NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **May 6, 2021** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from April 15, 2021
5. Agenda Items
   A. Zoning Clearance- Rachelle Hanks, Accessory Bldg, 280 E 450 N, Millville
   B. Zoning Clearance- Larry Lewis for Aaron Stoddard, Porch Cover, 91 N. 300 S, Millville
   C. Zoning Clearance- Gibbons Residence, Immaculate Homes, Mond- Air Lot #67, 41 N. 550 E, Millville
   D. Zoning Clearance- Val Meyers Residence, Views at Copperleaf, Lot 18, 565 N 300 E, Millville
   E. Other
6. City Council Report from April 22, 2021
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- May 20, 2021
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before May 3, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.

Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
April 15, 2021

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

Others Present:
Development Coordinator Kara Everton, Treasurer Tara Hobbs, Chad Kendrick, Pam June, Katie Gibbons, Amy & Brycen Mills, David Hair

2. Opening Remarks/Pledge of Allegiance
Commissioner Greenhalgh opened the meeting at 8:02 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 April 15, 2021 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as outlined. Commissioner Dickey seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

4. Review and Approval of the Minutes from April 1, 2021
The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Farmer to approve the minutes. Commissioner Lewis seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

5.A. Zoning Clearance – Amy Mills, 310 N 300 E, Millville UT, Millville Estates, Phase 2, Lot 12
This is not in the category of 'hillside overlay'.

Commissioner Thompson made a motion to approve the clearance. Commissioner Farmer seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson, voted in favor with commissioner Matt Anderson absent and Darcy Ripplinger excused.

5.B. Other
A homeowner, Katie Gibbons, was at the meeting and had a few questions stating that the impact fees are concerning, and she feels they should be more comparable to other cities. She continued stating Millville is almost double Providence fees. Mayor Hair expressed the difference in the fees is because the lot sizes are smaller, but the other cities nearby have a lot of homes on one acre, so the fees will vary. Millville is only 650 homes, and the fees go to the homeowners. Sewer is being negotiated right now and will be updated as we know more. Chad Kendrick said that as time goes on the impact fees do get reformulated and adjusted. The fees are determined through an engineering formula and adjusted every few years. The engineers look through the infrastructure and the impact on wear and tear and determine fees accordingly. Katie Gibbons suggested the idea of raising the city

tax rate and lowering the impact fees. The commissioners expressed that Millville likes being at a lower tax rate, and do not want to raise the tax rates. Mrs. Gibbons said she will be building 3 home which she will live in for 2 years at a time then move on and does not want to pay the impact fees three times over. Mayor Hair stressed that the impact fees are not something that any councilman or commissioner set the rate on. The impact fees are for very specific spending category as well and not to be mixed with other funds. The homeowner expressed finally that she doesn't see the purpose in some of the fees that Millville charges.

6. City Council Report – review minutes from the April 8, 2021 meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, May 6, 2021 at 8:00 pm.

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

DRAFT

00945

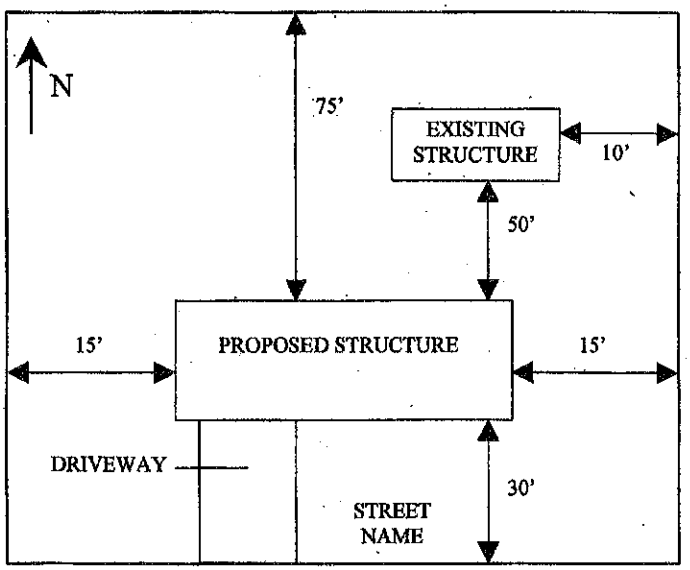
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

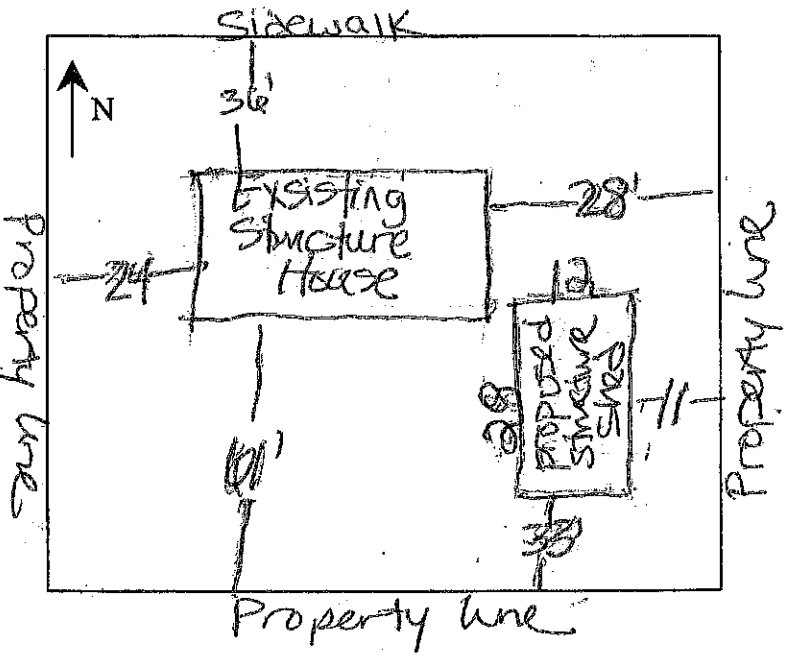
APPLICATION INFORMATION

1. Rachelle Hanks — APPLICANT'S NAME
2. P.O. Box 87 — MAILING ADDRESS
   Millville — CITY; Utah — STATE; 84326 — ZIP CODE
3. 435.232.4609 cell — HOME TELEPHONE
4. — BUSINESS TELEPHONE
5. — OWNER'S NAME (if different from applicant)
6. SHED — TYPE OF STRUCTURE
7. 336 sq ft — SQUARE FOOTAGE
8. — ZONE
9. — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. — TAX IDENTIFICATION NUMBER
11. 280 E 450 N. Millville — ADDRESS OF CONSTRUCTION
12. — LOT SIZE
13. — LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ~~X~~ N/A ~~X~~
15. CITY WATER ~~X~~ (choose one) PRIVATE WELL ☐ N/A ~~X~~
16. ELECTRICITY ~~X~~ GAS ☐ OTHER UTILITY ☐ N/A (specify in remarks)
17. REMARKS: No Water, No Septic, No Electricity

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



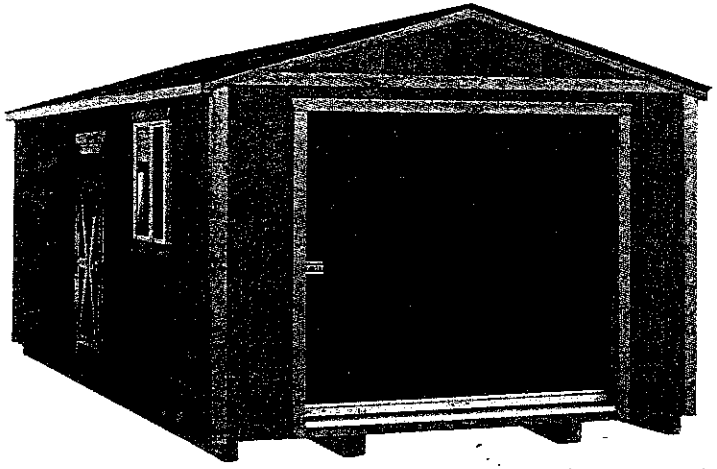
APPROVED – PLANNING AND ZONING DATE

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)

TALL RANCH

OUR MOST POPULAR STYLE



□ FEET

12x24 = 288 sqft

OR

12x28 = 336 sqft

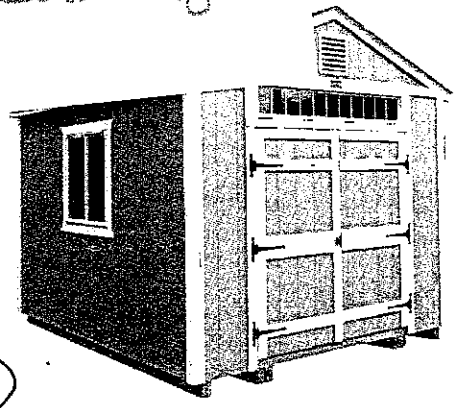
Need Application
under 500 sqft.

PAINTED WITH DOUBLE DOORS

PAINTED WITH DOUBLE DOORS

12x 28 Ranch
or per bid.

