MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
July 16, 2020

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

Others Present:
Treasurer Tara Hobbs, Development Coordinator Randy Wall, Recorder Corey Twedt, Mayor David Hair, Chad Kendrick, Taylor Jensen, Paul L. Goff, Paula Kaighn, Ray Kaighn, Wayne Rudd, Val Meyer, Dean Lewis, Marie Lewis, Chelsea Funk, Chris Funk, Bayler Gunnell, Emilee Pini, Colt Pini, and Riley Duke. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance
Chairman Greenhalgh opened the meeting at 8:00 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda
The agenda for the Planning Commission meeting of July 16, 2020 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Farmer seconded. All voted in Favor.

4. Review and Approval of the Minutes from July 2, 2020
The Planning Commission meeting minutes were reviewed. Chairman Greenhalgh made a clarification at the end of item 5.F. It previously read 'Millville City is willing to provide water and sewer services to this subdivision.' It should be changed to read '. . . water and sewer services for this subdivision up to the property line of the Celco property'.
The minutes were updated accordingly and a motion was made by Commissioner Lewis to approve the amended minutes. Commissioner Thompson seconded. All voted in Favor.

5.A. Zoning Clearance – Justin Card, accessory building at 34 N Main, Millville
The homeowner was not present. This is a pole barn with photo provided.
Commissioner Farmer moved to approve the clearance. Commissioner Dickey seconded. All voted in Favor.

5.B. Zoning Clearance – Paul Goff, accessory building at 95 E 500 N, Peachy Acres Lot 2, Millville
This will be a new equipment shed including electricity.
Commissioner Lewis made a motion to approve the clearance. Commissioner Thompson seconded. All voted in Favor.

5.C. Zoning Clearance – River Bottom Con, residence at 134 S 100 W, Millville
The builder is Wayne Rudd, and the homeowners, Dean and Marie Lewis, were also present. This will be a rambler style home with height approx. 16 feet. Commissioner Dickey made a motion to approve the clearance. Commissioner Farmer seconded. All voted in Favor.

5.D. Zoning Clearance – Duke Building Co, residence at 30 W 550 N, Tibbitts subdiv lot 2, Millville.

The builder is Riley Duke, and the homeowners, Emilee and Colt Pini, were also present.
The height will be 20 feet. Commissioner Thompson moved to approve the clearance. Commissioner Dickey seconded. All voted in Favor.

5.E. Funk Conceptual

Chris Funk is wanting to subdivide a property from the Verla N Olsen Subdivision which was recently divided into 3 lots.
(See P&Z 2-6-20 meeting for the conceptual review, P&Z 4-2-20 meeting for the Verla N. Olsen Final Plat, and CC 4-9-20 meeting for subdivision acceptance)
He would like to divide his lot into two parcels. One lot would front 100 West and the other would front 100 North.
The sidewalks have not yet been installed from the Olsen Subdivision which was a requirement of subdividing. They were told that they could wait until spring to put them in to avoid installation in the winter conditions.
Sidewalks must be installed before any building permits will be allowed from the Olsen subdivision.

The drawings provided did not specify lot sizes.
Lot specifications for the R-1 residential zone can be found under Ord 17.20A.040 of the Millville City Code. They include 14,000 minimum sq ft lot size, and 108 ft minimum frontage requirements. Boundary lines may be angled to meet lot requirements.

This new Funk Subdivision must have sidewalks and developer must provide water shares/fees in association with the division of his existing lot into two parcels.

5.F. Discussion on landscaping in H.O. zone – Val Meyer

Mr. Meyer purchased lot 18 in the Copperleaf Subdivision years ago, but has been living out of the state. The parcel is in the Hillside Development Overlay zone. He has been working with engineers on the grading and landscape for this parcel. He had the opportunity to obtain some fill dirt from outside parties, but living out of state he could not supervise the activities. The dirt was dumped on the existing residence pad which invalidated his previous engineering work. He must now move the dirt in order to redo all the testing, grading and compaction work. However, regulations of the H.O. zone require approval of the City before he can move any dirt.
The commissioners were in favor of allowing him to move forward under the direction of our city engineers. He will be responsible for the costs associated with our city engineering work as well as his own engineers. Mr. Meyer agreed to this course of action and was eager to get moving forward before bad weather sets in this fall.

5.G. Review Hulse subdivision setback variance

In reviewing the zoning clearance request from Visionary Homes in our last meeting it was discovered that the recorded Plat Map for the Mardell Hulse Mini Subdivision was showing incorrect side setbacks of 10 feet instead of the usual 15 feet required in our city code.
The error, in very small print, had been overlooked by all parties involved and the subdivision map had been recorded with signatures from all associated departments.

Development Coordinator Wall contacted both neighbors of this parcel to see if they were ok with the proposed home that would encroach on the standard setbacks. Both Ken Lee and Mardell Hulse were fine with the setbacks and have signed a statement of such. (See attached dated July 16, 2020)

The Planning Commissioners felt that the best solution to this technical error was to grant a waiver in this circumstance since the builder was not at fault and all effected parties were in agreement.
Commissioner Thompson had some concerns that future problems may arise from granting this exception.
Commissioner Lewis made a motion to recommend to the City Council to grant a waiver on the Hulse Subdivision to allow the variation in setbacks. The setback on the south side, adjacent to Ken Lee's property would be 14 feet from the property line, and the setback on the north side, adjacent to Mardell Hulse's property would be 12 feet from the property line. Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor. Commissioner Thompson abstained from voting.

5.H. Review Nonconforming Uses (Ch 17.68) – Corey Twedt
Recorder Twedt clarified the requested revision as there had been some confusion at the last meeting. The proposed change from 1 year to 6 mos. was involving a nonconforming use permit, as in a farm (commercial business) operating within a residential zone. If the farm stopped operating how it had previously been operating for the duration of a year then the nonconforming use permit would be cancelled. The City Council wanted to shorten this down to 6 mos.

The commissioners had a lengthy discussion about previous situations where this might apply, and who might be effected in the future.
Some of the same concerns came up again regarding why someone might cease operating for a long period of time, including illness, trying to sell the operation to a new owner, and Covid-19 shutdowns. The commissioners were very concerned about limiting our citizens or taking away options when this restriction may only be beneficial in a small number of cases.

Commissioner Thompson made a motion to NOT change the time limit to 6 mos. but to leave it at 1 year. Commissioner Farmer seconded. All voted in Favor.

5.I. Other
Commissioner Anderson (Alt.) wanted to know what had happened with the Strate Subdivision regarding sidewalks as they had never been installed.
The subdivision was located under the name of Knowles, but Strate was the one doing the developing. See P&Z minutes from 11-7-19 for the Final Plat review and CC minutes from 11-14-19 for conditions and acceptance of the Knowles minor subdivision.
It spells out clearly that Strate was to install all sidewalks.
This topic has become a major concern now that developers are selling the lots without putting in the sidewalks. The only way to hold developers accountable is to not allow building permits, but that is only hurting the buyers who have nothing to do with the development.
Dev. Coordinator Wall will follow up with Strate and the sidewalk installation.

Mr. Taylor Jensen, the Cache County Planner, was present and asked to take a few minutes to speak to the commissioners. He introduced himself and gave a little of his background. The county is updating their master plan and would like input from anyone interested in participating; board members and citizens alike.
He left business cards for everyone and offered his services and knowledge for any questions or situations that we might need help with.

6. City Council Report – review minutes from the July 9, 2020 meeting.
No comments were made.

7. Agenda Items for Next Meeting
Possible multiple building permits
Sidewalks review

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, Aug 6, 2020 at 8:00 pm.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at 10:05 p.m.

00910

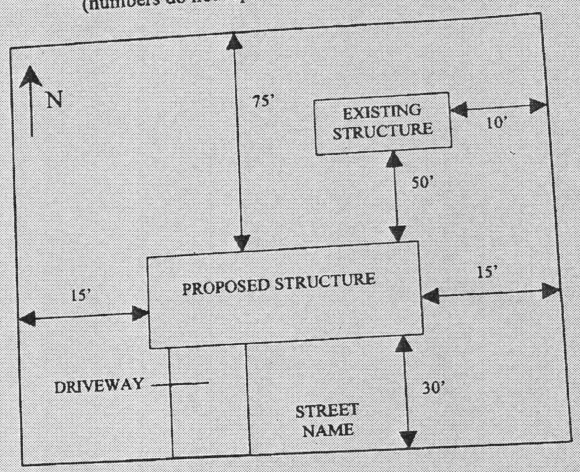
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

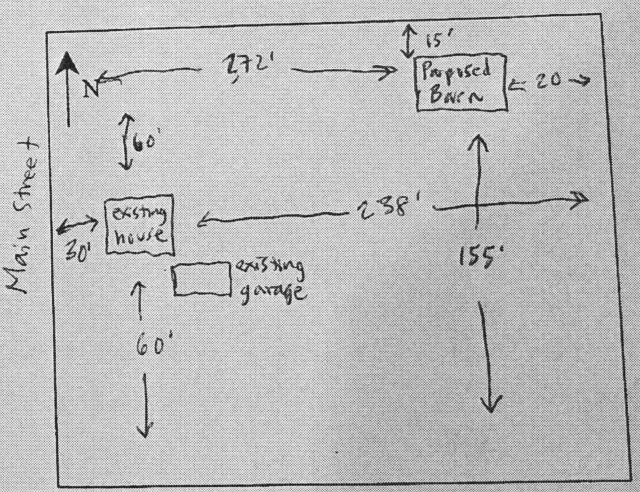
APPLICATION INFORMATION

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



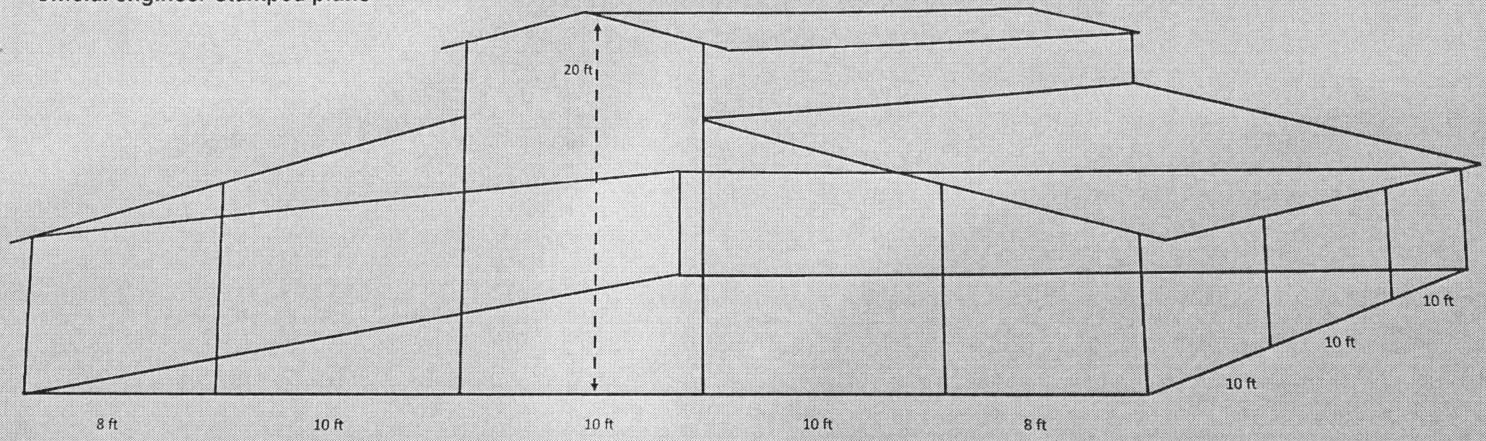
APPROVED – PLANNING AND ZONING _____ DATE _____

