

**MILLVILLE PLANNING COMMISSION MEETING**  
**City Hall - 510 East 300 South - Millville, Utah**  
**October 19, 2023**

**PRESENT:** Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Matt Anderson, Kara Everton, Tara Hobbs, Chad Kendrick, Corey Twedt, Clay & Wendy Wilker, Colter Wilker, Shaelyn Dattage

**Call to Order/Roll Call:**

Commissioner Greenhalgh opened the meeting for October 19, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) were present. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were 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 October 21, 2023.** Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

**Approval of the Minutes of the Previous Meeting**

The Planning Commission reviewed the minutes for the Planning Commission Meeting for October 5, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

**5.A. Swearing in of Garrett Greenhalgh as Planning & Zoning Commissioner**

**5.B. Swearing in of Bonnie Farmer as Planning & Zoning Commissioner**

**5.C. Zoning Clearance- Deck Addition- Colby Martin- 285 N 300 E, Millville UT**

Colby was not present. Commissioner Greenhalgh asked the commission whether the setbacks need to be met regarding the deck footings. This property is a corner lot, and the posts seem to be at 18', with the stairs cantilevering off the deck, and do not meet the

requirements for the setbacks.

**Commissioner Lewis motioned to deny the Zoning Clearance for a Deck Addition for Colby Martin- 285 N 300 E, Millville UT.** Commissioner Anderson seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor of denial. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

**5.D. Zoning Clearance New Residence- Colter Wilker- 431 N Wilker Lane, Millville**

The setbacks are all met for this property. There is a dryline specified that would hook the sewer into the southwest side of the property.

**Commissioner Anderson motioned to approve the Zoning Clearance for a New Residence for Colter Wilker located at 431 N Wilker Lane, Millville.** Commissioner Farmer seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

**5.E. Zoning for Cold Storage Annexation**

This annexation was reviewed a few weeks ago. Since then, Millville City Code has been updated to declare zoning when an annexation is presented to the city. There is a portion of code specifying when a property is annexed in south of 400 S needs to come in as R-3. The Lundahl's are in favor of zoning this annexation into R-3.

**Commissioner Farmer motioned to recommend the zoning for the Cold Storage Annexation as R-3.** Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

**5.F. Other**

- Eric Dursteler emailed about an approval to build his garage and apartment and live in that unit until the interest rates come down, when they will build the remainder of the house. The commission discussed and didn't find any reason to not allow this.

**6. City Council Minutes – October 12, 2023**

**7. Agenda Items/Notes for Next Meeting**

**8. Calendaring of future Planning Commission Meeting**

- November 2, 2023, at 8:00 pm.

**9. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:52 p.m.



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

**APPLICATION INFORMATION**

1. Colby Martin  
 APPLICANT'S NAME

2. PO Box 697  
 MAILING ADDRESS

Millville VT 84326  
 CITY STATE ZIP CODE

3. 435-881-0662 4. \_\_\_\_\_  
 HOME TELEPHONE BUSINESS TELEPHONE

5. \_\_\_\_\_  
 OWNER'S NAME (if different from applicant)

6. Deck  
 TYPE OF STRUCTURE

7. 396 ft<sup>2</sup> 8. \_\_\_\_\_  
 SQUARE FOOTAGE ZONE

9. Millville Estates Phase 1, Lot 10  
 SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 02 - 193 - 0010  
 TAX IDENTIFICATION NUMBER

