



Chair: Les Whitney

Commission:

Luke Ambrose

Patricia Stewart

Nick Schofield

Chancey Carter

Garland Walker

Michelle Craw

Planning and Zoning Meeting Agenda

August 9, 2023

7:00 PM

Milford City Office 26 South 100 West

PUBLIC NOTICE is hereby given that the Milford City Planning and Zoning Commission will hold a meeting at 7:00 PM at the Milford City Administrative Office, 26 South 100 West, Milford, Utah on Wednesday, August 8, 2023.

- I. CALL TO ORDER and ROLL CALL**
- II. APPROVAL OF MINUTES**
 - a. June 14, 2023 Regular Meeting
 - b. July 12, 2023 Work Meeting
- III. DISCUSSIONS/ORDINANCES/NEW BUSINESS**
 - a. Review Current Conditional Use Permits
 - b. Discuss Trailer Park Ordinance
 - c. Keeping of Animals Ordinance-Amendments
 - d. Discuss Short Term Rentals and Tiny Homes
- IV. OLD BUSINESS**
 - a. None
- V. COMMISSION REPORTS AND COMMENTS**
- VI. ADJOURNMENT**

I, *Lisa Thompson*, hereby certify that the above notice was posted to the state public notice website and the following locations:

- 1. Milford City Office-26 South 100 West
- 2. Milford Post Office-458 South Main
- 3. Milford City Library-401 South 100 West

Lisa Thompson

In compliance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Request for assistance can be made by contacting the City Recorder at 435.387.2711 at least 24 hours in advance of the meeting to be held.

**MINUTES OF MILFORD CITY
PLANNING AND ZONING COMMISSION MEETING
26 South 100 West, MILFORD, UTAH
WEDNESDAY, JUNE 14, 2023 7:00 PM**

The Milford City Planning and Zoning Commission meeting was called to order by Chairman Les Whitney at 7:07 p.m.

Present: Chairman Les Whitney; Commissioner(s) Michelle Craw, Patricia Stewart, Luke Ambrose, , Lisa Thompson

Absent: Garland Walker, Chancey Carter, Nick Schofield

Visitors: Basilio Gaspar, Pedro Gaspar, Terry Wiseman

Consent Issues

MOTION: Commissioner Patricia Stewart made a motion to approve the minutes from December 14, 2022 Regular Meeting. Commissioner Michelle Craw seconded the motion, all were in favor. The motion passed unanimously.

New Business

Basilio Gaspar@ 80 West 600 North-Improvements

- Mr. Basilio explained to the commission that the original agreement he signed was to allow him one year to complete the improvements but at that time he hadn't started construction and he got behind on his project and the costs increased. At this time, he would like to ask for an extension on some of the improvements. Currently, they just need their final inspection and they can open for business.
- Pedro Gaspar explained that during the construction phase, they ran into problems with the sidewalk, curb and gutter and other materials that were delayed.
- Les complimented Mr. Gaspar on the progress and improvements that he has made to this point and agrees that an extension should be given.
- Lisa explained that in the agreement, the commission had put that extensions could be granted upon request.
- Luke asked if they would prioritize the improvements.
- Mr. Basilio prioritized them as follows:
 - Install asphalt along 600 North
 - Driveway
 - Asphalt around the building.
- Mr. Basilio asked about the sidewalk, curb, and gutter along the highway due to drainage. Lisa commented that the city foreman was going to talk with the engineer so before Mr. Basilio gets ready to do that part, he needs to contact the office.

MOTION: Commissioner Luke Ambrose made a motion to grant a (1) year extension beginning on the date he opens for business to install concrete/asphalt driveway in front of the shop, install a fence along the property line abutting Horn Silver Subdivision, extend asphalt along 600 North, install asphalt/concrete at the entrance of parking lot, finish parking on East and West side of the building, install sidewalk, curb, and gutter along the highway. recommend the changes to this ordinance to the city council. Commissioner Patricia Stewart seconded the motion, all were in favor. The motion passed unanimously.

Lisa reported that she will type up these changes and send them out to the commission for review. After review, she will get all signatures.

OLD BUSINESS

- Tiny Homes-Tabled

COMMISSION REPORTS AND COMMENTS

- Les Whitney- None
- Nick Schofield- Absent
- Garland Walker-Absent
- Chancey Carter-Absent
- Michelle Crow- None
- Patricia Stewart-None
- Luke Ambrose-None
- Lisa Thompson-None

ADJOURNMENT

As there was no further business, the meeting was adjourned at 7:26pm

APPROVED by **PLANNING & ZONING** this _____day of August, 2023.

LISA THOMPSON, Planning Administrator

**MINUTES OF MILFORD CITY
PLANNING AND ZONING COMMISSION WORK MEETING
26 South 100 West, MILFORD, UTAH
WEDNESDAY, JULY 12, 2023 7:00 PM**

The Milford City Planning and Zoning Commission work meeting was called to order by Chairman Les Whitney at 7:00 p.m.

Present: Chairman Les Whitney; Commissioner(s) Michelle Crow, Chancey Carter, Lisa Thompson

Absent: Garland Walker, Patricia Stewart, Nick Schofield, Luke Ambrose

Discussion on Recreational Vehicle Parks Ordinance

- Lisa explained that our current code (13.28) clumps everything together. It includes camp trailers and single-wide trailer parks. Over the last couple of years, we have had a few people interested in developing a recreational vehicle park but with all the regulations that are included in our current code it is not doable.
- Lisa asked the commission if the planning and zoning would like to break up the code and have a code for a “recreational coach park” code that would be separate from a single wide trailer park code? Lisa is just trying to determine if the planning and zoning commission would like to have a code for a recreational coach park like a KOA or if they would just like to keep everything in one code.
- Les asked if the current code is recreational coach parks and long-term trailers? Lisa answered yes. Les asked if Lisa was asking if we would like to single out recreational coach and put a ordinance in place strictly for them. Lisa answered yes.
- Lisa asked what everyone's thoughts are. Michelle answered she thinks it would be a good idea. Chancey agreed. Les answered he would like to see a recreational coach ordinance simply because long term mobile home trailer parks are going away because the trailers in them are not safe.
- Chancey commented that she thinks it would be another revenue source as well due to all the businesses that come through for construction jobs and the workers are staying in Beaver with their travel trailers. Having one in Milford would keep the money in Milford.
- Lisa explained that this will be a process. She also commented that with the last two baseball tournaments that have taken place there were trailers parked everywhere around the rec complex. She also commented that the office is always receiving phone calls of people inquiring about a trailer park because they are coming through town and just need a place to stop for a night or two. We always tell them about Bryan Sherwood’s and Lions Club Park.
- Chancey and Michelle both agree they think this is a good idea.
- Lisa asked moving forward with this what zone do they believe they should be permitted in. She explained our current code only allows them in the RM District. Chancey asked if this is a residential zone. Lisa answered yes. Lisa explained the MR district is also a residential district but allows for multiple family uses.

