

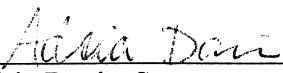
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **July 18, 2019** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Roll call
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda
4. Review and approval of minutes from June 20, 2019.
5. Agenda Items:
 - A. Zoning Clearance – Joe Cullumber, residence at 540 East Center St, Mond Aire lot 65.
 - B. Zoning Clearance – Brad and Hayley Bingham, residence at 51 N 500 E, Mond Aire lot 45.
 - C. Commercial Zoning
 - D. Other
6. City Council Report – review minutes from the June 27 and July 11, 2019 meetings.
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission Meeting.
9. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Adria Davis at (435) 213-0787 at least three working days prior to the meeting.

Notice was posted on July 15, 2019 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website (<http://www.utah.gov/pmn/index.html>) on July 15, 2019.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

June 20, 2019

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Larry Lewis, Lynette Dickey, Rachel Thompson, Darcy Ripplinger (Alt.) and Matt Anderson (Alt.).

Others Present:

Development Coordinator Harry Meadows, Chad Kendrick, Mayor David Hair, Joe Cullumber, Preston Ford, Cole Knighton, Chris Funk, Jeremy Wilcox and Gary Larsen. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:01 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of June 20, 2019 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Thompson seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Farmer absent.

4. Review and Approval of the Minutes from May 30, 2019

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Anderson (Alt.) to approve the minutes as outlined. Commissioner Dickey seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Farmer absent.

Commissioner Bonnie Farmer arrived at the meeting at this time.

5.A. Zoning Clearance – Immaculate Construction, residence at 483 N 100 E, The Shire, Lot 51.

No representatives were present. This homeowner was on the secondary list with Bear River that will be approved for a septic tank once Millville approves the application.

Commissioner Thompson moved to approve the zoning permit with the understanding that Bear River will issue a septic permit. Commissioner Ripplinger (Alt.) seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.

5.B. Zoning Clearance – CLK Construction, residence at 15 N 500 E, Mond-Aire, Lot 43.

Bridger Bullock is the homeowner. The septic permit was included but not signed. Owner will need to bring in a signed form when paying the associated fees. Commissioner Thompson made a motion to approve the zoning clearance. Commissioner Lewis seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.

5.C. Zoning Clearance – Chris & Chelsea Funk, residence at 223 N 100 W, Moore Minor, Lot 2.

Chris will be installing the sewer line through his neighbor's yard and his own to connect into the main sewer line already in place near the high school. He is working with the city engineers to determine the best way to connect in. Commissioner Lewis made a motion to approve the zoning clearance. Commissioner Farmer seconded. All voted in Favor.

5.D. Zoning Clearance – Preston Ford, residence at 55 N 470 E, Mond-Aire, Lot 54.

Preston is the home owner; however Gary Larson's name is on the septic permit so Gary is on the Zoning Clearance application with Preston Ford. Gary was on the secondary list with Bear River, same as previously mentioned above.

Commissioner Thompson made a motion to approve the zoning clearance, with the understanding that Bear River will issue a septic permit. Commissioner Dickey seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.

5.E. Zoning Clearance – Cole and Jill Knighton, residence at 371 N 100 E, Park Meadows, Lot 7.

Commissioner Thompson made a motion to approve the zoning clearance. Commissioner Farmer seconded. Commissioners Lewis, Greenhalgh, Dickey, Thompson, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.

5.F. Low Impact Development (LID) for Storm Water Retention Areas.

Chad Kendrick discussed some of the water retention options that the city could incorporate with the new commercial development that might be in the future. He gave benefits and examples of current drainage systems that are working well with low maintenance required. (i.e. Zollingers)

5.G. Consideration for a 30 minute training session, by Michael Hansen, regarding UCA 10-9A, the Land Use and Development Act (LUDMA).

Harry Meadows proposed a training session that he attended would be a good training for all of the commissioners. Everyone was in favor of receiving this information. Harry will try to schedule for Michael to come to a future P&Z meeting and present this training.

5.H. Commercial Zoning.

The commissioners went through the proposed changes presented in the draft copies and discussed each section individually. They will continue with this item again at the next meeting.

5.I. Other

Commissioner Dickey had a concern with the personal fires that citizens are enjoying in their own backyard fire pits that are then left smoldering all night. The smoke is a nuisance to the surrounding neighbors, and the fires should be put out when the family is finished with them. This will be included as an item in the next newsletter.

6. City Council Report – review minutes from the June 13, 2019 meeting.

There was a brief discussion about the next election and those running for office.

7. Agenda Items for Next Meeting

Commercial Zones

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting falls on the 4th of July holiday, so it will be skipped and the next meeting will be held Thursday, July 18, 2019.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:14 p.m.



00855

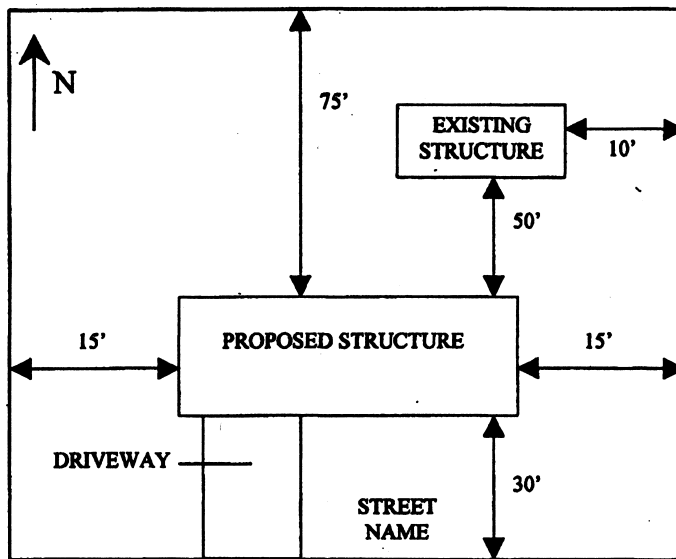
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

