

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

September 18, 2025

PRESENT: Garrett Greenhalgh, Commissioners Lynette Dickey, Larry Lewis, Rachel Thompson, Darcy Ripplinger, Kara Everton, Megan Dyer, Doyle Zollinger, Kaye Lyn Harris, Albert Monson, Harry Meadows, Susan Goldsberry, Veloy Hansen, Jean Culbertson, Mike Wyatt, Kevin Jenkins, Rea Jenkins, Pat Bowen, Deb Bowen, Riley Petersen, Jared Nichols, Dennis Webster, Linda Webster, Tonya McCormick, Morgan Davis, Sarah Davis, Penny Jenson, Annette Longhurst, Emma Preston, Mary Jo Davis, Robert Nettles, Eudora Nettles, Brad Brown, Linda Rasmussen, Kim Ashcroft, Adam Roblyer, Jim Christenson, Luann Pehrson, Cole Knighton, Janette Monson, Jolayne M. Wright, Ken Hamilton, Gina Hamilton, Bob Humphrey, Donna Jean Humphry, David Anderson, Savannah Tollefson, Todd Jenkins, Ryan Zollinger, Brian Harding, Peggy Jessop Neagle, Jeff Neagle, Kady Bird, Jeff David, Jalene David, Steph Adams, Scott Robison, Leslie Robison, Cam Workman, Adam Fitzgerald, David Fitzgerald, Del Hanks, Travis Barger, Jacob Ames, Diana Jones, Katie Garn, Nathan Lowder, Jeremy Ward, Tyler Raymond, Marie Jenkins, Lindsey Hawles, Cole Thornton, Seth Thornton, Jordan Kohler, Mandy Bagley, Roxie Hancey, Steve Knoppe, Amanda Goddard, Logan Baker, Mandy Lowder, LuAnn Callahan, Crystal Zimmerman, Coby Price, Chloe Baker, Cameron Falk, Nick Bouwes, Margo Christensen, Roberta Black, Dan Hunsaker, Sue Bennett, Dave Bennett, Leon Rasmussen, Carl Jessop, Savannah Tollefson, Margie Davis, Blake Downs, David Hawkes, Francine Wyatt, Melanie Nichols, Ryan Goldsberry, Paul Thornton, Jim Christianson, Tanya McCormick, Nick Thompson, Steve Kropp,

Call to Order/ Roll Call:

Commissioner Greenhalgh opened the meeting for September 18, 2025, at 8:00 pm. And asked for a citizen to say the prayer. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Larry Lewis, and Rachel Thompson were present. Commissioner Matt Anderson and Bonnie Farmer were excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Garrett Greenhalgh led all present in the Pledge of Allegiance.

Review and Approval of agenda

The agenda for the Planning Commission meeting of September 18, 2025 was reviewed. There was an update to the agenda to remove line item 5.D. Zoning Clearance- Single Family Home- Jason Kerr for Ben and Angela Stocks located at 410 E 25 N. A motion was made by Commissioner Lewis to approve the updated agenda. Commissioner Ripplinger seconded. Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

Review and Approval of the Minutes from August 7, 2025

The Planning Commission meeting minutes were reviewed. **A motion was made by Commissioner Thompson to approve the minutes as presented.** Commissioner Dickey

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seconded. Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

Zoning Clearance- Sign Permit- Sign Pro for Silicone Plastics located at 97 W 300 S

The dimensions were reviewed. A question was made about the lights being turned off at night. Development Coordinator Everton reached out to Sign Pro to ask.

The meeting was interrupted at this time by a citizen asking if the meeting can be moved outside due to the number of people outside. There was shuffling in the room so more people could come in.

Garrett Greenhalgh began to speak but it was hard to hear. Development Coordinator Everton asked everyone in the room to be quiet and stop talking so that an accurate recording could be taken without all the side conversation.

Garrett said that we should request that the light turns off on a timer.

A citizen asked about the dimensions being given in feet or inches?

Garrett answered that it was in inches.

Commissioner Thompson made a motion to approve the clearance for a Sign Permit for Silicone Plastics with the request of adding a timer so that the light turns off at night. Commissioner Ripplinger seconded. Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

Zoning Clearance- Home Addition- Cole Knighton for Nettles residence at 255 E 300 N.

The zoning clearance was reviewed. Setbacks are all in accordance to code. The addition is lower than the existing roof height.

Commissioner Thompson made a motion to approve the zoning clearance for a home addition for Cole Knighton on behalf of the Nettles residence located at 255 E 300 N. Commissioner Lewis seconded.

Garrett Greenhalgh asked if this would be used for a dwelling unit. Answer was no.

Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

5.C. Zoning Clearance- Accessory Bldg.- Dave Anderson located at 65 N 400 E

Garrett Greenhalgh suggested putting a firewall on the wall located closest to the house because it is less than 5' from the house. The building setbacks are met for the property. Dave Anderson has talked to the County inspector and has been given information on what needs to be done.

Commissioner Thompson made a motion to approve the zoning clearance for an accessory building for Dave Anderson located at 65 N 400 E. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

Garrett Greenhalgh expressed his thanks for everyone that is in attendance. He said that while we are entitled to our own opinions, we still will see each other in various locations, so please keep our behavior in a way that we don't need to avoid each other. He gave an overview of the zone change request. This request is to change from Agricultural, which it is currently zoned as, to R-1 which is 1/3-acre sized lots. It has not already been done. Millville City does not allow multifamily of any sort, so if you've heard anything about multifamily, that is not the case. It cannot and will not be multifamily. The request is from AG to R-1. When this property was annexed in, it automatically came in as AG. Now when a property is annexed in, they have to specify what zone they are requesting, and that zone is assigned at the time that the property annexed in.

PUBLIC HEARING

Commissioner Lewis moved to open the public hearing at 8:14 p.m. Commissioner Thompson seconded. Commissioners Greenhalgh, Dickey, Ripplinger, Lewis and Thompson (Alt.) voted in Favor with Commissioner Farmer and Anderson were excused.

PUBLIC HEARING: 8:05 p.m.

Commenced at 8:14 p.m.

PRESENT: Garrett Greenhalgh, Commissioners Lynette Dickey, Larry Lewis, Rachel Thompson, Darcy Ripplinger, Kara Everton, Megan Dyer, Doyle Zollinger, Kaye Lyn Harris, Albert Monson, Harry Meadows, Susan Goldsberry, Veloy Hansen, Jean Culbertson, Mike Wyatt, Kevin Jenkins, Rea Jenkins, Pat Bowen, Deb Bowen, Riley Petersen, Jared Nichols, Dennis Webster, Linda Webster, Tonya McCormick, Morgan Davis, Sarah Davis, Penny Jenson, Annette Longhurst, Emma Preston, Mary Jo Davis, Robert Nettles, Eudora Nettles, Brad Brown, Linda Rasmussen, Kim Ashcroft, Adam Roblyer, Jim Christenson, Luann Pehrsen, Cole Knighton, Janette Monson, Jolayne M. Wright, Ken Hamilton, Gina Hamilton, Bob Humphrey, Donna Jean Humphry, David Anderson, Savannah Tollefson, Todd Jenkins, Ryan Zollinger, Brian Harding, Peggy Jessop Neagle, Jeff Neagle, Kady Bird, Jeff David, Jalene David, Steph Adams, Scott Robison, Leslie Robison, Cam Workman, Adam Fitzgerald, David Fitzgerald, Del Hanks, Travis Barger, Jacob Ames, Diana Jones, Katie Garn, Nathan Lowder, Jeremy Ward, Tyler Raymond, Marie Jenkins, Lindsey Hawles, Cole Thornton, Seth Thornton, Jordan Kohler, Mandy Bagley, Roxie Hancey, Steve Knoppe, Amanda Goddard, Logan Baker, Mandy Lowder, LuAnn Callahan, Crystal Zimmerman, Coby Price, Chloe Baker, Cameron Falk, Nick Bouwes, Margo Christensen, Roberta Black, Dan Hunsaker, Sue Bennett, Dave Bennett, Leon Rasmussen, Carl Jessop, Savannah Tollefson, Margie Davis, Blake Downs, David Hawkes, Francine Wyatt, Melanie Nichols, Ryan Goldsberry, Paul Thornton, Jim Christianson, Tanya McCormick, Nick Thompson, Steve Kropp,

Garrett Greenhalgh called Doyle Zollinger up for his two minutes.