- Michelle commented that she feels the MR District would be a better place for them. Chancey agreed any place to keep them out of the houses would be good. Lisa
- Lisa commented that she has been researching other codes and every one of them have all stated that the trailer parks shall be within close proximity of a traffic highway. Les asked what is the difference in a traffic highway. Lisa answered a state highway. Lisa explained it's not something you have to put in but she found it unique that they all stated that. She also commented that they state they have to be located near shopping facilities as well. She commented that this is probably so they are spending their money in your town. Chancey also mentioned it helps so they aren't pulling their trailers through neighborhoods.
- Lisa explained that she also feels that commercial districts are also a good place for them. (She showed the commission the different zones on the map.) You have Highway Commercial and Highway Commercial. As it stands right now there really isn't a place in main street commercial other than directly north of the existing bus parking lot. Looking at the map Lisa also pointed out that the MR-30 District would only allow them in the area where the Lion Club trailer park is already located.
- Les asked where the current elementary school is? Michelle asked if allowing them out by the golf course would be appropriate. Les asked how much land the city-owned out there. Lisa isn't exactly sure how much property the city owns in that area. She showed them on the map that the school district owns all the property behind the church and around the current elementary school.
- Lisa explained that developing west of the elementary school would require so much development because there isn't any infrastructure out there.
- Les commented that placing it in the MR30 district makes sense to him because of the location and it wouldn't be close to the schools. He just feels it would be dangerous to have a trailer park by the school.
- Chancy and Michelle both agreed that the MR30 and commercial districts would be the best place for this use.
- Lisa explained that for years her husband has been trying to purchase the property that is directly to the south of his shop. Because the property is so odd-shaped and couldn't be useful for much he has always said to put 3 RV spots on this property would be good. Chancey commented that would be about the only thing you could use that property for.
- Lisa explained that back in 2021 she had an individual come to her and ask about an RV Park where the current Lions Club one is located. Once she handed them all the regulations and requirements, she never heard from them again. Then she had another individual hit her up recently and that's why she is bringing this to planning and zoning. There seems to be an interest and she wanted to bring it to planning and zoning.
- Chancey asked if we pick the zones we would essentially write another standard to add to our code and then we would declare in that code what we would require. Les added we would actually rewrite a whole new ordinance. Lisa explained that we will be amending our current ordinance and then we will add another one.
- Lisa passed out a list of regulations that she has been typing up as they think of things. She asked the commission what they would like to see in it.
- Les asked who owned the property by the baseball complex. Lisa answered the city owns all of it. Les asked for clarification if the current lions club park was on city property. Lisa answered yes, it is.

- Chancy asked about the little strip of land that is north of the rec complex and west of the horn silver subdivision. Lisa answered that this particular piece of property has been purchased by the Beaver County Housing Authority.
- Les asked if someone was to purchase the piece of property where the existing lions club park is we don't how many spots they could put in because we don't have our code one. Lisa answered that is correct. Lisa answered that the only way a trailer park can be placed there is if the city is willing to sell part of their land.
- Lisa commented that another reason she feels that this is an ideal place is because there is already a rv sewer dump located up here.
- Les mentioned this would all have to be developed with curb gutter and etc. Chancey answered it would all have to be put in the ordinance.
- Lisa asked the commission if they felt that the regulations needed to include that it could not be developed on a piece of land no less than 1 acre. This would make it so someone has a decent size piece of property in order to develop a trailer park. Les asked if the property that the city owns is at least one acre. Lisa answered that is several acres.
- Lisa explained that if one of the individuals that have contacted us over the last couple of years is interested in moving forward there has to be an ordinance in place to allow it and the city would have to be willing to sell a piece of this property. She explained the city may sell a little piece of it off but she doesn't see them selling the whole piece.
- Les asked what happens if the city doesn't ever want to sell. She explained an individual would have to obtain property in one of the commercial districts in order to do it.
- Lisa also explained by making it at least one acre also eliminates most of the property MSC district.
- Chancey asked how this would impact the Sherwood RV Park. Lisa answered it wouldn't impact them because they are an existing RV Park that has been permitted.
- Lisa commented that other things that need to be discussed are sidewalk, curb and gutter requirements.
 - Chancey commented she is on the fence about it because she has seen some nice KOA's that don't have it.
 - Michelle commented that maybe we should only require it around the perimeter.
 - Les commented that he felt that the exterior should have it. The other trailer park in town was required to install it.
 - Chancey agreed she can get behind only doing the exterior perimeter.
 - Lisa commented she doesn't feel someone is going to come in and develop a trailer park that has interior streets.
- Lisa asked about the requirement of paving or just gravel:
 - Chancey commented her opinion is just gravel.
 - Lisa commented that the majority of trailer parks she visits are just gravel.
 - Les agreed that most of them he has visited as well are just gravel.
 - Everyone agreed by requiring this it would detour everyone away from it.
- Lisa asked about space area and width requirements:
 - Michelle asked if 20' is standard. Lisa commented that some other ordinances require 20' in-between spots.
- Lisa asked about setbacks:
 - Lisa mentioned maybe just going off the current setbacks for the zones.
 - Les agreed.

