

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.

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

5.B. Zoning Clearance- Rylan Zollinger-Commercial Warehouse- 695 W 1700 S, Building 18

This will be at the back of the complex, no main road frontage. This is a mirror image of the building already built. The setbacks from the adjacent owner, everything else will be approximately the same. Water will come from Clear Creek Utility Company. There is a septic tank approval- no dry line needed.

Commissioner Dickey made a motion to approve the Zoning Clearance for Rylan Zollinger for a Commercial Warehouse located at 695 W 1700 S, Building 18. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt.) voted in favor with Commissioner Anderson excused.

5.C. Zoning Clearance- Residential Remodel, Tony Johnson- 189 S Main St

The builder needed the zoning clearance for electrical and gas service to be inspected. The remodel consists of updating bathrooms, water lines & sewer lines. The kitchen and W/D septic did drain out to the canal, and it has been corrected to go into the drain field. As soon as the sewer is available to connect into, they will connect and abandon the septic tank. The front porch needed to be rebuilt. The county is aware of all the work being done. Tony spoke about a driveway needing to be on the south side along the canal that would go east and north into the house. Commissioner Greenhalgh said ultimately the city does not want the city right of way used for parking, so you can put the driveway wherever. Given where the home is located, there is not a convenient place to put it for an 80-year-old with a walker to access the house. The south side of the house is a true log cabin, and Tony was wondering about the history and how he would go about finding that information. Future restoration will be done in the future.

Commissioner Farmer made a motion to approve the Zoning Clearance- Residential Remodel, Tony- 189 S Main Street. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt.) voted in favor with Commissioner Anderson excused.

5.D. Zoning Clearance- New Residence- Jared Campbell- 198 N 500 E, Mondaire Heights Lot 33

The engineering study found that there was a layer of clay 22' down that the water was riding on top of. The engineers stated that they could build the house with no issues. The spring is developed in a pipe about 100' behind where the house will be. The owner does not have the rights to the water, but it is owned by the subdivision. Commissioner Ripplinger asked if there are people down the spring to use the water to use it if needed? Ezra is the only one that has the rights. This zoning clearance is for the garage and house. The garage will be used as a garage with no future plans for an apartment.

Commissioner Lewis made a motion to approve the Zoning Clearance for a new residence for Jared Campbell located at 198 N 500 E, in Mond-aire Heights Lot 33. Commissioner Ripplinger

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: <u>Kenneth Hamilton</u>	Telephone: <u>435-753-2086</u>
Address: <u>299 S. 1012 W (PO Box 486)</u>	Fax: _____
City/State/ZIP: <u>Millville, UT 84326</u>	e-mail: <u>Kenneth.Hamilton@comcast.net</u>

Description of Signage Project

Parcel No.: <u>03-032-0013</u>	☒ Permanent Sign
Address: <u>299 S. 1012 W.</u>	☐ Temporary Sign
Plan: _____	

Site Plan (to be submitted with this application)

Prepared by: <u>Mike Morgan</u>	Telephone: <u>435-760-1046</u>
Address: <u>299 S. ~~299~~ 1012 W</u>	Fax: _____
City/State/ZIP: <u>Millville, UT</u>	e-mail: <u>mike@bmtel.com</u>
Contact: <u>Mike Morgan</u>	

Color Rendering (to be submitted with this application)

Prepared by: <u>Mike Morgan</u>	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 application information is required on the back side of this form.

Applicant Signature

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information as may be deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I have also enclosed a check, payable to Millville City Corporation, for the amount of the non-refundable Sign Permit Application fee with this application. I understand that the approval of this application is a prerequisite of approval for the Building Permit Clearance form.

