

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 3, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Jessica Summers, Steve Hancey, Mike, Dawnette, & Hailey Hunter, Sophia Alder

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for February 3, 2022 at 8:00 p.m. Commissioners Garrett Greenhalgh, Larry Lewis, Rachel Thompson, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Farmer is excused. Development Coordinator Kara Everton was present and took minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Thompson moved to approve the agenda February 3, 2022.** Commissioner Ripplinger seconded. Commissioners Greenhalgh, Lewis, Thompson, Dickey, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for January 6, 2022.

Commissioner Dickey moved to approve the minutes. Commissioner Thompson seconded. Commissioners Greenhalgh, Lewis, Thompson, Dickey, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

5.A. Pre-Conceptual- Jessica Summers, Parcel # 03-036-0031

Jessica wants to take 1/3 acre to build a home. 200 S is currently an easement to go up to the well. It does block in the back part of the property so there can be no development. The owner knows that. Jessica says that the city already has some of the frontage for a future road widening. Survey and divide the lot to have 1/3 in her name. Matt Anderson said he has concerns with the back lot being inaccessible, but after further review they determined it is the same access as it is now. Now, the homeowner needs to survey the property and fill out the paperwork for subdivide.

5.B. Zoning Clearance- New Residence, Dan Hunsaker, Cripple Creek Lot #4, 413 S 200 E.

Lot #4 was previously labeled the non-buildable lot. Dan said the lot line had been adjusted from a 1/3 acre to .53 acres. BRHD stated that they don't care which lot is labeled unbuildable. One lot will be vacant until the sewer goes in. Dan did get the lot lines adjusted but they are not reflected yet. Pre-sold home.

Commissioner Thompson moved to recommend the approval of the Zoning Clearance contingent on the property line adjustment is recorded. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Thompson, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

5.C. Zoning Clearance- Accessory Building- Alan Walker, Cripple Creek Lot #1, 418 S 200 E.

Alan Walker and Talon Adams are not present.

Commissioner Thompson moved to recommend the approval of the Zoning Clearance.

Commissioner Ripplinger seconded. Commissioners Greenhalgh, Dickey, Lewis, Thompson, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

5.D. Other

1. Mike & Dawnette Hunter are here to propose an owner-occupied tiny home community. These are called decathlon tiny homes that are about 500 SF or less typically around 250 SF that are approximately \$80,000 to buy. Their daughter, Hailey, went to Neighborhood Non-Profit that stated they can build their house themselves for about \$350,000- \$400,000 home (38-year loan at \$1300 a month) which is still hard to consider as a first-time homeowner price. To make it more affordable for first time homebuyers they are proposing a tiny home community. They have properties they can sell to finance the building of a tiny home "village". They would like to purchase a property that they would be allowed to build a tiny home community. They are wanting Millville to consider a property where there would be availability to build. Commissioner Greenhalgh stated he understood the problem with income vs affordability. Dawnette stated that septic wasn't an issue because most tiny homes are run on compost toilets that filter the gray water out to gardens that would be included within the community. Commission stated that there is constant discussion for smaller properties, multi-housing, etc. The commission did mention the property on the West side of the highway that could possibly be used for something like this. Darcy stated that they do recognize that multi-family developments are in the future and we just want to anticipate and control where these lots are proposed. The owners want to know if they continue this conversation and where to go or hold back. This would need to go to City Council for the decision making with more of a visual and proposed plan for future.
2. Commissioner Ripplinger asked what they are doing up at the power-plant. Tara Hobbs said that they are expanding their power to Hyrum.

City Council Report- January 27, 2022

- Commissioner Ripplinger asked about the donated property south of the park and what the idea was for that piece. She wants to know how we input ideas for RAPZ tax.

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, February 17, 2022** at 8:00 pm. Garrett & Rachel will be gone.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:03 p.m.



Date: 1/26/2022

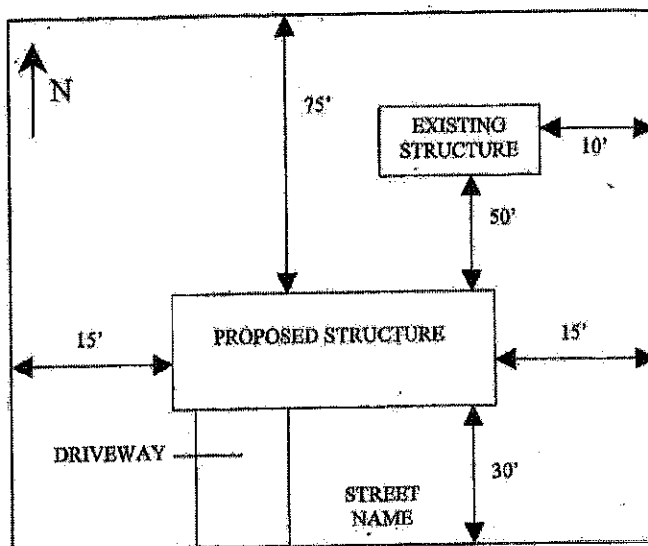


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

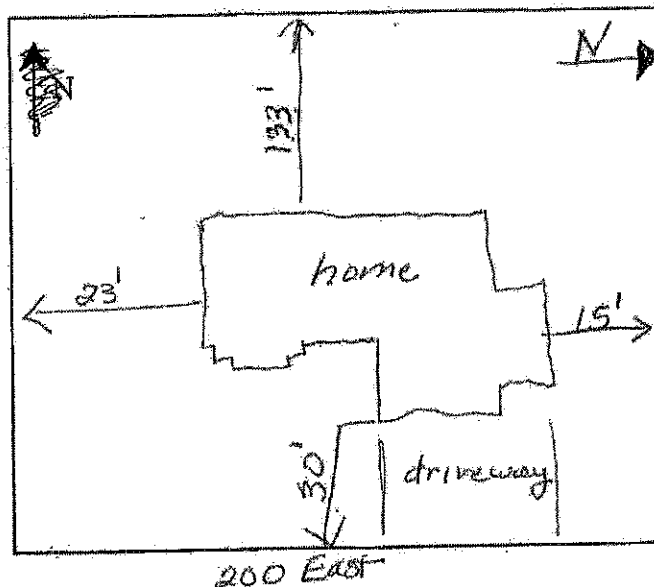
APPLICATION INFORMATION

1. Dan Hunzaker
APPLICANT'S NAME
2. PO Box 82
MAILING ADDRESS
3. Wellsville UT 84339
CITY STATE ZIP CODE
3. 435-764-1457 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. new home
TYPE OF STRUCTURE
7. 3600 8. _____
SQUARE FOOTAGE ZONE
9. Cripple Creek Estates Lot #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 208 - 0004
TAX IDENTIFICATION NUMBER
11. 413 South 200 East
ADDRESS OF CONSTRUCTION
12. 54 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



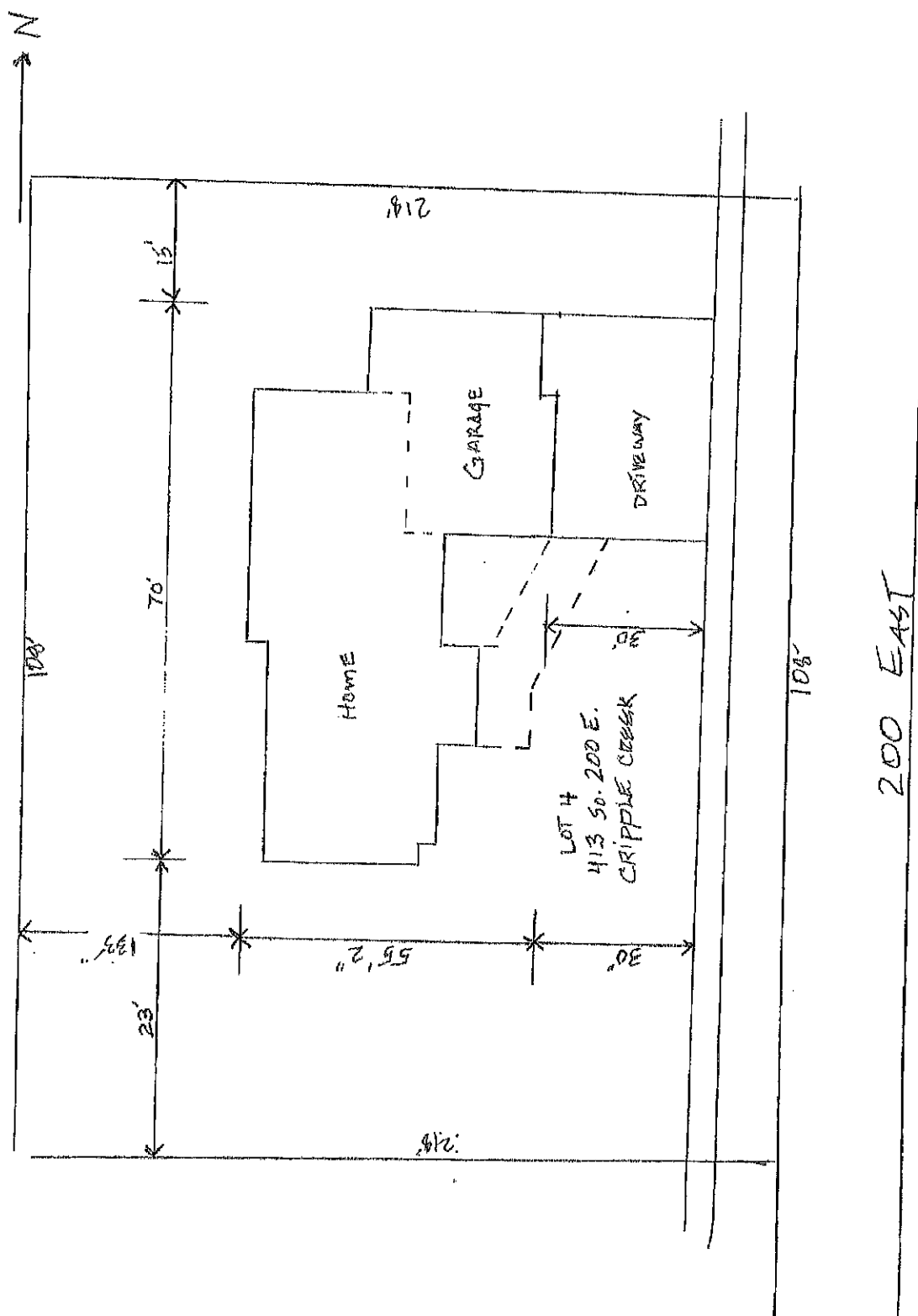
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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





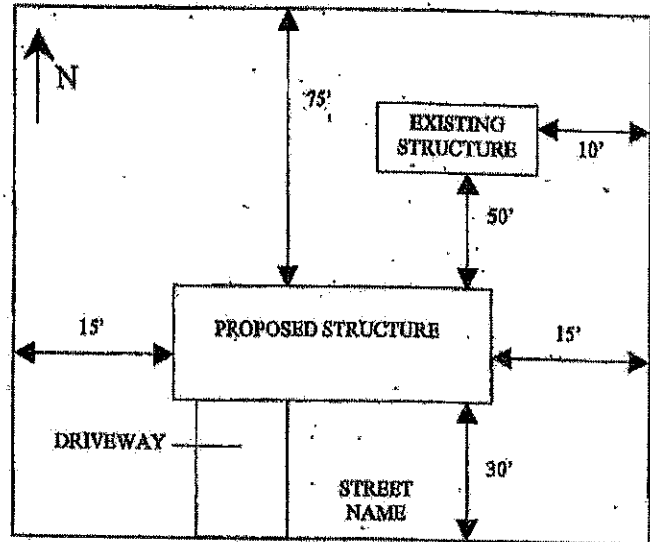
Kara 480-528-1467

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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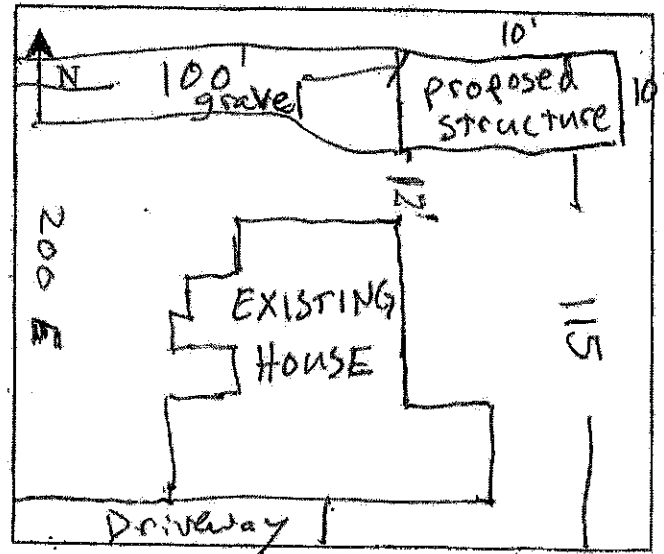
APPLICATION INFORMATION

1. Alan Walker
APPLICANT'S NAME
2. 4496 W 1650 N
MAILING ADDRESS
- Plain City UT 84404
CITY STATE ZIP CODE
3. _____ 4. 385-254-1086
HOME TELEPHONE BUSINESS TELEPHONE
5. Talon Adams
OWNER'S NAME (if different from applicant)
6. Detached Garage
TYPE OF STRUCTURE
7. 1500 8. _____
SQUARE FOOTAGE ZONE
9. Cripple Creek Estates #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 418 S 200 E millville
ADDRESS OF CONSTRUCTION
12. 22117 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

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PLOT PLAN



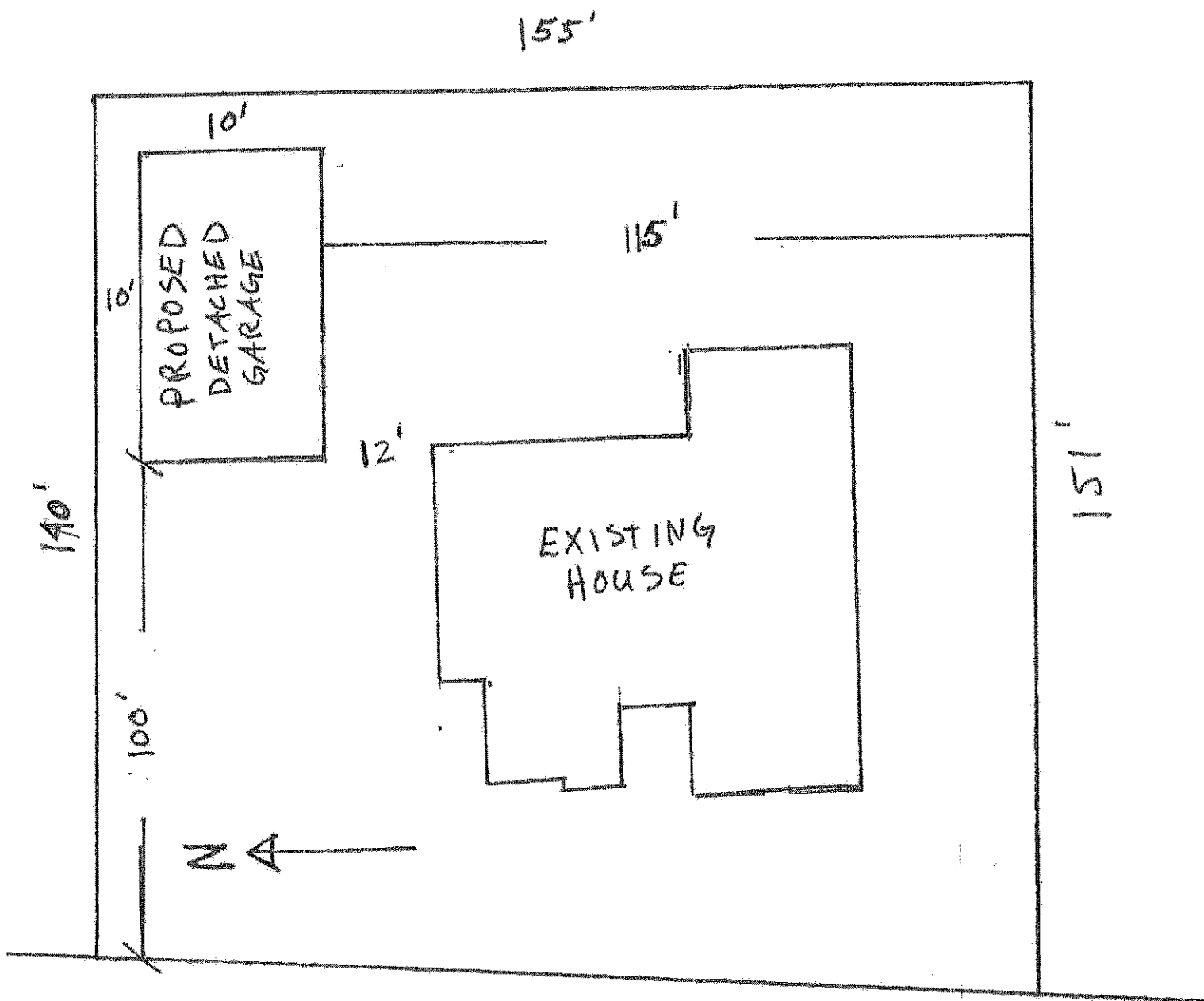
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200 E

Talon Adams
418 S 200 E
MILLVILLE UT

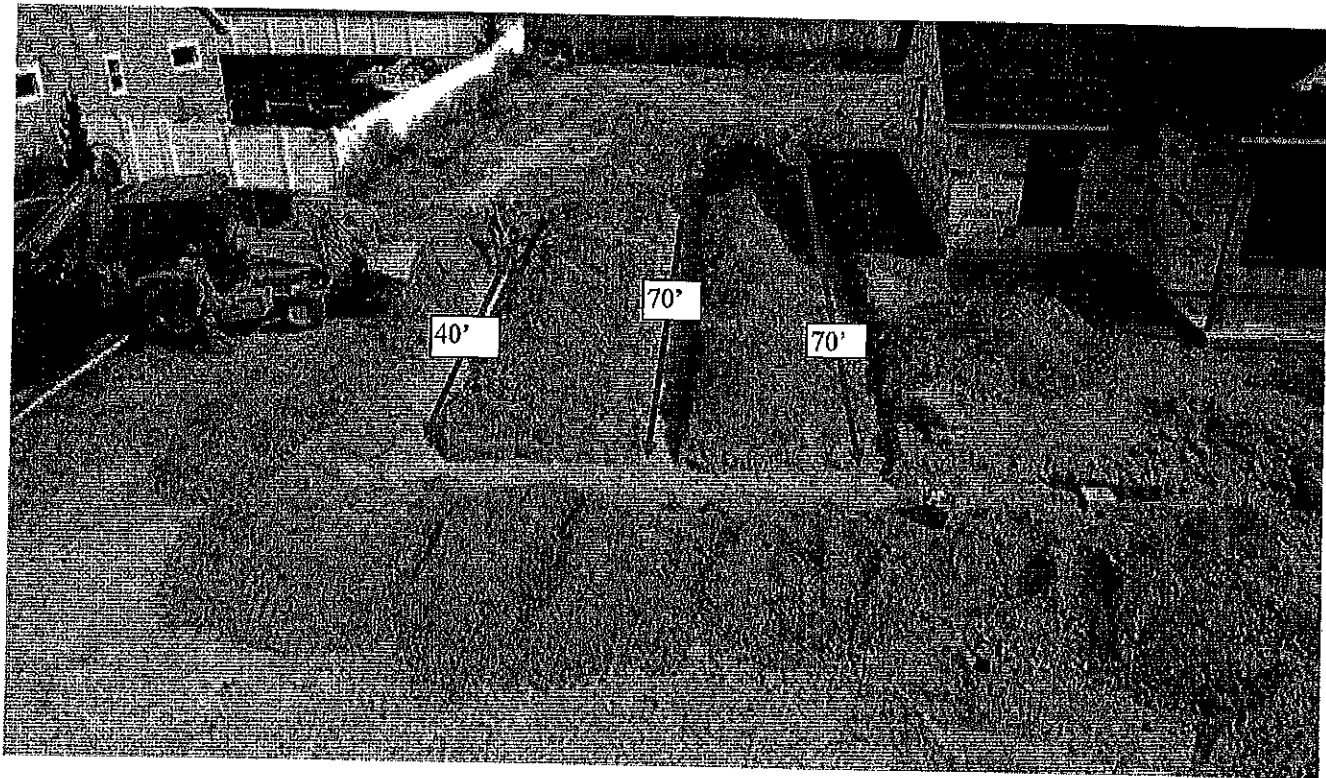


Deputy Director - Lloyd C. Berenson, M.D., M.P.H.
Deputy Director - Todd Hanson

Environmental Health Division
Division Director - David Kotore, M.S., L.E.N.S.
www.brhhd.org

SEPTIC SYSTEM FINAL INSPECTION REPORT

Parcel number: 03-208-0001	City: Millville	County: Cache
Address: 418 South 200 East	Final inspection date: 9/28/2021	
Notes: Install by Dan Hunsaker, Rupp 1000 gallon, Sewer dryline installed to corner of foundation south of tank (a clean out with tracer wire is at this location, sewer is run out to the street as this subdivision has the sewer collection system installed as part of the construction of the street, curb, and gutter.		



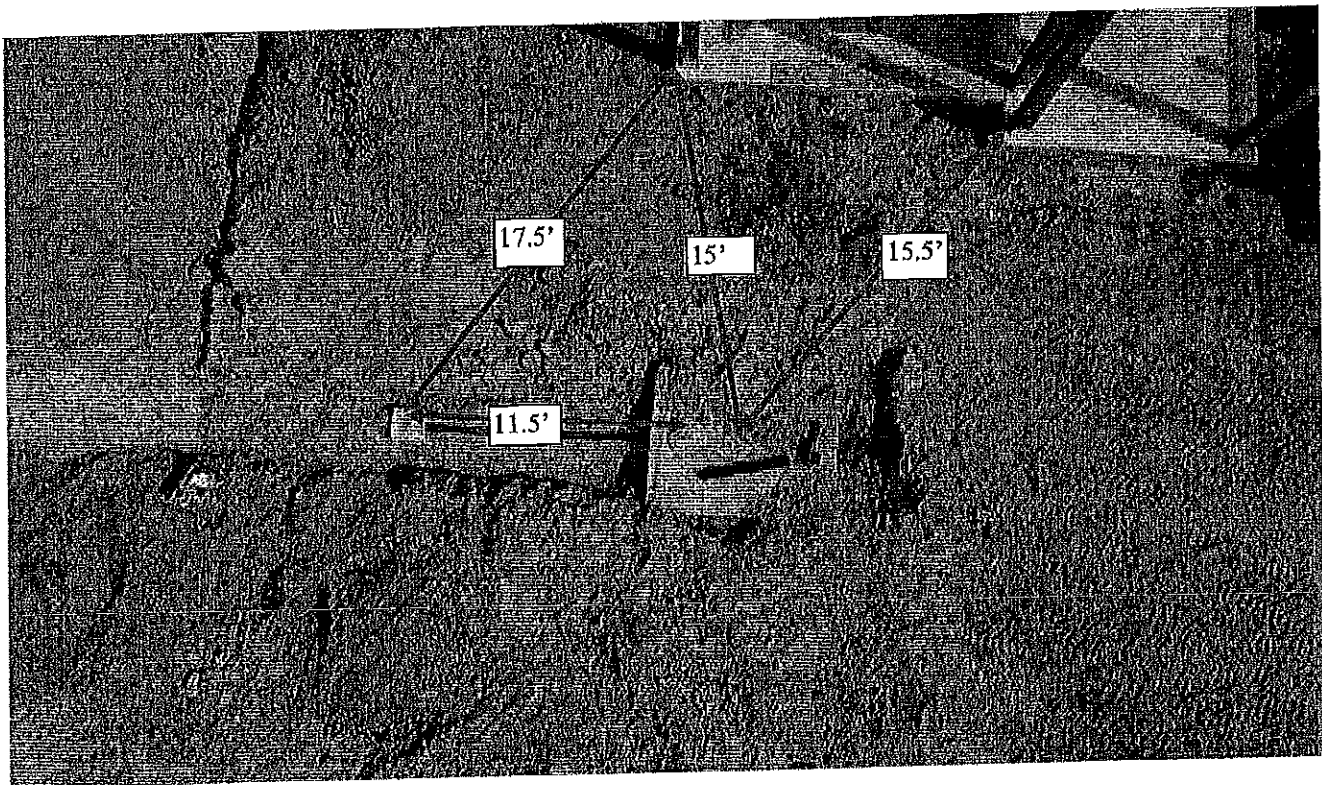


Executive Director - Lloyd C. Berntzen, M.D.A.
Deputy Director - Todd Hanson

Environmental Health Division
Division Director - Bruce Isard, M.B., L.E.H.S.
www.bhrhd.org

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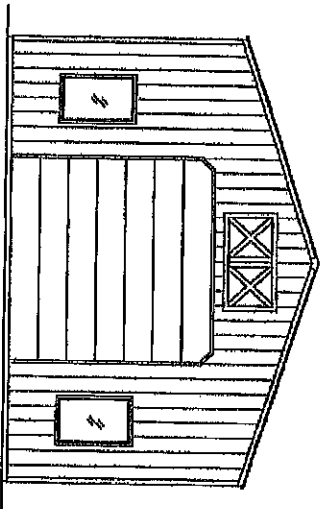
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DRAWING NOTES

- DESIGN CODE: 2018 E.C.
 USE GROUP: U
 CONSTRUCTION TYPE: VB
 DESIGN CATEGORY: RISK CATEGORY 1 - LOW RISK
- SEISMIC CATEGORY: D
 SOIL SITE CLASS: D (ASSUMED)
 $R = 2.5$ (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
 $SS = 1.026g$, $SI = 0.345g$, $SDS = 0.82g$
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 BASE SHEAR = 5528 LBS
- WIND LOAD:
 ULTIMATE WIND DESIGN SPEED: 87 MPH 3 SEC. GUST
 (RISK CATEGORY 1, 2018 E.C. FIGURE 1808.3(4))
 TERRAIN EXPOSURE: C
 EROST DEPTH: 30 IN
 SITE ELEVATION: 4820 FT
- SNOW LOAD:
 GROUND SNOW LOAD: 44 PSF
 ROOF DESIGN SNOW LOAD: 30 PSF
- DEAD LOADS:
 ROOF: 4 PSF
 WALLS: 4 PSF
- ROOF LIVE LOAD: 20 PSF
- CONCRETE FOUNDATION NOTES:
 1. 28 DAY STRENGTH (F'CD) W/ NORMAL 145 PCF DENSITY:
 1.1. FOOTINGS: 3500 PSI
 1.2. SLABS ON GRADE: 3000 PSI RED'D, 3500 PSI RECOMMENDED
 2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
 3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
 4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 8-18 HOURS OF CONCRETE PLACEMENT.
 5. CONTROL JOINTS SHALL BE TOoled OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.
- SOILS AND EXCAVATION:
 6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
 7. ALLOWABLE BEARING CAPACITY: 1500 PSF
 8. NATIVE MATERIAL EXISTING FOOTINGS TO BE DISTURBED IMMEDIATELY DURING EXCAVATION ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS DEPOSITED ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
- GENERAL:
 10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE WHERE DETAILS ARE NOT SPECIFIED. TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.
 11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.

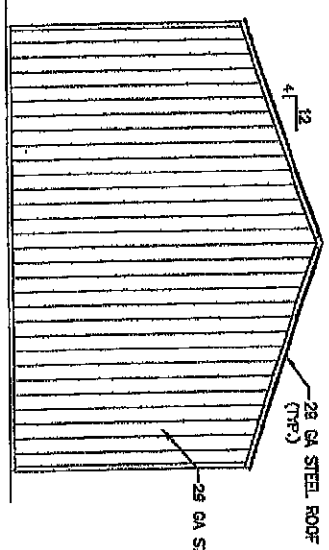
NORTH STAR BUILDINGS TALON ADAMS BUILDING



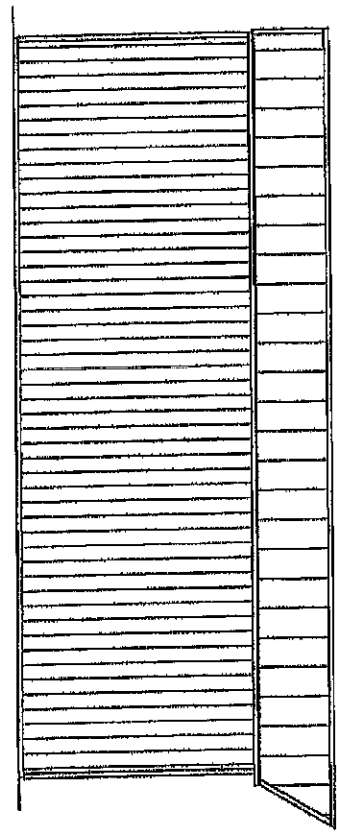
BUILDING INFORMATION		CONTRACTOR		DRAFTING & ENGINEERING	
SITE INFORMATION:		NORTH STAR BUILDINGS		MOUNTAIN POINT ENGINEERING	
ADDRESS: 418 S 23RD E MELVILLE, UTAH		CONTACT: ALAN WALKER ALAN@NORTHSTARBUILDINGS.COM PHONE: 360-234-1086		CONTACT: DEREK LLOYD DEREK@MOUNTAIN-POINTENGINEERING.COM PHONE: 801-450-5532	
BUILDING INFORMATION: DIMENSIONS: 36' x 50' TOTAL SQUARE FOOTAGE: 1500 S.F.					
DRAWING INDEX		DATE		ENGINEER'S STAMP	
SHEET	DESCRIPTION				
00	COVER SHEET				
01	FOUNDATION PLAN				
02	FLOOR PLAN				
03	ROOF PLAN				
04	ELEVATIONS				
05	GIRT PLAN				
06	PANEL LAYOUT				
07-09	DETAIL SHEETS				



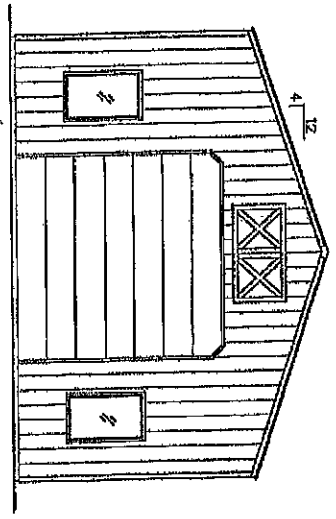
01/21/2022



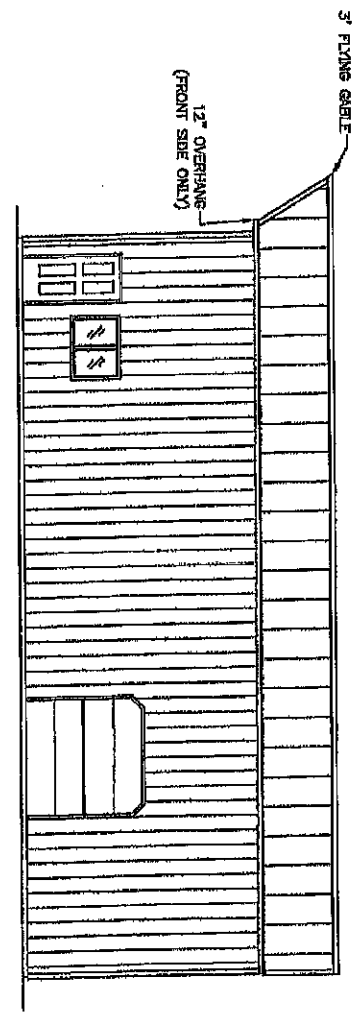
GABLE END ELEVATION - EAST



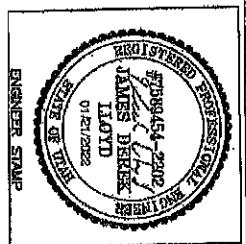
SIDE ELEVATION - NORTH



GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



ELEVATIONS

TALON ADAMS BUILDING
MILLVILLE, UTAH

PROJECT	DATE
ISSUES	01/21/2022
SCALE	1/8" = 1'-0"
UNITS	
SHEET	04