

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Aug 6, 2020

1. Roll Call:

Commissioners Lynette Dickey, Bonnie Farmer, and Larry Lewis.

Others Present:

Treasurer Tara Hobbs, Development Coordinator Randy Wall, Mayor David Hair, Phil Williams, Mike Morgan, Jessie Williamson, Ezra Eames, and Ken Hamilton. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:02 p.m.
She led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Aug 6, 2020 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Dickey, Farmer and Lewis voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson, Anderson (Alt.) and Ripplinger (Alt.) absent.

4. Review and Approval of the Minutes from July 16, 2020

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Farmer to approve the minutes as outlined. Commissioner Lewis seconded. Commissioners Dickey, Farmer and Lewis voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson, Anderson (Alt.) and Ripplinger (Alt.) absent.

5.A. Zoning Clearance – VHD, LLC, residence at 240 N 200 E, Millville

This residence had been reviewed in a prior meeting and the setback variance referred to City Council for approval. The Council has not held a meeting since the planning commission last met 3 weeks ago, but the builder would like to move ahead since this has already been delayed many weeks. Commissioner Lewis moved to approve the clearance pending the City Council approving the variance to the setbacks. Commissioner Farmer seconded. Commissioners Dickey, Farmer and Lewis voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson, Anderson (Alt.) and Ripplinger (Alt.) absent.

Commissioner Matt Anderson (Alt.) and Chad Kendrick arrived at the meeting.

5.B. Zoning Clearance – Phil Williams/Bio Minerals, commercial buildings at 100 W 300 S, Millville.

This was scheduled as a zoning clearance item, but it actually is a **conceptual review of the commercial development** proposed on parcel 03-032-0013. It includes all roads and buildings; showing where each is planned to be built. The metal warehouse will be built this year, and the wooden office will go in next year.

This same proposal was brought to the commission on April 4, 2019 under the Monson Property Concept plan. Since it has been over a year the concept must be reviewed again.

The Commissioners present at the meeting did not remember much of what had originally been reviewed since it was so long ago.

There were no actual plans for the buildings themselves. Those will come later as the development progresses.

There will be a dirt road on the property made of road base.

There is a turnaround at the end of the lane.

Septic tanks will be required since the structures will be completed before the sewer is available.

The buildings will need physical addresses assigned to them.

There is a canal, Edwards Mill Race, along the East side of the property, which seems to run year-round with the same constant water level regardless of the season.

The structures appear to have a 3 foot setback from the canal at the property line. It was discussed that the dripline must be on their own property.

Commissioner Farmer made a motion to approve the concept. Commissioner Lewis seconded. Commissioners Dickey, Farmer, Lewis and Anderson (Alt.) voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson and Ripplinger (Alt.) absent.

5.C. Review of sidewalks

Commissioner Anderson (Alt.) made a motion to table item C until more commissioners were in attendance. Commissioner Farmer seconded. Commissioners Dickey, Farmer, Lewis and Anderson (Alt.) voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson and Ripplinger (Alt.) absent.

5.D. Other

Ezra Eames took a minute to discuss the development he has been undertaking on the northern most lot along 550 East in Mond Aire phase 4. He had started moving dirt to level out the slope until directed to stop by the city. He has cut in a private lane in order to access 3 of those hillside lots. There could be a possible shared driveway from one access road. The commissioners would like to see his plans drawn out for review at the next meeting.

Jeremy Jenson has been pushing to move forward with his development, but hasn't provided all required items for the preliminary phase of his subdivision. It won't be scheduled for a P&Z meeting until all requirements have been met.

Mayor Hair brought up the fact that Millville is starting have a lot of Air BNBs and more will be coming with the sewer upgrade. Our codes should be reviewed to make sure we address this area of business before they start becoming an issue.

6. 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 20, 2020 at 8:00 pm.