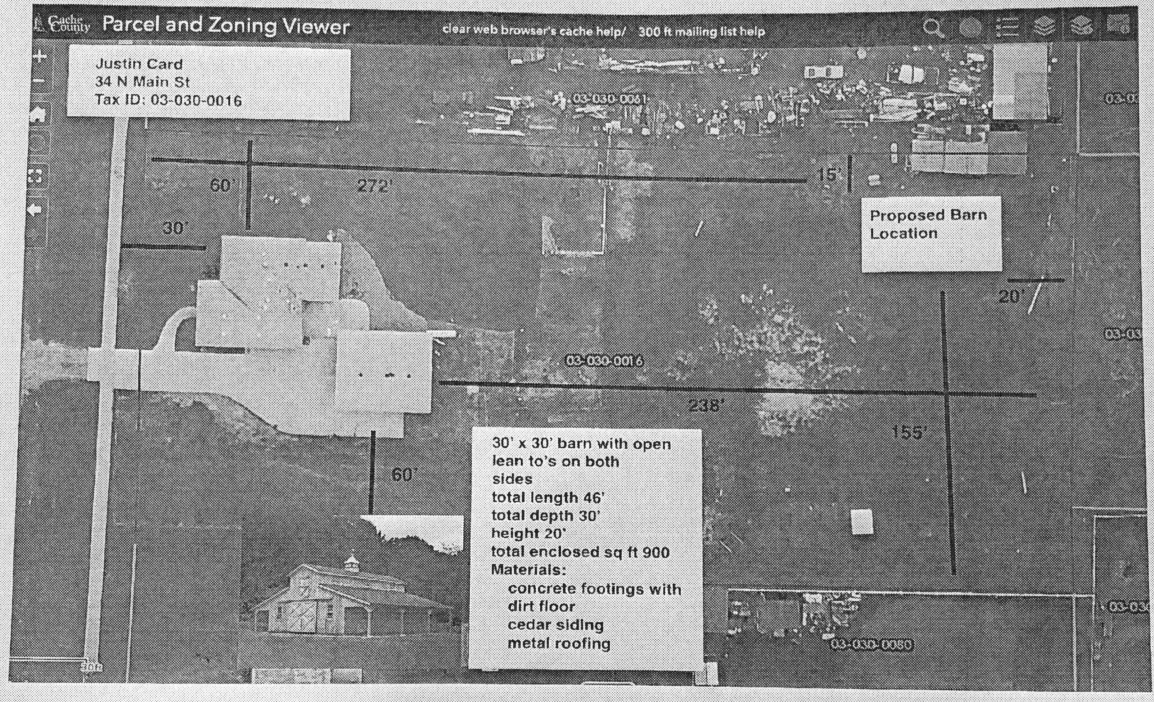
FEES PAID – TREASURER _____ DATE _____

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 siding
metal roofing
03-030-0080

00856

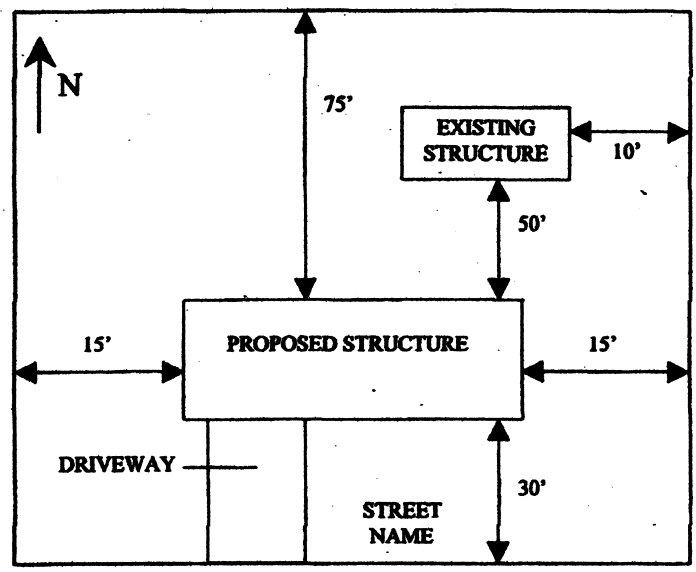
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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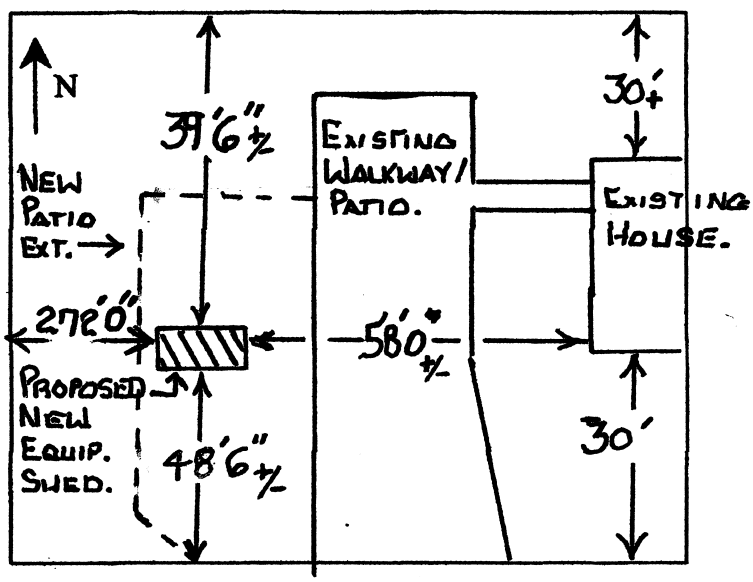
APPLICATION INFORMATION

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 4.
HOME TELEPHONE BUSINESS TELEPHONE
5. -Same-
OWNER'S NAME (if different from applicant)
6. Equipment Storage Shed
TYPE OF STRUCTURE
7. 240 SQ. FT. 8. R-1
SQUARE FOOTAGE 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. 1/4 Acres +/- 13.
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☒
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☒
(choose one)
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. 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

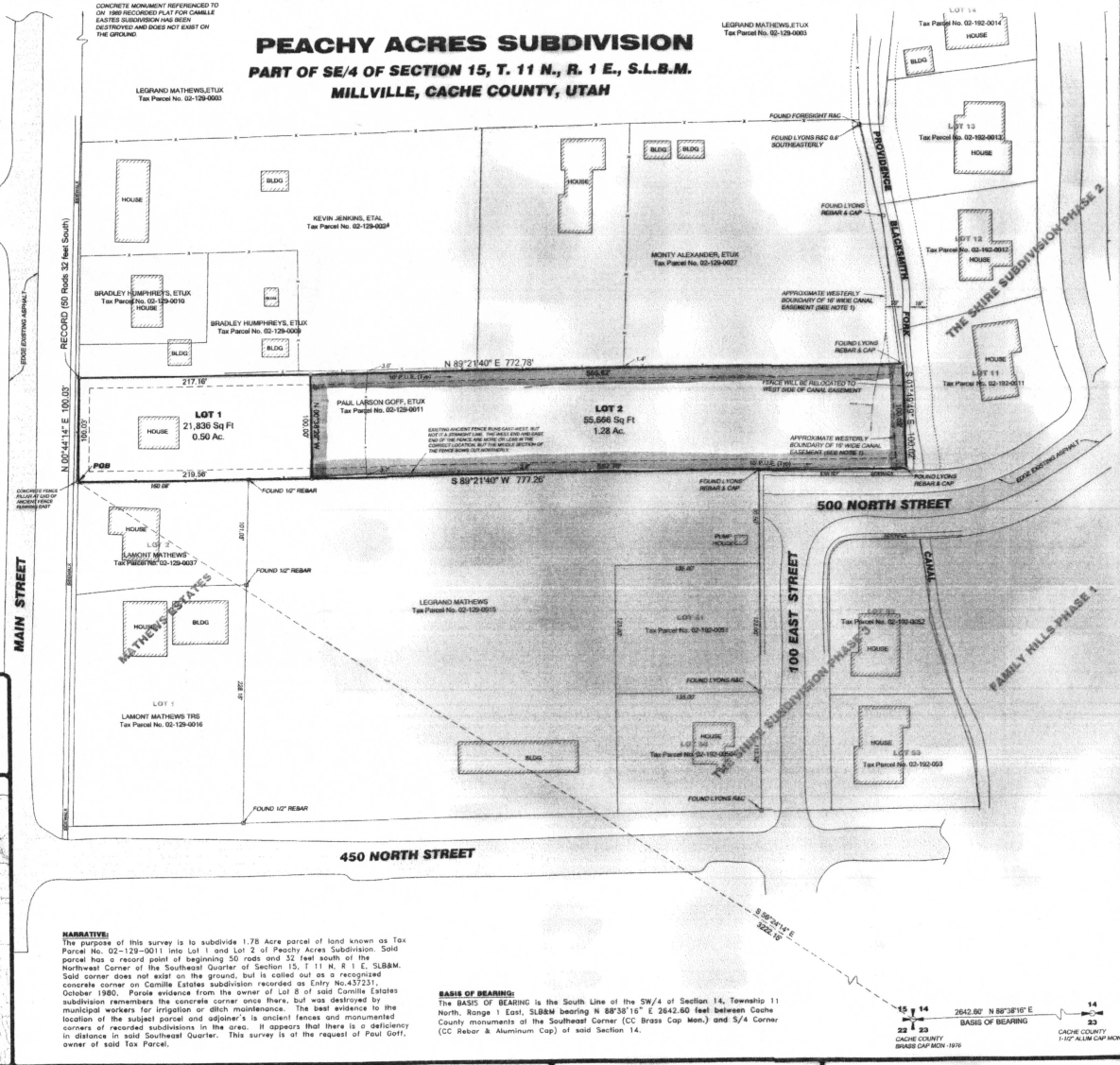
CONTENTS

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
PAGE 6	PATIO PLAN	ELECTRICAL
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



1" = 50'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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 (RAC)

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.

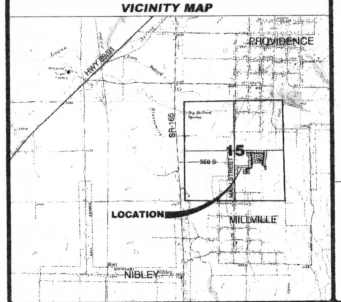
2. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY 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



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.

