

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
August 7, 2025

PRESENT: Bonnie Farmer, Matt Anderson, Darcy Ripplinger, Larry Lewis, Kara Everton, Megan Dyer, Pam June, Gavin Hall

Call to Order/Roll Call:

Commissioner Farmer opened the meeting for August 7, 2025, at 8:00 pm. Commissioners Bonnie Farmer, Matt Anderson, Darcy Ripplinger and Larry Lewis were present. Commissioner Garrett Greenhalgh and Lynette Dickey were excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Farmer led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for August 7, 2025, was reviewed.

Commissioner Ripplinger moved to approve the agenda for August 7, 2025.

Commissioner Larry Lewis seconded. Commissioners Bonnie Farmer, Matt Anderson, Darcy Ripplinger and Larry Lewis voted in favor. Commissioner Garrett Greenhalgh and Lynette Dickey were excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for July 17, 2025. **Commissioner Anderson moved to approve the minutes for the meeting on July 17, 2025.** Commissioner Ripplinger seconded. Commissioners Bonnie Farmer, Matt Anderson, Darcy Ripplinger and Larry Lewis voted in favor. Commissioner Garrett Greenhalgh and Lynette Dickey were excused.

5.A. Zoning Clearance- Home Addition- New basement exit- 181 E 600 N

No concerns.

Commissioner Lewis moved to approve the zoning clearance for a home addition for a new basement exit at 181 E 600 N. Commissioner Ripplinger seconded. Commissioners Bonnie Farmer, Matt Anderson, Darcy Ripplinger and Larry Lewis voted in favor. Commissioner Garrett Greenhalgh and Lynette Dickey were excused.

5.B. Zoning Clearance- Home Addition- Patio Awning- Gavin Hall- 155 N 250 E

Gavin was present. Slab on grade with spot footings for the posts.

Commissioner Anderson moved to approve the zoning clearance for a home addition

for a patio awning at 155 N 250 E. Commissioner Ripplinger seconded. Commissioners Bonnie Farmer, Matt Anderson, Darcy Ripplinger and Larry Lewis voted in favor. Commissioner Garrett Greenhalgh and Lynette Dickey were excused.

5.C. Other

- Clarification on decks/awnings/etc needing a zoning clearance per the county. Verified that these structures do need to be within the approved setbacks.

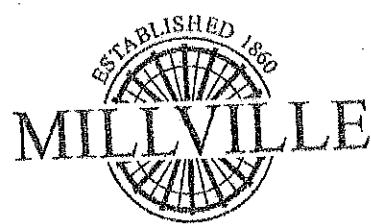
6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – August 21, 2025, at 8:00 pm

8. Adjournment

Commissioner Farmer moved to adjourn the meeting at approximately 8:20 p.m.

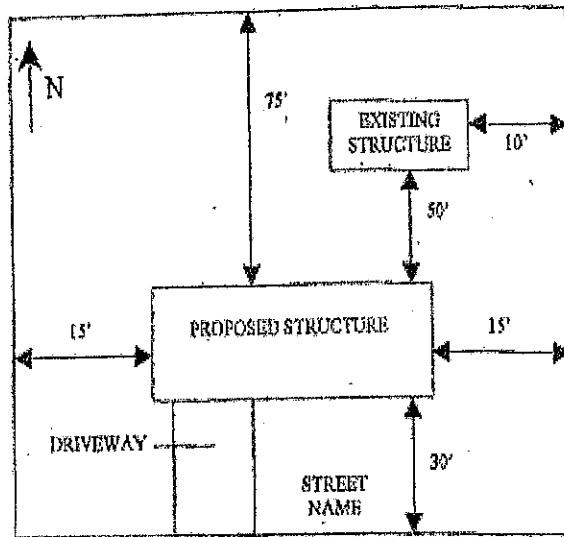
MILLVILLE CITY
Zoning Clearance for Building Permit
For questions email: kara@millvilleut.gov