9. Adjournment

Commissioner Dickey moved to adjourn the meeting at 8:49 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

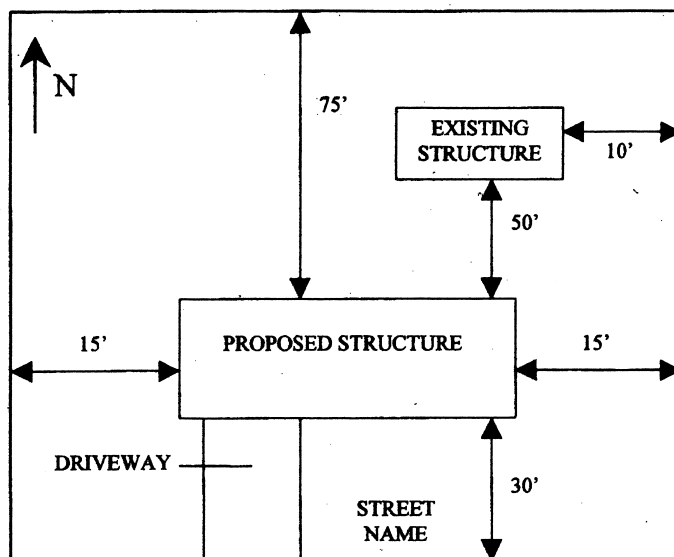
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

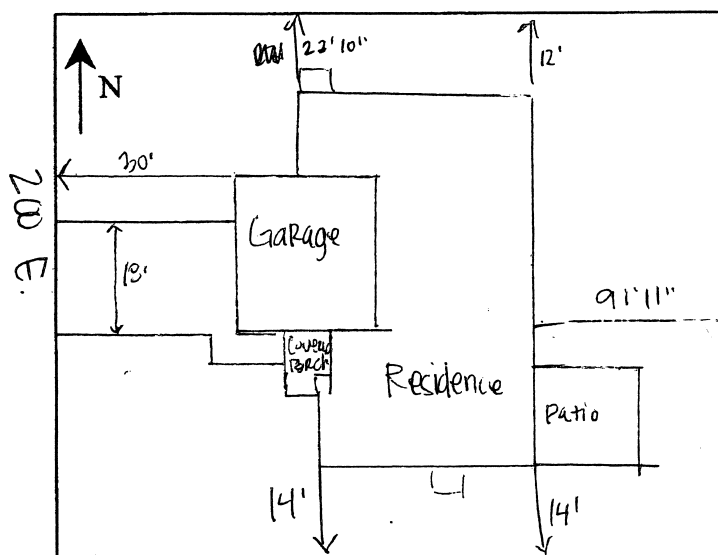
1. VHD LLC
APPLICANT'S NAME
2. 50 E 2500 N STE 101
MAILING ADDRESS
- North Logan UT 84341
CITY STATE ZIP CODE
3. 425-762-1480 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single family dwelling
TYPE OF STRUCTURE
7. 21850 8. _____
SQUARE FOOTAGE ZONE
9. Mardell Hulse Mini Sub., Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 129 - 0040
TAX IDENTIFICATION NUMBER
11. 2410 N 200 E
ADDRESS OF CONSTRUCTION
12. 14,096 sq. ft. 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)

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

240 North 200 East
Millville, UT 84326
14,096 SF
Parcel # 02-123-0040

36" X 24" Sheet ; 1" x 10"
17" X 11" Sheet ; 1" x 30"
11" X 8-1/2" Sheet ; 1" x 30"

GAS APPLIANCES TO BE INSTALLED:

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

TOTAL BTU LOAD - 195,000 BTU

[illegible]



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

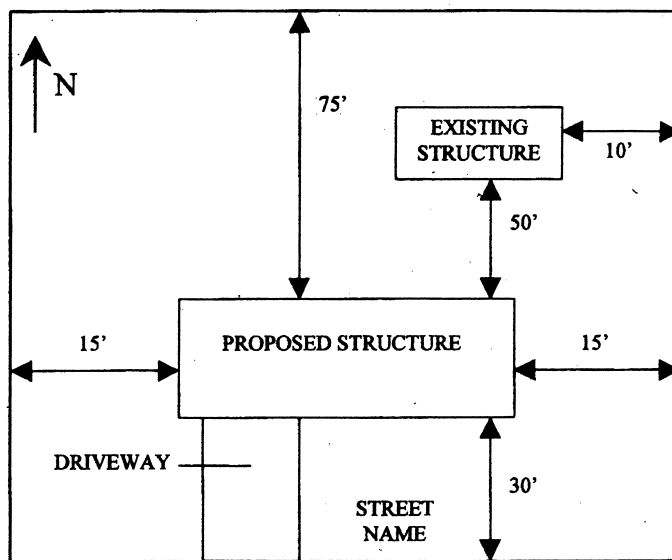
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