Applicant: _____

Date: 1-3-23

City Review (to be completed by city personnel)

Y _____ N _____

Signature of Reviewer

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

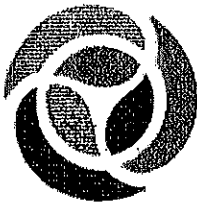
Conditions

Approval of Sign Permit Application (vote of the Planning Commission)

Y _____ N _____

Signatures

- ☐ ☐ Planning Commission grants Approval.
- ☐ ☐ Applicant agrees to the Conditions.



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

8' 0"

**Bio Minerals
Technologies
299 S 100 W
435-753-2086**

5' 4"

12"

03-032-0034
ULISESE & CHANTIL LANU

S 100 W

W 300 S

Business Sign
Placement

Business Sign Placement

03-032-0013
KENNETH R &
GINA J HAMILTON





MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

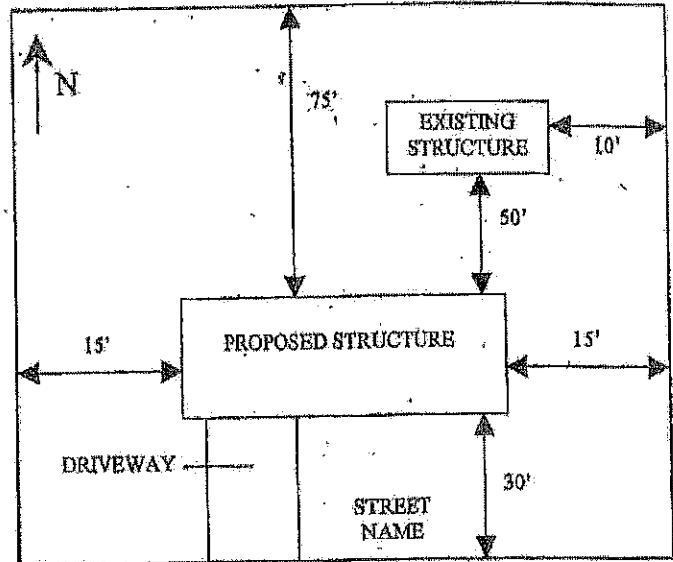
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

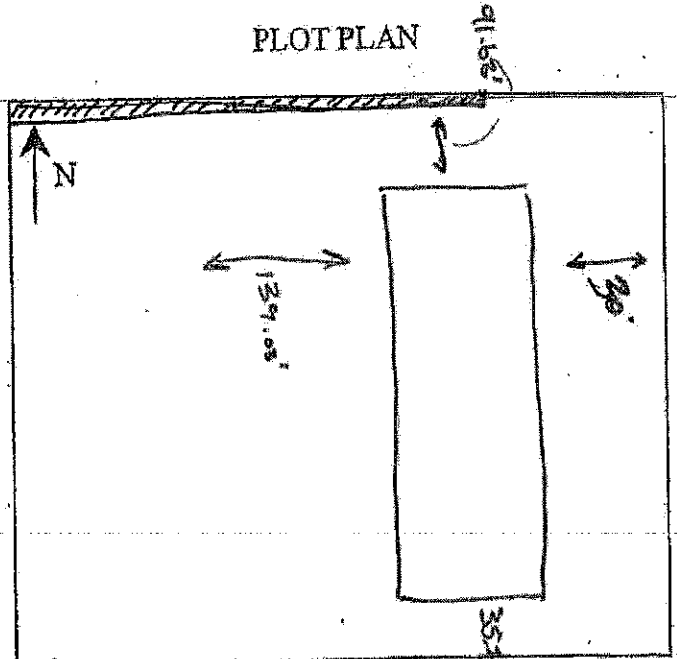
1. LA Zollinger & Sons Inc
APPLICANT'S NAME
2. 695 W 1700 S Building 7
MAILING ADDRESS
- 6940 UT 84321
CITY STATE ZIP CODE
3. 435-753-1122 4. 435-994-6168
HOME TELEPHONE BUSINESS TELEPHONE
5. ZOLLINGER'S
OWNER'S NAME (if different from applicant)
6. COMMERCIAL WAREHOUSE
TYPE OF STRUCTURE
7. 112,000 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03-001-0029
TAX IDENTIFICATION NUMBER
11. 695 W 1700 S Building 18
ADDRESS OF CONSTRUCTION
12. 4.92 13. 4440
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