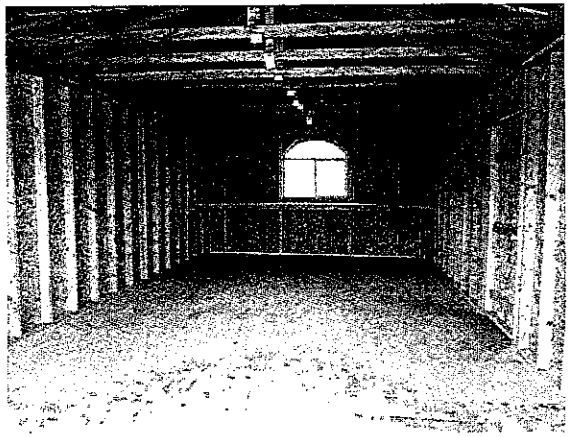
$9,814.25



(INSIDE)

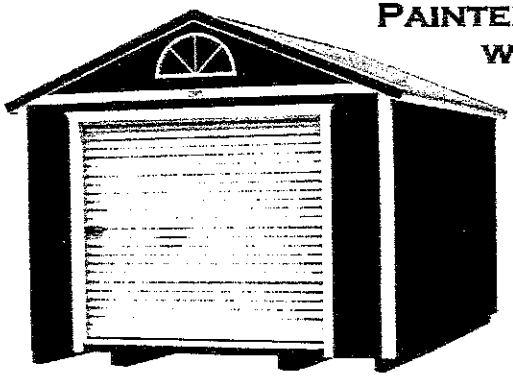
FULL HEIGHT FOR MULTIPLE SHELVES

8' SIDE WALLS (OUTSIDE)



7'-4 1/2" SIDE WALLS (INSIDE)

PAINTED GARAGE WITH STEEL ROOF



00967

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. LARRY S. LEWIS CONST
APPLICANT'S NAME

2. Box 218 ~~MILLVILLE~~
MAILING ADDRESS

MILLVILLE UT 84326
CITY STATE ZIP CODE

3. 435-770 9217 HOME TELEPHONE 4. SAME BUSINESS TELEPHONE

5. ARROW STODDARD
OWNER'S NAME (if different from applicant)

6. PORCH COVER
TYPE OF STRUCTURE

7. 120 SQ FT SQUARE FOOTAGE 8. ZONE

9. SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. — — TAX IDENTIFICATION NUMBER

11. 91 N. 300 SOUTH
ADDRESS OF CONSTRUCTION

12. 15,000 LOT SIZE 13. LOT ELEVATION

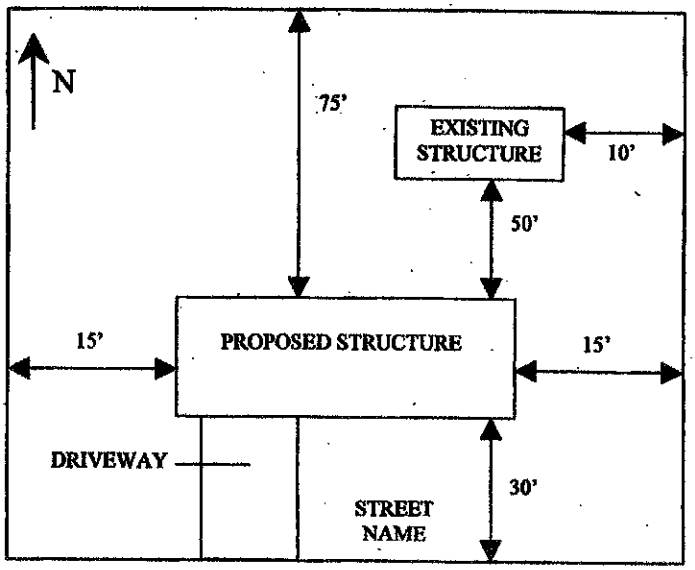
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)

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

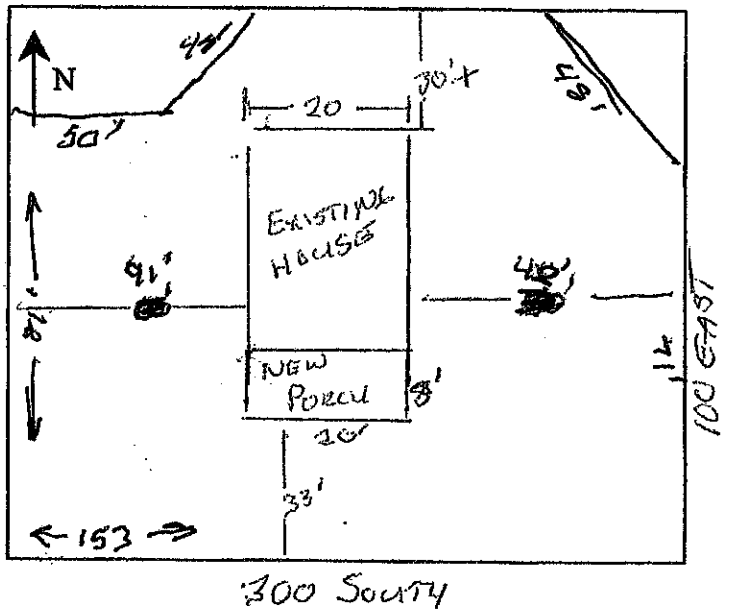
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)

17. THE OLD PORCH BLEW OFF
REMARKS
LAST YEAR & I'M REPLACING
IT

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



300 South

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)

pt SE/4 Section 22 Twp 11 North, Range 1 East

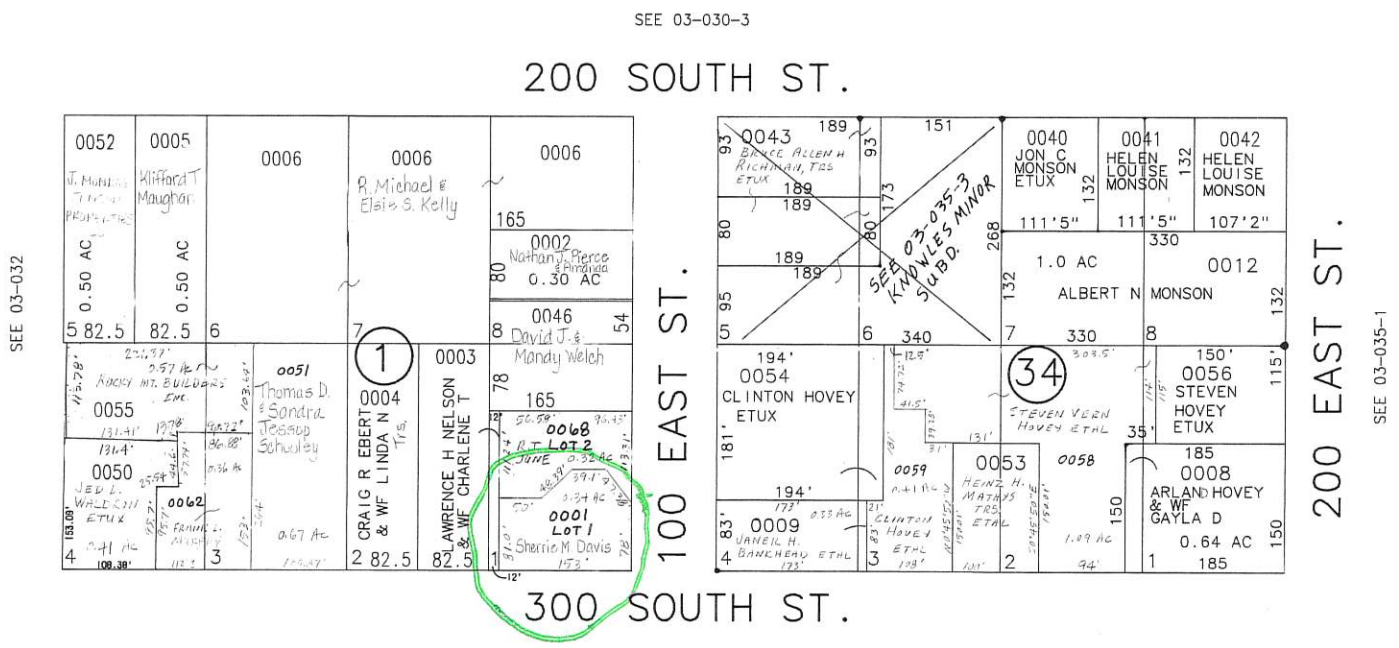
03-035

-2-

Scale 1"= 100 Feet

TAX UNIT 07

BLOCKS 1 & 34 PLAT "A" MILLVILLE TOWN SVY



M GLEED

FEB 1994

81'
153'
81'
EXISTING HOUSE
NEW PORCH
20'
30'
9'6"
132'
100' EAST
91 NORTH
200 EAST

00955

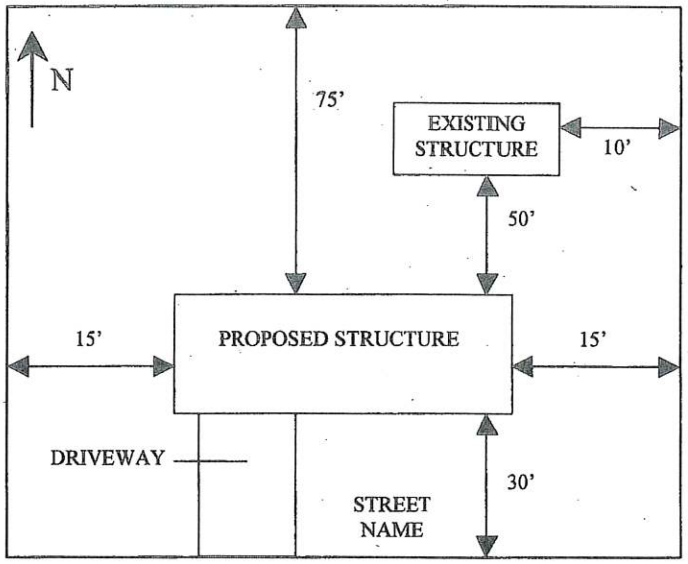
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