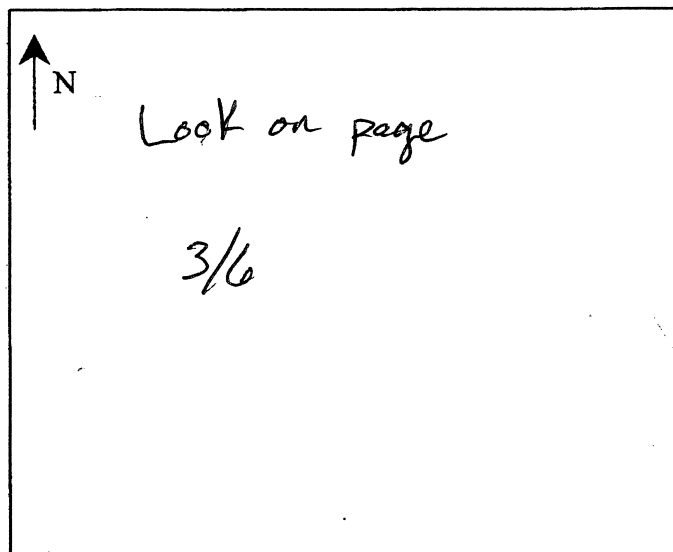
1. Phil Williams
APPLICANT'S NAME
2. 455 Glenwood Circle
MAILING ADDRESS
- Providence UT 84332
CITY STATE ZIP CODE
3. 435-770-2382 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Bio Minerals Technologies, Inc.
OWNER'S NAME (if different from applicant)
6. Metal Building
TYPE OF STRUCTURE
7. 12,000 for Warehouse 8. Commercial
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 100 West 300 South Millville, UT
ADDRESS OF CONSTRUCTION
12. 1.391 Acres 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☒ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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MILLVILLE CITY
CACHE COUNTY

THE CONTRACTOR SHALL NOTIFY THE METALITE CITY ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION. THE FOLLOWING ARE THE LATEST VERSION OF THE 2010S:

1. CONTRACTOR SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND SIGNALING AS FOR THE LATEST VERSION OF THE 2010S.
2. CALL THE BLUE STING CENTER AT 414 HOURS BEFORE YOU GET TO LOCATION AND ADVISE THE CITY OF ANY CHANGES TO THE PROJECT.
3. IF THE BLUE STING CENTER IS NOT AVAILABLE, CALL THE CITY OF METALITE CITY AT 414 HOURS BEFORE YOU GET TO LOCATION AND ADVISE THE CITY OF ANY CHANGES TO THE PROJECT.
4. METALITE CITY IS NOT RESPONSIBLE FOR SURFACE TO DRAINING, ANY STRUCTURES SHALL BE CONSTRUCTED SO THAT THE MAIN PAVED FLOOR IS AT LEAST 1" ABOVE THE CONTRIBUTION OF THE ADJACENT ROAD.

[illegible]

ROADWAY EXCAVATION PER SOILS REPORT. PAVEMENT, SUB-BASE, AND GRANULAR BASE/FORM SOILS REPORT BY CIVIL ENGINEERING LABORATORIES, REPORT DATED NOV. 27TH, 2019.