8 SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



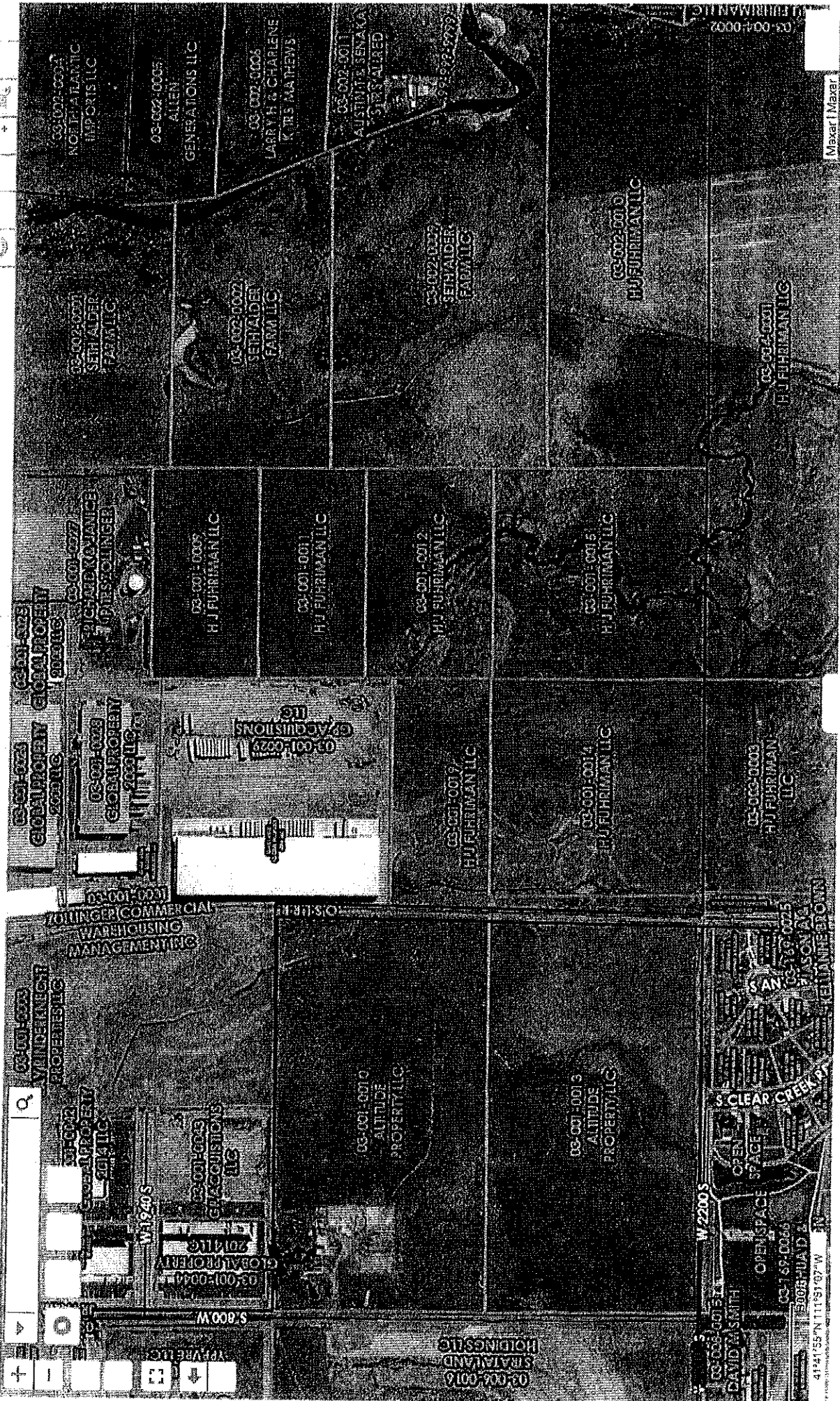
PLOT PLAN



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)



