

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

November 19, 2020

1. Roll Call:

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

Others Present:

Development Coordinator Randy Wall, Recorder Corey Twedt, Klint Huppi, Bayler Gunnell, Secretary Kara Everton recorded the minutes.

2. Opening Remarks

Chairman Greenhalgh opened the meeting at 8:01 p.m.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of November 19, 2020 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as outlined. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.

4. Review and Approval of the Minutes from November 5, 2020

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

5.A. Zoning Clearance – Zoning Clearance- Chris Funk Construction, New Construction at 73 W. 100 N. Millville, Funk Minor, Lot 2

Chris is aware that he will put in a dry line for the sewer. Sidewalk was put in already.

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

5.B. Zoning Clearance - Chris Funk Construction, New Construction at 118 N 100 W, Millville, Funk Minor Lot 1

The front door will be facing west. Side entry garage coming off of 100 N. As long as the front door is facing the frontage the 30' setbacks would apply on this. Rear yard setbacks on a corner lot is 30'. Side yard is 20' so all sides look okay on street side. The other side is only 15' setback on the north side. The rear yard setback is not drawn correctly on the east side of the house. It needs to be set as 30', and not the 15' is says that it is. Needs to be corrected before it is sent to the county. When Chairman Greenhalgh goes to sign the documents, we will make a note.

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

Millville City Planning Commission Minutes, November 19, 2020, Continued

5.C. Zoning Clearance- Klint, Huppi, Accessory Building at 260 E. 200 S., Millville

Height is 14'-4". Grade up will be around 15'-6". Would be demolishing a shed, as the drawings show, but the storm removed that. Pull barn, footings on each of the posts. Concrete will go in after the shop is built.

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

5.D. Zoning Clearance- Klint, Huppi, Inground Pool at 260 E. 200 S., Millville

DIY. Commissioner Greenhalgh is there a code requirement concerning fencing around pool or a covering that supports a certain weight. Klint will be putting a fence around it. Commissioner Anderson does not think there is a code for a fence, but insurance companies require it. Recorder Twedt searched in the code and found that it *may be* erected but not required. Commissioner Greenhalgh advises Klint to check with the county for requirements.

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

5.E. Sign Permit- Sign Pro, sign located on business at 765 W 1950 S., Bldg. 22, Ste 102, Millville

In Zollinger complex. This sign fits in the designated area. SignPro representative is not here. They do have to have a sign off from Zollingers. It has not been completed yet. Waiting to get approval and then take it.

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

5.F. Sign Permit- Sign Pro, sign located on business at 765 W 1950 S., Bldg. 22, Ste 100, Millville

Acrylic lettering, two different signs.

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

5.G. Swearing in of Commissioner Matt Anderson- Recorder Twedt

5.H. Other

Commissioner Greenhalgh commented that no one is concerned about computer viruses as no one is wearing a mask!

6. City Council Report – review minutes from the November 12, 2020 meeting

7. Agenda Items for Next Meeting

- Dan Hunsaker is looking at splitting his development into two. It is four lots and he is splitting into two phases. Is it currently divided, or one parcel? One parcel. What kind of road do we need there? Will it need to be paved? Currently curb and gutter in Millville Meadows. He is coming in to re-propose what he will move forward with. Chairman G mentioned that the OG

Millville City Planning Commission Minutes, November 19, 2020, Continued

subdivision was approved for 4 lots, with a turnaround somehow on there. He had spoken about reducing the road. Do we want to allow that to happen or keep the original width? Anything south of 300 S is to be zoned as R-3. This is considered a major subdivision- is Bear River Health approving subdivisions right now? If he does two separate subdivisions (minor subdivisions), he could proceed. Bear River does not see it as a Major Subdivision even though Millville does. He is applying for conceptual. Recorder Twedt said it is currently zoned as AG. Current requirements require anything south of 300 S to be zoned as R-3. Commissioner Thompson remembers that he may have done it before, and retracted.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, December 3, 2020 at 8:00 pm. Larry Lewis may not be there- it's his birthday!

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:37 p.m.

