

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Nov 21, 2019

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, and Mayor David Hair, Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 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 Nov 21, 2019 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Ripplinger (Alt.) seconded. Commissioners Greenhalgh, Dickey, Thompson, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioners Lewis absent.

4. Review and Approval of the Minutes from Nov 7, 2019

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

Commissioner Larry Lewis arrived at the meeting.

5.A. Commercial Definitions.

Chairman Greenhalgh led a discussion about the commercial zones being combined into one zone. The City Council has requested clarification on the permitted uses in the Commercial General zone.

After a lengthy discussion regarding what is already covered in the ordinance regarding setbacks, lighting, signage, hours of operation and what type of business could operate in this zone, it was still undecided as to how best to change the wordage.

The ordinance is designed to cover any questionable situation by defaulting to the strictest regulations, which would be those specified under commercial manufacturing.
Since every business could be covered under those regulations it was debated whether or not ANY definitions should even be listed at all.

They determined that the Permitted Uses section should be changed to list a brief statement that Manufacturing, Service and Retail businesses were allowed, but no commercial residential.

The discussion was deferred to the next meeting.

5.B. Ordinance 17.40.30 revisions.

This ordinance addresses the requirements that must be met for landscaping before the deposit can be refunded. Some parcels are extremely large and it has been determined that the area required to be landscaped should be clearly defined, as the entire lot doesn't need to be landscaped for the refund.

The proposed changes to the ordinance would only require landscaping the setback area immediately surrounding the home. Section A would change to:

A. Required yard areas for landscape, as measured from the perimeter of the foundation.

1. Interior lot: 15 feet out from the home on the side yard, 30 feet out in front and rear yards.
2. Corner lots: 15 feet out on interior side yard, 20 feet out on side yard adjacent to the street and 20 feet out on rear yard.

A public hearing for the ordinance change will be scheduled at a future meeting.

5.C. Other

Commissioner Lewis was concerned with the sidewalk issue on 200 south. He doesn't like the patchy pieces of sidewalk completed randomly around town. He feels that the city should find a way to do the entire sidewalk on a street at one time.

Different solutions were proposed including collecting a sidewalk impact fee to be used for all the sidewalk installations for the upcoming year, or only requiring sidewalk in major subdivisions.

It is understood that there are regulations and restrictions on holding funds in escrow, however a solution should be worked out to avoid the patchwork of unconnected sidewalk pieces.

6. City Council Report – review minutes from Nov 14, 2019 meeting.

No comments were made.

7. Agenda Items for Next Meeting

Nothing pending

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Dec 5, 2019 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:37 p.m.

17.40.030: R-1, R-2, R-3 RESIDENTIAL

~~A. Required yard areas except those portions devoted to
—driveways and/or parking shall be reasonably landscaped
—with plants, trees, grass or similar landscaping materials.~~

A. Required yard areas for landscape.

1. Interior lot: 15 feet on side yard, 30 feet in front and rear yards.
2. Corner lot: 15 feet on interior side yard, 20 feet on side yard adjacent to the street and 20 feet on rear yard.

B. All required landscape areas shall be permanently maintained with suitable landscaping materials of plants, shrubs, trees, grass or similar materials.

C. Landscape installation must be completed within two (2) years of occupancy of building. (Ord. 2009-1, 2009: Ord. 99-02-18-01 § 2)