PARCEL #03-001-0029 MILLVILLE, UTAH

CARTWRIGHT PROJECT # 122108

COVER SHEET G001	CARTRIGHT ARCHITECTS & ENGINEERS			FULL NAME AND TITLE DAVID L. SMITH ENGINEER
	PROJECT NAME ZOLLINGER WAREHOUSE			PROJECT NO. 003-001-0029
	PARCEL #03-001-0029 MILLVILLE, UTAH			DATE 10/20/2024
	CLIENT ZOLLINGER WAREHOUSE			SCALE AS SHOWN
	DRAWN BY DAVID L. SMITH			CHECKED BY DAVID L. SMITH



STATE OF UTAH
DIVISION OF PROFESSIONAL ENGINEERING
JANUARY 1, 2015
JANUARY 1, 2015
JANUARY 1, 2015

ZOLLINGER WAREHOUSE

PARCEL #03-001-0029 MILLYVILLE, UTAH

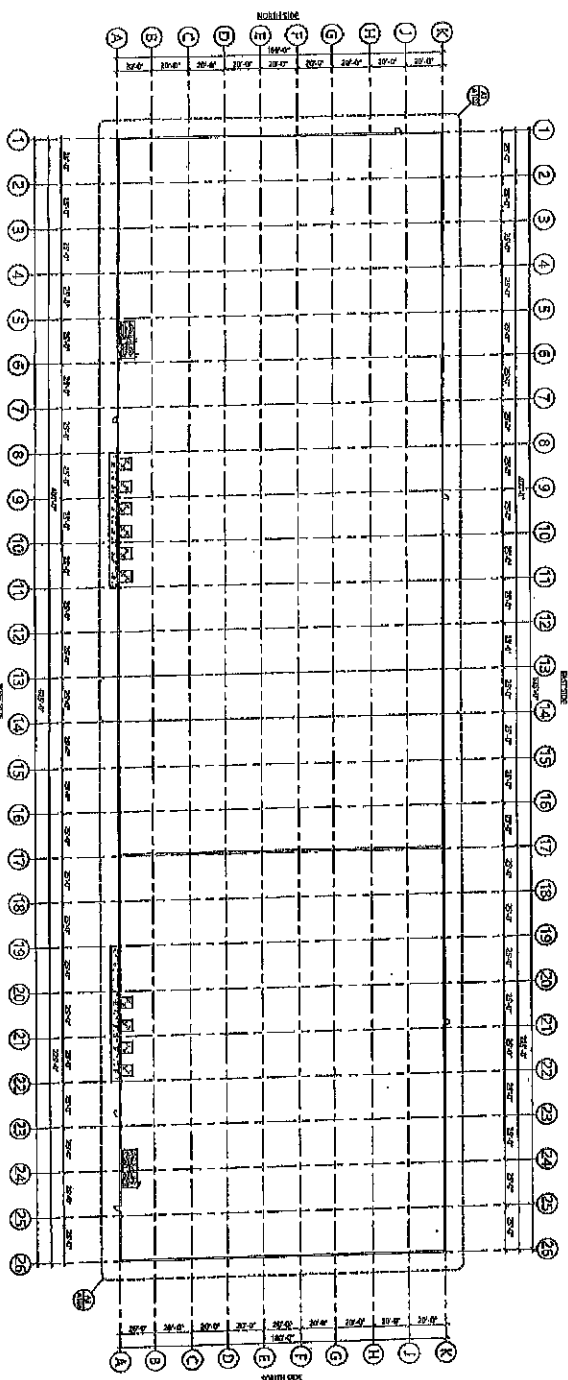
OWNER: ZOLLINGER WAREHOUSE
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/1/14
BY: [Signature]
DATE: 10/1/14
BY: [Signature]
DATE: 10/1/14

