MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

February 2, 2023

PRESENT: Garrett Greenhalgh, Rachel Thompson, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Pam June, Tara Hobbs, Kara Everton, Rylan Zollinger, Richard Zollinger, Ken Hamilton, Jared Campbell, Tony Johnson,

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for February 2, 2023, at 8:02p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) were present. Commissioner Anderson was excused and Commissioner Lewis was to arrive later. Development Coordinator Kara Everton was present and took the 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 Dickey moved to approve the agenda for February 2, 2023.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) voted in favor. Commissioner Anderson was excused and Commissioner Lewis was to arrive later.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for January 5, 2023. **Commissioner Thompson moved to approve the minutes.** Commissioner Ripplinger seconded Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Darcy Ripplinger (Alt.) voted in favor. Commissioner Anderson was excused and Commissioner Lewis was to arrive later.

5.A. Sign Permit- Bio Minerals- Kenneth Hamilton, 299 S 100 W, Millville UT 84326

Larry Lewis arrived at this time.

Ken Hamilton was present. There is nowhere to post an address that they need a sign. It is not a lit sign. Wood sign, stained with black lettering.

Commissioner Thompson made a motion to approve the Sign Permit for Bio Minerals- Kenneth Hamilton, 299 S 100 W, Millville UT 84326. Commissioner Lewis seconded.

seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt.) voted in favor with Commissioner Anderson excused.

5.E. Other

Bio Minerals sent in an email asking how much space needs to be between commercial buildings. Commissioner Greenhalgh thought there was a 2' minimum however we cannot locate where it is stated in the code. This is more a question for the county regarding what would be required for a firewall.

6. City Council Report – review minutes from the January 12, 2023 meeting

7. Agenda Items for Next Meeting

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, February 16, 2023, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:59 p.m.

City of Millville, Utah

Sign Permit Application

Applicant Information **Application Number:**

Name: Kenneth Hamilton Telephone: 435-753-2086

Address: 299 S 100 W (PO Box 486) Fax:

City/State/ZIP: Millville, UT 84326 e-mail: Kenneth.Hamilton@comcast.net

Description of Signage Project

Parcel No.: 03-032-0013 ☒ Permanant Sign

Address: 299 S. 100 W. ☐ Temporary Sign

Plan:

Site Plan (to be submitted with this application)

Prepared by: Mike Morgan Telephone: 435-760-1046

Address: 299 S. [redacted] 100 W Fax:

City/State/ZIP: Millville, UT e-mail: mike@bmtel.com

Contact: Mike Morgan

Color Rendering (to be submitted with this application)

Prepared by: Mike Morgan Telephone:

Address: Fax:

City/State/ZIP: e-mail:

Contact:

Complete Signage Plan, where applicable (to be submitted with this application)

Prepared by: Telephone:

Address: Fax:

City/State/ZIP: e-mail:

Contact:

More appliciation information is required on the back side of this form.

Bio Minerals Technologies, Inc.

Entry sign:

Our intent is to build a nice wooden entry sign that will match the appearance and style of the entry fence/gate. Overall sign dimensions will be according to the submitted drawing, with an overall height of 6' 6" and an overall width of 8'.

