NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **Sept 3, 2020** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m**.

1. Roll call.
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda.
4. Review and approval of minutes from Aug 20, 2020.
5. Agenda Items:
   A. Zoning Clearance – Kurt Christoffersen, accessory building at 192 N 100 E, Millville
   B. Zoning Clearance – River Bottom Con. accessory building at 134 S 100 W, Millville
   C. Zoning Clearance – Joel Hoellein, remodel of residence at 7 E Center, Millville
   D. Airbnb Ordinance Review – Dev. Coordinator Wall
   E. Other
6. City Council Report – review minutes from the Aug 27, 2020 meeting
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission Meeting.
9. Adjournment.

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

Notice was posted on Aug 31, 2020 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website (http://www.utah.gov/pmn/index.html) on Aug 31, 2020.

Adria Davis

Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
Aug 20, 2020

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

Others Present:
Treasurer Tara Hobbs, Development Coordinator Randy Wall, Recorder Corey Twedt, Joan Findlay, Reed Findlay, Jon Hancey, Roxie Hancey, Kora Hancey, Val Meyer, Angie Meyer, Chris Funk, and Bayler Gunnell. Jeremy Jensen participated by phone for his portion of the meeting. 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 Aug 20, 2020 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

4. Review and Approval of the Minutes from Aug 6, 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, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

5.A. Zoning Clearance – Reed Findlay, accessory building at 249 E Center, Millville
This shed is less than 200 sq ft but will have electricity so it does need a permit.
Commissioner Dickey moved to approve the clearance. Commissioner Lewis seconded.
Commissioners Dickey, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

5.B. Zoning Clearance – Jon and Roxie Hancey, accessory building at 150 S 550 E, Millville.
This steel building is set 2 feet off the property line. This meets the Millville setback requirement (dripline on current property), however the county may require a larger setback and/or a firewall on the side nearest the property line.
Commissioner Lewis made a motion to approve the clearance. Commissioner Farmer seconded.
Commissioners Dickey, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

5.C. Zoning Clearance – City of Millville, shop extension at 510 E 300 S, Millville
This will be an extension of the shop connected to the current building but set halfway back. It will be 20 feet off the rear property line, and will be funded with Covid19 grant money.

DRAFT

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

5.D. Funk Minor Subdivision – Final Plat

Chris Funk has made arrangements with the previous property owner for him to install all of the sidewalks for the entire subdivision. They will be 5 feet wide, and positioned 3 feet west of the property line as specified by the public works director.
The sidewalks do not have to be installed before meeting with the City Council but no building permits will be issued until they are completed.
Lot 1 is using frontage along 100 West to meet the 108 foot frontage requirement, which means the home must face west.
Commissioner Lewis made a motion to recommend to the city council the approval of the Funk Minor Subdivision contingent upon the sidewalks being completed before any building occurs, and also contingent upon the frontage of lot 1 facing west (on 100 West). Commissioner Dickey seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

5.E. Millville Escape Subdivision Preliminary Plat – Set Public Hearing

Jeremy Jensen participated by video conference, however the sound would not work so he also called in over the phone.
Chairman Greenhalgh clarified that the sewer is on the way. Currently no major subdivisions are allowed due to the moratorium imposed by Bear River blocking septic permits until the sewer is completed. When the sewer is done the homes in this subdivision should be okay to proceed forward.

All of the required paperwork listed under Ord 16.16.020 for the preliminary plat has not been received, including item F.10. Owners Of Subdivided Lots: One copy of a list of the names and addresses of all owners of subdivided lots and unplatted land contiguous to or within six hundred feet (600') of the boundary of the proposed subdivision.
This list is required in order to notify surrounding neighbors of the public hearing, and should be supplied prior to moving ahead with the process.

Commissioner Lewis made a motion to set a public hearing for Thursday Sept 17, 2020 at 8:05 pm contingent upon receiving the list of neighboring property owners' names and addresses by Sept 1, 2020. If the list is not received no hearing will be scheduled. Commissioner Anderson seconded. Commissioners Dickey, Greenhalgh, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor, with Commissioner Thompson excused.

5.F. Airbnb Ordinance Review – Dev. Coordinator Wall

Randy researched what the laws were regarding Airbnbs and has provided documents for the commissioners showing places where they are legal or illegal, what the Utah law states regarding short term rentals, and some suggestions for what should be included in our own ordinance. (see attached)
He also called all around the county and found that only two cities have ordinances addressing Airbnbs, Logan and Providence. Both of those cities do not allow them, and most places are just turning a blind eye to the issue.
The main concerns that seem to surface with Airbnbs are; Noise, parking, curfews, and destruction of property. Many of these issues are already addressed in our current ordinances. A suggestion was made to require a business license which could allow the city greater control over regulating the business if complaints are received.

Before the commission precedes any further with developing a whole new ordinance they want to make sure the City Council is wanting this regulation for the city. Dev. Coordinator Wall will review this topic at the next council meeting to see what their interest is.

5.G. Review of Sidewalks

The commissioners had maps of all the existing sidewalks in the city which had been drawn up by Harry Meadows. In the discussion it was identified that this was more complicated than just picking an area to say sidewalks are required here.
The costs for installing sidewalks can be quite large and the city may never get around to installing them where they had hoped.
The commissioners wanted to focus on filling in the missing spots where pieces of sidewalk had never been completed. They also thought sidewalks should be required in places that were adjacent to a lot with an existing sidewalk.
There was also discussion about all new major subdivisions installing sidewalks, but minor subdivisions may or may not be required to have them.
There were some areas of town that have never had them but maybe should have some, like on 300 South near the park. Also brought up were areas near churches, schools, parks and feeder roads.

Chairman Greenhalgh felt that the current map was too hard to decipher and requested a clearer map showing the houses that currently had sidewalk in front of them. Randy volunteered to put something together for next time.
The discussion will be continued at the next meeting.

5.H. Other

Val Meyer has presented drawings from his engineers (and approved by Millville engineers) to show the retaining wall needed on his Hillside Overlay parcel. He was present to request approval from the planning commission to proceed with the construction of the wall and the soil compaction for his foundation. The commissioners were all in agreement that he could move forward, but didn't know if the county would require a building permit in order to have the inspections done.
Chairman Greenhalgh stamped and signed the drawings for Mr. Meyer to take to the county, and told him to have the county contact him if they had any concerns.

6. City Council Report – review minutes from the Aug 13, 2020 meeting

Commissioner Farmer asked about the Millville Escape Subdivision annexing into Providence.
Dev. Coordinator Wall explained that there was some discussion going on with Jeremy Jensen about moving this current subdivision into Providence and making some future concessions regarding the remainder of the Celco property in Millville.

7. Agenda Items for Next Meeting

Building permits
Sidewalks review

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Sept 3, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:50 p.m.

DRAFT

00921

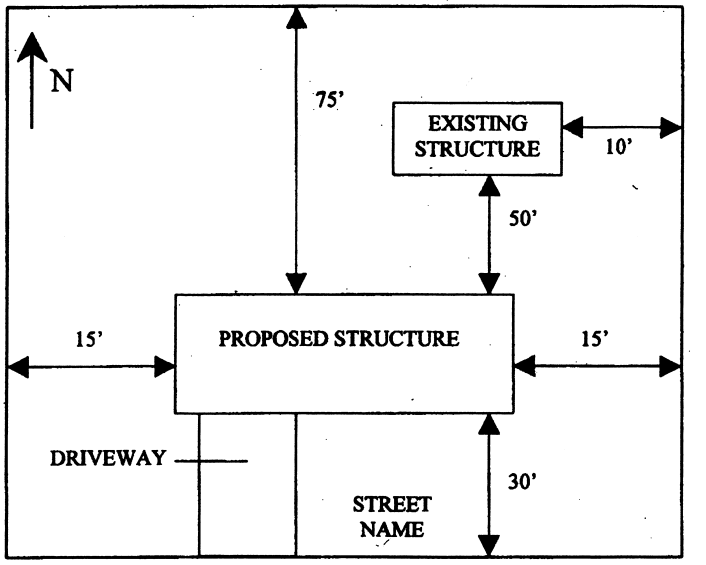
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

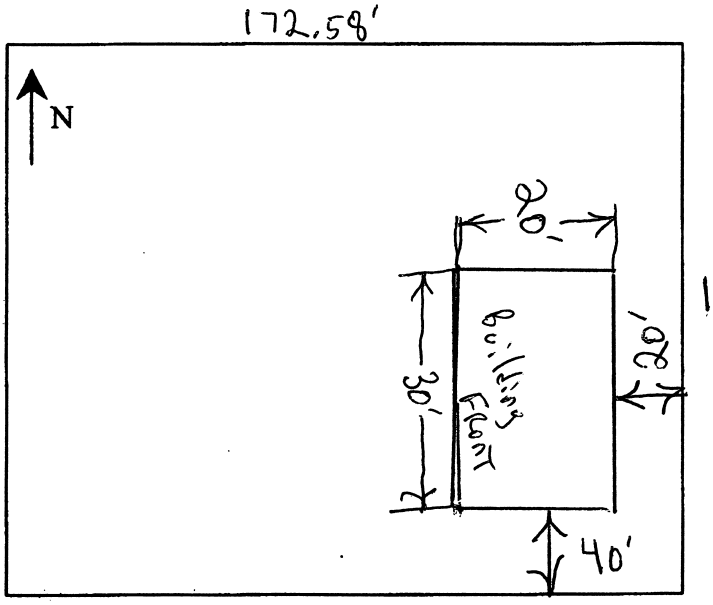
APPLICATION INFORMATION

1. Kurt Christoffersen — APPLICANT'S NAME
2. PO Box 430 — MAILING ADDRESS
   Millville — CITY; UT — STATE; 84326 — ZIP CODE
3. 435-512-5971 — HOME TELEPHONE
4. — BUSINESS TELEPHONE
5. — OWNER'S NAME (if different from applicant)
6. Accessory Building — TYPE OF STRUCTURE
7. 600 FT² — SQUARE FOOTAGE
8. Residential — ZONE
9. N/A — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 528 - 19 - 7506 — TAX IDENTIFICATION NUMBER
11. 192 N 100 E — ADDRESS OF CONSTRUCTION
12. 0.51 ACRES — LOT SIZE
13. 4,534 — 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. Out Building no-utilities — REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



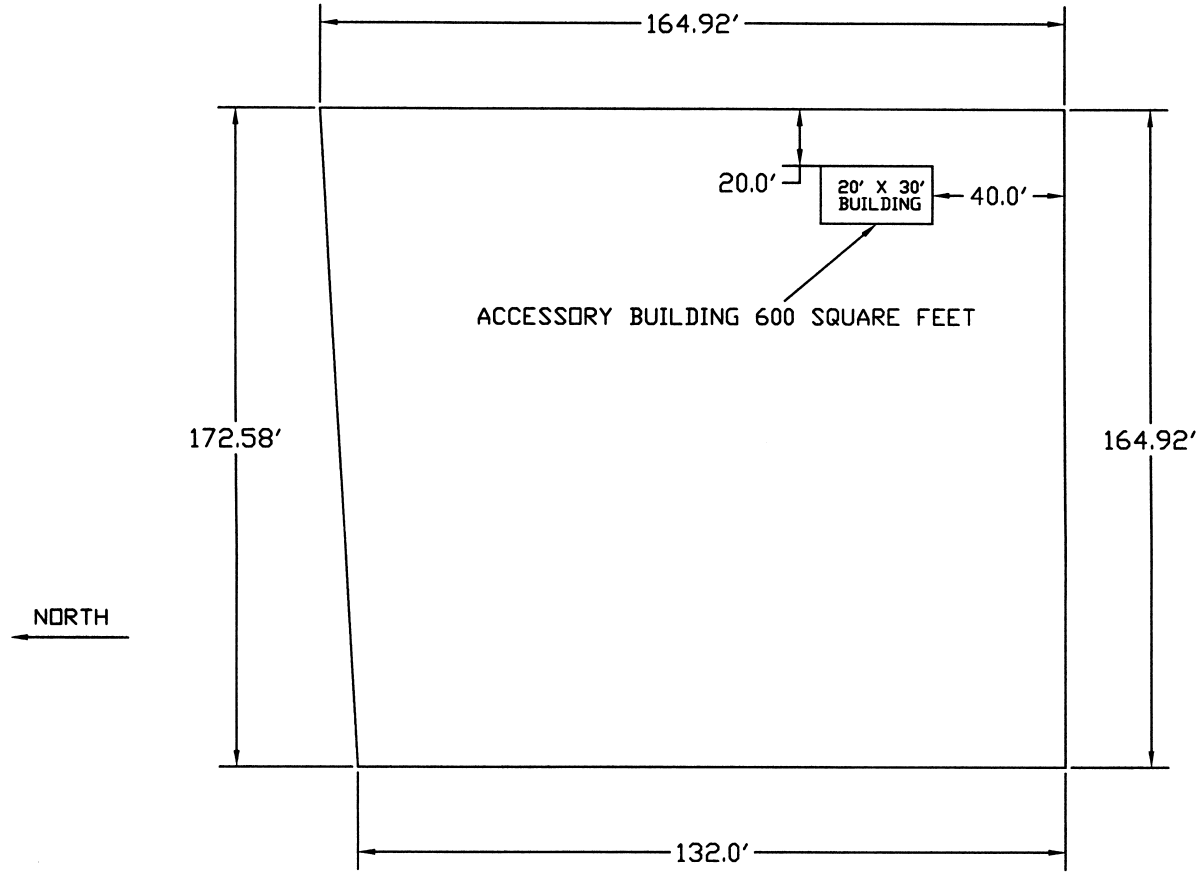
PLOT PLAN



APPROVED – PLANNING AND ZONING — DATE

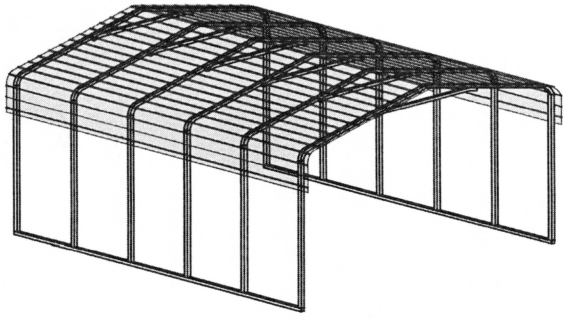
FEES PAID – TREASURER — DATE

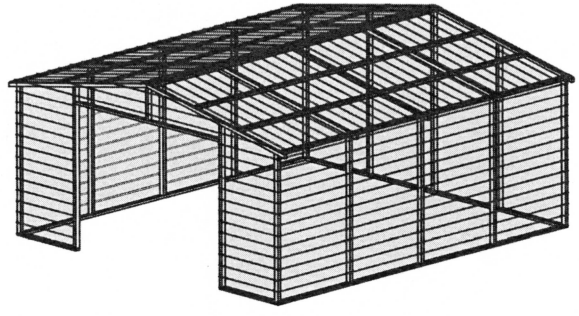
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.
Millville City Form 101 - 15 Nov. 2003 (previous edition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



PLOT PLAN
NTS

03-030-0067
BEGINNING AT POINT 132 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 5, BLOCK 30, PLAT "A" MILLVILLE CITY SURVEY; AND RUNNING THENCE NORTH 132 FEET TO THE NORTHEEST CORNER OF SAID LOT 5; AND RUNNING THENCE EAST 172.58 FEET; MORE OR LESS TO THE EAST RIGHT OFWAY LINE OF IRRIGATION CANAL; THENCE FOLLOWING SAID CANAL SOUTHWESTERLY TO A POINT 164.92 FEET; MORE OR LESS EAST OF THE POINT OF BEGINNING; AND RUNNIG THENCE WEST 164.92 FEET; MORE OR LESS TO THE POINT OF BEGINNING.





REGULAR / A-FRAME
CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2012, OSHA, AISC 360, AISI 100, ASCE 7-10, AWSD 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12 (1/4"X1") SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.