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 W. JOHNSTON 7-21-14 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

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: _____

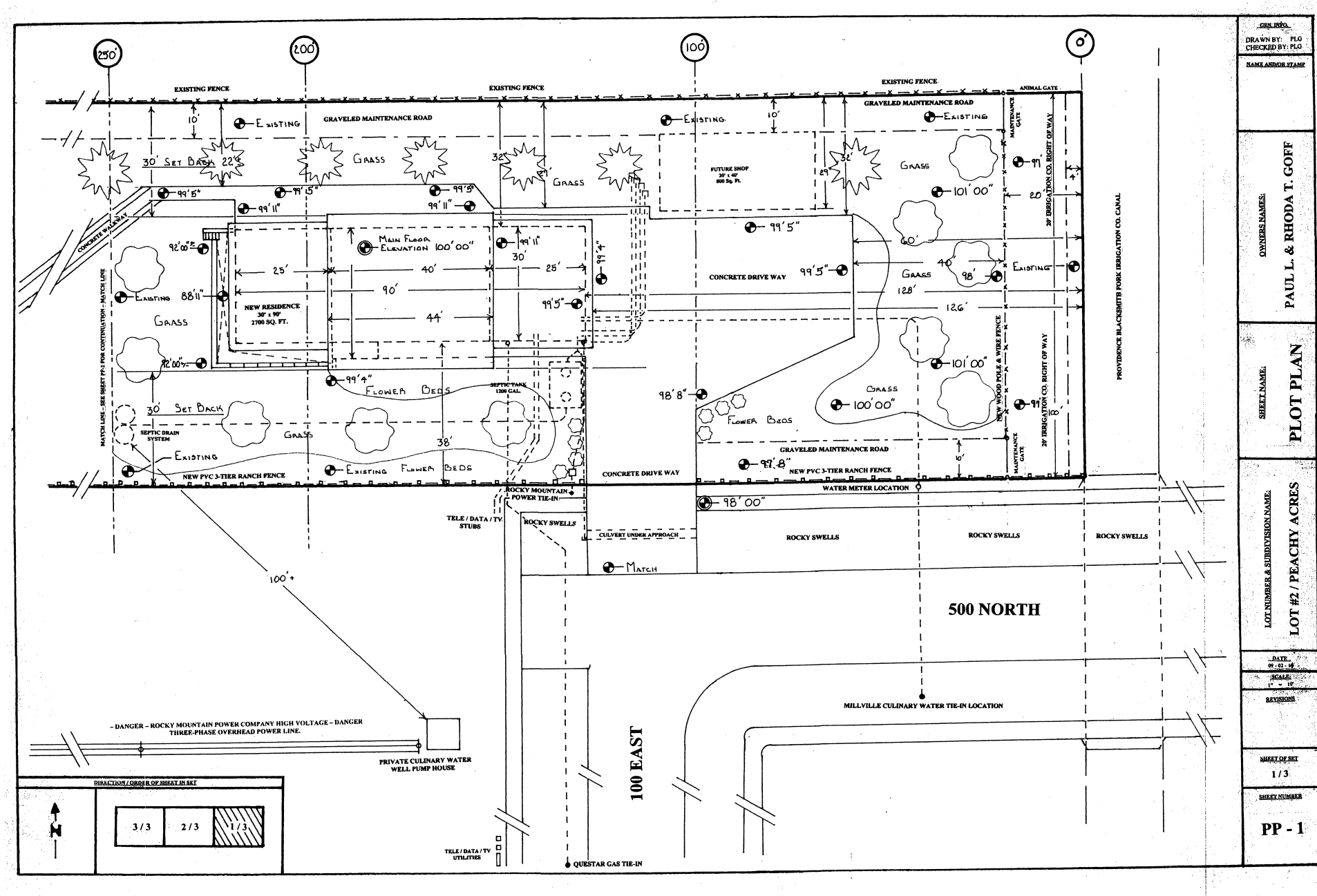
_____ CACHE COUNTY RECORDER

NO.	DATE:	REVISION:
1	08-27-14	PER MILLVILLE CITY ENG. 08-19-14 REVIEW MEMO
2	09-03-14	PER 09-02-14 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

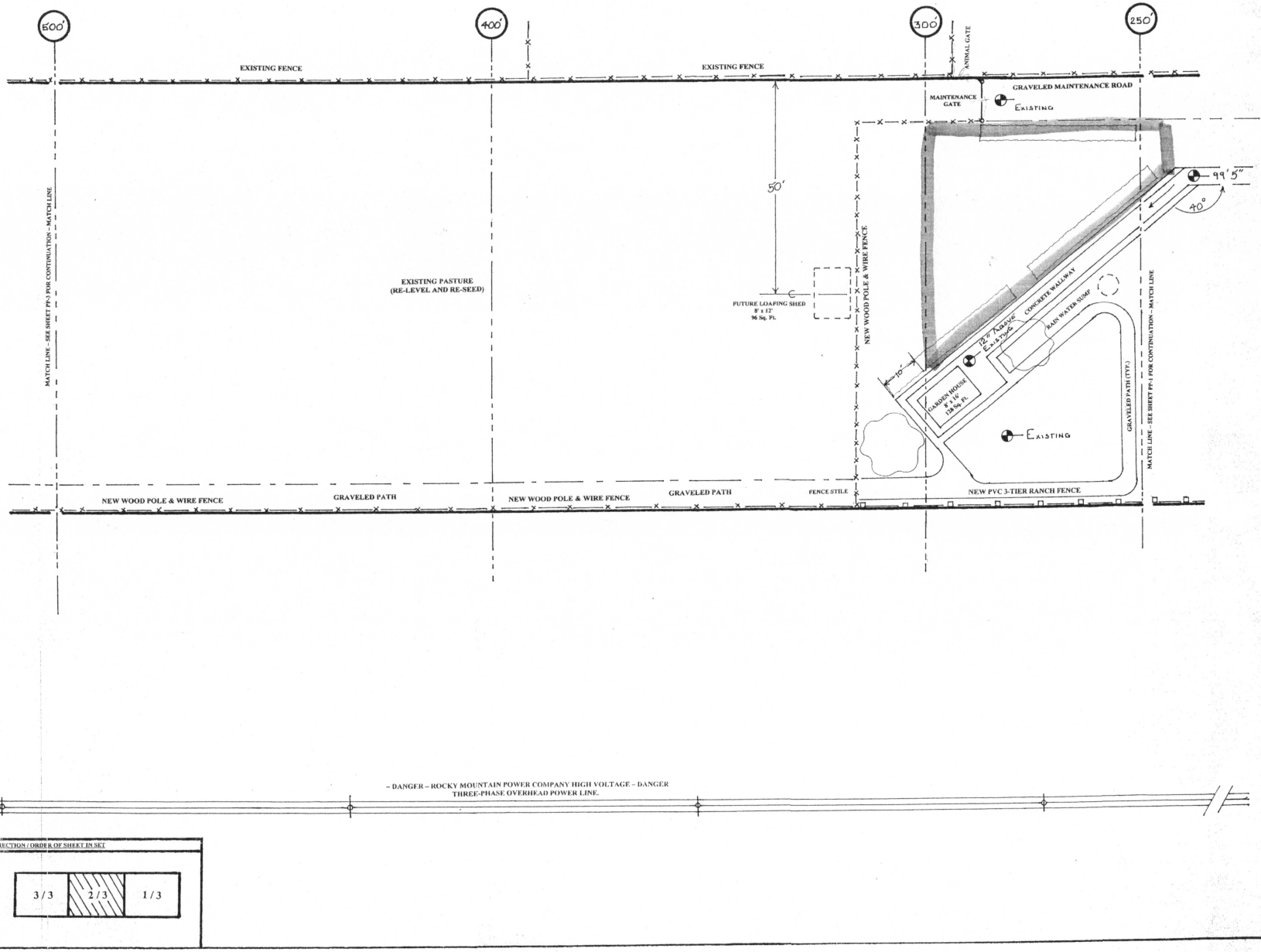
DATE
09 - 02 - 10

SCALE:
1" = 10'