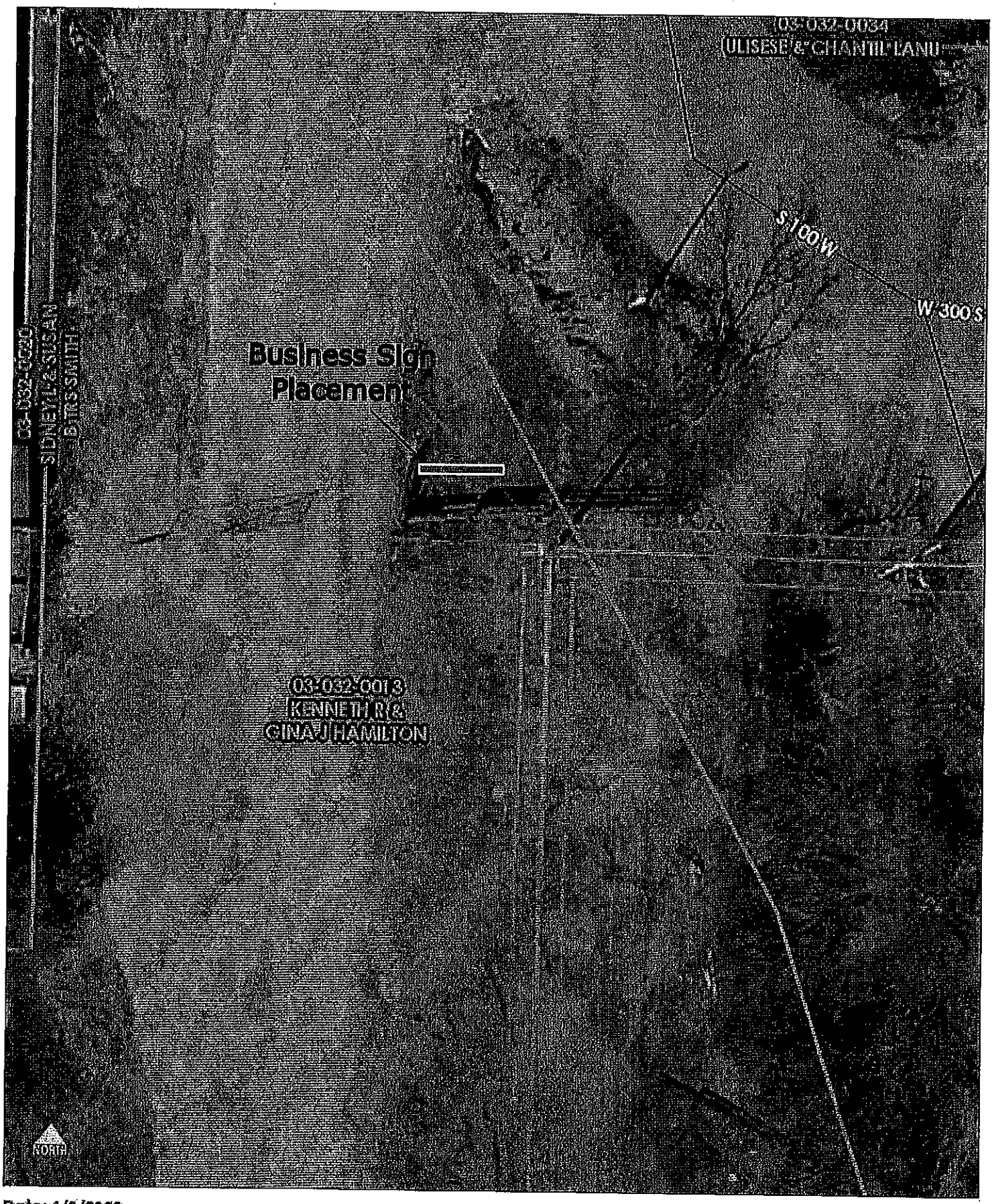
The upright posts will be 4 x 4 posts anchored to small concrete footings for stability. The upright posts will be stained dark brown (similar to existing entry fence). The facing of the sign consists of six horizontal boards. The top and bottom boards will be 2 x 6 x 8' and the center 4 boards will be 2 x 12 x 8'. The lettering for the sign will be inset (router) into the 2 x 12s, with the lettering painted black. The horizontal boards will be stained a light brown (similar to existing entry fence).

The horizontal sign boards will be sandwiched between 2 sets of 4 x 4s, with additional stabilizing material on the back in the center to maintain alignment and appearance.

Submitted by

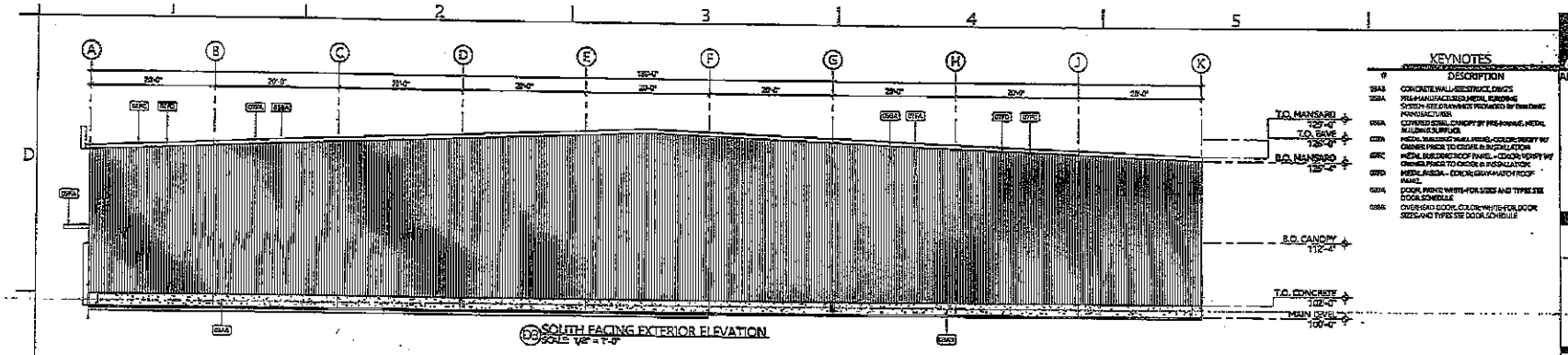
Mike Morgan
Bio Minerals Technologies
299 S 100 W
Millville, UT 84326
435-760-1046
mike@bmted.com