PROPERTY LINE	ALM CAP
MONUMENT LINE	PROPERTY CORNER FOUND
EASEMENT LINE	PROPERTY CORNER SET
BUILDING SETBACK LINE	LS 0063500-2201
	EXISTING WATER VALVE
	WATER MAIN
	SEWER MAIN
	NATURAL GAS/LINE
	BUILDING SETBACK LINE
	TRUE POINT OF BEGINNING
	OVERHEAD ELECTRIC POWERLINE
ONE	

DESCRIPTION	SHEET NO
COVER SHEET	CS01
DETAILS AND NOTES	DT01
SITE PLAN	SP01
GRADING & DRAINAGE PLAN	GP01-02
STORM WATER POLLUTION PREVENTION PLAN	SW01

DESCRIPTION	REPRESENTATIVE	PHONE
ROCKY MOUNTAIN POWER	MELISSA JOHNSON	(435) 563-2912
CENTURYLINK	CENTURYLINK STAFF	(800) 573-1311
COMCAST CABLE	TIMOTHY JACKSON	(801) 401-3038
DOMINION ENERGY	GRISTH REDEL	(435) 755-2206

[illegible]

VICINITY MAP
T 11N, R 1E, S 22
(M.T.S.)

BIO MINERALS TECHNOLOGIES, INC
695 W 1700 S, #103
LOGAN, UT 84321
CONTACT: KENNETH HAMILTON
PHONE: (435) 752-5215

455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.L.C.
PHONE: (435) 770-2382

5/8" REBAR AT THE SE PROPERTY
CORNER LOT 10, SAM'S TOWN P2
APN: 01-155-0010
ELEVATION=4847.68' (NAVD 88)

CITY OF MILLVILLE ZONING CODE: C
BUILDING SETBACKS:
FRONT: 30'
REAR: 30'

THE NORTH LINE OF SECTION 22, T1
R1E, S18M.

AREA OF THE SUBJECT PROPERTY
117,515.93 SF OR 2.6978 AC
APN: 03-032-0013

COVER
SHEETMILLVILLE
UTAH

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVALS

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONTRIBUTION MAY BECOME AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.

REGISTERED PROFESSIONAL ENGINEER	REG. NO.	DATE
STATEMENT OF ENGINEER _____		DATE _____

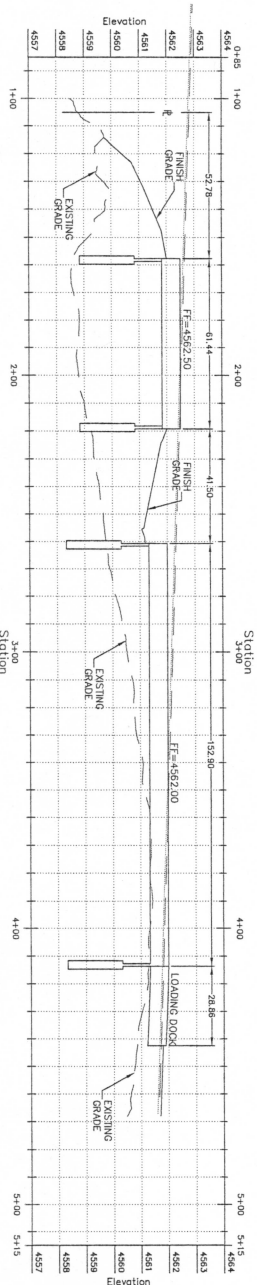
THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONSTRUCTION MAY BEGIN AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.

MILLVILLE CITY ENGINEER _____ DATE _____

SHEET NO.
1/6

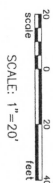
PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

SECTIONS & DETAILS



SECTION A-A

VERT: 1" = 2'
HORIZ: 1" = 20'



PAVEMENT SECTION - A

N.T.S.



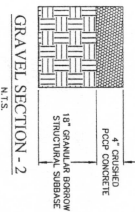
PAVEMENT SECTION - B

N.T.S.



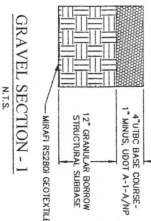
GRAVEL SECTION - 3

N.T.S.