- Lisa asked about parking requirements and encouraged having room for at least one additional vehicle.
 - Michelle and Les agreed.
- Lisa asked about fencing around the perimeters of the park.
 - Chancey asked what other ordinances say. Lisa answered it is up to the planning commission to put in there what they see fit.
 - Lisa commented that we are early in the planning stage so she can put together some different stuff and bring back at the next meeting.
 - Chancey agreed that would be good so some thought can be put into it.
- Chancey would like to see lighting installed for security purposes.
- Lisa mentioned that in other codes she has noticed that most codes will let the developer start operating before the project is fully completed. It just allows them to do it in phases.
- Lisa asked if someone comes to us with a drawing and they have it designed with interior streets what do they want to do.
 - Michelle answered that the size and design will determine things.
 - Lisa asked if they want them paved or not.
 - Les commented that he has seen them both ways.
 - Chancey asked about dust control requirements.
 - Michelle feels like it can be done tastefully with gravel.
 - Chancey commented that if you require weed control-she doesn't want to deter it from happening. She worries if you put too many regulations on it it will make it not possible.
 - Chancey asked if we could require some landscaping.
 - Les mentioned having each trailer spot have an area of grass.
- Lisa commented that the last individual that asked about this she asked them to give her a visual plan that they are wanting to do. The only information she got was they were wanting to have a park with close to 20 spots that would have water, sewer, and power hookups. In the middle of it, they would like to put in a building that has showers/restrooms in it.
- Les asked if the new ordinance was to be in place in most cases where there is a building with showers and restrooms it is there to allow for tents. Will the new ordinance allow for tents? Lisa answered I don't know, is it??
 - Chancey followed with this is a good question.
 - Chancey asked if other parks have grass areas where tents are allowed. Les answered most of the time. At the reservoir, there is grass where people put up tents.
- Lisa commented that this needs to be looked at with all aspects.
- Lisa commented that her when she looks at things she is always thinking ahead. When you look at this area you have the baseball complex and horse arena. Looking at it she doesn't think it would be wise for the city to ever sell off the entire piece of land to the north of the horse arena. She personally feels there is probably a need for a 4th field at the rec complex eventually but you don't want to lose the horse arena. The horse arena could be moved to the north and keep the rest of the land for expansion of the city shed. Les commented that moving the horse arena has been talked about several times over the years. Lisa commented years ago you use to have horse stables on this land because there was a race track.

- Lisa also commented that if a fourth field was ever put in and the horse arena moved what not a better place for a nice RV Park than in this area. It is a good common area for everything that is going on in this location. Its not in the middle of town. Michelle commented not only that it is accessible to main street.
- Les asked if this was ever to happen, would a horse trailer with living quarters be allowed. Lisa commented why wouldn't you allow it and let whoever is developing this use determine whether they want to allow them.
- Lisa asked Les how the Lions Club Trailer Park got where it is. She asked at one time was there a trailer park that was where the current playground is against the fence? Les answered yes there was and it was taken out when the city put the park in. He said when the city decided to do the park, they allowed them to move to the north.
- Lisa said moving forward she will put all this information together and bring something back to the next meeting so the rest of the commission can discuss it.

Tiny Homes

- Les commented that he was just in a meeting that discussed tiny homes. He asked if anyone had seen the tiny homes that were just put in at Eagle Point. He commented that they are beautiful.
- Les commented that he didn't feel they would be bad to have around your home, but it would bring a lot of changing occupancy.
- Lisa commented that during the December meeting, there were split opinions with allowing clusters of them. Because the state code states we cannot require a dwelling to be larger than 1,000 square feet maybe it would be a good idea to put something in our code that has a minimum square foot. She doesn't feel that we should be able to govern how big or how small someone's home is. She said we could just keep it in our code that they have to follow our same zoning codes regarding frontages, setbacks, parking, sidewalk, curb and gutter. That will eliminate clusters of them however, if someone has a huge lot they could still potentially put a couple of them on there so long as they have the lots and the frontages. With that, if someone develops them, they are going to want to rent them out. I encourage the city to start putting together a STR ordinance so we have regulations to protect the city and neighbors.
- Les asked if we determined the difference between a tiny home and a mother-in-law unit. Lisa explained she believes Les is referring to an accessory dwelling unit which is allowed by state code but they have to be on the same property as the main dwelling.

ADJOURNMENT

As there was no further business, the meeting was adjourned at 8:03pm

APPROVED by PLANNING & ZONING this _____ day of August, 2023.

LISA THOMPSON, Planning Administrator

Conditional Use Permits

				Zoning	
Permit No.	Status	Date Approved	Property Description	District	Purpose of Condition Use
Cox, Aaron and Vincent	Active	8/9/2017	81 East 300 East	MSC	Auto Repair Shop
Griffiths, Derek and Angie	Active	10/13/2010	101 North 100 West	RM-6	In-Home Hair Salon
Hardy, Bonnie	Active	5/19/1982	419 N 100 E	RM6	Beauty Shop
Hardy, Chelsie	Active	2/9/2011	967 South Shauntie Street	RM6 Main Street Commercial (MSC)	In-Home Massage Therapy Development of Lots for an Automotive Servicing Business
Mayer, Michael	Active	10/10/2001	126 South Main Street		
McDermott, Jason	Active	10/18/1995	290 S 500 W	RM-15	Commercial Car Wash
Merseal, Brandon	Active	5/12/2010	45 West Center Street	MSC	Multi-Family Residential Dwelling
Rocky Mountain Power	Active	1/13/2010	351 West 1050 South	RM-6	Expansion of Existing Substation
Rose, Melissa & Chalys Manwill	Active	4/12/2017	473 South 500 West	RM-6	Dance Studio
Sherwood, Bryan	Active	9/6/1983	100 W 400 S	MSC	Trailer Court
Verizon Wireless	Active	2/9/2011	Approx 200 North 200 West (Behind MHS baseball field)	RM6	Unmanned Communication Facility
McDermott, Jerramie and Sara	Active	11/10/2021	680 West 300 South	RM6	Apartments