REVISIONS

SHEET OF SET
1 / 3

SHEET NUMBER
PP - 1



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

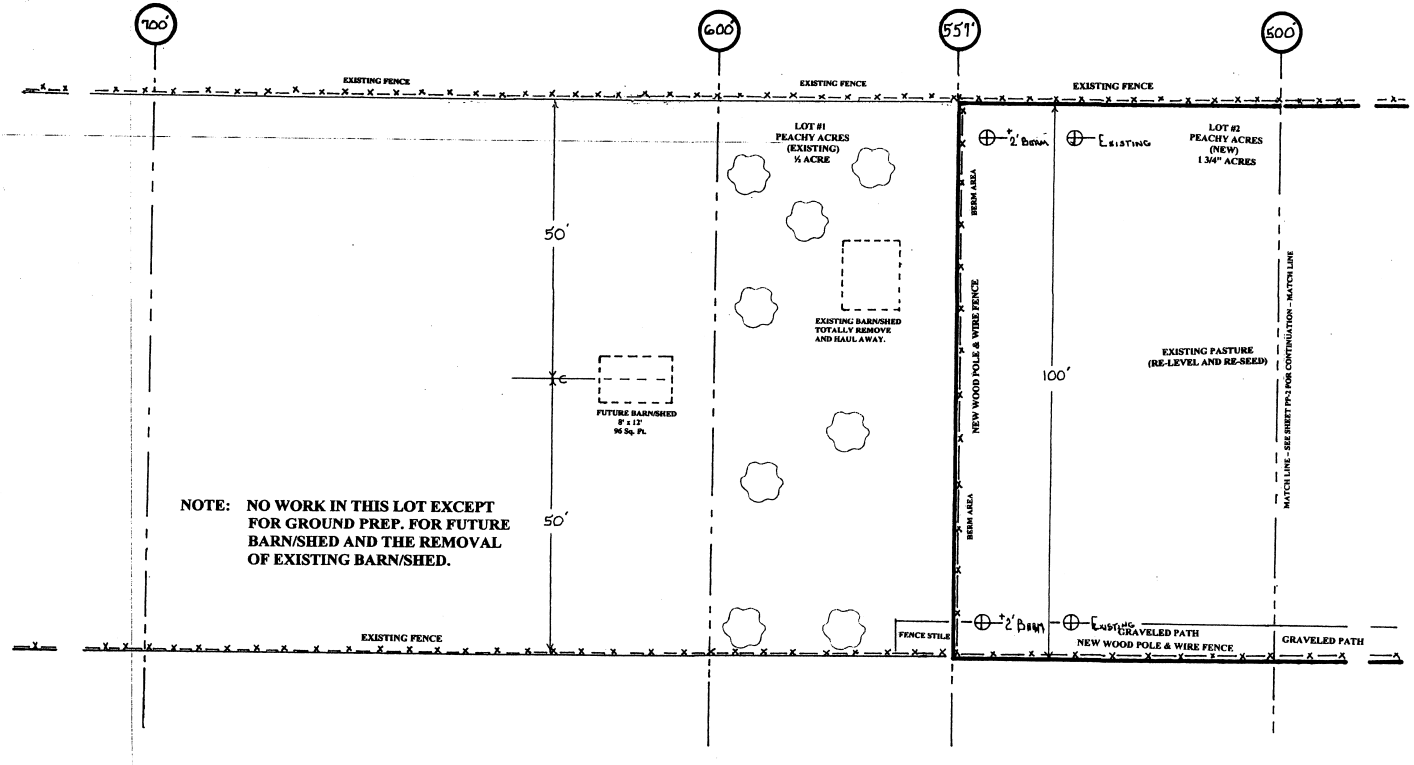
DATE
09 - 02 - 10

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

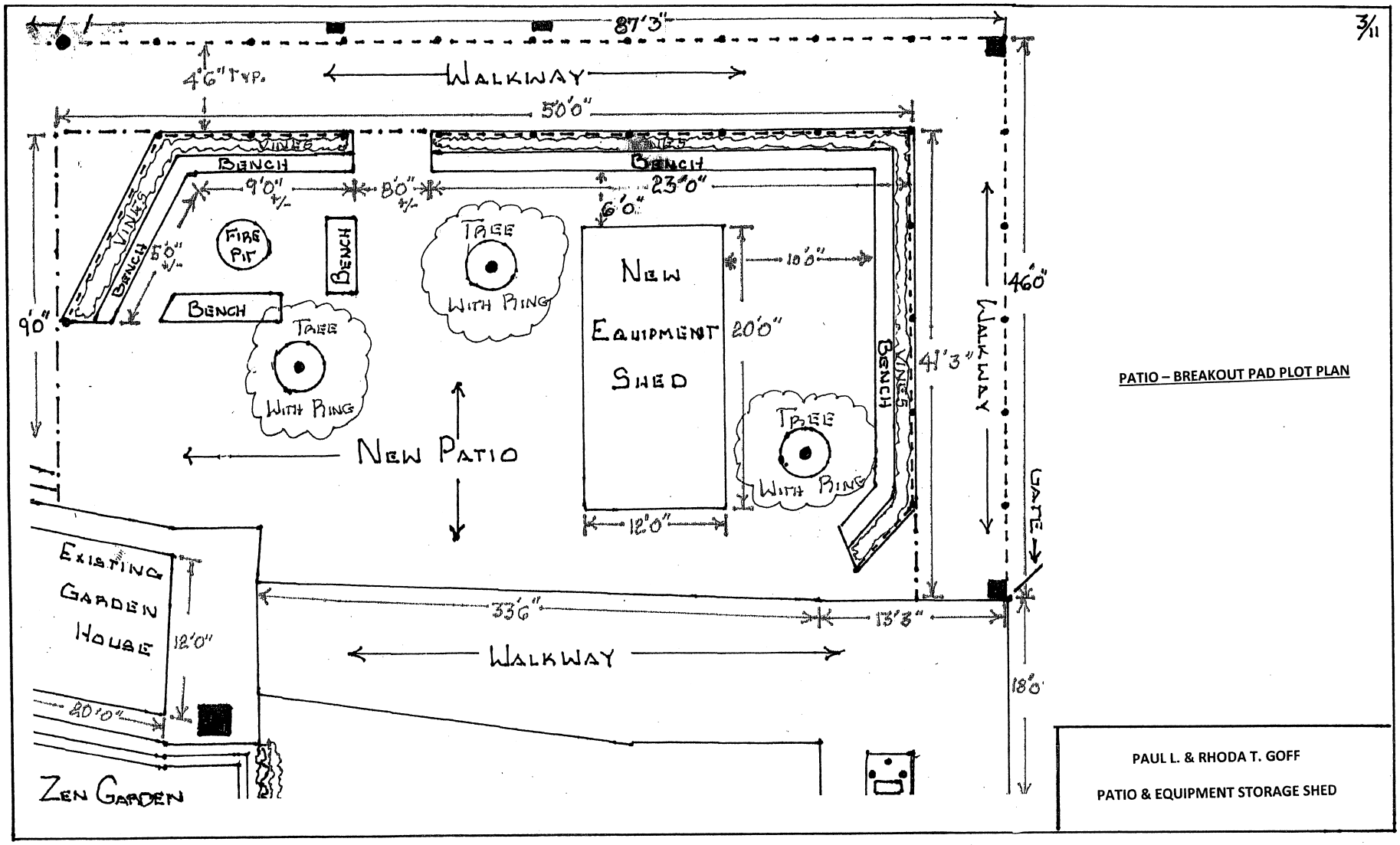
DATE
09 - 02 - 10

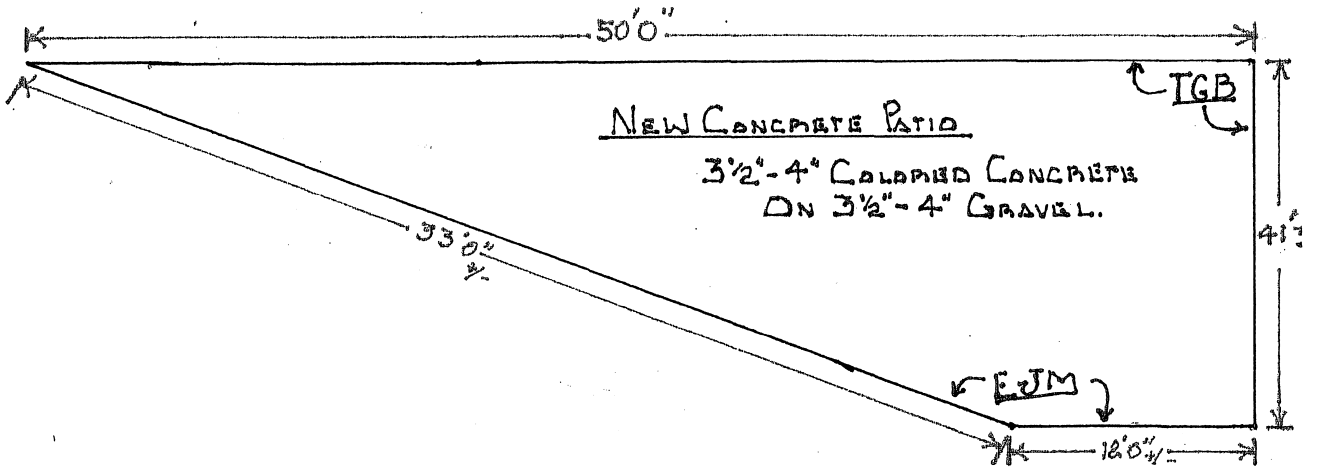
SCALE:
1" = 10'

REVISIONS

SHEET OF SET
3 / 3

SHEET NUMBER
PP - 3

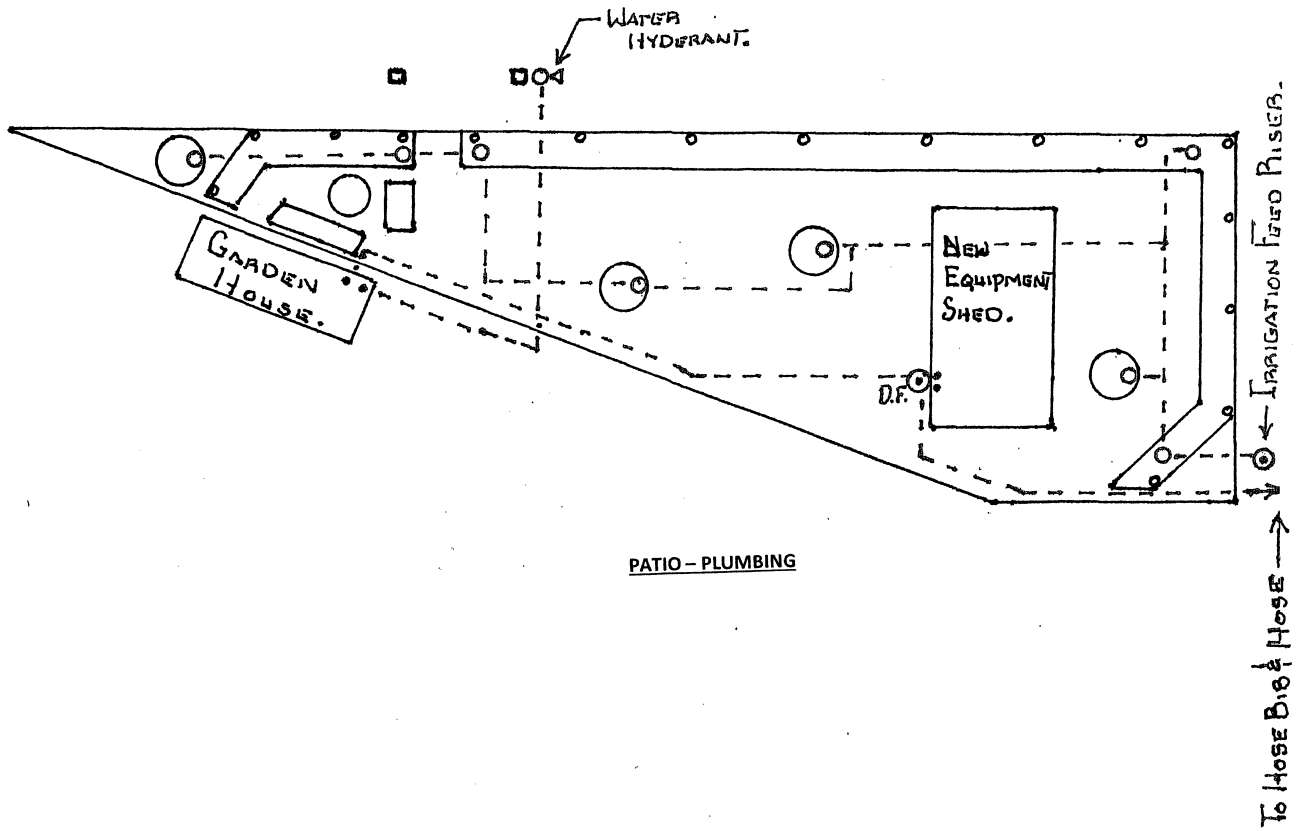

3/11
87'3"
4'6" TYP.
WALKWAY
50'0"
VINES
BENCH
9'0" +/-
8'0" +/-
23'0"
6'0"
FIRE PIT
BENCH
TREE
WITH RING
NEW
EQUIPMENT
SHED
10'0"
20'0"
5'0" +/-
BENCH
TREE
WITH RING
NEW PATIO
TREE
WITH RING
VINES
BENCH
41'3"
WALKWAY
46'0"
90"
GATE
EXISTING
GARDEN
HOUSE
12'0"
12'0"
33'6"
13'3"
WALKWAY
18'0"
20'0"
ZEN GARDEN
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