DESIGN CRITERIA

PREVAILING CODE:		IBC 2015
USE GROUP:		U (CARPORTS, BARNS)
1.	DEAD LOAD (D)	D = 4 PSF
2.	ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3.	SNOW LOAD (S)	
	GROUND SNOW LOAD	P_g = 20 - 90 PSF
	IMPORTANCE FACTOR	Is = 0.8
	THERMAL FACTOR	Ct = 1.2
	EXPOSURE FACTOR	Ce = 1.0
	ROOF SLOPE FACTOR	Cs = 1.0
4.	WIND LOAD (W)	
	BASIC WIND SPEED	V_{ULT} = 105 - 180 MPH
	EXPOSURE	C
5.	SEISMIC LOAD (E)	
	DESIGN CATEGORY	D
	IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

COVER SHEET	------	1
SCHEDULES & MEMBER - SECTIONS	------	2
FRAME SECTIONS & DETAILS	------	3
SPACING SCHEDULES - & ENCLOSURE NOTES	------	4
PURLIN & GIRT SCHEDULES	------	5
SHEATHING OPTIONS	------	6
SIDE WALL FRAMING & OPENINGS	------	7
END WALL FRAMING & OPENINGS	------	8-A, 8-B
CORNER BRACING DETAILS	------	9
OPTIONAL LEAN-TO ADDITION	------	10
FOUNDATION OPTIONS	------	11-A TO 11-D

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

CUSTOMER INFORMATION

OWNER:

ADDRESS:

DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH:

LENGTH:

HEIGHT:

FRAME TYPE: ☐ A-FRAME ☐ REGULAR

ENCLOSURE TYPE: ☐ FULL ☐ PARTIAL ☐ OPEN

TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2.5" X 2.5" X 3" LG. 1/4" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.5" X 2.5" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 3/4" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

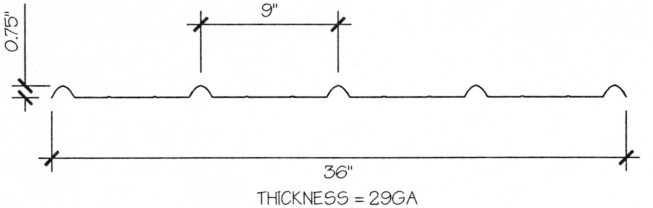
TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	6" C/C	MIN. 1	4" C/C	8" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

TABLE 2.3: GAUGE THICKNESS

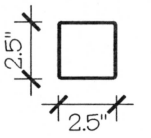
GAUGE	29	18	14	12
THICKNESS (IN)	0.015	0.049	0.083	0.109



THICKNESS = 29GA

29 GA CORRUGATED SHEATHING 8

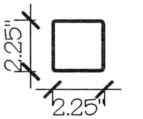
SCALE: NTS



THICKNESS = 14GA

2.5" X 2.5" 14GA TUBE 1

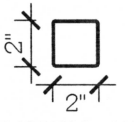
SCALE: NTS



THICKNESS = 12GA

2.25" X 2.25" 12GA TUBE 2

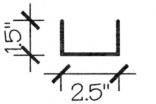
SCALE: NTS



THICKNESS = 14GA

2" X 2" 14GA TUBE 3

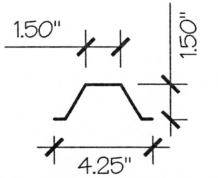
SCALE: NTS



THICKNESS = 14GA

2.5" X 1.5" 14GA CHANNEL 4

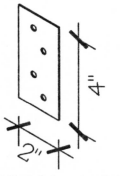
SCALE: NTS



THICKNESS = 18GA / 14GA

4.25" X 1.5" X 18GA / 14GA HAT CHANNEL 5

SCALE: NTS



THICKNESS = 14GA

STRAIGHT BRACKET 6

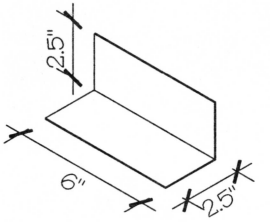
SCALE: NTS



THICKNESS = 14GA

ANGLE BRACKET 7

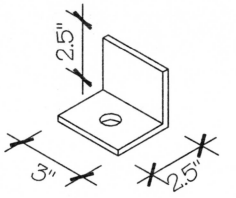
SCALE: NTS



THICKNESS = 14GA

DB BRACKET 9

SCALE: NTS



THICKNESS = 1/4"

BASE ANGLE 10

SCALE: NTS

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

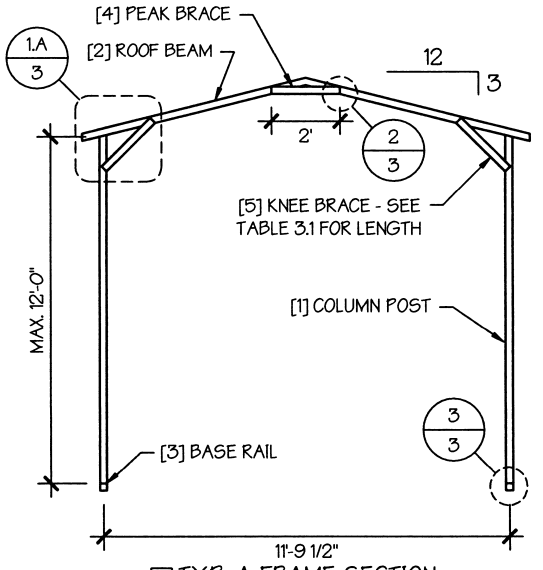
DRAWING INFORMATION

PROJECT:

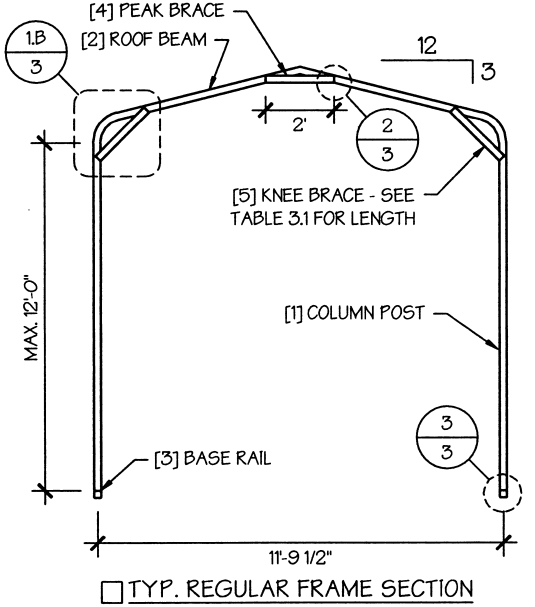
LOCATION: STATE OF UTAH

SHEET TITLE: SCHEDULES & MEMBER SECTIONS

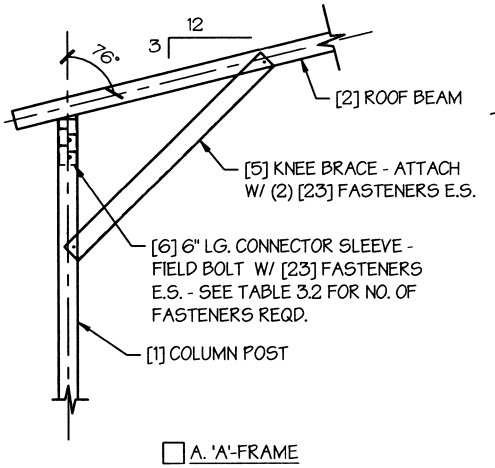
SHEET NO.: 2 / 11



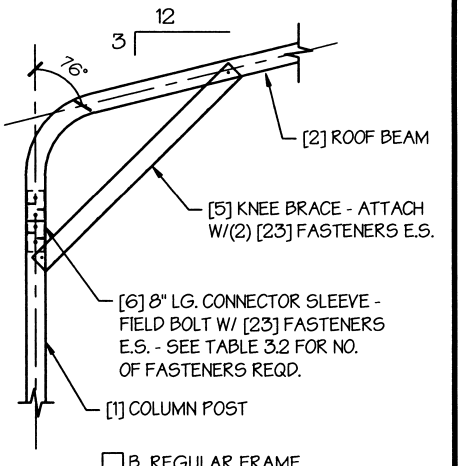
☐ TYP. A-FRAME SECTION
SCALE: NTS



☐ TYP. REGULAR FRAME SECTION
SCALE: NTS

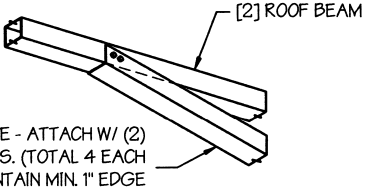


☐ A. 'A'-FRAME

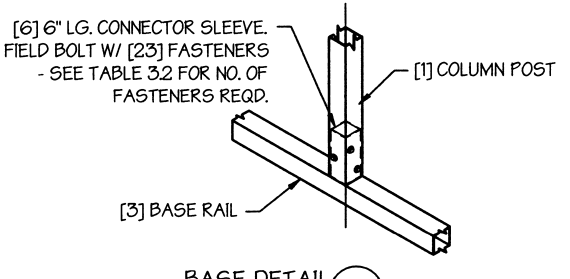


☐ B. REGULAR FRAME

EAVE DETAIL 1
SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



BASE DETAIL 3
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
☐ UP TO 8'	24"
☐ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
☐ 105 TO 125	4
☐ 130 TO 155	6
☐ 160 TO 180	8

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:
DREAMS CARPORTS & BUILDINGS, INC.
Tel: 1-877-670-7678
Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:
FRAME SECTIONS & DETAILS

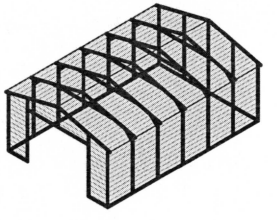
TABLE 4: FRAME SPACING SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS — WIND SPEED (MPH)							■ OPEN BUILDINGS — WIND SPEED (MPH)						
		☐105	☐115	☐130	☐140	☐155	☐165	☐180	☐105	☐115	☐130	☐140	☐155	☐165	☐180
■ EAVE HEIGHT = 10'-0" TO 12'-0"	☐30 / 20	60	60	54/60	54	42	42	36	60	54/60	48/60	42/54	36/42	36/42	36
	☐40 / 27	48/60	48/60	42/60	42/54	42	42	36	48/60	48/60	42/60	42/54	36/42	36/42	36
	☐50 / 34	40/54	40/54	40/54	40/54	40/42	40/42	36	40/54	40/54	40/54	40/54	36/42	36/42	36
	☐60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36	36/48	36/48	36/48	36/48	36/42	36/42	36
	☐70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/36	32/42	32/42	32/42	32/42	32/42	32/42	32/36
	☐80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
	☐90 / 61	30/36	30/36	30/36	30/36	30/36	30	30	30/36	30/36	30/36	30/36	30	30	30
■ EAVE HEIGHT = 7'-0" TO 9'-0"	☐30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
	☐40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
	☐50 / 34	40/54	40/54	40/54	40/54	40/48	40/48	40/42	40/54	40/54	40/54	40/54	36/48	36/48	36/42
	☐60 / 41	36/48	36/48	36/48	36/48	36/48	36/48	36/42	36/48	36/48	36/48	36/48	36/48	36/48	36/42
	☐70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42
	☐80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
	☐90 / 61	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36
■ EAVE HEIGHT = UP TO 6'-0"	☐30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
	☐40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
	☐50 / 34	40/54	40/54	40/54	40/54	40/48	40/48	40/42	40/54	40/54	40/54	40/54	36/48	36/48	36/42
	☐60 / 41	36/48	36/48	36/48	36/48	36/48	36/48	36/42	36/48	36/48	36/48	36/48	36/48	36/48	36/42
	☐70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42
	☐80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
	☐90 / 61	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36

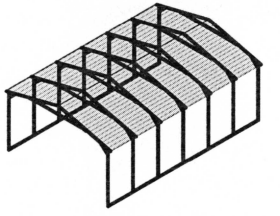
NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

GENERAL ENCLOSURE NOTES:

1. TYPICAL ENCLOSED AND OPEN BUILDINGS ARE AS SHOWN ON THE RIGHT.
2. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
3. FOR ENCLOSED BUILDINGS, ONE END WALL CAN BE OPEN IF THE OTHER END WALL IS ENCLOSED. THE OPEN END WALL MUST HAVE EITHER GABLE FRAMING (SEE SHEET 8A) OR A DOUBLE END FRAME.
4. OPEN BUILDINGS CAN HAVE PARTIALLY ENCLOSED SIDE WALLS UP TO 3' ENCLOSED.
5. ENCLOSED BUILDING WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. SEE SHEET 9 FOR TYPICAL BRACING DETAILS.



TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678
Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:
SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11

TABLE 5.1: PURLIN SPACING SCHEDULE

FRAME SPACING	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ 14GA. HAT CHANNEL PURLIN — WIND SPEED (MPH)							■ 18GA. HAT CHANNEL PURLIN — WIND SPEED (MPH)						
		□ 105	□ 115	□ 130	□ 140	□ 155	□ 165	□ 180	□ 105	□ 115	□ 130	□ 140	□ 155	□ 165	□ 180
FRAME SPACING: 5'-0"	□ 30 / 20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
	□ 40 / 27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
	□ 50 / 34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
	□ 60 / 41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
	□ 70 / 47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
	□ 80 / 54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
	□ 90 / 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
FRAME SPACING: ■ 4'-6"	□ 30 / 20	54	48	42	42	36	30	30	48	36	30	24	18	18	12
	□ 40 / 27	42	42	42	42	36	30	30	42	36	30	24	18	18	12
	□ 50 / 34	40	40	40	40	36	30	30	30	30	30	24	18	18	12
	□ 60 / 41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
	□ 70 / 47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
	□ 80 / 54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
	□ 90 / 61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
FRAME SPACING: ■ 4'-0"	□ 30 / 20	54	48	42	42	36	36	30	54	48	36	30	24	24	18
	□ 40 / 27	42	42	42	42	36	36	30	42	42	36	30	24	24	18
	□ 50 / 34	40	40	40	40	36	36	30	40	40	36	30	24	24	18
	□ 60 / 41	36	36	36	36	36	36	30	36	36	36	30	24	24	18
	□ 70 / 47	32	32	32	32	32	32	30	30	30	30	30	24	24	18
	□ 80 / 54	32	32	32	32	32	32	30	24	24	24	24	24	24	18
	□ 90 / 61	30	30	30	30	30	30	30	24	24	24	24	24	24	18
FRAME SPACING: ■ 3'-6"	□ 30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	30	30
	□ 40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	30	30
	□ 50 / 34	40	40	40	40	36	36	30	40	40	40	40	36	30	30
	□ 60 / 41	36	36	36	36	36	36	30	36	36	36	36	36	30	30
	□ 70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	□ 80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30
FRAME SPACING: ■ 3'-0" OR LOWER	□ 30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	36	30
	□ 40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	36	30
	□ 50 / 34	40	40	40	40	36	36	30	40	40	40	40	36	36	30
	□ 60 / 41	36	36	36	36	36	36	30	36	36	36	36	36	36	30
	□ 70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	□ 80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	□ 90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30

NOTES:
1. PURLIN SPACING UNITS ARE IN INCHES.
2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH) ■ 105	■ 115	■ 130	■ 140	■ 155	■ 165	■ 180
□ 5'-0"	60	48	36	30	24	24	18
□ 4'-6"	60	60	48	42	36	30	24
□ 4'-0"	60	60	54	54	42	36	30
□ 3'-6"	60	60	54	54	48	42	42
□ 2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:
1. GIRT SPACING UNITS ARE IN INCHES.
2. THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678
Fax: 1-801-224-0238

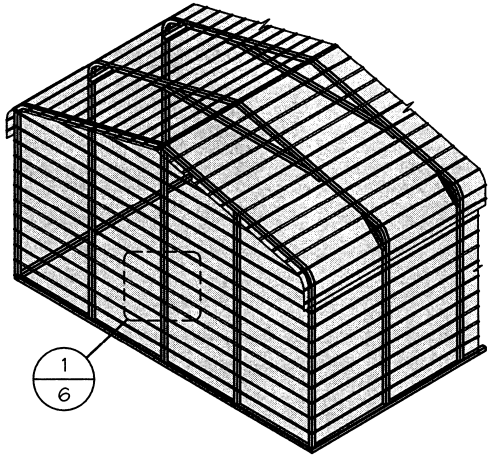
DRAWING INFORMATION

PROJECT:

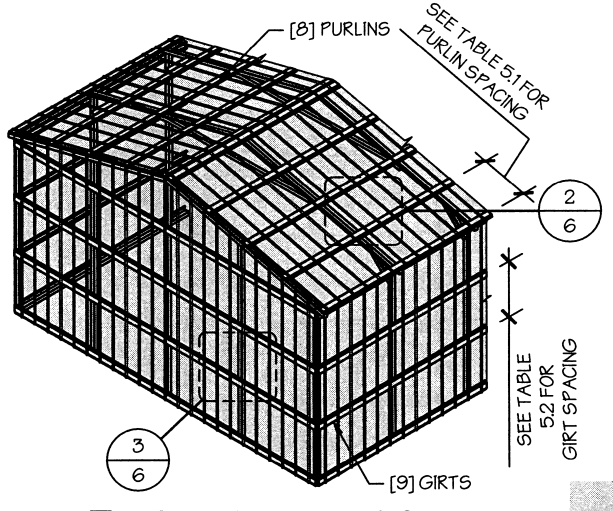
LOCATION: STATE OF UTAH

SHEET TITLE:
PURLIN & GIRT SPACING SCHEDULES

SHEET NO.: 5 / 11



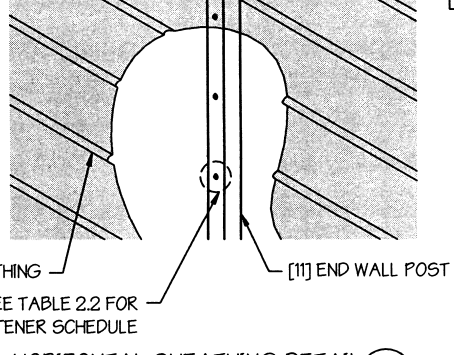
☐ TYP. HORIZONTAL SHEATHING
SCALE: NTS



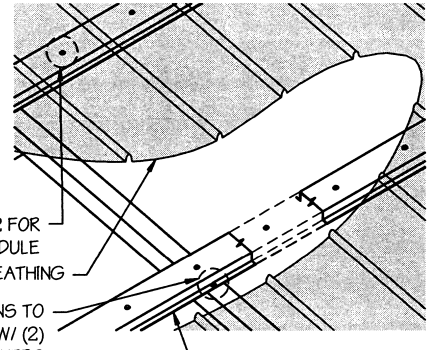
☐ TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

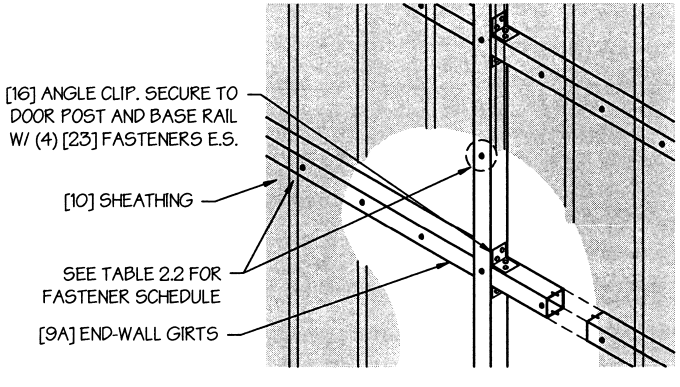
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.