SURVEYOR'S CERTIFICATE

D. DORRIS, J. ANDERSON, HOLDING LICENSE NUMBER 789723 IN ACCORDANCE WITH TITLE 56, CHAPTER 10, SECTION 17, HAVE BEEN EMPLOYED BY THE PLAT OWNER, AND HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND HAVE REVEALED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

FOR SURVEYOR ONLY

NOT FOR PLAT CLAIM FILING

FOR SUBMITTAL ONLY
NOT FOR RECORDING OR FILING

1. DORNY 1. ADDRESS: HOLDING LICENSE NUMBER 7872261 IN ACCORDANCE WITH TITLE 26, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSES ACT, HAVE COMPLETED CHAPTER 23, SECTION 17, AND HAVE RECEIVED ALL NECESSARY AND PLACED ADVERTISEMENTS AS REQUIRED BY THE ACT.

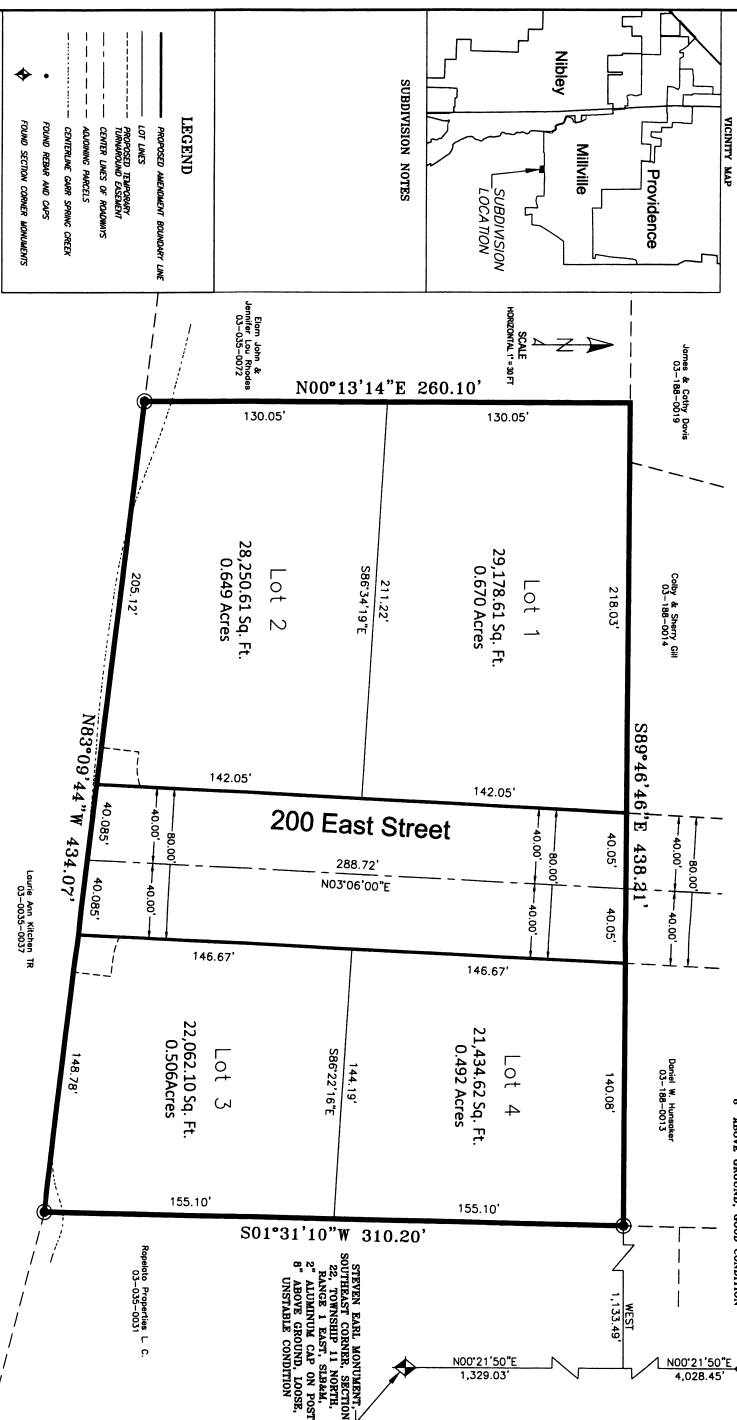
FOR SUBMITAL ONLY

NOT FOR FILING

PROFESSIONAL ENGINEER AND LAND SURVEYOR
01/19/2016
No. 785778
Dorsey

SEALED AND SIGNED THIS
DAY OF _____ 2016

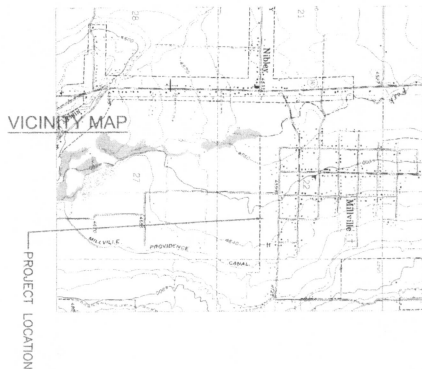
SUBDIVISION BOUNDARY DESCRIPTION

[illegible]

Prepared By: **ANDERSEN SURVEYING**
P.O. Box 237
MIDCOT, UTAH 84305
(435) 780-7642

Prepared For:
Don Hunsaker
P.O. Box 82
Wellsville, Utah 84396

Property Owner:
Don Hunsaker
P.O. Box 82
Wellsville, Utah 84396



CRIPPLE CREEK ESTATES FIRST AMENDMENT COVER SHEET

REUSE OF DRAWINGS

THE DRAWING PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE PLANS. ANY CHANGES OR MODIFICATIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THESE PLANS.

