

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 18, 2021

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 & P&Z Secretary Kara Everton, Treasurer Tara Hobbs, Pam June

2. Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh opened the meeting at 8:00 p.m.

Commissioner Farmer led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of February 18, 2021 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as outlined. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

4. Review and Approval of the Minutes from February 4, 2021

The Planning Commission meeting minutes were reviewed. There were a few changes from Commissioner Farmer that were made. In 5D the verbiage was changed from “we” to “the builders”. Also, a vote in favor or against favor needs to be noted. **A motion was made by Commissioner Farmer to approve the minutes as amended. Commissioner Thompson seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor**

5.A. Zoning Clearance – Grunig Home, Millville Canyon Ridge Lot 4, 604 E Center Street

Commissioner Greenhalgh wanted to ensure they knew the dry sewer line is required- it is notated on BRHD approval.

County has new setback requirements beginning March 1, 2021. There will be a form that will be required moving forward. The form will place the responsibility back on the builder and the homeowner to ensure that the setbacks will be marked on the property and will clearly state the relationship between sidewalks, driveway, roadway, home, etc. to know exactly where the measurement begins and ends. This form will be required to be turned into the county with the zoning clearance approval. Commissioner Greenhalgh suggests making this a stipulation moving forward that it (the marks/flags/etc.) are touching both sides.

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

In the past we have not required the site plan to be submitted to the County. Moving forward, they will have this new form with the layout of the site plan with the setbacks marked required. Commissioner Greenhalgh did acknowledge that this will take more prep work on the city’s side (development coordinator) to know exactly where the setbacks begin from in each subdivision.

5.B. Other

1. Commissioner Ripplinger reviewed the sidewalk proposal. The understanding from the CC notes is that they like and approve the plan, but at this time no money will go towards the project at this time, and we are not looking for grants. Dedication of city money could eventually go towards sidewalks.

Millville City Planning Commission Minutes, February 18, 2021, Continued

Discussion ensued on different suggestions on how to get more funding.

The Planning & Zoning Commission would like to recommend to the City Council that we add a sidewalk on the south side of Center Street between Main & 100 East to the master plan and make this section a priority to help aid in the safety of the elementary school flow of children and traffic.

Note: The resolution was passed in CC. The Planning & Zoning Committee would need to revise the master plan and recommend it to the City Council again and a new resolution would need to be passed

6. City Council Report – review minutes from the February 11, 2021 meeting

1. In the CC minutes there was discussion on cleaning up the sidewalks to free them from branches, bushes, trees, etc. Commissioner Farmer asked how we go about enforcing this cleanup and didn't know who the responsibility fell to. Commissioner Ripplinger stated that Nibley city will clean up the sidewalks and send a bill to the homeowner. For now, we can email or call Chad about concerns.
2. Commissioner Ripplinger was concerned about squaring up 550 East and Canyon road. Her concern is that there needs to be a stop sign coming south. The speed of dirt bikes, quads and cars are already concerning and the road acts like a natural speed bump.
3. Treasurer Hobbs suggested getting a committee going to enforce rules regarding number of vehicles, trash, trailers, etc in the front of the yard or fence.

7. Agenda Items for Next Meeting

1. Bio Minerals Warehouse and Office Zoning Clearance
 - Discussion has been brought up to P&Z and CC regarding this clearance. We need to look up what has been advised in the past. Some of the commissioners were reminded that the road needs to be improved before the clearance is granted. Commissioner Greenhalgh thinks that the code states that it needs to be a compactible surface.
 - Development Coordinator Everton will review what was told in the past to know what was originally agreed upon before clearance is granted.

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, March 4, 2021 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:35 p.m.



