


NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **June 5, 2025**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which 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 previous meeting held on May 15, 2025
5. Agenda Items:
 - A. Swearing in of Lynette Dickey
 - B. Zoning Clearance- Single Family Home- Mark & Shauni Bodily- 139 W 100 N
 - C. Other
6. Agenda items for next meeting
7. Calendaring for future Planning Commission Meeting- Thursday, June 19, 2025, at 8:00 PM
8. 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 June 3, 2025, 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
May 15, 2025

PRESENT: Lynette Dickey, Matt Anderson, Larry Lewis, Kara Everton, Megan Dyer, Pam June, Caroline Knowles, Clayton Olsen, Chad Kendrick

Call to Order/Roll Call:

Commissioner Dickey opened the meeting for May 15, 2025, at 8:03 pm. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis were present. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Dickey led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for May 15, 2025, was reviewed.

Commissioner Lewis moved to approve the agenda for May 15, 2025. Commissioner Anderson seconded. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis voted in favor. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 1, 2025. **Commissioner Anderson moved to approve the minutes for the meeting on April 3, 2025.** Commissioner Lewis seconded. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis voted in favor. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent.

5.A. Sign Permit- Shawn Baxter- Baxbo- 700 W 1700 S, Ste 108/109, Logan UT 84321

Shawn was not present. There is no size listed on the application.

Commissioner Anderson moved to approve the sign permit- to Shawn Baxter of Baxbo located at 700 W 1700 S, Ste 108/109, Logan UT 84321. Commissioner Lewis seconded. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis voted in favor. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent.

5.B. Zoning Clearance- Single Family Home- Clayton Olsen + Jennifer Adair- 417 E 200 N

Clayton was present. Setbacks look great. Water is stubbed out. Sewer is as well.

Commissioner Anderson moved to approve the Zoning Clearance for a single-family home for Clayton Olsen + Jennifer Adair located at 417 E 200 N. Commissioner Lewis seconded. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis voted in favor. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent.

5C. Zoning Clearance- Single Family Home- Brown Residence- 161 West 265 South

The Brown's daughter is present. This is a home built off the private lane. Director of public Works stated that they should install the private drive before zoning clearance. The commission discussed utilities and installing them before the asphalt is laid. There will be a track out pad. Commissioner Anderson is concerned with coming off the city road with big trucks, however, the sewer install is tearing up the asphalt anyway. Commission decided to issue zoning clearance and have the lane installed later.

Commissioner Lewis moved to approve the zoning clearance for a new home for Brown Residence- 161 West 265 South contingent on Certificate of Occupancy being granted when the lane is installed. Commissioner Anderson seconded. Commissioners Lynette Dickey, Matthew Anderson and Larry Lewis voted in favor. Commissioner's Bonnie Farmer and Darcy Ripplinger were excused and Commissioner Greenhalgh was absent.

5.D. Other

- Commissioner Lewis mentioned changing the code in the south fields.
- If trees are on city property is special permission needed.
 - Home located at 44 E 300 N. This was one of the grandfathered in ¼ acre lots. It has 102' of frontage.
 - Pam June 280 E 250 N Travis Brusnon has a back patio that the supports are failing. He would need a zoning clearance to take down and the supports and rebuild.

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – June 5, 2025, at 8:00 pm

MA out of town.

8. Adjournment

Chairman Dickey moved to adjourn the meeting at approximately 8:25p.m.

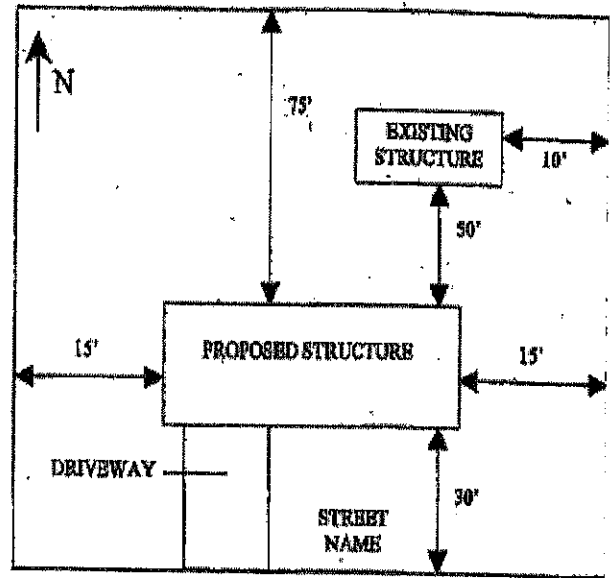
MILLVILLE CITY
Zoning Clearance for Building Permit
 For questions email: kara@millvilleut.gov



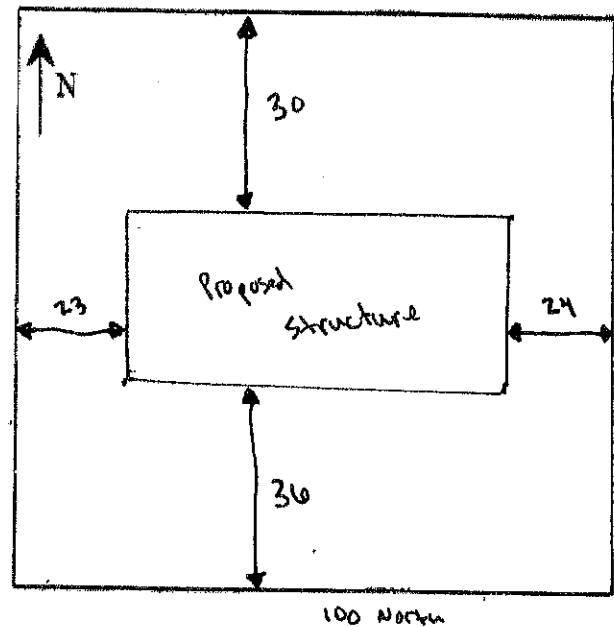
APPLICATION INFORMATION

- 1 Mark & Shanni Bodily
Applicant Name
- 2 P.O. Box 225
Applicant Mailing Address
- Millville Utah 84326
City State Zip Code
- 3 139 W. 100 N. Millville Utah
Address of Construction
- 4 435-764-2825
Telephone #
- 5 _____
Owner's Name (if different from applicant)
- 6 Single Dwelling
Type of Structure
- 7 _____
Subdivision Name and Lot Number
- 8 4545 17822
Square Footage Lot Size
- 9 03-223-0002
Tax Identification Number
- 10 27 Feet
Building Height
- 11 ☒ Sewer ☐ Septic Tank
☒ City Water ☐ Private Well
☒ Electricity ☒ Gas
- 12 _____
Notes

Sample Plot Plan
 (numbers do not represent required setbacks)



Plot Plan



APPROVED _____ **DATE** _____
PLANNING AND ZONING

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.

