

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Dec 19, 2019

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs and Jessie Williamson. 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 Dec 19, 2019 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Farmer excused and Commissioner Lewis absent.

4. Review and Approval of the Minutes from Dec 5, 2019

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

5.A. Zoning Clearance – VHD LLC, residence at 451 East 25 North, Mond Aire Lot 53, Millville

Visionary already has their septic permit approval completed from Bear River.

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

5.B. Other

Planning Developer Meadows has been getting a lot of inquiries lately about apartments and Air B&Bs.

He presented the Ordinance 17.20A for the commissioners to review the (R-1) category which clarifies what is allowed in Single Family and Two Family Residential zones.

The commissioners discussed what is allowed currently.

Some of the Permitted Uses are:

- Single-family dwelling,
- Apartment in owner occupied, single-family dwelling
- Bed and breakfast
- Duplex

Items of interest that were discussed included:

- Apartment rentals vs. B&Bs, and what is considered a business.
- If more than one apartment/room was rented out it would be considered a duplex and have different requirements (1/2 acre parcel, 124 foot frontage, etc.).
- If the residence owner lives on-site they have more control over what is happening on the property.
- An attached 'mother-in-law apartment' is different than the rental/lease of the entire residence.
- If the residence is non-owner occupied, requiring a business license could provide regulation and yearly review of the situation. A business license also controls parking requirements, possible income tax, and impact on the community.
- Air BnBs would require adequate parking, possibly 1 stall per room leased/rented.
- The length of stay would differentiate between a B&B rental and a leased apartment.
- 'Short term rental' needs definition of timeframe.
- Possible 'proof of contract' requirement for property owner on all rentals/leases.

Commissioners will take some time to consider the items discussed, and this agenda item will be continued at the next meeting.

Secretary Davis reminded the Commissioners that the next meeting, regularly scheduled for Jan 2, 2020 has been cancelled.

Also, the Winter Social for the City elected officials and employees will be held on January 3rd at 6:00 pm at Maddox (main restaurant).

6. City Council Report – review minutes from the Dec 12, 2019 meeting.

Commissioner Ripplinger (Alt.) was very interested to learn more about the fiber internet that is being considered and wondered if it would include television as well as internet. She pointed out that it would not necessarily be an increased cost as most people would be swapping out their old internet company for this new faster fiber internet. All the commissioners were highly in favor of the city pursuing this option and felt this would be a great benefit to the citizens as well as a possible income source to the city.

7. Agenda Items for Next Meeting

2 Public hearings

Discussion of Ord 17.20A

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Jan 16, 2020 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:48 p.m.