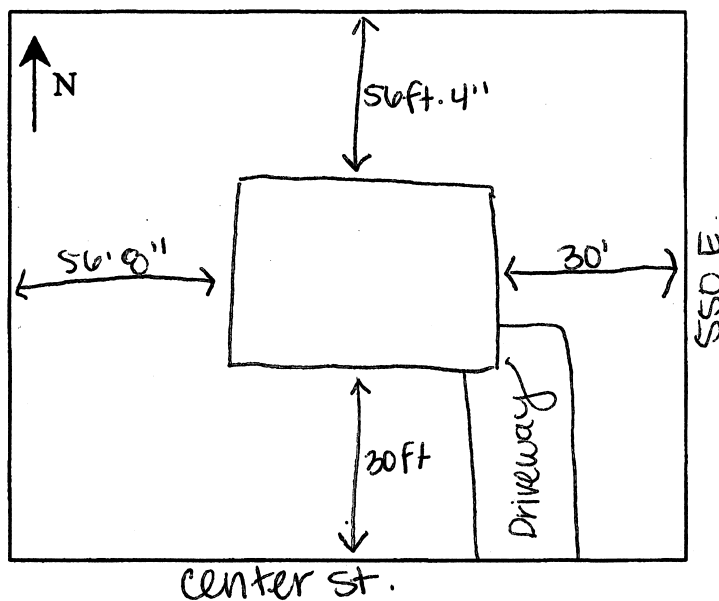
1. Joe Cullumber
APPLICANT'S NAME
2. 2406 S. 1275 W.
MAILING ADDRESS
3. Nibley Ut 84321
CITY STATE ZIP CODE
4. 435-881-3022
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family dwelling
TYPE OF STRUCTURE
7. 4795 8. R1
SQUARE FOOTAGE ZONE
9. Monde Aire Lot 65
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 034 - 0034
TAX IDENTIFICATION NUMBER
11. 540 E. Center Street
ADDRESS OF CONSTRUCTION
12. 22651 SF 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



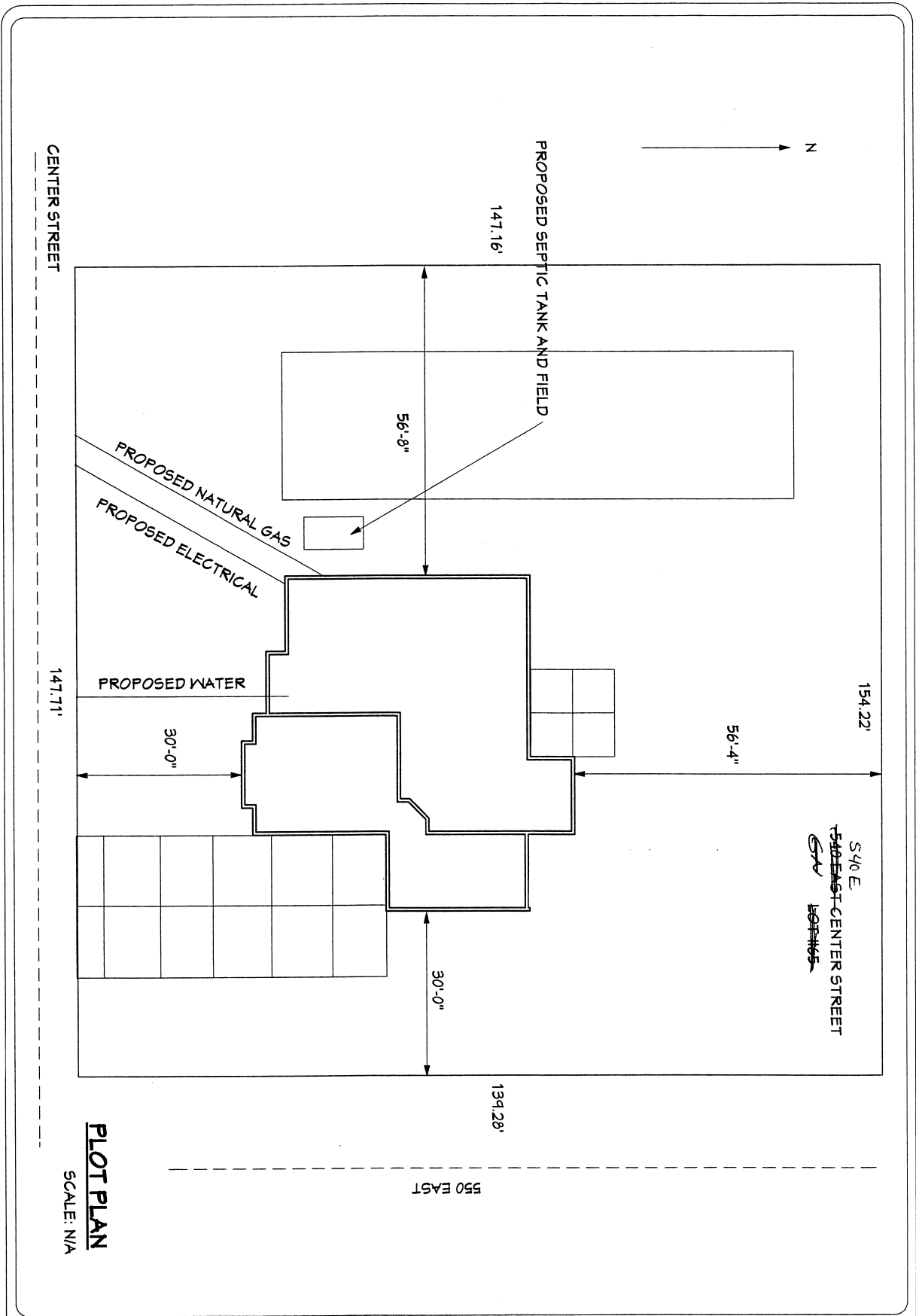
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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