Development Coordinator Kara Everton went over some ground rules before it began. She specified that you can only talk for 2 minutes. There will be a timer run by Megan Dyer. When the timer goes off, you do have to stop. We have a lot of public comment forms that are filled out. If there are more forms in the back we do not have yet, can you please send them forward. After we've gone through the ones we've received, we will ask if anyone else would like to speak. When it's your turn, please say your name and where you live. There is no yelling. You

yell, you're out. There is no arguing. Please be respectful. This is the commissions time to listen to what you as the public want to say about this request.

Garrett Greenhalgh continued saying that after your comments we will close the public hearing and then they will discuss. The commissions vote is only a recommendation to city council, then they will vote on this.

Kara Everton said that we are not sure on when the next meeting it will be on, so please review future agendas.

Garrett Greenhalgh said to be aware of that. This is just our recommendation.

Doyle Zollinger, a Millville resident, asked how many acres are involved. He expressed his opposition and said, "If this doesn't work, we're going to be socialists. If you don't agree with that you better start reading and finding out where the United States is standing, cause we're going to lose our freedoms." He gave a history of how he came to be in Millville. When he came, he was an outsider and was treated like an outsider. We live in a desert. He said that College Ward has wells for water and when Nibley developed the water table went down. He said that whatever we do up here will affect those down there. He expressed opposition again stating that Millville and Cache Valley are too big.

Jean Culbertson, a county resident, is also speaking for Glade Christensen, a county resident. First, she spoke for Glade. He expressed our society is obsessed with selfishness and greed. It is no longer about what is right and wrong, but what is in it for me? When you want to see corruption follow the money. Promises were made and are the verge of being broken. In July 2018, this property was on a Council meeting with a plan to allow residential building. The discussion was centered on controlled zoning to maintain the rural feel.

Jean Culbertson, a county resident, on behalf of herself. The impact is to her lifestyle and a lack of choice after living 46 years of a rural lifestyle. A subdivision will ruin her peaceful environment. She talked about the number of people and vehicles would come with this development. Some numbers were 300 people, 600-700 vehicles including cars, trucks, four wheelers, and motorcycles. This would impact farmers as it removes some very productive hay fields, producing hay and corn, which other farmers depend on that hay for their animals. She asked a few questions: Will an environmental impact study be performed? What about herbicides and insecticides for bugs or for weed control? Will there be an easement to the adjoining acreage? Will there be floodlights- preferably none facing south? The amount of potential water, ground, exhaust, light and noise pollution is extremely concerning. Her animals will all be affected. Will buyers be aware of the high-water table?

Rachel Thompson said that if there is something that wasn't able to be said due to time, that they can email their letter to city council, and if you need help in submitting those then she can help.

Pat Bowen, resident of Millville for 18 years. The increase from the rezone will offend the community considerably. It would affect 300 S that would require a larger road and the curve would need be made into a right angle. The infrastructure would be tremendous on the community. We would need another school, water availability. The sewer is not up yet, and who is going to pay for the sewer to go in? Who's going to pay for all the infrastructure required to build those houses and impact the city? This is not a good thing for Millville at all.

Jared Nichols, a county resident. Opposes the Zollinger duplex and the south field development. Most people moved to Millville to die here. Average sustainable growth in small towns is 2-3%. He gave statistics based on Millville numbers: In 2015 population was 1973. In 2025 population is 2545. That means we have averaged 2.6% growth rate between 2015 and 2025. Today there are 725 households. If this development is down in the south fields, it would increase the population by 22% which would be a lot for the citizens to digest in a short time. He discussed impact fees and the revenue from those impact fees that will likely be eaten up by litigation between developers and residents if we try to switch the zone. We have no services- he gave stats to the nearest hospital, grocery store, police station, etc. Water is a concern as well. He suggests tabling the discussion until after the election, as well as getting a comprehensive study on water capacity, sewer, roads, postal, emergency services and other infrastructure needs.

Resident: You dig more wells, Nibley digs more wells, College Ward digs more wells. Everybody has to buy water.

Michael Wyatt, a Millville resident, agrees with Jared Nichols. We don't need more people in Millville. He has lived here for 27 years and has witnessed the growth up on the hill that comes with the increase in vehicles, and the additional schools. He feels we pay enough for taxes for the facilities available to us. There are problems with uncontrollable growth. He has served on planning and zoning and has seen the change since he served, and it's not a pretty site. He doesn't want to see an increase in costs put on the citizens of Millville. He doesn't want to see the increase in traffic, or lose the water he pays yearly for, or an increase in the sewer fees to cover an additional 70 new homes- because he has never seen a developer saddled with that cost.

Riley Petersen, a county resident, voiced opposition for the proposed Zollinger Duplex (which is not on this agenda) and the rezone request. He said: the Zollinger duplex sets a dangerous precedent that makes it much harder to oppose additional high-density housing particularly in the 35 acres being considered. This land was initially set to 5-8 acre lots, then three acres, and is now proposing 1/3 to 2-acre lots. It's easy to see why citizens of Millville are inherently skeptical of the current mayor and the city council's ability to preserve the rural culture and beauty of Millville as outlined in the community identity and values. While he supports property rights, it is both planning and zoning and the council's responsibility to represent the interests of Millville citizens, not just those of the Zollingers, developers, or anyone else who might help recover the botched budgeting of the sewer project. Allowing too many homes puts significant strain on infrastructure, and creates demand for new roads, water, schools, commercial services that we do not have and do not want. This impacts deer and elk who winter in those fields. Approval of this proposed rezoning and development is not the solutions. It risks permanently changing the key character of the community and we should be selective regarding long term goals. Requests that discussions are dropped until after the election.

Sarah Davis, a Millville resident said: Millville is beautiful and it's because of the community. We know our neighbors. This rezone will change the entire dynamic of the city. The infrastructure and what has been said before, needs to be considered. Transparency is not being shown in decisions and what the people are being told are not actually happening. We are skeptical about promises that are made. Keep Millville small- we don't have the facilities, the water, or anything. This needs to be considered from every aspect, not just a financial one. Developers from other areas have ruined their cities, and valleys and we need to keep them out of Millville.

Kim Ashcroft, a Millville resident said: There have been a lot of points covered already. 35 years ago, he fell in love with horses. He moved to Millville to keep horses. The people welcomed me into Millville. He wants to keep it small and maintain the country feel of the community. We want to leave it that way.

Janette Monson, a Millville resident said: she agrees with Jared Nichols. She doesn't feel like the city has the infrastructure for this new development along with the development above Hanceys, or manpower to maintain the growth. She's concerned about water. Even if the roads get built by the developer, we don't have everything in place to take care of it. The growth is too much too fast. It's not right to let that many roads go in and take away the water from people who are already here and that 1/3 acre lots are too small. It's not right to throw heavy population in with the agriculture land and animals and then have them complain about the smells that come with it. It needs to stay country.

Ken Hamilton, there with his wife Gina, is a Providence resident but has a Millville business. He said he has a business in Millville that he is delighted to be here. They own an agriculturally based research center that exports their technology worldwide. The south fields in Millville are a treasure. While community needs population there needs to be a balance with agriculture and climate. You destroy the south fields with high density and population; you'll destroy the very fabric and community of this small town. Others will be affected who live between the proposed development and the highway due to taking land for ingress/egresses if they put high-density housing. Their business is a world-wide business. What they do in this little town makes a difference worldwide.

Adam Roblyer, a Millville resident, said: He is newer to Millville. They moved here because of the rural feel. Strongly opposed to rezoning from AG to R-1. Read a Quote- "Millville is a destination rather than a thoroughfare." We should leave it as a destination. He plans to die here.