Conditional Use Permit
Permit No. 2021-01

Applicant: **Jeramie and Sara McDermott**

Property Address: **680 West 300 South**

Zoning District: **Residential Medium (RM6)**

Purpose of Conditional Use: **Housing Rooms/Apartments**

Permit Conditions

1. Traffic Ingress and egress will not adversely affect the general traffic patterns of the area.
2. Development will not create any pedestrian traffic hazards nor cause any blind approaches to sidewalks, alleys or streets.
3. Parking facilities and location will not adversely affect internal circulation or access to public streets. Parking area will be paved and lined so as to aid in proper circulation.
4. All access roads into and through the property must be paved.
5. Two parking spaces for each unit plus one guest space shall be provided.
6. Landscaping shall be installed with a mixture of grass, trees, bushes, flowers and decorative rock to ensure the compatibility of a residential zone.
7. All outside storage shall be fenced for privacy.
8. Keeping of Animals in accordance with section 13.30 shall be followed. Note that the number of animals is for the entire parcel.
9. Site shall be kept clean, free of debris, junk, abandoned vehicles and constantly well maintained.
10. Lighting shall be placed outside each apartment entrance/exit.

Conditional Use Permit

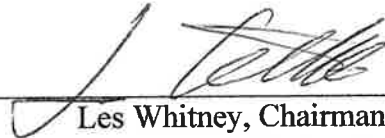
Permit # 2021-01

Page 2

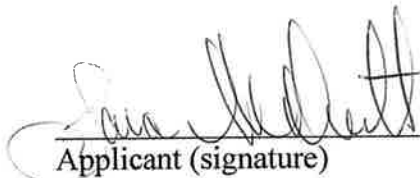
This conditional use permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one hundred and eighty (180) days, or is not complete within one (1) year from the date of issuance of this permit.

This permit will be reviewed on an annual basis. Conditions that are in violation will be addressed at that time. If violations are not corrected within 30 days of notice, this conditional use permit shall be revoked and terminated.

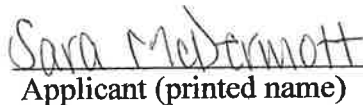
Approved this 10 day of November, 2021.



Les Whitney, Chairman
Milford City Planning & Zoning Commission


Applicant (signature)

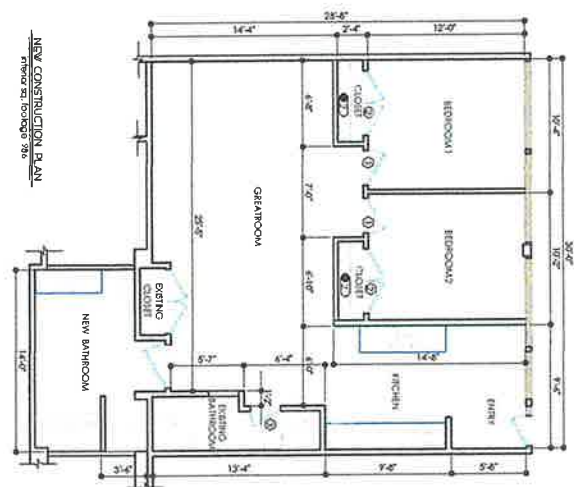
Applicant (signature)


Applicant (printed name)

Applicant (printed name)

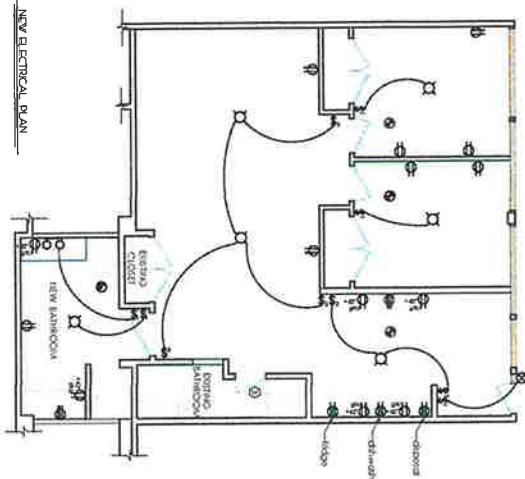
Attest:


Monica D. Seifers
Milford City Recorder



DEMOLITION PLAN

NEW CONSTRUCTION PLAN
INTERIOR ST. 1001000 286



NEW ELECTRICAL PLAN

ELECTRICAL LEGEND	
	110 volt single phase
	110 volt 3 phase mounted on rod
	240 volt 2 LT
	100 volt 3 phase 3 phase
	220 volt 2 phase
	100 volt 3 phase
	3 phase 3 phase
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GENERAL EXERCISED NOTES

- 1.1 Header height - inverter - 6'-0" o.a.l.
- 2.2 Provides shives and/or as per owner
- 3.3 Contractor to be into existing stair lines
- 4.4 Contractor to tie into existing water system
- 5.5 Contractor to be into existing HVAC system
- 6.6 Contractor to be into existing electrical
- 7.7 existing walls
- 8.8 new formed walls

BOOK SHEET		
TRADING	DATE	TYPE
①	2012.1.1	initial
②	2012.1.1	initial
③	2012.1.1	initial
④	2012.1.1	initial