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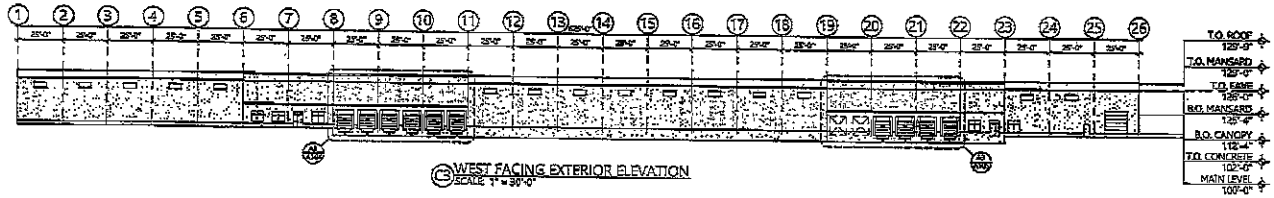

03-032-0034
ULISESE & CHANTIL LANU
S 100 W
W 300 S
Business Sign
Placement
03-032-0020
SIDNEY A SUGAN
ETAL SMITH
03-032-0013
KENNETH R &
GINA J HAMILTON
NORTH

Date: 1/3/2023

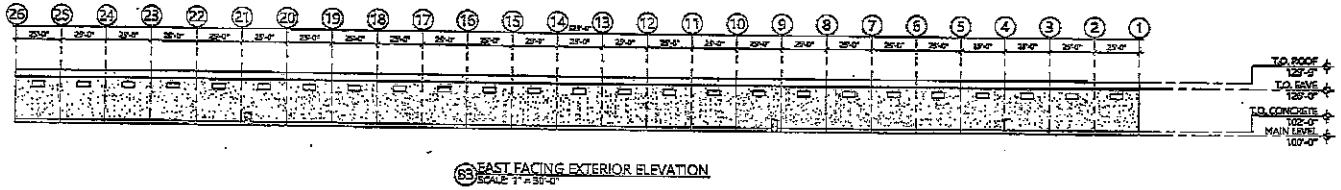

Parcel and Zoning Viewer
clear web browser's cache help/ 300 ft mailing list help
03-001-0026
GLOBAL PROPERTY 2009 LLC
03-001-0025
GLOBAL PROPERTY 2009 LLC
03-001-0027
RICHARD KOVANICH
PETES ZOLLINGER
03-001-0028
GLOBAL PROPERTY 2009 LLC
03-001-0042
GLOBAL PROPERTY 2014 LLC
03-001-0043
GP ACQUISITIONS LLC
03-001-0044
GLOBAL PROPERTY 2014 LLC
03-001-0009
HJ FUHRIMAN LLC
03-001-0011
HJ FUHRIMAN LLC
03-001-0010
ALTITUDE PROPERTY LLC
03-001-0012
HJ FUHRIMAN LLC
03-001-0017
HJ FUHRIMAN LLC
03-001-0013
ALTITUDE PROPERTY LLC
03-001-0014
HJ FUHRIMAN LLC
03-001-0015
HJ FUHRIMAN LLC
03-003-0003
HJ FUHRIMAN LLC
03-004-0001
HJ FUHRIMAN LLC
03-004-0002
HJ FUHRIMAN LLC
03-002-0001
SETH ALDER FARM LLC
03-002-0004
NORTH ATLANTIC IMPORTS LLC
03-002-0005
ALLEN GENERATIONS LLC
03-002-0002
SETH ALDER FARM LLC
03-002-0006
LARRY H & CHARLENE K TRS MATHEWS
03-002-0011
AUSTIN T & SENAKA S TRS ALLRED
03-002-0009
SETH ALDER FARM LLC
03-002-0010
HJ FUHRIMAN LLC
03-003-0015
DAVID M SMITH
03-169-0003
03-169-0025
W 1940 S
W 2200 S
S 800 W
OPEN SPACE
SANTAQUIN
FAIRVIEW
41°41'55"N 111°51'07"W
Maxar | Maxar



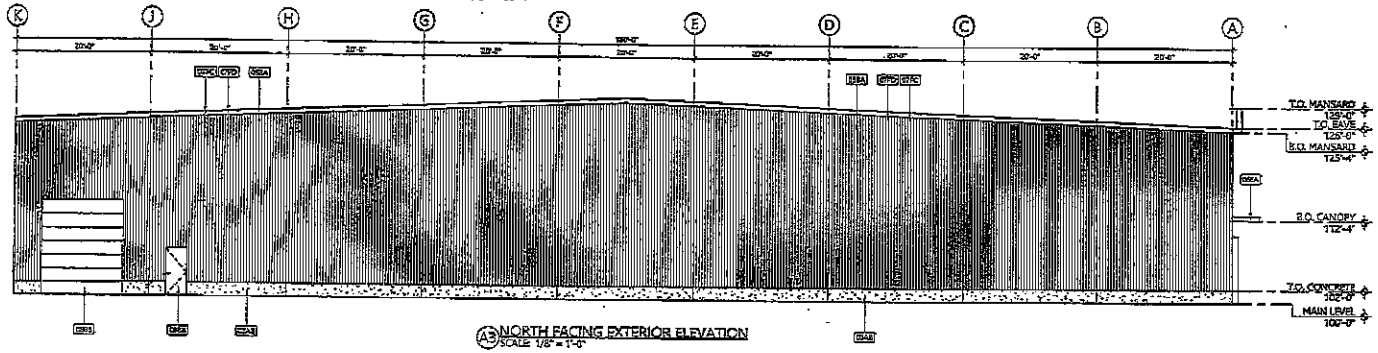
D5 SOUTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C3 WEST FACING EXTERIOR ELEVATION
SCALE: 1" = 30'-0"