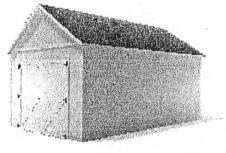


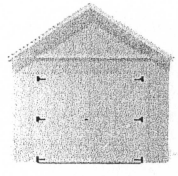
PATIO – PLUMBING

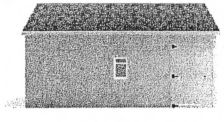
PAUL L. & RHODA T. GOFF

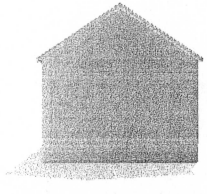
PATIO & EQUIPMENT STORAGE SHED

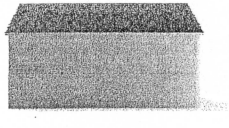
7/11











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

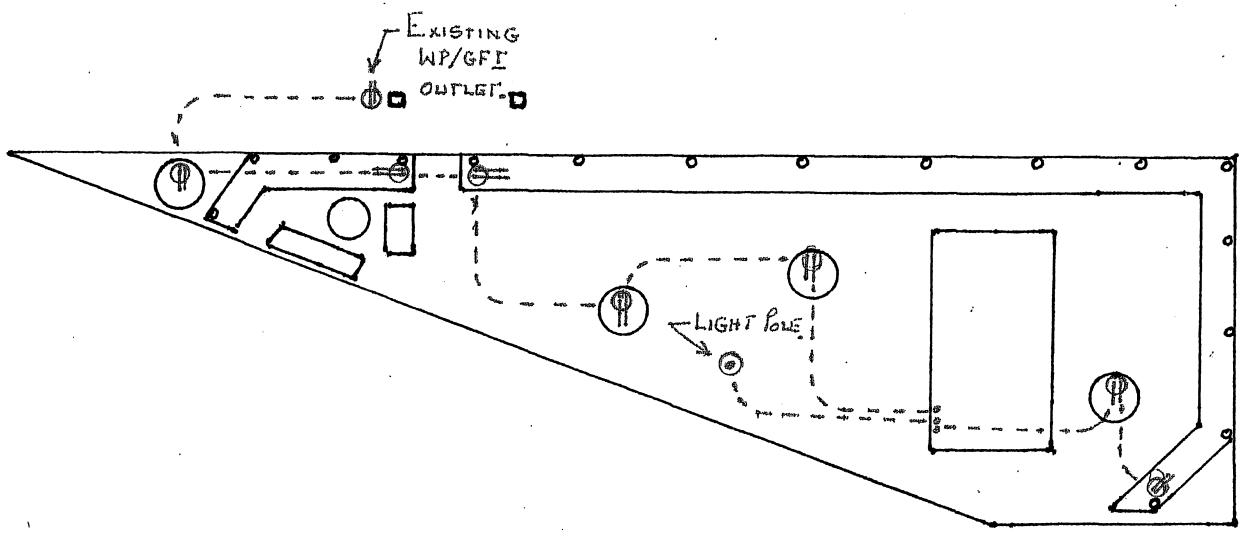
Windows & Accessories
Aluminum 18x27
Color: White
Right Roof Dormer: None
Left Roof Dormer: None

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

Overall Building Height: 11' 4"

