

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **March 30, 2023** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from March 16, 2023
5. Agenda Items
 - A. Hillside Overlay Requirement Discussion- Brad & Katie Gibbons
 - B. Review of redline draft code and make changes:
 - i. Relating to Ordinance No. 2018-3: Definition of Frontage
 - ii. Relating to Development on Private Lane
 - C. Other
6. City Council Minutes from March 9, 2023 and March 16, 2023
7. Agenda items for next meeting
 - A. Schedule Public Hearing for April 20, 2023 to adopt code changes
8. Calendaring for future Planning Commission Meeting- Thursday, April 20, 2023 at 8pm.
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before March 28, 2023 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 16, 2023

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Matt Anderson, Tara Hobbs, Kara Everton, Mayor David Hair, Chad Kendrick, Colter Wilker, Shaelynn Dattage, Wendy Wilker, Clay Wilker, Pam June, Adam Mackelprang, Ryan Zollinger

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for March 16, 2023, at 7:59.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) were present. Commissioner Thompson was excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda for March 16, 2023.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) voted yes. Commissioner Thompson was excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for February 2, 2023. **Commissioner Dickey moved to approve the minutes with one correction.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) voted yes. Commissioner Thompson was excused.

5.A. Conceptual Plan Review: Millville Escape Subdivision- located approx.: 550 E Center St.

Adam Mackelprang is here as the engineer for this subdivision. The developer, Jeremy Jensen, lives out of town and Adam is the primary contact. Millville City engineers have seen and approved the checklist for this step in the process. There are a few duplicated named roads. The commissioner suggested a few revisions for the road names. There is open space between the power poles and some other random parts of the property due to how steep the slopes are. A company called CMT will look at the possible debris flows that would affect the subdivision. CMT has advised that there may need to be a removal of some of the lots to account for the debris flow. There are currently 108 lots listed. Commissioner Greenhalgh emphasized the importance of the city hillside overlay slope classes. This classification is designated during the planning of the development and determined by the natural slope of the land and again reviewed after all the infrastructure has been installed. The lot cannot be modified to change the slope

replied that the previous requests were denied so they never made it to City Council. Commissioner Lewis stated he was not in favor of the variance approval. Commissioner Farmer agreed and stated that following the code was their priority, and modifications could be looked at in the future, but support of current code is necessary. Commissioner Ripplinger agreed saying consistency is important. Commissioner Dickey agreed as well but stated she was not opposed to changing the code if necessary. Commissioner Greenhalgh asked if any of the city council members present voted on this ordinance. Recorder Twedt stated he reviewed previous minutes and the biggest reason for the update in code was due to emergency service access. Clay Wilker specified that he would be more than happy to give the proper frontage off of his property, but there is another ordinance regarding home orientation and how this wouldn't be plausible in this case, as well as accessing the utility easements being difficult. Commissioner Greenhalgh stated that, even with all this discussion, this request is against city code.

Commissioner Lewis made a motion to deny the Wilker Frontage Variance Request.

Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) voted yes. Commissioner Thompson was excused.

5.C. Review & Discussion on City Code:

i. Relating to Ordinance No. 2018-3: Definition of Frontage

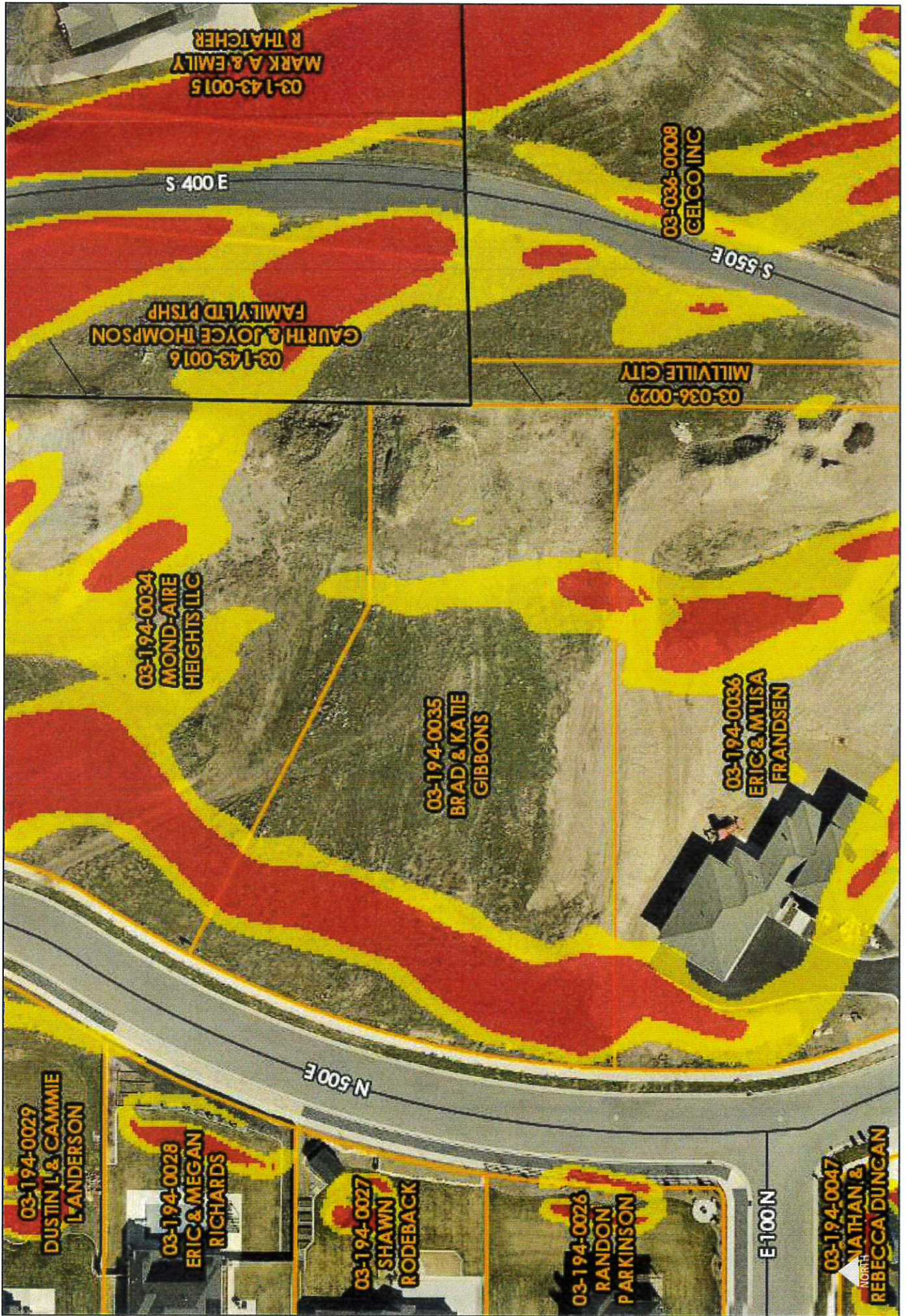
ii. Relating to Development on Private Lane

The discussion for both ordinances intertwined. Review of these ordinances brought up questions regarding the face of the house and in what situations home orientations may differ. The commission discussed corner lots and lots that have two access points (through-lots). Commissioner Anderson stated that the direction that the house faces determine the address. Mayor Hair brought up that most subdivisions are approved with specific access points to the properties. In the example of Clay Wilker, the definition of home orientation would not be affected due to Colter Wilker's house facing the private lane. Councilmember Ryan Zollinger was present and mentioned that this discussion is more about property accesses rather than the home orientation, with the accesses not necessarily being the front door. Commissioner Anderson said the code specifically states "said residence shall have the property entrance located to face the public street to which its address was assigned". He continued that there were a lot of scenarios in Millville City where the access was not on the road the address was assigned. The suggestion was made to enable residents to come before Planning & Zoning to request a street address change. Commissioner Lewis acknowledged that this will affect 2% of the population. Discussion ensued on possible standards for development on a private lane as well as flag lot development requirements. Recorder Twedt suggested that a code revision be written up and at our next meeting the commission reviews it and makes any changes necessary then a public hearing is scheduled for the following meeting.

6. City Council Report – review minutes from the March 9, 2023 meeting

7. Agenda Items for Next Meeting

Review of code changes will be on the agenda for the next meeting.



MILLVILLE CITY CODE
TITLE 17 - ZONING
CHAPTER 17.08 - DEFINITIONS

[17.08.010: GENERAL PURPOSE](#)

[17.08.020: DEFINITION OF TERMS](#)

17.08.010: GENERAL PURPOSE

For the purposes of this title, the following terms and words and their derivations shall have the meaning as given herein. When consistent with the context, words used in the present tense include the future, words in the singular number include the plural, and the plural the singular. "Shall" is always mandatory. Words not included herein, but which are defined in the building code, shall be construed as defined therein.

Pronouns of masculine or feminine gender shall be used interchangeably, in their generic sense, without connoting or denoting the actual sexuality of either group, and are not used or intended to convey gender identification. (Ord. 99-02-18-01 § 2)

17.08.020: DEFINITION OF TERMS

As used in this title:

ACCESSORY BUILDING: A detached subordinate building which is clearly incidental to and located upon the same lot occupied by the main building.

AGRICULTURE: A farming activity limited to the tilling of soil, the raising of crops, horticulture, and gardening, the accessory uses of which shall not be construed as to permit any commercial activity or raising of animals or fowl.

ALTERED: Any change in the construction of, or addition to, a building which would permit an increase in capacity or a change of use.

DUPLEX: A building designed to be occupied as a two-family dwelling. Both dwelling units having a common wall, separate entrances, separate parking areas, and meeting all setback requirements, and meeting the definition of a "dwelling".

DWELLING: Any building or portion thereof which is designed for use for residential purposes except hotels, apartment hotels, boarding houses, rooming houses, and motels. Mobile homes, campers, trailers, and recreational vehicles, shall not qualify as a dwelling. All dwellings shall be a minimum dimension of twenty feet (20') (measured wide or deep), shall be set on a concrete foundation, and shall consist of a minimum ground floor area of nine hundred sixty (960) square feet, exclusive of open porches, garages, and carports.

DWELLING GROUP: A group of two (2) or more dwellings located on a parcel of land in one ownership and having any yard in common.

DWELLING, MULTIPLE-FAMILY: "Multiple-family dwelling" means a building arranged or designed to be occupied by more than two (2) families, each dwelling meeting the definition of a "dwelling".

DWELLING, SINGLE-FAMILY: "Single-family dwelling" means a building designed for and occupied exclusively by one family on a separate lot, and having only one dwelling unit, that meets the definition of a "dwelling".

FEMA: Is an acronym for the federal emergency management agency.

FLOODPLAIN: Any land area subject to being inundated by water from any source. Floodplain areas are generally defined on the flood insurance relief map (FIRM) provided by FEMA.

FLOOR AREA: The sum of the gross horizontal area of the several floors of the building or buildings, measured from the exterior faces of the exterior walls.

FRONTAGE, MINIMUM: Every building lot must have frontage on a public highway, street, public right-of-way or private lane.

FRONTAGE: The property fronting one side off the street between intersecting or interception streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary; measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. ~~All property fronting on a public street, the length of the lot line adjacent to a public street.~~

GARAGE, PRIVATE: "Private garage" means an attached or detached accessory building used for the storage of private passenger automobiles owned and used by the occupants of the building to which it is accessory. A private garage designed and constructed as an architectural

LOT: A parcel, place, tract, or portion of land designated by metes and bounds, registered land survey, recorder's plat, or other means and separated from other parcels or portions by such description for the purpose of sale, lease, or separation thereof.

LOT, CORNER: "Corner lot" means a lot located at the intersection of two (2) streets and having two (2) adjacent sides abutting streets.

LOT CORNER MONUMENTS: Eighteen (18) to twenty four inch (24") by five-eighths inch ($\frac{5}{8}$ ") rebar (#5 rebar) with surveyor's official cap.

LOT DEPTH: The mean horizontal distance between the front lot line and the rear lot line.

LOT LINE: The property line bounding a lot except that where any portion of a lot extends into the right of way or a proposed public right of way, the line of such right of way shall be the lot line.

LOT, THROUGH: "Through lot" means any lot other than a corner lot which abuts more than one street.

LOT WIDTH: The horizontal distance between the side lot lines of the lot measured parallel to the front line of the lot at the front setback line.

NATURAL WATERWAYS: Those areas, varying in width, along streams, creeks, springs, gullies, or washes which are natural drainage channels as determined by the city council or as shown on the city master drainage plan, when adopted, in which areas no buildings shall be constructed.

OPEN SPACE: An open, landscaped area which is unoccupied and unobstructed by buildings or hard surfaces such as concrete or asphalt, except that such open space may be traversed by necessary sidewalks and access rights of way.

PARKING LOT: An open area, other than a street, used for the temporary parking of more than four (4) automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

PARKING SPACE: The space within a building, lot, or parking lot for the temporary parking or storage of one vehicle.

PERSONAL SERVICES: Establishments primarily involved in providing personal grooming and related services. This definition shall include barber shops, beauty parlors, tailors, etc., but not laundries or dry cleaners.

UPDES: The Utah pollution discharge elimination system.

YARD: A space on a lot, unoccupied and unobstructed from the ground upward except as otherwise provided in this title.

YARD, FRONT: "Front yard" means any yard between the front lot line and the front corner points of the dwelling and extending for the full width of the lot for inside lots and for the full width and depth of corner lots.

YARD, REAR: "Rear yard" means a yard between the rear lot line and the rear corner points of the dwelling, extending across the full width of inside lots, and for corner lots a yard between the rear lot line extending between the side lot line and the front yard lying opposite thereto.

YARD, SIDE: "Side yard" means any yard extending from the front yard to the rear yard. (Ord. 2023-3, 2023: Ord. 2012-2, 2012: Ord. 2008-3, 2008: Ord. 2004-4, 2004: Ord. 2002-5 § 1, 2002: Ord. 2002-2 § 3, 2002: Ord. 2000-16 §§ 1, 2: Ord. 99-02-18-01 § 2)

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.060: LOTS LOCATED ON PRIVATE LANES](#)

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)

Education services both public and private. (Ord. 2013-2, 2013: Ord. 2009-4, 2009: Ord. 99-02-18-01 § 2)

17.20A.040: REGULATIONS AND REQUIREMENTS

A. One Main Building: Not more than one main building may be placed upon one lot or parcel of land.

1. Lot corners will be marked with five-eighths inch ($\frac{5}{8}$ ") rebar (#5 rebar) that is eighteen (18) to twenty four inches (24") long, capped with the surveyor's red cap containing the surveyor's name or license number driven down to ground level.

B. Minimum Conditions: Minimum conditions for a single-family dwelling shall include, but not be limited to:

1. Lot area: Minimum fourteen thousand (14,000) square feet for slope class 1 lots (see definitions in this title), pending septic tank approval.

Minimum twenty thousand (20,000) square feet for slope class 2 lots, pending septic tank approval.

Minimum twenty six thousand (26,000) square feet for slope class 3 lots, pending septic tank approval.

Minimum thirty two thousand (32,000) square feet for slope class 4 lots, pending septic tank approval.

2. Lot frontage: Minimum one hundred eight feet (108') of clear ownership of the lot the dwelling is built on.
3. Lot slope requirement: All building lots shall be slope class 1, unless a hillside development permit has been issued. In a hillside development area, when a lot has a mix slope of slope classes 1 through 4, and the lot has seventy five percent (75%) or more of the lower slope area, the minimum lot area for the lower slope shall be allowed.

C. Front Yard Setback: Minimum thirty feet (30') from the lot line.

D. Side Yard Setback:

J. Minimum Conditions: Minimum conditions for a duplex shall include, but not be limited to:

1. Lot Area: Minimum twenty thousand (20,000) square feet for slope class 1 lots (see definitions in this title), pending septic tank approval.

Minimum twenty six thousand (26,000) square feet for slope class 2 lots, pending septic tank approval.

Minimum thirty two thousand (32,000) square feet for slope class 3 lots, pending septic tank approval.

Minimum thirty eight thousand (38,000) square feet for slope class 4 lots, pending septic tank approval.

2. Lot Frontage: One hundred twenty four foot (124') minimum.
3. Minimum Parking: Parking spaces for a minimum of four (4) cars shall be provided.
4. Exterior Elevations: Exterior elevations shall resemble a single-family dwelling.
5. Living Area: Each living unit shall have at least nine hundred sixty (960) square feet of living area exclusive of porches, garages, and carports.
6. More Than One Prohibited: Not more than one duplex may be placed upon one lot or parcel of land.
7. Minimum Distance: Lots with duplexes shall be a minimum distance of three hundred fifty feet (350'), in any direction, from any other lot with a duplex.
8. Repealed.
9. Lot Slope Requirement: All building lots shall be slope class 1, unless a hillside development permit has been issued. In a hillside development area when a lot has a mix slope of slope classes 1 through 4, and the lot has seventy five percent (75%) or more of the lower slope area, the minimum lot area for the lower slope shall be allowed.

K. Minimum Dimension: All dwellings for human occupancy shall have a minimum dimension of twenty feet (20') (measured wide or deep), be attached to a permanent concrete foundation, and meet minimum uniform building code requirements.

Such documentation is to be provided to the development coordinator who shall provide documentation to the planning and zoning commission, mayor and/or city council if needed.

- P. **ORIENTATION:** Any residence constructed on any buildable parcel must be accessed from a "public street", as defined in Ordinance 17.08.020 "STREET, PUBLIC". Said residence shall have the property entrance located to face the public street to which its address was assigned. (Ord. 2018-8, 2018: 2018-6, 2018: Ord. 2012-2, 2012: Ord. 2008-3, 2008: Ord. 2004-6, 2004: Ord. 2004-4, 2004: Ord. 2004-2, 2004: Ord. 2003-2, 2003: Ord. 2002-6 § 1, 2002: Ord. 2002-5 § 1, 2002: Ord. 2002-2 § 3, 2002: Ord. 2000-16 §§ 1, 2: Ord. 2000-9 § 1: Ord. 99-02-18-01 § 2)

17.20A.050: ACCESSORY BUILDINGS

No building permit will be required for a structure up to and including two hundred (200) square feet, unless required by state statute. (Ord. 2018-6, 2018: Ord. 99-02-18-01 § 2)

17.20A.060: LOTS LOCATED ON PRIVATE LANES

- A. **Public Street Systems Encouraged:** Public street systems shall be encouraged for access to all residential dwelling sites. However, the City recognizes that there are cases where it is impossible or impractical to develop a lot according to normal subdivision standards. In situations where insufficient land access exists for a public street system, the Planning Commission may allow for a building lot using frontage from a private lane.
- B. **Subdivisions on private lanes** may be developed when the following conditions have been met:
1. Development on a private lane would not impede the extension of any adjacent public right-of-way either now or in the foreseeable future; and
 2. The development does not impede the necessary access from adjoining properties as required by the master transportation plan.
 3. Rights-of-way shall be of sufficient design to service the projected use of property and adjoining properties that may have access across such rights-of-way. All new private lanes shall be fully improved with asphalt or concrete to adopted city

14. All required infrastructure, including road improvements and stormwater controls shall be installed prior to issuance of a building permit.
15. Each access easement right-of-way shall be recorded with the County Recorder. Such easement shall include all parties with interest in the parcel(s) containing the access easement right-of-way as grantors and all parties retaining access from the access easement right-of-way as grantees. The easement shall extend and connect to Millville City's public street infrastructure to provide clear access from all building lots or parcels to a public right-of-way.
16. There shall be a written and recorded road maintenance agreement that assigns maintenance responsibility for the private lane to the properties the private lane traverses and serves. The City shall have the right to compel enforcement of the road maintenance agreement between the property owners. Should the City be unable to compel enforcement of the agreement, the City may, at its sole discretion, maintain the private lane and assess the property owners the costs associated with such maintenance.
17. Change of Private Right-Of-Way to Public Ownership: Private lanes shall be clearly annotated on the subdivision plat as a private lane. A note shall be placed on all subdivision plats that contain a private lane that states the following: "The road annotated on this plat as "private lane" were allowed alternative construction standards from adopted public or private streets standards. Millville City shall not take control of said lane unless it is first deemed by the City Council that there is a compelling public interest, the street is brought to public standards and all landowners accessing the street have consented to the dedication." (Ord. 2023-3: 2023)

