

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Aug 1, 2019

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Mayor David Hair, and Wade Powell. 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 Aug 1, 2019 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson excused.

4. Review and Approval of the Minutes from July 18, 2019

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

5.A. Zoning Clearance – Matthew Anderson, accessory building at 245 E 200 S, Millville.

Commissioner Matt Anderson declared that he has a personal interest in this item.

This will be an engineered pole barn.

Commissioner Lewis moved to approve the zoning permit. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Dickey, Lewis, and Ripplinger (Alt.) voted in Favor with Commissioner Thompson excused. Commissioner Anderson (Alt.) deferred from voting.

5.B. Zoning Clearance – Wade Powell, accessory building at 550 N 200 E, CopperLeaf, Lot 9.

This will be a detached garage. The rear wall and side wall closest to the side property line will be concrete walls. This should be sufficient for a firewall to meet the county's requirement; however they may still require a 3 foot setback from the side property line. Millville only requires the dripline be on their own property. The drawings show a 2 foot setback.

Commissioner Rachel Thompson arrived at the meeting at this time.

Commissioner Lewis made a motion to approve the zoning clearance pending approval from the county on the sideline setback. Commissioner Dickey seconded. All voted in Favor.

5.C. Commercial Zoning review and set a public hearing.

The commissioners reviewed the documents and were happy with the proposed changes that had been decided on. Commissioner Thompson made a motion to set a public hearing on the proposed changes regarding the commercial zones on Thursday, Aug 15, 2019 at 8:05 pm. The Ordinances that will have changes include 17.22, 17.24, 17.26, 17.12.040 and 17.12.050. Commissioner Lewis seconded. All voted in Favor.

5.D. Other

Commissioner Ripplinger (Alt.) wanted clarification on where the new well would be located that had been discussed in city council.

The proposed location is just southeast of our current water tank (near the Hanceys). It would be higher in elevation and allow the water to flow downhill to fill the nearby tank.

There were also some questions about the timeframe for the sewer.

Hopefully the digging will begin next year, with completion in an additional 1-2 years. It is still unknown at this point until we get more information back from the engineering companies.

All the Commissioners (minus Commissioner Thompson) were able to attend a training session on Land Use Development, held on site prior to today's planning commission meeting (7:15-8:00 pm). It was very beneficial to all involved.

6. Agenda Items for Next Meeting

Public Hearing for Commercial Zones Ordinance changes.

7. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Aug 15, 2019 at 8:00 pm.

8. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:35 p.m.