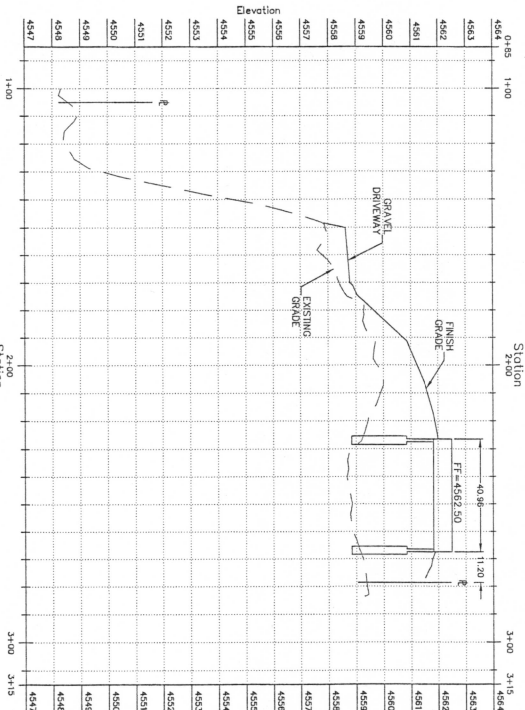
GRAVEL SECTION - 2

N.T.S.



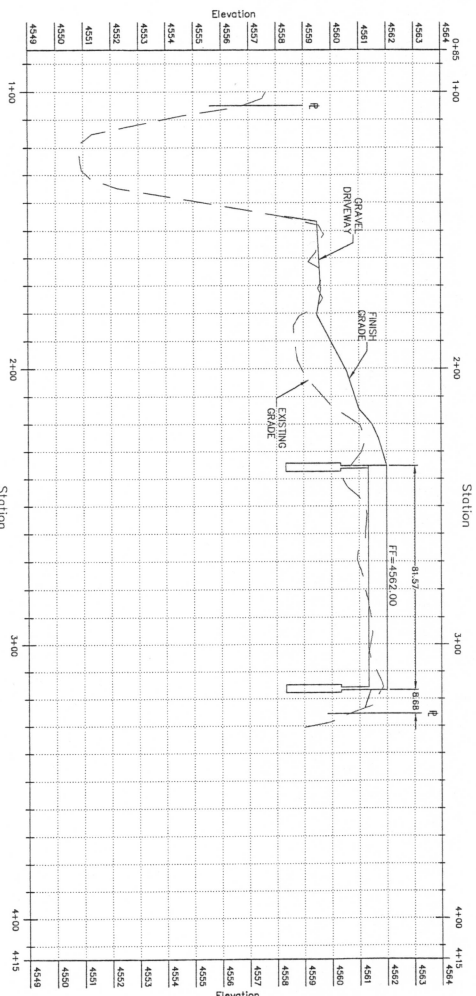
GRAVEL SECTION - 1

N.T.S.



SECTION B-B

VERT: 1" = 2'
HORIZ: 1" = 20'



SECTION C-C

VERT: 1" = 2'
HORIZ: 1" = 20'

SECTIONS & DETAILS

BIO MINERALS TECHNOLOGIES

MILLVILLE
UTAH



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

455 GLENWOOD CIRCLE
PROVO, UTAH 84601
PHONE: (435) 770-2382

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

REVISIONS:	
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DT01
SHEET NO.
2/6

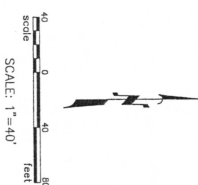
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN,
MILLVILLE, CACHE COUNTY, UTAH

APN: 03-032-0013
MILLVILLE, UT 84332



A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

CONTAINING 1.040 ACRES.