A1 FLOOR PLANS

scab: $1/4^{\circ} = 1' : 0''$

SHEET A1	REVISIONS DATE	ENCLOSURE OF RECORD		Project Name: Project Location: Project Number:	SHEET DESCRIPTION FLOOR PLANS scale 1/4" = 1" PROJECT # 021.09 DRAWN BY: LFM DATE: October 7, 2021	NEW RESIDENT FOR Jernine & Sofia McDermott UNUSUAL: Mac's Old School ADDRESS: 100 N. 1st St. Williamsport, PA 17701 Owner: Jernine & Sofia McDermott Old Elementary School LOT NO. 1	 801.297.2355 800.506-1040 (toll free) or 866.651.1040 www.agendadesignandbuild.com
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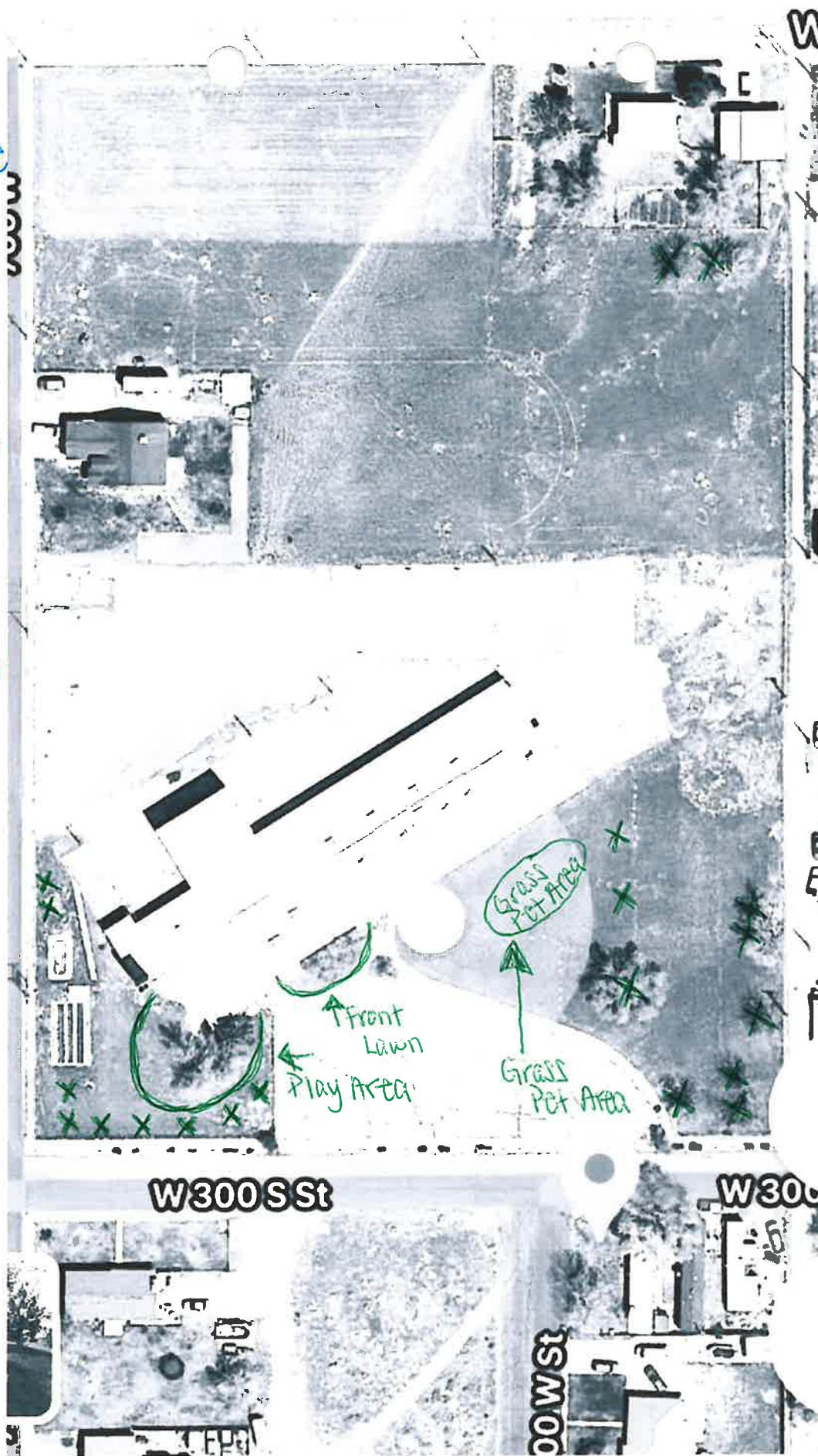