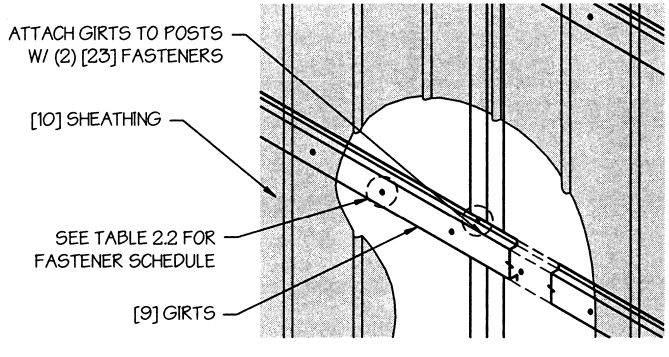
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS



☐ WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS



☐ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS

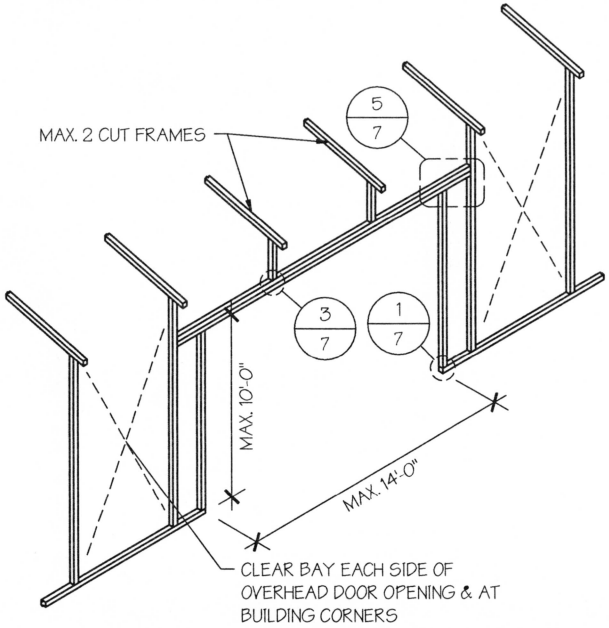
MANUFACTURED BY:
DREAMS CARPORTS & BUILDINGS, INC.
Tel: 1-877-670-7678
Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

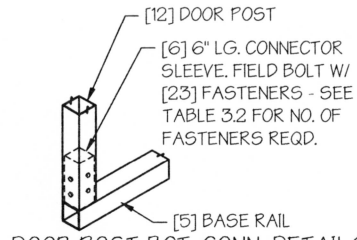
LOCATION: STATE OF UTAH

SHEET TITLE:
SHEATHING OPTIONS & DETAILS



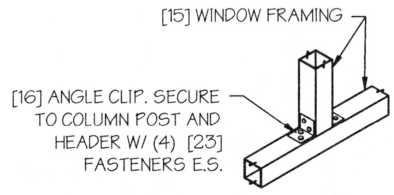
SIDE WALL OVER HEAD DOOR OPENINGS

SCALE: NTS



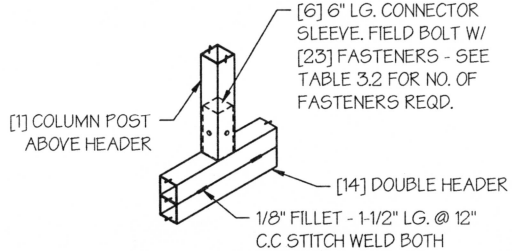
DOOR POST BOT. CONN. DETAIL 1

SCALE: NTS



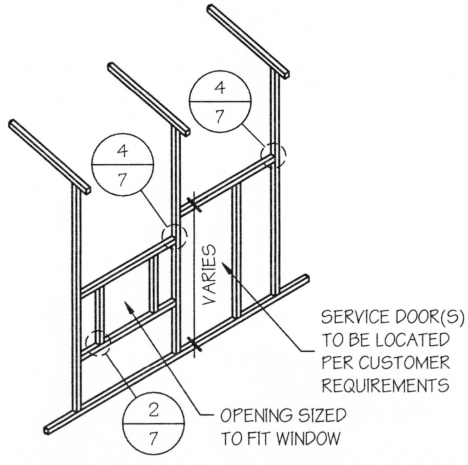
TYP. WINDOW FRAMING CONN. DETAIL 2

SCALE: NTS



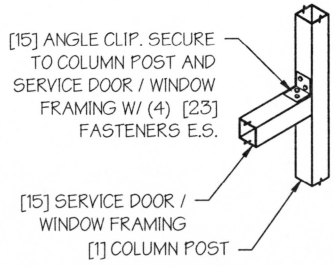
COLUMN POST ABOVE DOOR HEADER CONN. DETAIL 3

SCALE: NTS



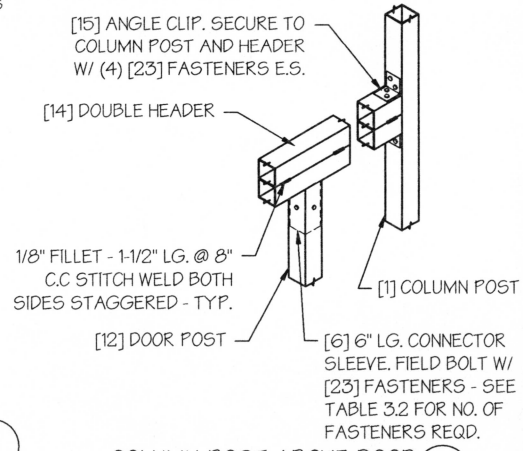
SIDE WALL SERVICE DOOR / WINDOW OPENINGS

SCALE: NTS



TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 4

SCALE: NTS



COLUMN POST ABOVE DOOR HEADER CONN. DETAIL 5

SCALE: NTS

SIDE WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MAX. HEIGHT OF SIDE WALL DOOR OPENINGS DEPENDS ON POST LENGTH NEEDED TO ACCOMMODATE KNEE BRACES.
3. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
4. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
5. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
6. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

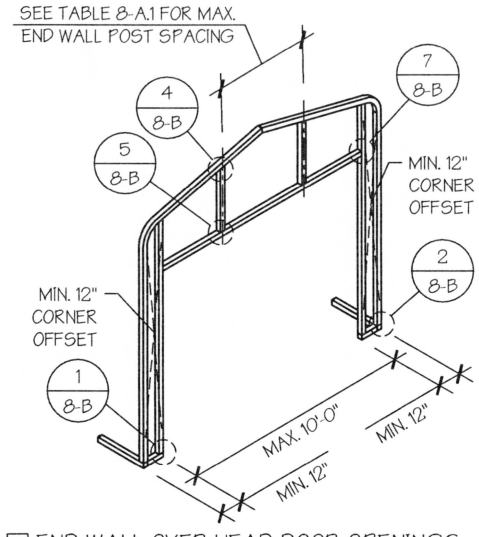
PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

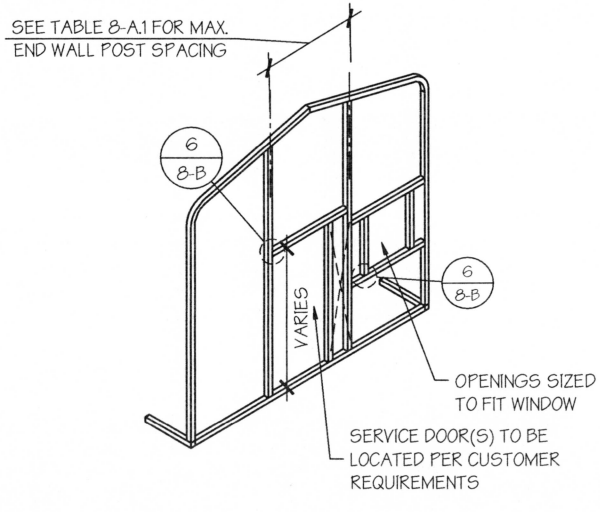
SIDE WALL FRAMING & OPENINGS

SHEET NO.: 7 / 11



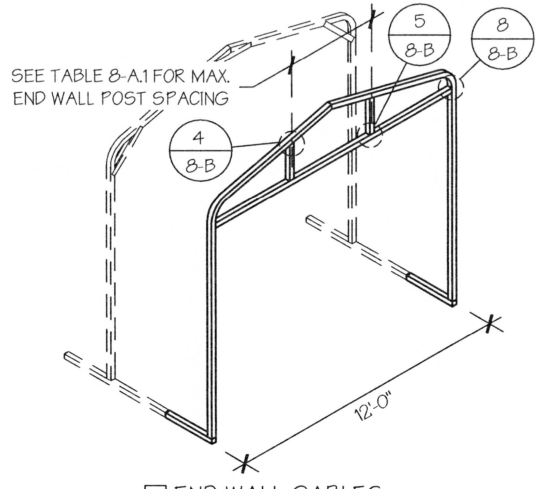
☐ END WALL OVER HEAD DOOR OPENINGS

SCALE: NTS



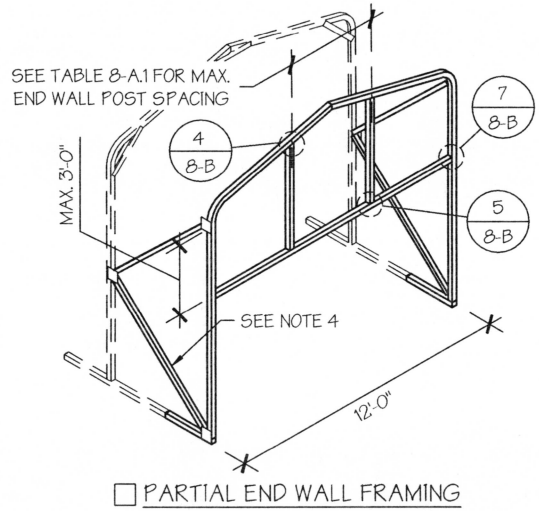
☐ END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS



☐ END WALL GABLES

SCALE: NTS



☐ PARTIAL END WALL FRAMING

SCALE: NTS

TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	☐ UP TO 7'	☐ 8' TO 9'	☐ 10' TO 12'
☐ 105	5'	5'	5'
☐ 115	5'	5'	4.5'
☐ 130	4.5'	4.5'	4'
☐ 140	4.5'	4.5'	3'
☐ 155	4'	4'	2.5'
☐ 165 - 180	3.5'	3'	2'

END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.
Tel: 1-877-670-7678
Fax: 1-801-224-0238

DRAWING INFORMATION

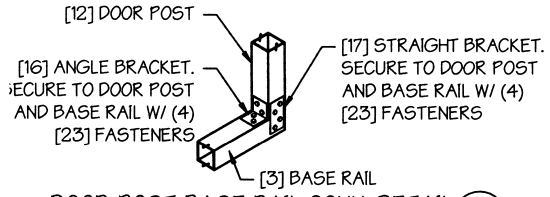
PROJECT:

LOCATION: STATE OF UTAH

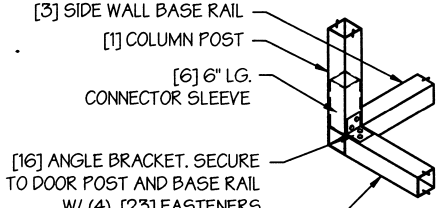
SHEET TITLE:

END WALL FRAMING

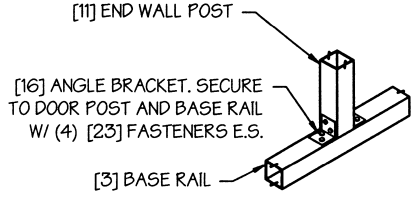
SHEET NO.: 8-A / 11



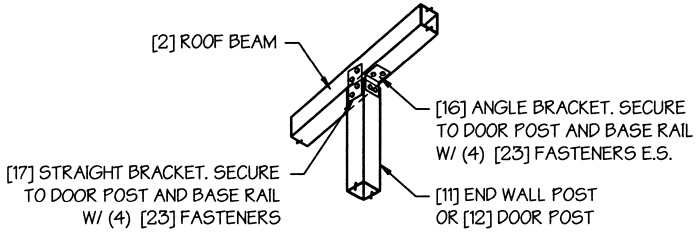
DOOR POST BASE RAIL CONN. DETAIL 1
SCALE: NTS



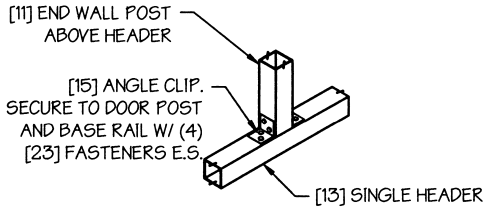
CORNER DETAIL 2
SCALE: NTS



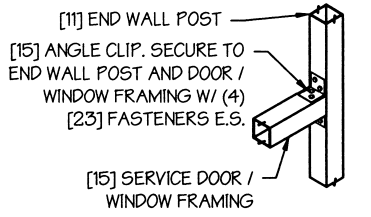
END WALL POST - BASE RAIL CONN. DETAIL 3
SCALE: NTS



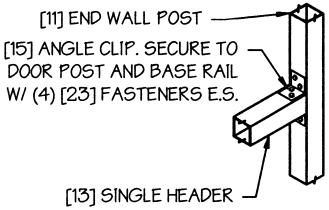
END WALL POST - ROOF BEAM CONN. DETAIL 4
SCALE: NTS



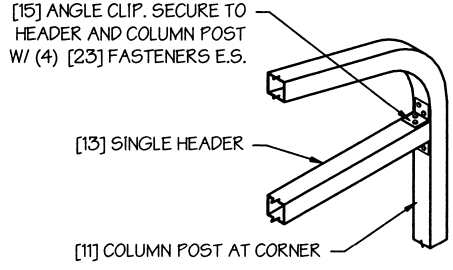
END WALL POST ABOVE HEADER CONN. DETAIL 5
SCALE: NTS



TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 6
SCALE: NTS



HEADER - END WALL POST CONN. DETAIL 7
SCALE: NTS



GABLE HEADER - CORNER POST CONN. DETAIL 8
SCALE: NTS

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.
Tel: 1-877-670-7678
Fax: 1-801-224-0238

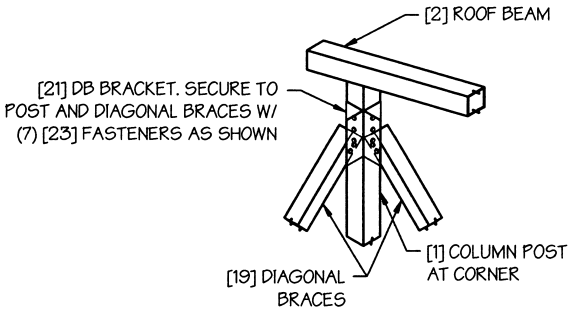
DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

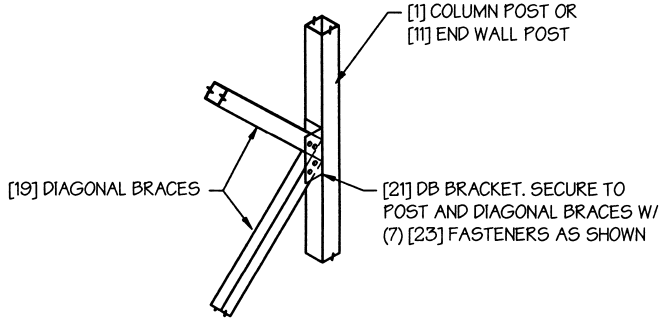
SHEET TITLE:
END WALL FRAMING DETAILS

SHEET NO.: 8-B / 11



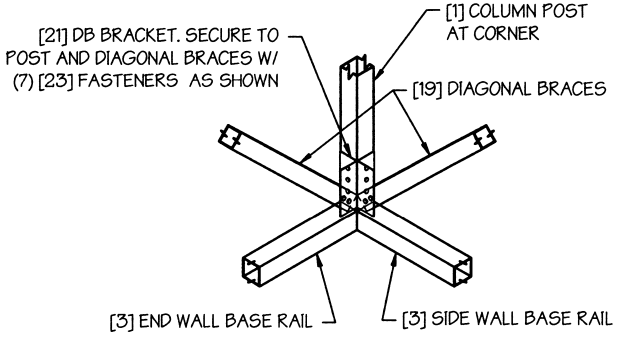
DIAGONAL BRACE TOP CORNER CONN. DETAIL* 1

SCALE: NTS



DIAGONAL BRACE - POST CONN. DETAIL* 2

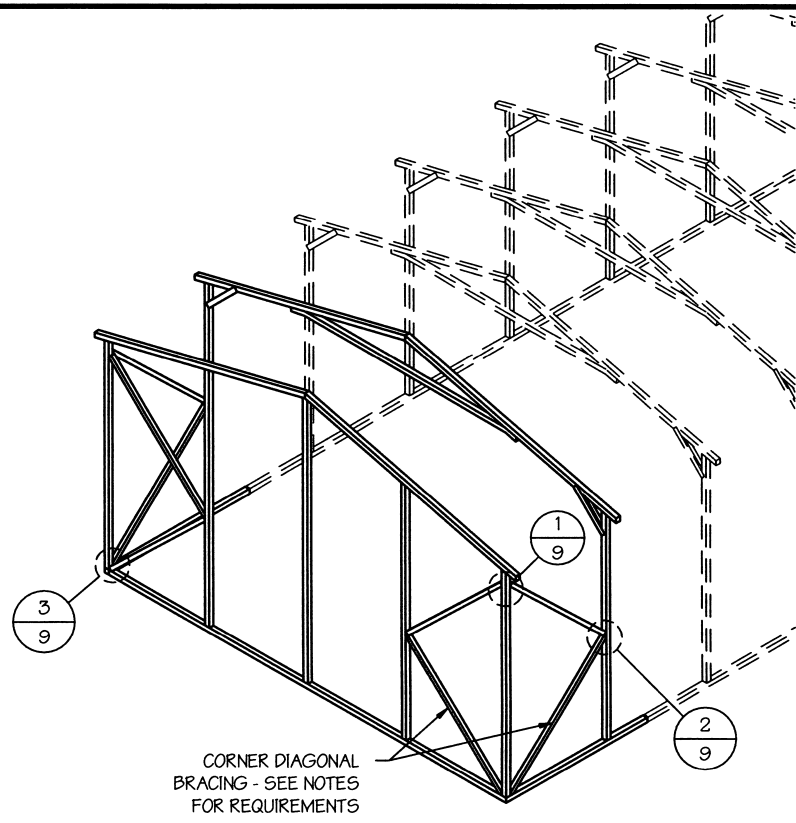
SCALE: NTS



DIAGONAL BRACE BOT. CORNER CONN. DETAIL* 3

SCALE: NTS

* INSIDE VIEW SHOWN FOR CLARITY



DIAGONAL BRACING AT CORNERS

SCALE: NTS

CORNER BRACING NOTES:

1. DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
2. IF CORNER BRACING IS REQUIRED BUT THE BUILDING IS MISSING ONE OR MORE END WALLS THEN THE BUILDING MUST BE DESIGNED AS AN OPEN BUILDING AND SIDE WALL DIAGONAL BRACING IS REQUIRED (USE SPACING FOR OPEN BUILDING IN TABLE 4.1).
3. DIAGONAL BRACING IS ALSO REQUIRED ON THE CORNERS ON THE SIDE WALLS WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