Cameron Falk, a county resident said: She is a lifetime resident of the south fields. Motto has always been Country Living at Its Finest. The south fields in Millville is all that is left of the actual country feel in this entire city. The long road is their favorite, and the only road left that is surrounded by open fields, migratory birds, deer, and elk and the peaceful country feeling. They are not anti-development but would like to keep this area with large lots and open fields. That will not be an option if we allow 80 homes to be built on 35 acres. A tight corridor subdivision will make it a completely different feel and will increase traffic and will require widening of the skinny part of the long road. A city government person said, "We need to consider what's best for all the citizens not just this area." She wants the city to consider the community who come to the long road every day to enjoy walking, biking, running, dirt biking, walking their dogs, a long drive, etc. If the subdivision goes in with the increase of traffic the safety will be affected, and kids will no longer be able to ride their bikes there. This will impact roads, schools, post office, and everyday way of life. Challenge the city to be better. The south fields place is the last unspoiled place of its kind between Hollow Road and Hyde Park on the east side of this valley.

Scott Robison, a county resident said: His property borders the parcels being discussed for a rezone. We won't have infrastructure- schools, post office, EMS, city maintenance, law enforcement, roads that would be able to handle this. We don't have law enforcement that takes care of that long road and people drive up and down there crazy. Traffic- 100 E/200 E will be hit hard, and traffic will be nuts. The slow creek that comes from Blackfork is a watershed. All the runoff and groundwater flow from the proposed area into the creek. Development will have a negative impact. There was a survey completed in 2007 by Mountain West Ecological Consulting that determined the adjacent area is a wetland and was recorded to preserve the area

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by the US Corps of Engineers. Water is a big deal, and he is worried about the wells in the county. Worry about duplexes. Putting the cart before the horse. Need infrastructure up and have a plan in place for all development, not just this development.

Chloe Baker, a Millville resident said: Millville City Masterplan talks about destination. “Many people in the community have large lots and enjoy farming and having animals. All of which contributes to Millville’s country living at its finest.” She enjoys space and has 2 acres on Canyon Road. She is confused and concerned about why the city is considering this. The citizens are paying increasing bills for a sewer that isn’t being used yet. She spent a lot of money on septic design that pumped everything from the deer fence to keep the water treatment zone safe and wonders why this is being considered when the water is already a problem. Hyrum has a waiting list for 1 acre lots, so why are we considering 1/3 acre lots. Millville demographic enjoys having space for tractors, sheds, horses, and boats. There is no room for that in the south fields. She has concerns about traffic in Canyon Road about motorcycles, dirt bikes and recreation that are not safe for kids and neighborhood living. There are already too many dirt bikes and motorized vehicles on Bonneville shoreline trail, that should never have been allowed. With the addition of homes in the south fields the peaceful country living by the canyon is just going to go. Please consider 2 acre lots or bigger in the south fields.

Steph Adams, a Millville resident said: she is opposed to development for south fields and Zollinger duplex. Our town is known for its quiet, rural feel. We don’t have apartments and high-density housing in Millville. We have space. This proposal will cram a large number of homes in a small area that would change character of the south fields forever. We need to preserve the identity of Millville, instead of building more houses for the sake of growth. We lack services. No dedicated police- someone must respond from Hyrum or further out in the sheriff’s office or hope the Highway Patrolman is nearby. No EMS. Public safety depends on mutual aid agreements with neighboring towns. A sudden spike in population can overwhelm those services putting us at risk. It is not a matter of if but when crisis may outgrow our capacity to support. Sewer has taxed the people of Millville. Additional development will require upgrades to our water system and the financial burden would fall on current citizens, for the developers benefit. Acknowledges that while growth is inevitable when we add so many houses on small lots, as well as duplexes, we are adding a transient population that are a landing spot, not a destination. This brings people who will not take part in city councils, and meetings like this that will be a part of the city long-term. When we push development in, we are pushing out the good people that are the backbone of our city, who support and keep Millville the place we want it to be.

Kady Bird, a county resident, said: When she drives down the long road, skinny road, she is sad. She sees people walking their dogs and thinks that they won’t be able to do that anymore because it’ll just be cars and cars. She’s from Dallas, TX and has lived in a lot of other places that have grown. Development is inevitable but she was in Boise and saw a beautiful Millvillian type valley that had 2-10 acre parcels that is very idyllic. If development must happen let it be larger lots, manicured places, so she wants us to maintain the country feel. Growth follows you. Keep the development intelligent and pretty, larger lots. People can exercise their property rights, but Millville can maintain their community and not overwhelm services.

Mandy Bagley, a Millville resident said: She lives on the corner of 350 S/South Fields. This development will greatly impact us. She thanks the Planning and Zoning commissioners and City Council who are looking out for the best interests of the citizens and city and the beautiful land we live in. Biggest concern is that development is inevitable. She wanted to move out to the 2-acre lots. She is grateful for the development in the south fields that she lives in. She is grateful for the people and land in the south fields to bring her horses and to be able to preserve a lifestyle

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that is unique to Millville. In 2021, Cache Valley ranked #3 in Utah for the highest car crashes per capita. Millville is getting more accidents, recently one near her home that were out of state license plates. She said it takes 13.1 minutes for EMS to arrive here and commented on how fast someone could bleed out or die from a heart attack. Her husband works at Logan Regional. Millville City doesn't have the services to save lives which is a huge concern if we bring in 78 more homes. Asks the City Council to table this to discuss bigger opportunities for development and move forward in the future that is benefiting Millville and its citizens.

Savanah Tullefson, there with Travis Barger, Millville residents said: They live kitty corner to the lot, and the intersection is busier than you think, especially in the summer when the parks are being used more. People drive their cars fast on it, kids play on it, there are dogs everywhere. We are so glad they're done with construction. They have a little boy and have kept him inside in the summer because of the dust because she doesn't want it affecting his lungs as he grows. She doesn't want more dust from construction as he's growing.

Kaye Lyn Harris, a county resident said: She has a lot of questions. How do we get that changed from R-1 when it used to be R-2? How does that go back to having bigger lots? It was originally there but the City Council decided to override that. Development is going to come, but we do it right. Providence screwed it up for a while and Nibley messed it up too. They are getting their acts together and they are stopping and taking care of the infrastructure first. Our roads cannot take it. She is a teacher; the high school is past capacity now. There won't be a new high school built because the valley cannot afford it. The district can't do it. We cannot handle that many more kids. Even though they say the population is declining due to younger people not having as many children. Questions are that we need to look back on what we had and how can we go back to that?

Brian Harding, a Millville resident said: He is not for the development but knows development is inevitable. There is not a Utah town that is a destination city that hasn't been overrun by development. There are small towns still, but they are overrun. Recommends a delayed approval so we can go back to larger lots. We can choose our own destiny for development rather than letting outside developers, or the state come in, and dictate how we develop. If we can change our codes so we can have Millville be its best. He is in favor of Millville maintaining control against the inevitability of development.

Peggy Jessop Neagle said: has a house on the corner of 200 South and Main. Moved in 1928. Her dad was born and died in that house. Every time she comes here, she drives passed Nibley. You let this development in, and we will turn into Nibley. Nibley is letting people build on .1 acres. Once you let this in it will never go back. Stop it. Table it. Don't let it go. Once it goes its gone.

Natalie Peterson, a county resident said: Millville Master Plan "Thoughtful, well-planned zoning will enhance residential areas and businesses, while preserve the views and vista and reduce noise. One value most residents share is a love of open space. Many people in the community have large lots and enjoy farming and having animals. All of which contributes to Millville's country living at its finest. They want to preserve and maintain open areas and recreational opportunities because they set Millville apart from other surrounding communities. As part of the General Plan Update a community survey was distributed. The results indicated residents want to continue agricultural and animal uses, continue large lot developments..." Emphasized that it's in the general plan and once it starts it won't stop. The south fields will disappear eventually. She lives there but the whole community enjoys the south fields. It's beautiful and quiet. The thought of turning into 70 houses is disgusting.