PROPERTY LINE

MONUMENT LINE

- [illegible]

AREA OF THE SUBJECT PROPERTY IS
117,515.93 SF OR 2.6978 AC

AREA OF THE SUBJECT PROPERTY IS
117,515.93 SF OR 2.6978 AC

BEARS: N 89°30'36" W

BEARS: N 89°30'36" W

BUILDING SETBACKS:
FRONT- 10'

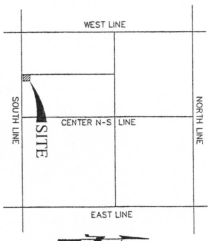
BUILDING SETBACKS:
FRONT- 10'

433 GREENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.

433 GREENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.

420 EDGEWOOD PL
PROVIDENCE, UT 84332

420 EDGEWOOD PL
PROVIDENCE, UT 84332



SITE PLAN

BIO MINERALS
TECHNOLOGIES

MILLVILLE
UTAH

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

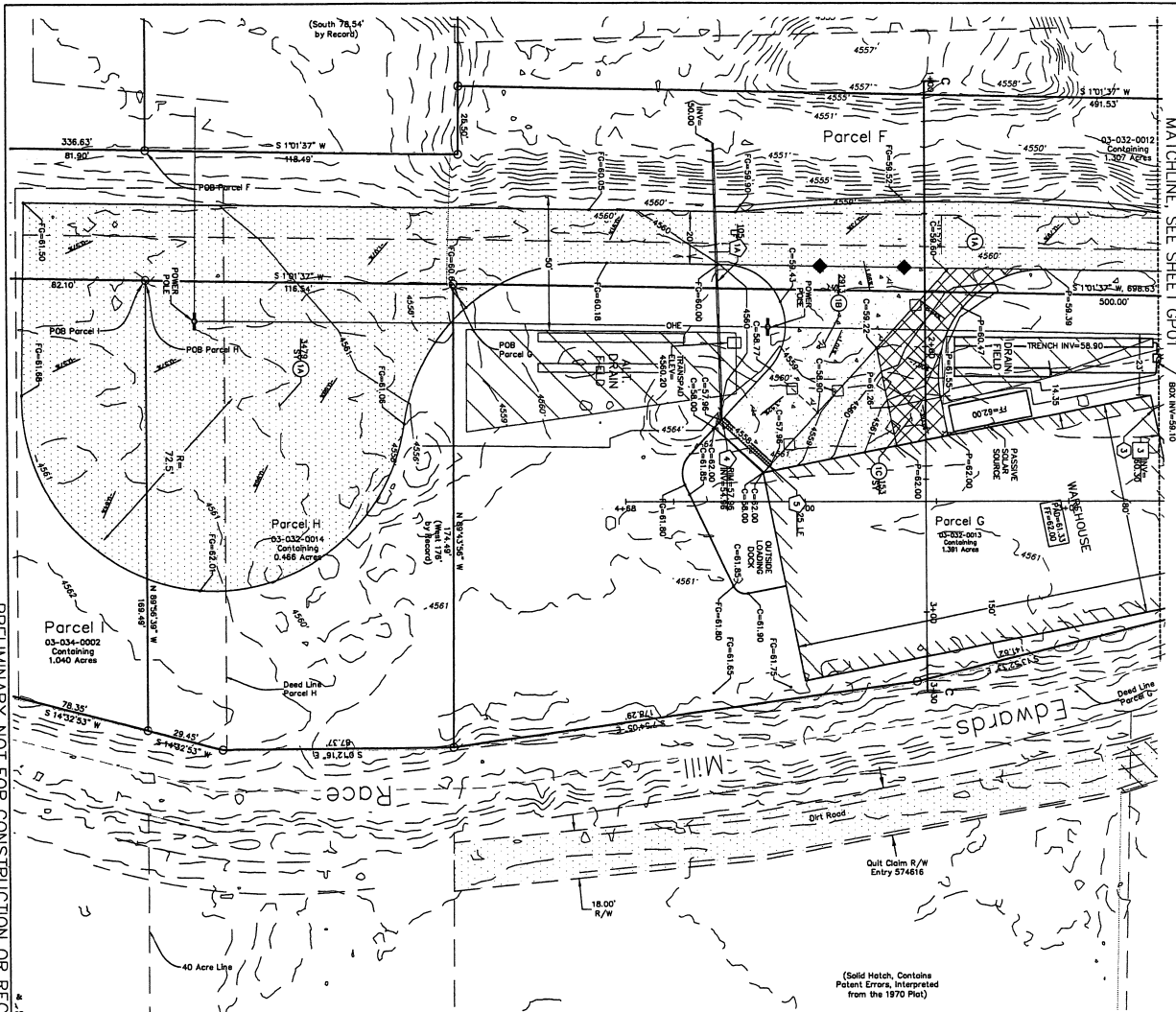
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382

