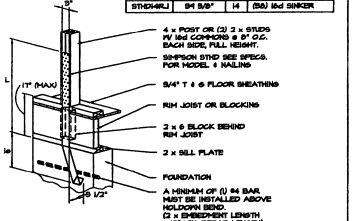


SECTION THRU SUB-SLAB FOOTING

SCALE: NONE

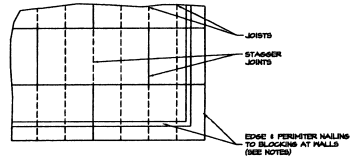
Engineering West, L.L.C.
Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-1578 (WEST) FAX: (801) 298-6295

MODEL SPECS.			
MODEL #	LENGTH (L)	(tw)	NAILS
STHDHRJ	8S 1/8"	8	(24) 16d SINKER
STHDI0RJ	8S 5/8"	10	(28) 16d SINKER
STHDI4RJ	8S 5/8"	14	(36) 16d SINKER



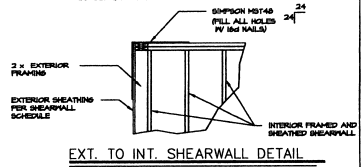
TYP. HOLDOWN DETAIL(STHD)

SCALE: NONE



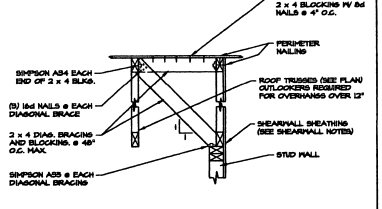
HORIZ. SHEATHING LAYOUT

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



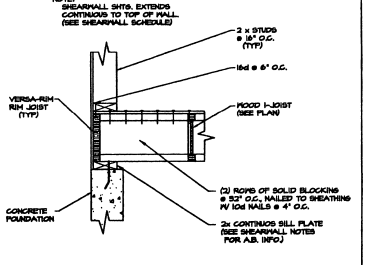
EXT. TO INT. SHEARWALL DETAIL

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



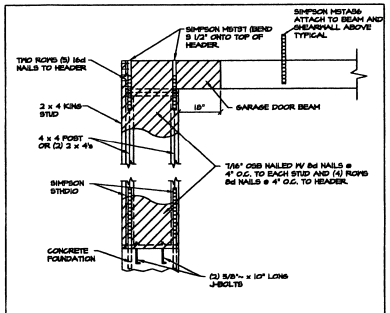
GABLE WALL DETAIL

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



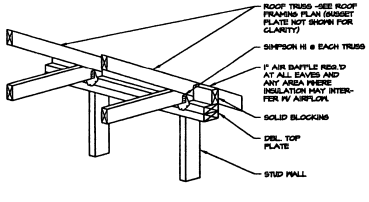
WOOD I-JOIST FRAMING

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



TYPICAL GARAGE COLUMN

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



TRUSS BLOCKING DETAIL

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

STRUCTURAL DETAILS

FORSGREN ADDITION
MILLVILLE, UTAH
PLANS BY: J B DESIGN

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

LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH — STEVEN J. ALLEN — 10/21/19

SHEET NO. S2

00892

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Britton 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

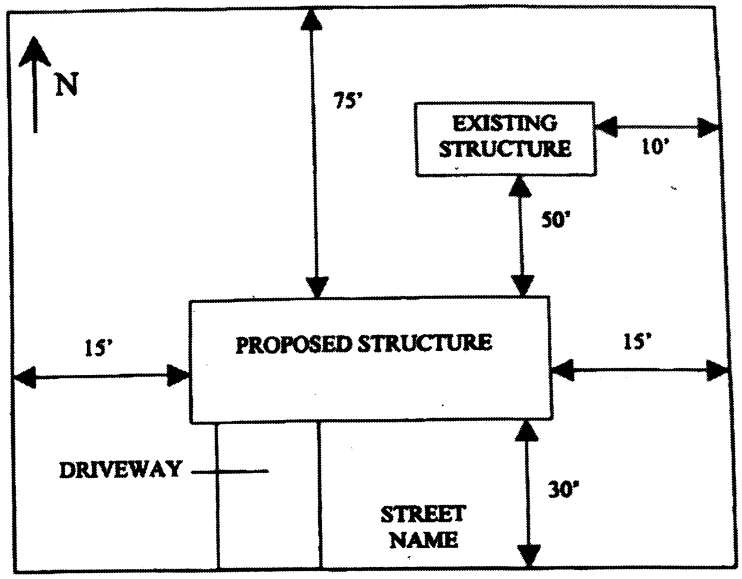
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)