PAUL L. & RHODA T. GOFF

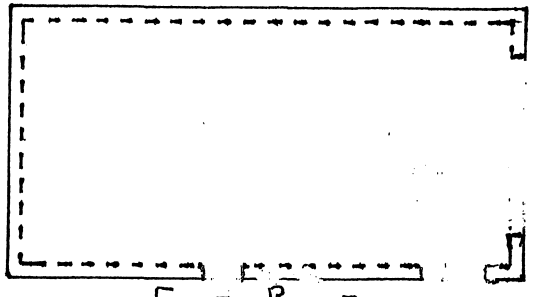
PATIO & EQUIPMENT STORAGE SHED



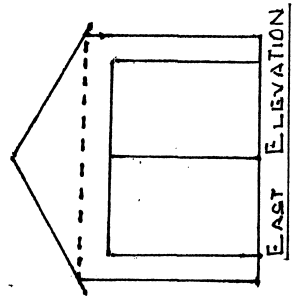
PATIO – ELECTRICAL

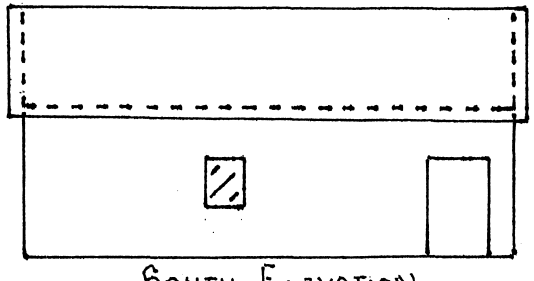
PAUL L. & RHODA T. GOFF

PATIO & EQUIPMENT STORAGE SHED

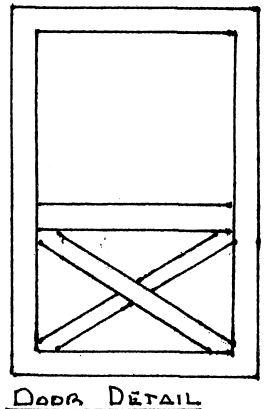


FOOT PRINT





SOUTH ELEVATION

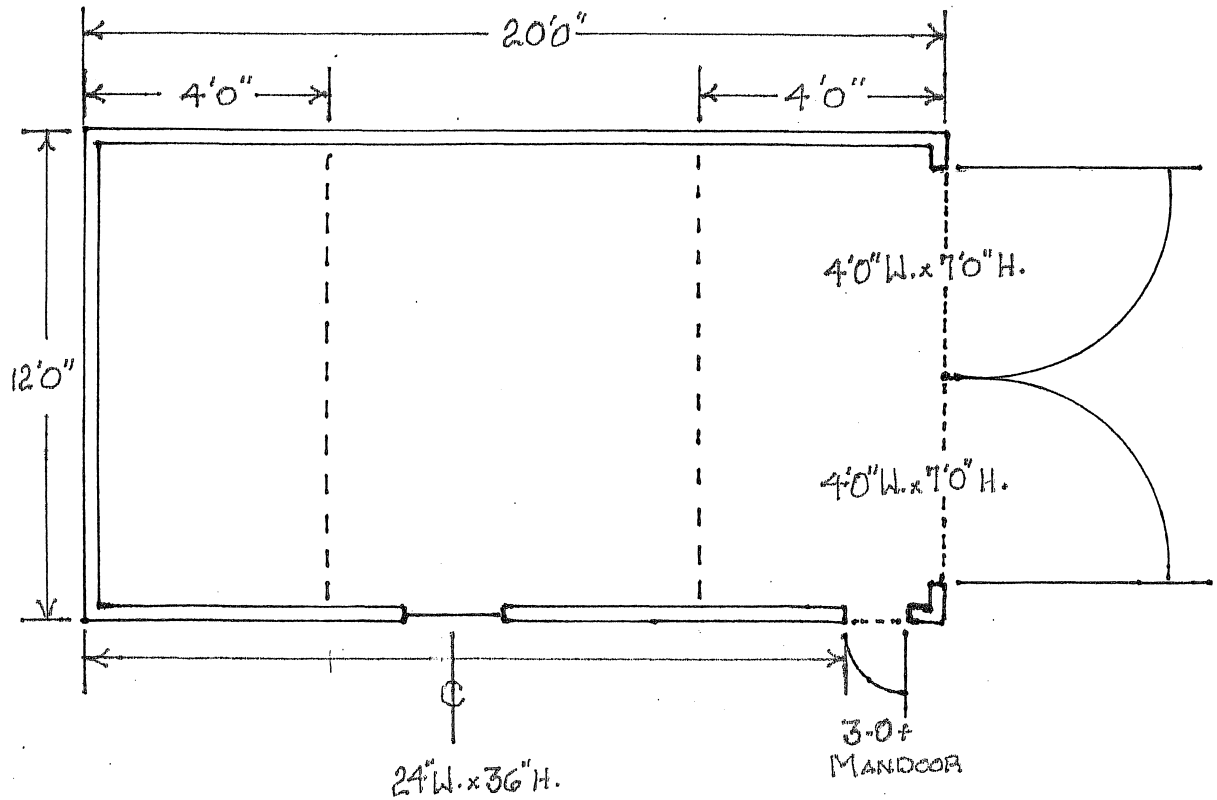


DOOR DETAIL

EQUIPMENT STORAGE BUILDING – ELEVATIONS

PAUL L. & RHODA T. GOFF

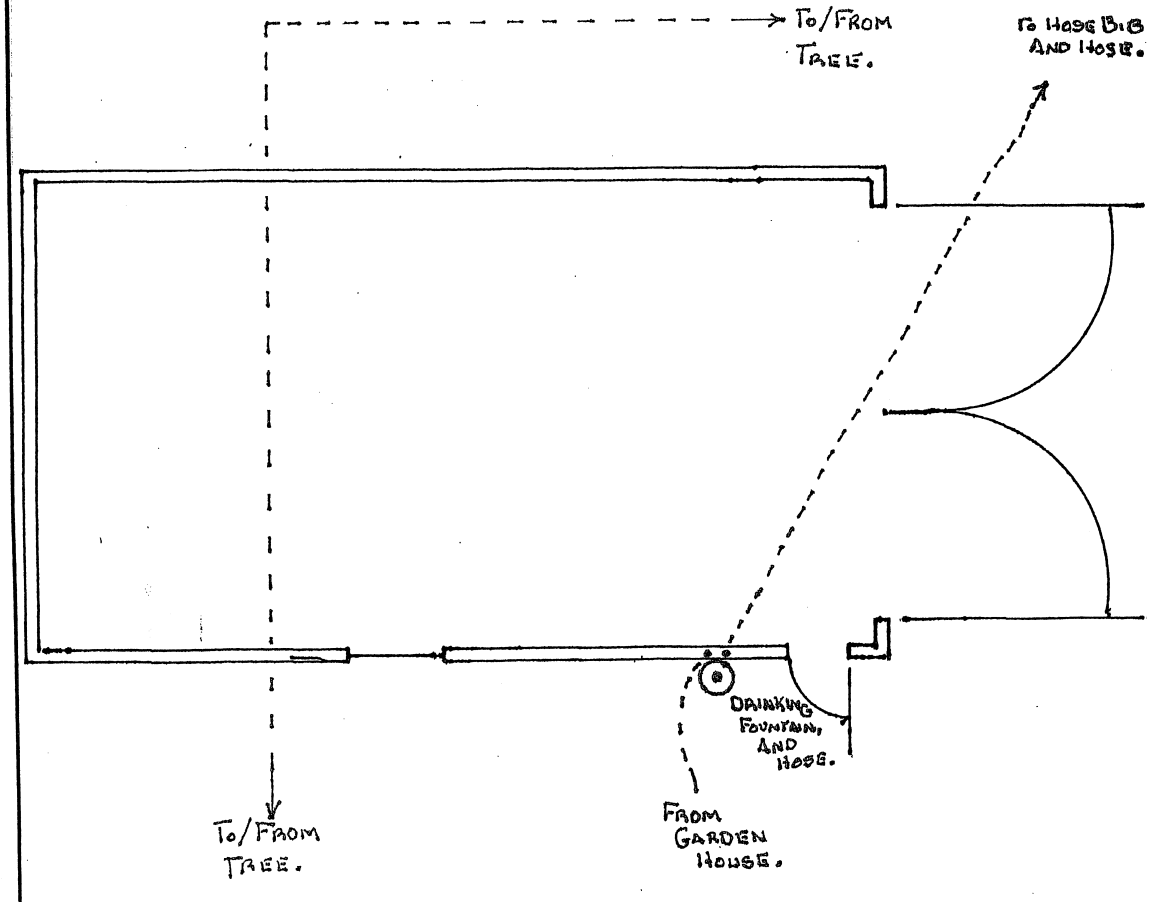
PATIO & EQUIPMENT STORAGE SHED



EQUIPMENT STORAGE BUILDING – FLOOR PLAN

PAUL L. & RHODA T. GOFF

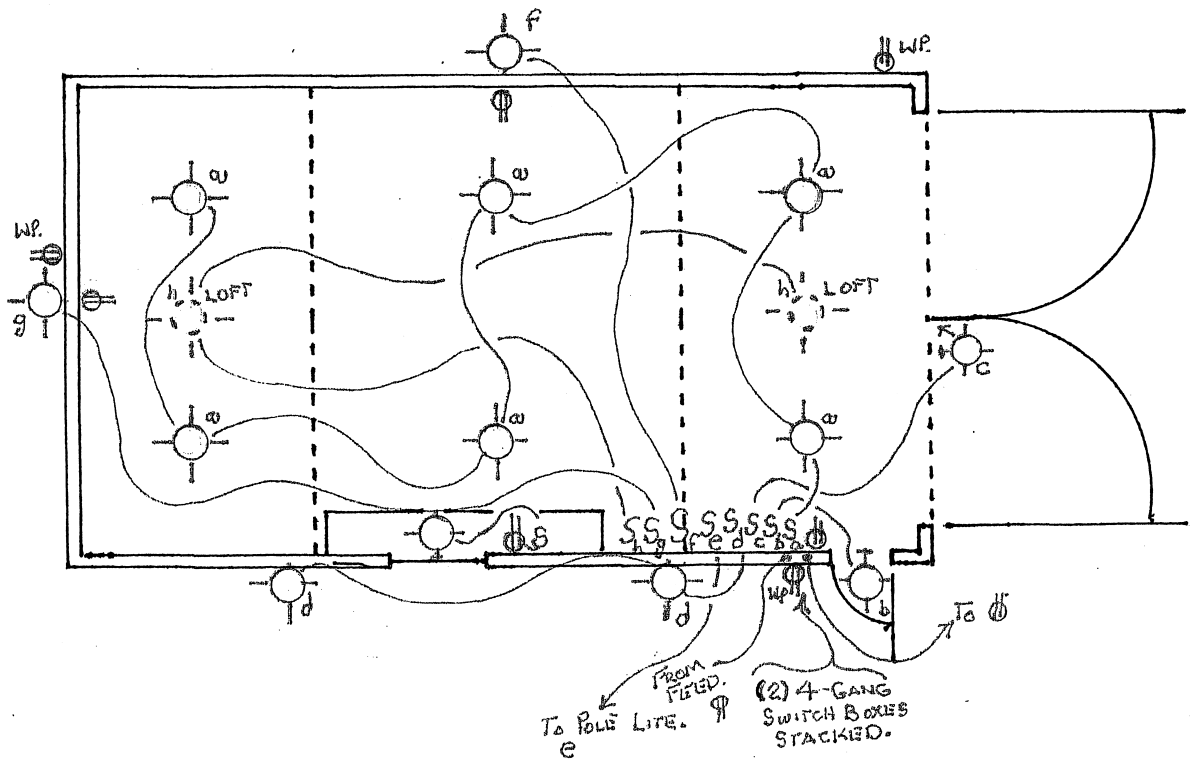
PATIO & EQUIPMENT STORAGE SHED



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 4. 435-764-2229
HOME TELEPHONE BUSINESS TELEPHONE

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

6. S/F
TYPE OF STRUCTURE

7. 1700 8. _____
SQUARE FOOTAGE ZONE

9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 029 - 0106
TAX IDENTIFICATION NUMBER

11. _____
ADDRESS OF CONSTRUCTION

12. .94 13. _____
LOT SIZE LOT ELEVATION

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

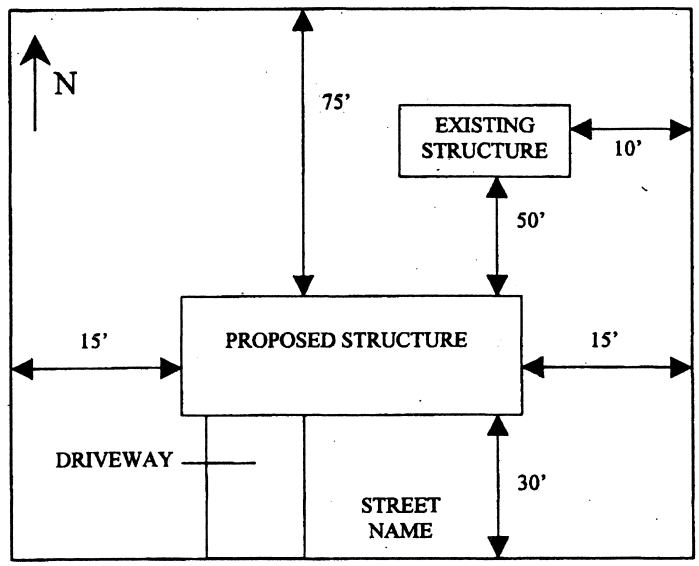
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)

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

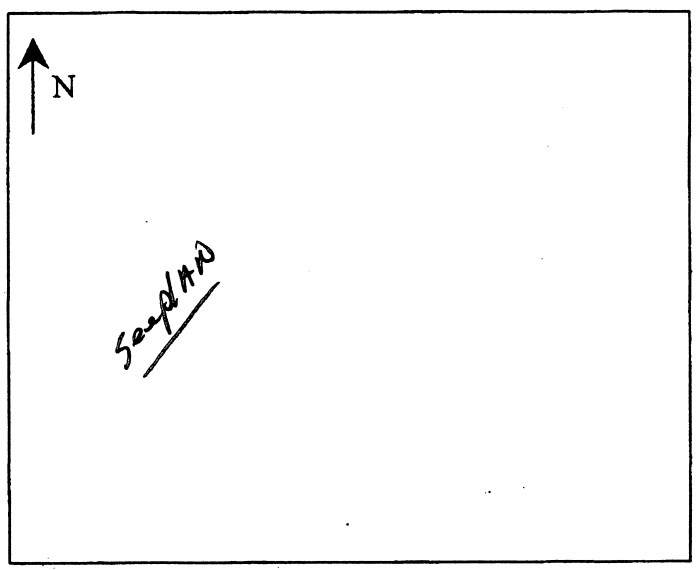
17. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



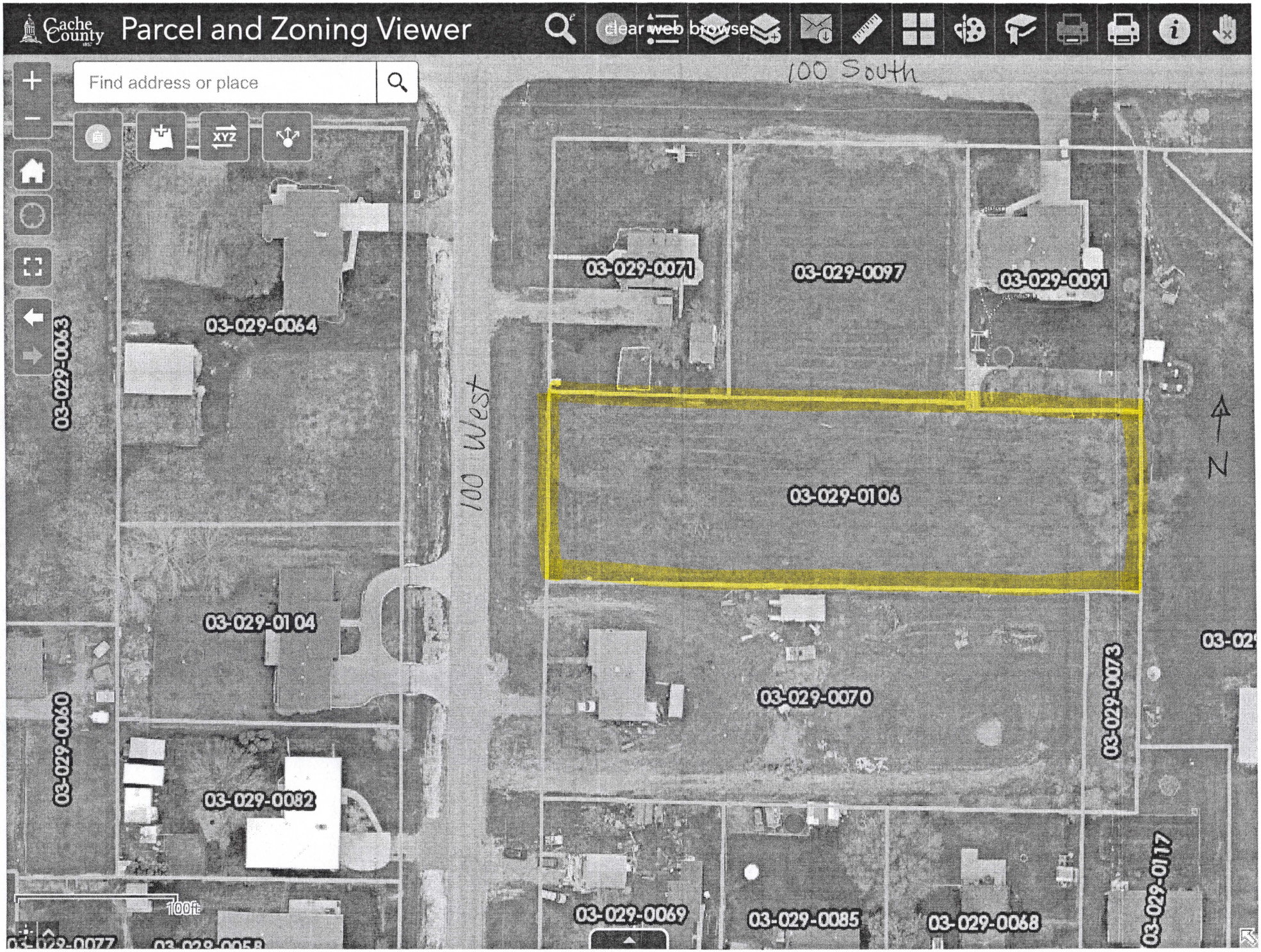
PLOT PLAN



APPROVED – PLANNING AND ZONING DATE

FEES PAID – TREASURER DATE

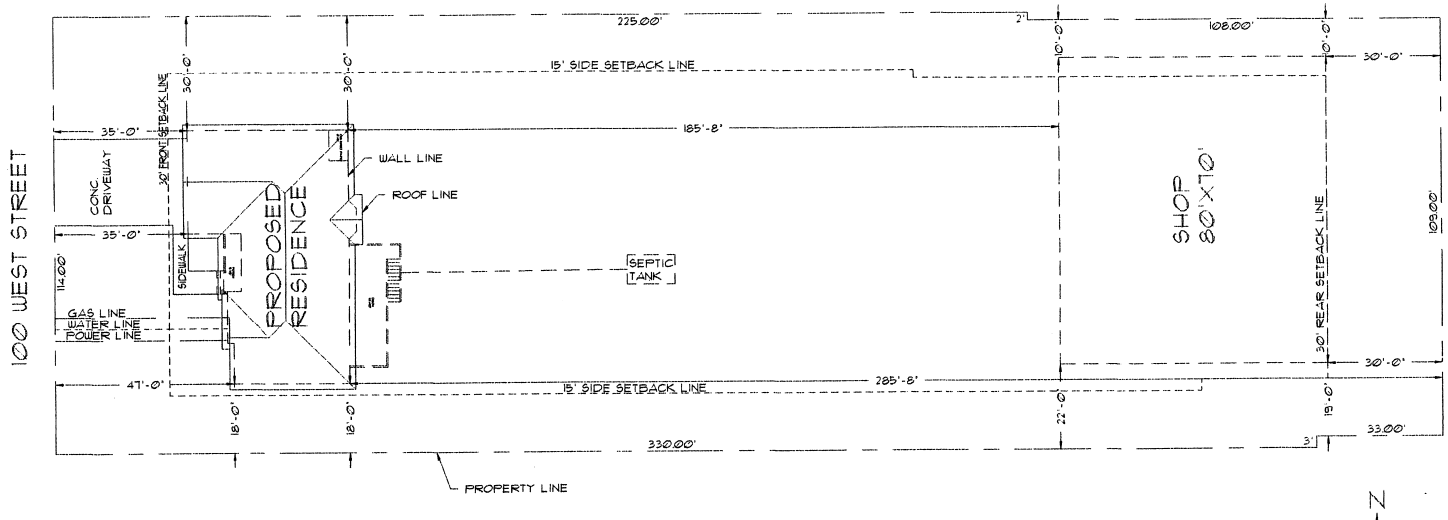
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.
Millville City Form 101 - 15 Nov. 2003 (previous edition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