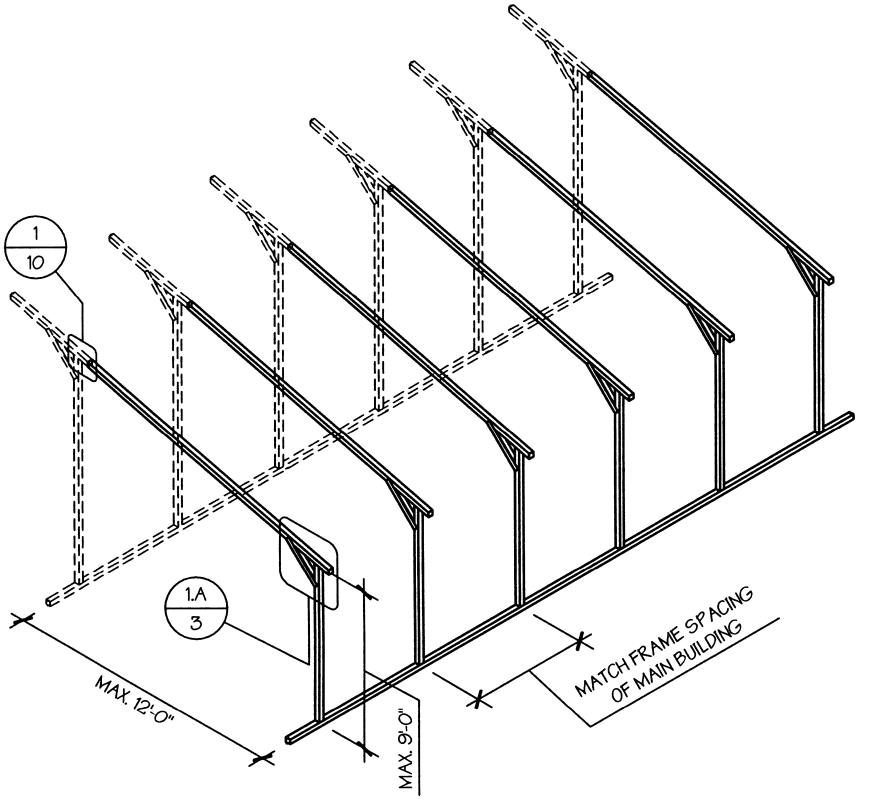
PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

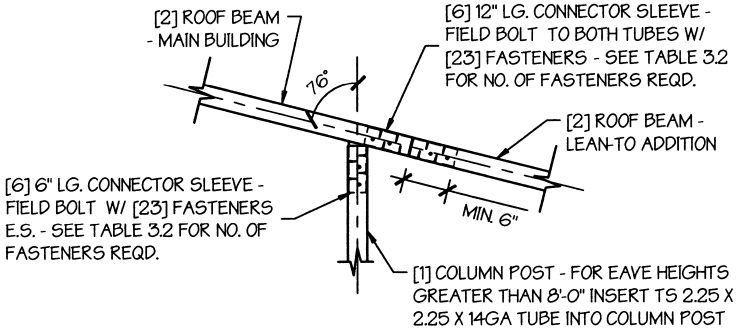
CORNER BRACING DETAILS

SHEET NO.: 9 / 11



☐ OPTIONAL LEAN-TO ADDITION

SCALE: NTS



LEAN-TO ATTACHMENT DETAIL 1

SCALE: NTS

LEAN-TO ADDITION NOTES:

1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
2. ROOF SLOPE AND PURLIN, GIRT AND FRAME SPACINGS OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE..
3. IF THE LEAN-TO ADDITION IS "OPEN "(BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT: 12'-0" WIDE BUILDINGS

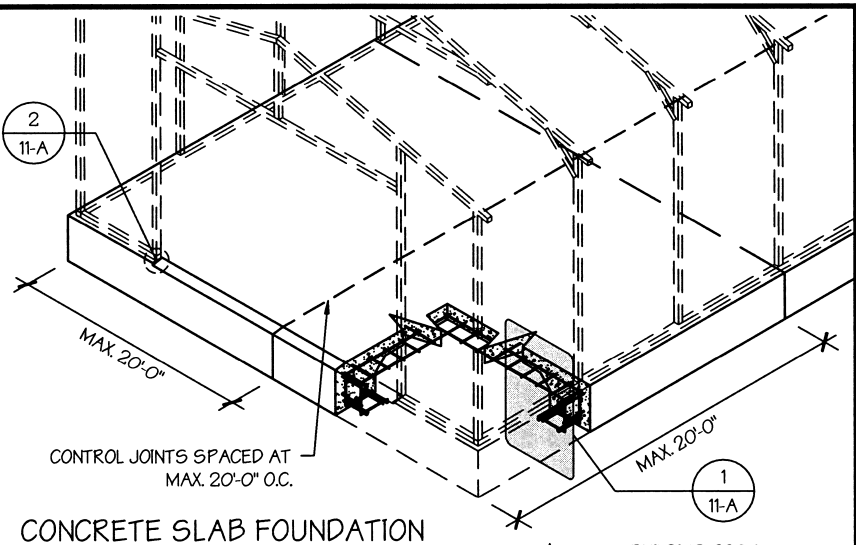
LOCATION: STATE OF UTAH

SHEET TITLE:

OPTIONAL LEAN-TO ADDITION

CONCRETE SLAB FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. EITHER OPTION 1 'EDGE OFFSET' OR OPTION 2 'NOTCHED EDGE' DETAIL CAN BE USED.
3. FOR OPTION 1 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 5" EACH DIRECTION.
3. FOR OPTION 2 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE SIDE DIMENSIONS OF THE BUILDING DIMENSIONS.
4. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
5. CONCRETE ANCHORS CAN BE ANY ONE OF THE OPTIONS MENTIONED IN TABLE 11-A.1.
6. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
7. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
8. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
9. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



CONCRETE SLAB FOUNDATION

SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

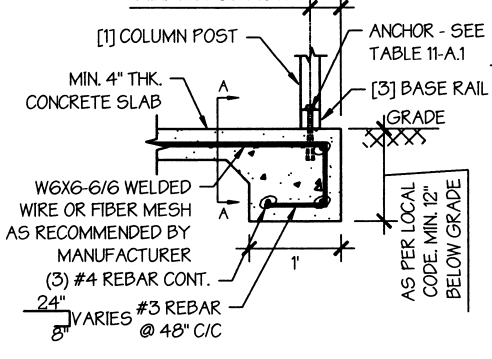
WIND SPEED (MPH)	ANCHOR SIZE
☐ 105 TO 140	1/2"Ø X 7"
☐ 155 TO 180	5/8"Ø X 7"

NOTES:
1. ANCHORS ARE BASED ON ESR-2526 REPORT. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED AS LONG AS THEY MEET OR EXCEED THIS REPORT.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

TABLE 11-A.2: NOTCH WIDTH

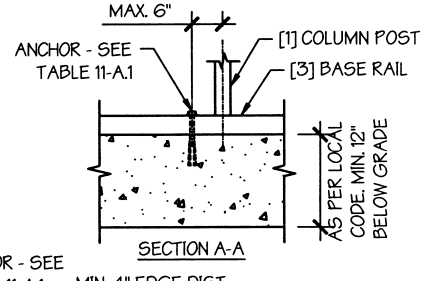
HORIZONTAL/OPEN		VERTICAL	
☐ 14GA	☐ 12GA	☐ 14GA	☐ 12GA
2 3/4"	2 7/8"	1 3/4"	1 7/8"

DEPTH IS TO BE 1 1/2"

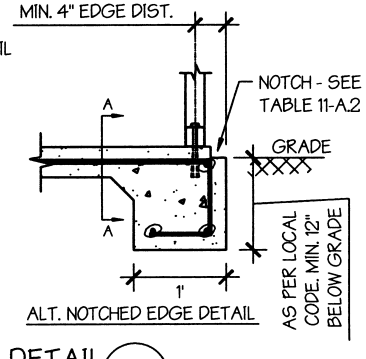


☐ OPTION 1: EDGE OFFSET DETAIL 1

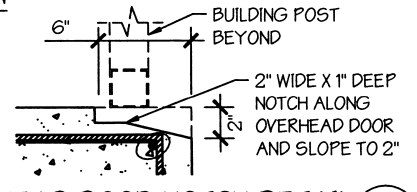
SCALE: NTS



SECTION A-A

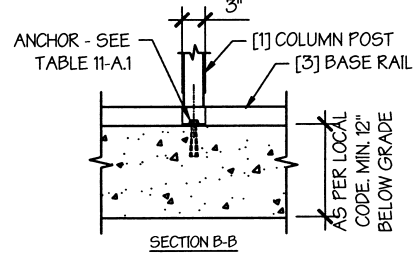


ALT. NOTCHED EDGE DETAIL

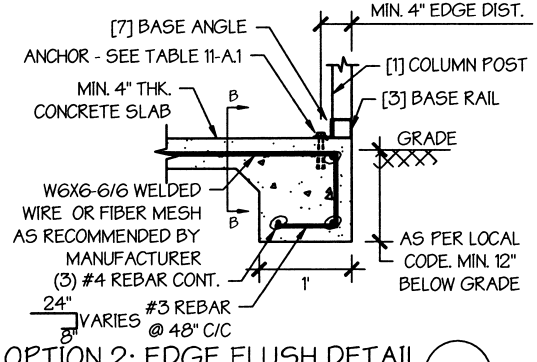


OVERHEAD DOOR NOTCH DETAIL 2

SCALE: NTS



SECTION B-B



☐ OPTION 2: EDGE FLUSH DETAIL 1

SCALE: NTS

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

FOUNDATION OPTION 1: CONCRETE SLAB

TABLE 11-B.1: ANCHOR SCHEDULE

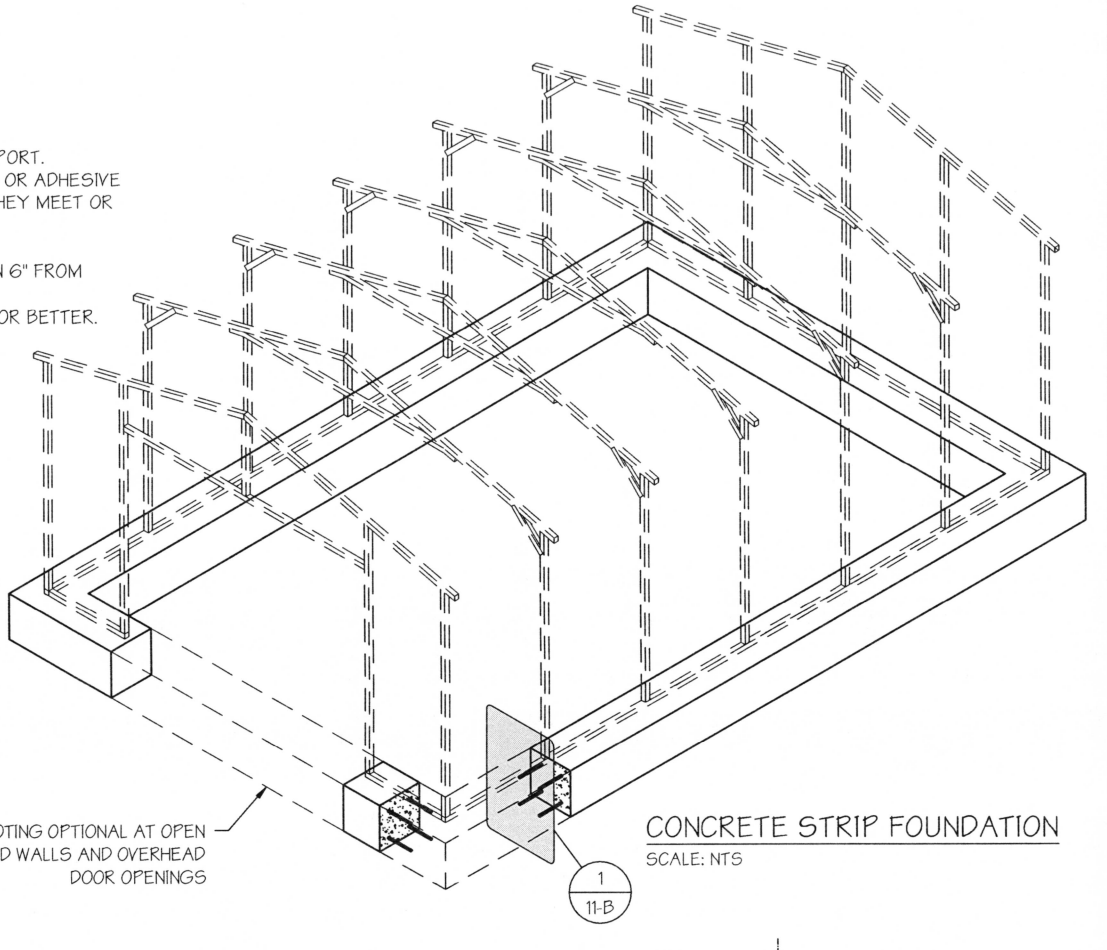
WIND SPEED (MPH)	ANCHOR SIZE
☐ 105 TO 140	1/2"Ø X 7"
☐ 145 TO 180	5/8"Ø X 7"

NOTES:
1. ANCHORS ARE BASED ON ESR-2526 REPORT. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED AS LONG AS THEY MEET OR EXCEED THIS REPORT.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

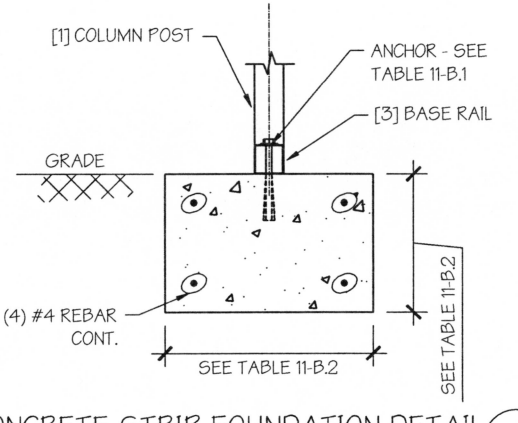
TABLE 11-B.2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
☐105 TO 130	12" X 12"
☐140 TO 155	18" X 12"
☐165 TO 180	26" X 12" 21 X 15" 18" X 18"

NOTES:
1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.



CONCRETE STRIP FOUNDATION
SCALE: NTS



☐ CONCRETE STRIP FOUNDATION DETAIL 1
SCALE: NTS

CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
3. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678
Fax: 1-801-224-0238

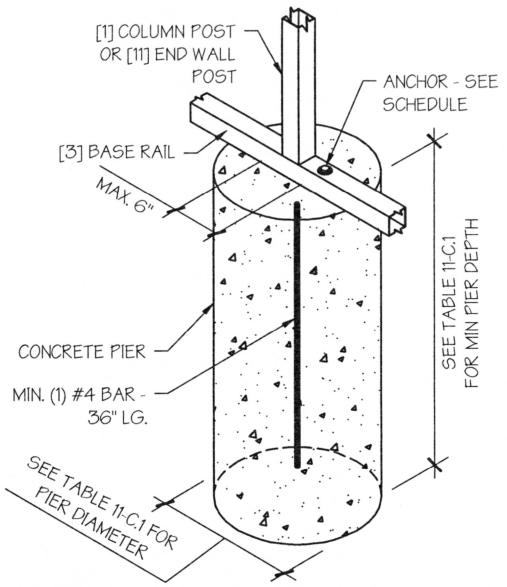
DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

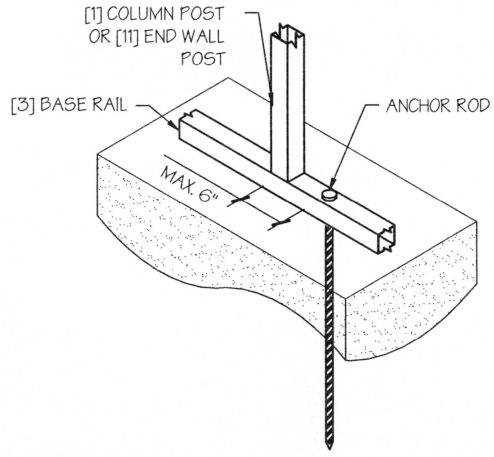
SHEET TITLE:
FOUNDATION OPTION 2: CONCRETE STRIP

SHEET NO.: 11-B / 11



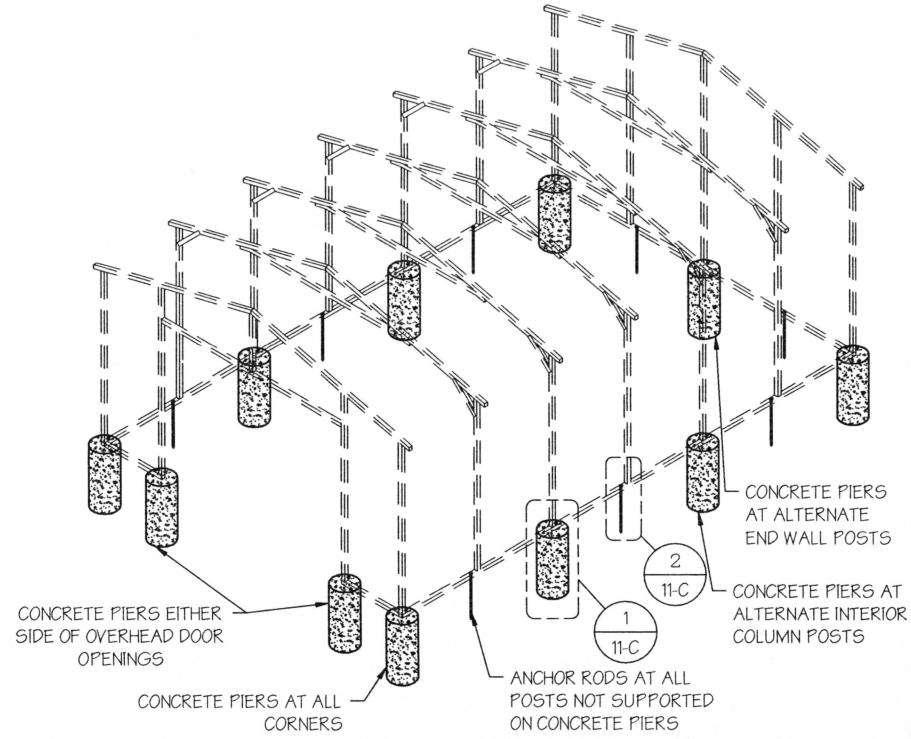
CONCRETE PIER DETAIL 1

SCALE: NTS



ANCHOR ROD INTO SOIL DETAIL 2

SCALE: NTS



☐ CONCRETE PIER FOUNDATION

SCALE: NTS

CONCRETE PIER FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
4. ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. THREADED ROD. RODS WILL HAVE A WELDED NUT AT THE TOP AND ONE COAT OF RUST PROOF PRIMER.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
☐105 TO 130	18"Ø X 36"
☐140 TO 155	18"Ø X 42"
☐165 TO 180	18"Ø X 48"