Jeff Naegle, part-time Millville resident said: He lives on 200 South and Main. It is chaos on 2nd S. There are zero curb and gutter and sidewalk. Kids are everywhere with bikes and walking through mud or in the street. When you add 300 cars, and there is no egress for anything. There are no services. You have to deal with surface water. They will probably have to do curb and gutters, property drains. Where will 35 acres of water go? Against this development. Against the high density. We have one duplex, which is a twin home. One and done would be a good model for Millville. We don't Nibley, we Millville. His sons have had 2 homes in Nibley, and he sat for 10 minutes trying to turn left to get up to the meeting because of the traffic.

Lu-Ann Callahan, a Millville resident, said: she agrees with everything that has been said. Loves living in Millville that is Country Living at Its Finest. Knows for a fact that City Council turned down developers that wanted to build high-density housing. Why is this happening? Mayor Hair is kind and compassionate and City Council has worked hard to get this sewer project to be successful and not be a burden financially on so many residents. If the financial burden of the sewer is the reason behind the high-density housing, is the mayor trying to save other residents from the burden of paying more money. She would pay for someone else who cannot afford it so that the housing doesn't go in. Millville looks out and cares for each other.

Carl Jessop, grew up at the house on 200 S and Main Street, said: The town has grown a lot since he was a boy. Everyone has great views and does not see one person who is for it. Doesn't see how you could vote this project in with who has showed up against it. If it goes in then there is something wrong with the City Council.

Diana Jones, a Millville resident said: She has a petition that has over 300 local signatures who are fighting this. Her family has farm fields in Wellsville, and it is often brought to be developed, but the elected official listen to the people to block development. Hopes public officials are a voice of the community.

LuAnn Pehrson, a Millville resident, said: She asked if we don't do it then Nibley will grab it and then we get to deal with what Nibley will do. Is that true that Nibley will be able to annex part of Millville into Nibley?

Darcy Ripplinger replied that Nibley's annexation plan, and as a general rule their annexation plan does not include south fields until the east of Hollow Road. It is not in the current annexation plan but doesn't remember when that was updated.

Cami Falk said: that is at 3800 South in the County.

Doyle Zollinger asked can't we annex and keep it how it is?

Ryan Zollinger said: The property that is being talked about right now is currently annexed in Millville.

Garrett Greenhalgh said: It has been annexed into Millville. Both cities need to sign off on an annexation. Nibley cannot just say they want to take it.

A citizen asked if anyone that is here is for this development.

Crystal Zimmerman, a Millville resident said: this cannot happen. When you drive around the valley you can see what has happened in Nibley and everywhere else you drive. We don't want it

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here. They are trying to bring it here, but that's not what was meant for Millville. Has lived in Millville for 2 years and would want to live in the south fields. We need to be careful on how we proceed to develop. The citizens need to be in control of this, for the larger lots, to bring in the animals, the people and the lifestyle that represents Millville. We don't want transient, or in and out. We want people to come and stay here. She is grateful for this council and encourages everyone to come to City Council hearing and bring everyone you know.

Susan Goldsberry, a county resident said: She has questions: is the city going to have to dig a well to get water to the subdivision? And will that be at the cost to the current citizens of Millville?

Rachel Thompson responded that it's hard to answer questions because this is a discussion regarding a rezone, and not a subdivision. Questions and answers are hard because we can't say anything for sure.

Susan asked what if it goes forward to the City Council and they approve it and then we need to find out we need a well?

Garrett Greenhalgh said he would answer that question after hearing is done.

Ryan Goldsberry, a Millville resident said: He doesn't live here but grew up here. We all have the same country values. Everybody came here to have land and space and animals. Parents have lived here since 1987. He wants to live there but land isn't available. He could hunt and fish outside his back yard growing up. Now people cannot do that. There's no trespassing on the river, and you can't fish there. You see kids running around on their bikes and buggies. You bring this stuff in and that's all going to go away. He's watched it go away since he was a kid. If you keep the land bigger then you enjoy the peace, sunsets, and drives. If that goes away where are your kids going to go? Are they going to come back to your house to visit on your 1/3- acre lot? Or are they going to come back to the 5- or 10-acre lot where you have space?

Nick Bouwes, a county resident said: He lives at the end of the road at the house behind the coyote farm. He has seen how many people use the road for recreation and its pretty nice space to be able to enjoy. This isn't in the masterplan. It feels like this is opportunistic, not planning. It seems like it's working in the wrong direction where the developers are driving the planning rather than planning driving developers.

Paul Thornton, 30-year resident of Millville said: Has seen firsthand where the development doesn't stop. When you open the door, you can't stop it. The developers are going to be pushing for smaller lots. Never seen a town/city/community where the number of citizens has gone up, and that the cost of services goes down. City Council is going to have to pass more rules and regulation because of the number of people. You won't see kids on four-wheelers, or people on their ATV because there will be too much traffic. You kick this door open you can't go back. Developers only care about money. They are looking for that next spot to make their money. They are not community minded. Then the citizens get burdened with additional taxes, cost of services. Then all the freedoms we enjoy will change because we'll need more ordinances due to the higher population. We have an opportunity right now to stop this. We are Millville City. I hope what we say and what we want to do echoes and our representatives hear that.

Jim Christianson, a county resident, said: There are more things that are currency than money. Money is not our only currency. The developers are ruled by money. As we spend our currency of open spaces, of the small-town feel, what are we getting in return? We get higher taxes and

higher expenses in all we do. We are spending our free space for nothing. We give it away to developers who want to pad their pockets. Our families are our currency, and that goes along with space to enjoy your family. We need to do everything in our power to help keep this the way that it is. Planning Commission needs to do everything in their power to help us keep things the way that it is. Things have changed from what was promised previously. We will lose one of the most important currencies that we got, which is open space, if we take this deal.

Doyle Zollinger said nobody clapped when he talked. Our country is in trouble. Socialism will be worse.

Brad Brown, who represents developer said: His job is that he finds lands for housing. Finds best communities to bring something positive to that community. When he drives through Millville, he can recognize that we have something special. We saw it and hope to add to it and be part of it. They are not trying to go against anyone. Hard to balance property rights with maintaining fabric of the community. No one wants change. He's hoping to be a good partner. He has taken a lot of notes on what has been said. They can do what they can do. They want to be a part of this community and bring something positive. They are hoping to help with infrastructure and sewer. He hopes that it helps. They don't want to cram something that isn't wanted. They were led to believe they could get more, and the staff said don't try for more density. This project will match the subdivision to the north, Millville Meadows. They are hoping to be a good partner.

Tanya McCormick, a Millville resident said: Millville is very dear to her. The petition says that the developer states it will be the same feel as what exists. That is not what exists. R-1 is not what exists. Everyone is on more than 1/3 acre. We wanted more and expected that to continue. We talked to people in the office before we made an offer on their home and they were led to believe that Millville wants large lots, not 1/3 acres. They moved from Washington where there were 6 houses on one acre. They don't want that.

Mike Wyatt posed a question regarding placing the south fields into greenbelt where it's permanently a green space?

Garrett Greenhalgh said that decision is on the owner of the property.

Susan Goldberry said she didn't take her full two minutes so she asked the developer if he will be living here or will you be gone to the next project?

Brad Brown said he will not live here, but he has a sister that teaches at Utah State and she has been looking and there isn't anything available. He wants to provide something for people to live- his sister, our kids.

Susan Goldsberry asked if he would be willing to go bigger lots than 1/3 acre.

Brad Brown said it's not a matter of willing but what they can do.

Susan Goldsberry it's a matter of how much money you want to make.

Riley Petersen said he finished before his time. Full respect but it's a no from us. Period. Its universal. You're not here so we're saying no to the development.

Savanah Tullefson asked if the only valid argument is the need for more affordable housing? Starter homes? If you go through Nibley or over off 10th West, you see the townhomes go up for

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sale all the time and they just sit there. There's one that has been sitting there for 2 years. I don't think the need for "more affordable housing" is a driving factor for this development.