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

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

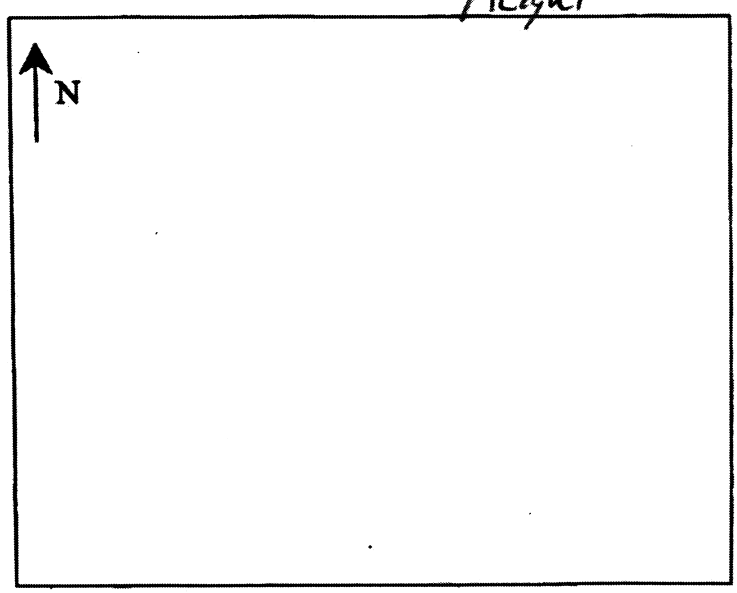
17. Pre-fabricated steel garge to be installed on concrete slab. 22x27x9' at the eaves 13' peak with two 9x7 garage doors on the west side, and one man door on the east side.