B3 EAST FACING EXTERIOR ELEVATION
SCALE: 1" = 30'-0"



A3 NORTH FACING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

#	DESCRIPTION
036A	CONCRETE WALL - ARCHITECT TO DETAIL
055A	PRE-MANUFACTURED METAL FURRING SYSTEM - SEE DRAWINGS PROVIDED BY PRE-FINISHED MANUFACTURER
055A	EXPOSED STEEL CANOPY BY PRE-FINISHED METAL BUILDING SUPPLIER
059A	METAL SUNSHADE PANEL - COLOR: VERIFY W/ OWNER PRIOR TO ORDER & INSTALLATION
059C	METAL SIDE DIRECTION PANEL - COLOR: VERIFY W/ OWNER PRIOR TO ORDER & INSTALLATION
059D	METAL FASCIA - COLOR: GRAY MATCH ROOF PANEL
081A	DOOR, PAINTED WHITE - FOR SIZES AND TYPES SEE DOOR SCHEDULE
088A	OVERHEAD DOOR, COLOR: WHITE - FOR DOOR SIZES AND TYPES SEE DOOR SCHEDULE

CARTWRIGHT
ARCHITECTS & ENGINEERS
2038 NORTH MAIN STREET
LOGAN, UT 84341
T 435.752.2550
FAX 752.8641
©2022 CARTWRIGHT
http://www.cartwright-pc.com

ZOLLINGER WAREHOUSE

PARCEL #03-0001-0029 MILLVILLE, UTAH

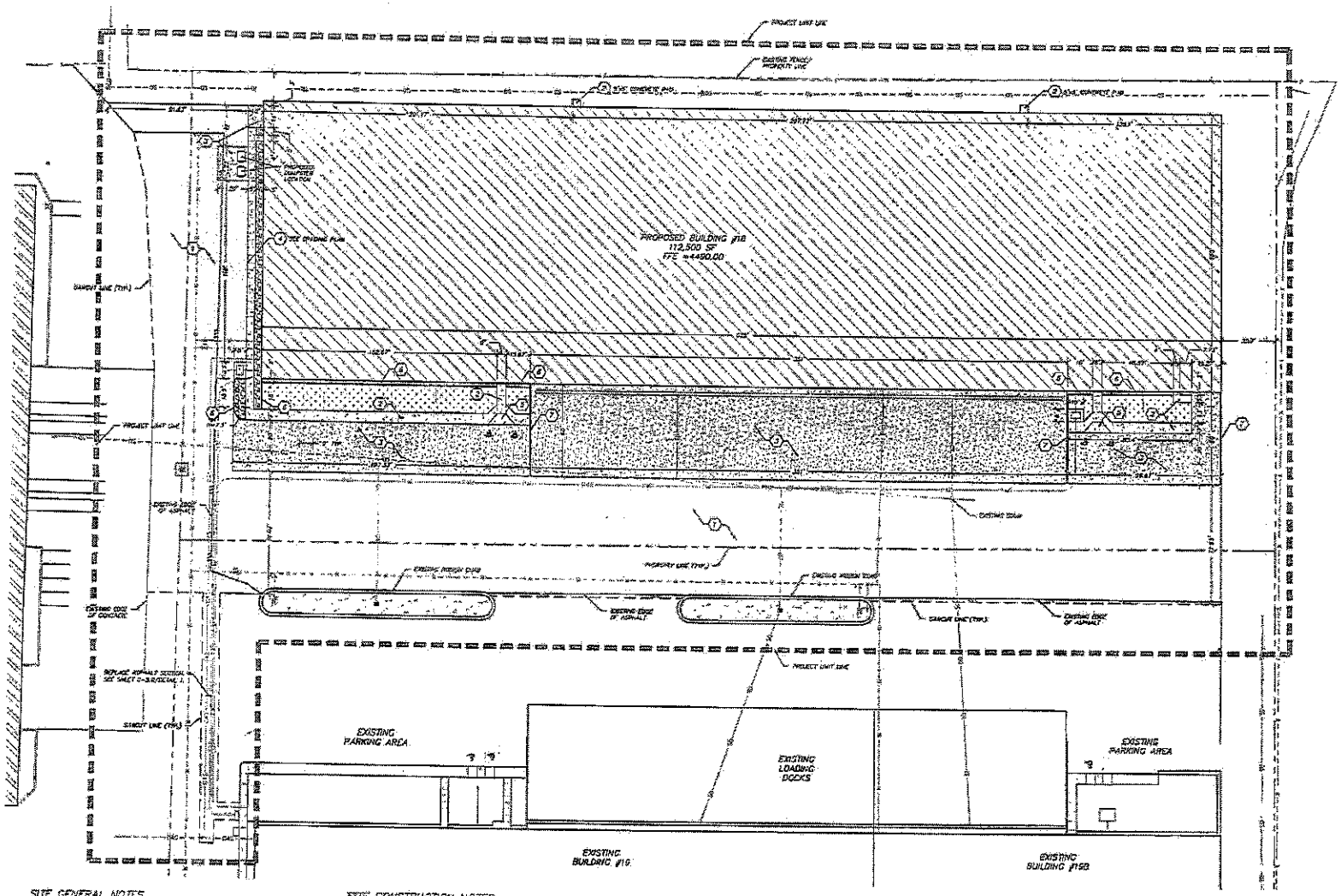
SUBMITTAL/PROJECT #	122108
DATE	11/04/2022
DRAWN BY	CW
CHECKED BY	JHC
APPROVED BY	JHC