Phase #3 is remainder unused property for now

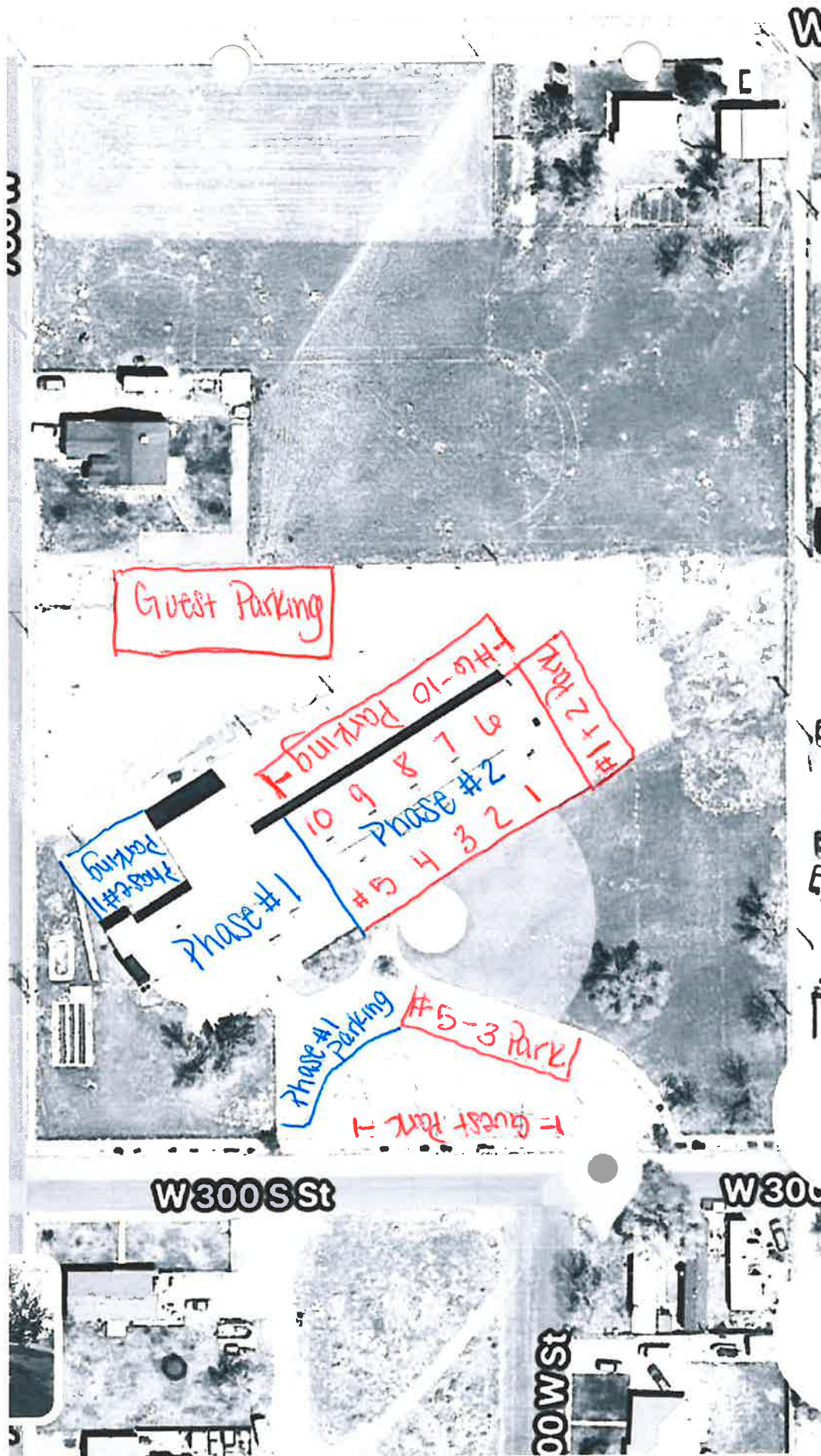
X = Trees

All landscape
other than
trees and
Grass Areas
will be
Desert Land-
Scaping

Trees will
be Fruit and
Shade Trees

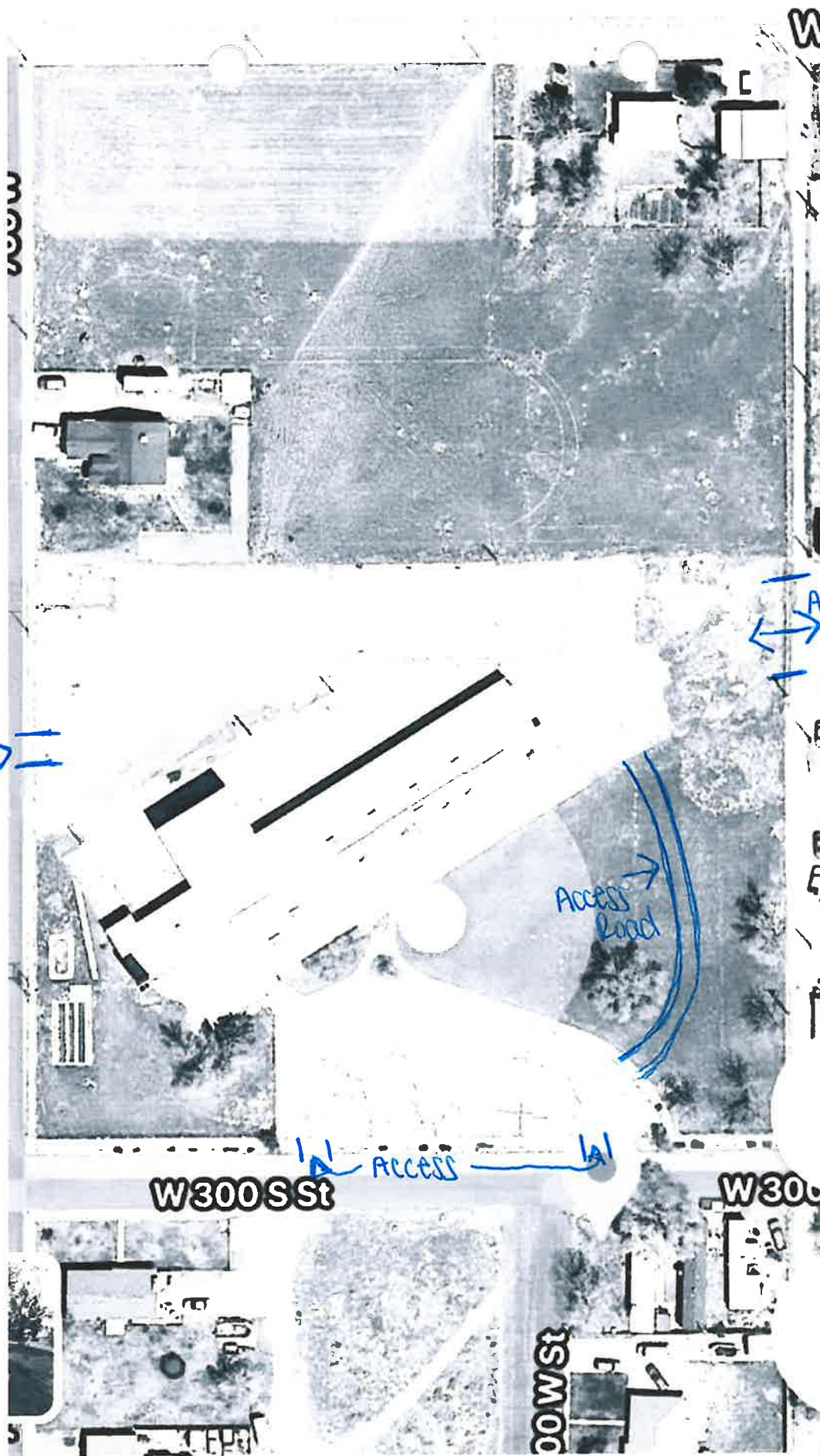


Phase #1 + 2 Landscape



A
N

Phase #2 Parking



Phase #2 Access to parking areas

Chapter 13.28

Recreational Coaches, Recreational Vehicle and Recreational Coach Parks

13.28.010 Purpose:

1. The purpose of this chapter is to permit the development of facilities for recreational coaches in appropriate districts and to require that recreational coach accommodations will be of such character as to promote the objectives and purposes of this title, to protect the character of the districts contiguous to those in which recreational coach parks are located, and to protect other use values contiguous to or near recreational park uses.