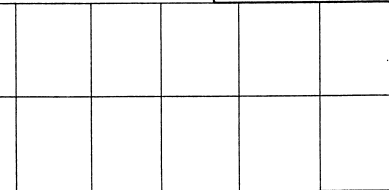
CENTER STREET

147.71'

LOT PLAN
SCALE: N/A

PROPOSED NATURAL GAS
PROPOSED ELECTRICAL
PROPOSED WATER

30'-0"



56'-8"

147.16'

PROPOSED SEPTIC TANK AND FIELD

56'-4"

S 40 E
~~540 E~~ CENTER STREET
ST LOT 107165

154.22'

139.28'

550 EAST

PAGE: **D.6**

BASEMENT SQ FT: 1793
MAIN FLOOR SQ FT: 1793
SECOND FLOOR SQ FT: 1100

DRAWINGS HAVE BEEN SPECIFICALLY PREPARED FOR:
JOE & JEN CULLEMBER
S 40 E ~~540 E~~ CENTER STREET, MILLVILLE

PLAN DESIGN
ZACH SPENST
435.230.0223

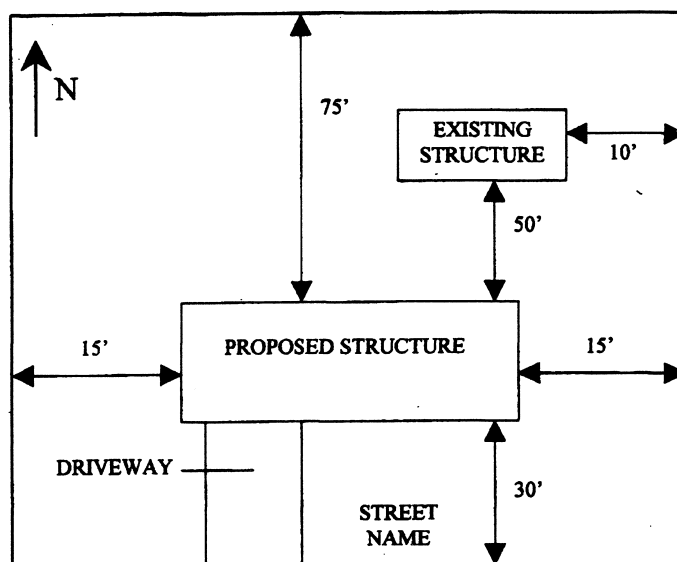
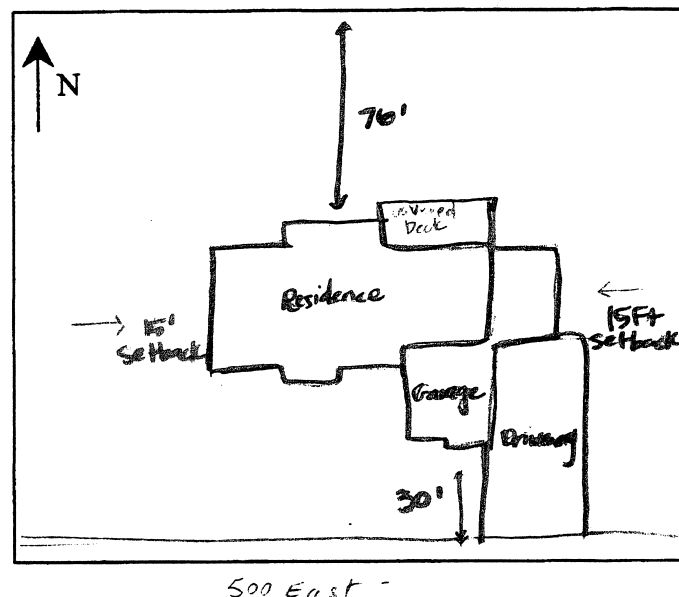


00849

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

APPLICATION INFORMATION

1. Brad's Hayley Bingham
APPLICANT'S NAME
2. 540 Foxridge Drive
MAILING ADDRESS
- Providence VT 04332
CITY STATE ZIP CODE
3. (435) 213-6842 4. (435) 279-6502
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 2992 8. _____
SQUARE FOOTAGE ZONE
9. Mond-Aire Heights #45
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0045
TAX IDENTIFICATION NUMBER
11. 51 North 500 East, Millville
ADDRESS OF CONSTRUCTION
12. 18716 sq ft. 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)**PLOT PLAN**

APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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

MILLVILLE CITY CODE

TITLE 17 – ZONING

CHAPTER 17.26 - COMMERCIAL ~~MANUFACTURING (CM)~~ General (CG)

17.26.010: PURPOSE

17.26.020: PERMITTED USES

17.26.030: CONDITIONAL USES

17.26.040: APPLICATION REQUIREMENTS

17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS

17.26.060: SPECIAL PROVISIONS

17.26.070: APPLICATION REVIEW FEE

17.26.010: PURPOSE

To provide commercial ~~manufacturing~~ General areas to serve the residents of the city and a larger geographic area. (Ord. 2012-4, 2012)

17.26.020: PERMITTED USES

Uses approved by the city council as being in harmony with the health, safety and welfare of the citizens. (Ord. 2012-4, 2012)

17.26.030: CONDITIONAL USES

The following may be permitted conditional uses after application and approval as specified in section 17.64.070 of this title:

Education services both public and private. (Ord. 2013-2, 2013)

17.26.040: APPLICATION REQUIREMENTS

All applications to the planning commission for development in the commercial **manufacturing general** zone shall be accompanied by the following technical information reports, all prepared by a licensed engineer or landscape architect, as the case may be, in sufficient detail to allow evaluation of health, safety, and general public welfare aspects of the development. The reports shall include:

