

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

June 17, 2021

1. Roll Call:

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Rachel Thompson and Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) with Commissioner Bonnie Farmer excused.

Others Present:

Development Coordinator Kara Everton, Treasurer Tara Hobbs, Justin Card, Pam June, Mayor David Hair, Chad Kendrick, Dan Hunsaker

2. Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh opened the meeting at 7:58 p.m. and led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of June 17, 2021 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Anderson seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer excused with Rachel Thompson & Larry Lewis absent at this point.

4. Review and Approval of the Minutes from May 20, 2021

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Anderson to approve the minutes. Commissioner Dickey seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer excused with Rachel Thompson & Larry Lewis absent at this point.

Commissioner Larry Lewis arrived at this point.

5.A. Zoning Clearance – Justin Card, Accessory Building, 34 N Main St, Millville

This will be used as a barn for tractor and farming equipment. Due to costs of supplies, Justin may not complete the entire project and was advised that as long as he is making progress on the project, he can have the permit remained open. Larry Lewis stated that the county needs to be kept updated every 4 months that progress is being made.

Commissioner Rachel Thompson arrived at this point.

A motion was made by Commissioner Thompson to approve the Zoning Clearance. Commissioner Lewis seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer excused.

5.B. Other

Dan Hunsaker stopped Garret Greenhalgh today and asked if he can apply for a zoning clearance for one property before the sidewalks are completed due to the utilities being delayed in install. Chad Kendrick said that it has been done previously as long as the utilities have been paid. Commissioner Greenhalgh stated that the delay in sidewalks is almost

better, so they don't get damaged in construction. Commissioner Greenhalgh asked what concessions we are making due to the construction costs. Advised that we can put a contingency on the zoning clearance to install the sidewalks. Dan Hunsaker arrived at this point. Matthew Anderson stated we have done both in the past with issuing an exception to approving zoning clearance before sidewalks were poured. Rachel Thompson asked what we can attach to the zoning clearance approval to know that it'll get done. Chad Kendrick suggested that consistency is the main concern, in that the commission needs to be consistent in what is approved, and exceptions aren't a normal thing. Dan is building the house and says that as soon as the utilities are complete the sidewalks are installed at that time. Chad Kendrick asked if pouring the sidewalk with the driveway is the better choice. Mayor Hair made the comment that there are 1-2% that ruins it for the rest of people. Chad likes the idea of pouring it in the end because the product is better at that time. Certificate of Occupancy is done in the end and the sidewalks are part of that final inspection and approval.

Rachel Thompson has had a few families ask about the water pressure in the Barnett Subdivision. Mayor Hair stated that at the water pressure is 40 PSI at the meter. Homeowners have asked about a pump for their properties to help with home or sprinkler water pressure. The homeowners have suggested that the city pay for all the pumps. Garrett Greenhalgh stated that this discussion was reviewed multiple times, specifically that the developer needs to disclose to future homeowners and should be on the minutes. Homeowners might be coming to City Council to get the issue resolved. Rachel Thompson will relay that the pressure is checked at the meter and that the homeowners can review minutes on our website.

Mayor Hair asked the commission to think on if we were to have multi-family dwelling (MFD) units that we determine where they would fit in the city. Developers have wanted to invest in MFD and want to annex out of Millville into other cities that will allow them. Garrett asked what the balance is in letting the MFD in and keeping the integrity of the city. Mayor said that there are studies finding that MFD bring in more revenue than a Walmart may bring in, and that we need to think ahead for the time when sewer is approved. There is a huge amount of land that is a potential tax base for Millville. Matt Anderson stated that if you are going to do MFD then the property by the highway is better than anywhere else. Our code right now talks about duplex's but not more than that. Hyrum city is allowing developers to build an MFD contingent on the owner living close by. Matt suggested we create a zone for MFD so that we can easily rezone properties in the future. This will be on the next meeting agenda items.

Tara has had a lot of people call in about vacation rentals by owner VRBO. Rachel suggested to have homeowners that are concerned come to city council. The commission remembers that it was discussed, and the consensus was that they are allowed, but that there may be a business license needed, and steps to ensure the proper utilities are being charged.

6. City Council Report – review minutes from the June 10, 2021 meeting

7. Agenda Items for Next Meeting

- A. Dan Hunsaker Zoning Clearance
- B. Discuss creating a new zone for Multi-Family Dwelling

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, July 1, 2021 at 8:00 pm. Commissioner Greenhalgh will not be present.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:39 p.m.