



Chair: Les Whitney

Commission:

Luke Ambrose

Patricia Stewart

Nick Schofield

Chancey Carter

Garland Walker

Michelle Craw

Planning and Zoning Meeting Agenda

May 11, 2022

7:00 PM

Milford City Office 26 South 100 West

PUBLIC NOTICE is hereby given that the Milford City Planning and Zoning Commission will hold a meeting at 7:00 PM at the Milford City Administrative Office, 26 South 100 West, Milford, Utah on Wednesday, May 11th, 2022.

- I. CALL TO ORDER**
- II. ROLL CALL AND PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**
 - a. Public Hearing 3.9.22
 - b. Regular Meeting 3.9.22
- IV. ORDINANCES/NEW BUSINESS/DISCUSSION ITEMS**
 - a. Site Plan Review-Basilio Gaspar 80 West 600 North
 - b. Amending MR District Development Standards 13.15.060
- V. COMMISSION REPORTS AND COMMENTS**
- VI. ADJOURNMENT**

I, *Lisa Thompson*, hereby certify that the above notice was posted to the state public notice website and the following locations:

1. Milford City Office-26 South 100 West
2. Milford Post Office-458 South Main
3. Milford City Library-401 South 100 West

Lisa Thompson

In compliance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Request for assistance can be made by contacting the City Recorder at 435.387.2711 at least 24 hours in advance of the meeting to be held.

**MINUTES OF MILFORD CITY
PLANNING AND ZONING COMMISSION PUBLIC HEARING
26 South 100 West, MILFORD, UTAH
WEDNESDAY, MARCH 9, 2022 7:00 PM**

The Milford City Planning and Zoning Public Hearing was called to order by Chairman Les Whitney at 7:00 p.m.

Present: Chairman Les Whitney; Commissioner(s) Luke Ambrose, Nick Schofield, Chancey Carter and Garland Walker, Lisa Thompson

Absent: Michelle Crow, Patricia Stewart

Chairman Les Whitney opened the Public Hearing to hear public comment regarding the proposed changes to the Solar Energy and Landscaping Ordinance.

As there was no public comment, the Public Hearing was closed.

APPROVED by PLANNING & ZONING this _____ day of May, 2022.

LISA THOMPSON, Planning Administrator

**MINUTES OF MILFORD CITY
PLANNING AND ZONING COMMISSION MEETING
26 South 100 West, MILFORD, UTAH
WEDNESDAY, MARCH 9, 2022 7:00 PM**

The Milford City Planning and Zoning Commission meeting was called to order by Chairman Les Whitney at 7:08 p.m.

Present: Chairman Les Whitney; Commissioner(s) Luke Ambrose, Nick Schofield, Chancey Carter and Garland Walker, Lisa Thompson

Absent: Michelle Crow, Patricia Stewart

Visitors: None

Consent Issues

MOTION: Commissioner Nick Schofield made a motion to approve the minutes from January 12th 2022 and February 10th 2022 Regular Meeting. Commissioner Garland Walker seconded the motion, all were in favor. The motion passed unanimously.

New Business

Discuss amending Ordinance 13.15 MR District

- Lisa explained that this ordinance pertains to the Horn Silver Subdivision north of town. When this was originally developed it was a trailer park with smaller streets and smaller lots. Since then it has been turned into an subdivision and the streets have been dedicated by the city; however, the street width is only 50'. City ordinance states that street width requirements are 60'. In the MR code it states that any dwellings over 18' (one story) you have to have at least 60' in between the dwelling and the property across the street. Where this street is only 50' most dwellings in this subdivision are not going to be able to meet this requirement without having to go before the board of adjustments for a variance.
- Les asked if everyone that wants to build in this subdivision is going to have to get a variance. Lisa explained that's why she would like to amend the ordinance.
- Les asked if other subdivisions have the right street widths and Lisa said yes.
- Luke asked if all new streets will be required at 60' based off our ordinance and Lisa confirmed.
- Lisa explained that a motion is not necessary because she will bring it back to the next meeting and we will need to have a public hearing prior to recommending it to the council.

Solar Energy Ordinance 03-2022

- Lisa explained that we talked about this ordinance in the December meeting. Lisa asked if anyone had any questions.
- Luke asked what process we have been following for solar panels. Lisa said they have just been following the building permit process.

Landscaping Ordinance Amendments 04-2022

- Lisa explained to Luke that on the distance of the trees from sidewalks and driveways she gathered that information from Mark Nelson at the USU Extension Office.

MOTION: *Commissioner Garland Walker made a motion to recommend to the council Ordinance 03-22 and 04-2022. Commissioner Nick Schofield seconded the motion, all were in favor. The motion passed unanimously.*

COMMISSION REPORTS AND COMMENTS

- Les Whitney- None
- Luke Ambrose- None
- Nick Schofield- None
- Michelle Craw- None
- Garland Walker- None
- Chancey Carter- None
- Lisa Thompson- She will get the golf and/or swim passes ready next month.