A. Site Development Plans:

1. A grading or earthmoving plan showing existing and proposed contours of the property. The contour lines shall extend to at least one hundred feet (100') outside the property lines, or a sufficient distance to show on site and off site drainage channels. The contour interval shall be two feet (2').
2. Detailed site plans and elevation drawings showing the location of all existing and proposed streets, easements, and drainage channels.
3. Traffic flow study, if deemed necessary by the city engineer.
4. Detailed site plan showing the location and proposed connection points of utilities, including, but not limited to, water, natural gas, electricity, sewer and telecommunications.
5. A fire protection plan accompanied by letters of approval from the fire chief and the county fire marshal.
6. Detailed site plan showing the boundaries of any established FEMA or any other floodplain within the property and within six hundred feet (600') of the property lines.
7. When any area of the lot exceeds slope class 1 specifications, a hillside development permit shall be required with the application.

B. Drainage Control Plans: A drainage control plan and report based upon the following criteria:

1. Independent Drainage Systems: All drainage systems shall be independent from the sanitary sewer or septic system.

2. **Natural Drainage Channel:** No natural drainage channel shall be filled, obstructed, or diverted, nor shall the point of entrance and exit from the property be changed without the approval of the city engineer.
3. **Drainage Basin Upstream:** All of the drainage basin upstream of the development shall be considered in the analysis as fully developed and considered in the design of any stormwater drainage facilities.
4. **Effects On Downstream Property:** The effects on the downstream property owners relative to increased flood potential shall also be considered in the design, including acquisition of easements, construction or modification of improvements where needed.
5. **Existing Drainage Channels:** Developments shall use existing drainage channels or newly constructed control structures and retention facilities to control its stormwater runoff so that no net increase in storm runoff will occur on the downstream properties.
6. **Stormwater Adequately Conveyed:** The stormwater from a 50-year frequency storm with a duration equal to the time of concentration shall be adequately conveyed within the storm drainage channels, from the project to established drainage outlet channels without creating flood hazards to adjoining properties.
7. **Underground Pipe System:** When an underground pipe system is required, it shall be designed to carry a 10-year storm. The minimum storm drain size shall be twelve inches (12").
8. **Cross Gutter Drains:** Cross gutter drains on streets shall be avoided where possible. They shall not be allowed on major streets.
9. **Groundwater Sources On Property:** When springs or other groundwater sources are found on the property, development plans must be reviewed and approved by Bear River health department or appropriate government agency.
10. **Constructed Outside Floodplain:** All building shall be constructed outside the limits of any of the 100-year floodplain. Foundations within five hundred feet (500') of the floodplain boundary shall be a minimum of eighteen inches (18") above the 100-year flood stage, except on floodplains subject to FEMA regulations, in which case they shall be a minimum of two feet (2') above the 100-year flood stage.

11. **Stormwater Permits:** Discharge permits are required from most industries that discharge stormwater runoff to surface waters such as lakes or streams. Stormwater pollution prevention plans must be in place prior to application. All construction activities that disturb more than five (5) acres (clearing, grading and excavating) are required to obtain a UPDES construction stormwater permit (mainly for sediment and erosion control).
- C. **Geology Soils Report:** A geology soils report shall contain at least the following information:
1. A foundation investigation including bearing strength capacity, sheer strength, and shrink/swell potential of soils and conclusions and recommendations on the effects of soil conditions on foundation and structural stability.
 2. Location and yield of seeps and springs;
 3. A description of geological structural features, including any geological limitations;
 4. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, together with recommendations identifying the means proposed to minimize any hazard to life or property or adverse impact on the natural environment.
- D. **A Landscape Plan:** The plan shall be of adequate scale and detail to indicate general grading and plantings along irrigation and temporary erosion control. For areas to be used as surface retention basins for stormwater runoff, the plan shall identify the location and sizing of control facilities and address operation and maintenance of the control facility in conjunction with the landscape improvements.
- E. **Additional Information:** Other reports, plans, and information as may be deemed necessary by the planning commission, city council, or city engineer may be requested as a condition to the application procedure. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS

- A. **Yard Requirements:** The minimum yard requirements for all main and accessory buildings are as follows:
1. Front yard: Thirty feet (30');

2. Side yard:

- a. Thirty feet (30') if adjacent to a residential or agricultural zone or facing on a street,
- b. No minimum side setback required when abutting other commercial property;

3. Rear yard:

- a. Thirty feet (30') if adjacent to a residential or agricultural zone, or facing on a street,
- b. Twenty feet (20') if adjacent to other property commercial zoned as commercial.

- B. Building Height: The maximum height of a building or structure shall be ~~fifty feet (50')~~ thirty-five feet (35'). The planning commission may reduce the height allowed at locations where a reduction in height is necessary to minimize the impact on surrounding land uses.
- C. Lot Corners: Lot corners will be marked with five-eighths inch ($5/8$ ") rebar (#5 rebar) that is eighteen (18) to twenty-four inches (24") long, capped with the surveyor's red cap containing the surveyor's name or license number driven down to ground level. (Ord. 2014-3, 2014: Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.060: SPECIAL PROVISIONS

- A. Trash Prohibited Outside Containers: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts, or similar material shall be stored or allowed to remain on any lot in any commercial zone.
- B. Screening:
 - 1. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a fence, landscaping, or wall that is a minimum of six

feet (6') high or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of ten feet (10') from any ~~zone.~~ ~~agricultural use.~~

2. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units, shall be completely screened from surrounding properties by a fence, landscaping, or wall or shall be enclosed within a building.
3. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.
4. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties where possible.