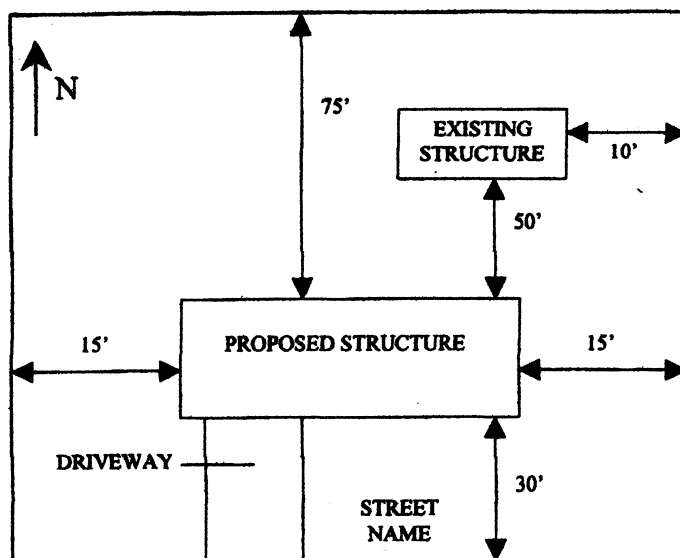


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

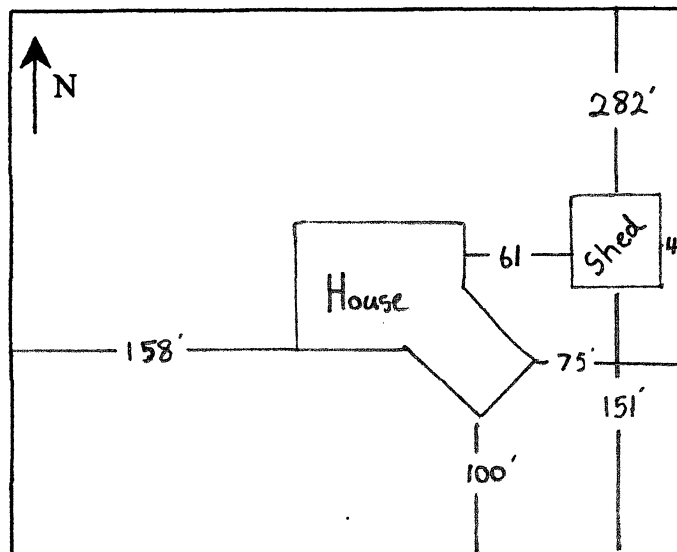
APPLICATION INFORMATION

1. Matthew Anderson
APPLICANT'S NAME
2. PO Box 174
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-994-4011 4. 435-753-565
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Shed
TYPE OF STRUCTURE
7. 1680 8. Rez R-1
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 030 - 0053
TAX IDENTIFICATION NUMBER
11. 245 E. 300 St.
ADDRESS OF CONSTRUCTION
12. 2.92 acres 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 *height 21'*