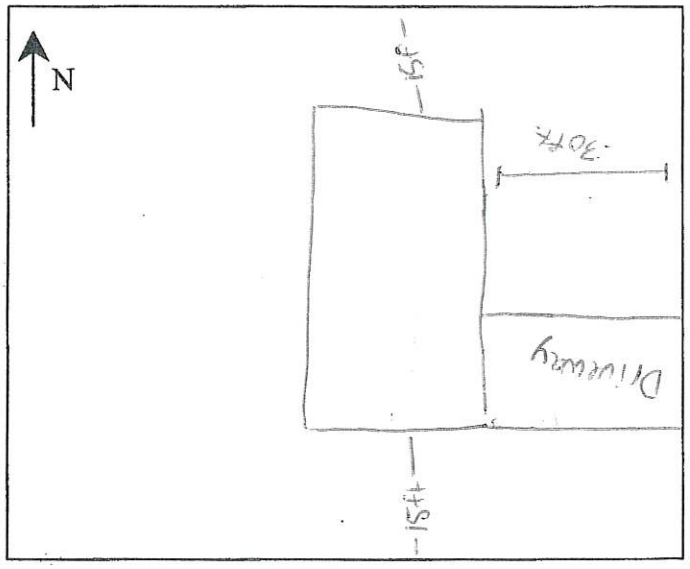
APPLICATION INFORMATION

1. Katie Gibbons / Builder: Immaculate Homes
   APPLICANT'S NAME
2. PO Box 774 Millville UT 84326
   MAILING ADDRESS
   Builder: 2 Main St. Providence, UT 84332
   CITY STATE ZIP CODE
3. (435) 512-9631 HOME TELEPHONE
4. (435) 787-8700 BUSINESS TELEPHONE
5. Katie Gibbons
   OWNER'S NAME (if different from applicant)
6. Two story w/ basement
   TYPE OF STRUCTURE
7. SQUARE FOOTAGE
8. ZONE
9. Mond-Air # 67
   SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0067
    TAX IDENTIFICATION NUMBER
11. 41 N. 550 E. Millville
    ADDRESS OF CONSTRUCTION
12. .38
    LOT SIZE
13. LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS
    height 26' 3"
    main SF 1921

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



550 E.

APPROVED – PLANNING AND ZONING DATE

FEES PAID – TREASURER DATE

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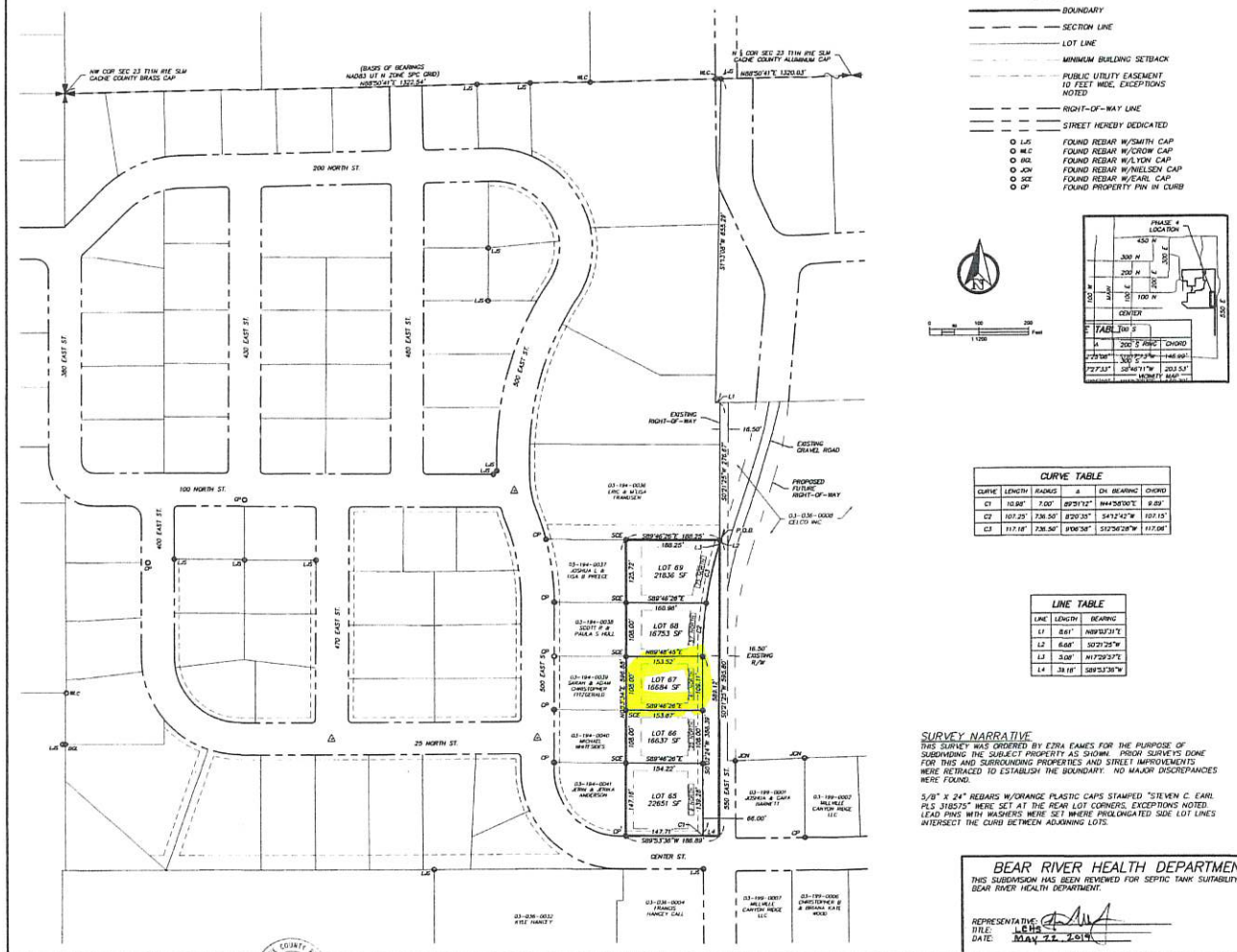
Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

2019-3267

FINAL PLAT
MOND-AIRE HEIGHTS SUBDIVISION PHASE 4

PART OF THE NW ¼ OF SEC 23, T11N, R1E, SLM
MILLVILLE CITY, CACHE COUNTY, UTAH
CONTAINING 2.57 ACs & 5 LOTS



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	10.98'	7.00'	89°51'12"	N44°58'00"E	9.89'
C2	101.25'	736.50'	8°20'35"	S41°42'42"W	101.15'
C3	117.18'	736.50'	9°06'58"	S13°56'28"W	117.06'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.61'	N89°53'31"E
L2	6.68'	S0°21'25"W
L3	3.08'	N17°29'37"E
L4	39.18'	S89°53'36"W

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY EZRA EAMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND STREET IMPROVEMENTS WERE RETRACED TO ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE REAR LOT CORNERS. EXCEPTIONS NOTED: LEAD PINS WITH WASHERS WERE SET WHERE PROLONGATED SIDE LOT LINES INTERSECT THE CURB BETWEEN ADJOINING LOTS.

SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF MOND-AIRE HEIGHTS SUBDIVISION PHASE 4 AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (10,000).