C. Perimeter Wall:

1. All uses shall have a wall along all rear and side yards not fronting on a public street, which abut ~~a~~ ~~residential or~~ agricultural zoned property. These requirements may be waived by the city council upon a determination that the wall is not necessary to buffer the adjacent use. Such walls shall not be located in the required setback from a public street.
2. All perimeter walls shall be a minimum of six feet (6') high unless the planning commission approves or requires an increase or reduction.
3. The city council may allow appropriate access to trails, creeks or other open space amenities.

D. Landscaping: The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

E. Access and Parking: The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet (60') from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into ~~residential or~~ agricultural areas.

F. Hours Of Operation:

1. ~~Commercial uses may be open for business twenty-four (24) hours a day, seven (7) days a week, unless restricted by the city council.~~
1. Commercial uses may be open for business from eight o'clock (8:00) A.M. to six o'clock 6:00 P.M., hours may be adjusted based upon adjacent property and type of business. Unless restricted by the city council.
2. Commercial garbage and rubbish collection shall only occur between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M., if there is a residential zone or residential use within three hundred feet (300') of the collection point.

G. Coverage Restrictions: A building or group of buildings, with their accessory buildings, shall not cover more than fifty percent (50%) of the project area unless the city council approves a higher percentage.

H. Lighting:

1. The maximum height of luminaries shall be eighteen feet (18') unless the city council requires a lower height. The light shall be low intensity, dark sky, and shielded from uses on adjoining lots, and directed away from adjacent property in an agricultural zone or ~~an residential zone adjacent agricultural use.~~
2. All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of twenty five percent (25%) of the total luminaries used, unless the city council approves a higher percentage.

I. Nuisance Factors and Hazards: Operations shall be in compliance with the city's nuisance ordinances, state and federal laws for activities which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution, or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

Activities conducted on the premises shall comply with all local, state and federal laws and regulations and permits.

J. Pedestrian Walkways: Pedestrian walkways, a minimum of four feet (4') (5') wide, shall be provided to accommodate pedestrian movement between activity centers within the site.

Public easements for walkways, jogging paths and similar uses may be required.

- K. Consistency With Master Plan: Development shall be consistent with the comprehensive master plan for the city. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.070: APPLICATION REVIEW FEE

At the time the application for development in the commercial ~~manufacturing~~ general zone is filed, there shall be paid to the treasurer an application review fee for each application, as established by resolution of the city council. This fee is not refundable. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.12.040: ZONES ESTABLISHED

For the purpose of this title, the following zones are created and the land within the corporate limits of the city is divided into zoning districts. The boundaries for the zoning districts are shown on the official zoning map of the city. The classification of zoning districts is as follows:

A	Agricultural zone
R-1	Single- and two-family residential zone (minimum 14,000 square foot lot size)
R-2	Single- and two-family residential zone (minimum 21,000 square foot lot size)
R-3	Single- and two-family residential zone (minimum 87,000 square foot lot size)
~~CR~~	~~Commercial retail zone~~
~~CS~~	~~Commercial service zone~~
~~CM~~	~~Commercial manufacturing zone~~
~~CG~~	~~Commercial General~~
OS	Open space zone
TC	Commercial town center
HO	Hillside development overlay zone

(Ord. 2018-6, 2018: Ord. 2012-4, 2012: Ord. 2000-16 § 1: Ord. 99-02-18-01 § 2)

17.12.050: PURPOSE OF ZONING DISTRICTS

In addition to the general purposes of this title identified in chapter 17.04 of this title, the various zoning districts each serve a more specific individual purpose, as described below.

Residential 2014-2

SIGN TYPES ALLOWED

SIGN TYPE	CM	CS	CR	RES	Agricultural
A. Free Standing	Max. Height 35' Max. Size 200 sq. ft.	Max. Height 25' Max. Size 120 sq. ft.	Max. Height 15' Max. Size 48 sq. ft.	Not Allowed	Not Allowed
B. Low Profile/Monument	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Not Allowed	Not Allowed
C. Building Mounted	20% of the face of each individual unit.	20% of the face of each individual unit	17:44:080 48 sq. ft.	Not allowed on home. Allowed on accessory building. 10% of one face of the building up to 45 sq. ft.	Not allowed on home. Allowed on accessory building. 20% of one face of the building up to 45 sq. ft.
D. Projecting	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Not Allowed	Not Allowed
E. Hanging	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
F. Awning Signs	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	Not Allowed	Not Allowed
G. Externally Illuminated	17:44:080 A 4a.	17:44:080 A 4a.	Not Allowed	Not Allowed	Not Allowed
H. Internally Illuminated	Color lights and electronic signs allowed. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Not Allowed	Not Allowed
I. Manually Changeable	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

SIGN TYPE	CM	CS	CR	RES	AG
J. Special Purpose	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2
K. Temporary	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090
L. Window	Allowed	Allowed	Allowed	One window sign allowed. Up to 2 sq. ft. *****	One window sign allowed. Up to 2 sq. ft. *****
M. Electronic	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Not Allowed	Not Allowed
N. Billboard Signs	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed

FOOTNOTE #1: COMMERCIAL ZONES

NO SINGLE PROJECTING SIGN MAY EXCEED SIX (6) SQUARE FEET IN AREA OR MAY PROJECT MORE THAN THIRTY-SIX INCHES (36") FROM THE FACE OF THE BUILDING TO WHICH IT IS ATTACHED. PROJECTING SIGNS MUST HAVE AT LEAST EIGHT FEET (8') OF GROUND CLEARANCE, AND CANNOT BE HIGHER THAN THE BUILDING TO WHICH THEY ARE ATTACHED. THEY MAY NOT EXTEND BEYOND THE APPLICANT'S PROPERTY.