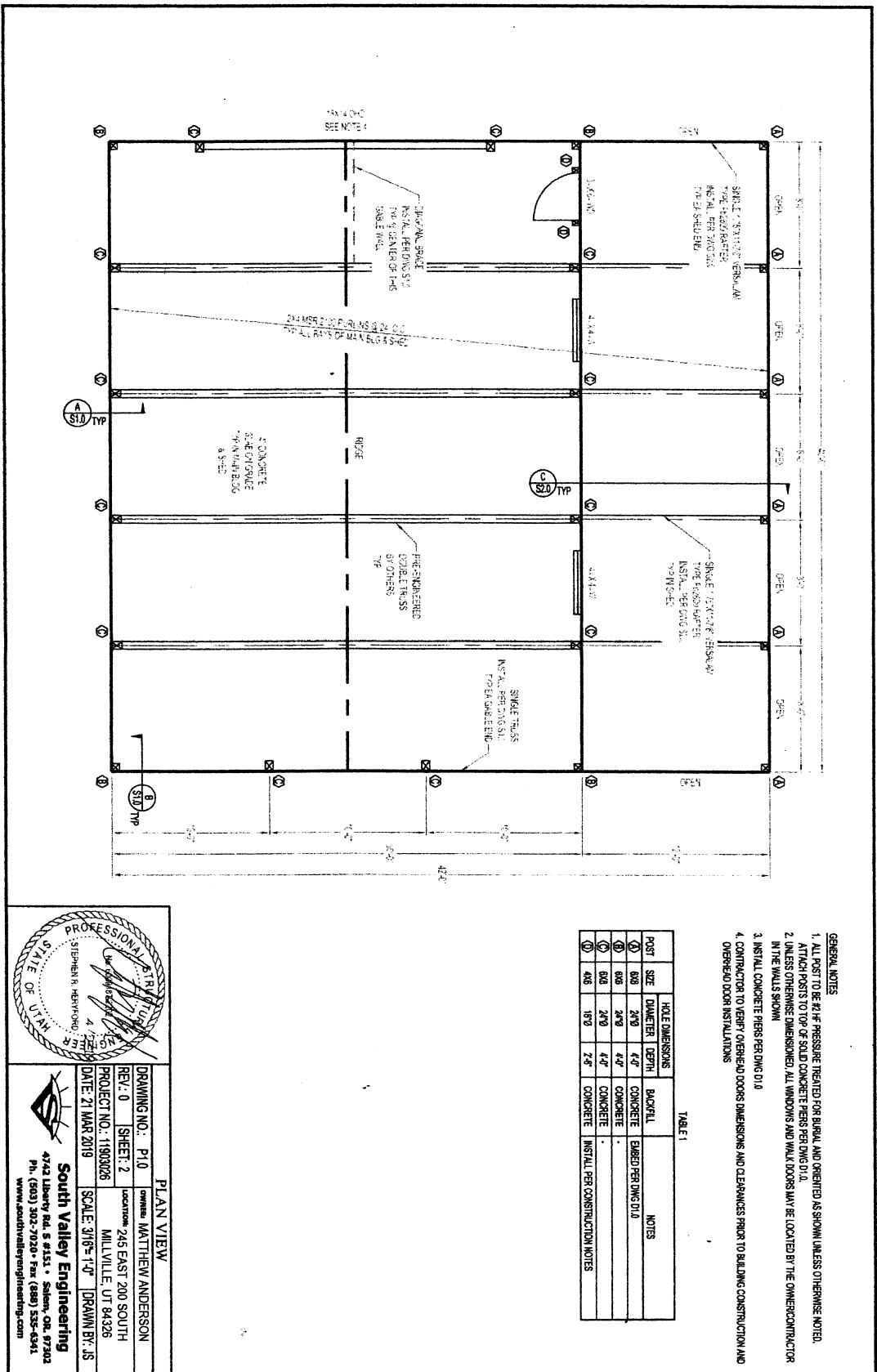
APPROVED - PLANNING AND ZONING

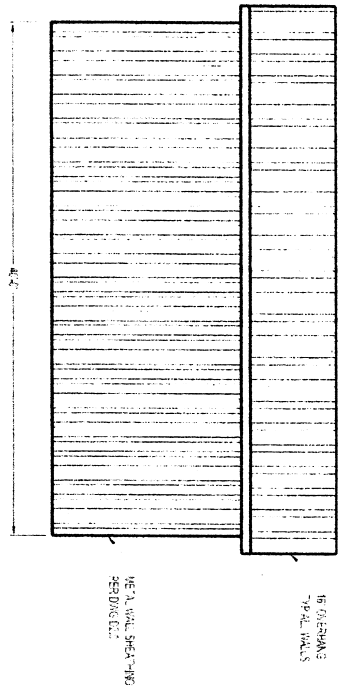
DATE

FEES PAID - TREASURER

DATE

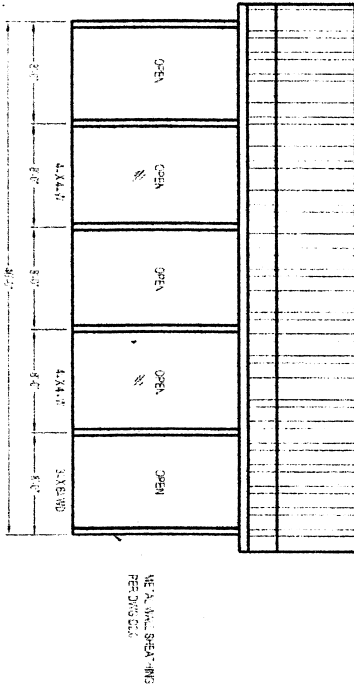
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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