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
03-029-0070
03-029-0073
03-029-0060
03-029-0082
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)755-0647
DRWG #: 1 OF 5

COPYRIGHT © 2020

00914

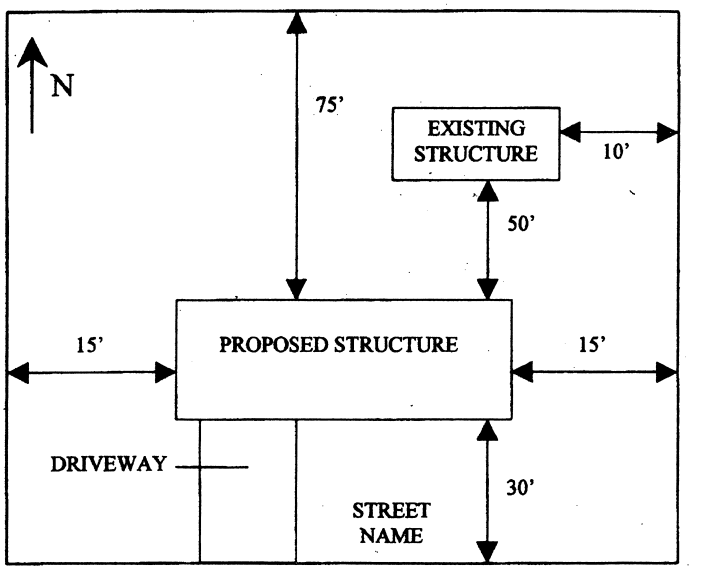
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

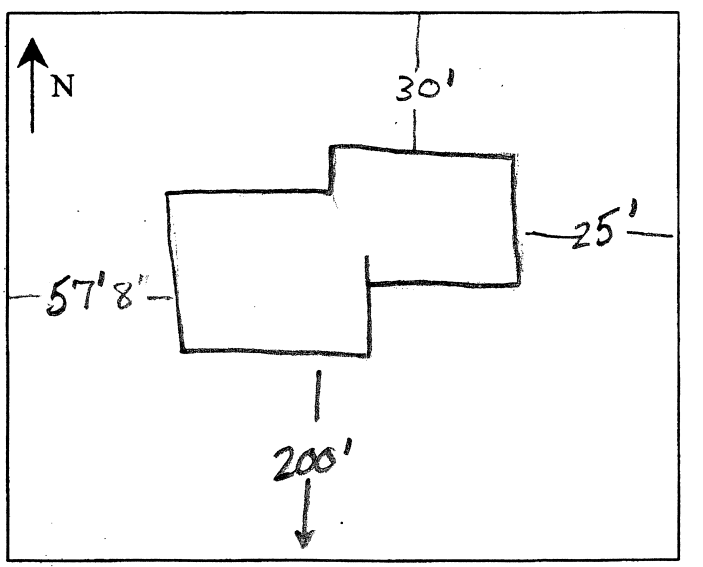
APPLICATION INFORMATION

1. Duke Building Co — APPLICANT'S NAME
2. 1300 N 200 E Suite 114A — MAILING ADDRESS
   Logan — CITY; UT — STATE; 84321 — ZIP CODE
3. 435-890-7274 — HOME TELEPHONE
4. same — BUSINESS TELEPHONE
5. Emilee & Colt Pini — OWNER'S NAME (if different from applicant)
6. residential home — TYPE OF STRUCTURE
7. 1947 — SQUARE FOOTAGE
8. — 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 — 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

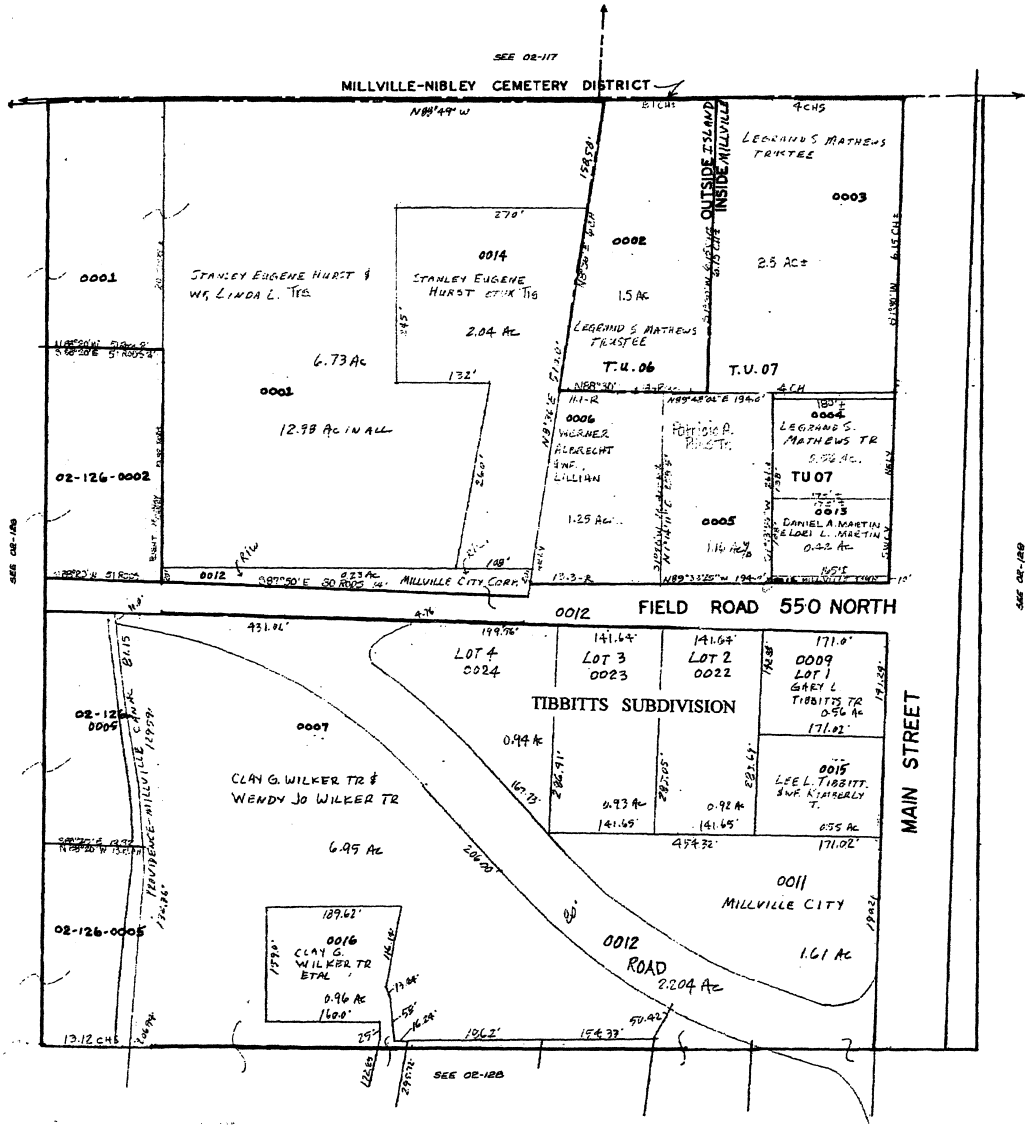
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Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

Section 15 Township 11 North Range 1 East

02-127

NE¼ OF SW¼

Scale 1 Inch = 100 FEET



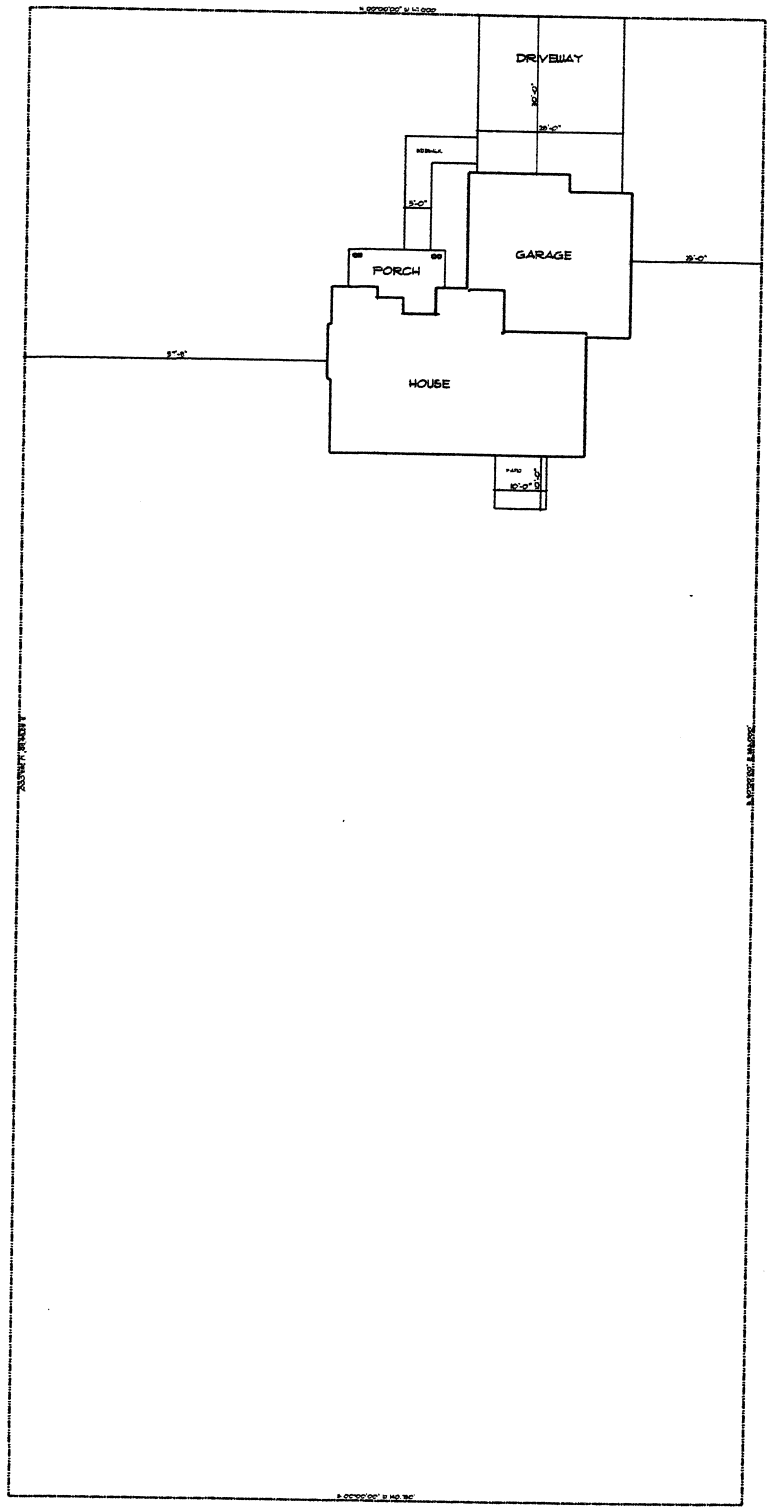
dukebuildingco.com

DUKE BUILDING CO.
1300 N 200 E STE.114A
Logan, UT 84321

Duke Building Co.