FOOTNOTE #2: COMMERCIAL, RESIDENTIAL, AGRICULTURAL ZONES

SIGNS AND BANNERS PROMOTING EVENTS SPONSORED BY CIVIC, CHARITABLE, EDUCATIONAL, OR OTHER NONPROFIT ORGANIZATIONS MAY BE ERECTED ON PRIVATE PROPERTY UP TO TWO (2) WEEKS IN ADVANCE OF THE EVENT BEING PROMOTED. THESE SIGNS SHALL BE REMOVED WITHIN FIVE (5) DAYS FOLLOWING THE CONCLUSION OF THE EVENT. SIGNS OR BANNERS LOCATED ON OR OVER PUBLIC PROPERTY EASEMENTS OR RIGHTS OF WAY ARE SUBJECT TO THE REQUIREMENTS OF THIS CODE AND REQUIRE APPROVAL BY THE MAYOR.

- A. The A (agricultural) zoning district is proposed to provide areas for agricultural and related uses, along with very low density residential uses. This designation shall be applied to land with appropriate topographical conditions where the intrusion of urban uses would be inappropriate or untimely, due to lack or need of urban services and facilities.
- B. The R (residential) zoning districts are created to provide for the diverse needs and desires of the people of the city. These districts shall also allow for other compatible uses which may complement the primarily residential functions of the districts, under certain conditions. Basic urban services and utilities would be available in these zones:
1. The R-1 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 14,000 square feet.
 2. The R-2 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 21,000 square feet.
 3. The R-3 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 87,000 square feet.

C. The CR (commercial retail) district is intended to provide areas abutting major arterial streets for a restricted range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage areas and serve a regional market.

Delete → D. The CS (commercial service) district is an alternative commercial location for the main purpose of light manufacturing, or wholesale/warehouse use and uses that support construction and manufacturing trades. Commercial service may abut residential areas.

E. The CM (commercial manufacturing) district is intended to provide major wholesale/warehousing and manufacturing. It may not abut residential zones.

C. F. The OS (open space) zone is intended to provide for open space land within the city and to provide for the accommodation of natural features or hazards.

⓪ G. The TC (commercial town center) district is intended to provide a "downtown" feel and provide residents a place to shop, eat and do business.

the CG (commercial general) zone, to provide various commercial uses deemed appropriate to the area in which it is located. appropriate

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
June 27, 2019

PRESENT: David Hair, Daniel Grange, Michael Callahan, Cindy Cummings, Mark Williams, Tara Hobbs, Harry Meadows, Corey Twedt, Jennifer Cullumber, Ezra Eames, Todd Higbee

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for June 27, 2019 at 6:30 p.m. The roll call indicated Mayor Hair and Councilmembers Michael Callahan, Mark Williams and Daniel Grange were in attendance with Councilmember Cindy Cummings to arrive later and Councilmember Clay Wilker excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Williams welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a prayer.

Councilmember Cummings arrived at this time.

Approval of agenda and time allocations

The agenda for the City Council Meeting of June 27, 2019 was reviewed. **Councilmember Grange moved to approve the agenda for June 27, 2019.** Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting for June 13, 2019. **Councilmember Williams moved to approve the minutes for June 13, 2019.** Councilmember Cummings seconded. Mayor Hair pointed out two typos that were corrected during the meeting. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused.

Public Comment Period

Mayor Hair opened the floor for public comments. No one signed up for the public comment portion of the meeting.

Report on P & Z Meeting held June 20, 2019

Development Coordinator Harry Meadows reviewed with the Council the Planning Commission's draft minutes for the meeting held June 20, 2019. Mayor Hair briefly discussed the concern raised by Commissioner Dickey of fires in backyard fire pits that are not extinguished properly at night. The Council asked that this be addressed in the July newsletter. (A copy of the draft minutes is included as Attachment "B".)

Mond-Aire Phase 4 Water Shares

Ezra Eames said that when Mond-Aire Phase 1 began, the 40-acre piece of property did not have any water shares that went with it. Councilmember Grange said that he thought that that land did have water shares. Ezra said that Mondell may have had some personal shares, but that they were not associated with the land that is now the Mond-Aire Subdivision.

Ezra also said that on a separate note, he had personally sold Martha Balph some Garr Spring water shares with a written agreement that if she didn't use them, he could buy them back from her. Ezra said that he would try to get some of the water shares back from Martha for what he needed to provide to the City for Mond-Aire Phase 4, but that if he wasn't able to do so, he would need to pay the fee in lieu as permitted by City Code.

Because the water share transfer to the City is a requirement for finishing up the subdivision so that people can build, Recorder Twedt suggested that Ezra write a check to the City now which will be held until the results of the Balph shares are determined. Recorder Twedt said that he felt that this was enough to consider the subdivision completed. The Council agreed. (A copy of the City Code relating to subdivision water share requirements is included with the minutes as Attachment "C".)

Mond-Aire Phase 4 Lot 65 Building Permit

Jennifer Cullumber said that she is concerned with meeting the 90-day requirement for completing the building permit process with P&Z to be able to get their septic permit since P&Z would not be meeting on July 4th and the next meeting would be July 18th. The Council said that she had spoken about the tight time table in an earlier meeting and that they had agreed to work with the Cullumbers on the schedule as long as they were doing everything they could to stay within the required timeline. The Council said that completing the building permit requirements with Planning and Zoning on July 18th would be fine and that the Cullumbers would still be eligible for their allotted septic permit.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "D".)

Councilmember Callahan asked if there was an answer to the question he had raised about the need to modify the future annexation area to reduce unneeded infrastructure costs in the

upcoming water and sewer projects. Recorder Twedt said that he had asked the engineers and would report back when he had an answer.

Councilmember Grange said that the old drinking fountain near the ballparks in the South Park needed repair.

Councilmember Cummings said that she has concerns about all of the trailers, campers, vehicles and work equipment being parked in City right-of-way in front of homes throughout Millville. She said that she thinks this makes the City look junky and asked that a reminder be sent out in the July newsletter that this is not allowed. Enforcement was briefly discussed. In the past, this has been handled with a notice followed by a ticket if action isn't taken.