TABLE 11-C.2: CONCRETE PIER ANCHOR SCHEDULE

WIND SPEED (MPH)	ANCHOR SIZE
☐ 105 TO 140	1/2"Ø X 7"
☐ 155 TO 180	5/8"Ø X 7"

NOTES:

1. ANCHORS ARE BASED ON ESR-2526 REPORT. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED AS LONG AS THEY MEET OR EXCEED THIS REPORT.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

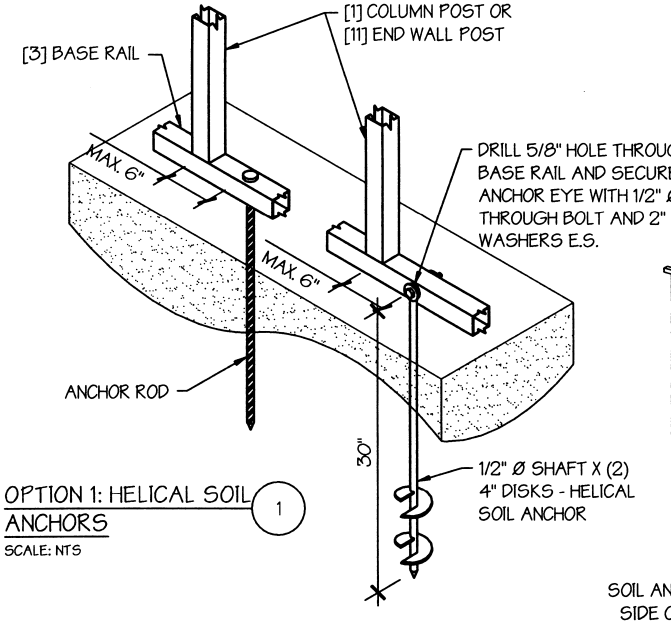
PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

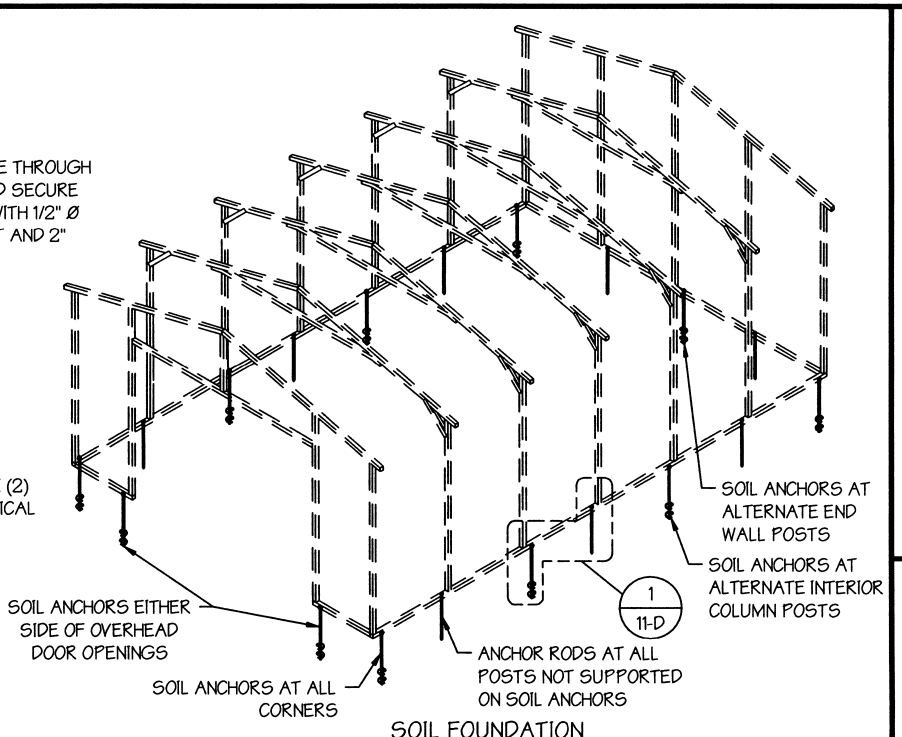
FOUNDATION OPTION 3: CONCRETE PIERS

SHEET NO.: 11-C / 11



☐ OPTION 1: HELICAL SOIL ANCHORS (1)

SCALE: NTS



SOIL FOUNDATION

SCALE: NTS

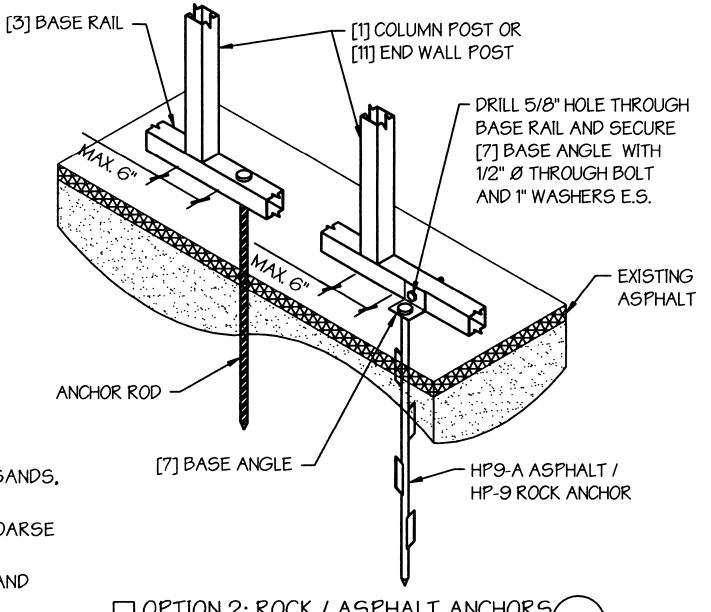
SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A WELDED NUT AT THE TOP AND ONE COAT OF RUST PROOF PRIMER.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

*FROM HUD *"MODEL MANUFACTURED HOME INSTALLATION STANDARDS"*



☐ OPTION 2: ROCK / ASPHALT ANCHORS (1)

SCALE: NTS

MANUFACTURED BY:

DREAMS CARPORTS & BUILDINGS, INC.

Tel: 1-877-670-7678

Fax: 1-801-224-0238

DRAWING INFORMATION

PROJECT:

LOCATION: STATE OF UTAH

SHEET TITLE:

FOUNDATION OPTION 4: SOIL ANCHORS

SHEET NO.: 11-D / 11

00919

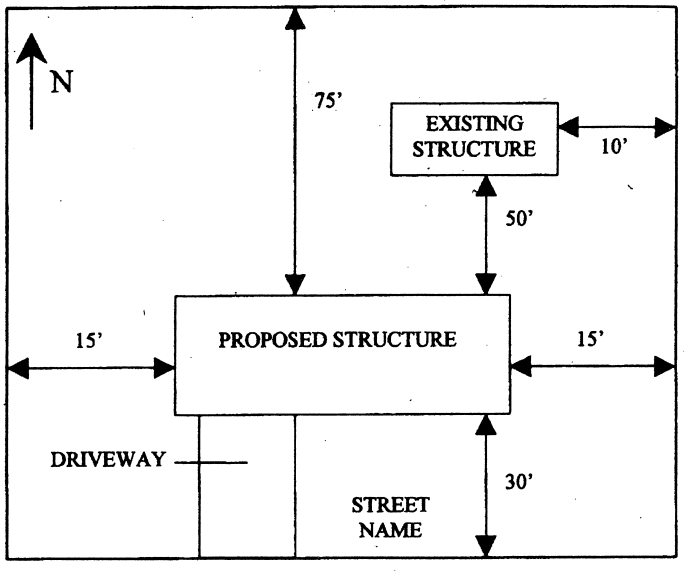
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

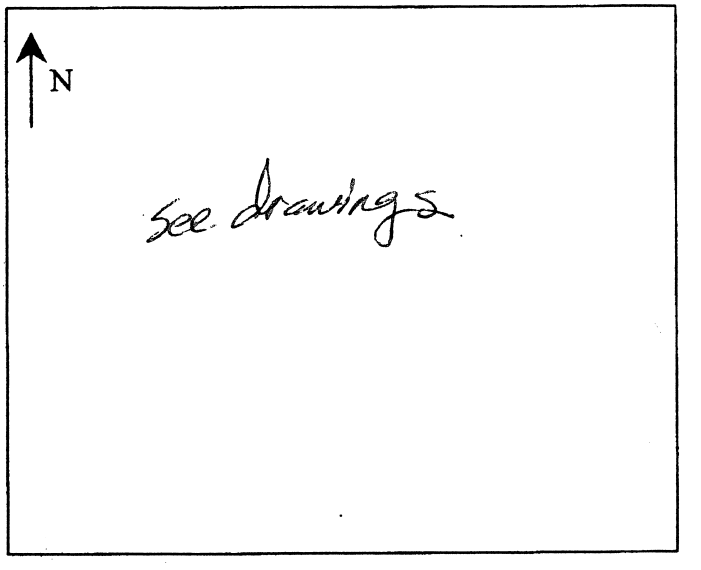
APPLICATION INFORMATION

1. APPLICANT'S NAME: River Bottom Can - Wayne Ruud
2. MAILING ADDRESS: P.O. Box 466
   CITY: Millville STATE: UT ZIP CODE: 84326
3. HOME TELEPHONE: 435-764-2229 4. BUSINESS TELEPHONE: 435-764-2229
5. OWNER'S NAME (if different from applicant): Dean Lewis
6. TYPE OF STRUCTURE: Shed
7. SQUARE FOOTAGE: 8. ZONE:
9. SUBDIVISION NAME AND LOT NUMBER (if applicable):
10. TAX IDENTIFICATION NUMBER: 03 - 029 - 0106
11. ADDRESS OF CONSTRUCTION:
12. LOT SIZE: .94 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

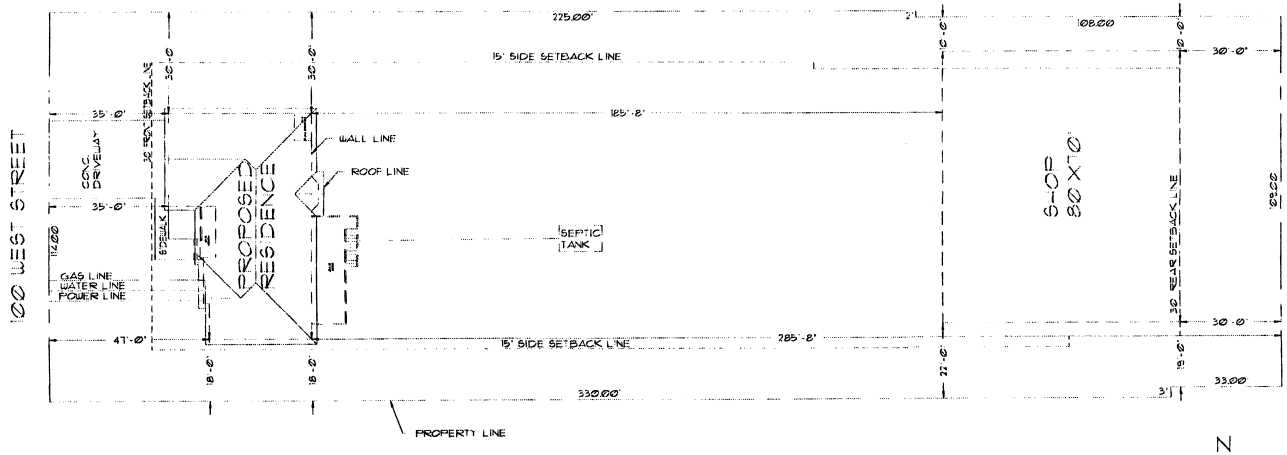
FEES PAID – TREASURER DATE

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)

RIVER BOTTOM/INVISION WINDOWS
PO BOX 466
86 NORTH 100 WEST
MILLVILLE, UT 84326

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

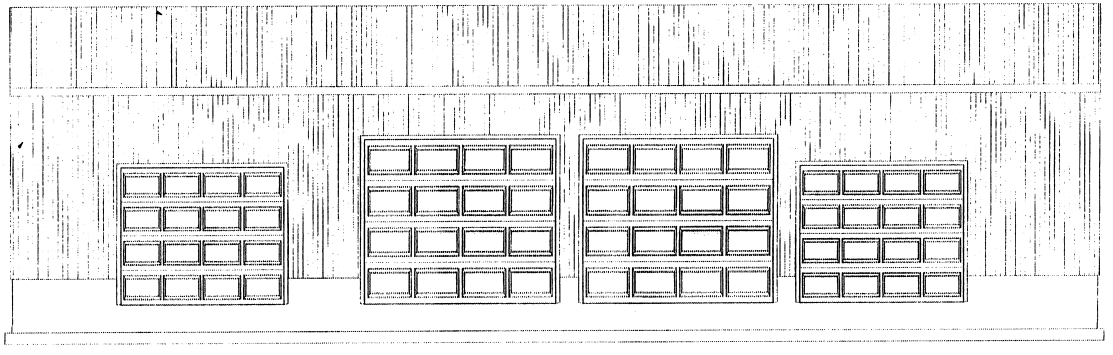


PLOT PLAN
SCALE: 1" = 16'

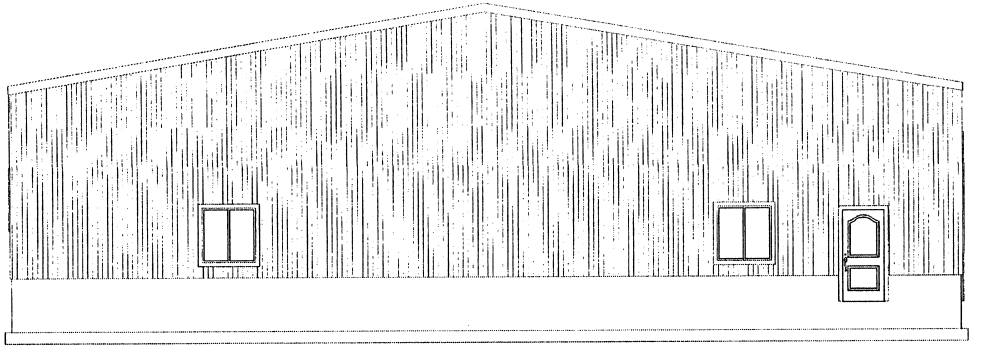
FINELINE DESIGN & DRAFTING
TITLE: PLOT PLAN & COVER PAGE
DRWG SIZE: B DATE: 7/10/20
DRAWN BY: B CROSSLEY (435)755-6647
DRWG #: 1 OF 5 COPYRIGHT © 2020

RIBBER METAL ROOFING PANELS

RIBBED METAL SIDING PANELS



FRONT ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

RIVER BOTTOM/INVISION WINDOWS
PO BOX 466
90 NORTH 100 WEST
MILLVILLE, UT 84326

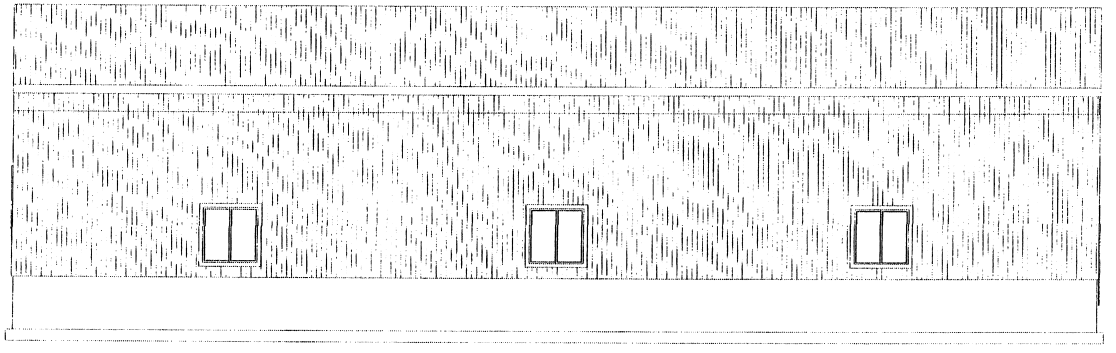
ELEVATIONS
SCALE: 1/4" = 1'

DEAN LEWIS SHOP
134 SOUTH 100 WEST - MILLVILLE, UT 84326

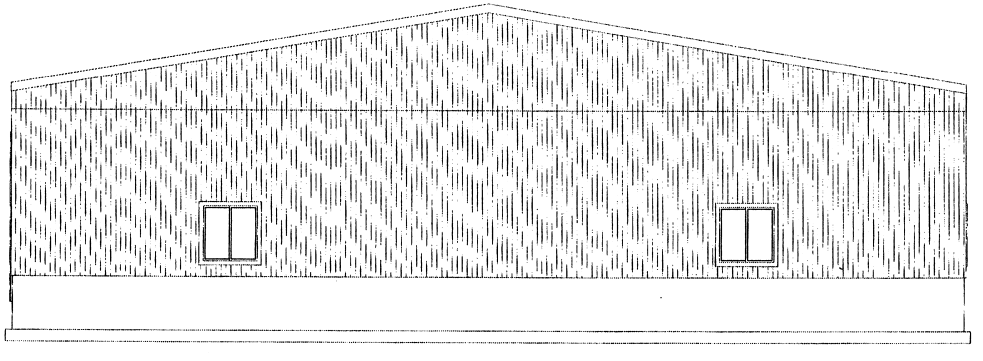
DRAWN BY:
KYLE THATCHER
Tuesday, July 21, 2020