ADJOURNMENT

As there was no further business, the meeting was adjourned at 7:15pm

APPROVED by **PLANNING & ZONING** this _____ day of May, 2022.

LISA THOMPSON, Planning Administrator



City of Milford
P.O. Box 69
Milford, Utah 84751
435 387-2711
Fax: 435 387-2748

SITE PLAN/DESIGN REVIEW APPLICATION

For Office Use Only

Fee: \$100.00 Receipt #: 1.098424 Date Received: 4.19.22 Hearing Date: 5.11.22
Date Approved: _____ Approved By: _____

Date: _____

Applicant Name: Basilio Gaspar

Mailing Address: P.O. Box 917 City: Milford State: UT Zip: 84751

Physical Address: 149 North 100 East City: _____ State: _____ Zip: _____

Phone # (435) 421-4380 Cell # (____) _____ Fax # (____) _____

Email: basilio.gaspar@yahoo.com

Property Owner(s):

Name(s): Basilio Gaspar

Mailing Address: P.O. Box 917 City: Milford State: UT Zip: 84751

Physical Address: 149 North 100 East City: _____ State: _____ Zip: _____

Phone # (435) 421-4380 Cell # (____) _____ Fax # (____) _____

Email: basilio.gaspar@yahoo.com

Property Information:

Location/Address: _____

Parcel #: 05-0035-0003

Zoning District: MSC RM6 MR6S HSC MR15

(Circle One)

Purpose Plan of Site Use: Automotive Repair Shop

PROPERTY OWNER AFFIDAVIT

STATE OF Utah

COUNTY OF Beaver §

I (we), Basilio Gaspar, being duly sworn, depose and say that I (we) am (are) the owners(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I (we) have received written instruction regarding the process for which I (we) am (are) applying and the Milford City Staff have indicated they are available to assist me in making this application.

DATED this 15 day of April, 2022.

Basilio Gaspar
Property Owner Signature

Property Owner Signature

Subscribed and sworn/affirmed to before me this 15 day of April, 2022.

Lisa Thompson

Notary Public



My Commission Expires: 12.26.22

AGENT AUTHORIZATION AFFIDAVIT

STATE OF _____

COUNTY OF _____ §

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

DATED this _____ day of _____, 20____.