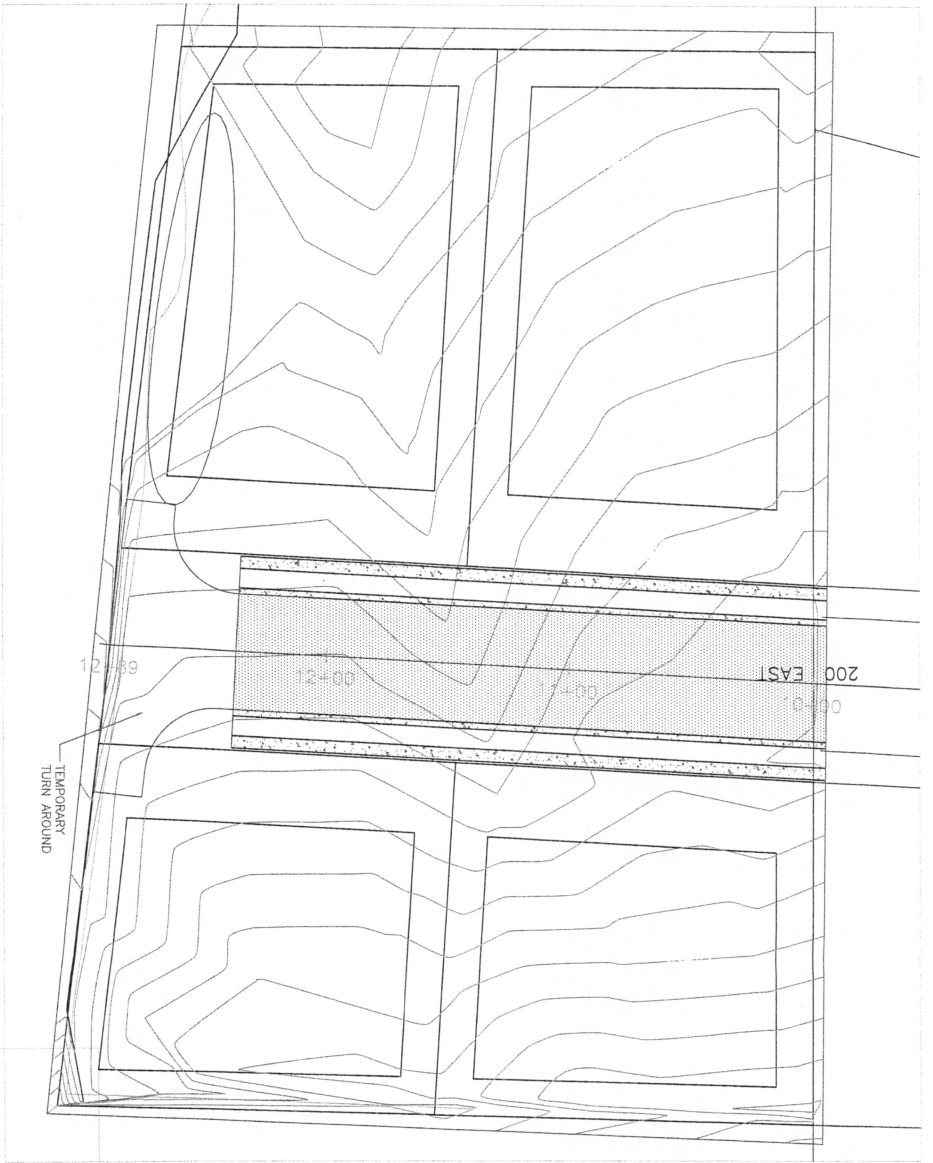
NO.	REVISION	BY	DATE

ANDERSEN ENGINEERING
114097 COTTONWOOD CANYON RD
MORGAN, UTAH 84050
PHONE: 801.829.8238

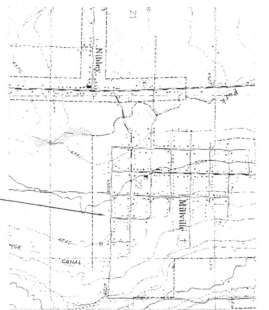


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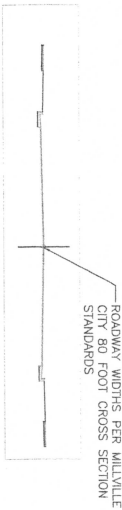
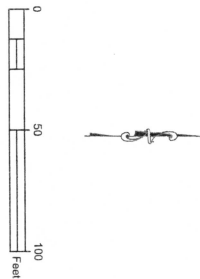
DESIGNED BY: JAA
CHECKED BY: JAA
LOT IMPROVED 8-17
NOT TO SCALE
SHEET NUMBER



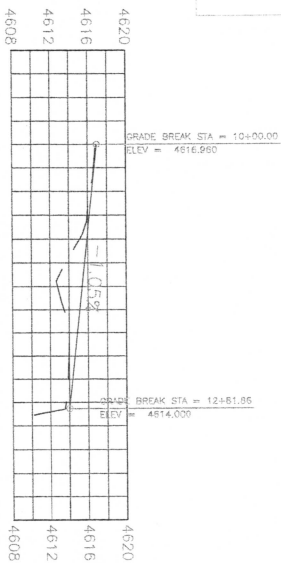
- NOTES:
1. ALL ROADWAY IMPROVEMENTS WILL BE INSTALLED PER MOUNTAIN CITY MANUAL OF DESIGN AND CONSTRUCTION STANDARDS.
 2. BITUMINOUS SURFACE, UN-TREATED BASE COURSE, AND GRANULAR SUBBASE THICKNESS ARE TO BE DETERMINED BY SOILS REPORT.
 3. THE CITY ENGINEER SHALL VERIFY PAVEMENT DESIGN PREPARED BY SOILS REPORT.
 4. THE CITY ENGINEER SHALL VERIFY PAVEMENT DESIGN PREPARED BY SOILS REPORT.
 5. MINIMUM THICKNESS OF BITUMINOUS SURFACE, UN-TREATED BASE COURSE, AND GRANULAR SUBBASE ARE RESPECTIVELY 3, 6, AND 8 INCHES RESPECTIVELY.
 6. THERE ARE NO FLOORPLANS AS DELINEATED ON FEMA MAPS FOR THIS PROJECT.