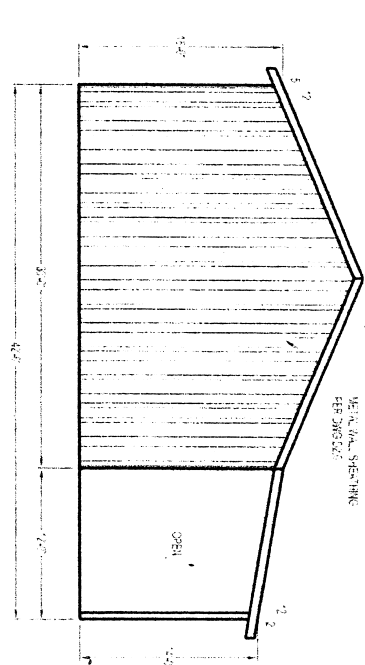


FRONT EAVE

WE'A. ROOF SEATING
PERDING DEE
TYPE MAN B. CO & SPEC



REAR EAVE

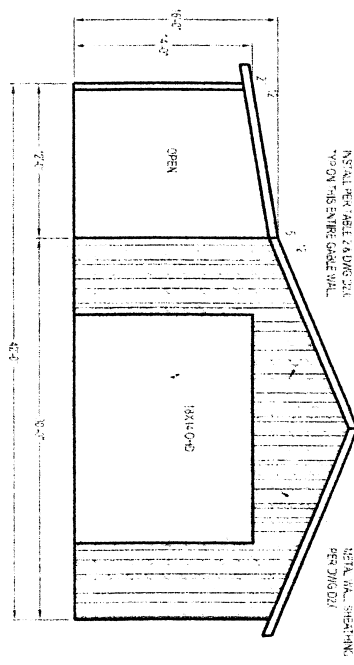


RIGHT GABLE

5" STEEL RAIL 50'x1"
INSTALL PER RAIL LADING DATA
TOP ON THE ENTIRE GORE WALL



5" STEEL RAIL 50'x1"
INSTALL PER RAIL LADING DATA
TOP ON THE ENTIRE GORE WALL

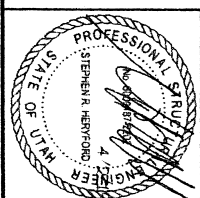


LEFT GABLE

SHEAR WALL		FASTENING		
		EDGES	FIELD	FASTENERS
TYPE		N/A	N/A	
METAL WITH SITCH SCREWS		N/A	N/A	#14 SCREWS

GENERAL NOTES

1. INSTALL SHEAR PANEL PER THE ALTERNATE SCREW SCHEDULE ON DWG D20





South Valley Engineering
 4342 Liberty Rd. S #153 • Salem, OR 97302
 Ph. (503) 303-7020 • Fax (503) 353-6341
www.southvalleyengineering.com

DRAWING NO.: E10 **OWNER:** MATTHEW ANDERSON

REV.: 0 **SHEET:** 3

PROJECT NO.: 11802066 **LOCATION:** 245 EAST 200 SOUTH
 MILLVILLE, UT 84326

DATE: 21 MAR 2019 **SCALE:** 1/8"=1'-0" **DRAWN BY:** JS



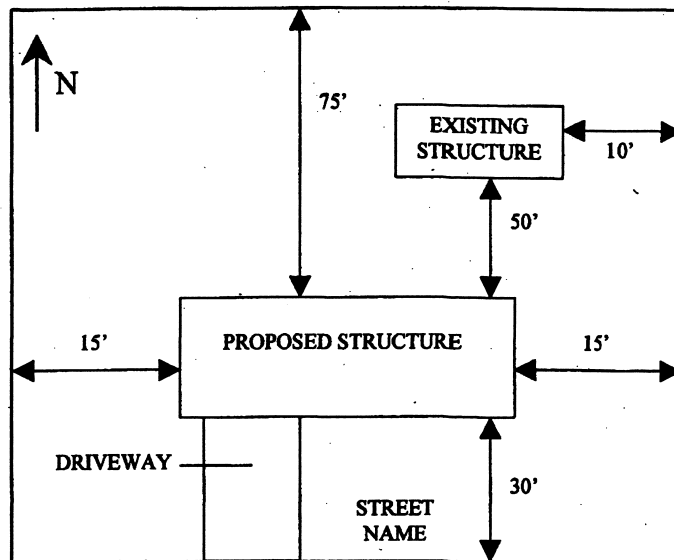
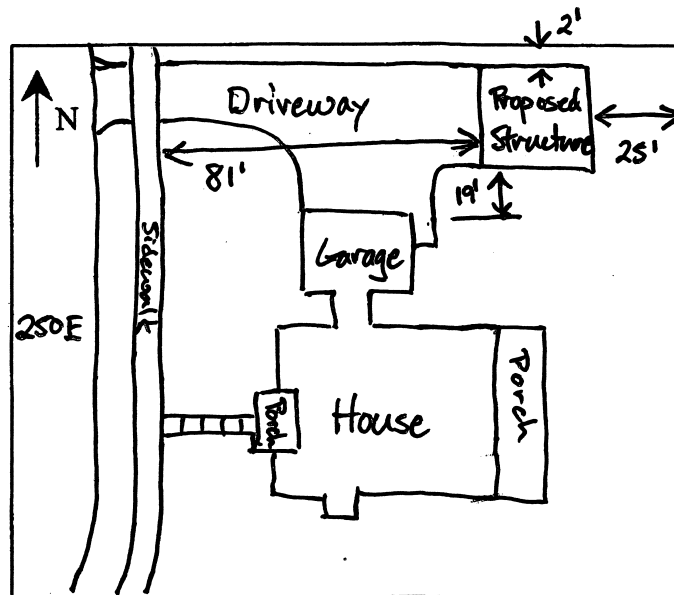
00821