13.28.020 Definitions:

1. Recreational Coach means a vehicle, such as a travel trailer, tent camper, camp car, or other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Vehicle Code, and designed for use and human habitation for a temporary and recreational nature.

13.28.030 Location and Use:

1. No recreational coach defined in this title shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational coach parks.
2. Recreational Coach Parks shall be permitted in the following districts:
 - a. Main Street Commercial
 - b. Highway Commercial
 - c. MR-30
3. Recreational Coach Parks shall be generally located:
 - a. In close proximity to a major traffic highway;
 - b. Near adequate shopping facilities

13.28.040 Development Requirements: A minimum of half the proposed spots must be completed and ready for occupancy before the first occupancy is permitted.

1. Street Standards: All streets located within the park shall conform to the following:
 - a. All roads shall be improved with gravel and kept weed free. Developer can choose if they want to install a hard surface road with concrete or asphalt.
 - b. Street widths must have a minimum of twelve feet (12') for one-way roadways and twenty feet (20') for two-way roadways.
2. Sidewalk, Curb, and Gutter: Sidewalk, curb and gutter shall be installed around the park's perimeter where it abuts city streets.

3. Lighting: Adequate lighting shall be provided to illuminate streets, and walkways for the safe movement of pedestrians and vehicles. All lighting within the park shall be downward lighting and limited to the park area.
4. Parking Requirements: Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not to be hard surfaced but should be a gravel type material and kept weed free.
5. Utility Requirements: All RV parks shall be served by water, sewer, and power. **At least 75% of RV spots shall have water, sewer, and power hookups. This is if you want to allow for tents?**
6. Fencing:
7. Setbacks:
 - a. Side Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet;
 - b. Front Setback: 20 feet minimum from public street;
 - c. Rear Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet.
8. Each space must be at least 20' wide.
9. Trash Receptacles: Each site shall have a garbage receptacle.
 - a. A dumpster shall be onsite that is screened or fenced off. MCC 7.08.

13.28.050 Application Procedures

1. An overall site plan for the development of a recreational coach park shall be submitted to the planning commission for review. The plan shall show the following:
 - a. The topography of the site;
 - b. The proposed street and trailer space layout;
 - c. Proposed number and design of parking spaces;
 - d. Generalized landscaping and utility plan, including the location of sewer, water, power, and fire hydrants.
 - e. Any other data the planning commission may require.
2. An application recommended for approval by the planning commission shall be submitted to the Milford City Council for final approval.

Notes:

Do we want to put a certain number of trailer spots that is required?

Specific square footage of land that is required?

Tents?

**CITY OF MILFORD
ORDINANCE 04-2023**

ANIMAL ORDINANCE AMENDMENTS

WHEREAS, the Milford City Planning Commission reviewed their ordinances and made amendments that eliminate an error and clarifies the specific number and types of animals allowed.

WHEREAS, the Milford City Planning Commission has made a positive recommendation for the code amendment below, and

WHEREAS, Council has determined that it is in the best interest of Milford City to approve the recommended code amendments.

NOW THEREFORE, be it ordained by the Council of the City of Milford, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “13.30.020 Regulations And Standards” of the Milford Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.30.020 Regulations And Standards

The following regulations and standards shall supplement development standards enumerated for herein. When conflicting, the standards imposing the more stringent requirement shall prevail. These supplemental development standards shall apply not only to new development or conversions subsequent to the adoption of this ordinance, but to existing development that may wish to expand or modify its operations.

1. All animals shall be classified in one of the following categories:
 - a. Class A (Small Animals): Animals kept as pets or for family food production, or recreational purposes; such as dogs, cats, rabbits, ~~fowl~~ and chickens, etc.
 - i. Exclusion: Roosters are not permitted in any zone. Dogs and/or cats are not permitted for family food production.
 - b. Class B (Large Animals): Animals kept as pets or for family food production or recreational purposes; such as horses, cows, goats, sheep, etc.
 - c. Class C (Dangerous Animals): Animals that are inherently or potentially dangerous may be kept or maintained-only by conditional use permit.
2. All animals must be kept and maintained in such a manner so as NOT to degrade the health, safety, noise, and odor or sanitation environment of persons dwelling on neighboring lots.
3. The animals permitted in any zone are limited in numbers so as to comply with the

conditions mandated in Section 13.30.020 (1-2) and to prevent a significant degradation in the appearance of the premise on which they are kept in comparison with neighboring premises:

- a. Class A animals may be kept in all zones.
 - b. Class B animals may only be permitted in Rural Residential districts.
 - c. Class C animals are prohibited from all zones except by conditional use permit.
4. The following numbers of animals described are presumed to meet the standards set forth in Section 13.30.020 (2) and (3). Any animal not listed below must be approved for your zone through Planning and Zoning. Conditional use permits may be required.
- a. Class A Small Animals: Any size lot.
 - i. Two (2) Dogs (limit can exceed the preceding number until dogs reach six (6) months of age)
 - ii. Two (2) Cats (limit can exceed the preceding number until cats reach six (6) months of age)
 - iii. Six (6) Chickens
 - iv. Six (6) Rabbits
 - b. Class B Large Animals: There shall be no more than one animal unit per acre.
 - i. 1 Equine = one animal unit
 - ii. 1 Bovine = one animal unit
 - iii. 5 Swine = one animal unit to be kept a minimum of 50 ft. from any property line (a property owner must own at least 5 acres to have 1 swine)
 - iv. 2 Sheep = one animal unit
 - v. 2 Goats = one animal unit
 - vi. 4 Dogs, cats or other small domesticated animals = one animal unit

(Ord. 1-2017, Amended, 01/18/2017; Ord. 01-2015, Amended, 06/17/2015)

SECTION 2: **AMENDMENT** “13.30.055 Kennel License” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.30.055 Kennel License

Kennel Licenses are available for a maximum of up to 4 dogs with a Conditional Use Permit and approval following an onsite inspection by Animal Control. One dog shall be allowed per 2,000 square feet of county-recorded lot.