VICINITY MAP



PRELIMINARY ROAD CROSS SECTION



PRELIMINARY ROAD PROFILE

CRIPPLE CREEK ESTATES FIRST AMENDMENT PRELIMINARY SITE PLAN

BECAUSE OF DRAWINGS

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NO.	REVISION	BY	DATE

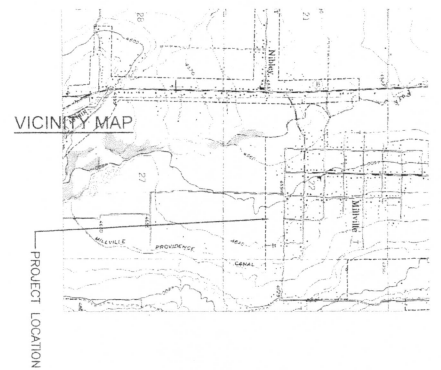
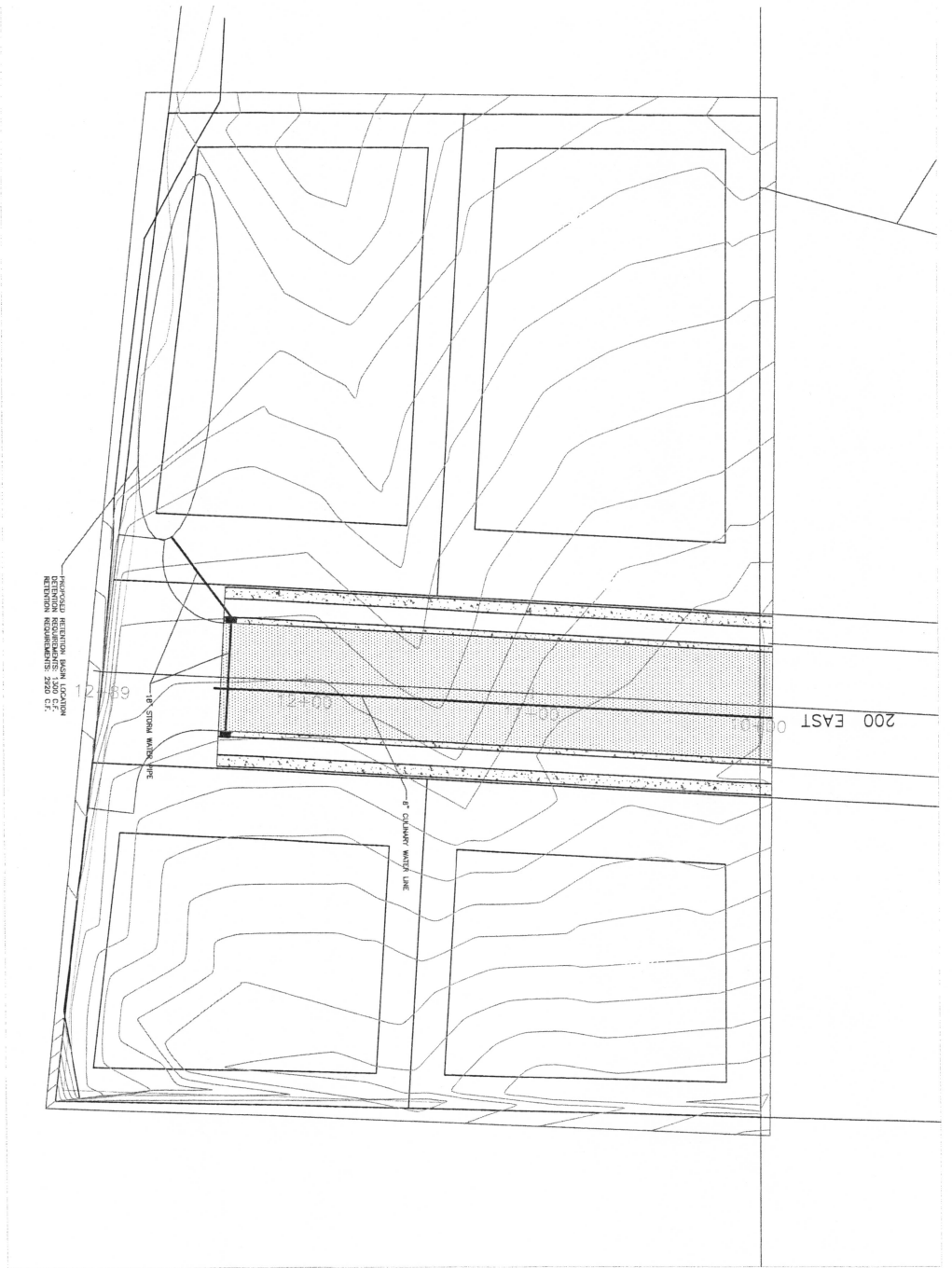
ANDERSEN ENGINEERING LLC
88 EAST 250 NORTH APT #2
MORGAN, UTAH 84050
PHONE: 801.829.8238