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MOND-AIRE HEIGHTS, LLC, BEING THE OWNER, PROPRIETOR, OR PARTY OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DOES HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS MOND-AIRE HEIGHTS SUBDIVISION PHASE 4, IS LOCATED IN SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN MILLVILLE CITY, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE N88°50'41"E 1,322.54 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF MOND-AIRE SUBDIVISION PHASE 3;
THENCE S1°13'08"W 655.29 FEET ALONG THE EAST BOUNDARY OF SAID MOND-AIRE SUBDIVISION;
THENCE N89°53'31"E 8.61 FEET ALONG THE SOUTH LINE OF HILLSBOROUGH SUBDIVISION TO THE WEST SIXTEENTH LINE OF SAID SECTION;
THENCE S0°21'25"W 276.67 FEET ALONG SAID SIXTEENTH LINE TO THE POINT OF BEGINNING;
THENCE S0°21'25"W 595.80 FEET ALONG SAID SIXTEENTH LINE TO A POINT ON THE BOUNDARY OF MOND-AIRE HEIGHTS SUBDIVISION PHASE 3;
THENCE ALONG THE BOUNDARY OF SAID MOND-AIRE HEIGHTS SUBDIVISION PHASE 3 THE FOLLOWING THREE COURSES;
1. S89°53'36"W 186.89 FEET;
2. N0°13'34"E 596.88 FEET;
3. S89°46'26"E 188.25 FEET ALONG THE SOUTH LINE OF LOT 36 OF SAID SUBDIVISION AND ITS EXTENSION TO THE POINT OF BEGINNING.

AND CONTAINS AN AREA OF 2.57 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 6 DAY OF June, A.D., 2019.

BY: MOND-AIRE HEIGHTS, LLC

BY: MONDELL E. KNOWLES, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE)

ON THIS 6 DAY OF June, IN THE YEAR 2019, BEFORE ME Steven Parkinson, A NOTARY PUBLIC, PERSONALLY APPEARED MONDELL E. KNOWLES, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF MOND-AIRE HEIGHTS, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: [signature]
NOTARY PUBLIC FULL NAME: Steven Parkinson
COMMISSION NUMBER: 702...
MY COMMISSION EXPIRES: 2-21-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

REPRESENTATIVE: [signature]
TITLE: Southwest Estimator
DATE: 5-24-2019

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY [signature] DATE: 6-25-19

COMMUNICATIONS COMPANIES APPROVALS

CENTURY LINK [signature] DATE: 6-24-19
COMCAST CORPORATION [signature] DATE: 6-25-19

BEAR RIVER HEALTH DEPARTMENT

THIS SUBDIVISION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY THE BEAR RIVER HEALTH DEPARTMENT.

REPRESENTATIVE: [signature]
TITLE: EHS
DATE: MAY 22, 2019

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 22nd DAY OF May, A.D. 2019 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

[signature]
CITY ENGINEER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE THIS ___ DAY OF ___, A.D. 2019.

MAYOR

CITY RECORDER

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, A.D. 2019.

CHAIRPERSON

ATTEST:

SECRETARY

COUNTY RECORDER

ENTRY # 122275
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF CITY
DATE 7/10/2019 TIME 2:32 PM BOOK 2019 PAGE 3267
FEE 60.00
Michael L Gleed
CACHE COUNTY RECORDER

S23 T11N R1E SLM

FINAL PLAT

MOND-AIRE HEIGHTS SUBDIVISION PHASE 4

SHEET DESCRIPTION

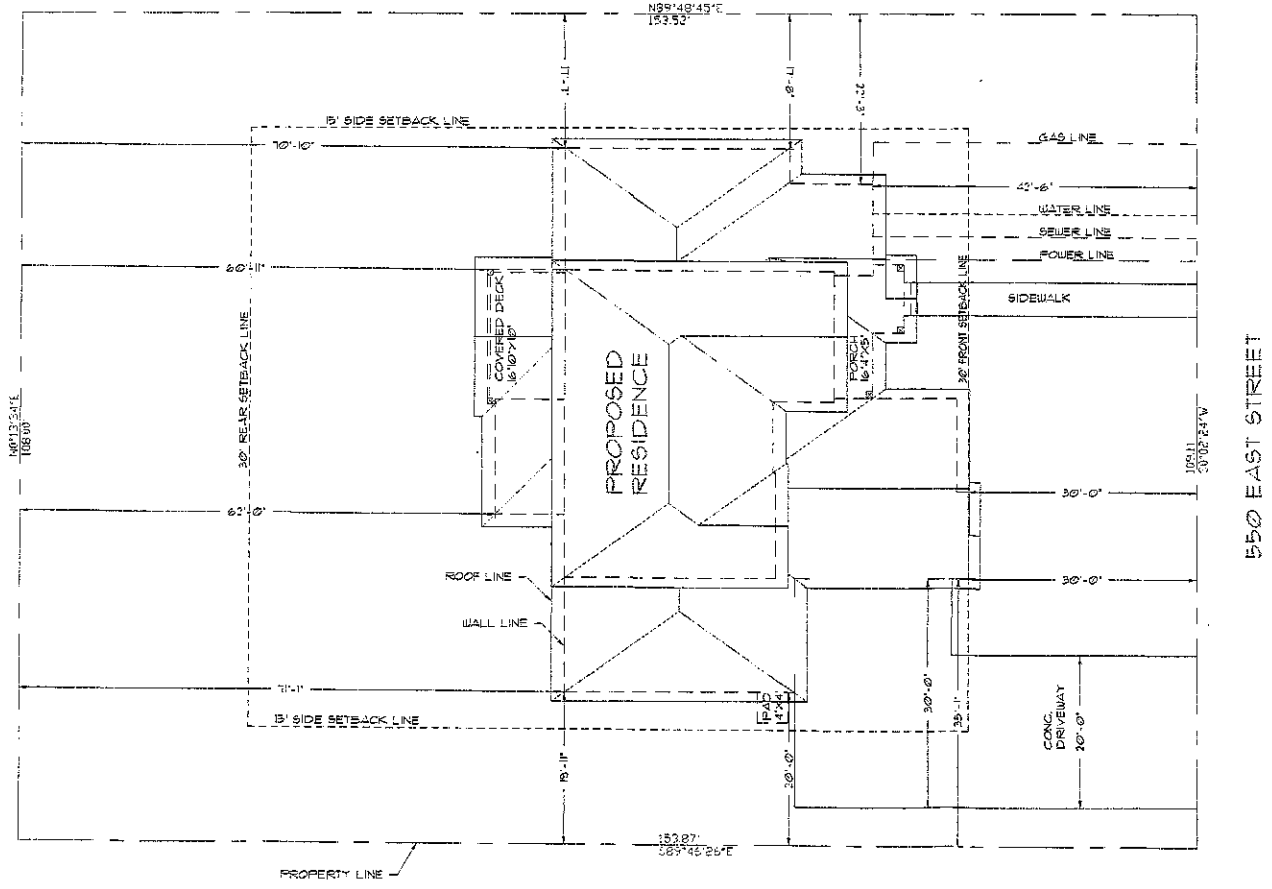
Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 18 MAY 2019
SCALE: 1" = 100'
CALCULATED BY: M. MONTGOMERY
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 845-1704

1/1

Printed: 7/19/2019 9:29 AM

IMMACULATE HOMES
LOT 67 MOND-AIRE HEIGHTS SUB.
41 NORTH 550 EAST
MILLVILLE, UT.



CONTENT:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION/BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. UPPER FLOOR PLAN, ROOF & UPPER FLOOR FRAMING PLANS
5. FRONT & LEFT ELEVATIONS
6. REAR & RIGHT ELEVATIONS
7. ELECTRICAL FLOOR PLANS

SPECIFIC ITEMS FOR APPROVAL	BUYER INITIALS
WINDOW SIZES	
WINDOW OPERATION	
DOOR SIZES	
DOOR OPERATION	
GARAGE DOOR SIZES	
HOSE BIB LOCATIONS	
BREAKER PANEL LOCATION	
COLD STORAGE DISCLAIMER	
FRENCH DOOR DISCLAIMER	

PLOT PLAN
SCALE: 1" = 8'

FINELINE DESIGN & DRAFTING
TITLE: PLOT PLAN & COVER PAGE
DRWG SIZE: B DATE: 12/24/21
DRAWN BY: D ROSSLEY 435/755-6647
DRWG #1 OF 7
COPYRIGHT © 2014

00960

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

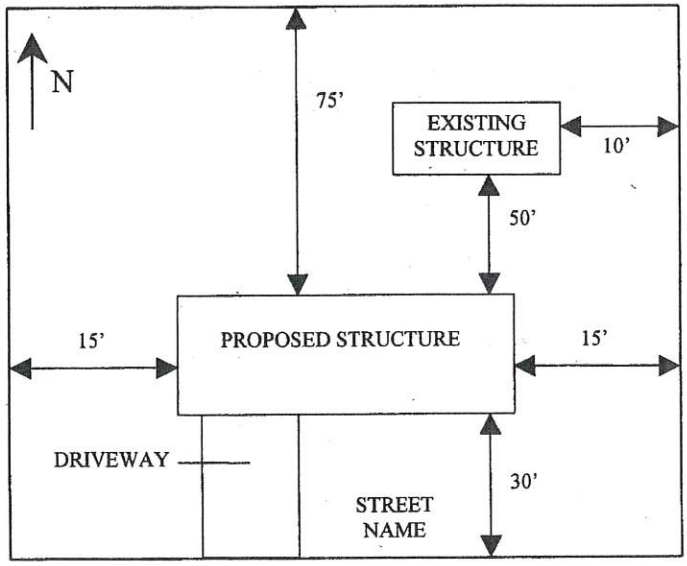
APPLICATION INFORMATION

1. Meyer, Val a Angela — APPLICANT'S NAME
2. PO Box 34 — MAILING ADDRESS
   Millville — CITY; Ut. — STATE; 84326 — ZIP CODE
3. 530-403-8703 — HOME TELEPHONE
4. _____ — BUSINESS TELEPHONE
5. _____ — OWNER'S NAME (if different from applicant)
6. Home — TYPE OF STRUCTURE
7. 5,303 — SQUARE FOOTAGE
8. _____ — ZONE
9. Copperleaf LOT 18 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 -0018 — TAX IDENTIFICATION NUMBER (Parcel Number)
11. 565 N 300E Millville, Ut. — ADDRESS OF CONSTRUCTION
12. .53 ac. — LOT SIZE
13. _____ — LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ Temp N/A ☐ (choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐ (choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)
17. The septic tank is temporary REMARKS until the sewer is constructed in the area.

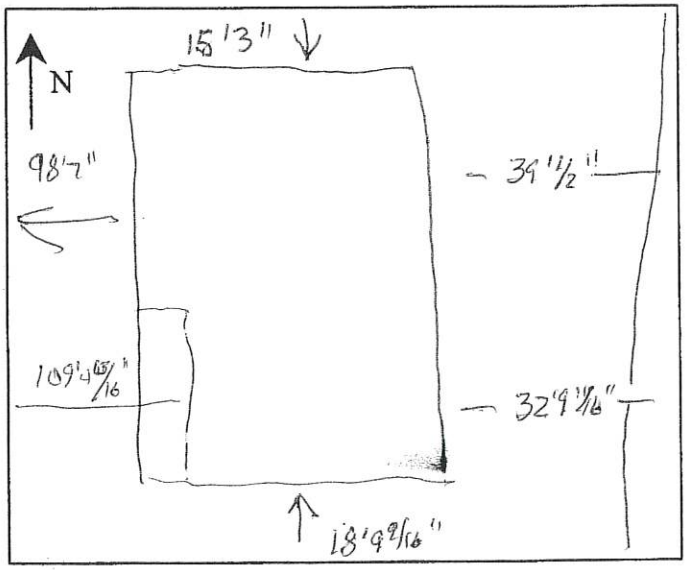
height - 23'

Main SF. 2577

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED – PLANNING AND ZONING DATE

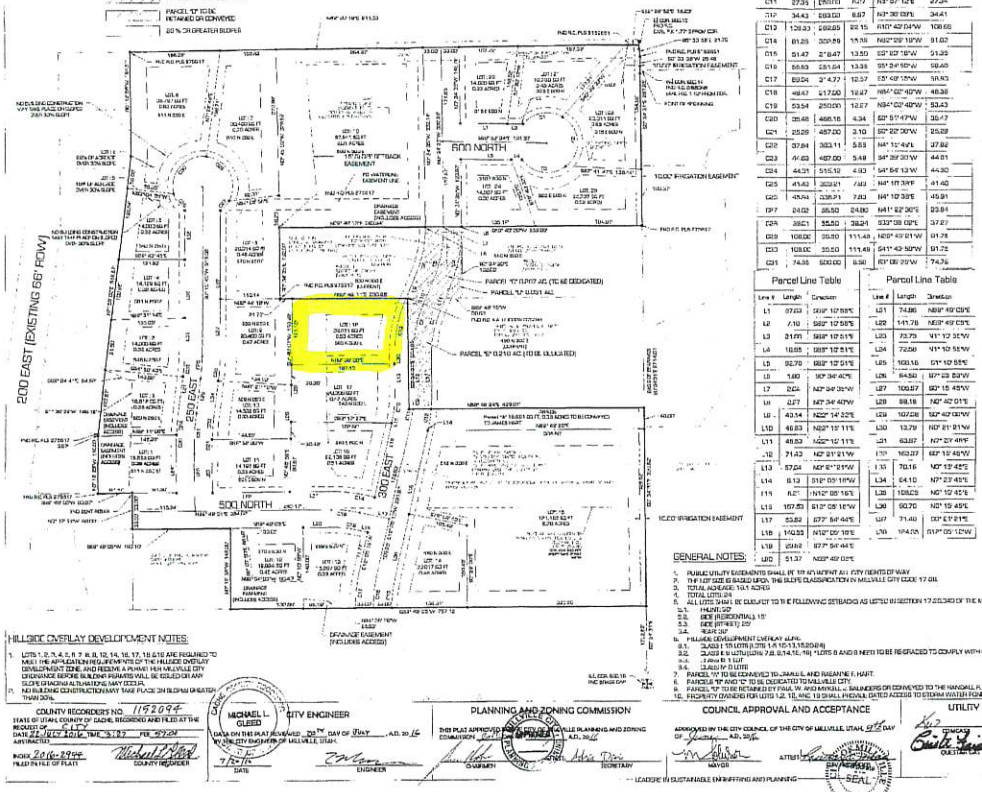
FEES PAID – TREASURER DATE

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)

2016-2944

THE VIEWS AT COPPERLEAF SUBDIVISION FINAL PLAT

PART OF THE NE & SE QUARTER OF SECTION 15,
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN,
COUNTY OF CACHE, STATE OF UTAH
SCALE: 1"=80'



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.60	65.50	62.48	S73° 24' 05" W	73.17
C2	108.00	65.50	111.49	N47° 32' 27" W	91.73
C3	20.13	65.50	17.61	S81° 10' 30" E	20.14
C4	17.79	283.00	3.60	N10° 55' 16" E	17.80
C5	59.81	250.00	13.83	N16° 50' 10" E	59.68
C6	59.48	217.00	12.63	N16° 50' 16" E	59.69
C7	85.93	217.00	22.91	S13° 36' 16" W	85.67
C8	39.85	250.00	22.51	S10° 50' 55" W	39.81
C9	39.96	250.00	9.17	N3° 43' 53" E	39.83
C10	47.13	217.00	12.46	N3° 51' 38" E	47.04
C11	27.35	283.00	5.27	N3° 37' 12" E	27.24
C12	34.43	283.00	6.97	N7° 30' 09" E	34.41
C13	129.30	250.00	29.15	N10° 42' 04" W	128.00
C14	81.25	300.00	15.52	N82° 28' 10" W	81.02
C15	51.47	2°56'47"	13.50	S2° 02' 18" W	51.35
C16	56.83	251.04	13.33	S5° 34' 50" W	56.40
C17	69.04	2°47'27"	12.57	S5° 48' 15" W	68.83
C18	49.47	217.00	12.47	N84° 02' 40" W	49.36
C19	53.54	250.00	12.57	N84° 02' 40" W	53.43
C20	35.48	466.16	4.34	S2° 57' 47" W	35.47
C21	25.29	467.00	3.10	S2° 22' 20" W	25.29
C22	37.84	383.11	5.65	N4° 15' 49" E	37.82
C23	44.83	467.00	5.48	S4° 39' 20" W	44.81
C24	44.31	515.12	4.93	S4° 54' 13" W	44.30
C25	41.43	303.91	7.82	N4° 11' 39" E	41.40
C26	45.84	338.21	7.83	N4° 12' 33" E	45.81
C27	24.02	35.50	24.80	N11° 22' 26" E	23.84
C28	39.21	35.50	39.24	S33° 38' 09" E	37.87
C29	108.00	35.50	111.49	N50° 49' 01" W	91.73
C30	108.00	35.50	111.49	S41° 42' 50" W	91.73
C31	74.35	500.00	8.52	S3° 09' 20" W	74.28

Parcel Line Table

Line #	Length	Direction
L1	97.03	S89° 10' 58" E
L2	7.10	S89° 10' 58" E
L3	31.91	S89° 10' 51" E
L4	10.85	S89° 10' 51" E
L5	90.79	S89° 10' 51" E
L6	1.60	S0° 34' 40" E
L7	2.04	N0° 34' 20" W
L8	0.27	N0° 34' 40" W
L9	40.54	N22° 14' 32" E
L10	46.83	N89° 10' 11" E
L11	46.83	N89° 10' 11" E
L12	71.43	N0° 21' 21" W
L13	57.04	N0° 5' 21" W
L14	8.13	S12° 05' 19" W
L15	8.21	N12° 05' 19" E
L16	167.83	S12° 05' 19" W
L17	53.82	S77° 54' 44" E
L18	140.93	N12° 05' 19" E
L19	23.82	S77° 54' 44" E
L20	51.37	N89° 49' 03" E

Parcel Line Table

Line #	Length	Direction
L21	74.86	N89° 49' 03" E
L22	141.76	N89° 49' 03" E
L23	73.73	N1° 12' 31" W
L24	72.09	N1° 12' 55" W
L25	100.16	S1° 12' 55" E
L26	84.50	N7° 23' 50" W
L27	100.87	S0° 15' 45" W
L28	88.16	N0° 42' 01" E
L29	107.08	S2° 40' 00" W
L30	13.79	N0° 21' 21" W
L31	63.67	N7° 23' 49" E
L32	163.27	S2° 15' 46" W
L33	70.16	N0° 12' 42" E
L34	64.10	N7° 23' 49" E
L35	108.09	N0° 12' 42" E
L36	90.70	N0° 15' 49" E
L37	71.40	N0° 21' 21" E
L38	174.25	S12° 05' 12" W

GENERAL NOTES:

1. PUBLIC UTILITY EASEMENTS SHALL BE 10' ALONG/NEXT ALL CITY RIGHTS OF WAY.
2. THE LOT SIZE IS BASED UPON THE SLOPE CLASSIFICATION IN MILLVILLE CITY CODE 17.08.
3. TOTAL ACREAGE: 16.1 ACRES
4. TOTAL LOTS: 24
5. ALL LOTS SHALL BE SUBJECT TO THE FOLLOWING SETBACKS AS LISTED IN SECTION 17.20.060 OF THE MILLVILLE CITY ORDINANCES:
   - 5.1. FRONT: 20'
   - 5.2. SIDE (RESIDENTIAL): 10'
   - 5.3. SIDE (STREET): 20'
   - 5.4. REAR: 20'
6. HILLSIDE DEVELOPMENT OVERLAY ZONE:
   - 6.1. 24.83 ± 155 LOTS (LOTS 1-6, 15-17, 19-20 & 24)
   - 6.2. 24.83 ± 15 LOTS (LOTS 7-8, 9, 14-15, 18) *LOTS 8 AND 9 NEED TO BE REGRADED TO COMPLY WITH CLASS II REQUIREMENTS.
   - 6.3. 1.89 ± 1 LOT
   - 6.4. 3.46 ± 3 LOTS
7. PARCEL "F" TO BE CONVEYED TO JAMES B. AND SUZANNE F. HART.
8. PARCELS "E" AND "G" TO BE DEDICATED TO MILLVILLE CITY.
9. PARCEL "D" TO BE RETAINED BY PAUL W. AND MYRNA L. SAUNDERS OR CONVEYED TO THE RANDALL R. EARDLEY TRUST.
10. PROPERTY ZONING FOR LOTS 1-2, 15, AND 19 SHALL REMAIN DATED ACCESS TO STORM WATER PONDS FOR CITY.

HILLSIDE OVERLAY DEVELOPMENT NOTES:

1. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14, 16, 17, 18 & 19 ARE REQUIRED TO MEET THE APPLICATION REQUIREMENTS OF THE HILLSIDE OVERLAY DEVELOPMENT ZONE, AND BEING A PUBLIC HEARING MILLVILLE CITY ORDINANCE BEFORE BUILDING PERMITS WILL BE ISSUED OR ANY SLOPE GRADING ALTERATIONS MAY OCCUR.
2. NO BUILDING CONSTRUCTION MAY TAKE PLACE ON SLOPES GREATER THAN 30%.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ATHENIAN LLC, BEING THE OWNERS, PROPRIETORS, AND THE RANDALL R. EARDLEY TRUST, JAMES B. AND SUZANNE F. HART AND PAUL W. AND MYRNA L. SAUNDERS AND LILLIAN K. DURRIN ALSO BEING PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY DEDICATE:

THAT THE FOREGOING PLAT DESIGNATED AS THE VIEWS AT COPPERLEAF SUBDIVISION, IS LOCATED IN SECTION 15, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 15 OF SAID TOWNSHIP 11 NORTH, RANGE 1 EAST, THE TRUE POINT OF BEGINNING, FROM WHICH THE SOUTHWEST CORNER OF SECTION 15 BEARS SOUTH 00° 34' 31" EAST 2714.01 FEET;

THENCE SOUTH 00° 34' 31" EAST 267.91 FEET ALONG THE EAST LINE OF SAID SECTION 15, ALSO BEING THE WEST LINE OF SUNSET ESTATES AS RECORDED UNDER ENTRY NUMBER 674537 IN THE OFFICIAL RECORDS OF CACHE COUNTY TO A FOUND REBAR WITH CAP "LANDTEC PLS 7776617" SET ON THE NORTHEAST CORNER OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY NUMBER 2007-0132 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE SOUTH 89° 49' 31" WEST 660.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE NORTH LINE OF PARCEL 1 OF SAID RECORD OF SURVEY TO A 1" IRON PIN WITH CAP LABELED, PLS 7776617 SET ON THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 00° 34' 31" EAST 132.00 FEET ALONG THE WEST LINE OF SAID PARCEL 1 TO A FOUND REBAR WITH CAP LABELED, P.L.S. 7776617 SET ON THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89° 49' 31" WEST 330.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1 TO A 5/8" REBAR WITH CAP LABELED, "AA HUDSON, PLS 375341" SET ON THE NORTH MOST CORNER OF PARCEL NUMBER 1 LOCATED IN THE LITTLE RIVER ESTATES OF CACHE COUNTY;

THENCE SOUTH 00° 34' 31" EAST 132.00 FEET ALONG THE WEST LINE OF SAID PARCEL "D" A 5/8" REBAR WITH CAP SET ON THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 89° 49' 31" EAST 660.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A 5/8" REBAR WITH CAP SET ON THE EAST LINE OF SECTION 15, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SUNSET ESTATES;

THENCE SOUTH 00° 34' 31" EAST 399.92 FEET ALONG SAID EAST LINE OF SECTION 15 TO A 5/8" REBAR WITH CAP SET;

THENCE SOUTH 89° 49' 03" WEST 330.12 FEET TO A 5/8" REBAR WITH CAP SET ON THE NORTH LINE OF THE FAMILY HILLS SUBDIVISION PHASE 1 AS RECORDED UNDER ENTRY NUMBER 748526 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 00° 12' 58" WEST 146.30 FEET TO A 5/8" REBAR WITH CAP SET;

THENCE SOUTH 60° 42' 05" WEST 160.10 FEET TO A 5/8" REBAR WITH CAP SET ON THE NORTHEAST CORNER OF LOT 311 OF SHIRE SUBDIVISION PHASE 2 AS ATTENDED IN 6TH ENTRY NUMBER 868605 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 00° 12' 58" WEST 88.03 FEET ALONG THE EAST LINE OF SAID SHIRE SUBDIVISION PHASE 2 TO A FOUND SEAT REBAR;

THENCE SOUTH 89° 49' 03" WEST 69.97 FEET TO A FOUND REBAR WITH HILGAR LABELED, PLS 275917 SET ON THE SOUTHEAST CORNER OF LOT 32 OF SAID SHIRE SUBDIVISION PHASE 2;

THENCE NORTH 00° 19' 29" WEST 110.00 FEET ALONG THE EAST LINE OF SAID LOT 32 TO A FOUND REBAR WITH CAP LABELED, PLS 275917 SET ON THE NORTHEAST CORNER OF SAID LOT 32;

THENCE NORTH 00° 33' 02" EAST 510.57 FEET ALONG THE EASTLINE OF SAID SHIRE SUBDIVISION PHASE 3 AND THE EAST LINE OF SHIRE SUBDIVISION PHASE 2 AS RECORDED UNDER ENTRY NUMBER 801478 IN THE OFFICIAL RECORDS OF CACHE COUNTY TO A 5/8" REBAR WITH CAP SET;

THENCE NORTH 00° 12' 58" WEST 184.51 FEET ALONG SAID EAST LINE TO A 5/8" REBAR WITH CAP LABELED, PLS 275917 SET ON THE NORTHEAST CORNER OF LOT 46 OF SAID SHIRE SUBDIVISION PHASE 3;

THENCE NORTH 89° 23' 18" EAST 911.33 FEET ALONG A FENCE LINE TO A FOUND REBAR WITH CAP LABELED, PLS 5153061 SET ON THE WEST BOUNDARY OF LOT 6 OF HENRY'S SENON SUBDIVISION PHASE 2, SURVEY NUMBER 2005-0047 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE SOUTH 89° 58' 52" EAST 18.23 FEET ALONG SAID LOT 6 BOUNDARY TO A FOUND REBAR WITH CAP LABELED, OSBORN;

THENCE SOUTH 00° 09' 08" EAST 41.75 FEET ALONG SAID LOT 6 BOUNDARY TO A FOUND REBAR WITH CAP LABELED, P.R 5152661;

THENCE SOUTH 89° 09' 08" WEST 65.48 FEET ALONG SAID LOT 6 BOUNDARY TO THE TRUE POINT OF BEGINNING. CONTAINING 16.1 ACRES OF LAND.

SUBJECT TO A 20.00 FOOT WIDE IRRIGATION PIPELINE RIGHT OF WAY AS RECITED IN UNDER ENTRY NUMBER 460974 IN THE OFFICIAL RECORDS OF CACHE COUNTY.

ALSO SUBJECT TO AN IRRIGATION WATER EASEMENT AND RIGHT-OF-WAY AS RECORDED UNDER INSTRUMENT NUMBER 373261 AND INSTRUMENT NUMBER 83260 IN THE OFFICIAL RECORDS OF CACHE COUNTY.

AND CONTAINS AN AREA OF 16.1 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), AND THAT THEY IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF MILLVILLE AND PUBLIC USES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS NOTED IN AND NOT OTHERWISE CITED TO FOR PUBLIC USE.

EXECUTED THIS 2nd DAY OF May, A.D. 2016

ATHENIAN LLC

JAMES B. AND SUZANNE F. HART

PAUL W. AND MYRNA L. SAUNDERS

STATE OF Utah
COUNTY OF Cache

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, A.D. 2016 BY Tyler Conkle AS A FREE AND VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL

MY COMMISSION EXPIRES: 1-6-2019

NOTARY PUBLIC: Tyler Conkle

DAR O'HOGNSTON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/06/2019
Commission # 680702

SURVEYOR'S CERTIFICATE

I, JAMES D. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH. THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE VIEWS AT COPPERLEAF AS REVISED AND ABOUT, PLATTED, DESCRIBED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND MONUMENTS SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (1/10000).

DATE

NO.

STATE OF UTAH)
SS
CACHE CO. (CITY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 20__, BY

AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1-6-2019

NOTARY PUBLIC: Tyler Conkle

DAR O'HOGNSTON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/06/2019
Commission # 680702

COUNTY RECORDER'S NO. 1152094

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: CITY
DATE 31 MAY 2016 TIME 3:53 FEE $22.00
ABSTRACTED
BOOK 2016-2944
FILED IN FILE OF PLATS
Michael L. Gleed
COUNTY RECORDER

MICHAEL L. GLEED — CITY ENGINEER

DATA ON THIS PLAT REVIEWED 25TH DAY OF May, A.D. 2016
BY THE CITY ENGINEER OF MILLVILLE, UTAH
DATE

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF MILLVILLE, UTAH, THIS 11th DAY OF April, A.D. 2016
CHAIRMAN
SECRETARY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE, UTAH, 5TH DAY OF May, A.D. 2016
MAYOR
ATTEST: CITY RECORDER

UTILITY COMPANY APPROVAL

Emcas
QUESTAR
Rocky Mountain Power
CENTURY LINK

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

civilsolutionsgroup inc.
PROVIDENCE | P: 435.213.3763
SALT LAKE CITY | P: 801.216.1392
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

THE VIEWS AT COPPERLEAF
FINAL PLAT
MILLVILLE, UT 84326

PROJECT #:	15026
DRAWN BY:	J.TAYLOR
PROJECT MANAGER:	M.TAYLOR
REVIEWED BY:	J. TAYLOR
SIGNED:	7/20/2016

FINAL PLAT

SHEET 1 OF 1

Val & Angie Meyer

565 N. 300 E.
Millville UT. 84326
Lot #18, The Views at Copperleaf

ALL WINDOWS TO BE DOUBLE PANE LOW-E GRADE (U-FACTOR 0.32)
ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-15/19
ALL EXTERIOR MAIN FLOOR WALLS TO HAVE A MINIMUM OF R-20+5 OR 13+10
ALL FLOOR JOIST CAVITIES TO HAVE A MINIMUM OF R-30
ALL SLAB ON GRADE AREAS TO HAVE 2" OF RIGID FOAM BOARD INSULATION WITH A MINIMUM OF R-10, 4 FT (GARAGES EXCLUDED)
ALL ATTIC SPACES TO HAVE A MINIMUM OF R-49

GENERAL NOTES:

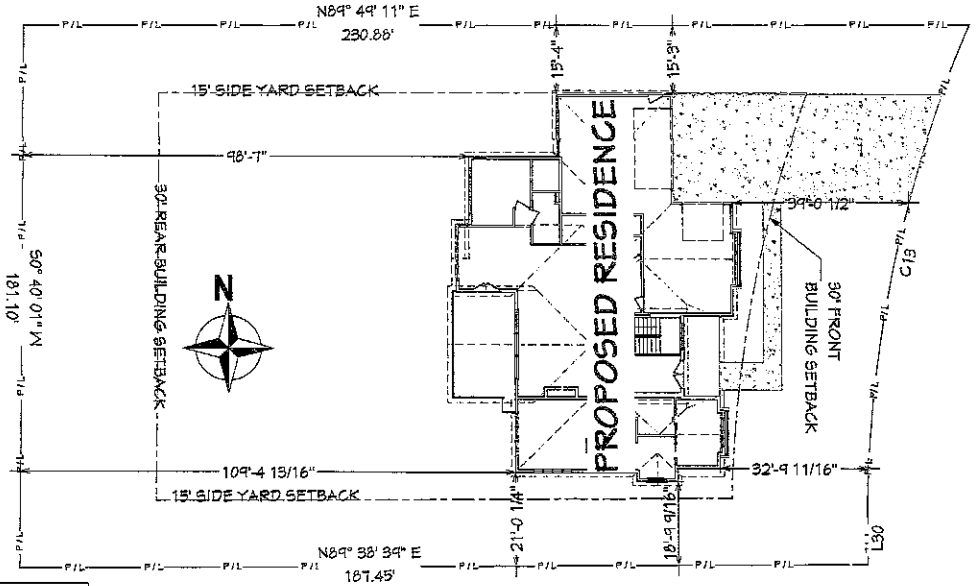
1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE L/480 OR BETTER.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
6. 5/8" TYPE 'X' SHEET ROCK AT GARAGE WALLS CEILING AND BEARING WALLS COMMON TO HOUSE. INSULATE HOUSE WALLS.
7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ON ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
10. SEE FOUNDATION PLAN FOR LOCATIONS OF FOUNDATION STRAPS.
11. ALL HEADERS & BEAMS ARE TO BE 2X10 DF #2 STR UNLESS NOTED OTHER WISE.
12. ALL WINDOWS TO BE DOUBLE PANE LOW-E GRADE
13. ALL EXTERIOR BASEMENT WALLS TO HAVE A MINIMUM OF R-11 INSULATION
14. ALL EXTERIOR ABOVE GRADE WALLS TO HAVE A MINIMUM OF R-21 INSULATION UNLESS NOTED OTHER WISE.
15. ALL ATTIC SPACES TO HAVE A MINIMUM OF R-50 INSULATION UNLESS NOTED OTHER
16. ALL DOORS SEPARATING GARAGE FROM LIVING SPACE AND FURNACE ROOM TO MEET OR EXCEED CODE R302.5.1. (20-MINUTE RIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.)
17. COMBUSTION AIR FOR FURNACE AND WATER HEATERS TO MEET OR EXCEED G2407
18. CLOTHES DRYER EXHAUST VENTS TO MEET OR EXCEED M1502 (VENTING CANNOT PENETRATE FIRE RATED CONSTRUCTION MATERIALS).
19. ARC FAULT PROTECTION TO BE PROVIDED AS PER 3802.12, AND BE COMBINATION TYPE.
20. TAMPER RESISTANT OUTLETS ARE TO BE INSTALLED THROUGHOUT THE ENTIRE PROJECT.
21. EXTERIOR OUTLETS WILL BE REQUIRED TO HAVE COVERS OVER THEM TO CONFORM WITH SECTION E3902.5 THROUGH E3902.10

GUARDRAIL NOTES:

1. 36" (MIN) HIGH GUARDRAILS ARE REQUIRED FOR UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, DECKS, RAMPS, AND PORCHES, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR A FLOOR OR OTHER SURFACE BELOW.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAIL SPACING OR PATTERN SUCH THAT A 4-INCH SPHERE CANNOT PASS THROUGH AND THE TRIANGULAR AREA FORMED BY TREAD, RISER AND GUARDRAIL SO THAT A 6-INCH SPHERE CANNOT PASS THROUGH.

STAIRWAY NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
2. THE RISE OF STEPS SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 8 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
3. THE RUN SHALL NOT BE LESS THAN 9 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHER MOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8 INCH.
4. WINDER TREADS SHALL HAVE A MINIMUM OF TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE NARROW SIDE OF THE TREAD, AND HAVE A MINIMUM DEPTH OF 6". WITHIN ANY FLIGHT OF STAIRS THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".



Plot plan
Scale: 1" = 12'

HOUSE AREAS	
BASEMENT	2726
MAIN	2577
LOFT	NA
TOTAL	5303
GARAGE	
MAIN	1140
TOTAL	1140

CONTENTS:

1. PLOT PLAN & COVER PAGE
2. BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. FRONT & LEFT ELEVATIONS
5. REAR & RIGHT ELEVATIONS
6. BUILDING SECTION
7. BUILDING SECTION & DETAILS
8. BASEMENT FLOOR ELECTRICAL PLAN
9. MAIN FLOOR ELECTRICAL PLAN
10. ROOF PLANES
S1.0 FOUNDATION PLAN
S1.1 FIRST FLOOR FRAMING PLAN
S1.2 ROOF FRAMING PLAN
SD1 STRUCTURAL FRAMING DETAILS
SD2 STRUCTURAL FRAMING DETAILS
SD3 STRUCTURAL SCHEDULES & NOTES

DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE

MASTER DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER
D01	3	0	2450 R IN	28"X98"X1 3/8" R IN	30"X98 1/2"	D01
D02	2	0	2850 L	32"X98"X1 3/8" L	34"X98 1/2"	D02
D03	1	0	2850 R	32"X98"X1 3/8" R	34"X98 1/2"	D03
D04	1	0	2880 R IN	32"X98"X1 3/8" R IN	34"X98 1/2"	D04
D05	1	0	2850 R IN	32"X82"X1 3/8" R IN	34"X82 1/2"	D05
D06	1	0	15080 L EX	180"X80"X1 3/4" L EX	182"X84"	D06
D07	2	0	15080 L IN	56"X80"X1 3/8" L IN	58"X82 1/2"	D07
D08	2	0	15080 R IN	56"X80"X1 3/8" R IN	58"X82 1/2"	D08
D09	1	0	15480 L/R IN	(2) 28"X80"X1 3/8" L/R IN	46"X82 1/2"	D09
D10	1	0	15480 L/R IN	(2) 28"X80"X1 3/8" L/R IN	30"X98 1/2"	D10
D11	1	0	15080 L/R EX	(2) 58"X80"X1 3/4" L/R EX	140"X84"	D11
D12	1	0	16080 L/R IN	(2) 56"X86"X1 3/8" L/R IN	74"X88 1/2"	D12
D13	1	0	15080	180"X80"X1 3/4"	182"X84"	D13
D14	1	11	11808	216"X96"X1 3/8"	218"X98"	D14
D15	1	1	2040 L/R IN	(2) 12"X48"X1 3/8" L/R IN	26"X52 1/2"	D15
D16	1	1	12648 L	150"X80"X1 1/2" L	80"X50"	D16
D17	1	1	12880 L IN	30"X96"X1 3/8" L IN	82"X98 1/2"	D17
D18	1	1	12880 L	192"X80"X1 3/8" L	84"X98 1/2"	D18
D19	1	1	12880 L IN	152"X96"X1 3/8" L IN	94"X98 1/2"	D19
D20	2	1	15080 L EX	86"X80"X1 3/4" L EX	88"X84"	D20
D21	1	1	15080 L IN	56"X80"X1 3/8" L IN	58"X82 1/2"	D21
D22	1	1	13080 R	84"X80"X1 3/8" R	74"X88 1/2"	D22
D23	1	1	9080 R	36"X84"TX1 3/8" R	38"X88 1/2"	D23
D24	4	1	2880 R IN	56"X96"X1 3/8" R IN	58"X98 1/2"	D24
D25	1	1	16068 L/R EX	(2) 56"X80"X1 3/4" L/R EX	114"X88"	D25
D26	1	1	60810	72"X116"	172"X118"	D26
D27	1	1	9080	106"X84"X1 3/4"	110"X88"	D27

MASTER WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY.
W01	1	0	4046LS	48"X54" LS			1
W02	1	0	4046RS	48"X54" RS			1
W03	1	0	4050LS	48"X60" LS	YES		1
W04	9	0	5050LS	60"X60" LS	YES		9
W05	1	1	1104SSC	132"X54" SC			1
W06	1	1	1106S	22"X76"			1
W07	4	1	2020FIX	24"X24" FIX			4
W08	3	1	2630FIX	30"X36" FIX			3
W09	2	1	3060SH	36"X60" SH			2
W10	5	1	3068	36"X78"			5
W11	2	1	3636FIX	36"X36" FIX			2
W12	1	1	4050SC	48"X58" SC		YES	1
W13	9	11	5018FIX	60"X20" FIX			9
W14	5	11	5070FIX	60"X84" FIX			5
W15	1	11	5618FIX	72"X20" FIX			1
W16	1	11	5670FIX	72"X82" FIX		YES	1
W17	3	12	4032FIX	48"X36" FIX			3
W18	5	11	5068	58"X78"	YES		5

OWNER: JAY L. BAIR
PHONE: (435)770-8636
EMAIL: jay@bairdesigns.com
WEB: bairdesigns.com
336 SUNBURST L.N.
RICHMOND, UT. 84333
BAIRD DESIGN LLC ©

PROJECT FOR: Val & Angie Meyer

TITLE: Plot plan & cover page

DATE: 4/5/2021

PAGE # 1

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
April 22, 2021

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Andrew Butler, Kalob Wahler, Mikelshan Bartschi, Brian Jenkins

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for April 22, 2021 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance with Councilmember Pamela June excused. 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 word of prayer.

Approval of Agenda
The agenda for the City Council Meeting of April 22, 2021 was reviewed.
Councilmember Grange motioned to approve the agenda for April 22, 2021.
Councilmember Callahan seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (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 April 8, 2021.
Councilmember Callahan moved to approve the minutes for April 8, 2021.
Councilmember Wilker seconded. Mayor Hair pointed out a minor grammatical change on page 5 to remove a duplicate of the word "very". Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

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 a Business License for Dub's Universal Repair
Kalob Wahler has submitted a request for a business license for Dub's Universal Repair at 120 North 300 East. He said he was planning to do plastic and fiberglass repair.

Councilmember Callahan asked about air filtration. Kalob said that he uses fans which easily meet the filtration needs for what he is doing. In answer to a question from Councilmember Grange, Kalob confirmed that the work would be happening on site at his home. Kalob estimated approximately ten jobs per week and said that this was intended to be a part time job. **Councilmember Callahan motioned to approve the business license for Dub's Universal Repair.** Councilmember Zollinger seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (A copy of the license application is included with the minutes as Attachment "B".)

Request for a Business License for Pepperidge Farm

Sean Kartchner has submitted a request for a business license for Pepperidge Farm at 699 West 1700 South #14 & #16. Andrew Butler attended the meeting representing Pepperidge Farm. He said that they just want to continue doing business at the Zollinger Complex and realized that they didn't have a current license with Millville City. **Councilmember Grange motioned to approve the business license for Pepperidge Farm.** Councilmember Callahan seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (A copy of the license application is included with the minutes as Attachment "C".)

Fiscal Year 2022 Contracts for Law Enforcement and Animal Control

Lieutenant Mikelshan Bartschi addressed the Council and explained that as has been done in past years, the Sheriff's Department is dedicating far more hours to Millville City than the City is paying for in the yearly contract. They recommend an increase this year from 365 hours to 438 hours. This is an increase in cost of $3,821. Councilmember Callahan asked if the City should expect similar increases coming yearly for at least the next few years. Lieutenant Bartschi said that this was the plan.

Recorder Twedt said that he had heard a rumor of the Sheriff's Department potentially contracting out for code enforcement with cities in the County. He asked if this is something they were planning to do. Lieutenant Bartschi said that this was a service that was under consideration and that they had upcoming meetings to discuss this. It was clarified by the Council that this wasn't something that the City was necessarily interested in.

Mayor Hair thanked Lieutenant Bartschi and the entire Sheriff's Department for all they do for Millville and the rest of the County. He said that he feels they do a wonderful job in a very difficult time. (A copy of the related information is included with the minutes as Attachment "D".)

Report on P & Z Meeting held April 15, 2021

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held April 15, 2021. There was a brief discussion by the City Council on impact fees. It was clarified that these fees are not

arbitrarily set by the City and that the Council really has no input on the fees. When impact fees are set, a third-party study is paid for and conducted and the results are simply implemented by the City Council.

Consideration of Ranked Choice Voting for Millville City 2021 Election

Mayor Hair said that the Council had requested that this be on the agenda again. He asked if there was any new information they would like to discuss.

Councilmember Callahan said that he had been speaking with people that live in areas where elections are done using Ranked Choice Voting. He said that if the election is not partisan, he feels that RCV Elections are a good idea, but if they are partisan, he thinks they are worse than standard elections.

Councilmember Zollinger said that the current system works. He said that he doesn't feel like the cost savings should be a factor in making a change to how elections are carried out in Millville.

Councilmember Wilker said that he is indifferent. He feels that the cost savings would be good, but it might not be great long term if elections in Millville become more partisan. He said that he would prefer sticking to the existing standard election and would probably not vote to move towards Ranked Choice Voting.

Councilmember Callahan motioned against changing to Ranked Choice Voting for the 2021 Millville City Election. Councilmember Grange seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (The information is included with the minutes as Attachment "E".)

City Reports

Director of Public Works Chad Kendrick asked about turning on the drinking fountains in the parks. He noted that there are many places that are still not using drinking fountains because of the pandemic. The Council asked that the drinking fountains be turned on.

Director Kendrick reported that the well development was now complete and that they had successfully pumped 800 gallons per minutes for 72 hours with very little drawdown. The next step will be completion of the well house design and then bidding for that portion of the project.

Mayor Hair said that the next step with the sewer project was to meet with the DEQ Board to request more funding. He said that this board meeting would be taking place this week.

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

Mayor Hair introduced Brian Jenkins. Brian is a certified operator that can and has run the City emergency radio and communication system. Brian said that they hadn't done anything with the Emergency Operations Center (EOC) last year, but that there was a weekly net call on Tuesdays to EOCs from different cities that he would like to join from the City EOC. There was a brief conversation on what was needed to make the communication system function properly as well as where it was located. Brian asked about the possibility of buying a new radio. The cost would be about $700. Mayor Hair said that this would have to be something considered with the upcoming budget.

Adjournment
Councilmember Callahan moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. The meeting adjourned at 7:48 p.m.

DRAFT