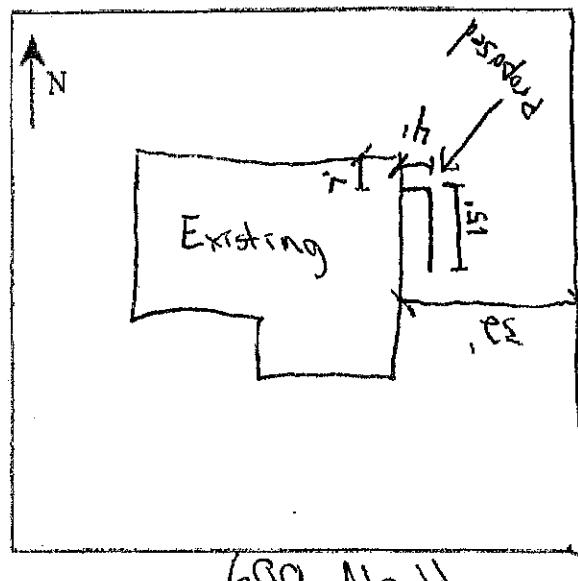
APPLICATION INFORMATION

- 1 Robert Griffin at Mike Funk Const.
Applicant Name
- 2 PO BOX 385
Applicant Mailing Address
- 3 Paradise Utah 84328
City State Zip Code
- 4 181 East 600 North
Address of Construction
- 5 435-512-4311
Telephone #
- 6 Taunya Jen Kins
Owner's Name (if different from applicant)
- 7 New basement exit
Type of Structure
- 8 N/A
Subdivision Name and Lot Number
- 9 1,587 .32 AC
Square Footage Lot Size
- 10 02-192-0044
Tax Identification Number
- 11 Sewer Septic Tank
 City Water Private Well
 Electricity Gas
- 12 Notes

Sample Plot Plan
(numbers do not represent required setbacks)