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

APPLICATION INFORMATION

1. Wade Powell
APPLICANT'S NAME
2. PO Box 601
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
3. 435-890-0090 4. —
HOME TELEPHONE BUSINESS TELEPHONE
5. —
OWNER'S NAME (if different from applicant)
6. Accessory Building - R-1
TYPE OF STRUCTURE
7. 494 8. R-1
SQUARE FOOTAGE ZONE
9. The Views at Copper Leaf / Lot #9
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0009
TAX IDENTIFICATION NUMBER
11. 550 N 250 E, Millville, UT 84326
ADDRESS OF CONSTRUCTION
12. 20,460 ft² - 0.47 ac 13. N/A
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. Proposed Structure is a detached garage.
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)

**PLOT PLAN**height ~~23'~~ 23'

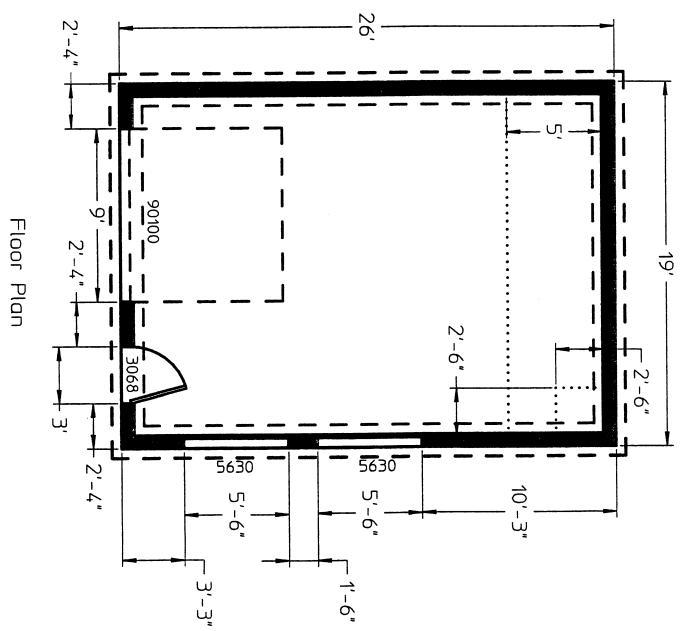
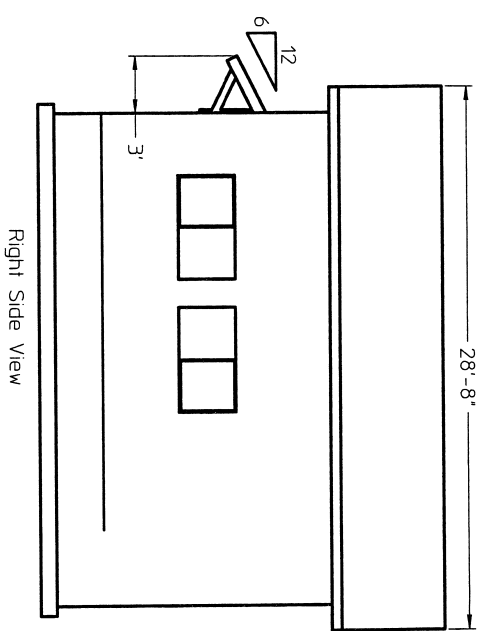
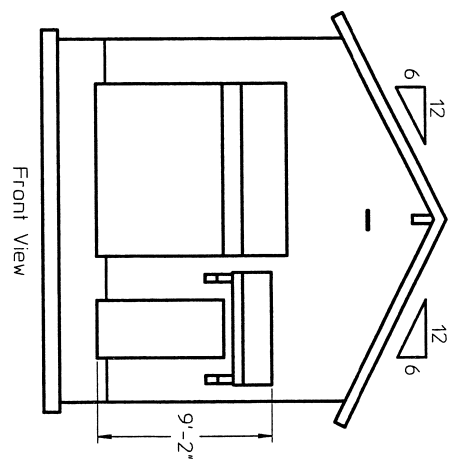
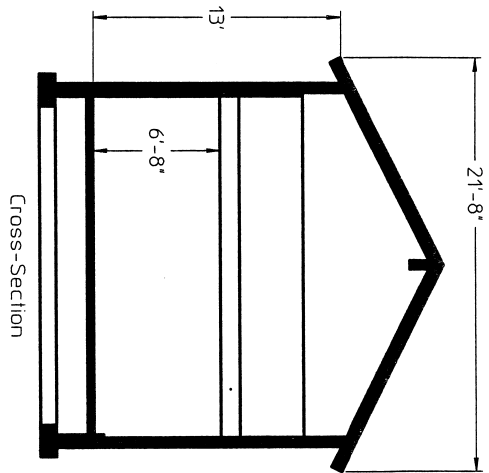
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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SCALE 1/4" = 1'

Wade & Liz Powell Residence
550 North 250 East - Millville, UT

B B		SCALE: 1/4" = 1'-0"							
USE RANGE		TOLERANCE		SURFACE		ARCHIVE		PAPER	

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 a ~~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.

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~~ G	Commercial ~~manufacturing~~ General zone
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.

- 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.~~
- ~~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. The CG (Commercial General) district is intended to provide various commercial uses deemed appropriate to the area in which it is located.