REVISIONS
DATE DESCRIPTION

ARCHITECTURAL ELEVATIONS

A201

BID SET



SITE GENERAL NOTES

1. ALL DIMENSIONS AND RADIUS ARE MEASURED TO TOP BACK OF CURB - UNLESS OTHERWISE NOTED OR WHEN NO CURB IS PRESENT.
2. ALL CONCRETE JOINING AND SCORING SHALL MEET MILLVILLE CITY STANDARDS AND SPECIFICATIONS FOR CONCRETE PAVING.
3. CONTRACTOR TO REFER TO GRADING PLAN FOR ALL FINISH GRADE ELEVATIONS.
4. SEE SHEET C-0.1 FOR GENERAL NOTES AND LEGEND.

SITE CONSTRUCTION NOTES

1. CONSTRUCT STANDARD ASPHALT SECTION. SEE SHEET C-5.0/DETAIL 1.
2. CONSTRUCT STANDARD CONCRETE SIDEWALK. SEE SHEET C-5.0/DETAIL 2.
3. CONSTRUCT HEAVY DUTY CONCRETE. SEE SHEET C-5.0/DETAIL 3.
4. CONSTRUCT THICKENED EDGE CONCRETE. SEE SHEET C-5.0/DETAIL 4.
5. CONSTRUCT ADA RAMP. SEE SHEET C-5.0/DETAIL 5.
6. CONSTRUCT 6" CONCRETE CURB. SEE SHEET C-5.0/DETAIL 6.
7. CONSTRUCT CONCRETE RETAINING WALL. SEE SHEET C-5.0/DETAIL 7.

AGENCY REVIEW SET. NOT FOR CONSTRUCTION

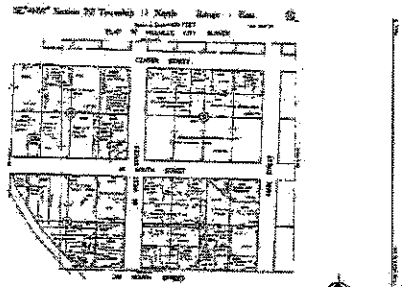
ZOLLINGER BUILDING # 18
PARCEL 09-001-0029
MILLVILLE, UTAH 84326

SITE PLAN

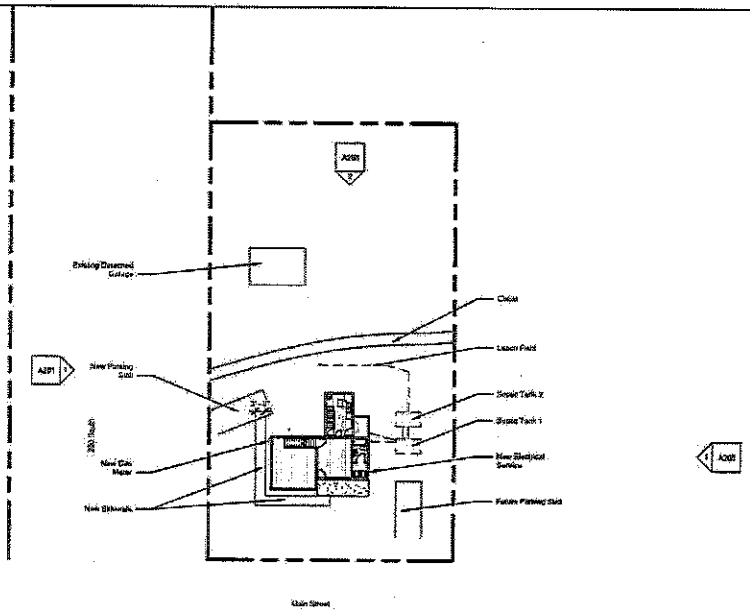
Civil Engineering
Land Development
Surveying
Planning