Plot Plan



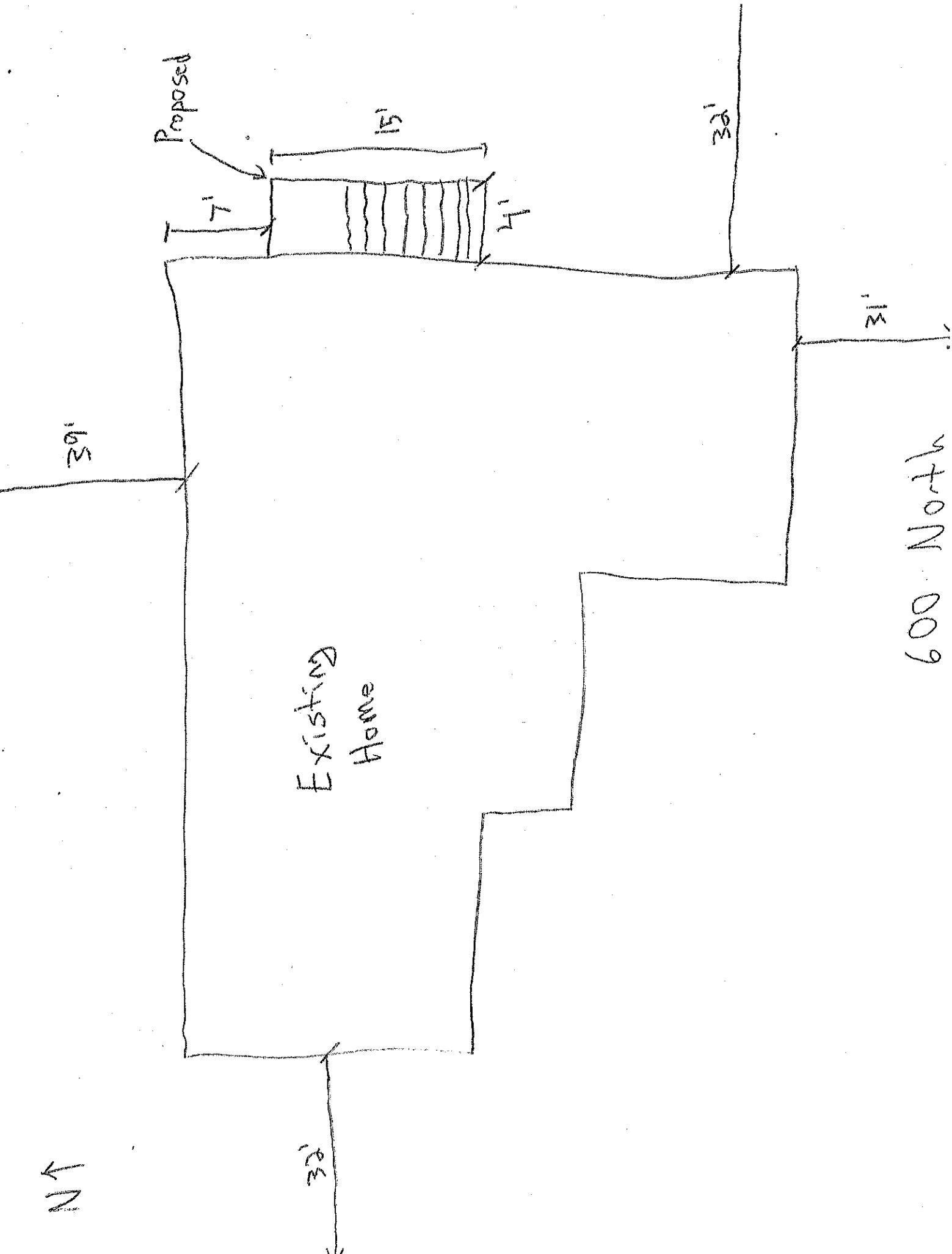
APPROVED
PLANNING AND ZONING

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.



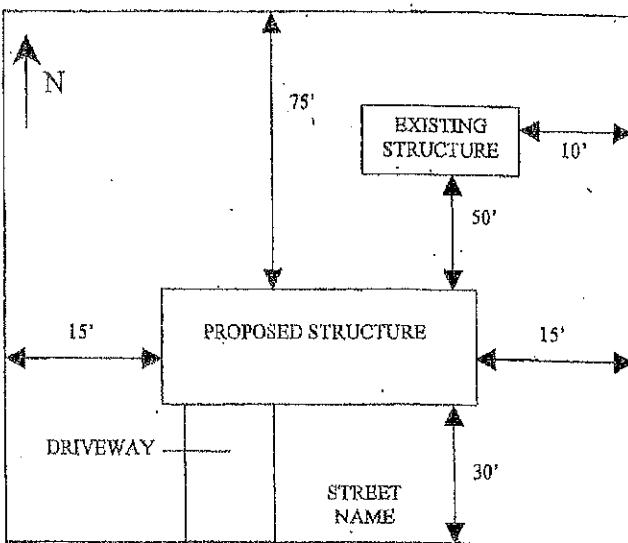


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

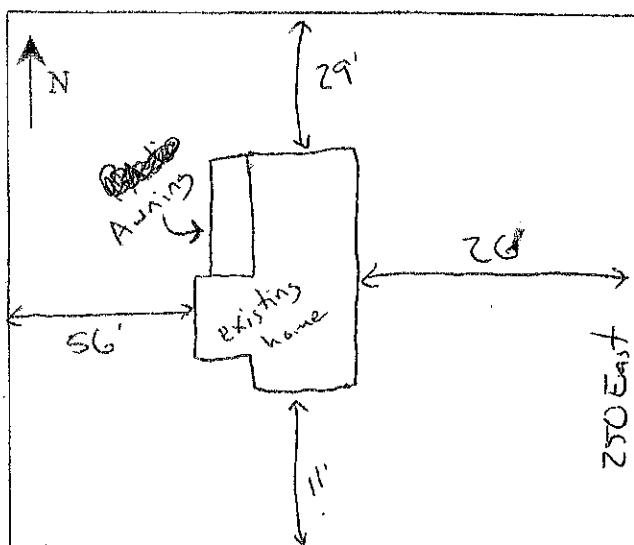
APPLICATION INFORMATION

1. Gavin Hall
APPLICANT'S NAME
2. PO Box 718
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
4. (435)230-3349 4.
HOME TELEPHONE BUSINESS TELEPHONE
5.
OWNER'S NAME (if different from applicant)
6. Patio Awning
TYPE OF STRUCTURE
7. 544 sq. ft. 8.
SQUARE FOOTAGE ZONE
9. Millville Hill Lot #3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10.
TAX IDENTIFICATION NUMBER
11. 155 N. 250 E.
ADDRESS OF CONSTRUCTION
12. 14,541 sq. ft. 13. 15'
LOT SIZE Bldg Height
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. Steel Awning for Patio
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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 Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

250 EAST