In addition to any requirements of this Chapter, holders of Kennel License Permits must comply with requirements set by Chapter 8, Milford City Code.

A kennel license may be suspended or revoked, or a permit application rejected for falsification of facts in the permit application or for violation of any of the provisions of the Milford City Code or any other law or regulation governing the establishment such as but not limited to:

1. Kennels are not properly maintained.
2. Neglect of animals is reported or discovered upon inspection.
3. Two or more violations of this chapter.
4. Animals are found running at large.

SECTION 3: **AMENDMENT** “13.11.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.11.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. Accessory buildings customarily incidental to permitted agricultural uses;
2. Temporary uses incidental to construction work activities;
3. Agricultural related business;
4. Fruit/vegetable stand;
5. Places of worship;
6. Public or private schools or educational institutions;
7. Bed and Breakfast facilities;
8. Public or quasi-public utility or public service facilities;
9. Public parks or recreational facilities;
10. Private recreational facilities;
11. Day care centers; and
12. Other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.
13. One dog shall be allowed per 2,000 sq ft-up to a maximum of ~~4~~6 dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015)

SECTION 4: **AMENDMENT** “13.12.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.12.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. Places of worship;
2. Public or private schools or educational institutions;
3. Bed and Breakfast facilities;
4. Public or quasi-public utility or public service facilities;
5. Public parks or recreational facilities;
6. Private recreational facilities;
7. Day care centers;
8. The keeping of exotic animals; and
9. Small and large animal hospitals.
10. One dog shall be allowed per 2,000 sqft-up to a maximum of ~~46~~ dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015)

SECTION 5: **AMENDMENT** “13.13.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.13.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. Senior housing unit (granny flat), subject to the specific conditions i.e. Separate utility meters shall not be permitted.
2. Clubs, lodges or halls.
3. Any other uses deemed by the Planning and Zoning Commission to be in harmony with listed conditional uses and the purpose and intent of this district.
4. One dog shall be allowed per 2,000 sqft-up to a maximum of ~~46~~ dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015; Ord. Ordinance 7/2008 RM6S, Amended, 06/18/2008)

SECTION 6: **AMENDMENT** “13.14.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.14.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. Places of worship;
2. Bed and breakfast facilities;
3. Public or quasi-public utility or public service facilities;
4. Private recreational facilities;
5. Licensed day care centers;
6. Boarding houses or rooming houses;
7. Guest house or servant's quarters which may not be rented or sold;
8. Club, lodges or halls;
9. Licensed "community care facilities" including: Residential facility; adult day care; day treatment; social rehabilitation facility; community treatment facility;
10. Senior housing unit (granny flat), subject to the specific conditions i.e. Separate utility meters shall not be permitted.
11. Commercial parking lots when directly adjacent to the NC (Neighborhood Commercial) district and consistent with recommendations of an adopted specific plan; and
12. Any other uses deemed by the Planning and Zoning Commission to be in harmony with listed conditional uses and the purpose and intent of this district.
13. One dog shall be allowed per 2,000 sqft-up to a maximum of ~~4~~6 dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015; Ord. Ordinance 8-2008, Amended, 06/18/2008)

SECTION 7: **AMENDMENT** "13.15.030 Conditional Uses" of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.15.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. All uses subject to a conditional use permit in the RM district; and
2. Any other uses deemed by the Planning and Zoning Commission to be in harmony with listed conditional uses and the purpose and intent of this district.
3. One dog shall be allowed per 2,000 sqft-up to a maximum of ~~4~~6 dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015)

SECTION 8: **AMENDMENT** “13.17.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.17.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit;

1. Hospitals, convalescent hospitals, skilled nursing facilities, congregate care facilities;
2. Hotels or motels;
3. Mortuary;
4. Public or private schools or educational institutions;
5. Public utility structures;
6. Auto related uses including, but not limited to, repair garages, gasoline/service stations, drive through restaurants or markets or car washes;
7. New or used vehicle sales with appurtenant auto repair;
8. Multi-family residential developed to the MR standards;
9. Pawnbroker shops;
10. Thrift shops or secondhand dealerships;
11. Licensed "community care facilities" including: Residential facility; adult day care; day treatment; social rehabilitation facility; community treatment facility;
12. Churches
13. Amusement and recreation establishments including, but not limited to, theaters, billiard parlors, bowling alleys, or amusement arcades;
14. All uses subject to conditional use permit in the RM district; and
15. Any other uses deemed by the Planning and Zoning Commission to be in harmony with listed conditional uses and the purpose and intent of this district.
16. One dog shall be allowed per 2,000 sqft-up to a maximum of 46 dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015)

SECTION 9: **AMENDMENT** “13.18.030 Conditional Uses” of the Milford Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13.18.030 Conditional Uses

The following uses may be permitted subject to a conditional use permit:

1. Mortuary;
2. Public utility structures;
3. Used vehicle sales;
4. Multi-family residential developed to the MR standards;
5. Pawnbroker shops;
6. Thrift shops or secondhand dealerships.
7. Licensed "community care facilities" including: residential facility; adult day care; day treatment; social rehabilitation facility; community treatment facility;
8. Bailbonds;
9. Fortunetelling, per 13.25.010 through 13.25.080;
10. Swap meets, indoor, per 13.25.010 through 13.25.080;
11. All uses subject to a conditional use permit in the RM district; and
12. Any other uses deemed by the Planning and Zoning Commission to be in harmony with listed conditional uses and the purpose and intent of this district.
13. One dog shall be allowed per 2,000 sqft-up to a maximum of ~~4~~6 dogs per county recorded lot.

(Ord. 02-2015, Amended, 06/17/2015)

SECTION 10: **EFFECTIVE DATE** This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF MILFORD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Russell Smith	_____	_____	_____	_____
Les Whitney	_____	_____	_____	_____
Scott Symond	_____	_____	_____	_____
Ian Spaulding	_____	_____	_____	_____
Terry Wiseman	_____	_____	_____	_____

Presiding Officer

Attest

Nolan Davis, Mayor, City of Milford

Monica D. Seifers, City Recorder,
City of Milford