

**MILLVILLE PLANNING COMMISSION MEETING**  
**City Hall - 510 East 300 South - Millville, Utah**  
**June 5, 2025**

**PRESENT:** Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger, Kara Everton, Pam June, Corey Twedt, Mark & Shauni Bodily

**Call to Order/Roll Call:**

Commissioner Greenhalgh opened the meeting for June 5, 2025, at 8:00 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer and Darcy Ripplinger were present. Commissioner's Matthew Anderson and Larry Lewis 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 for June 5, 2025, was reviewed. **Commissioner Dickey moved to approve the agenda for June 5, 2025.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer and Darcy Ripplinger voted in favor. Commissioner's Matthew Anderson and Larry Lewis were excused.

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

The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 1, 2025. **Commissioner Dickey moved to approve the minutes for the meeting on May 15, 2025.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer and Darcy Ripplinger voted in favor. Commissioner's Matthew Anderson and Larry Lewis were excused.

**5.A. Swearing in of Lynette Dickey**

**5.B. Zoning Clearance- Single Family Home Mark & Shauni Bodily located at 139 W 100 N**  
Setbacks are great. Height is great. No apartments or ADU's.

**Commissioner Farmer moved to approve the Zoning Clearance for a single-family home for Mark & Shauni Bodily located at 139 W 100 N.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer and Darcy Ripplinger voted in favor. Commissioner's Matthew Anderson and Larry Lewis were excused.

**5. C. Other**

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

**7. Calendaring of future Planning Commission Meeting – June 19, 2025, at 8:00 pm**

**8. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:05p.m.

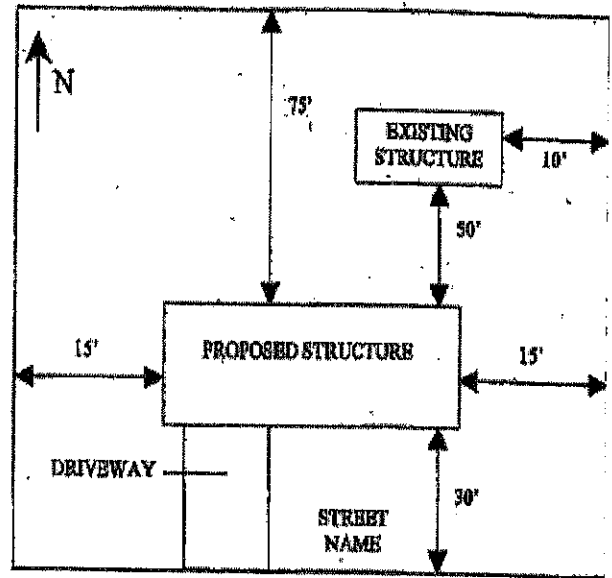
**MILLVILLE CITY**  
**Zoning Clearance for Building Permit**  
 For questions email: [kara@millvilleut.gov](mailto:kara@millvilleut.gov)



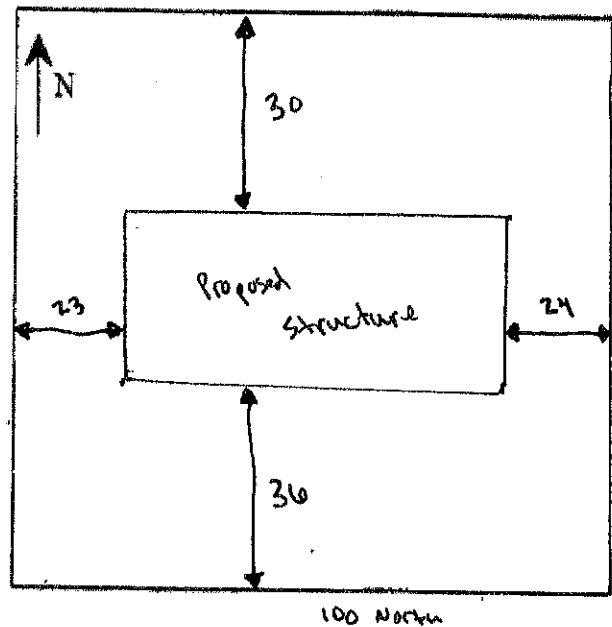
**APPLICATION INFORMATION**

- 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)



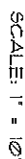
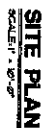
**Plot Plan**



**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.

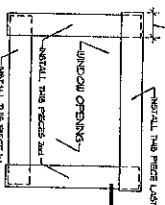


1. **STUDY AND RESEARCH** shall include the following activities:

- a. **STUDY AND RESEARCH** shall include the following activities:
- b. **STUDY AND RESEARCH** shall include the following activities:
- c. **STUDY AND RESEARCH** shall include the following activities:
- d. **STUDY AND RESEARCH** shall include the following activities:
- e. **STUDY AND RESEARCH** shall include the following activities:
- f. **STUDY AND RESEARCH** shall include the following activities:
- g. **STUDY AND RESEARCH** shall include the following activities:
- h. **STUDY AND RESEARCH** shall include the following activities:
- i. **STUDY AND RESEARCH** shall include the following activities:
- j. **STUDY AND RESEARCH** shall include the following activities:
- k. **STUDY AND RESEARCH** shall include the following activities:
- l. **STUDY AND RESEARCH** shall include the following activities:
- m. **STUDY AND RESEARCH** shall include the following activities:
- n. **STUDY AND RESEARCH** shall include the following activities:
- o. **STUDY AND RESEARCH** shall include the following activities:
- p. **STUDY AND RESEARCH** shall include the following activities:
- q. **STUDY AND RESEARCH** shall include the following activities:
- r. **STUDY AND RESEARCH** shall include the following activities:
- s. **STUDY AND RESEARCH** shall include the following activities:
- t. **STUDY AND RESEARCH** shall include the following activities:
- u. **STUDY AND RESEARCH** shall include the following activities:
- v. **STUDY AND RESEARCH** shall include the following activities:
- w. **STUDY AND RESEARCH** shall include the following activities:
- x. **STUDY AND RESEARCH** shall include the following activities:
- y. **STUDY AND RESEARCH** shall include the following activities:
- z. **STUDY AND RESEARCH** shall include the following activities:

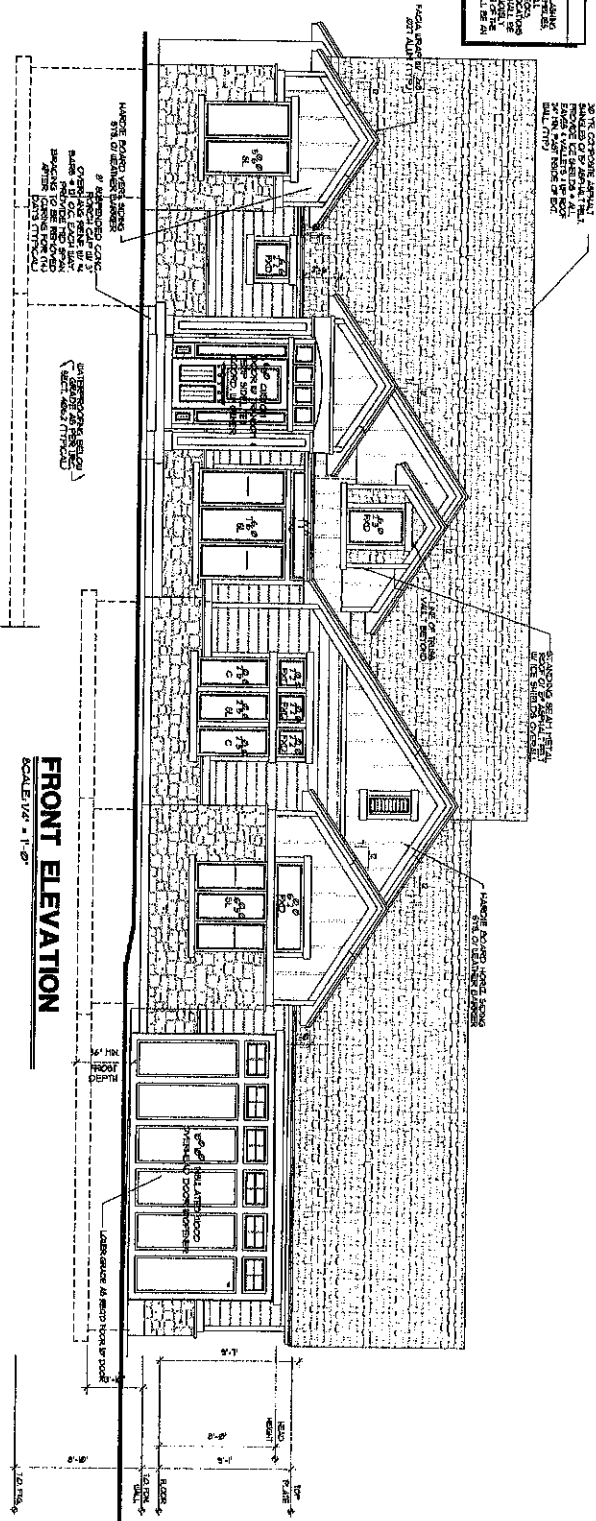
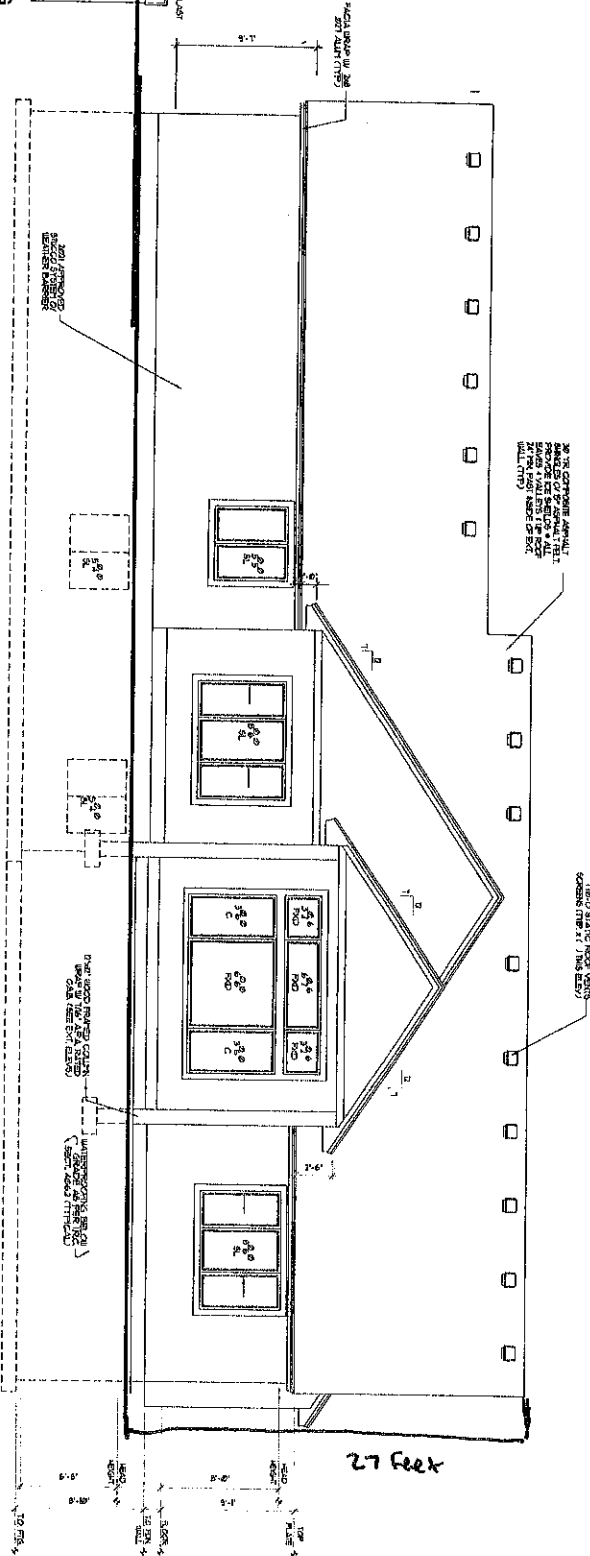
**EXTERIOR INSTALLATION NOTES:**  
 ALL EXTERIOR WALL FINISHES SHALL BE INSTALLED AND DETAILLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE APPROVED BY THE ARCHITECT.  
 FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE APPROVED BY THE ARCHITECT.  
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**WINDOW FLASHING**  
 A1  
 SCALE: 1/4" = 1'-0"



**FLASHING GENERAL NOTES:**  
 FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE APPROVED BY THE ARCHITECT.  
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| ROOF VENTILATION CALCULATION |                |
|------------------------------|----------------|
| ROOF AREA                    | 365.00 SQ. FT. |
| REQUIRED VENTILATION         | 22.00 SQ. FT.  |
| 18" x 24" STATIC ROOF VENTS  | 36.00 SQ. FT.  |
| ROOF VENTS                   | 1.00           |
| ENTER 2" x 2"                | 36.00 SQ. FT.  |



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**  
**BODILY RESIDENCE**  
 BENTON PLAN  
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 LOT 2 SUBDIVISION  
 CITY: MILLVILLE, UTAH DATE: 5-13-24  
 PLEASE NOTIFY LANDFORMS DESIGN OF ANY REUSE.

**A5**