Brian Harding told Brad Brown about the city of Lehi, where they made missteps and found themselves in multi-million-dollar lawsuits. If you cannot make money off the larger lots, we don't put ourselves in a spot to lose to litigation. If we get sued because we make the wrong development decisions, then we lose money. Main concern is what is the right fit with developers to choose the right development, so Millville doesn't back ourselves into a corner. How do we work with developers to get what we want?

A citizen responded saying it goes back to the zoning we had before that they changed it out from larger lots. The city has to take responsibility for that and go back.

Garrett Greenhalgh said he will address that afterwards.

Adam Robler appreciates everyone's comments. This is what a community should be and feel like and is for.

Cami Falk wanted to be clear that they are not owners yet. They don't own the land yet. They are on a 180-day due diligence.

A citizen asked why Gibson's aren't on the county records.

Garrett Greenhalgh stated its under Sue Jeff Investments, LLC.

Cami Falk replied that she knows nothing about them, but if the City Council can say no to the R-1 change, then the developer will need to come back with higher or bigger lots or walk away. And then we help the developer, landowner, to get something out of the land they want. It's the owners right to develop but let's work as a creative group so that the property sellers are happy and we're happy.

Ken Hamilton spoke about coming to Millville. It took a long time to find a property, but they found property that they have the intent to never change from AG. It is so valuable to what they do. If they could buy more, they would keep it out of development.

Luann Pehrson asked if there is a way to put land into a preserve? Landowners in Young Ward put it in a conservation easement so it can never go into development.

Garrett Greenhalgh said everyone has the choice to do that with their own land. This company that owns this land is called Sue Jeff Investments, and it pretty much says what their plan is with it. Anyone who has land that wants to do that can.

Susan Goldsberry said that someone should buy it from them and do that.

A citizen commented on the word investments being in their name and states there are risks in investing. If they change zoning they're going to make a lot of money. There is a risk that they won't if you don't change the zoning. They're aware of that.

Garrett Greenhalgh asked if anyone else wanted to speak. There was no answer so he asked for a motion to close the public hearing.

Commissioner Rachel Thompson made a motion to close the public hearing at 9:33 p.m..

Larry Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Thompson and Ripplinger voted in favor with Commissioner Farmer and Anderson absent.

DISCUSSION:

Darcy Ripplinger thanked the public for staying civil.

Garret Greenhalgh stated that his observation as a builder is if you talk to Providence/Nibley/River Heights they were all surprised by what happened to their communities. Why are they surprised if they're directly responsible for voting in who makes those changes and laws? I don't know if anyone showed up or cared enough to ask what the candidates' opinions were before they voted. It is the public's power/responsibility to know where each of the candidates stand on these issues and vote for the candidates that represent you. He's not telling you how to vote but he's telling you that your vote makes a difference. This is great that you're here. I love the documented comments that we have about this, but your vote needs to make the changes. Thank you for taking the time to be aware, to participate and to be heard and have your comments documented.

Harry Meadows mentioned that September 30th there is a meeting with the candidates at 8pm at the high school.

Garrett Greenhalgh said September 30th at Ridgeline High School is where you can go and ask the candidates what they're planning on voting for.

Rachel Thompson said to pay attention to how they vote on this.

Garrett Greenhalgh agreed and said that in this scenario, unless it's a delayed vote, how they vote in this scenario should decide who you're going to vote for. That's a very important thing to pay attention to.

Susan Goldsberry said she attended the City Council meeting and the meet the candidate is not what she expected it should be like. It is not a question answer, but she understood it to be that they'll be off on their own.

Darcy Ripplinger replied that there are a lot of right ways to do it. There will be an introduction, then they'll go to different corner so the candidates can talk.

Susan Goldsberry asked why can it not be a question/answer so everyone can hear every question that's asked.

Garrett Greenhalgh stated that is what his vote is. Let's get it out there and see what people are voting for. I think that's important to know.

Susan Goldsberry said that if they are in little huddles not everyone is going to know what questions and answers are.

Darcy Ripplinger stated that you can go talk to them.

Garrett Greenhalgh said that this vote may happen before that and then you'll know where the candidates stand. There's not going to be another meeting before the meet the candidates. So go to meet the candidate's night.

A citizen asked how they knew who was running.

Darcy Ripplinger stated that it is posted outside in the posting box.

Susan Goldberry asked how they would know if the format will be changed.

Darcy Ripplinger stated that it's not going to change.

Garrett Greenhalgh stated to be sure you ask the questions and spread around what you've heard.

Jacob Ames said that his understanding is that it is all in the same hall and they'll be in different parts of the room.

A citizen said you'll all be in one room, and you won't be going out of one room.

Garrett Greenhalgh said that if its small groups you'll still be able to hear and understand what each candidate is representing.

Susan Goldsberry responded not if everyone is talking all at once.

Garrett Greenhalgh suggested to pass on what is learned through all different avenues.

Susan Goldsberry said it needs to be the way she said.

Garrett Greenhalgh continued by saying that in 2018 planning and zoning along with the city council wanted to figure out ways that we can control development. As part of maintaining Country Living at Its Finest, they found a gentleman that worked for the state whose entire job description was to come to small towns to tell them how to protect themselves from development. His whole job was to tell us what our rights are and what you should be doing. If you want larger lots, you need to make that an ordinance and get it on your general plan. Planning and zoning made an ordinance for that and got it on the general plan. When this property was annexed in, this ordinance was in place. This property annexed in knowing full well the expectations. It was not a surprise. City Council voted yes on that. Planning and Zoning cannot make that ordinance happen, they are just the suggested body. City Council voted yes on that ordinance. In May of 2025 it was brought up that maybe the verbiage might have legal issues with it. What was stated was that an ordinance cannot restrict the city council from making legislative decisions. This is the piece of code that somebody found that this was not a legal ordinance because it restricted city council from making legislative decisions. It didn't say that we aren't allowed to dictate where a 2-acre zone is. Where 1/3-acre zone is. Where commercial property is located. That you can't have a strip club. All these rights are very clear in Utah Code Title 10, Chapter 9 that cities have the right to establish zones to promote public health and welfare, safety, general city organization. Lot size restrictions are allowed and permitted and are a useful tool to manage density, preserve neighborhood character and account for infrastructure limitations like sewer and water capacity. This is the reason why we can say 1/3 acre minimum. We have every right to say where our General Plan dictates where we can have larger lots. This is 100% our right to say that. Instead of modifying that code to give City

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Council that power to make legislative decisions, they got rid of it all together. City Council voted on Aug 14, of this year, to remove code.

Susan Goldsberry said because of this development.

Garrett Greenhalgh went on to say that some of it was because they were approached and asked if somebody can build a duplex in the field. We do allow duplexes. That is an allowable multi-family thing and is the extent of what is allowed for multi-family. There are codes to restrict what size of lot it must be on, how close it has to be to another duplex, the frontage, etc. There is not a lot of property that allows it to be a duplex. After this restriction was lifted, unnecessarily in his point of view, suddenly we get a big developer come in and ask to develop this into 1/3 acre lots.

A citizen asked when that was done.

Garrett Greenhalgh responded that it was done on August 14th.

A citizen asked how that can be done without letting people know. How did that happen?

Garrett Greenhalgh stated that was a great question and he was unsure how the ordinance was removed without a public hearing.

Development Coordinator Kara Everton responded that there was a public hearing in Planning and Zoning. Planning and Zoning recommended the code changes to City Council. City Council took the recommendation.

Garrett Greenhalgh said they did not recommend the code change to City Council.

Kara Everton responded that they did, but Garrett was not there.

Rachel Thompson stated that they were told they had to.

Darcy Ripplinger also stated she was told they have to.

A citizen asked by who.

Rachel Thompson said by Kara and all the lawyers or whatever. That was the advice we got from our paid city officials that we had to.

Darcy Ripplinger added that it was illegal.

Garrett Greenhalgh stated that the last meeting he was at the stated we were not voting on this because it was against our code.