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

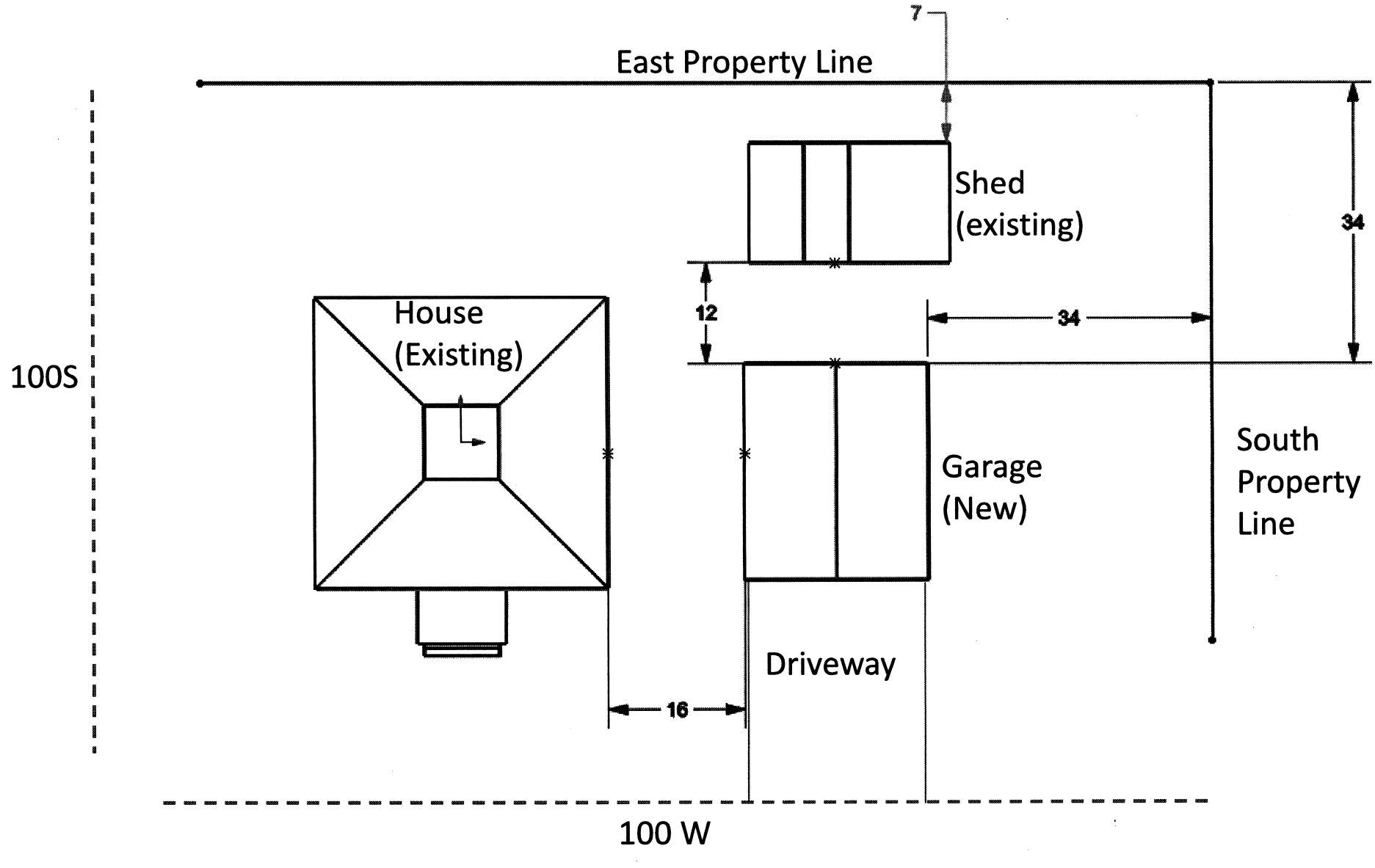
Height