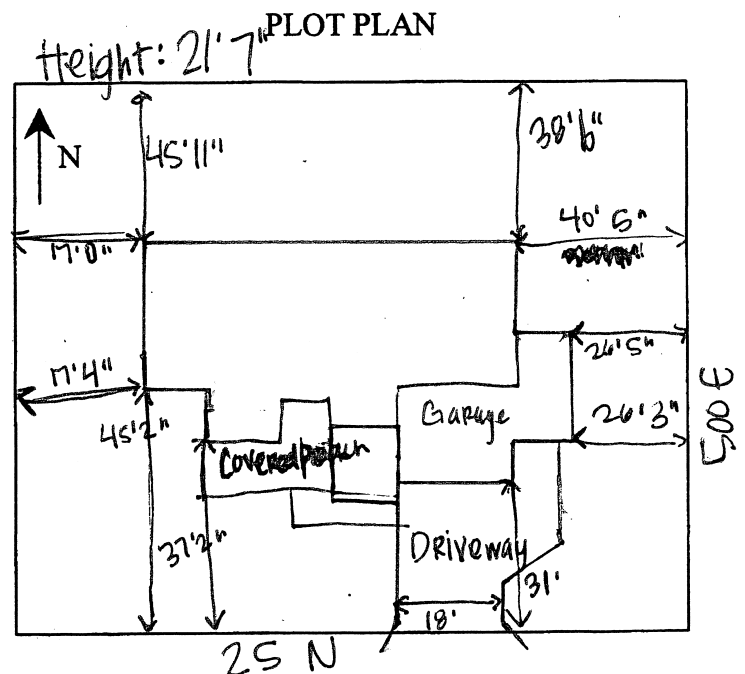
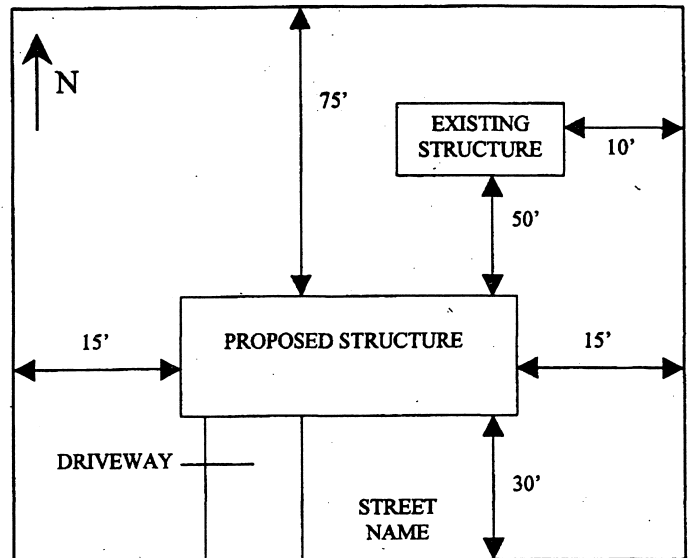


00873

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

APPLICATION INFORMATION

1. VHD LLC
APPLICANT'S NAME
2. 50 E 2800 N Ste 101
MAILING ADDRESS
- North Lagan VT 04341
CITY STATE ZIP CODE
3. 435-752-1480 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. single family dwelling
TYPE OF STRUCTURE
7. 1,710 8. _____
SQUARE FOOTAGE ZONE
9. Mond Air Heights #53
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0053
TAX IDENTIFICATION NUMBER
11. 451 E 26 N
ADDRESS OF CONSTRUCTION
12. .32 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)

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)

VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480



SITE PLAN

451 E 25 N
Millville, UT 84326
Mond-Aire Heights Subdivision
Phase #3, Lot #53, 14,098 SF
Parcel #03-194-0053

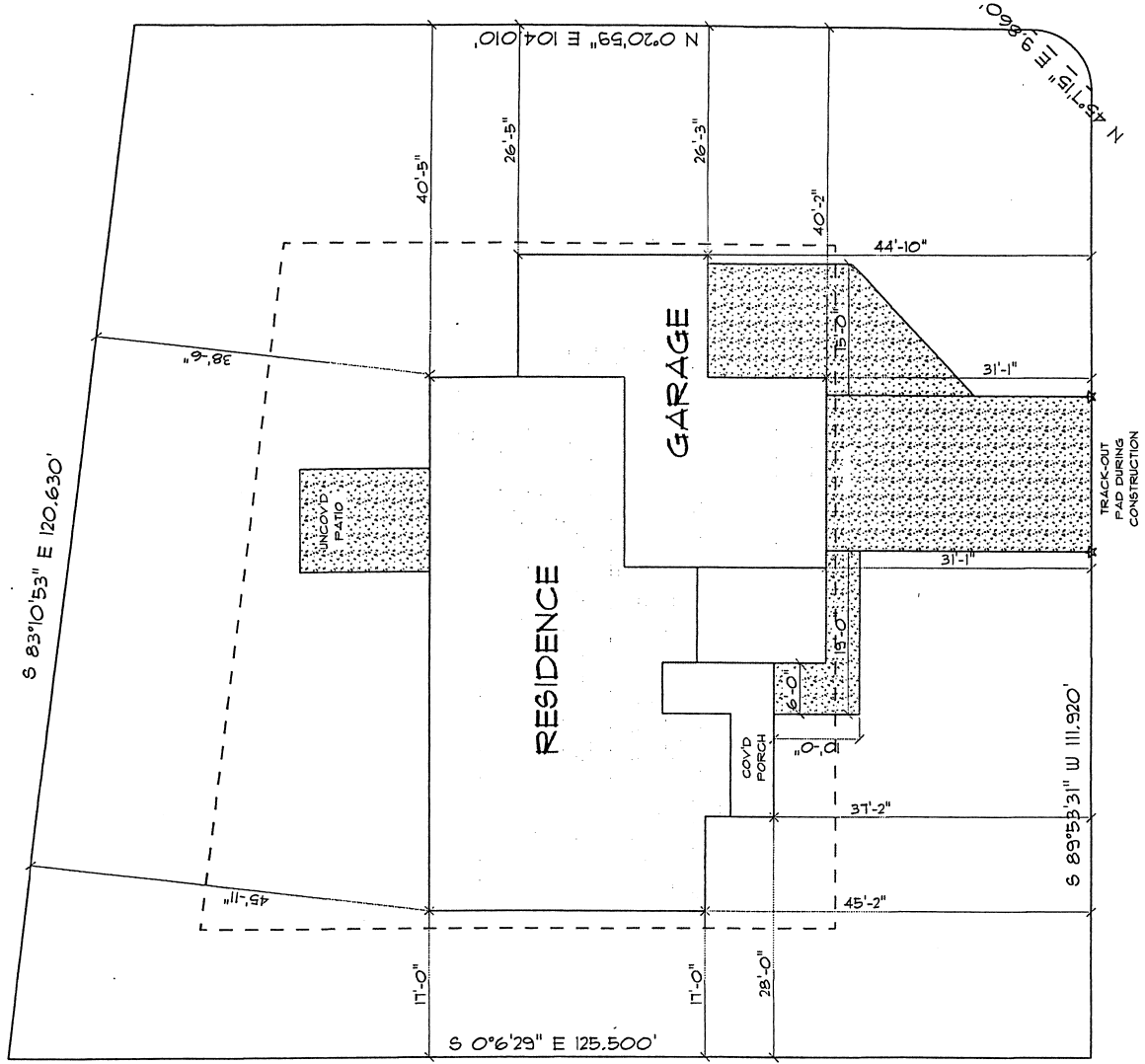
SCALE

36" X 24" Sheet : 1"=10'
11" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU

TOTAL BTU LOAD - 135,000 BTU



MILLVILLE CITY CODE

TITLE 17 - ZONING

CHAPTER 17.20A - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (R-1)

17.20A.010: PURPOSE; DEFINITION

17.20A.020: PERMITTED USES

17.20A.030: CONDITIONAL USES

17.20A.040: REGULATIONS AND REQUIREMENTS

17.20A.050: ACCESSORY BUILDINGS

17.20A.010: PURPOSE; DEFINITION

- A. Purpose: The purpose of the R-1 zone is to provide appropriate locations where residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses which serve the requirements of families such as churches, schools, libraries, parks, and playgrounds. The regulations are intended to prohibit those uses that would be harmful to a single- and two-family neighborhood.
- B. Definition: "Family" means one or more persons related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of unrelated adult persons, but not exceeding two (2) and their children related by blood, adoption, or marriage, living and cooking together as a single housekeeping unit, shall be deemed to constitute a family. (Ord. 2000-01: Ord. 99-02-18-01 § 2)

17.20A.020: PERMITTED USES

Accessory buildings.

Agriculture.

Apartment in owner occupied, single-family dwelling.

Barbershop.

Beauty shop.

Bed and breakfast.

Childcare and/or education.

Craft store.

Duplex.

Household pets.

Municipal facilities.

Personal services.

Pools.

Public utilities.

Single-family dwelling.

Uses not listed as permitted or conditional are not permitted without approval from the city council. (Ord. 2018-6, 2018: Ord. 2009-4, 2009: Ord. 2004-4, 2004: Ord. 2003-5 §§ 1; 2, 2003: Ord. 2000-9 § 1)

17.20A.030: CONDITIONAL USES

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