11. 285 N. 300 E.  
 ADDRESS OF CONSTRUCTION

12. 0.34 acre 13. \_\_\_\_\_  
 LOT SIZE LOT ELEVATION

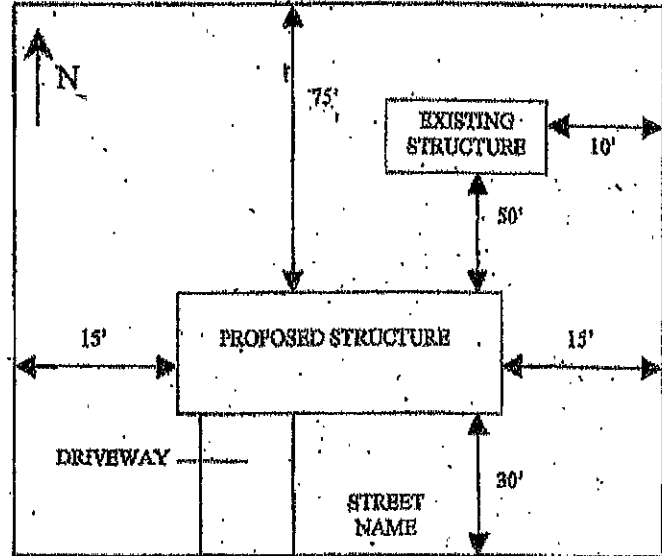
14. SEWER  SEPTIC TANK  N/A   
 (choose one)

15. CITY WATER  PRIVATE WELL  N/A   
 (choose one)

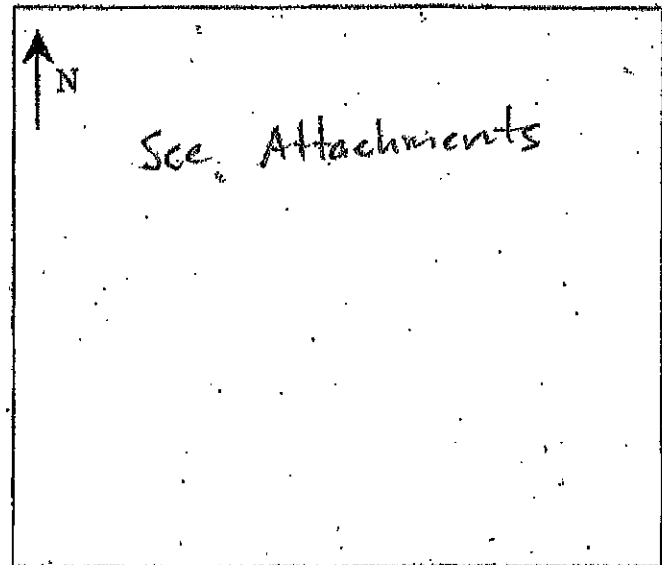
16. ELECTRICITY  GAS  OTHER UTILITY   
 (specify in remarks)

17. We are replacing the existing deck with a new larger deck.  
 REMARKS

**SAMPLE PLOT PLAN**  
 (numbers do not represent required setbacks)



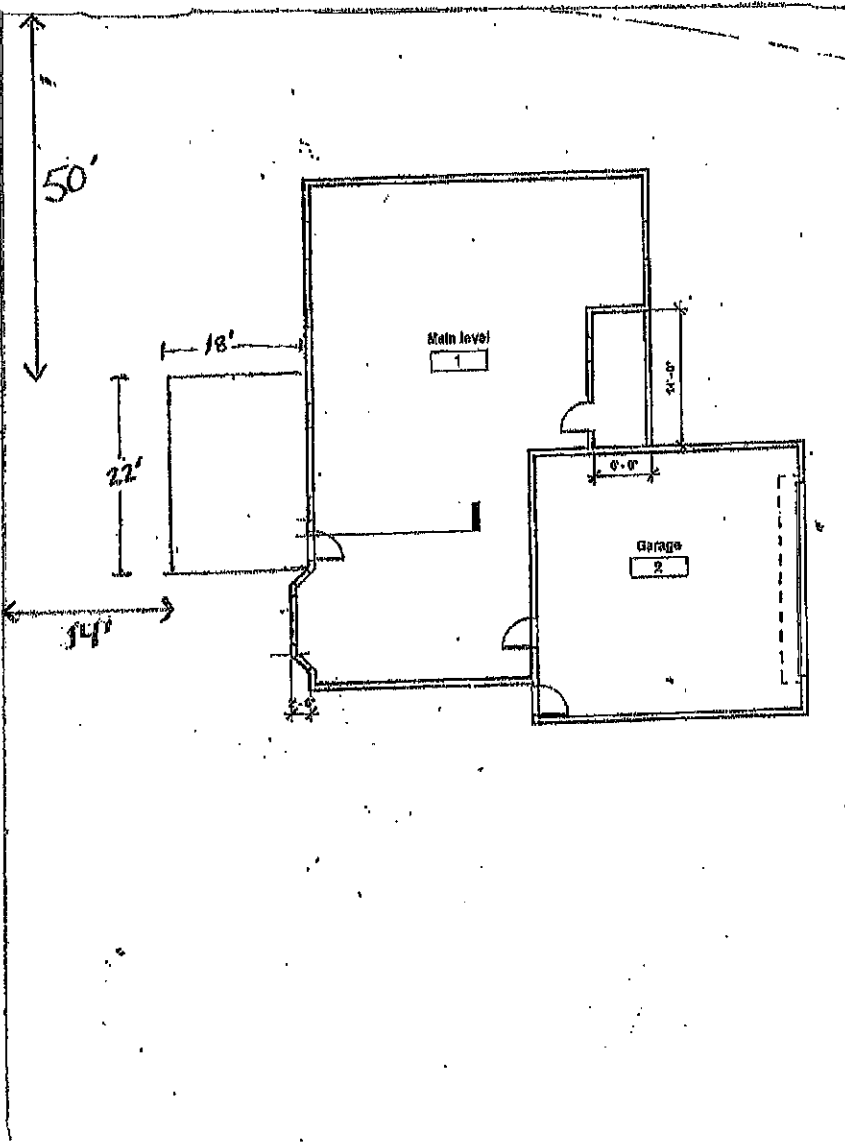
**PLOT PLAN**



APPROVED - PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

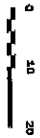
FEES PAID - TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

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)





A SITE LAYOUT  
SCALE 1"=10'



S-101	SITE PLAN	DATE	
		SCALE	
DRAWN BY			
CHECKED BY			
APPROVED BY			

DECK ADDITION FOR COLBY MARTIN  
285 N 300 E  
MILLVILLE, UTAH 84326



**BYRNER DESIGN  
ENGINEERING**

BYRNER DESIGN ENGINEERING  
460 EAST 200 NORTH  
MILLVILLE, UTAH 84326

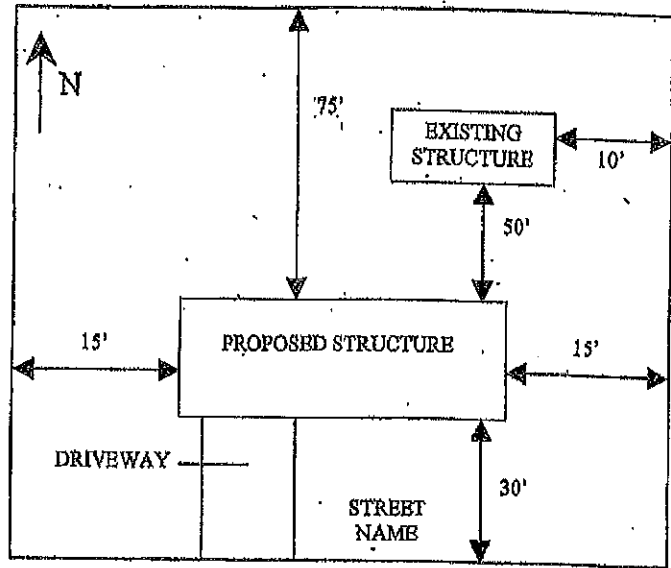


**MILLVILLE CITY**  
**ZONING CLEARANCE FOR BUILDING PERMIT**  
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

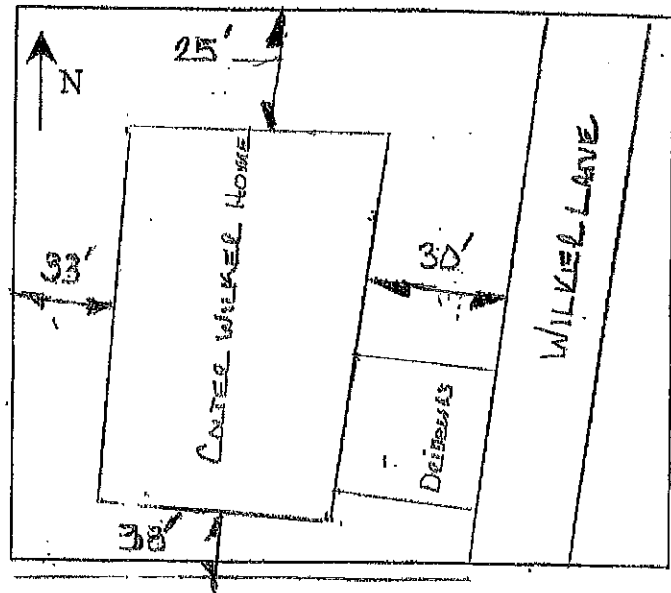
**APPLICATION INFORMATION**

1. COLTER WILKER  
APPLICANT'S NAME
2. P.O. Box 468  
MAILING ADDRESS
- CITY MILLVILLE STATE VT. ZIP CODE 84326
3. 435 753 0299 4. 435 881 3591  
HOME TELEPHONE BUSINESS TELEPHONE
5. CLAY & WENDY WILKER FAMILY TRUST  
OWNER'S NAME (if different from applicant)
6. SINGLE FAMILY  
TYPE OF STRUCTURE
7. 2065 ft<sup>2</sup> 8. R1  
SQUARE FOOTAGE ZONE
9. Wilker Subdivision - LOT 1  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. \_\_\_\_\_  
TAX IDENTIFICATION NUMBER
11. 431 N. 100 W.  
ADDRESS OF CONSTRUCTION
12. .45 Acres 13. 4605'  
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. X Finity Internet  
REMARKS
- Height w 27' 5" 1/4

**SAMPLE PLOT PLAN**  
 (numbers do not represent required setbacks)



**PLOT PLAN**



APPROVED - PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

FEES PAID - TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

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# Wilker Subdivision

Frontier City, Cassia County, Utah  
A Part of the Wilker Subdivision, Lake Shore Estates  
Township 17 North, Range 7 East, Zone 8 West  
October 2023

**SECTION 5 RESTRICTIONS:**

1. All utility easements shall be shown and approved by the City of Frontier City, Utah, and shall be subject to the terms and conditions of the City of Frontier City, Utah, Utility Ordinance No. 2023-01.

2. All utility easements shall be shown and approved by the City of Frontier City, Utah, and shall be subject to the terms and conditions of the City of Frontier City, Utah, Utility Ordinance No. 2023-01.

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**PLANNING AND ZONING APPROVAL:**

This plan was approved by the Planning and Zoning Commission of the City of Frontier City, Utah, on October 10, 2023, and is hereby approved by the City of Frontier City, Utah, on October 10, 2023.

**CITY OF FRONTIER CITY, UTAH**  
City Engineer: [Signature]  
City Manager: [Signature]

**UTILITY DISBURSANCE:**

This plan was approved by the City of Frontier City, Utah, on October 10, 2023, and is hereby approved by the City of Frontier City, Utah, on October 10, 2023.

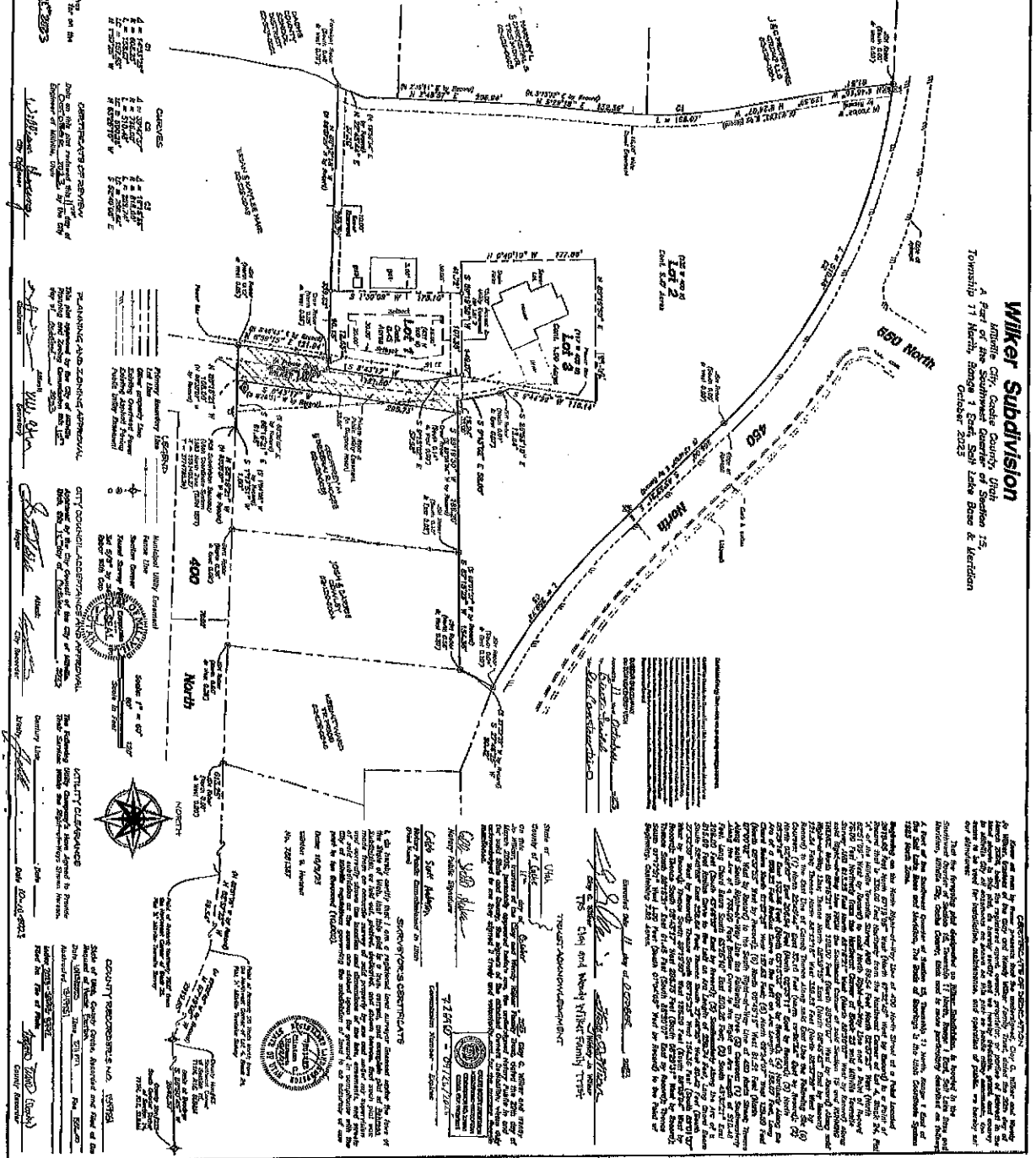
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City Engineer: [Signature]  
City Manager: [Signature]

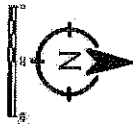
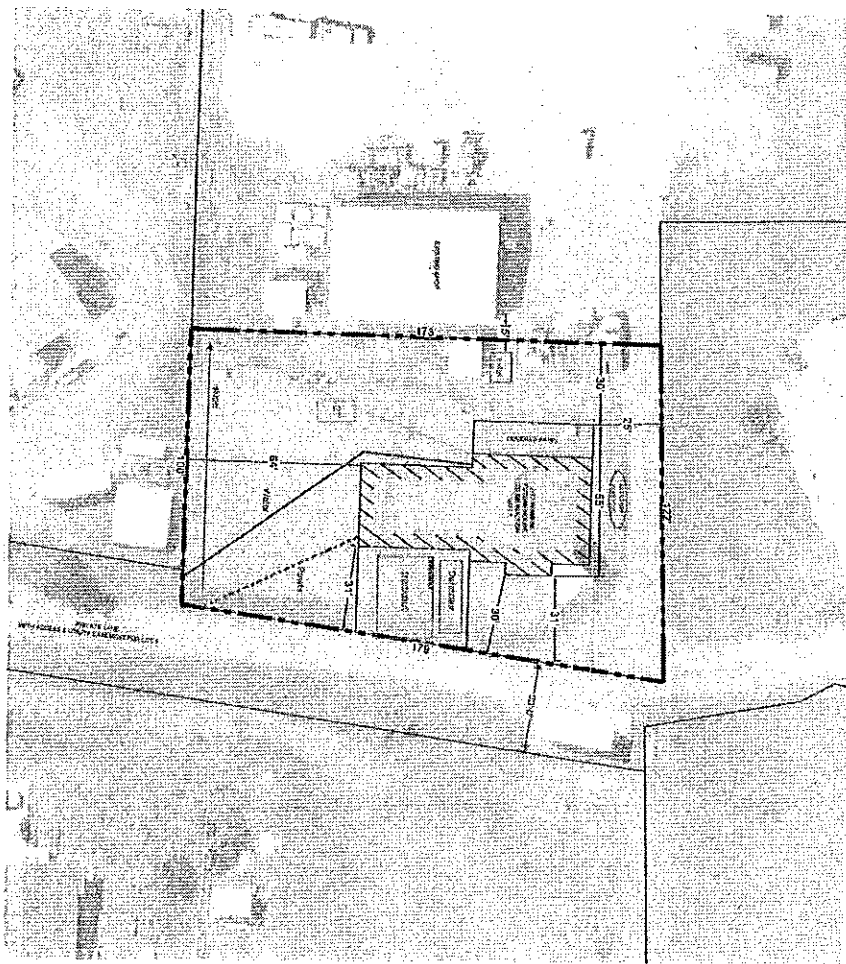
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PROPERTY OF  
[Illegible text]

ANNEXATION PLAT

SURVEYOR'S CERTIFICATE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires \_\_\_\_\_.

Annexation Boundary

A PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M. ARE HEREBY ANNEXED TO THE CITY OF MILLVILLE, MISSOURI, AND SHALL BE A PART OF SAID CITY FOR ALL PURPOSES AND BE SUBJECT TO THE LAWS OF THE STATE OF MISSOURI. I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT FILED IN THE PUBLIC RECORDS OF SAID COUNTY, MISSOURI.

THE FOLLOWING ARE THE SECTIONS AND PARTS OF SECTIONS ANNEXED TO THE CITY OF MILLVILLE, MISSOURI, AND SHALL BE A PART OF SAID CITY FOR ALL PURPOSES AND BE SUBJECT TO THE LAWS OF THE STATE OF MISSOURI:

- (1) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (2) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
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- (91) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (92) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (93) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (94) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (95) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (96) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (97) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (98) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (99) THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
- (100) THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.

**DRAFT**

**FORESIGHT**  
LAND SURVEYING

2003 North 800 West Logan, Mo.  
435-752-1310  
Approved By: J.C. Preparation Date: 8/28/23

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE MILLVILLE CITY COUNCIL, HAVE REVIEWED A RESOLUTION PASSED BY THEM ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, APPROVING THE ANNEXATION OF THE LAND DESCRIBED IN THIS PLAT TO THE CITY OF MILLVILLE, MISSOURI, AND THAT THE SAID CITY COUNCIL HAS RESOLVED TO TAKE THE SAID ANNEXATION PLAT AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO MISSOURI ANNEXTION LAW, AND THAT THE SAID ANNEXATION AND TO LEGISLATIVE APPROVE THE SAID ANNEXATION OF THE PLAT AS SHOWN AS PART OF SAID

APPROVED: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DEPUTY COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR'S OFFICE AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO MISSOURI ANNEXTION LAW, 174-25-02.