95 East Center Rd.
Suite 101
Logan, UT 84321
435.713.0099

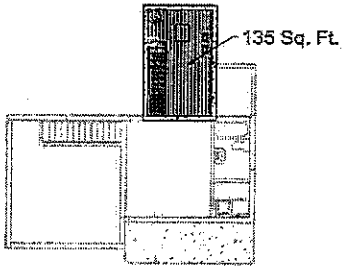
DATE: 8 NOVEMBER 2022
SCALE: 1"=30'
DRAWN BY: J. JARMAN
ENGINEER OF RECORD: L. ANDERSON
APPROVED BY: L. ANDERSON
PROJECT NUMBER: 2204722SL
SHEET: C-2.0



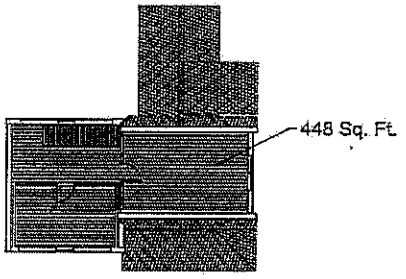
1 Plat
A001



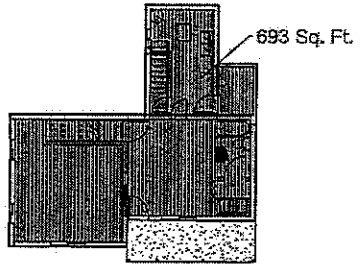
2 Site Plan
A001 1" = 20'-0"



5 Basement Area Plan
A001 1/8" = 1'-0"



4 2nd floor Area Plan
A001 1/8" = 1'-0"



3 Main Floor Area Plan
A001 1/8" = 1'-0"

12/29/2022 12:56:16 PM

MAS

Millville House

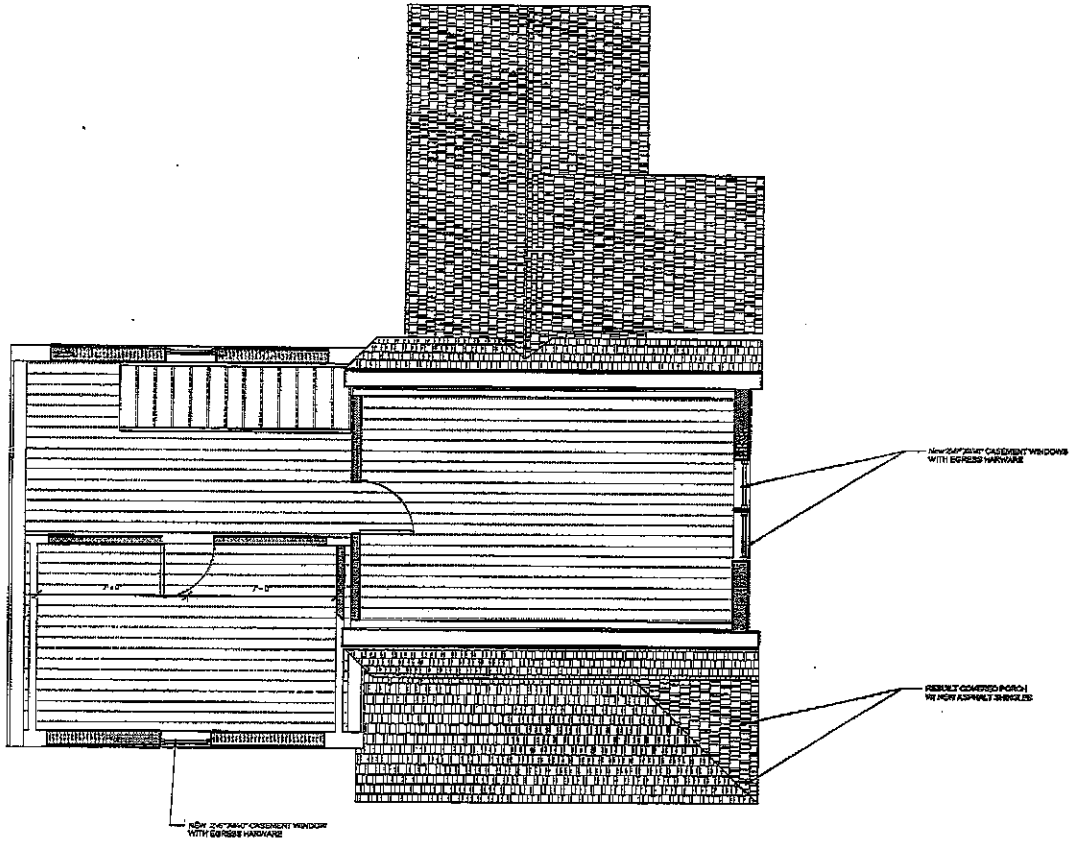
OWNERS NAME Owner
OWNERS ADDRESS
Enter address here