2.0

SHEET NUMBER:
DRAWN BY: JAA
CHECKED BY: JAA
DATE: AUG-17
SCALE: AS SHOWN
DATE OF PREPARATION

- NOTES:
1. ALL UTILITIES TO BE INSTALLED PER MILWAUKEE STANDARDS AND SPECIFICATIONS
 2. RETENTION REQUIREMENTS BASED ON 2 HOUR 100 YEAR STORM FREQUENCY



CRIPPLE CREEK ESTATES FIRST AMENDMENT PRELIMINARY UTILITY PLAN

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MORGAN, UTAH 84050
PHONE: 801.829.8236



3.0

DESIGNED BY: JAA
CHECKED BY: JAA
LAST UPDATED: 8-Aug-17
SHEET NUMBER: 3.0

10/12/2020

Sheet List Table	
Sheet Number	Sheet Title
C001	INDEX
C100	UTILITY PLAN & PROFILE
C200	STORMWATER & EROSION CONTROL
C500	DETAILS

1. APPROVAL OF THE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CITY ENGINEER DOES NOT AUTHORIZE THE OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTRIBUTED OR DESIGNATED BY CONSTRUCTION A SURVEY CREW THAT FIELD LOCATE, REFERENCE, AND REPERMITS ALL SUCH BENCHMARKS WITH APPROPRIATE VERTICAL CONTROL POINTMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF REFERENCE AND VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTROL THE STAKEOUT OF ALL VERTICAL CONSTRUCTION ACTIVITIES BY CALLING 811 OR INSTALLING AN OWNED UTILITY LOCATION BENCHMARK AT EVERY UTILITY LOCATION.
5. CONTRACTOR SHALL MAINTAIN AN EMBANKMENT AND SEPARATE CONTROL BENCHMARK FROM THE PUBLIC RIGHT-OF-WAY.
6. PUBLIC WORKS SHALL BE SUBJECT TO SUPERVISORY OF CHARGES, IF NECESSARY OR ASSIGNMENT OF SUCH PUBLIC WORKS APPROVANTS IS REQUIRED. THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY. INTERFERENCE TO THE PUBLIC, INDIANA AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES SHALL BE INSTALLED AND/OR RECONSTRUCTED IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND/OR PROPOSED UTILITY SYSTEMS AND SERVICE FACILITIES.
9. APPROVANTS SHALL BE THE CONSTRUCTION MEETING WITH MAINTAIN ALL CITY STANDARDS AND SPECIFICATIONS.
10. DRAINAGE FROM THE STREET SIDE OF P AND SHALL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANNEL IS APPROVED BY THE CITY ENGINEER.

1. CIVIL ENGINEER
MICHAEL JAY ODE
540 WEST GOLF COURSE ROAD SUITE B1
PROVIDENCE, UT 84202
P: 801.531.9272
P: 801.531.9272 EXT. 2
2. SUPERVISOR
DENNIS CARLSLE
669 NORTH 1960 WEST SUITE 47B
SALT LAKE CITY, UT 84119
DORRISL@EBCS.WORK
P: 801.974.4132 EXT. 112
3. MULTISTATE CITY PUBLIC POWER DIRECTOR
CHAD KENDRICK
P: 623.294.1122
4. MULTISTATE CITY ENGINEER
ZAK MURRAY
P: 623.113.9014

1. MILWAUKEE CITY MANUAL OF DESIGN & CONSTRUCTION STANDARDS. (SEE MILWAUKEE CITY WEBSITE FOR REFERENCE).
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

1. MILLVILLE CITY MANUAL OF DESIGN & CONSTRUCTION STANDARDS, (SEE MILLVILLE CITY WEBSITE FOR REFERENCE)
2. UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS WITHIN UDOT RIGHT-OF-WAY.