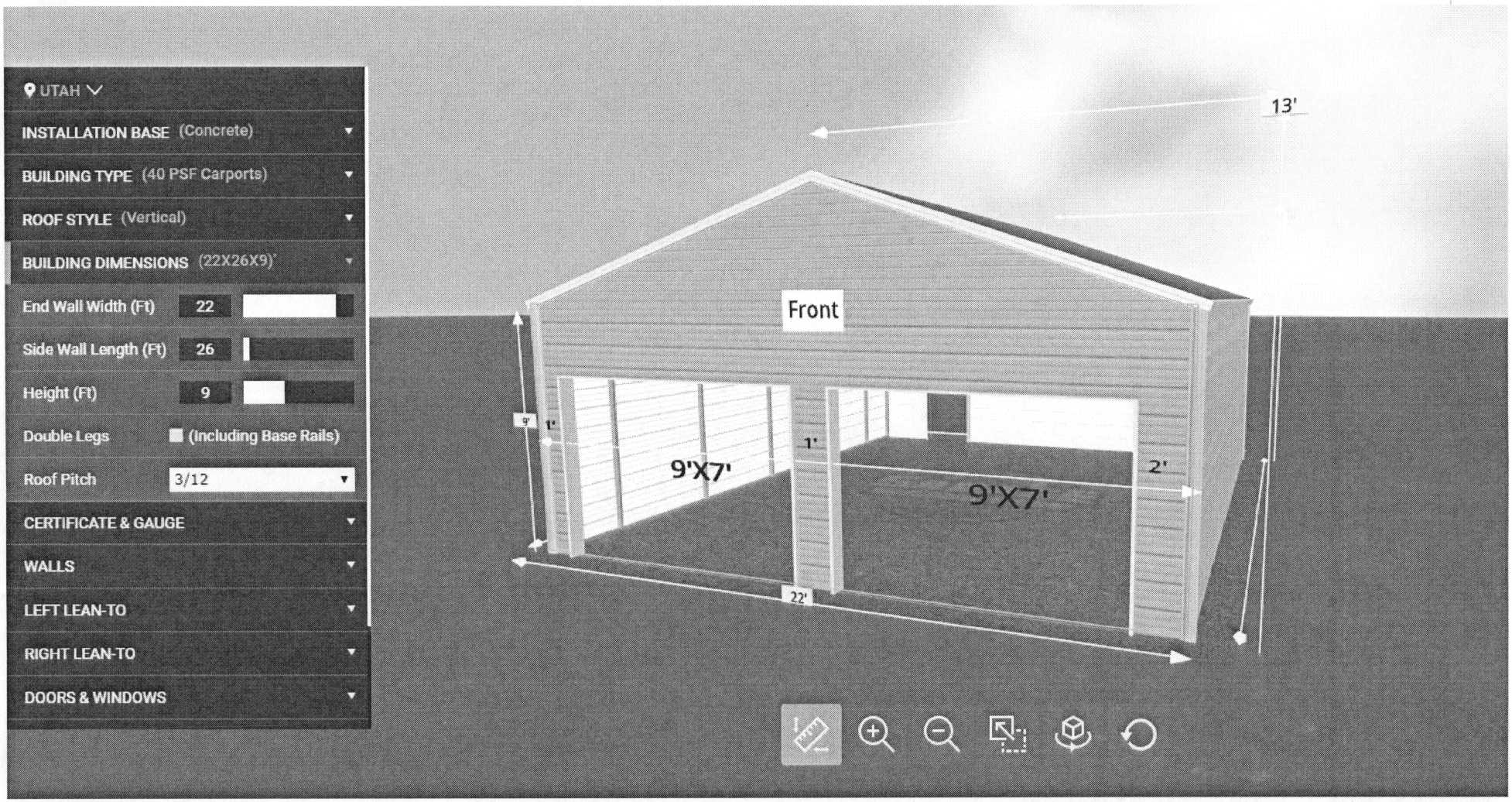


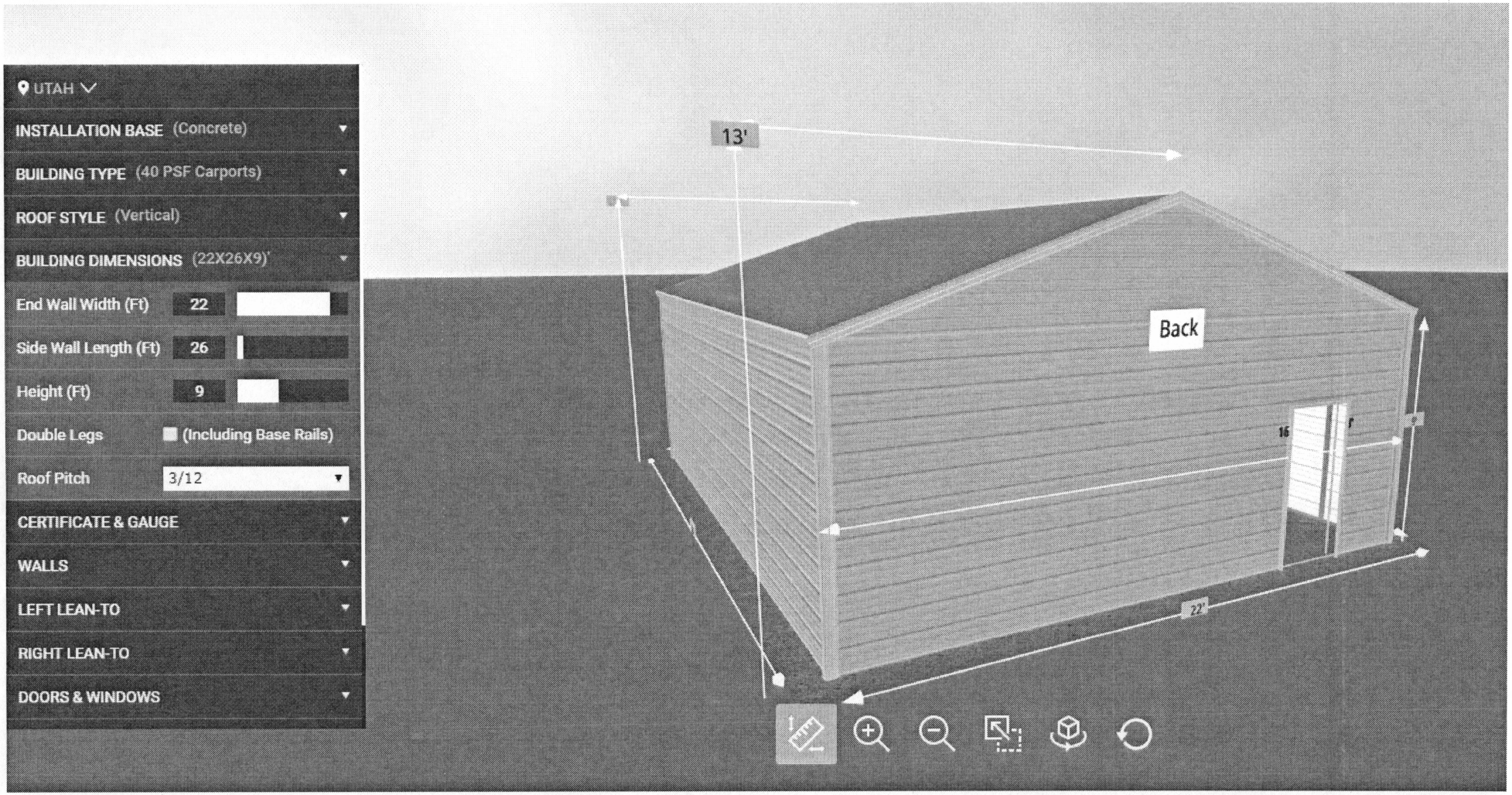
APPROVED – PLANNING AND ZONING _____ DATE _____