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
March 9, 2023

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Colter Wilker, Gary Gettman, Wendy Wilker, Shaelyn Dattage, Rubi Fuentes, Jake Guild, Yohana Guild, Areli Fuentes

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for March 9, 2023 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Clay Wilker, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Michael Callahan to arrive shortly.

Opening Remarks/Pledge of Allegiance

Councilmember Wilker welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. Councilmember Zollinger then offered a word of prayer.

Approval of Agenda

The agenda for the City Council Meeting of March 9, 2023 was reviewed.

Councilmember Wilker moved to approve the agenda for March 9, 2023.

Councilmember Grange seconded. Councilmembers Wilker, June, Grange and Zollinger voted yes with Councilmember Callahan to arrive shortly. (A copy of the agenda is included as Attachment "A".)

Approval of Minutes of the Previous Meeting

The Council reviewed the minutes of the City Council Meeting for February 9, 2023.

Councilmember June motioned to approve the minutes for February 9, 2023.

Councilmember Zollinger seconded. Councilmember June pointed out a couple of grammatical errors that were fixed. Councilmembers Wilker, June, Grange and Zollinger voted yes with Councilmember Callahan to arrive shortly.

Public Comment Period

Mayor Hair opened the floor for public comments.

Gary Gettman explained the investigation he has been doing on why some customers who use payments that come from their banks to pay their utility bills had payments that did not make it to Millville City. Gary said that there were 22 payments that did not get to the City. Several of these payments are sent to the City from a financial institution in one

Report on P&Z Meeting held February 16, 2023

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held February 16, 2023. The road to the back lot of the Covert Subdivision was briefly discussed.

Consideration of a Resolution Accepting the Interlocal Agreement with Cache County for administration of the 2023 Municipal Election

Recorder Twedt reviewed with the Council the resolution to accept the agreement with the County to administer the 2023 municipal election. He explained that the cost in the documents provided is an estimate as we don't know how many people will vote, if we will need a primary election or how many people will use the election drop box versus dropping their ballots in mail. Recorder Twedt said that he would highly recommend the City contract with the County for the election again as the City does not have the staff or the equipment to handle the election properly and we will save money by using the services offered by the County.

Councilmember Zollinger motioned to approve Resolution 2023-4. Councilmember Grange seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "B".)

Billing for Accessory Dwelling Units (ADUs) that are not being rented out

Recorder Twedt reviewed the staff report with the Council and asked for some direction on billing for residents with ADUs that are not occupied.

This is the policy recommended by staff for determining whether a fee waiver should be given on an ADU unit that is not being rented:

- ADU utility fees are charged for the previous month on a utility bill (ie. the ADU fee on a September utility bill is for ADU occupancy in August)
- For residents to get a fee waiver on ADU fees for an ADU that is not occupied, the following criteria must be met:
 - ADU must be empty for the entire month. No partial occupancy waivers.
 - Notification must be given to the Millville City Treasurer by the 1st day of the month if the unit is not going to be rented in that coming month. After the 1st day of the month, the ADU owner will be charged for that month.
- No reimbursement for ADU fees will be given.

The consensus of the Council was that they were fine with the guidelines set by staff and appreciated the information on how staff intended to handle it. (The related staff report is included with the minutes as Attachment "C".)

Councilmember Zollinger said that the Wilkers have lots of frontage available, but they are asking for a variance, so they don't have to dedicate any of that frontage. He said that a possibility was for the existing Wilker home to use the frontage from 450 North and have the new home use the existing frontage at the south end of the private lane that connects to 400 North.

Public Works Director Chad Kendrick said that long term, it would be best for the City to have that private lane be a City street that goes through to connect to 450 North. Councilmember Wilker said that he agreed that long term, this might make sense for the City, but this would give the high school kids another route on which to speed as they drive to and from school. Wendy Wilker said that if this road went through in the future, it would result in a left turn on to a major roadway (450 North). This had been discussed previously when 450 North and the roundabout were being designed and there was discussion of not wanting a left-hand turn on to any major roadways. Director Kendrick said that he disagreed and that he felt this connection would be good for the City at some point.

Councilmember June said that she feels like the Wilker waiver request seems logical to her. Mayor Hair said that one option would be for the code to be changed if it is determined that a change would be better for the City.

Councilmember Callahan said that he felt that the Council should either deny the waiver request or a code change should be made. He said that he didn't want to say no, but that he also did not want to make exceptions. It was discussed that if the variance was granted, the Council should make the desired changes to the code as soon as possible. Recorder Twedt said that this was land-use related and the Planning Commission would need to make the code changes if – after their review – that is the direction they wanted to go. He explained that if they were to make changes, the Planning Commission would make up a draft of what they wanted the code to be, then they would schedule a public hearing to review the changes. Then they would make a recommendation for the City Council to adopt the final changes.

Councilmember Zollinger said that another concern is emergency access. They would need to ensure that emergency response vehicles could turn around in the driveway of the new home.

It was discussed that it is difficult to have code that covers every type of private lane as they are all very different. Every request of this nature would need to be looked at as a separate case to determine if it would work to add a new home.

Mayor Hair said that a code update could be completed in one to two months and then this could happen the right way and a variance wouldn't be needed. Councilmember Wilker said that the Council has never not allowed a variance for this type of request. He said that this was different than previous requests for flag lots that were denied.

Director Kendrick said that the sewer construction is progressing okay considering the inclement weather. Whitaker plans to start work in the highway in April.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "F".)

Councilmember Wilker asked if there were concerns about cars from the car show participating in the City Celebration parade this year. The Council did not anticipate this being a problem in that the parade was very short anyway.

Treasurer Hobbs said that the Youth Council would like to place a mini library outside between the museum and the City Office. The Council said that they were okay with this if the Youth Council took care of the installation and maintenance.

Mayor Hair said that he has been working with the County and discussing the potential of taking over ownership of Main Street. There are some potential advantages to the City with the sewer project work needed on that road. The City has requested that the County commit to do some minor improvements to the road as it has not been maintained very well. Instead, the County is considering applying for a much larger road repair project of Main Street with COG funding.

Mayor Hair also thanked staff for all of the many hours spent on the sewer construction and financing as well as dealing with the difficult year in clearing snow from the City streets.

Adjournment

Councilmember Grange moved to adjourn the meeting. Councilmember Callahan seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. The meeting adjourned at 8:52 p.m.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
March 16, 2023

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Colter Wilker, Wendy Wilker, Shaelyn Dattage, Garrett Greenhalgh, Darcy Ripplinger, Matt Anderson, Larry Lewis, Bonnie Farmer

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for March 16, 2023 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Mayor Hair welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a word of prayer.

Approval of Agenda

The agenda for the City Council Meeting of March 16, 2023 was reviewed.

Councilmember Zollinger moved to approve the agenda for March 16, 2023.

Councilmember Callahan seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of Minutes of the Previous Meeting

The Council reviewed the minutes of the City Council Meeting for March 9, 2023.

Councilmember June moved to approve the minutes for March 9, 2023.

Councilmember Grange seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes.

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Wilker frontage requirement variance request for building lot

Mayor Hair said that we had made a mistake at the meeting that was held last week. The Wilker frontage requirement was on the City Council agenda and should not have been reviewed by the Council without a recommendation by the Planning Commission. This is a

been made aware, things had gone relatively well so far. There were only a few residents that they were aware of that were currently using sump pumps.

Recorder Twedt said that he would like a little direction from the Council on how to deal with an ongoing complaint from a resident concerning barking dogs in the neighborhood. Councilmembers Callahan and June said that they would be stopping by to speak with some of the neighbors to see what they could figure out.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember Grange seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. The meeting adjourned at 7:20 p.m.