DATE: \_\_\_\_\_ DEPUTY COUNTY SURVEYOR

COUNTY RECORDER'S INFO

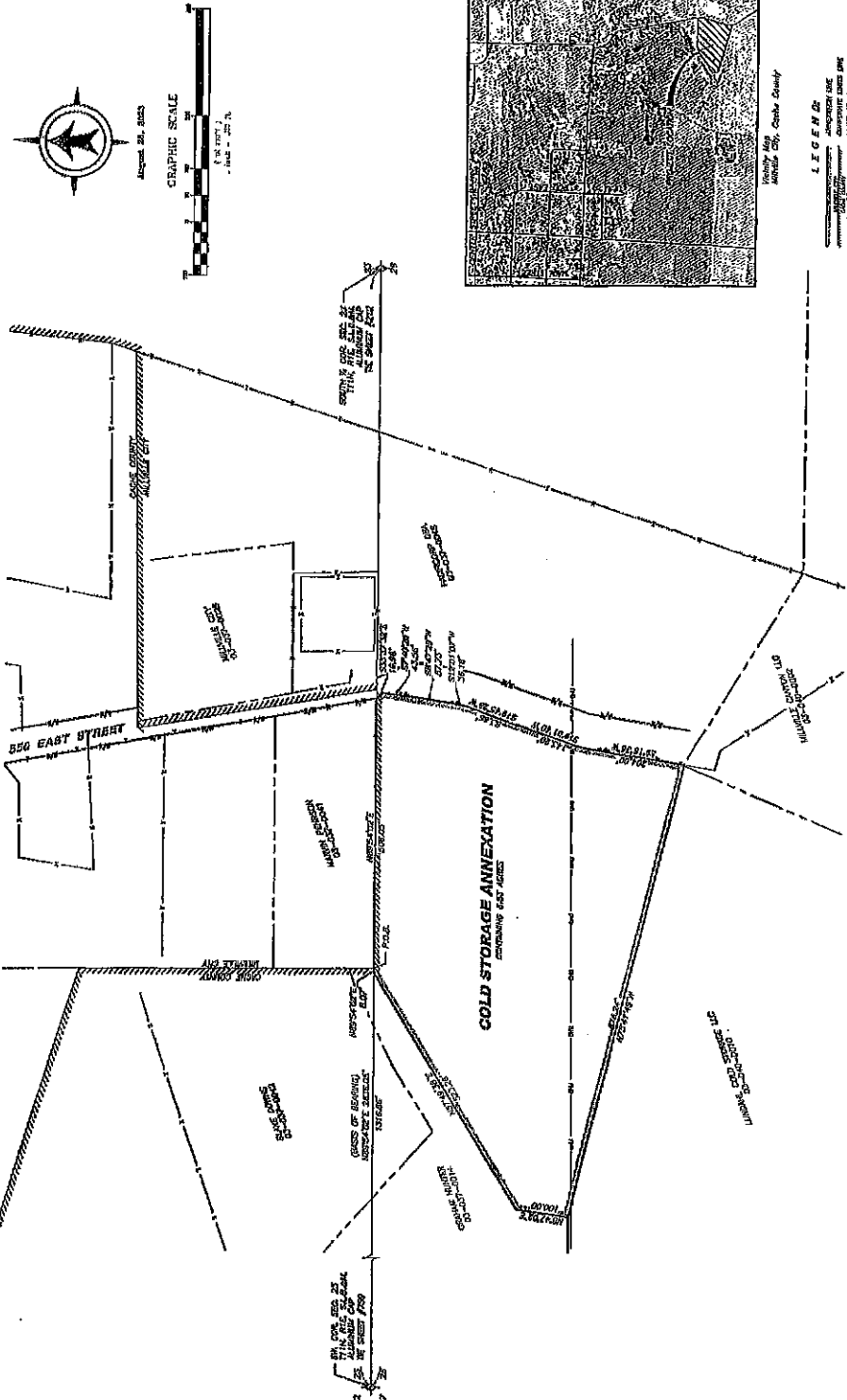
STATE OF MISSOURI, COUNTY OF \_\_\_\_\_, RECORDED AND INDEXED AT THE RECORDEE'S OFFICE: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FILED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ COUNTY RECORDER

**COLD STORAGE ANNEXATION**  
TO  
**THE CITY OF MILLVILLE**  
A PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.



- LEGEND**
- ANNEXATION BOUNDARY
  - PROPERTY BOUNDARY
  - EASEMENT BOUNDARY
  - RIGHT-OF-WAY BOUNDARY
  - WATER BOUNDARY
  - FENCE
  - EXISTING LOT CORNER