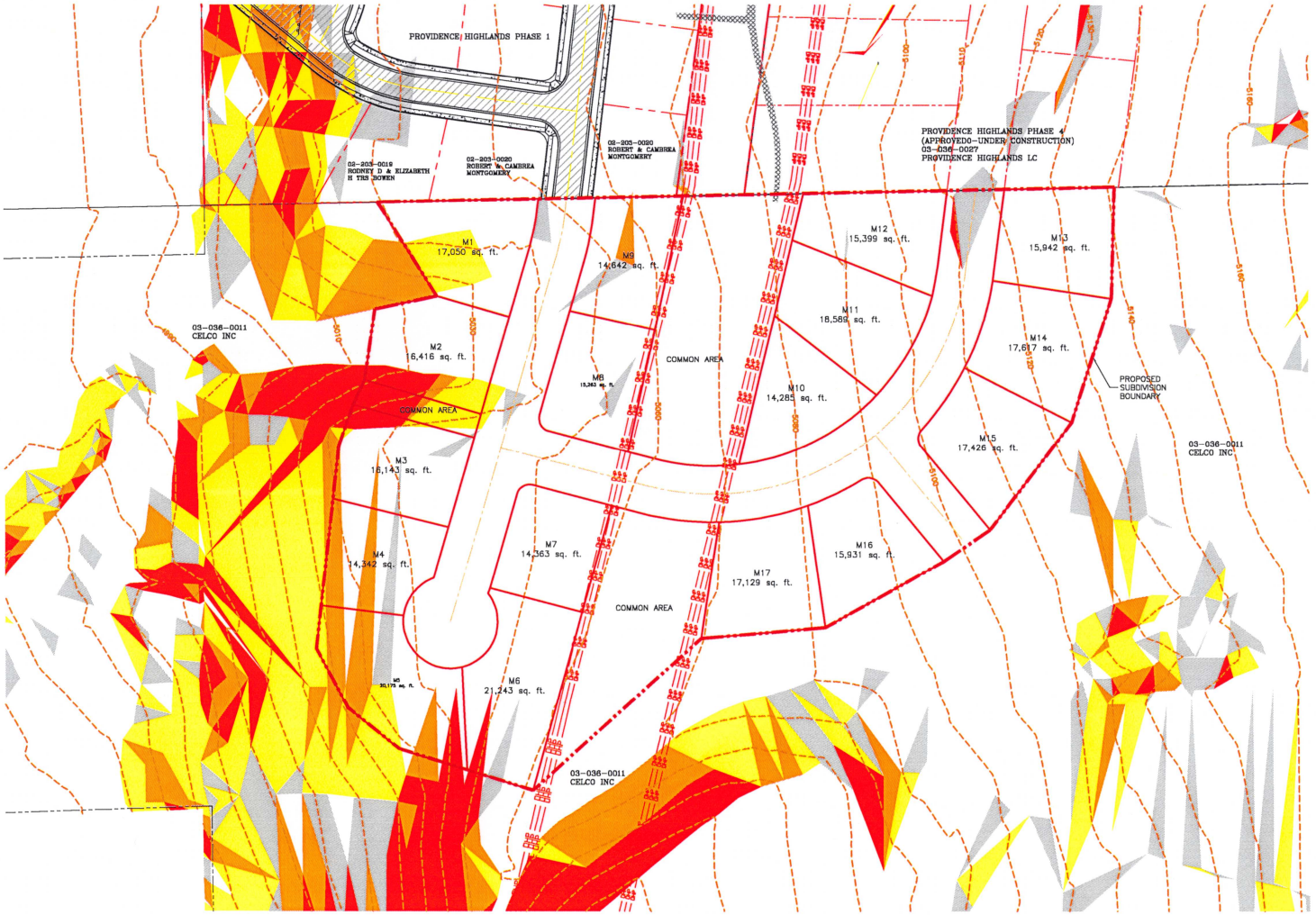
FEES PAID – TREASURER _____ DATE _____

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.
Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)