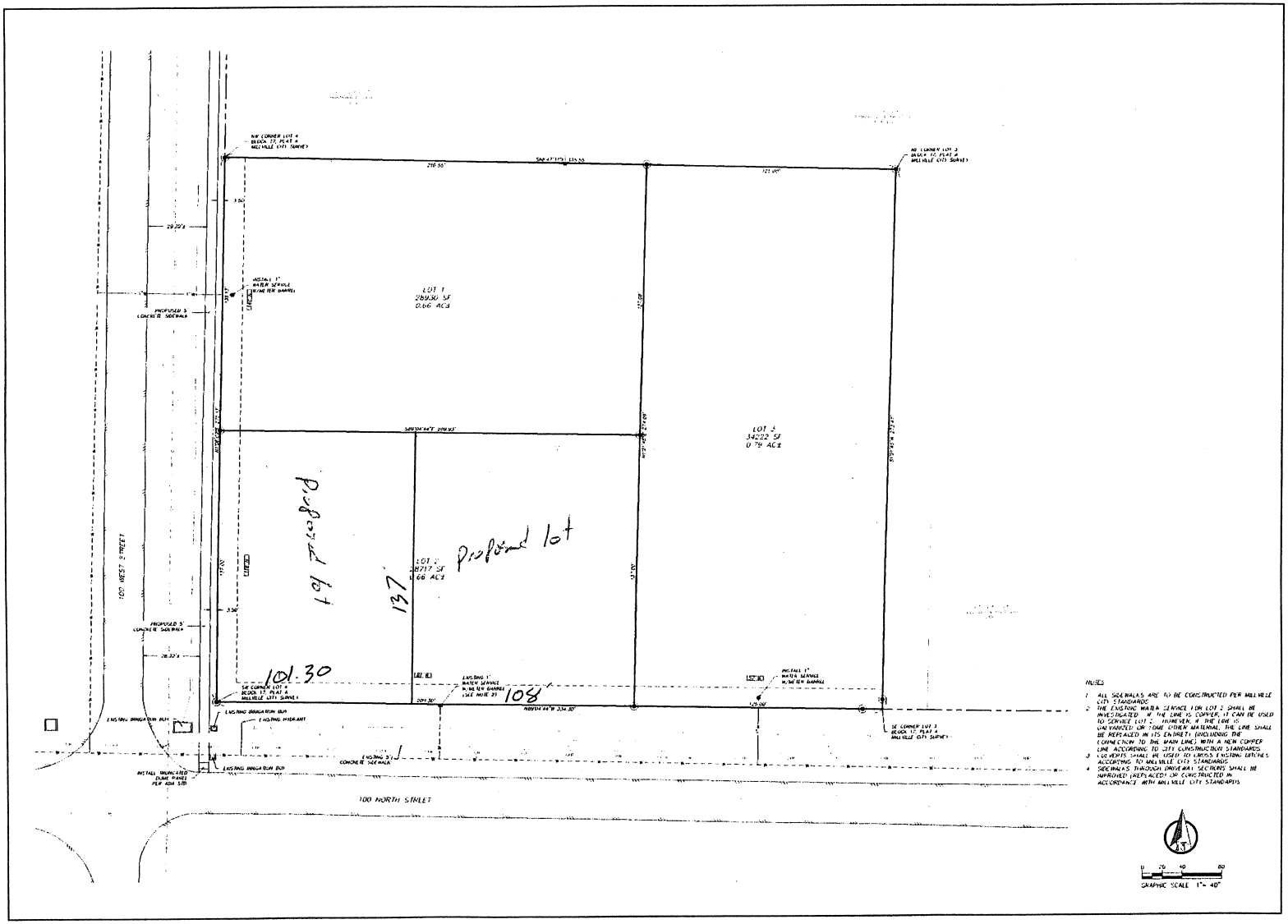
T2 - Pini

DRAWN BY: DUKE BUILDING CO.	PAGE: 1/7 COVER
SCALE: 1" = 20'-0"	
DATE: Tuesday, June 30, 2020	



T2 SITE

SCALE: 1" = 20'-0"



S22 T11N R1E SLM

SITE PLAN

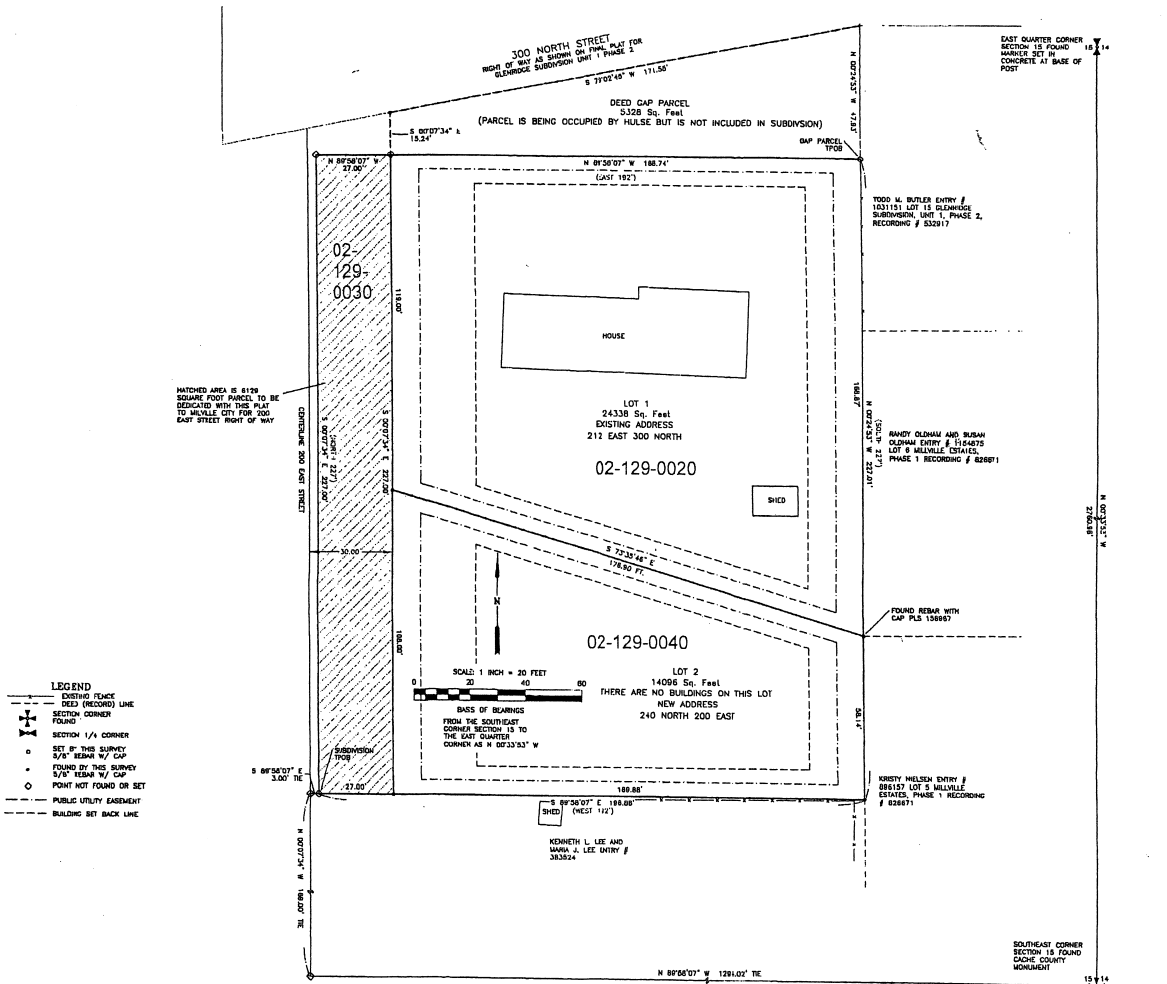
VERLA N OLSON SUBDIVISION

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

DATE 19 MARCH 2020
SCALE 1" = 20'
CALCULATED BY G. AUSTIN
DRAWN BY S. EARL
APPROVED BY S. EARL
PROJECT NUMBER 2001SAND

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 # 380049 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 # 1896-22 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 # 826671 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 9th DAY OF December A.D., 2018

ATTEST

MAYOR — CITY RECORDER

MILLVILLE CITY PLANNING COMMISSION

THIS PLAT APPROVED BY THE 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 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 DIRECTION; THAT THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS SHOWN AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE STATE OF UTAH'S 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, 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 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 188.80 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 196.88 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 # 383824 IN THE OFFICIAL RECORDS OF CACHE COUNTY TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041", SET ON THE WEST LINE OF MILLVILLE ESTATES PHASE 1, THE FINAL PLAT FOR WHICH IS RECORDED AS RECORDING # 826871 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 190.74 FEET (WEST 192 "EET 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.

NOTARY PUBLIC FOR UTAH

RESIDING AT: Tremonton
MY COMMISSION EXPIRES: 11-1-2021

LAND SURVEYORS
A.A. HUDSON

FINAL PLAT FOR
MARDELL HULSE MINI SUBDIVISION

RECORDER'S CERTIFICATE
1207829

2018

383524

N 89°58'07" 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

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

THE FOREGOING PLAT DESIGNATED AS MARDELL HU
SECTION 15, TOWNSHIP 11 NORTH, RANGE 1 EAST,
UTAH AND MORE PARTICULARLY DESCRIBED AS FOL
BEGINNING AT THE SOUTHEAST CORNER OF SA
SECTION 15 BEARS NORTH 00° 33' 53" WEST 276
THENCE NORTH 89° 58' 07" WEST 1294.02 FEET T
THENCE NORTH 00° 07' 34" WEST 169.00 FEET AL
THENCE SOUTH 89° 58' 07" EAST 3.00 FEET TO A
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STREETS, ALLEYS, AND EASEMENTS FOR THE PURPO
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 O
PUBLIC, APPEARED MA
OWNERS OF THE ABOV
PARTIES WHOSE NAMES
ACKNOWLEDGED TO ME

IN WITNESS WHEREOF,
SEAL THE DAY AND YE

LAND SURVEYORS

A.A. HUDSON

FINAL PLAT FOR
FOR
MARDELL HULSE MINI SUBDIVSION

Mardell Hulse is good with 12 feet off of property line of his property

Signature Mardell Hulse

Kenetth Lee is good with 14 feet off of property line of his property

Signature Kenneth Lee

Witness: Cindy B. Wall Date 7/16/2020