TURN IN

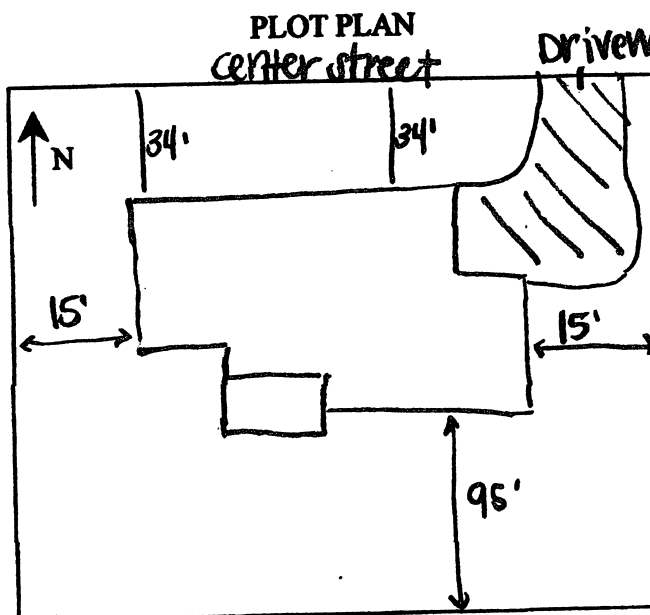
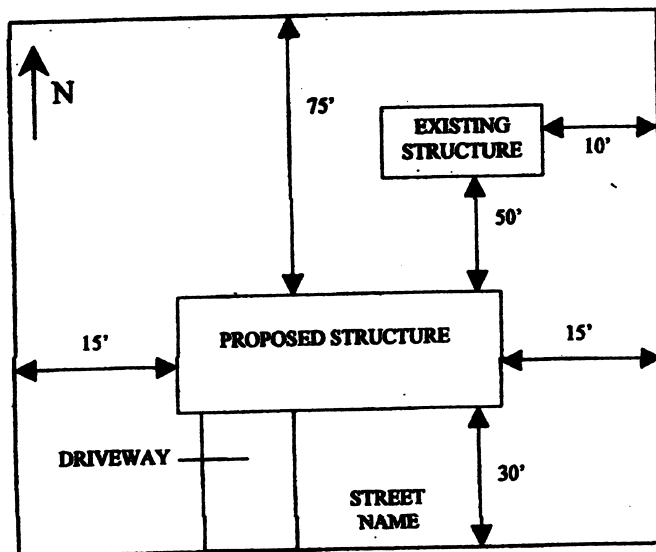
00949

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Jed Gronig
APPLICANT'S NAME
2. 2988 Stonebridge dr
MAILING ADDRESS
- Nibley UT 84321
CITY STATE ZIP CODE
3. 435-512-7832 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Framed home
TYPE OF STRUCTURE
7. 4,685 8. City
SQUARE FOOTAGE ZONE
9. Millville Canyon Ridge #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0004
TAX IDENTIFICATION NUMBER
11. 604 East Center
ADDRESS OF CONSTRUCTION
12. .49 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DAY

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)

N 00°03'30" E 186.610'

PROPERTY LINE

15'-0"

15'-8"

15'-3"

POWER CABLE TELEPHONE

GAS LATERAL

47.046'

34'-4"

31'-0"

WATER LATERAL

34'-8"

10'-0"

31'-5"

15'-5"

S 00°03'35" W 186.610'

PROPERTY LINE

15'-0"

15'-5"

15'-0"

10'-0"

10' EASEMENT

20' SETBACK

20'-0"

S 88°16'53" W 113.410'

PROPERTY LINE

15'-8"

15'-3"

30' SETBACK

COVID PORCH

PROPOSED RESIDENCE

COVID DECK

PROPOSED SEPTIC FIELD

15'-0"

86'-0"

SITE PLAN

ONE Four Corner Street
Methuen, VT 05454

Methuen-Corpus Ridge Subdivision Zoned Amendment
Lot #4, Paved RDS-190-0004, 0.48 Acres

SCALE

30' X 30' Sheet : 1"=60'
15' X 15' Sheet : 1"=30'
11' X 5 1/2' Sheet : 1"=30'