PAGE:
A2.0

RIVER BOTTOM/INVISION WINDOWS
PO BOX 466
86 NORTH 100 WEST
MILLVILLE, UT 84326



REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

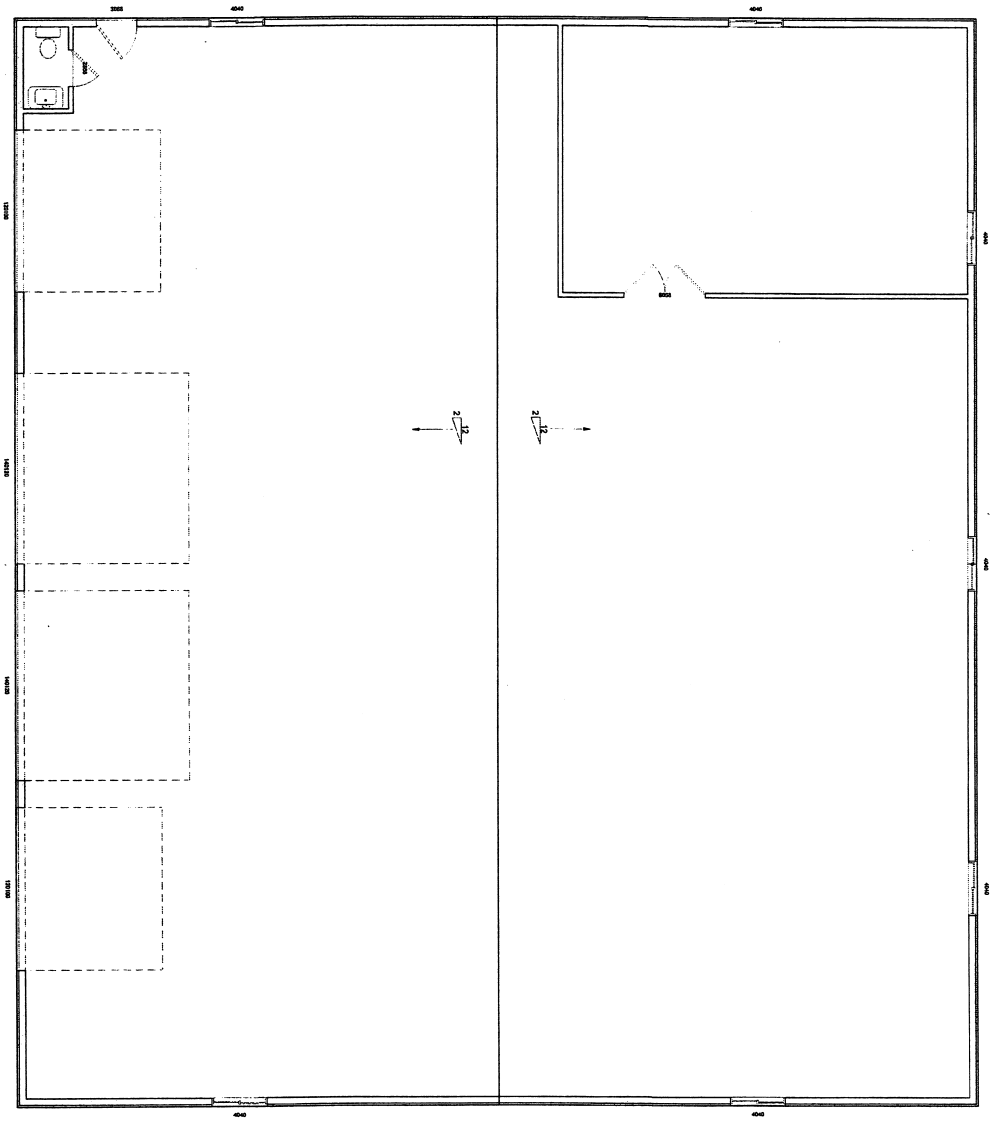
ELEVATIONS
SCALE: 1/4" = 1'

DEAN LEWIS SHOP
134 SOUTH 100 WEST - MILLVILLE, UT 84326

DRAWN BY:
KYLE THATCHER
Tuesday, July 21, 2020

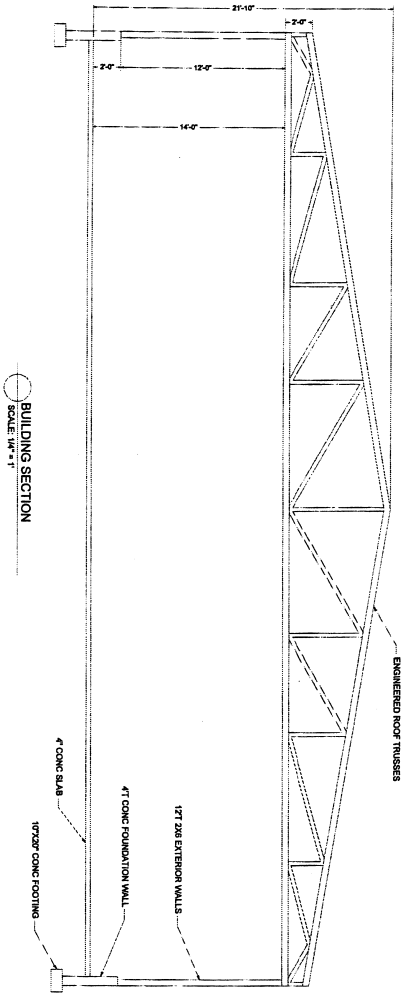
PAGE:
A2.1

ROOF PLAN
SCALE: 1/4" = 1'

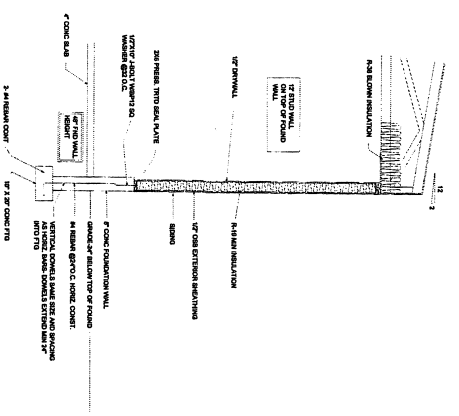


RIGID-LOCK TIMBERVISION WINDOWS
PO BOX 490
134 SOUTH 100 WEST
MILLVILLE, UT 84326

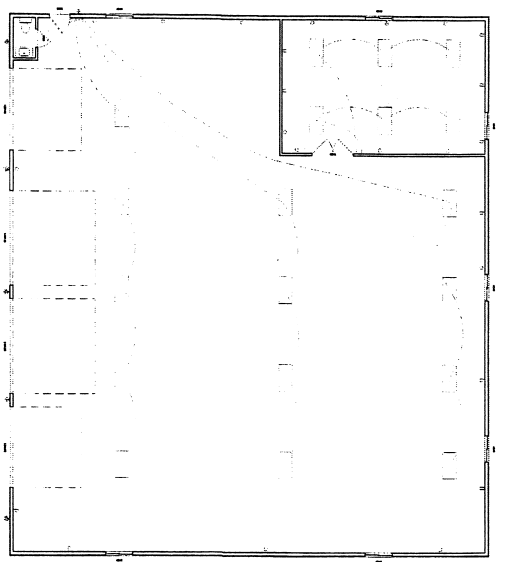
PAGE: A3.0	DRAWN BY: KYLE THATCHER Tuesday, July 21, 2020	DEAN LEWIS SHOP 134 SOUTH 100 WEST - MILLVILLE, UT 84326	ROOF PLAN SCALE: 1/4" = 1'



BUILDING SECTION
SCALE: 1/4" = 1'



WALL SECTION
SCALE: 3/8" = 1'

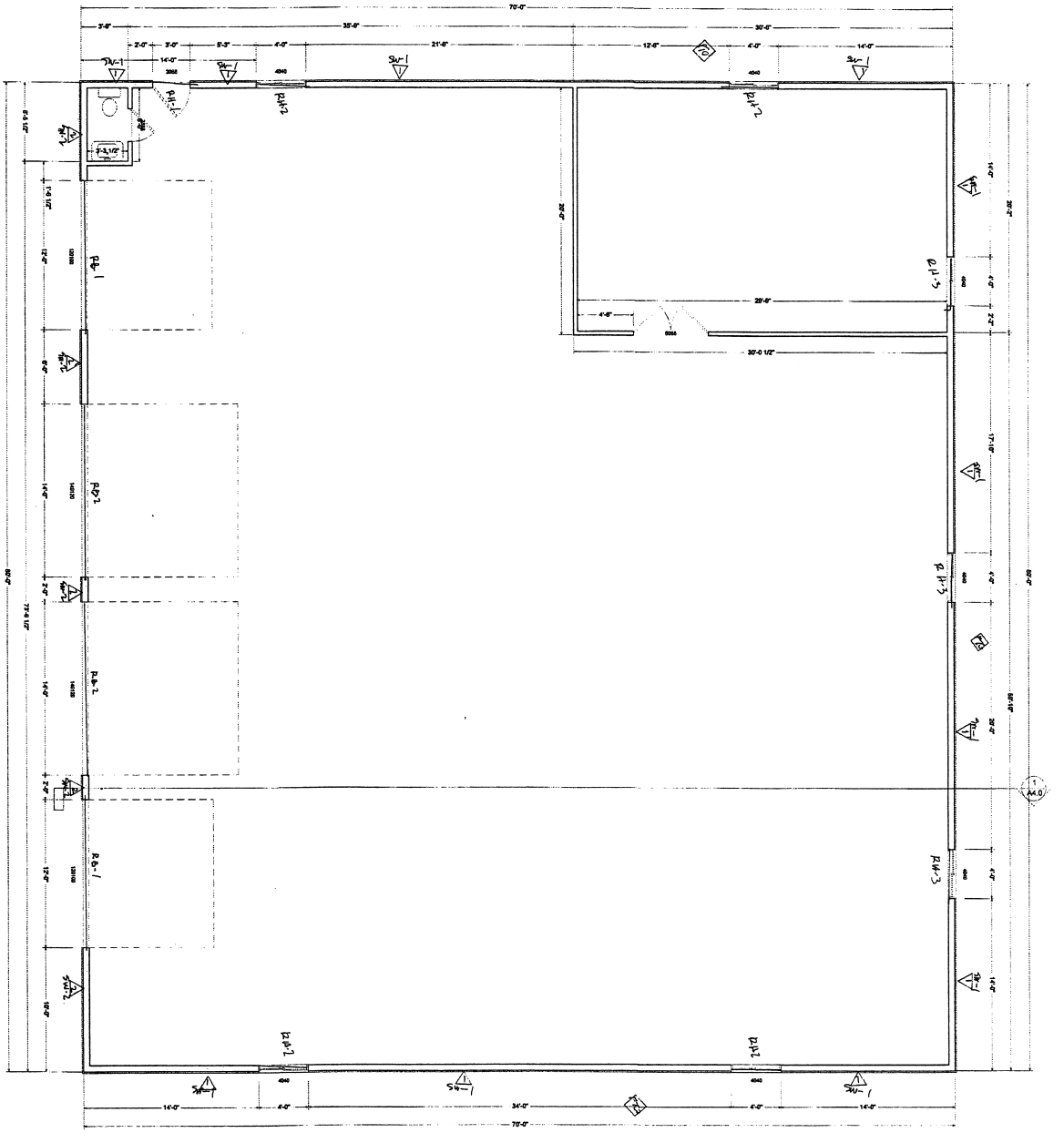


ELECTRICAL PLAN
SCALE: 3/16" = 1'

PAGE: A4.0	DRAWN BY: KYLE THATCHER Tuesday, July 21, 2020	DEAN LEWIS SHOP 134 SOUTH 100 WEST - MILLVILLE, UT 84326	MISC. DETAILS SCALE: VARIES

KYLER BUTTLAR/MARSON WINDOWS
PO BOX 486
134 WEST 100 SOUTH
MILLVILLE, UT 84326

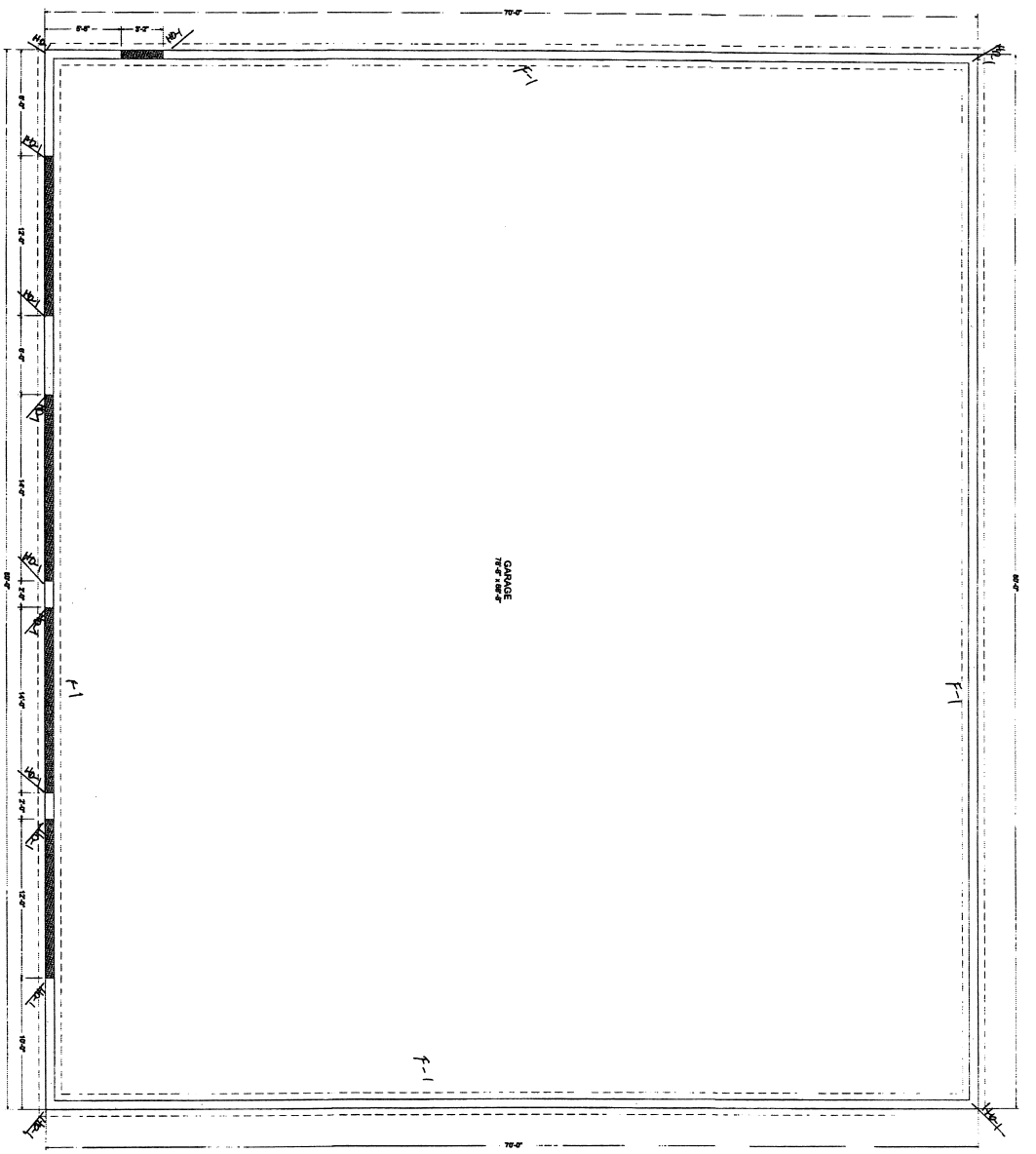
MAIN FLOOR PLAN
SCALE: 1/4" = 1'



RIVER BOTTOM WINDOWS & DOORS
90 NORTH 100 WEST
MILLVILLE, UT 84326

PAGE: A1.1	DRAWN BY: KYLE THATCHER Tuesday, July 21, 2020	DEAN LEWIS SHOP 134 SOUTH 100 WEST - MILLVILLE, UT 84326	MAIN FLOOR PLAN SCALE: 1/4" = 1'

FOOTING/FOUNDATION PLAN
SCALE: 1/4" = 1'



RIVER BOTTOM CONSTRUCTION
PO BOX 488
90 SOUTH 100 WEST
MILLVILLE, UT 84326

PAGE: A1.2	DRAWN BY: KYLE THATCHER Tuesday, July 21, 2020	DEAN LEWIS SHOP 134 SOUTH 100 WEST - MILLVILLE, UT 84326	FOOTING/FOUNDATION PLAN SCALE: 1/4" = 1'

DESIGN CRITERIA

GOVERNING CODE 2018 IBC
RISK CATEGORY II
SEISMIC D
ULTIMATE WIND SPEED 115 MPH
NOMINAL WIND SPEED 90 MPH (3 SEC GUST)
SURFACE ROUGHNESS C

ROOF LOADS
DEAD 15 PSF
LIVE 35 PSF

FLOOR LOADS DEAD 10 PSF
LIVE 40 PSF

DECK LOADS DEAD 10 PSF
LIVE 40 PSF (OR ROOF LIVE LOAD IF GREATER THAN 40 PSF)

SOIL BEARING PRESSURE 1500 PSF

FOOTING & FOUNDATIONS

1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE ALLOWABLE BEARING VALUE THROUGH A SOIL INVESTIGATION BY A GEOTECHNICAL ENGINEER. ANY SOIL BEARING PRESSURE FOUND TO BE LESS THAN THAT SPECIFIED IN THE DESIGN CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION STARTS OR IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR EXCAVATIONS FOR FOOTINGS AN PROVIDE SHORING OF SUFFICIENT STRENDTH TO RETAIN EXCAVATION SIDE WALLS. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF WORKMEN IN EXCAVATED FOOTING AREAS.

2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 36", OR LOCAL FROST DEPTH BELOW THE FINISH GRADE.

3. THE CONTRACTOR SHALL ENSURE THAT FOOTINGS ARE PROPERLY DRAINED BY 4"Ø PERIMETER DRAINS TO DAYLIGHT OR OTHER METHOD APPROVED BY ENGINEER. THE CONTRACTOR SHALL NOT CONSTRUCT FOOTINGS ON SATURATED OR OVER MOIST SOILS. THE CONTRACTOR SHALL CEASE CONSTRUCTION AND NOTIFY THE ENGINEER WHEN HIGH MOISTURE CONTENT SOILS ARE ENCOUNTERED.

4. ANY UNDESIRABLE SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS DEBRIS, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ORGANIC MATERIAL, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.

5. COMPACT BACK FILL AGAINST FOUNDATION WALLS TO 85% OF THE STANDARD PROCTOR DRY DENSITY ASTM D-698 TO REDUCE SETTLING OF FILL.

6. USE 1/2" x 10" ANCHOR J BOLTS @ 32" O.C. (UNLESS NOTED OTHERWISE) ON ALL FOUNDATION WALLS. ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND WITHIN 12" OF EACH SILL PLATE END. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. INSTALL 3" X 3" X .5/16" WASHERS W/SLOTTED HOLES WITH ANCHOR BOLTS.

7. THE CONTRACTOR SHALL USE GRADE 60 REBAR FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS. CONCRETE SHALL BE 3000 PSI @ 28d-COMPRESSSIVE STRENGTH.

8. SIMPSON HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER SIMPSON REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM DISTANCE.