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'
9'X7'
1'
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

REVISIONS:	DATE: 5-2020	DRAWING HILL.DWG
	JOB NO.	DRAWN BY BGL

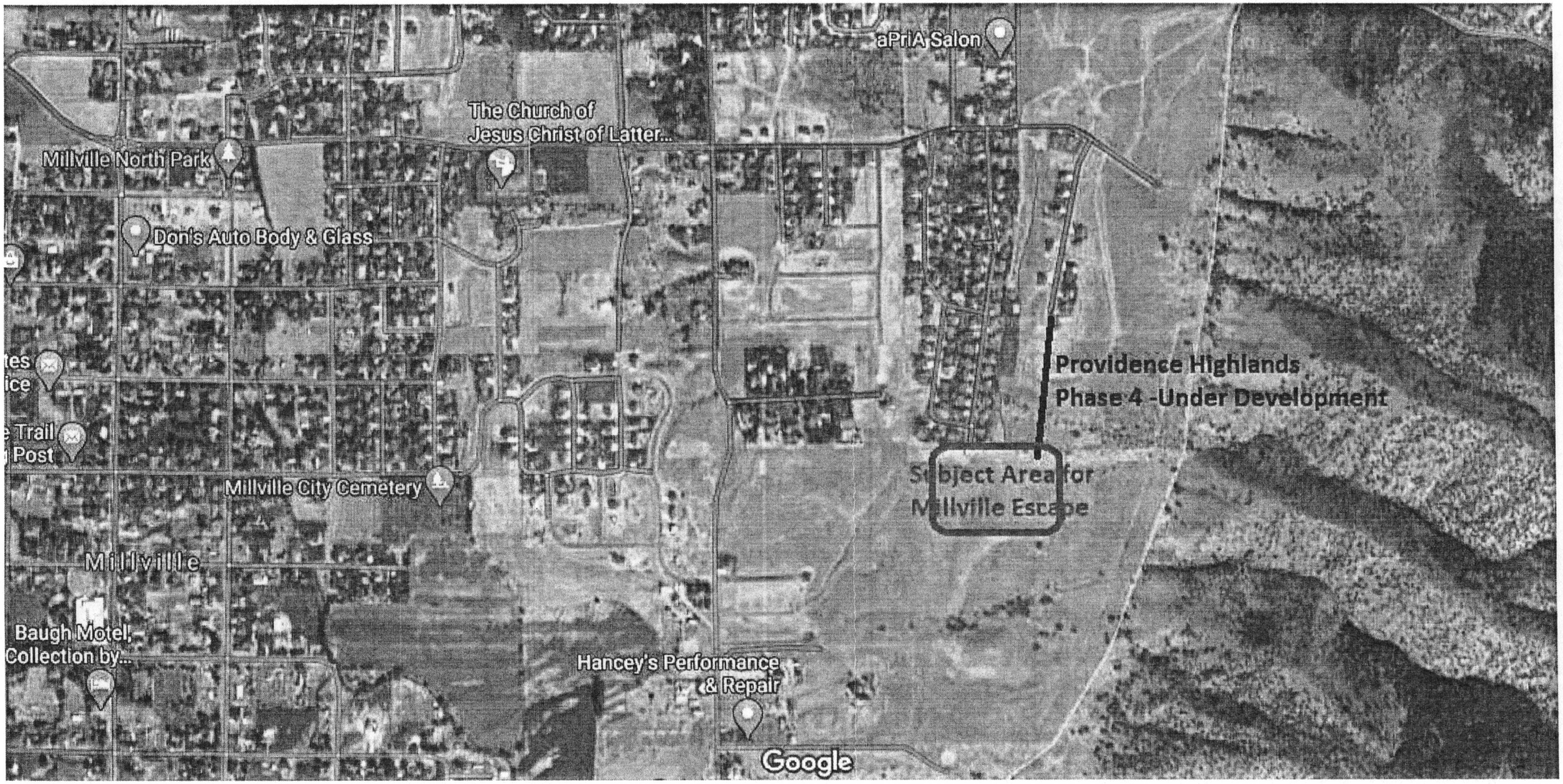
REGISTERED PROFESSIONAL ENGINEER
NO. 368590
ADAM MACKEL PRANG
STATE OF UTAH
FOR REVIEW

PROJECT
MILLVILLE ESCAPE SUBDIVISON
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 <alliance loganam@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: