

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 17, 2022

PRESENT: Lynette Dickey, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Pam June, Christian Taylor, Dan Hunsaker, Chade Kendrick, Sarai Hernandez, David Hair, Laura Taylor

Call to Order/Roll Call:

Commissioner Dickey opened the meeting for February 17, 2022 at 8:00 p.m. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Greenhalgh & Thompson are excused. Development Coordinator Kara Everton was present and took minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Dickey led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda February 17, 2022.** Commissioner Ripplinger seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh & Thompson are excuse

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for February 3, 2022. **Commissioner Lewis moved to approve the minutes.** Commissioner Ripplinger seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh & Thompson are excuse

5.A. Sign Permit Application- Sign Pro for Green Box Solar

Commissioner Ripplinger moved to recommend the approval of the Sign Permit application contingent on the verification of a business license for Green Box Solar. Commissioner Lewis seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh & Thompson are excuse

5.B. Zoning Clearance- Storage Unit, Zollinger's Industrial Lot 3, 1150 W 925 N, Millville

This was already approved in May of 2020. They just never moved forward with the permit so they needed a renewed clearance from Millville.

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

Commissioner Farmer seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Commissioner Greenhalgh & Thompson are excuse

5.C. Zoning Clearance- Accessory Building- Dan Hunsaker, Cripple Creek Lot 4, 413 S 200 E, Millville
Commissioner Farmer moved to recommend the approval of the Zoning Clearance. Commissioner Anderson seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.). voted in favor with Commissioner Greenhalgh & Thompson are excuse

5.D. Zoning Clearance- Accessory Building-, Heber Hernandez 548 N Main St, Millville
Two options are on the paper. The commission stated that they would need to select one and get approval on that. The owner selected the option that would be on the back corner of the lot. The utilities that would be used would be electricity, gas and septic for a potential bathroom.

Commissioner Ripplinger moved to recommend the approval of the Zoning Clearance.
Commissioner Lewis seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.). voted in favor with Commissioner Greenhalgh & Thompson are excuse

5.E. Zoning Clearance- Residence, Western Trades Construction, Copper Leaf #4, 561 N 250 E, Millville
We need further information on whether this is Hillside Overlay. We referred the homeowner to our city engineer to confirm if it is a hillside overlay lot. We do not have a site plan that states what lots are HO.

Commissioner Lewis moved to recommend the approval of the Zoning Clearance on the contingency that our engineers review if it is a hillside overlay lot and approve the build to move forward. Commissioner Farmer seconded. Commissioners Larry Lewis, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.). voted in favor with Commissioner Greenhalgh & Thompson are excuse

5. F. Other

- The Mayor stated that the city is concerned about the easements of the homes that are building along the canal. Canals have an easement of 16' from the center of the canal line. These homes need to be signed off by the watermaster, Michael Callahan, to ensure the easement is enough. Commissioner Anderson asked if we have the easement recorded so that this doesn't fall through the cracks. The installation of landscaping, fences, etc. are a big concern that are placed along the canal.
- Chad wants us to push the Millville City Building Inspection Form and the SWPPP. It's the orange sheet that needs to be signed by Chad or Andy to receive occupancy. The way the property looks at the beginning needs to show it looks at the end.

City Council Report February 10, 2022

- Commissioner Ripplinger asked about the Celco Property. Discussion ensued and the meeting with Providence City Council was brought up where the Consideration for the intent for a BLA was denied.
- Commissioner Ripplinger had a concern about the location of the Griffins Property that was donated to the city that would be the future extension of the park.

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, March 3, 2022** at 8:00 pm.

Adjournment

Chairman Dickey moved to adjourn the meeting at 8:50 p.m.

DRAFT

CITY OF MILLVILLE, UTAH
SIGN PERMIT APPLICATION

APPLICANT INFORMATION

Name: Matt Redd / SIGN PRO Telephone: 435-513-1988

Address: 3205 N MAIN

Fax: _____

City/State/ZIP: N-LOGAN, UT 84341

e-mail: matt@signpro.biz

**Do you have a business license with Millville City? ☐ Yes ☒ No Green Box Solar Studio

DESCRIPTION OF SIGNAGE PROJECT

Parcel No: _____

☒ Permanent Sign

Address: 765 W 1940 S #101

☒ Temporary Sign

Plan: We plan to install 3D ACRYLIC logo & lettering on
black surface of building for Green Box Solar.

APPLICATIONS FOR SIGN PERMITS FOR PERMANENT SIGNS MUST INCLUDE THE FOLLOWING:

1. A site plan drawn to scale which specifies the location of the sign structure, or drawings or photographs which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building;
2. Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment;
3. A complete signage plan for any commercial building which houses more than one use. This must be submitted prior to issuance of a permit for any one sign on the building;
4. This sign permit application form
5. Building permit application on a form provided by the city planner;
6. Appropriate fees.

*PLEASE DIRECT ANY QUESTIONS TO MILLVILLE CITY PLANNER, MEAGAN HADFIELD. 435-750-0924

APPLICANT SIGNATURE

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I agree to pay the non-refundable Sign Permit Application fee with this application, payable to Millville City Corporation, upon approval of my permit.

Applicant Signature: _____

Date: 2/3/21

CITY REVIEW (TO BE COMPLETED BY CITY PERSONNEL)

Y N

SIGNATURE OF REVIEWER

- ☐ ☐ Received Sign Permit Application fee
- ☐ ☐ Submitted Building Permit Clearance
- ☐ ☐ Requires other reports, plans or info. List:

- ☐ ☐ Does the sign require electricity?

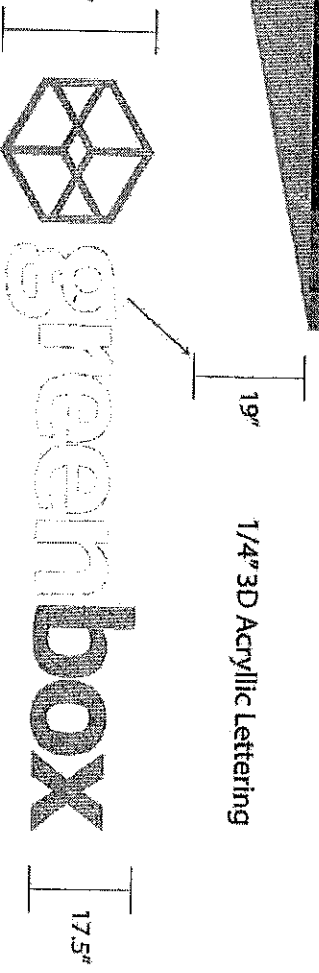
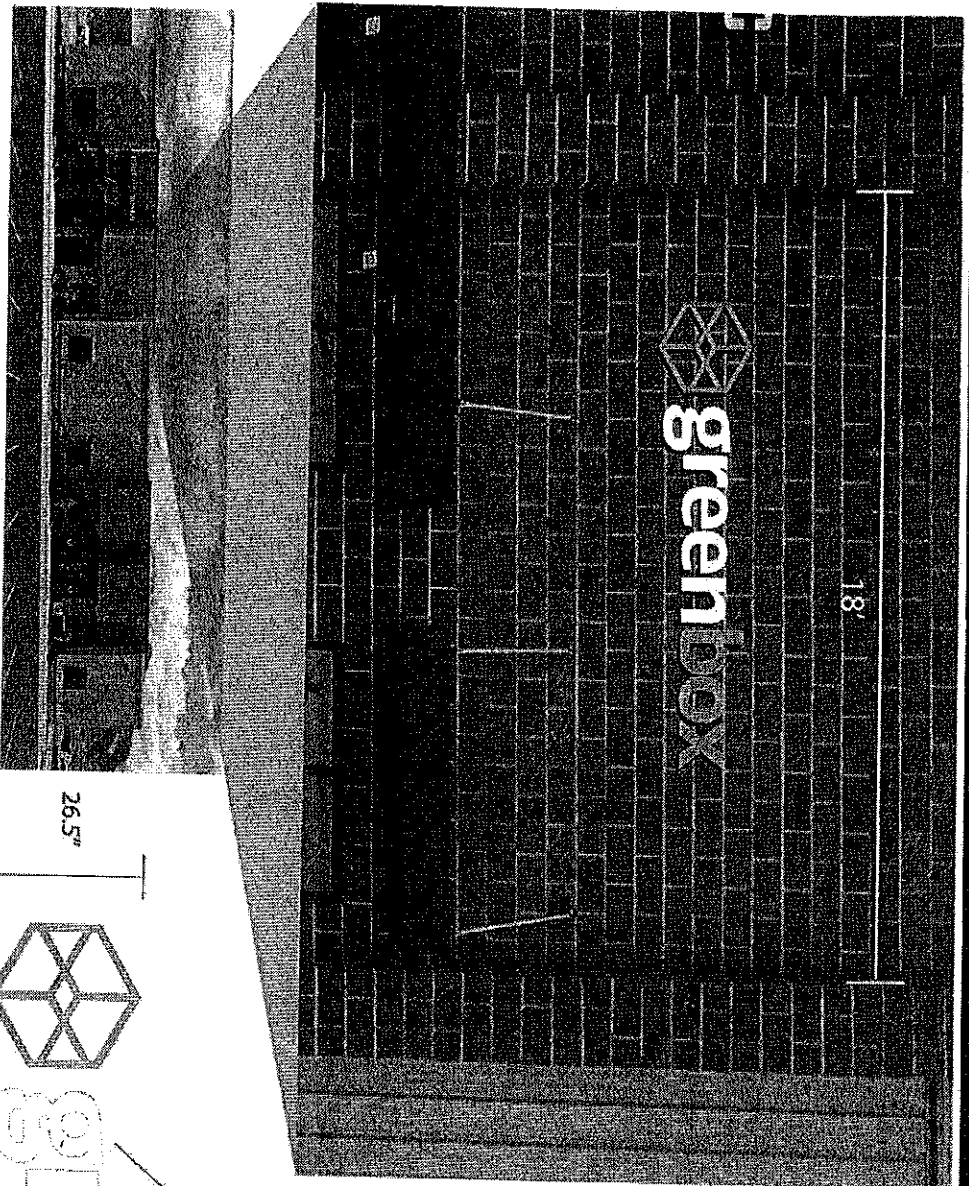
CONDITIONS

APPROVAL OF SIGN PERMIT APPLICATION (VOTE OF THE PLANNING COMMISSION)

Y N

SIGNATURES

- ☐ ☐ PLANNING COMMISSION GRANTS APPROVAL.
- ☐ ☐ APPLICANT AGREES TO THE CONDITIONS, IF ANY.



Client:

Start Date:

Last Revision:

Job#:

Revision#:

Page:

Client Approval

Landlord Approval

Sales Rep:

Matt Redd

Designer:

Nick



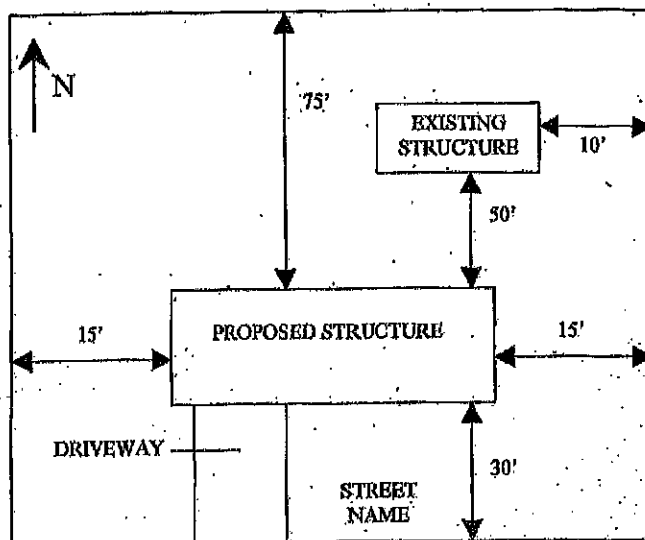
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

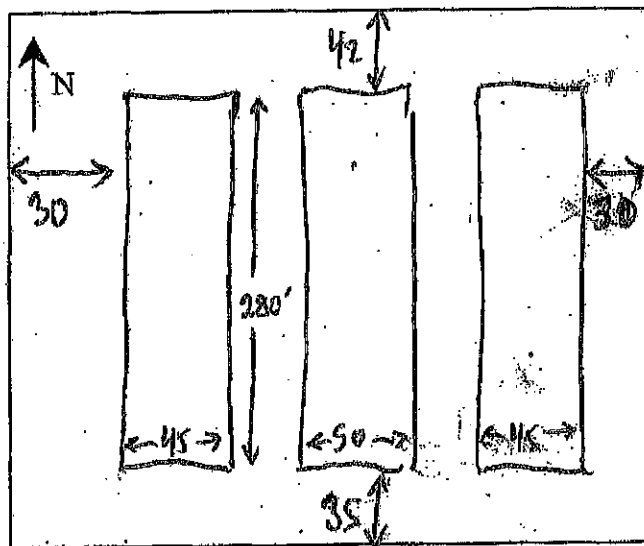
1. Tomlinber's
APPLICANT'S NAME
2. 695 W 1700 SO.
MAILING ADDRESS
3. LOBAN CITY UTAH STATE 84321 ZIP CODE
3. 435-770-2450 HOME TELEPHONE 4. 435-753-1122 BUSINESS TELEPHONE
5. GLOBAL PROPERTY 2014 LLC
OWNER'S NAME (if different from applicant)
6. Block - Wood
TYPE OF STRUCTURE
7. 38,900 SQUARE FOOTAGE 8. ZONE
9. TOMLINBER INDUSTRIAL LOT 3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0043
TAX IDENTIFICATION NUMBER
11. 1500 W 925 N MILLVILLE
ADDRESS OF CONSTRUCTION
12. 2.90 LOT SIZE 13. LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☒
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☒ N/A ☒
(choose one)
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17.
REMARKS

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)

PROPERTY LINE	_____
PLC	_____
BUILDING SETBACK	_____
CEMENT LINE	_____
EDGE OF CONCRETE	_____
EDGE OF CL	_____
CARS AND CUTTER	_____
WATER LINE	_____
STREET DRAIN LINE	_____
GAS LINE	_____
UNDERGROUND POWER LINE	_____

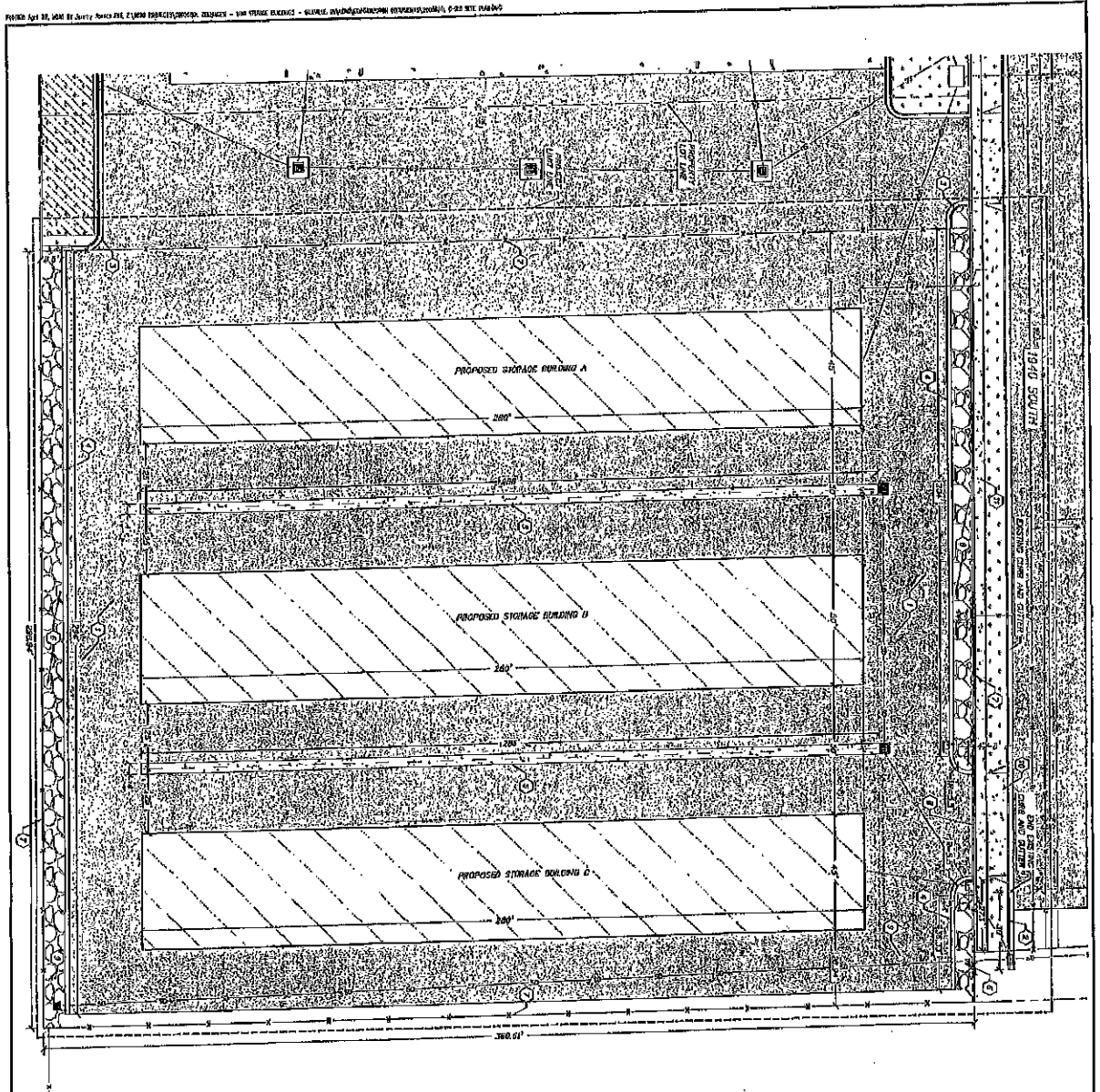
	ASPHALT
	CONCRETE
	GRASS
	LANDSCAPING
	SODDING FIELD
	STORM WATER RETENTION



ZOLLINGER BUILDING SITES
MILLVILLE, UTAH

EXHIBIT A

171



SITE CONSTRUCTION NOTES

1. CONSTRUCT STORMWATER DRAINAGE SYSTEM. SEE SHEET C-4.0/GENERAL 1.
2. CONSTRUCT STORMWATER DRAINAGE AND UTILITY. SEE SHEET C-4.0/GENERAL 2.
3. FILL AND UTILITY ASSOCIATED WITH BUILDING 20 PLAIN. PROJECT IN PLACE.
4. CONSTRUCT STORMWATER DRAINAGE. SEE SHEET C-4.0/GENERAL 3.
5. CONSTRUCT 4" CONCRETE VULNERABILITY DITCHES. SEE SHEET P-4.0/GENERAL 4.
6. INSTALL STORM WATER DETENTION AREA. SEE SHEET C-4.0/GENERAL 5.
7. INSTALL FLOODING STEEL HOIST. AND CLAMP TO BE DETERMINED BY OWNER.
8. INSTALL FLOOD GATE. TYPE TO BE DETERMINED BY OWNER.
9. REMOVE EXISTING FENCE TO PROPOSED FENCE LINE.
10. CONSTRUCT DRAINAGE. SEE SHEET C-4.0/GENERAL 6. MATCH ALIGNMENT WITH DRAINAGE ON NORTH SIDE OF THIS SHEET.
11. CONSTRUCT STORMWATER DRAINAGE. SEE SHEET C-4.0/GENERAL 7.

SITE GENERAL NOTES

1. ALL BUILDINGS AND MAINT. ARE LOCATED TO THE EAST OF FLOODING GATE - EXISTING CONCRETE WALL ON WEST SIDE OF FLOODING GATE.
2. ALL CONCRETE FOUNDATIONS AND STORMWATER SHALL MEET MINIMUM CITY STANDARDS AND SPECIFICATIONS FOR CONCRETE FOUNDATIONS.
3. CONSTRUCTION TO BE TO EXISTING PLAIN FOR ALL FLOODING GATE.
4. SEE SHEET C-4.1 FOR GENERAL NOTES AND LEGEND.

GRAPHIC SCALE 1" = 20'



SITE PLAN
SCALE: 1" = 20'

C-2.0

DATE	12/15/2017
TIME	1:00 PM
DESIGNER	J. J. JENSEN
CHECKED	J. J. JENSEN
APPROVED	J. J. JENSEN
PROJECT	ZOLLINGER MINI-STORAGE
LOCATION	1940 S 800 W, SALT LAKE CITY, UTAH
CLIENT	ZOLLINGER MINI-STORAGE
CONTACT	405.123.4567

ZOLLINGER MINI-STORAGE
1940 S 800 W
SALT LAKE CITY, UTAH 84126

SITE PLAN



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

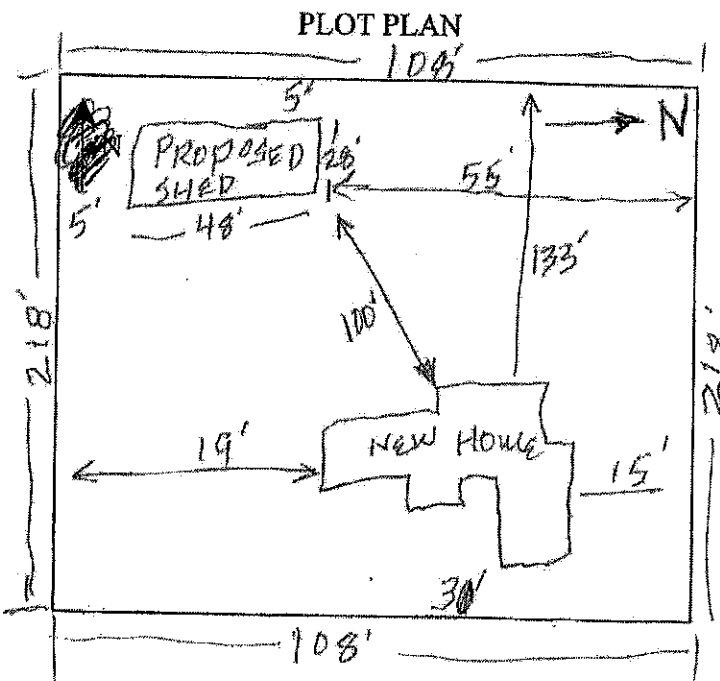
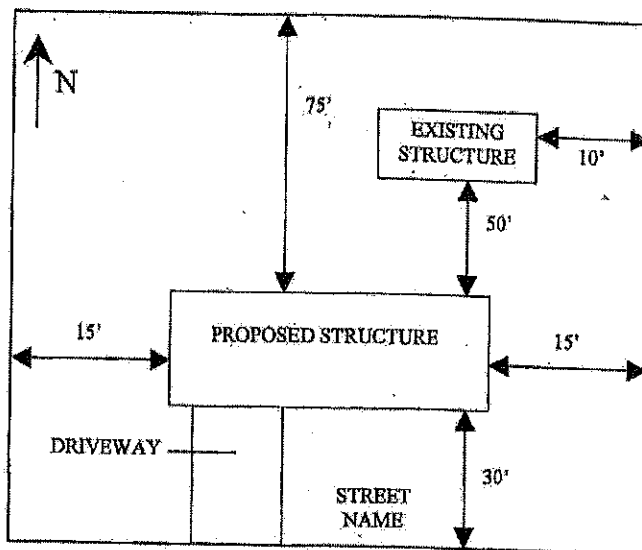


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. DAN HUNSAKER
APPLICANT'S NAME
2. PO Box 82
MAILING ADDRESS
- WELLSVILLE UT 84739
CITY STATE ZIP CODE
3. _____ 4. 435-764-1457
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Garage-Shed
TYPE OF STRUCTURE
7. 1340 8. _____
SQUARE FOOTAGE ZONE
9. CRIPPLE CREEK LOT 4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 -208 -0004
TAX IDENTIFICATION NUMBER
11. 413 SO. 200 EAST
ADDRESS OF CONSTRUCTION
12. .54 ACRE 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

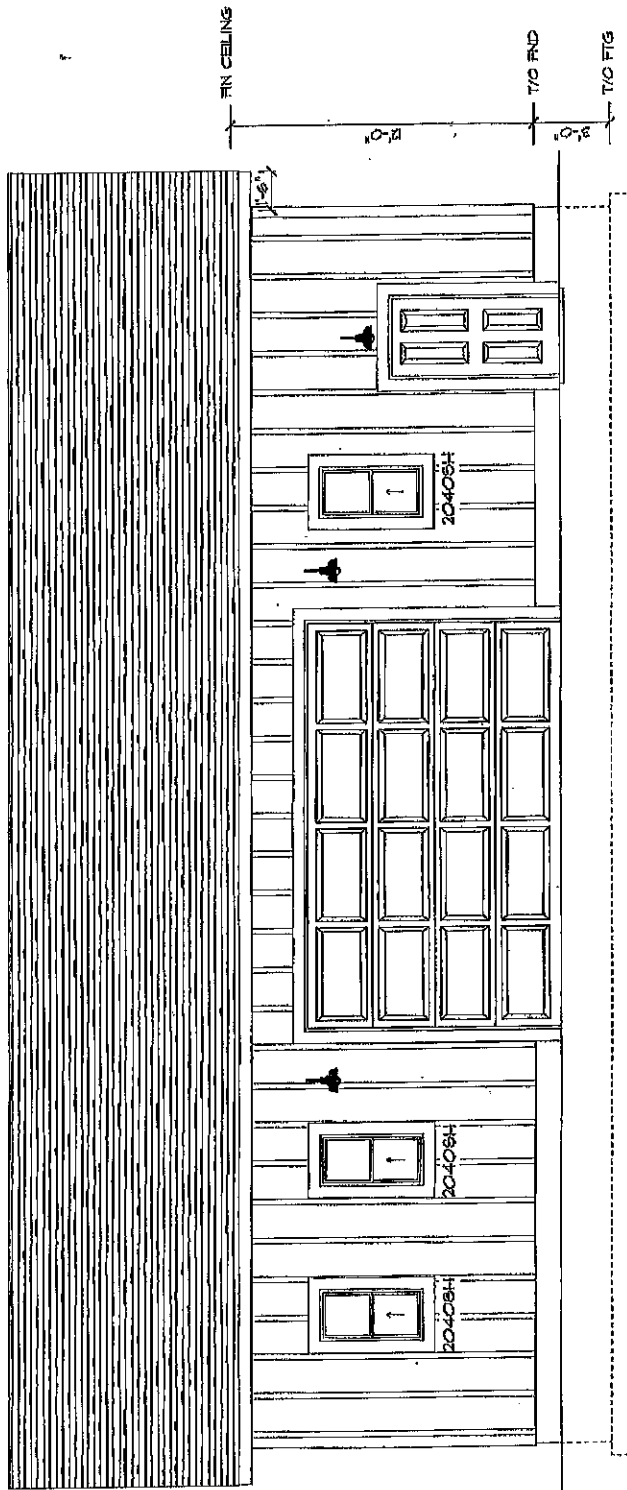
SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



APPROVED - PLANNING AND ZONING _____ DATE _____

FEES PAID - TREASURER _____ DATE _____

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"





MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

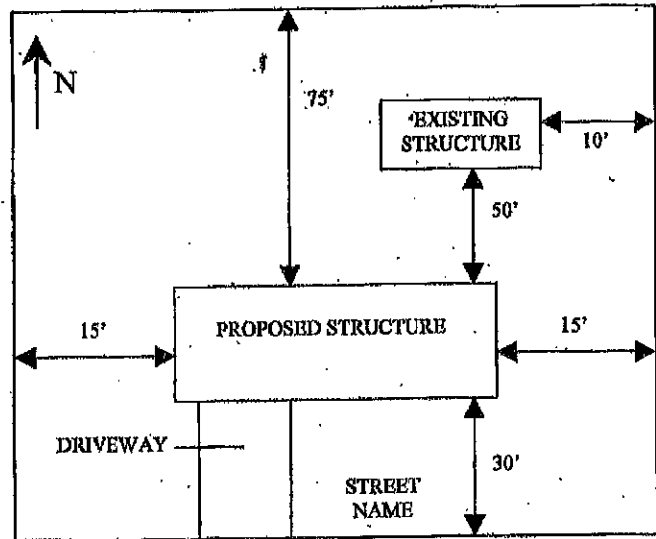
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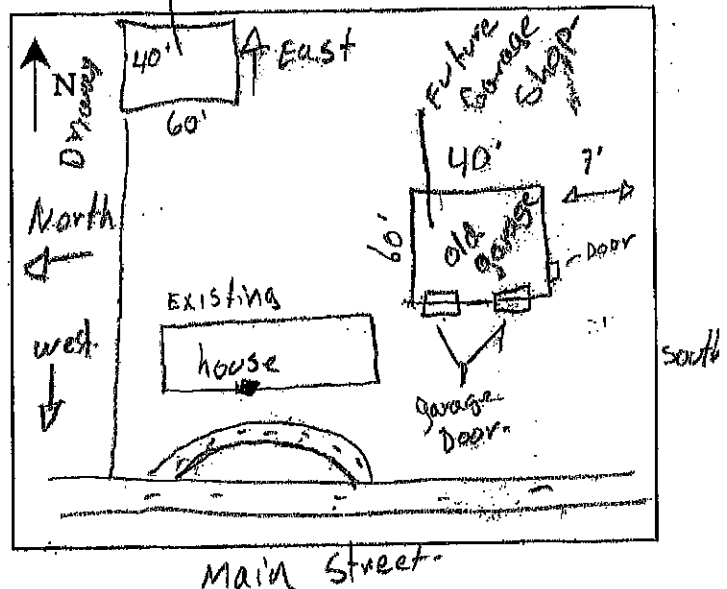
1. Heber Hernandez
APPLICANT'S NAME
2. P.O. BOX 461 Millville
MAILING ADDRESS
- Millville VT 84326
CITY STATE ZIP CODE
3. 435-232-1371 4. 801-600-2001
HOME TELEPHONE BUSINESS TELEPHONE
5. Heber Hernandez
OWNER'S NAME (if different from applicant)
6. Metal
TYPE OF STRUCTURE
7. 2,400 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 548 N Main Street Millville
ADDRESS OF CONSTRUCTION
12. _____ 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

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PLOT PLAN

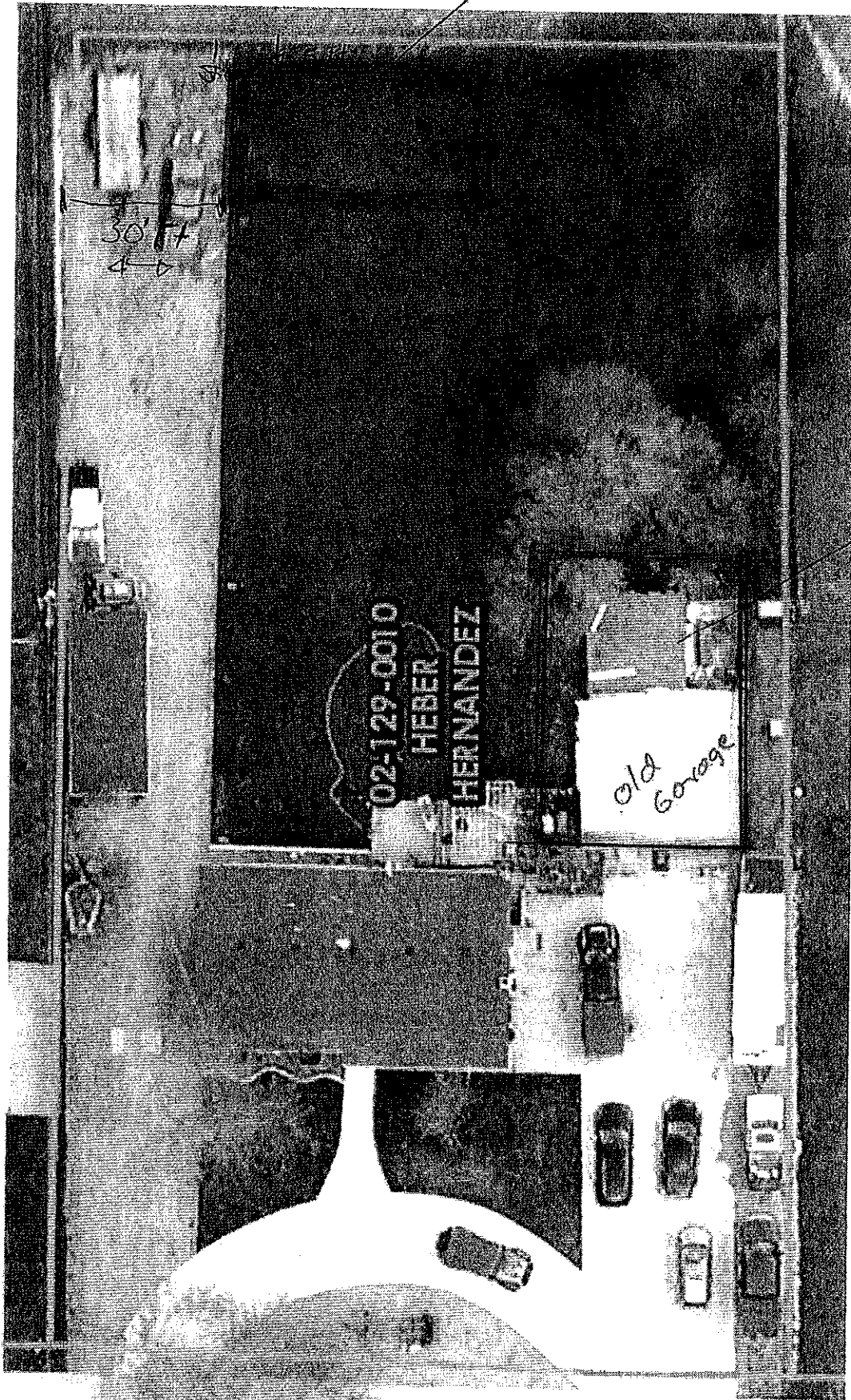


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1st option



40' x 60' Height 18'

2nd Option



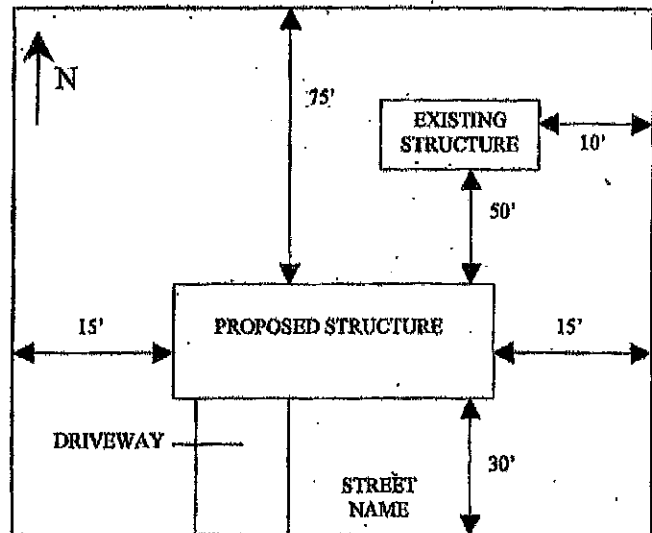
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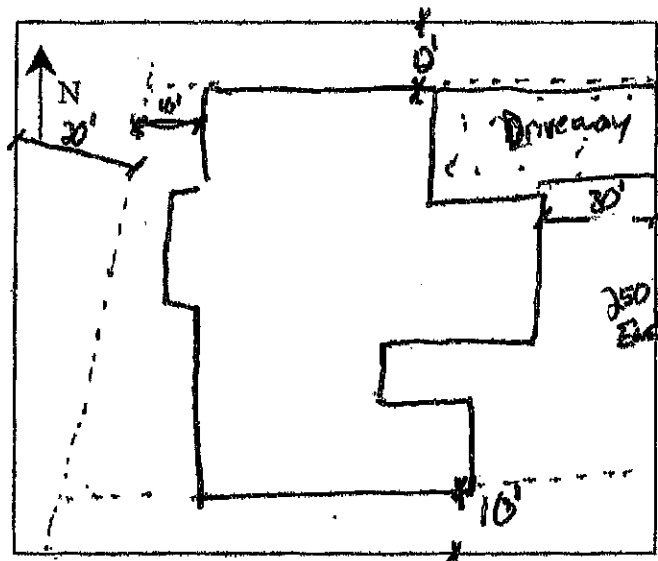
1. Western Trades Construction
APPLICANT'S NAME
2. 543 N. 470 E.
MAILING ADDRESS
- Providence Ut 84382
CITY STATE ZIP CODE
3. (435) 999-9686 4. (435) 999-9686
HOME TELEPHONE BUSINESS TELEPHONE
5. Ascentive Homes LLC
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 5939 SF 8. _____
SQUARE FOOTAGE ZONE
9. Copper Leaf #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0004
TAX IDENTIFICATION NUMBER
11. 561 N 250 E. Millville, Ut 84326
ADDRESS OF CONSTRUCTION
12. .32 ac. 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

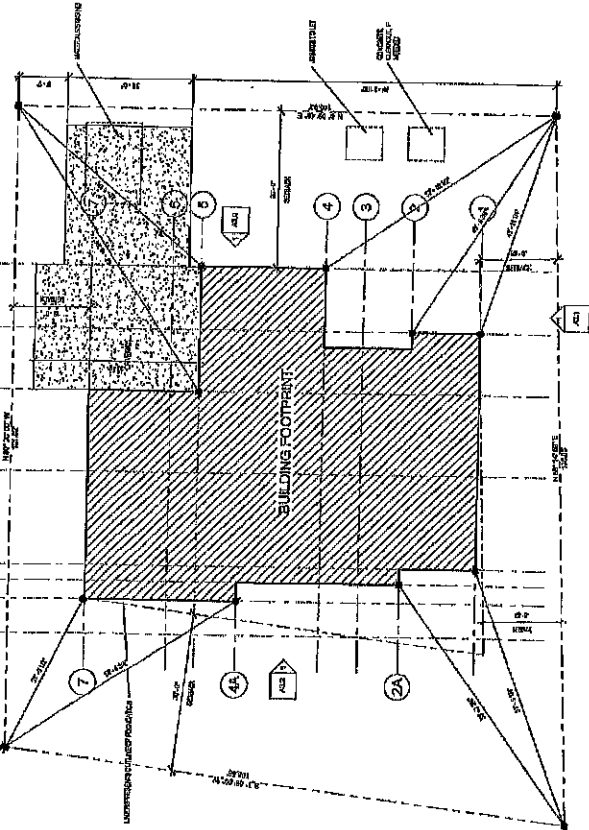
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WESTERN TRADES RESIDENCE

501 N 250 E
MILLVILLE, UTAH

DRAWING INDEX

Sheet Number	Sheet Name
0.0	SITE PLAN / COVER SHEET
0.1	GENERAL NOTES
1.0	FOUNDATION / CONCRETE
2.0	STRUCTURAL / ROOFING
3.0	MECHANICAL / PLUMBING
4.0	ELECTRICAL / LOW VOLTAGE
5.0	TELEPHONE / DATA
6.0	LANDSCAPE / SITEWORK
7.0	INTERIOR FINISHES
8.0	EXTERIOR FINISHES
9.0	PAINTS / COATINGS
10.0	GENERAL NOTES
11.0	FOUNDATION / CONCRETE
12.0	STRUCTURAL / ROOFING
13.0	MECHANICAL / PLUMBING
14.0	ELECTRICAL / LOW VOLTAGE
15.0	TELEPHONE / DATA
16.0	LANDSCAPE / SITEWORK
17.0	INTERIOR FINISHES
18.0	EXTERIOR FINISHES
19.0	PAINTS / COATINGS
20.0	GENERAL NOTES



1" = 10'-0"

PROJECT TEAM

OWNER
WESTERN TRADES CONSTRUCTION

ARCHITECT

DEVELOP ARCHITECTS
1144 E 2800 N
OGDEN, UT 84414

STRUCTURAL ENGINEER

WESTERN TRADES CONSTRUCTION
1144 E 2800 N
OGDEN, UT 84414

GENERAL NOTES

1. The owner warrants that the information provided in the site plan is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in the site plan is true and correct to the best of their knowledge and belief.

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9. The owner warrants that the information provided in the site plan is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in the site plan is true and correct to the best of their knowledge and belief.

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ENERGY CODE

ENERGY CODE SUMMARY:
The building shall comply with the 2009 International Energy Conservation Code (IECC) as amended by the Utah State Office of Energy Conservation.

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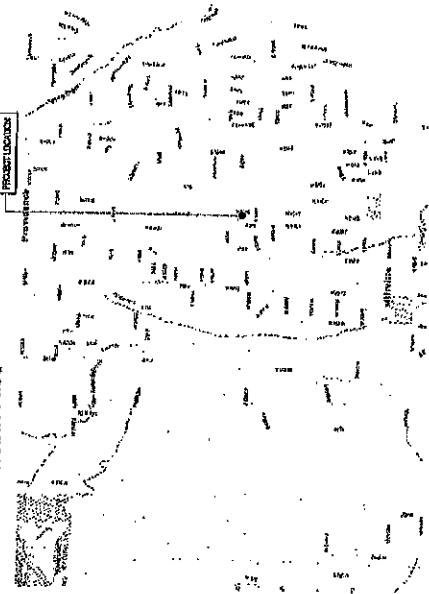
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VICINITY MAP



DEVELOP ARCHITECTS
1144 E 2800 N
OGDEN, UT 84414

PHONE: 435.544.2828

EMAIL: info@developarchitects.com

WEBSITE: www.developarchitects.com

PROJECT TITLE
WESTERN TRADES RESIDENCE
661 N 280 E
MILLVILLE, UTAH

DOCUMENT DATE
11/10/2011

PROJECT PHASE
CONSTRUCTION

REVISIONS

1. 11/10/2011

2. 11/10/2011

3. 11/10/2011

DRAWING DESCRIPTION
SITE PLAN / COVER SHEET

G.0

SHEET NUMBER