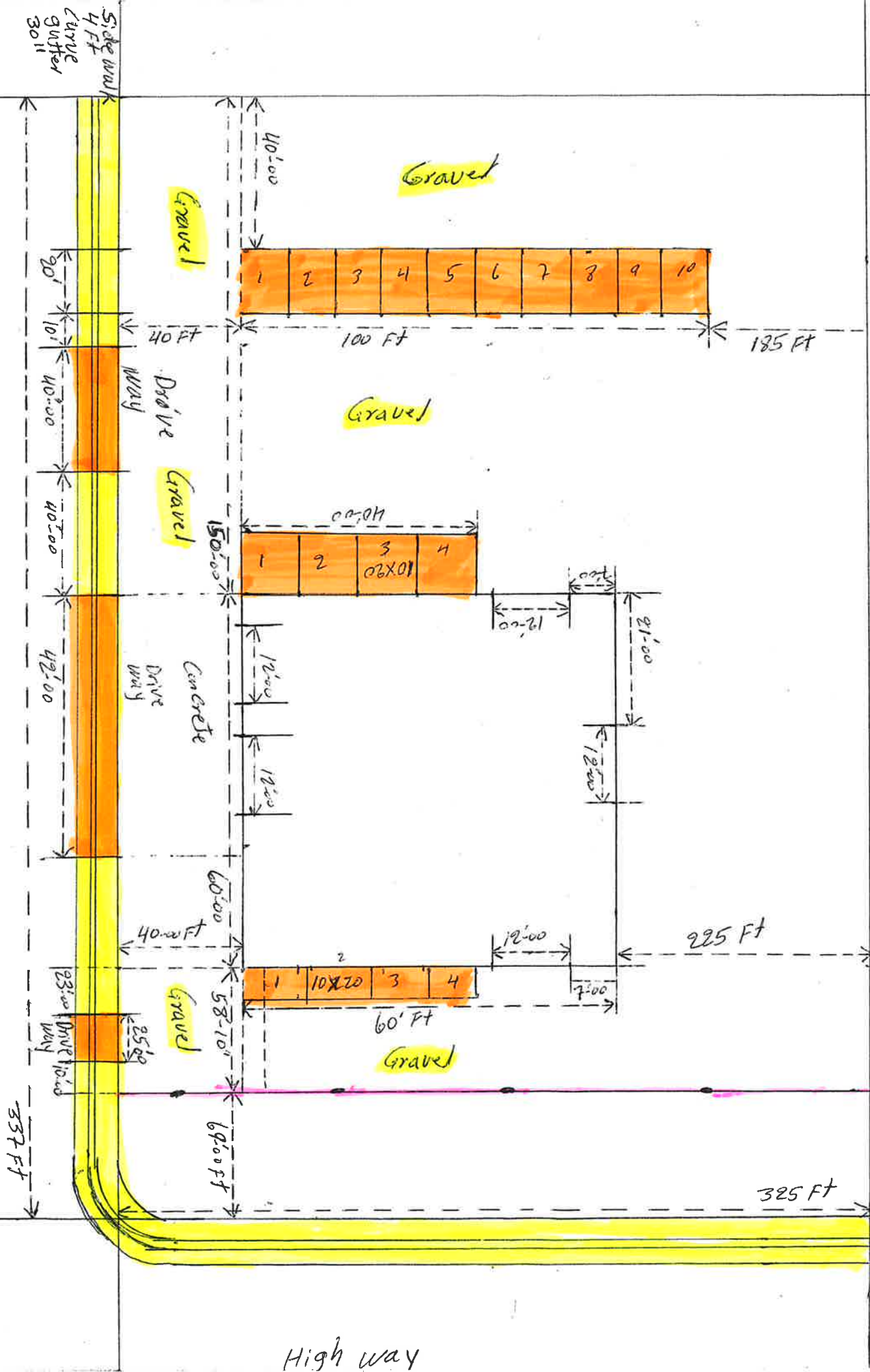
Property Owner Signature

Property Owner Signature

Subscribed and sworn/affirmed to before me this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____



North

CITY OF MILFORD
ORDINANCE 05-2022

WHEREAS, Milford City deems it necessary to amend the development standards to meet the actual street width in the Horn Silver Subdivision.

NOW THEREFORE, be it ordained by the Council of the City of Milford, in the State of Utah, as follows:

SECTION 1: AMENDMENT “13.15.060 General Development Standards” of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.15.060 General Development Standards

The following standards shall apply to all lots in the MR district:

1. Minimum dwelling unit size, studio/one bedroom multi-family unit - 800 square feet, two bedrooms multi-family unit - 900 square feet, three bedroom multi-family unit - 1,200 square feet, four or more bedroom multi-family unit - 1,400 square feet; excluding garages and miscellaneous structures.
2. Maximum building height of any building shall be three stories, not to exceed 35 feet. Buildings over one story, or 18 feet, in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;
3. Accessory structures shall not exceed one story in height;
4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more units;
6. Decorative walls shall be required along side and rear property lines. No access gates shall be constructed through said walls or fences.
7. Minimum lot area for attached units shall be 7,500 square feet. For single family detached units, the minimum lot area shall be 4,500 square feet;
8. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 50 feet;
9. Minimum depth for front yards shall be 30 feet for main buildings and private garages.
10. Minimum rear yards shall be 10 feet.
11. Minimum side yards for attached units shall be 1/2 the height of adjacent structures or ten feet, whichever is greater. For single family detached units the minimum side yards shall be five feet;
12. Maximum site coverage shall be 50%;

13. Parking area for one vehicle shall be required for each unit; and,
14. Common usable open space shall be provided at a minimum rate of 350 square feet per unit. Driveways and parking areas are excluded from usable open space.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012)

AFTER AMENDMENT

13.15.060 General Development Standards

The following standards shall apply to all lots in the MR district;

1. Minimum dwelling unit size, studio/one bedroom multi-family unit - 800 square feet, two bedrooms multi-family unit - 900 square feet, three bedroom multi-family unit - 1,200 square feet, four or more bedroom multi-family unit - 1,400 square feet; excluding garages and miscellaneous structures.
2. Maximum building height of any building shall be three stories, not to exceed 35 feet. Buildings over one story, or 18 feet, in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than ~~60~~ 50 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;
3. Accessory structures shall not exceed one story in height;
4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more units;
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12. Maximum site coverage shall be 50%;
13. Parking area for one vehicle shall be required for each unit; and,
14. Common usable open space shall be provided at a minimum rate of 350 square feet per unit. Driveways and parking areas are excluded from usable open space.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012)

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF MILFORD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Russell Smith	_____	_____	_____	_____
Les Whitney	_____	_____	_____	_____
Scott Symond	_____	_____	_____	_____
Ian Spaulding	_____	_____	_____	_____
Terry Wiseman	_____	_____	_____	_____

Presiding Officer

Attest

Nolan Davis, Mayor, City of Milford

Monica D. Seifers, City Recorder City
of Milford