Councilmember Cummings said that she is also seeing a lot of weeds and shrubs that are overgrown into the sidewalks. She asked that a reminder of the related City Code be sent out for this as well.

Deputy Todd Higbee, Millville's new star deputy, was at the meeting and discussed the plan to monitor traffic on 100 North and 450 North throughout the next two weeks. When completed, the Sheriff's Department will provide a report to the City.

Councilmember Cummings asked about the concern of kids driving off-road vehicles in town that had been discussed at the last meeting. Recorder Twedt said that a notice had been prepared and would be in the July newsletter as had been discussed. Following that warning, the Sheriff's Department would be informed to begin issuing citations.

Treasurer Hobbs said that some people are not properly maintaining their yards or vacant lots that they own. The Council decided to minimize the notices in the newsletter in a single month and save this for a future newsletter.

Councilmember Williams briefly discussed the upcoming parade, Night Out Against Crime and City Celebration.

Recorder Twedt said that since Public Works Director Kendrick was not here today, Recorder Twedt wanted to make sure everyone recognized all of the great work he is doing. Instead of buying extra equipment or hiring expensive contractors, Director Kendrick has been working with other cities to borrow equipment and save the City money.

Recorder Twedt also mentioned that the two CIB planning grants that the City had applied for had been awarded to Millville City. \$31,900 for the Water Master Plan and \$48,645 for the Waste Water Planning. This was great news as it will help the City pay for the engineering work for these two big utility projects.

Development Coordinator Meadows said that there is an abandoned house on 189 South Main. The weeds are very tall and parts of the structure are about to collapse. Harry said that he thought he saw movement inside when he drove by and that he had later gone inside with deputies from the Sheriff's Department. Inside there was lots of garbage, some foam mattresses and a sleeping bag. Coordinator Meadows said that he was concerned that people may be living there sometimes. It was discussed that the owners should be contacted and told that they need to mow down the weeds in the yard and board up the home. They also must clean up the inside as it is a fire hazard. Mayor Hair asked that the owner be contacted first and then the attorney could be involved if needed. He also said that *No Trespassing* signs should be hung. Deputy Higbee said that the Sheriff's Department would keep an eye on the house when they are in Millville.

Mayor Hair said that he had gone up to the proposed new well site with an engineer from Salt Lake City that is also a Geologist who agreed that it seemed like it could be a good location to find water. A hydrology study is currently being done.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. The meeting adjourned at 7:15 p.m.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
July 11, 2019

PRESENT: David Hair, Daniel Grange, Michael Callahan, Mark Williams, Tara Hobbs, Harry Meadows, Chad Kendrick, Corey Twedt, Ryan Zollinger

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for July 11, 2019 at 6:30 p.m. The roll call indicated Mayor Hair and Councilmembers Michael Callahan, Mark Williams, Clay Wilker and Daniel Grange were in attendance with Councilmember Cindy Cummings excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Daniel Grange welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a prayer.

Approval of agenda and time allocations

The agenda for the City Council Meeting of July 11, 2019 was reviewed. **Councilmember Williams moved to approve the agenda for July 11, 2019.** Councilmember Callahan seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting for June 27, 2019. **Councilmember Williams moved to approve the minutes for June 27, 2019.** Councilmember Callahan seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused.

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

800 West Road Maintenance and COG Projects

Recorder Twedt said that he and Public Works Director Chad Kendrick attended a meeting with the County, Logan City and Nibley City. The County scheduled the meeting to discuss the 800 West Road and ownership for regular maintenance as well as some construction projects.

The first question today is if Millville is willing to pay for half of the regular yearly maintenance of the portion of the road that fronts Millville. The next question is the funded COG project for right-of-way. The County is asking that Millville pay approximately \$5,500 for this project which is the match for Millville's portion of the road.

Councilmember Callahan asked Public Works Director Kendrick if the budget could handle the additional annual maintenance costs that are being discussed. Director Kendrick said that they could fit in the annual treatment maintenance, but not a major road rebuild project.

The concern was raised that if the City pays the \$5,500 match that is being requested for the COG right-of-way project, later the expectation would be that Millville would pay the match for the expensive road repair project. The City does not have the money to pay for this size of project.

Mayor Hair said that Nibley City may be interested in the road but that they needed property abutting the road to be able to take ownership. Mayor Dustin said that there might be interest to annex a portion of the Zollinger property from Millville to Nibley.

Ryan Zollinger said that in the past his understanding was that Logan City was interested in controlling 800 West if they could get COG money to make improvements. Development Coordinator Meadows said that at the last County meeting that he attended, Nibley had agreed to take over maintenance of that road. Recorder Twedt said that this was not what was discussed at the meeting that he attended.

Ryan Zollinger said that Global Industries had already dedicated land along 800 West for future expansion of that road as part of the agreement with the County for the Zollingers to get access to their property from 800 West. He also said that they had annexed into Millville and not Nibley and that they were not really interested in being relocated.

Councilmember Grange said that he has a problem jumping into a project that doesn't have a huge benefit to Millville. If it was just \$5,500, that is one thing, but the big road repair project that will be coming up will be too expensive and should be paid for by the cities that are seeing a significant benefit.

It was discussed that since the Zollinger's had already donated the right-of-way property adjacent to their land, the required Millville acquisition should only be for the remaining 550 feet in front of JR Farm. This is the only Millville property for which right-of-way acquisition is still needed.

Councilmember Callahan motioned that Millville City will pay for their portion of the match on the current right-of-way COG project for the Millville property that has not already given up right-of-way. Namely, the 550 feet bordering the JR Farm property. Also, Millville is willing to pay for 50% of the basic road treatment and maintenance going forward. Millville is not willing to commit to pay a match on a

major reconstruction of that road in a future COG Project. Councilmember Wilker seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused. (The information is included with the minutes as Attachment "B".)