- ~~D.~~ ~~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.
- ~~E.~~ ~~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.
- ~~F.~~ ~~H.~~ The HO (hillside development overlay) zone is established to protect and preserve the hillside areas of the city. The goal is to minimize adverse effects of development within these areas. (Ord. 2018-6, 2018: 2012-4, 2012: Ord. 2000-16 § 1: Ord. 99-02-18-01 § 2)

17.12.060: APPLICATION OF DISTRICT REGULATIONS

- A. No building or part thereof or other structure shall be erected, altered, added to, or enlarged, nor shall any land, building, structure, or premises be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land, or premises are located.
- B. No building or structure or part thereof shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located, unless building height exception is expressly allowed.
- C. No building, structure, or part thereof shall be erected, nor shall any existing building be altered, enlarged, rebuilt, or moved into any district, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations hereinafter designated for the land use and the district in which such building or open space is located.
- D. No yard or other open space provided about any building for the purpose of complying with provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or open space for a building on any other building site. (Ord. 99-02-18-01 § 2)

17.12.070: OFFICIAL ZONING MAP

SIGN TYPES ALLOWED

SIGN TYPE	CMG (Manufacturing)	CSG (Services)	CRG (Retail)	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

ATTACHMENT "A"

SIGN TYPE	CMG (Manufacturing)	CSG (Services)	CRG (Retail)	RES	Agricultural
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.