9. CONTRACTOR TO COMPLY WITH SOILS REPORT FOR PROPOSED SUBDIVISION.

GENERAL FRAMING NOTES

1. THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED ON DRAWING,

JOISTS	DOUG FIR #2 OR BTR
VERSA LAMS	PER MFG SPEC.
GLULAMS	24F-V4 DF/DF
HEADERS	DOUG FIR #2 OR BTR
PREFAB TRUSSES/JOISTS	PER MFG SPEC.
BEARING WALL STUDS	DOUG FIR #2 OR BTR
NONBEARING WALL STUDS	DOUG FIR STUD OR BTR
SILL PLATES	PRESSURE TREATED DF #2 OR BTR
POSTS	DOUG FIR #1 OR BTR

2. THE CONTRACTOR SHALL USE (2) 2"x10" DF#2 W/FILLER OR BTR FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING.

3. THE CONTRACTOR SHALL USE A MINIMUM OF (2 1 3/4" x 9 1/2" LVL FOR ANY HEADER SUPPORTING A GIRDER TRUSS UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWING.

4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @12 O.C.

5. A MINIMUM OF 2 STUDS SHALL BE PLACED AT ALL BEAMS, AND GIRDER TRUSS BEARING POINTS UNLESS OTHERWISE NOTED ON DRAWING. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.

6. APPROPRIATE SIMPSON TIES SHALL BE USED TO CONNECT BEAMS 6" AND LONGER TO POST/STUDS.

7. THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN IBC TABLE 2304.9.1 (OR CURRENT UPDATE) . NAILING CALL OUTS ARE FOR COMMON OR BOX NAILS UNLESS NOTED OTHERWISE. USE GALVANIZED NAILS FOR ANY NAILING INTO SILL PLATE.

FLOOR SHEATHING NOTES

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T & G WAFER BOARD NAILED WITH 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.

3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.

4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.

PROJECT ADDRESS:

DEAN LEWIS SHOP

134 SOUTH 100 WEST

MILLVILLE, UTAH

IF THE CONTRACTOR DETERMINES THAT THERE ARE CONFLICTS WITH ANY DETAILS OR DIMENSIONS OR CHANGES TO THE PLANS HE SHALL CEASE CONSTRUCTION AND RESOLVE THE ISSUE PRIOR TO RESUMING

IBC NAILING SCHEDULE

CONNECTION	NAILING [a]	STAPLE [m]	LOCATION
1. Joist to sill or girder	3-8d	3-3" 14 gage	toenail
2. Bridging to joist, toenail each end	2-8d	2-3" 14 gage	toenail each end
3. 1"x 6" (25 mm x 152 mm) subfloor or less to each joist	2-8d		facenail
4. Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist	3-8d		facenail
5. 2" (51 mm) subfloor to joist or girder	2-16d		blind and facenail
6. Sole plate to joist or blocking	16d @ 16" o.c.	3-3" 14 gage @ 12" o.c.	typical facenail
6. Sole plate to joist or blocking	3-16d per 16"	3-3" 14 gage per 16"	braced wall panels
7. Top plate to stud	2-16d	3-3" 14 gage	endnail
8. Stud to sole plate	4-8d	3-3" 14 gage	toenail
	2-16d	3-3" 14 gage	endnail
9. Double studs	16d @24" o.c.	3-3" 14 gage @ 8" o.c.	
10. Doubled top plates	16d @ 16" o.c.	3-3" 14 gage @ 12" o.c.	typical facenail
Double top plates	8-16d	12-3" 14 gage staple typ. facenail	lapsplice
11. Blocking between joists or rafters to top plate	3-8d		toenail
12. Rim joist to top plate	8d @6" o.c.	3" 14 gage @ 6" o.c.	
13. Top plate, laps and intersections	2-16d	3-3" 14 gage	facenail
14. Continuous header, two pieces	16d		16" o.c. along edge
15. Ceiling joists to plate	3-8d	5-3" 14 gage	toenail
16. Continuous header to stud	4-8d		toenail
17. Ceiling joists, laps over partitions (Sect. 2308.10.4.1-Tabl 2304.10.4.1)	3-16d	4-3" 14 gage	facenail
18. Ceiling joists to parallel rafters (Sect 2308.10.4.1-Tble. 2308.10.4.1)	3-16d	4-3" 14 gage	facenail
19. Rafter to plate (Sect. 2308.10.1-Tble. 2308.10.1)	3-8d	3-3" 14 gage	toenail
20. 1" (25 mm) brace to each stud and plate	2-8d	2-3" 14 gage	facenail
21. 1" x 8" sheathing or less to each bearing wall	2-8d		facenail
22. Wider than 1" x 8" sheathing to each bearing	3-8d		facenail
23. Built-up corner stud	16d @ 24" o.c.	3-3" 14 gage	24" o.c. @16d/16" o.c staple
24. Built-up girder and beams	20d @ 32" o.c.	3-3" 14 gage @24" o.c.	face nail top & bott. staggered
	2-20d	3-3" 14 gage	face nail @ ends & @ each splice
25. 2" (51 mm) planks	2-16d @ each bearing		@ each bearing
26. Collar tie to rafter	3-10d	3-3" 14 gage face nail	facenail
27. Jack rafter to hip	3-10d	4-3" 14 gage	toenail
	2-16d	3-3" 14 gage	facenail
28. Roof rafter to 2-by ridge beam	2-16d	3-3" 14 gage	toenail
	3-16d	3-3" 14 gage	facenail
29. Joist to band joist	3-16d	6-3" 14 gage	facenail
30. Ledger strip	3-16d	4-3" 14 gage	facenail
31. Wood structural panels and particleboard: [b]			
Subfloor, roof and wall sheathing (to framing) :			
1/2" and less	6d [c,j]	1 3/4" 16 gage [o]	
19/32" - 3/4"	8d [d] or 6d [e]	2" 16 gage [p]	
7/8" - 1"	8d [e]		
1 1/8" - 1 1/4"	10d [d] or 8d [e]		
Single floor (combination subfloor-underlayment to framing) :			
3/4" and less	6d [e]		
7/8" - 1"	8d [e]		
1 1/8" - 1 1/4"	10d [d] or 8d [e]		
32. Panel siding (to framing) : [g]			
1/2" or less	6d [f]		
5/8"	8d [f]		
33. Fiberboard sheathing:			
1/2"	No. 11 ga. roofing nail 6d	[h] 16 gage [i]	
25/32"	No. 11 ga. roofing nail 8d	[h] 16 gage [i]	
34. Interior paneling			
1/4"	4d [j]		
3/8"	6d [k]		

a. Common or box nails may be used except where otherwise stated.
b. Nails spaced at 6" o.c. @ edges, 12 inches @ intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel & particleboard diaphragms & shear walls, refer to section 2305. Nails for wall sheathing may be common, box or casing.
c. Common or deformed shank.
d. Common.
e. Deformed shank.
f. Corrosion-resistant siding or casing nails.
g. Fasteners spaced 3"o.c. @ exterior edges & 6" @ intermediate supports when used as structural sheathing. Spacing shall be 6" on center on the edges and 12" on centerat intermediate supports for nonstructural applications.
h. Corrosion-resistant roofing nails w/ $\frac{7}{16}$" diameter head & 1 $\frac{1}{2}$" length for $\frac{1}{2}$"sheathing & 1 $\frac{3}{4}$"length for $\frac{25}{32}$"sheathing.
i. Corrosion-resistant staples w/ $\frac{7}{16}$"crown & 1 $\frac{1}{4}$" length for $\frac{1}{2}$"sheathing &1 $\frac{3}{4}$" length for $\frac{25}{32}$" sheathing Panel supports @ 16" (20" if strength axis in the long direction of the panel, unless otherwise marked) .
j. Casing 1$\frac{1}{2}$" or finish nails 1$\frac{3}{4}$" nails spaced 6"on panel edges, 12" @ intermediate supports.
k. Panel supports @ 24". Casing or finish nails spaced 6" on panel edges, 12" @ intermediate supports.
l. For roof sheathing applications, 8d nails are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of $\frac{7}{16}$ inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate.

ROOF SHEATHING NOTES

1. ROOF SHEATHING SHALL BE 1/2" APA RATED CDX OR O.S.B. SHEATHING NAILED WITH 8d NAILS @ 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, SHEAR WALL TOPS, AND ALL BLOCKING, AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS NAIL 3/8" FROM EDGE OF PANEL. SEE PLAN FOR LOCATIONS OF PANEL EDGE NAILING IF REQUIRED AT TOP OF WALL. FOR SNOW LOADS OVER 80 PSF ROOF SHEATHING TO BE RATED FOR THE LIVE LOAD LISTED IN THE DESIGN CRITERIA WITH TRUSSES SPACED AT 24" O.C.

2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

TRUSS NOTES

1. ROOF TRUSSES SHALL BE DESIGNED BY OTHERS TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN. THE DESIGN SHALL LIMIT THE DEFLECTION TO SPAN LENGTH/360.

2. THE CONTRACTOR SHALL USE SIMPSON H1 CONNECTORS AT EACH END OF EACH TRUSS.

3. ROOF ACCESS SHALL BE PROVIDED WITH A MINIMUM 22" x 30" OPENING. SEE PLAN FOR LOCATION.

4. IT IS LIKELY THAT THE ROOF TRUSS LAYOUT PLAN WILL ALTER THE ASSUMPTIONS MADE IN THE ENGINEERING OF THEIS PLAN. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE ROOF TRUSS LAYOUT PLAN FOR REVIEW PRIOR TO THE INSTALLATION OF THE TRUSSES.

5. CONTRACTOR SHALL PERMANENTLY BRACE TRUSSES AND ROOF SYSTEM PRIOR TO LEAVING THE CONSTRUCTION SITE FOR ANY REASON.

SHEAR WALL NOTES

1. AS A MINIMUM, ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED C-D OR C-C OR O.S.B. SHEATHING AND NAILED WITH 8d's 4" O.C. EDGE AND 12" O.C. FIELD. IF A SPECIFIC WALL IS ANNOTATED SEE DRAWING FOR WALL SHEETING AND NAIL SPACING. SEE PLANS FOR NAILING PATTERN.

2. SHEATHING SHALL EXTEND CONTINUOUS FROM MUD SILL TO TOP PLATE AND BE NAILED AT A MAXIMUM 4" O.C. ALONG SILL PLATE. SHEATHING SHALL EXTEND FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS.

3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING.

5. CONTRACTOR SHALL INSTALL EITHER A MST 37 FLOOR TO FLOOR TIE DIRECTLY ABOVE HOLD DOWNS ACROSS THE FLOOR HINGE WHERE SHOWN ON THE DRAWINGS.

6. ALL EXTERIOR WALLS ARE SW-1 SHEAR WALLS. UNLESS NOTED OTHERWISE ON THE PLANS. SEE DRAWINGS FOR OTHER SHEAR WALL LOCATIONS AND CONSTRUCTION.

RIVER BOTTOM/INVISION WINDOWS
PO BOX 486
96 NORTH 100 WEST
MILLVILLE, UT 84326

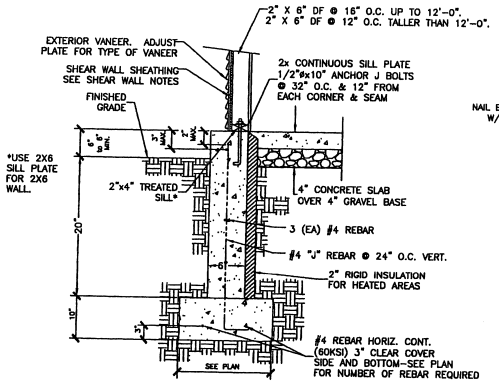
DRAWING: ENGINEERING NOTES
PROJECT: LEWIS SHOP

ENGINEERING SPECIALTIES PC
Civil - Structural - Geotech
1576 S. 3200 West-Logan, Utah 84321-(435)713-0100

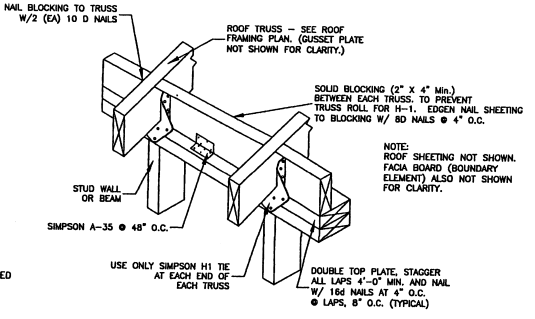
SCALE: NO SCALE | DRAFTER: | DATE: 1/2017
JOB NO.: | DESIGNER: K. MORRILL | LAST REV.: 1/2017

NO. 330539
SCOTT K. MORRILL
3/10/2020
STATE OF UTAH

SHEET: S1
OF: 3

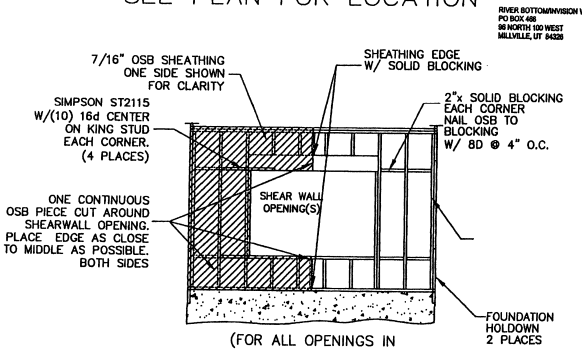


A S2 SLAB ON GRADE FOOTING/FND



B S2 TRUSS TO PLATE DETAIL

SEE PLAN FOR LOCATION



FTO S2 FORCE TRANSFER DETAIL

NOTES:

HD-1= SIMPSON STHD 10

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	DEPTH	REINF. STEEL
F-1	CONTINUOUS	1'-8"	10"	2 (EA) #4 BARS

HOLD DOWNS ARE INTENDED TO BE PLACE AT WINDOW AND DOOR TRIMMER LOCATIONS. CONSULT ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS FOR LOCATING HOLD DOWNS AS INDICATED ON FOUNDATION PLAN.

SW-1= ALL EXTERIOR WALLS ARE SW-1 SHEAR WALLS SHEETED W/ $\frac{7}{16}$" O.S.B. NAILED 8D @ 4" O.C. EDGE AND 12" O.C. FIELD-UNLESS NOTED OTHERWISE ON THE PLANS.

SW-2= SHEAR WALLS SHEETED EACH SIDE OF WALL W/ $\frac{7}{16}$" O.S.B. NAILED 8D @ 4" O.C. EDGE AND 12" O.C. FIELD

INSTALL SIMPSON H-1 HOLD DOWNS ON EACH END OF EACH TRUSS

FTO= SEE DETAIL "FTO" SHEET S-2

BEAM SCHEDULE

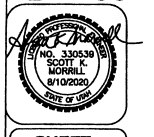
MARK	SIZE	MATERIAL	SPEC
RB-1	2 (EA) $1\frac{3}{4}$" X11 $\frac{7}{8}$"	LVL	1.8E-2400 Fb
RB-2	2 (EA) $1\frac{3}{4}$" X 11 $\frac{7}{8}$"	LVL	1.8E-2400 Fb
RH-1	2 (EA) 2" X 10"	DF	#2 OR BETTER
RH-2	2 (EA) $1\frac{3}{4}$" X 9 $\frac{1}{4}$"	LVL	1.8E-2400 Fb
RH-3	2 (EA) 2" X 10"	DF	#2 OR BETTER

RIVER BOTTOM/VISION WINDOWS
PO BOX 488
99 NORTH 100 WEST
MILLVILLE, UT 84326

DRAWING: DETAILS
PROJECT: LOCKHART RESIDENCE

ENGINEERING SPECIALTIES PC
Civil – Structural – Geotech
1576 S. 3200 West–Logan, Utah 84321–(435)713–0100

SCALE: NO SCALE | DRAFTER: | DESIGNER: S. K. MORRILL | DATE: 7/09 | LAST REV.: | JOB No.:



SHEET: S2
OF: 2

00896

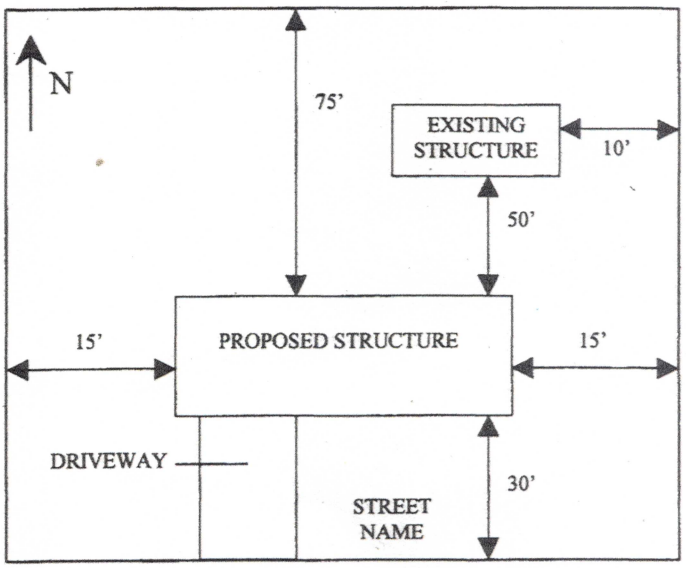
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

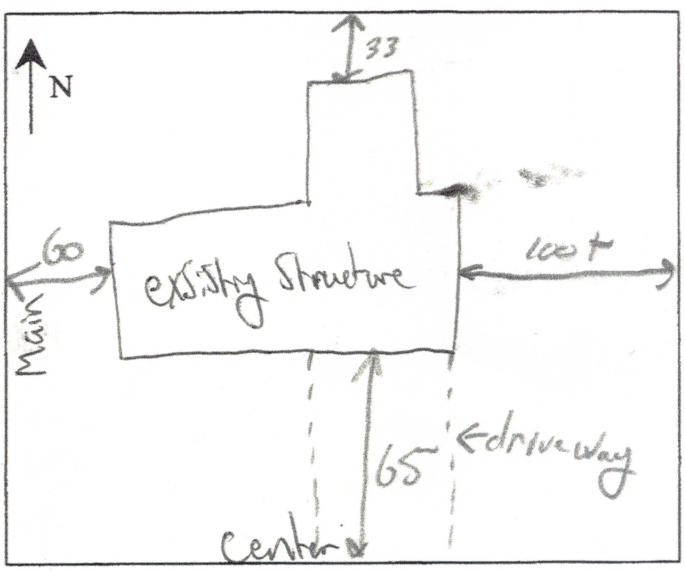
APPLICATION INFORMATION

1. Joel Hollein — APPLICANT'S NAME
2. 1555 Lynnwood Ave — MAILING ADDRESS
   Logan — CITY; UT — STATE; 84341 — ZIP CODE
3. 435-760-6703 — HOME TELEPHONE
4. _____ — BUSINESS TELEPHONE
5. _____ — OWNER'S NAME (if different from applicant)
6. House — TYPE OF STRUCTURE
7. 2800 — SQUARE FOOTAGE
8. _____ — ZONE
9. _____ — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 030 - 0015 — TAX IDENTIFICATION NUMBER
11. 7 East Center Street — ADDRESS OF CONSTRUCTION
12. .44 — 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: Mitigation of Rotten Wood Sheet Rock and finishing of Basement