DESIGNING OUR FUTURE

[illegible]ZOLLINGER ESTATES
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INDEX

C0001



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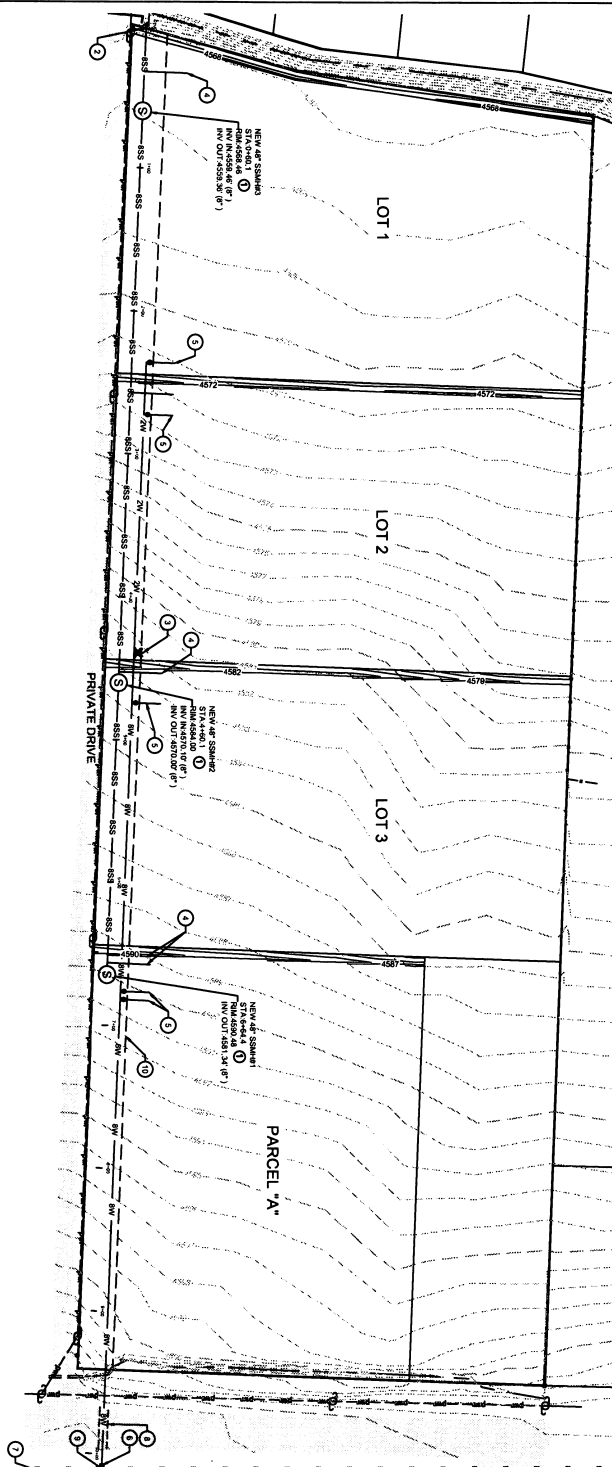