Darcy Ripplinger stated that was the annexation.

A citizen asked if that annexation was the Eames annexation that is really a Zollinger lot and asked why it was called the Eames annexation?

Kara Everton stated that there are two owners and lots in this annexation and one is owned by Eames.

Garrett Greenhalgh stated that that should never have happened and that it opened the door. He does not think that it's without our rights as a city to dictate where larger lots are. From what he has read from state code, they have every right to do that, and not only the right but the responsibility to do that because they're in charge of what the city looks like. Not developers and they were specifically told that from the state representative who came to them specifically for this reason. And by us he means City Council and Planning and Zoning. He ends on stating to be aware of what your candidates are voting for because that's your power. Show up to the meeting when they're going to vote on this. That's your power.

A citizen asked if there for sure was going to be a public hearing because it sounded like there was not a public hearing for the one that happened on August 14th. There was in Planning and Zoning, but not in the City Council.

Kara Everton stated that it is not required to have a public hearing in City Council, and it's the same for this, that this is the public hearing.

Garrett Greenhalgh said there will not be another public hearing.

Darcy Ripplinger asked if it not required can it be?

A citizen asked if they can be forced to have a public hearing.

Garrett Greenhalgh said you can ask them to because it's their discretion. They can have a public hearing on the issue, but they are not required to have one.

A citizen asked if we know when they are voting?

Darcy Ripplinger said that October 9th is there meeting if all the ducks get in a row and it gets on the agenda.

A citizen asked if they would be notified when its being voted on.

Darcy Ripplinger stated it will be posted.

A citizen asked where it will be posted.

Kara Everton recommended that everyone subscribe to the public notice meeting website and subscribe to Millville City Council meetings and Planning and Zoning meetings. When the agendas are posted you will get an email. That is the best way to be informed unless you'll go and see the postings at the posting boxes which are at the post office and city office.

A citizen asked what the minimum time that you have to post before the meeting?

Kara Everton stated that in most cases its 24 hours before the meeting. Most are posted before that. For a public hearing the agenda is posted 10 days before.

A citizen asked for clarification and understanding. She stated that this is the public hearing and Planning and Zoning then makes the recommendation to City Council, but they are not required to hold a public hearing or follow their recommendation. So, there is nothing that can be done after this if the City Council chooses not to have another hearing.

Garrett Greenhalgh stated it is the threat of your vote is what can change this.

Cami Falk said that they need to show up to the City Council meetings.

A citizen asked if they can change the vote afterwards if they have someone new coming in.

Garrett Greenhalgh confirmed this. The current City Council will make this decision unless for some reason it is delayed. I can suggest the delay.

Lynette Dickey stated that your phone calls and emails do a lot to let them know what is going on. She also stated there a lot of people that are not here that think differently than this group.

Jeff Naegle asked if the City Council would do their due diligence to see what public comment is.

Kara Everton said that this is the public comment.

Garrett Greenhalgh stated they are not required to do that.

Rachel Thompson stated there are some City Council members that chose to be here today and listen.

They were pointed out to be Ryan Zollinger, Jeremy Ward and Pam June.

Garrett Greenhalgh directed a comment to Chad Kendrick, our director of public works. He stated that the last jump in development led to us having to dig a new well and put sewer in the city.

Chad Kendrick and Ryan Zollinger disagreed.

Garrett Greenhalgh said: you added 80 homes in a gravel pit and nitrates got in the well, then we were on the states radar and you're saying that didn't contribute to that?

Ryan Zollinger stated that he was not serving when they decided to go to sewer but no.

Chad Kendrick stated the nitrates were in the water long before that.

Garrett Greenhalgh said that with the number of houses we put up there that definitely contributed to sewer.

Chad Kendrick stated we were the largest city to be on septic. It was time in 2003, we kicked the can down the road further and it cost more.

Garrett Greenhalgh stated we drilled the new well and asked what capacity do we use in the new well?

Chad Kendrick said that across the state of Utah this was a dry summer. Every city is pumping more water. It went up to 75%.

Garrett Greenhalgh asked if adding 80 in Celco, that we can't do anything about and then more in the south fields, will it affect our water?

Chad Kendrick stated that Celco will affect the water due to it being on the hillside. 1/3 acre homes have a lot less yard because of how people are building their homes property line to property line. Indoor water doesn't use as much water as you think. There are perks to the development long term.

Garrett Greenhalgh asked what those perks are.

Chad Kendrick replied there may be 20 shares of Garr Springs water (this number was not accurate). He went on to say that every home that is being built will be using water whether it is in the south fields or random lots in the city. The Garr Springs water is easy, cheap to maintain, and fantastic water.

Garrett Greenhalgh stated that City Council voted for the 2-acre minimums. They were the ones that told Planning & Zoning to go look for it in the first place. What is it that changed your point of view?

Ryan Zollinger responded that it was the recommendation to City Council.

Rachel Thompson said the reason the recommendation was made to City Council was because they were told it was illegal to have that in the code, and so we had to.

Ryan Zollinger said they were told the same thing. Planning and Zoning told City Council and they followed their lead, but now you're saying you didn't make that recommendation. They were told the same thing by legal. The way that we had done this 2-acre ordinance was illegal. That it would be challenged on it regardless, so we needed to make a change.

A citizen asked whose legal we were being to do this? Brad's legal? Whose legal?

Ryan Zollinger said it was Millville City's legal counsel and the State. You made a recommendation to City Council that we followed, which was to rescind this 2-acre zone that didn't really exist, because we have an ordinance to control lot size.

Garrett Greenhalgh asked if it was in our general plan to show future development will be 2 acres? Why didn't we just revise the ordinance instead of getting rid of it all together?

Ryan Zollinger said they followed their recommendation.

Kara Everton clarified that City Council is the legal authority to rezone, to whatever zone is available that Planning and Zoning have created. We have commercial, R-1 which is 1/3 acre, R-2 which is 1/2 acre and R-3 which is 2 acre. What the ordinance did was tell City Council that they had to do this specific thing, and it was taking away their legal responsibility to be able to change the zone to something else.

Garrett Greenhalgh said that this was his problem with it, and it could have just stated that it was "at the discretion of the City Council" and then it could have been fine.

Kara Everton asked why would we have an ordinance in our code that they would need to go against every time?

Garrett Greenhalgh asked why have any ordinance in there if it restricts the City Council?

Kara Everton explained that this is the City Council's authority, their land-use authority. It is not Planning and Zoning's land use authority. Planning and Zoning is an advisory role.

Garrett Greenhalgh asked why they can't just say its to our discretion but generally speaking this zone is going to be 2-acre minimum?

Kara Everton said the general plan is what designates that. Our future plan shows Agriculture. Every landowner has the option to ask to zone it how they want. Planning & Zoning advises on that request and recommends it to City Council who has the legal authority, and only City Council has it. This is everywhere; this is not just Millville. They have, and only them, have the legal authority to change the zoning. It made it so that City Council had to not abide by that ordinance because it wasn't legal in the first place.

Garrett Greenhalgh said that even if that is all the case, you still have the authority based on that law, to say we don't want this to be R-1, and you can say we want it to be R-3.

Ryan Zollinger agreed and said based on their recommendation they'll consider that for sure. The Council will take what has been heard tonight under consideration. This was zoned Agriculture. We had an ordinance to control any current or future Council from using the authority that they are given, by state constitution to determine the usage of that property. Property owners can come and submit an application to change that zone. Under that ordinance we had to break the law because of the way it was put in our code. That's the reason that it was changed. It didn't mean that we were going to take this parcel and make it R-1.

Garrett Greenhalgh said that it made sense, although he feels it could have been changed without getting rid of it all together.

Ryan Zollinger disagreed because it was already zoned Agriculture. We couldn't come in here and change the ordinance and automatically zone that to R-3.

Garrett Greenhalgh agreed because this property was already annexed in. But asked if you can say that anything else in the south fields, we propose on our general plan that this is 2-acre minimum when their annexed in.

Ryan Zollinger agreed that we can talk about that when we go through the next general plan update.