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED – PLANNING AND ZONING _____ DATE _____

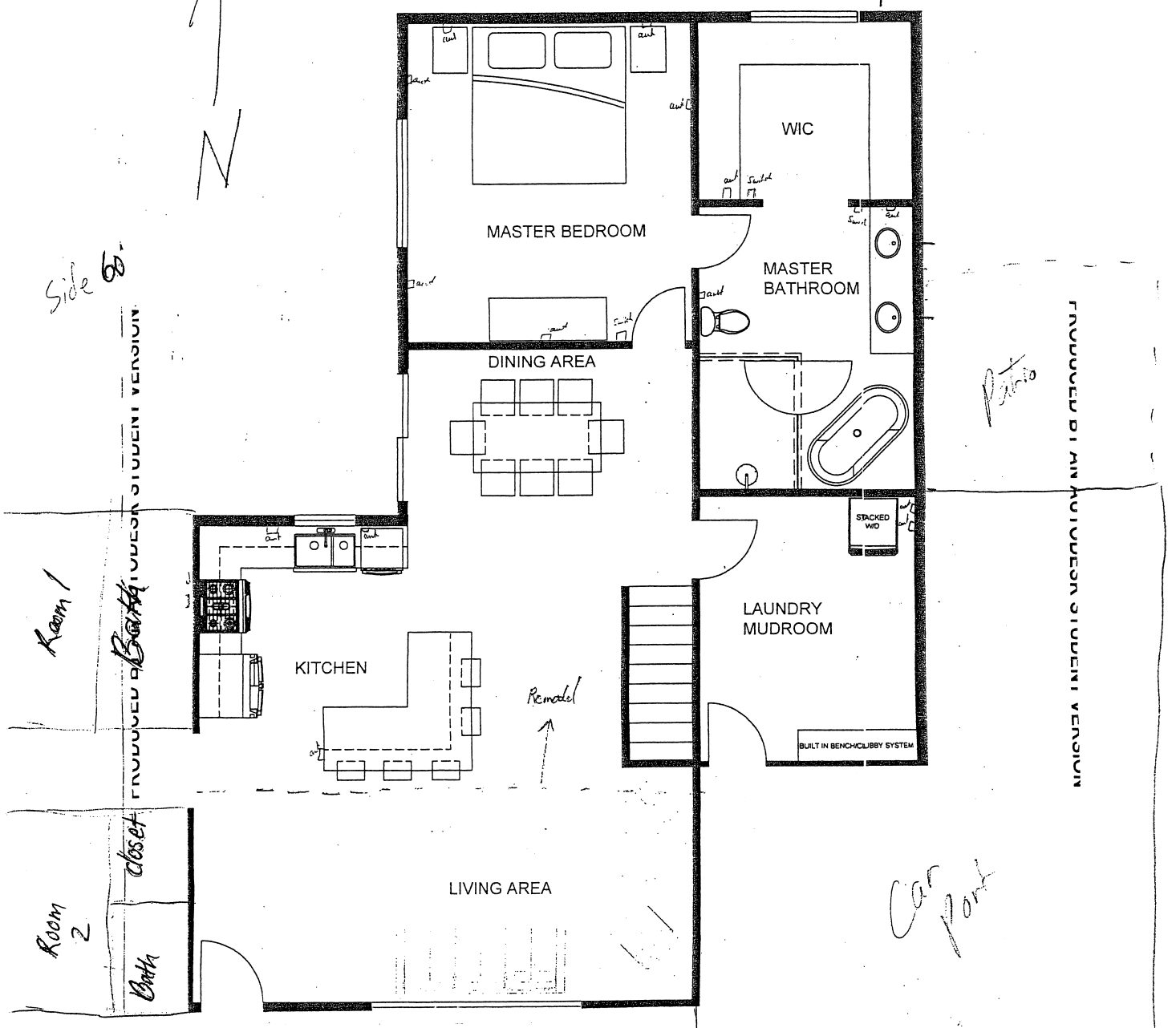
FEES PAID – TREASURER _____ DATE _____

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)

PRODUCED BY AN AUTODESK STUDENT VERSION

33'

N



Side 60'

Room 1

Bath

Patio

100'+

Room 2

Closet

Bath

Car port

65'

Center Street

HOELLEIN REMODEL
NEW FURNISHED FLOORPLAN
SCALE: $\frac{3}{16}$" = 1'-0"

DRAFTED BY
MARGARET ADAMS

PAGE
3/6

PRODUCED BY AN AUTODESK STUDENT VERSION

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
August 27, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Steve Hancey, Jessica Summers, Adria Davis, David Olsen, Eric Johnson, Chris Funk, Bayler Gunnell, Mike Zollinger, Gary Stauffer, Spencer Munyan, Richard Zollinger

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for August 27, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

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

Approval of Agenda
The agenda for the City Council Meeting of August 27, 2020 was reviewed. **Councilmember Callahan moved to approve the agenda for August 27, 2020.** Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting
The Council reviewed the minutes of the City Council Meeting for August 13, 2020. **Councilmember Callahan moved to approve the minutes for August 13, 2020.** Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

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

Request for Dog Breeding Services at 150 South 600 East
Jessica Summers has submitted a request for a business license for dog breeding services. She was present at the City Council Meeting and explained that with her business she

DRAFT

planned to have no more than ten adult dogs at any one time. Councilmember Callahan said that he didn't think the code allowed for dog breeding services. A search was done of the City Code and no reference to breeding dogs was found. Treasurer Hobbs said that the code allowed for six dogs at a home at one time and that a kennel license is required if there are more than four adult dogs.

Councilmember Zollinger moved to approve the conditional use permit business license for Jessica Summers with a limit of ten adult dogs at any time and the requirement that she get a kennel permit in addition to the business license. Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "B".)

Chris Funk Minor Subdivision

Development Coordinator Wall reviewed with the Council the Chris Funk Minor Subdivision. He explained that all code requirements had been met and approved by the engineers. As was discussed in Planning and Zoning, arrangements have been made between Mr. Funk and the developer of the Verla N. Olsen Subdivision for Chris to install the required five-foot sidewalks before building permits will be issued on the new parcels. Planning and Zoning Secretary Adria Davis also pointed out that frontage on one of the lots was required to face to the west. Mr. Funk said that he was clear on all of these requirements.

Councilmember Grange motioned to approve the Funk Minor Subdivision. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the approved resolution is included with the minutes as Attachment "C".)

PUBLIC HEARING

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

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

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Adria Davis, David Olsen, Eric Johnson, Chris Funk, Bayler Gunnell, Mike Zollinger, Gary Stauffer, Spencer Munyan, Richard Zollinger

Mayor Hair explained that the purpose of the hearing was to receive public input on the following:

DRAFT

- Mike Zollinger Annexation.
- The issuance of Millville City Water Revenue Bonds and Bond Anticipation Notes, in one or more series, each in the aggregate principal amount not to exceed $1,286,000 for water system improvements and related matters.
- The issuance of Millville City Sewer Revenue Bonds and Bond Anticipation Notes, in one or more series, each in the aggregate principal amount not to exceed $10,000,000 for sewer system improvements and related matters.

Public Comment:

Annexation

Dave Olsen explained that he was a landowner of seven acres that were part of this annexation request. He said that between Millville City and Providence City there is a chunk of property that remains unincorporated County. This annexation request is from seven landowners that want the growth of their property to be controlled by Millville and not Providence. Mr. Olsen explained that in the proposed annexation were two homes owned by himself and Rob and Trina Thomas. He said that he was not requesting and services from Millville since they currently have wells, but that they will be willing to join the sewer when it is developed in that part of the City. He said that he feels that the 27 acres proposed in this annexation would be a good addition to Millville. He said that his only request was that the Millville sign be moved further north on Main Street if this annexation goes through.

Gary Stauffer said that he owns the field north of Gary Gettman. His property was part of a proposed annexation into Providence that nearly went through. He said that he would much prefer moving the property into Millville City. Mr. Stauffer said that he would like to work on doing a border line adjustment at some point to move the rest of his property in that area as well as his home into Millville if possible. He said that he prefers the zoning in Millville and doesn't want the high density that Providence City was considering in that location.

Recorder Twedt explained that the protest period for the annexation had ended on August 10th and no protests had been received. If the City Council approves the annexation following the hearing, the resolution and other information would be sent to the Utah Lieutenant Governor's office for review. If accepted by the State, the annexation into Millville would be complete and the property would be zoned as Agricultural per City Code. After that, the landowners could work on a zoning change if they chose to do so.

Bonding

Eric Johnson from the law firm of Blaisdell, Church & Johnson introduced himself and explained that he is the bonding attorney for the City for the water and sewer projects that are underway. Eric explained that a year ago, the City had held a public hearing and discussed the municipal bonds for these projects. The funding sources had not been determined at that time. The funding for the well project and for the majority of the sewer project are now coming from Rural Development. For the well project $1.286 million at

DRAFT

1.87% interest over 40 years had been obtained by the City. The bond anticipation notes are required by RDA for the construction financing. The construction financing will last two years. The plan is for the City to sign all of the documents tonight and close on the well project construction funding with Zions Bank in the morning. He explained that tonight they would be reviewing the sewer bond as well although they would not be closing on the sewer loan tonight. Mr. Johnson explained that these were the lowest interest rates that he had seen.

Councilmember Wilker asked about the length of the interim financing for the construction loan being two years. Recorder Twedt explained that this was project dependent and would likely be longer for the sewer loan.

Mayor Hair asked if there were questions on the sewer bonding. Recorder Twedt explained that the final loan would be less than the $10 million listed in the public notices. The funding from RDA had not yet been obligated when the City needed to post about the public hearing. The funding had since been obligated in the past week and the City would need closer to $5 million after the 50% plus in grant funding that had been received for the project.

Eric Johnson explained that the resolution that was to be considered tonight would establish a pricing committee to deal with the sewer loan documents later when the time came.

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

Consideration of an Ordinance for Adoption of the Mike Zollinger Annexation and Zoning Map Changes

Recorder Twedt introduced the ordinance that would accept the Mike Zollinger Annexation and modify the City Zoning Map.

Councilmember Callahan moved to approve Ordinance 2020-6, Accepting the Mike Zollinger Annexation and modifying the City Zoning Map. Councilmember Wilker seconded. Councilmember Zollinger declared a conflict of interest on this item as he has family that is involved with the annexation. Mayor Hair noted the conflict and said that Councilmember Zollinger could still vote. Councilmember Grange confirmed that the plan was to connect the existing homes and any new development in this area to the City sewer system. Additionally, it was discussed that the existing homes with wells would not be required to connect to City water. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved ordinance is included with the minutes as Attachment "D".)

DRAFT

Consideration of a Resolution Authorizing the Maximum Amount of $1,286,000 Water Revenue Bond Anticipation Notes, Series 2020, and $1,286,000 Water Revenue Bonds, Series 2022 pursuant to a note resolution and a bond resolution to be approved by the Mayor, City Recorder and Councilmember Grange as the Pricing Committee, for water system improvements and related improvements; and related matters

Recorder Twedt explained that this was the resolution that would create the pricing committee that would approve and sign all for the paperwork for the loans for the well and sewer projects.

Councilmember Callahan moved to approve Resolution 2020-22. Councilmember Wilker seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "E".)

Review of Sewer and Well Project Funding

Mayor Hair reviewed with the Council the final funding from USDA on the sewer project. He said that he felt the City had done quite well with over 50% of the cost of the project being covered in grants. Councilmember Callahan said that he agreed that the numbers looked really good to him and thanked Mayor Hair and the staff for all of their hard work on getting the funding.

Mayor Hair provided a brief update on the well project. The Division of Water Rights was requiring the City to do some test pumping to ensure that there were no adverse effects on Garr Springs. The well driller was helping with this and had dropped a pump down 280 feet with a water level of approximately 230 feet for the test pumping. This would work for a minute or so and then draw the water down below the 280-foot depth of the pump so that they could not get steady flow. The new plan is to bring the drill truck back to the well site and pump water into a weir to measure the amount being pumped and then continue to monitor Garr Spring.

Report on P & Z Meeting held August 20, 2020

Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held August 20, 2020. He said that the Planning Commission would like to understand how interested the Council is in pursuing regulations around vacation rentals within the City. He said that the Planning Commission felt there was a need to work on this, but wanted to make sure that the City Council was interested in it before continuing. Development Coordinator Wall said that the Planning Commission also felt there was a need to clean up the City Code as it relates to "Mother-in-Law apartments".

Mayor Hair said that he is very interested in rules being put in place for vacation rentals before it becomes an issue for the City. It was discussed briefly that vacation rentals could not be restricted, but they could be managed and regulated. Mayor Hair said that he felt that they should be treated like any other business in the City.

DRAFT

Councilmember Zollinger asked if this was currently a problem or just something for which the Mayor had issues. Mayor Hair said that there are vacation rentals in Millville right now that do not have a business license. To his knowledge, there were not major issues right now, but that he thinks code should be established to prevent issues in the future.

Councilmember Grange said that he didn't see a need to try and fix something that wasn't broken. Councilmember Wilker said that he felt a business license should be required. Councilmember Zollinger said that he has used a lot of vacation rentals and that if there are problems in the future, they can be addressed, but that he does not want to restrict this type of rentals in Millville.

Celco Discussion

Development Coordinator Wall explained that his proposal was for Millville to allow Jeremy Jensen to do a border-line adjustment into Providence for the subdivision he wants to develop right now as long as the old agreement is nullified so that all future development on the Celco property occurs within Millville City. It was briefly discussed that the terrain for much of that property would need to be handled very carefully to not cause issues for the parts of Millville that were downhill. Mayor Hair said that he would like the rest of the land to be developed within Millville so that this could be handled and reviewed by Millville instead of Providence.

Councilmember Grange proposed that the current subdivision being discussed have no dead-end roads that would eventually connect into Millville. He said he would prefer that no future connections from the current subdivision connect to the south to the property that would eventually be developed in Millville.

Recorder Twedt suggested that if an agreement were made for all of this to happen, that Jeremy Jensen should be responsible for all attorney fees and that the City should not spend any more money with attorneys regarding the Celco property.

The consensus of the Council was for Development Coordinator Wall to begin having these discussions with Jeremy Jensen.

Review of Low-Income Sewer Lateral Funding Plan

Recorder Twedt reviewed a draft of the low-income sewer lateral funding program. He asked the Council if they had any concerns or thoughts on the program. Recorder Twedt said that he felt it was important to make sure that there was a clear way to determine who would receive the funding so that there was not a need for someone to make a decision that could lead to the appearance of favoritism.

Councilmember Grange said that he wasn't sure that using a basis of last year tax returns was the best way to determine who was most in need of the grant funding. He said that there could be wealthy people that just didn't make any money last year. Recorder Twedt

DRAFT

said that he didn't have any other ideas of ways to look at this to weed out that type of problem.

Councilmember Zollinger said that the City should do a lottery instead of basing the funding on those determined to need it the most. He also suggested that instead of providing 100% funding for those with the lowest income, a smaller portion of the funding could be allotted to make the money go further.

Councilmember Wilker discussed the possibility of having a hardship clause to handle special circumstances like if someone had income last year, but not this year or had run into medical or other issues this year. Recorder Twedt said that if this was done, there would need to be a panel to review the applicants and they would have to determine why the person that had undergone hardship deserved the funding more than the person that had a lower income level on their tax return.

Recorder Twedt said that one thing to keep in mind was that this was the first time that a grant like this had been given out by the Division of Water Quality. That is why the City was needing to create a new program for how to distribute the funds. A lot of low-income people in other cities did not have the opportunity to receive this type of funding. The City will just have to do the best we can to make this policy go as far and help as many people as possible. He said that he welcomed feedback on changes to make it better.

Councilmember Zollinger suggested there could be an option to not cover the cost fully and make the money go further for more people. Councilmember Grange said that a tiered system where the percentage of grant money received decreased with the income level. Recorder Twedt said that he felt that it was better to help those most in need since some of those that would qualify for applying would have upwards of $70,000 in income. He asked that the Councilmembers that wanted this to look different provide notes on the changes they would like.

Director Kendrick pointed out that the money may go a long way and cover a high majority of those that qualified for the program.

Mayor Hair asked the Council to provide feedback so that edits could be made to the program and that it could be sent back to the State for approval. Recorder Twedt asked for feedback within the next week. (The information from the staff report is included with the minutes as Attachment "F".)

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

Councilmember Grange said that Mike Anderson has a retention pond in his backyard and would like to review the possibility of piping it and burying it. Director Kendrick said that the concern he has is the maintenance that would be needed and that it wouldn't be the

responsibility of the City to maintain it. Councilmember Grange said that Mr. Anderson had said that he could get it designed by an engineer for the City to review if they were open to the possibility. Councilmember Zollinger said he was okay with it. Director Kendrick said it would be okay to take a look at it.

Councilmember Wilker had an obligation and had to leave the meeting at this time.

Mayor Hair reported that he received a call from Luann Pehrson who expressed concern about the horses on 100 North near the sidewalk where the kids are walking to school. Additionally, she expressed concern about the rocks that were in the City right-of-way across the street from Silicon Plastics.

Councilmember Zollinger said he didn't understand why the horses were staked out on the City right-of-way on 100 North. Director Kendrick said they have been there for many years. Development Coordinator Wall said that this property had now changed hands with the Chris Funk Subdivision so the issue would likely be dealt with over time with development of that area. Councilmember Zollinger said that he has seen manure on the sidewalk and he understands that some of the kids walking through there may be concerned about walking so close to the horses. Mayor Hair said that he would talk to the owner of the horses about the possibility of keeping them on 100 West and away from the sidewalk or using a shorter rope so that they aren't crossing the sidewalk.

Councilmember Zollinger asked about the discussion of the sewer line depths. Recorder Twedt said that Franson Engineering provided a write-up report on sewer line depths that had been emailed to the councilmembers and that this would be reviewed in detail at the next meeting.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember June seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. The meeting adjourned at 8:23 p.m.

DRAFT