MARK	DATE	DESCRIPTION

DESIGNED
DRAWN
CHECKED
ISSUED 12/29/2022

Site Plan & Area Plans

A001



1 2nd floor
A101 3/8" = 1'-0"

MAS

Millville House

OWNERS NAME Owner
PROJECT ADDRESS
Enter address here

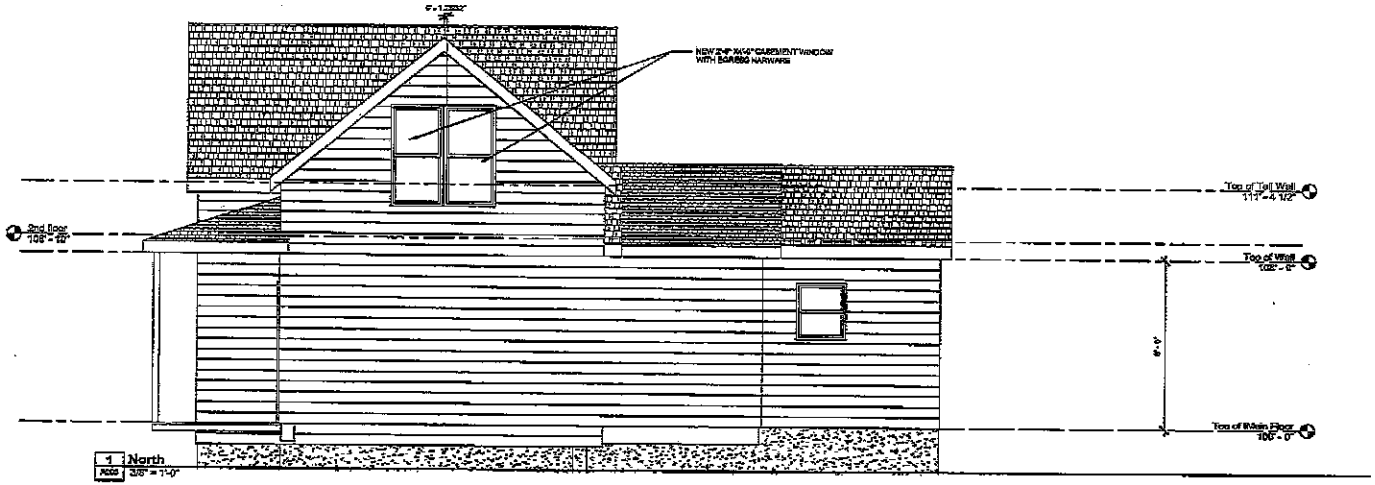
MARK	DATE	DESCRIPTION

DRAWN BY
CHECKED BY
ISSUED

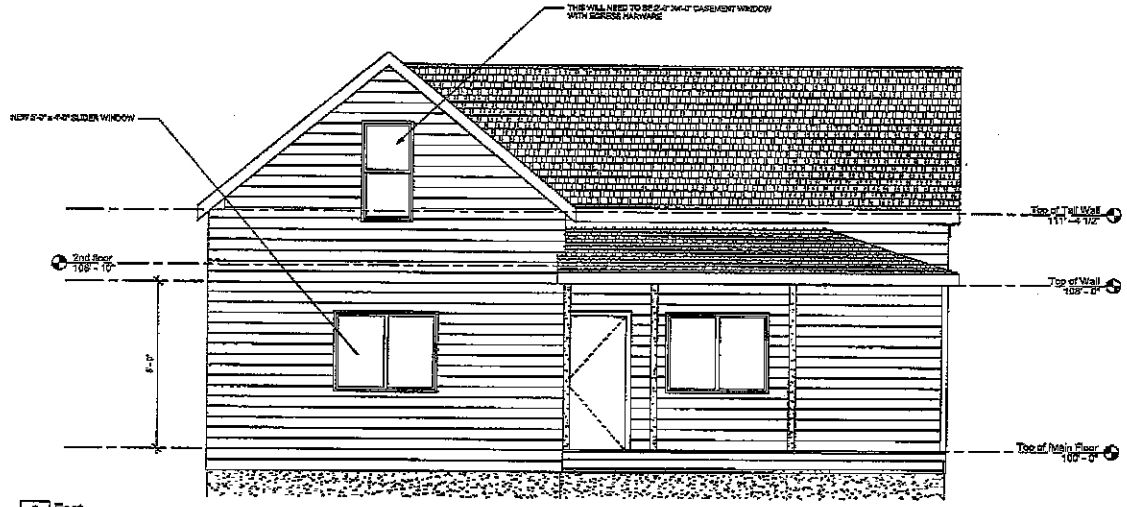
STATE OF IDAHO
JOSEPH B. MILLVILLE
LICENSED ARCHITECT