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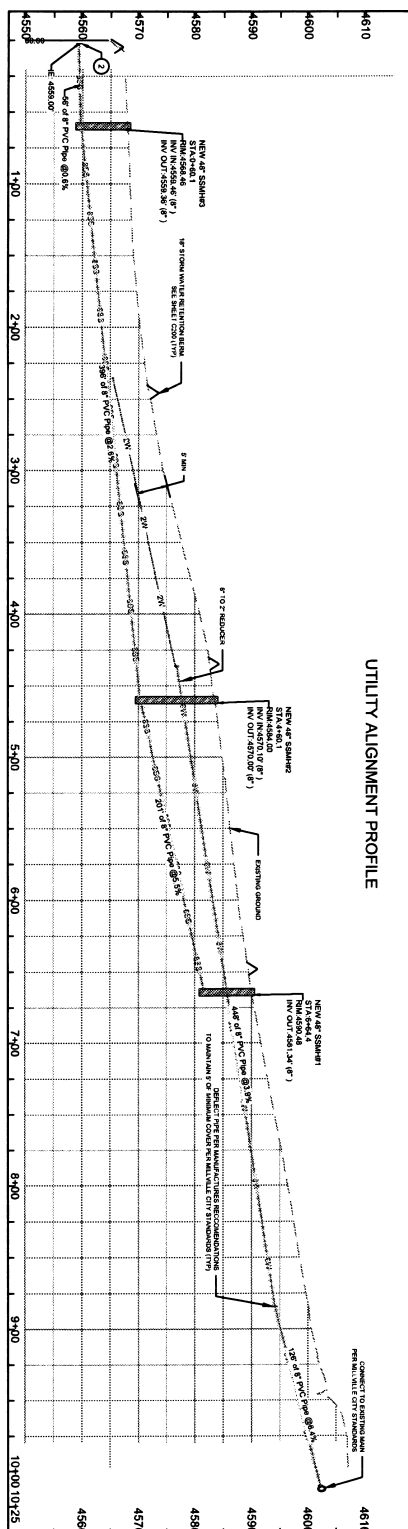
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UTILITY ALIGNMENT PROFILE

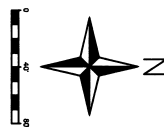


① SHEET KEY NOTES

2. CAP SENSED FLOOD FUTURE CONNECTION
3. FIRE HYDRANT ASSEMBLY (IC2000)
4. SENSER SERVICE PER CITY STANDARDS
5. WATER SERVICE AND METER PER CITY STANDARDS
6. EX FATE VALVE PER CITY STANDARDS.
7. EX FIRE HYDRANT
8. SAWCUT AND REPLACE ASPHALT AS REQUIRED FOR CONNECTION PER CITY STANDARD
9. CONNECT NEW WATER LINE TO EXISTING MAIN PER CITY STANDARD
10. 25 PUBLIC UTILITY EASEMENT

GENERAL NOTES

- [illegible]



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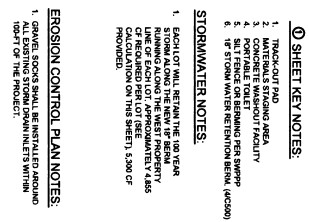
[illegible]

DRAWN BY: T GLOVER
PROJECT MANAGER: M TAYLOR
ISSUED: 10/12/2020



UTILITY PLAN & PROFILE

C100



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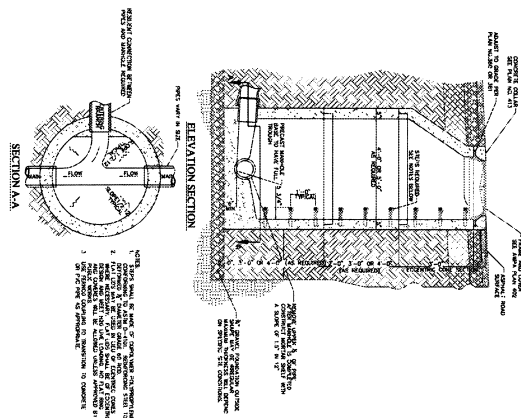
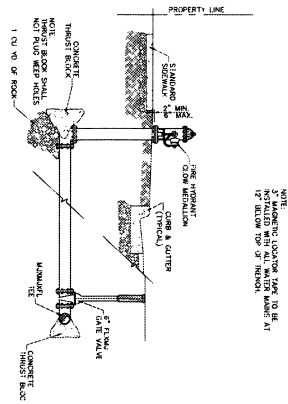
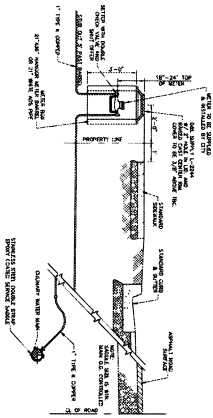
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**STORMWATER
& EROSION
CONTROL**



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DETAILS

C500