Kara Everton said that that is different than having an ordinance. A general plan maps out what/where you want to see your direction go. So, you state that you recommend a certain zone to be in an area. But City Council still has the legal authority to change it.

Cami Falk said that if they vote for this to get rezoned then it will be going against everything these citizens want.

Garrett Greenhalgh said he wasn't completely convinced that it couldn't be revised. It is still 100% in your control to make this 2-acres.

Ryan Zollinger said the control was returned to the City Council to make that decision.

Garrett Greenhalgh said that according to Title 10 Chapter 9 you have the right to make this decision based on utilities, infrastructure, etc. You can make those restrictions if you feel like it.

Ryan Zollinger said they follow your recommendation pretty heavily.

A citizen asked what the urgency is on this?

Ryan Zollinger said we have an application and that we have to respond in a timely manner. The State has taken power away from Cities. Density has been discussed in every legislative session in the last 3 years. We talk about open space and the value of open space. The State says otherwise in that we need to provide housing for those who are moving to the state of Utah. Millville is Country Living at Its Finest. The State may take control of zoning out of the cities and do it themselves. What we would end up with is high density. We are better off to annex properties and to work with developers to get something that works for us rather than the state saying what our minimums need to be. Everyone here is saying we don't want anyone else, we want to be the last in Millville, or to come under our conditions. The State may say- no they'll come under the State's conditions.

Riley Petersen said that the State doesn't come in and tell us how to do things.

A lot of people disagreed with him saying the State does/can tell us what to do.

Kim Ashcroft asked how Paradise gets away with keeping their 1 ¼ acres if they are deemed by the State then how are they doing that?

Ryan Zollinger clarified that he did not say the State was currently doing that but the State has discussed housing for the last 3 years.

Cami Falk asked if the City Council does their due diligence and contact people from the State and Army Corps of Engineers before a development is approved? Or do they just show up and give you the plans?

Ryan Zollinger said it's a long process. A lot of that heavy lifting is done by Kara or Corey or staff. It is looked over by legal and these guys right here.

Kara Everton said that in the city code there is a chapter on the subdivision process of what is required of developers and describes the process.

Ryan Zollinger expressed his love for what is being said. Most City Council meetings there is no one here to have their voices be heard. It's hard to make decisions if no one speaks up.

A citizen asked Garrett if there is still a public comment period at City Council.

Kara Everton said there is a public comment period and recommends that you come early. It starts at 7pm and the public comment period is in the beginning.

A citizen asked when the sheet is pulled to sign up.

Kara Everton said that the sheet is there to sign until they get to that item on the agenda.

Ryan Zollinger said yes. He enjoys what's being said and he's listening.

Garrett Greenhalgh feels like they were misinformed on that vote on what the code changes were. While it does make sense what is being said, it was not their desire to get rid of that by any means. He hopes that in the future we can notate that on the general plan, so it doesn't take power away from City Council. As far as this goes, the property is not purchased, only under contract. We cannot vote to bring back 2-acre minimum. We are voting in this situation would we allow this AG lot be rezoned to R-1 lots. This is the vote we are taking now. There are other things they're considering which may be water shares, sewer costs, etc. He feels like this would increase money you pay, not decrease the money and it could lead to having your own police station or fire station.

A citizen said that would be fine.

A lot of other citizens said no.

Garrett Greenhalgh said you would be paying for it.

LuAnn Perhson clarified that this was just brought up a couple weeks ago and we are not approving the subdivision, right?

Garrett Greenhalgh agreed and stated we are only approving the rezone. Not the subdivision.

LuAnn Perhson said that that can be investigated and researched and work together with the developer to figure it out. She doesn't want this to all of a sudden be approved with 1/3 acre lots.

Rachel Thompson this vote is for the recommendation of size of lots.

Garrett Greenhalgh said the real vote happens in a few weeks.

A citizen asked if its voted as a no when can they re-apply?

Ryan Zollinger replied that this is up to the land owner to reapply.

A citizen asked what is it zoned currently?

Garrett Greenhalgh said it is currently Agriculture.

Rachel Thompson said that she loves this meeting. Part of the how we set up the meeting is to listen to public hearing, then they discuss, then they vote. If we keep the discussion going on then we will be here all night.

Garrett Greenhalgh said that he appreciates the public comment and the members of City Council and city employees being here and chiming in on it. There are other sides that they have to consider, and it is a hard job, but he does not feel it's a requirement to change this to have the City move forward. We do not need this out there. That is his personal opinion.

Darcy Ripplinger asked Brad if he looked at the General Plan before you came up with proposal?

Brad Brown said they looked at the plan and discussed with staff. 2-acre is not a product they can do. He asked if they can do it? Staff responded that- You can try. They recognize that there is no coercion and they're not interested in pushing anything. They are requesting a zone change and that this is a City Council decision and they respect the decision.

Darcy Ripplinger asked if the staff lead you to believe R-1 is possible.

Brad Brown said they saw the Millville Meadows subdivision right by it. They didn't give definitive direction but said we can have a discussion.

Darcy Ripplinger said that he had said that no one loves development coming into their city. She knows of 3 development that she has loved every minute of them and have been fantastic.

Brad Brown asked if she thought they were fantastic beforehand because no body comes to these meetings saying that will be great.

Darcy Ripplinger said that she always thought they will be a great addition to the city.

Susan Goldsberry asked if Darcy was in favor of this development?

Darcy Ripplinger replied that No, absolutely not. But I haven't voted.

Larry Lewis commented that he grew up in Kaysville. When he lived there there was 2000 people. Now Kaysville has 30,000 and sea of subdivisions. He is not in favor of this and wants the south fields to be south fields for kids to play and walk. He knows from experience that you get too many subdivisions come in and city is gone.

Darcy Ripplinger said she didn't know if they can recommend anything more but she would love to see City Council choose to hold a public hearing and to wait until all City Council members are in attendance for the vote.

Garrett Greenhalgh asked if there were City Council members who would be missing the vote.

Ryan Zollinger said we would have to ask the Mayor. We don't know when it will be on the agenda but when the agenda is set we will know.

Darcy Ripplinger doesn't know if we can add that to the recommendation, but she wanted to put it out there.

Rachel Thompson clarified that today all we can vote on is R-1, correct?

Kara Everton said to recommend R-1.

Rachel Thompson asked if we could discuss what we would like it to be or its just R-1.

A citizen asked why they can't recommend for it to stay in Agricultural.

Garrett Greenhalgh said that if we deny it to be R-1 then it will stay Agricultural.

Kara Everton said that you can state that you'd like it to stay R-3.

Garrett Greenhalgh asked Lynette Dickey if she has anything to add.

Harry Meadows asked if there is representative that goes to City Council, so there is no error like we made last time?

Garrett Greenhalgh said that that's something we have been relaxed on and we need to assign someone to represent Planning and Zoning in that. Thanks for the reminder, Harry. Thank you for comments and point of view.

A citizen asked if they're excused.

Garrett Greenhalgh said we need to vote on it.

Rachel Thompson said she has been on Planning and Zoning for 15 years and this is really cool to see and she loves it.

Darcy Ripplinger motions to recommend to City Council to deny request received from Stuart Land Company for zone change from AG to R-1.

Rachel Thompson interrupted to say one more thing. She said we have denied this lot to people.

Kara Everton said that was incorrect. The discussion has come saying people wanted to do this, but the zone has always been agriculture. So, the discussion was never an action item.

Rachel Thompson didn't want it to feel like we turned other people down.

Darcy Ripplinger makes a motion to recommend to city council to deny request received from Stuart Land Company for zone change from AG to R-1, including recommendation for city council to have a public hearing and wait until all city council members can be in attendance to vote.

Lynette Dickey suggested having it at a different venue that can handle all the people.

Garrett Greenhalgh asked if the people feel like another public hearing would be useful?

Citizens said yes. With this only being a recommendation it would be helpful to tell them.