SP01	SHEET NO. 3/6
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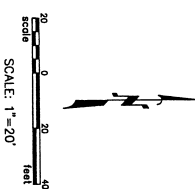
MATCHLINE SEE SHEET GP01

DISTANCE 800'-11"-50'-10"

GRADING & DRAINAGE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING



- CONSTRUCTION NOTES**
- 1. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE, OR OTHER APPROVED ROADWAY SECTION AS REPORTED IN SHEET 0101. EXCAVATION AND COMPACTED SUBS.
 - 2. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 3. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 4. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 5. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 6. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 7. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 8. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 9. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 10. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
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 - 14. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 15. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 16. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 17. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 18. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 19. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.
 - 20. 1" VITC / 12" GRANULAR BORROW / MARIAT RESORB AS EXISTENCE.

- LEGEND**
- PROPERTY LINE
 - ADJACENT LINE
 - BUILDING SETBACK LINE
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET 1.5 500,000-2001
 - EXISTING WATER WALK
 - WATER MAIN
 - SEWER MAIN
 - NATURAL DRAINAGE
 - BUILDING SETBACK LINE
 - TRUE POINT OF BEGINNING
 - OVER HEAD ELECTRIC POWER
 - ONE

REVISIONS:		GRADING & DRAINAGE PLAN		BIO MINERALS TECHNOLOGIES		R.B. WILLIAMS & ASSOCIATES, INC. CONSULTING ENGINEERS	
DATE	7/14/22	DATE	7/14/22	DATE	7/14/22	DATE	7/14/22
DESIGN	GP02	DESIGN	GP02	DESIGN	GP02	DESIGN	GP02
CHECK	5/6	CHECK	5/6	CHECK	5/6	CHECK	5/6
SHEET NO.		SHEET NO.		SHEET NO.		SHEET NO.	

455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84302
PHONE: (435) 770-2382

JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.

Please bring your thoughts and Ideas
to contribute to the sidewalks in Millville.

~~Red~~
Curb + gutter Both sides

X Red

SIDEWALK, CURB AND GUTTER, BOTH SIDES OF ROW

X Green

SIDEWALK, CURB AND GUTTER, ONE SIDE OF ROW

X Purple

**SIDEWALK, CURB AND GUTTER ON ONE SIDE OF ROW,
CURB AND GUTTER ONLY, ON THE OTHER SIDE OF ROW**

Brown

**SIDEWALK, CURB AND GUTTER ON ONE SIDE OF ROW,
SIDEWALK ON THE OTHER SIDE OF ROW**

X Blue

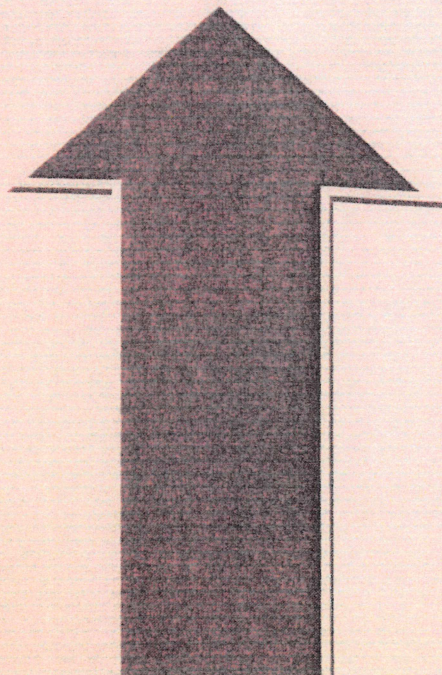
SIDEWALK ON BOTH SIDES OF ROW

X Yellow

SIDEWALK ON ONE SIDE OF ROW

ORANGE

CURBS AND Gutter on Both Sides
OF ROW



Millville City Map

9 February 2020

Scale: none