South Park Development Projects Cost Review

Recorder Twedt said that the sprinkler project for the South Park was on schedule to begin later this fall. Additionally, as the Council knows, the City has been awarded \$50,000 in RAPZ money for the pickleball courts at the South Park. The plan has been to pay for both the sprinkler project and the pickleball courts completely with RAPZ tax money and park impact fees.

There is still a question of whether or not the water pump for the sprinkler system will be needed as originally planned or if the pump will not be needed if a new well goes in at the current choice location. This question will obviously be answered as the engineering continues down the process of developing the new water source, but thus far it is looking promising that a well in that location will be a good option.

Director Kendrick and Recorder Twedt have been running through the numbers to try and understand when they should schedule the contractors. If Millville doesn't need the water pump, both projects can be funded with a surplus in Park Impact Fees of \$37,435 with the currently received revenue. If the well doesn't work out and the water pump is needed, both projects can be fully funded after impact fees are collected from one additional building permit.

Recorder Twedt also pointed out that they have a hearing scheduled to discuss the property tax rate on August 15th which will also finalize the budget. This would be a good time to make this modification to the budget as well so that the budget doesn't need to be updated later.

Councilmember Callahan motioned to proceed with both the sprinkler system and pickleball projects. Councilmember Grange seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused.

Consideration for Cancellation of City Council Meeting Scheduled for July 25, 2019

Mayor Hair reminded the Council that the 24th is a holiday and asked who would be available and if the Council wanted to have a meeting on July 25th. He also pointed out that with the Truth in Taxation hearing scheduled in August, there were three City Council meetings currently scheduled for that month. Councilmember Callahan said that if there were no major agenda items, he thought the July 25th meeting should be cancelled.

Councilmember Callahan motioned to cancel the City Council Meeting scheduled for July 25, 2019. Councilmember Williams seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "C".)

Councilmember Callahan pointed out that, as indicated in the email from Recorder Twedt earlier this week, the engineers had clarified that the future land use map did not need to change for the ongoing utility projects.

Councilmember Grange said that last year Misty Karasek had asked that the City do something about the road in front of her home on 300 North where it dead-ends above the high school. Councilmember Grange said that last year he had found some road slag to help with the issue, but that Misty said that it was a problem again and that the dust was the major issue. Public Works Director Kendrick said that they could spray it with a mag chloride treatment to help with the dust if the Council would like. They use this type of treatment on the 550 East Road and it seems to knock down the dust fairly well. Treasurer Hobbs asked that next time the 550 East Road is sprayed, the application go further south than they have in the past. Mayor Hair said that they could look into that. Director Kendrick said that he estimated a total cost of under \$1,000 if they spray both the 550 East Road and 300 North in front of the Karasek home. Councilmember Grange said that he would reach out to Misty to discuss this option.

Councilmember Williams asked if there was any feedback on the City Celebration. Mayor Hair thanked him for all of the hard work and said that he thought it was a success. Treasurer Hobbs said that she had heard from several of the older people in the community that they had enjoyed the concert. Councilmember Williams said that the turnout was very good and he thought that it went well. He expressed his gratitude for all of the people that had worked to make it a success. He also said that it should be noted that Lindsay Zollinger was not planning to take such a large role next year and that she has been a huge help for the past several years.

Councilmember Wilker asked Recorder Twedt to help him schedule a meeting with CRS to review the stormwater coming from the high school that is being dumped onto the neighboring private property farm land. Recorder Twedt asked Councilmember Wilker to provide some dates and times when he will be available so that he could schedule the meeting.

Development Coordinator Meadows said that he now has a list of all of the owners of Garr Springs water shares. He asked if the Council would like him to prepare a letter that could be sent to the owners to see if anyone has extra shares that they are interested in selling or leasing to Millville City since this water is very useful in the City water system. It was discussed that this should be done carefully so that it is very clear that the City has no

interest in taking water shares from the rightful owners. Councilmember Wilker asked that he be given the letter to review before it is sent to the water share owners.

Councilmember Callahan said that he had spoken with the neighbor to the abandoned house on Main Street. The neighbor said that he has seen a lot of kids going in and out of the home. Councilmember Callahan asked him to call the Sheriff's Department if he sees them again. Development Coordinator Meadows said that he has prepared and sent a letter to the home owner this week as requested by the Council at the last meeting.

Recorder Twedt said that he has received a request for the Top of Utah Marathon to come through Millville as they have done in the past. The date of the race is August 24, 2019. He asked the Council if they were okay with him providing a letter of approval. The Council said that this was fine as long as the City was listed as additionally insured on the insurance policy from the race organization.

Mayor Hair said that Logan City has reported that they will require a \$2,500 impact fee for each Millville home as an additional connection cost with the new sewer system if it goes to Logan City. This would add an additional estimated \$1.6 million to the cost of the sewer system for Millville City. As a result, Mayor Hair said that he has had some preliminary discussions with Mayor Dustin from Nibley about pursuing other options for the wastewater disposal and is planning to meet with the Division of Water Quality to get their input.

Councilmember Williams asked if anyone knew the status of the home that the Habitat for Humanity was building in Millville as nothing has been done for several months. Development Coordinator Meadows said that he has spoken with them and apparently there were some issues with some of the contractors. The Millville home was to be discussed at the Habitat for Humanity Board Meeting and then they will get back to Coordinator Meadows with an update.

Treasurer Hobbs asked that a yield sign be placed on the intersection of 550 East and 300 South for north-bound traffic. This was briefly discussed and the Council determined that it would be fine to add a sign at this location.

Adjournment

Councilmember Wilker moved to adjourn the meeting. Councilmember Williams seconded. Councilmembers Callahan, Grange, Wilker and Williams voted yes with Councilmember Cummings excused. The meeting adjourned at 7:20 p.m.