Second Floor

A101



1 North
A200 3/8" = 1'-0"



2 East
A200 3/8" = 1'-0"

MAS

Millville House

OWNER NAME: Owner
PROJECT ADDRESS: Enter address here

MARK	DATE	DESCRIPTION

STATE OF UTAH
LICENSED ARCHITECT

Elevations

A200

Millville House

OWNERS NAME Owner
PROJECT ADDRESS
Enter address here

MARK	DATE	DESCRIPTION

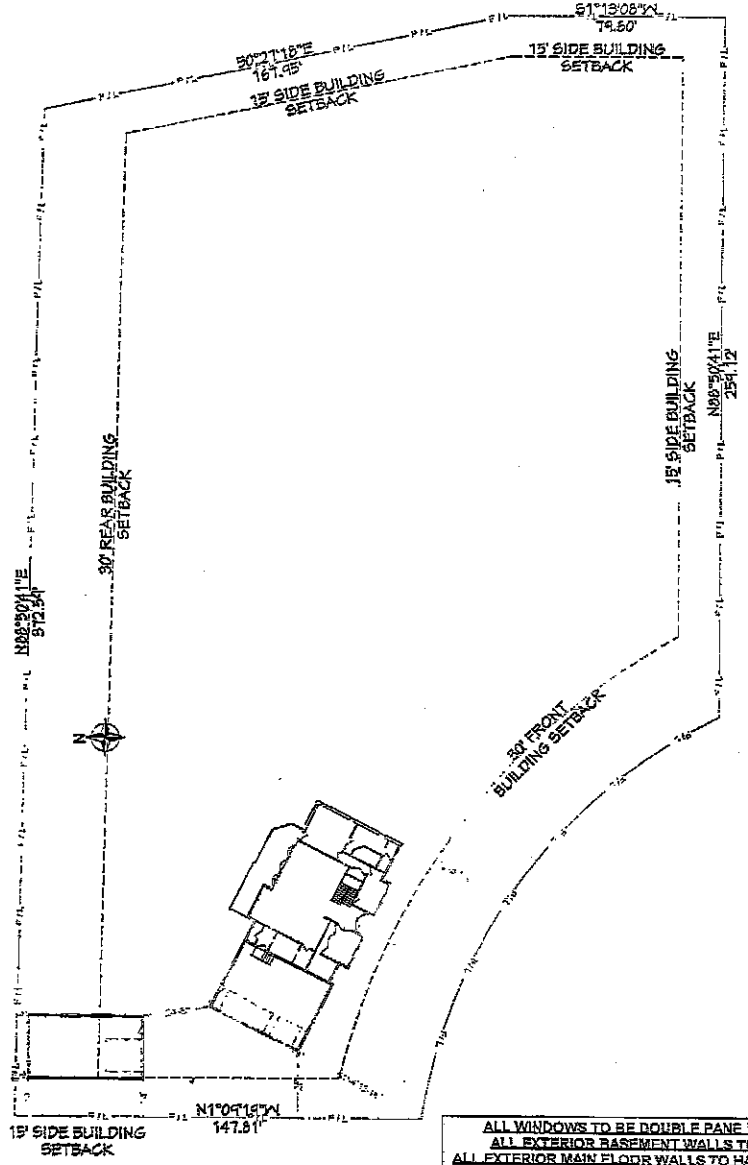
3D Views

A900

1 Axon 1
2 Axon 2
3 Axon 3
4 Axon 4

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 FIRE-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 E3902.12, 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 E3902.8 THROUGH E3902.10



PLOT PLAN
SCALE: 1" = 250'

HOUSE AREAS	
BASEMENT	N/A
MAIN	2125
SECOND	1702
TOTAL	3827
GARAGE	
MAIN	987
TOTAL	987

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

CONTENTS:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION PLAN
3. MAIN FLOOR PLAN
4. SECOND FLOOR PLAN
5. ELEVATIONS
6. ELEVATIONS
7. BUILDING SECTION & DETAIL
8. ELECTRICAL PLANS
9. ROOF PLAN

DO NOT SCALE DRAWINGS - PRINTS MAY BE NOT TO SCALE

OWNER: JAY L. BAIR
BAIR HOMES LLC
EMAIL: jaylbair@yahoo.com
WEB: baircustomhomes.com
520 BURNHAM LN.
REDMOND, OR. 97756

DRAWN BY: KAMAU DYCHES
CHECKED BY: JAY L. BAIR

BAIR HOMES LLC

PROJECT FOR:
MR. & MRS. JARED CAMPBELL

TITLE:
PLOT PLAN & COVER PAGE

DATE:
8/1/2022

PAGE #
1