N



DATE 1-21-2021
PLANS REVIEWED BY
Cache/Rich County Health Department
85 E 1800 N
North Logan, UT 84341
(435) 798-1111
Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

Permit to Install Septic System

Owner: Jed Grunig
Property Address: 604 East Center
City: Millville
County: Cache
Tax ID: 03-199-0004
Phone #: 435-512-7832
Subdivision and lot #: Canyon Ridge, Lot 4

DATE 3/20/19
PLANS REVIEWED BY
Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

Type of system: Basic, Seepage pit
Minimum septic tank size: 1250 Gallon
Maximum depth of Absorption trenches or pit: 12 feet
Elevation of top of sewer pipe exiting foundation: 54 inches maximum depth into virgin soil
Minimum absorption area: Two rings stacked with 4 feet of gravel around the rings
Comments/instructions:
Permit is not transferable

DELIVERED VIA EMAIL 3/25/19

CONSTRUCTION GENERAL REQUIREMENTS

- Prior to installation, all minimum setback distances and the elevation of sewer exiting the foundation shall be field verified. If there are any issues, contact the health department before proceeding with the installation.
- The gravel fill used in the absorption trenches or pit shall be free from fines, dust, sand, or organic material.
- Absorption area excavations and piping shall be level.
- Sewer pipes shall be installed on a foundation of undisturbed earth, or stabilized earth that is not subject to settling.
- Absorption systems may not be excavated when the soil is wet enough to smear or compact easily.
- The absorption area shall be protected from soil compaction prior to and during construction.
- All smeared or compacted surfaces should be raked to a depth of 1 inch, and loose material removed before the absorption system components are placed in the excavation.
- If the septic tank burial depth is greater than four feet, Risers will need to be installed on the inlet and outlet side, and a septic tank approved for greater than a four-foot burial depth must be used.
- Building sewer placed under driveways or other areas subjected to heavy loads shall be constructed to ensure against crushing or disruption of alignment.
- Final grading shall prevent ponding throughout the entire system area and promote surface water runoff.

Permit expires one year from date of approval and is non-transferrable. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. An inspection is required before backfilling.

Signature

Date

1-22-21



Cache/Rich Counties
85 E 1800 N
North Logan, UT 84341
(435) 792-6970

DATE 1-21-2021

PLANS REVIEWED BY:

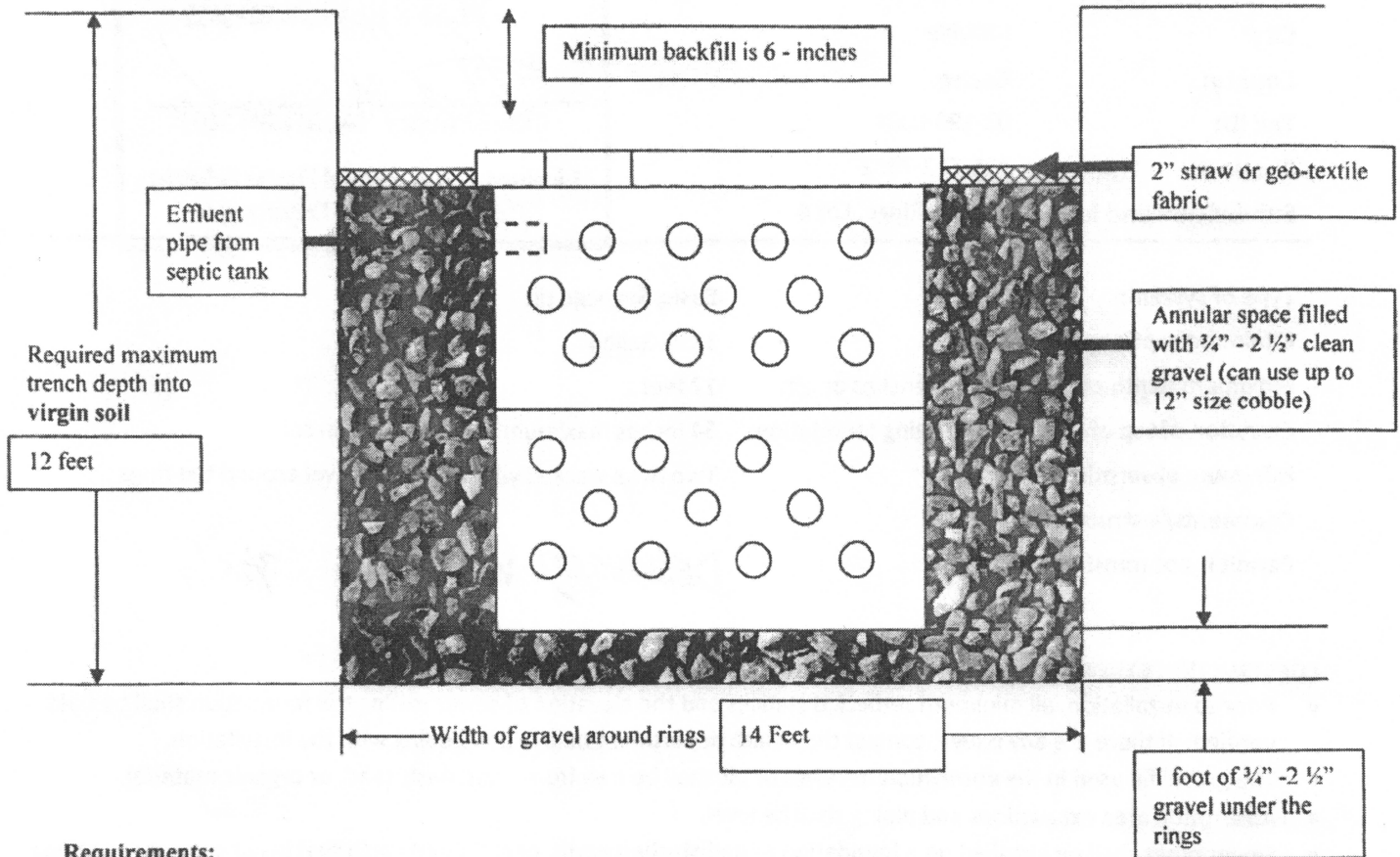
Box Elder County
817 W 980 S

Brigham City, UT 84302

Richard Worley (435) 354-5904

Licensed Environmental Health Scientist
Bear River Health Department

Stacked Drywell Rings Detail



Requirements:

- System must be at least 100' from water (wells, lakes, ponds, streams, rivers, canals, subsurface drains etc.)
- Seepage pit it must be a minimum of 20 feet from building foundations and 5 feet from property lines
- Ring size: 6 feet diameter x 3 feet height; 2 rings stacked with structurally sound top
- Seepage pit is not to be installed in slopes that exceed 25 percent

Acceptable Building Sewer and Effluent sewer materials	
Type of Pipe	Minimum Standard
ABS	ASTM D-2680, D-2751, F-628
PVC Schedule 40	ASTM D-2665, D-3033, D-3034
Acceptable Distribution Pipe Materials	
Type of Pipe	Minimum Standard
ABS Schedule 40	ASTM D-2661, D-2751
Polyethylene (PE) Smooth Wall	ASTM D-3350
PVC Schedule 40	ASTM D-2665, D-3033, D-3034
PVC	ASTM D-2729

DATE 3/20/19

PLANS REVIEWED BY:

Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

Tax ID: 03-199-0004

County: Cache

03-199-0004 CAGETO COUNTY

DATE 1-21-2021

PLANS REVIEWED BY:

Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

NORTH

— DRY SEWER LINE FOR FUTURE SEWER

5 FEET MIN.

5 FEET MIN.

1250 GALLON
SEPTIC TANK

2 DRYWELL RINGS
STACKED WITH
4 FEET OF GRAVEL
AROUND RINGS

DATE 3/20/19

PLANS REVIEWED BY:

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Bear River Health Department