A. SITE DESCRIPTION

OVERALL MAIN
LEVEL FLOOR
PLAN

A101

BID SET



OVERALL MAIN LEVEL FLOOR PLAN
SCALE: 1" = 30'-0"



ORCA STUDY
SITE PLAN

SEE CONSTRUCTION NOTES

1. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 6.
2. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 6.
3. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 3.
4. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 4.
5. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 5.
6. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 6.
7. CONCRETE STAGION / SECTION. SEE SHEET C-5.0/SECTION 7.

[illegible]

AGENCY REVIEW SET. NOT FOR CONSTRUCTION.

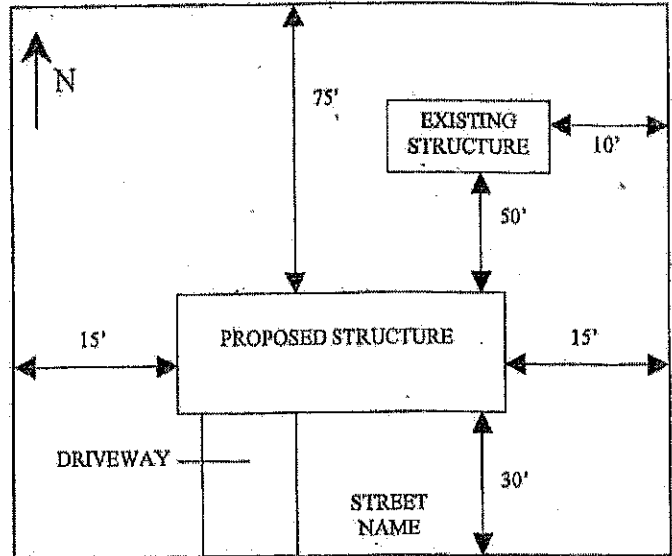


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

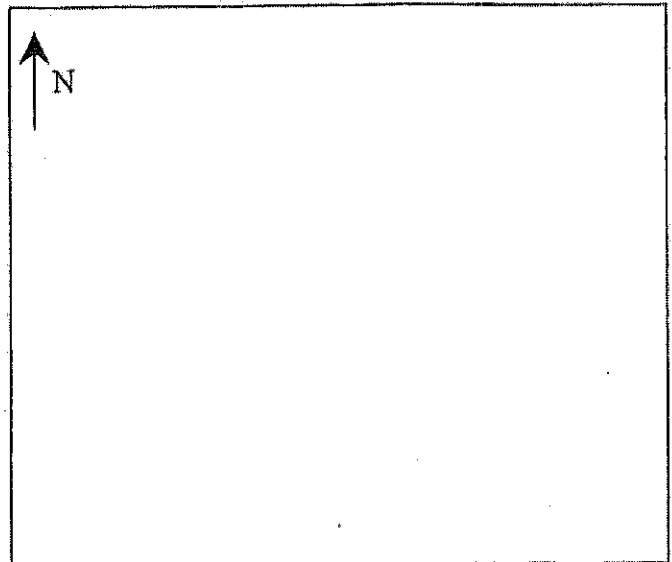
APPLICATION INFORMATION

1. Techome Construction LLC
APPLICANT'S NAME
2. 255 S Main St Ste 100
MAILING ADDRESS
- Logan UT 84321
CITY STATE ZIP CODE
3. _____ 4. 435-764-2700
HOME TELEPHONE BUSINESS TELEPHONE
5. Colleen M Jessop
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 1100 SF 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0065
TAX IDENTIFICATION NUMBER
11. 189 S Main St
ADDRESS OF CONSTRUCTION
12. 0.31 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



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DATE

FEES PAID - TREASURER

DATE

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