Ryan Zollinger agrees that it would be a good thing to have another public hearing. Planning and Zoning make the recommendation and suggest it. Mayor Hair is good to listen, and he would be surprised if it is put on the agenda without a public hearing.

A citizen said that state statute gives cities use of public schools.

Larry Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Thompson and Ripplinger voted in Favor with Commissioner Farmer and Anderson absent.

Other
None

Agenda Items for Next Meeting

Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, October 2nd at 8:00 pm.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 10:18 p.m.

City of Millville, Utah
Sign Permit Application

Applicant Information

Application Number:

435 232 6904

Name: Sign Pro

Telephone: 435-787-1999

Address: 3205 N. main

Fax: _____

City/State/ZIP: N. Logan, UT 84341

e-mail: julie@signpro.biz

Description of Signage Project

Parcel No.: Silicone Plastics

☒ Permanent Sign

Address: 97 West 300 South

☐ Temporary Sign

Plan: Back lit letting on building

Overall size 13.3" x 26"

Site Plan (to be submitted with this application)

Prepared by: See attached

Telephone: _____

Address: _____

Fax: _____

City/State/ZIP: _____

e-mail: _____

Contact: _____

Color Rendering (to be submitted with this application)

Prepared by: see attached

Telephone: _____

Address: _____

Fax: _____

City/State/ZIP: _____

e-mail: _____

Contact: _____

Complete Signage Plan, where applicable (to be submitted with this application)

Prepared by: see attached

Telephone: _____

Address: _____

Fax: _____

City/State/ZIP: _____

e-mail: _____

Contact: _____

More application information is required on the back side of this form.

Applicant Signature

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information as may be deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I have also enclosed a check, payable to Millville City Corporation, for the amount of the non-refundable Sign Permit Application fee with this application. I understand that the approval of this application is a prerequisite of approval for the Building Permit Clearance form.

Applicant: Julie Redol

Date: 8.25.25

City Review (to be completed by city personnel)

Y N

Signature of Reviewer

- ☐ ☐ Received Sign Permit Application fee.
- ☐ ☐ Submitted Building Permit Clearance form.
- ☐ ☐ Requires other reports, plans, or information. List:

Conditions

Approval of Sign Permit Application (vote of the Planning Commission)

Y N

Signatures

- ☐ ☐ Planning Commission grants Approval.
- ☐ ☐ Applicant agrees to the Conditions.

MILLVILLE CITY

Zoning Clearance for Building Permit

For questions email: kara@millvilleut.gov

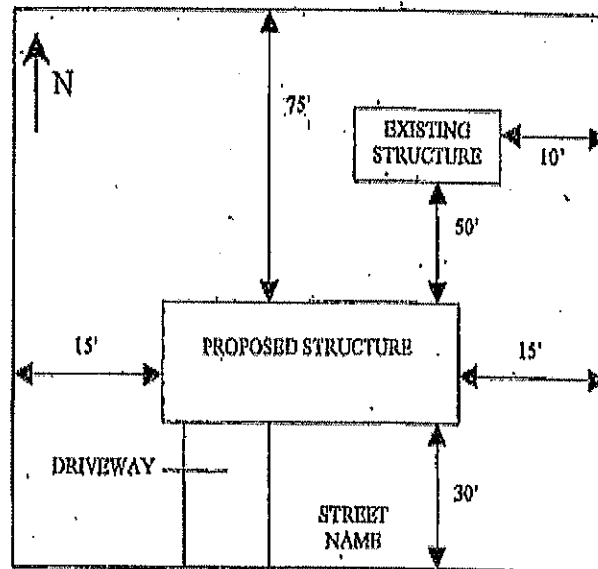


APPLICATION INFORMATION

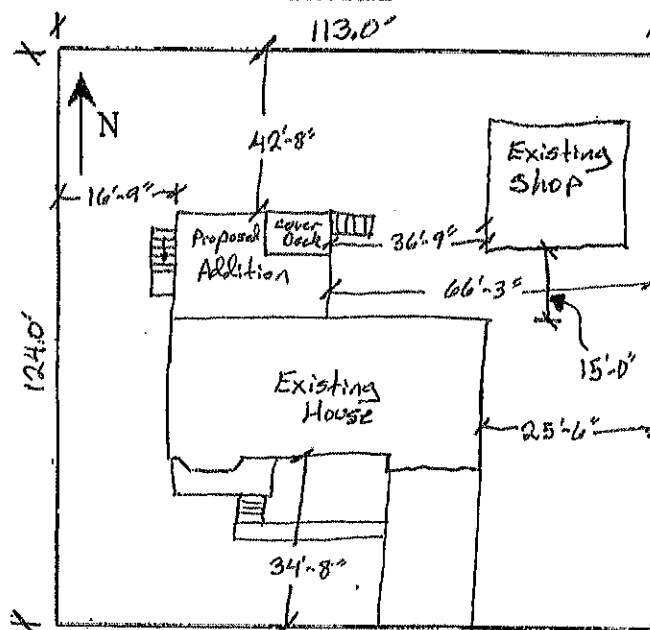
- Knighton Construction LLC for:
- Robert and Dorie Nettles
Applicant Name
 - PO Box 794
Applicant Mailing Address
 - Millville UT 84326
City State Zip Code
 - 255 East 300 North, Millville, UT 84326
Address of Construction
 - Knighton: 435-994-1967; Nettles: 435-757-7076
Telephone #
 - Robert & Dorie Nettles
Owner's Name (if different from applicant)
 - Home addition
Type of Structure
 - Glenridge Unit 1 Phase 2, Lot 19
Subdivision Name and Lot Number
 - Existing: 2,408; new 968 0.32 acre
Square Footage Lot Size
 - 02-131-0019
Tax Identification Number
 - Existing: 21'; Rear addition: 20'-1"
Building Height
 - ☒ Sewer ☐ Septic Tank
☐ City Water ☐ Private Well
☐ Electricity ☐ Gas
 - New addition on back of house. Abandon Septic system

Notes
* and tie-in to new city sewer. Exterior finishes to match current home

Sample Plot Plan
(numbers do not represent required setbacks)



Plot Plan

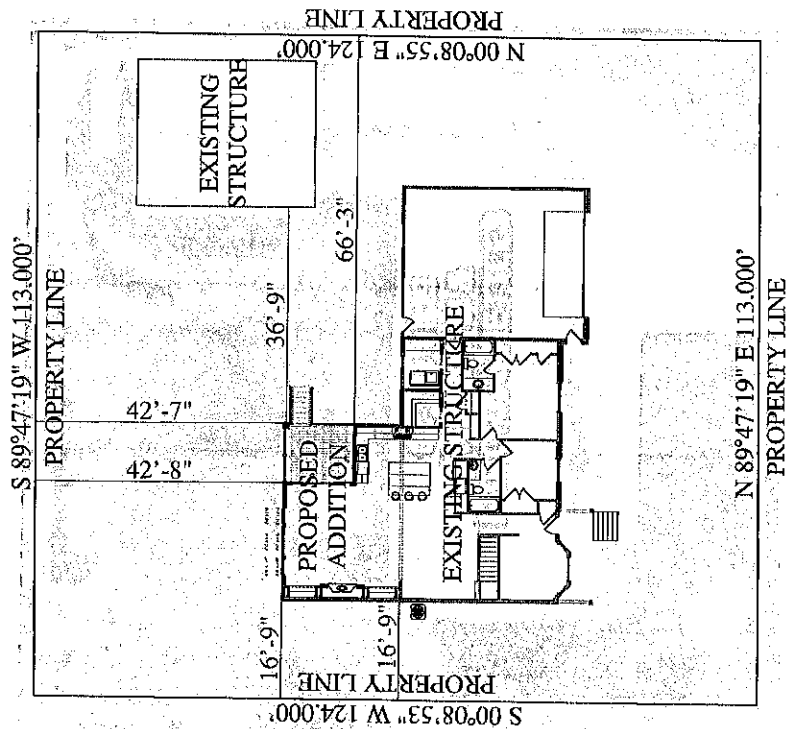


300 North

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.



SITE PLAN

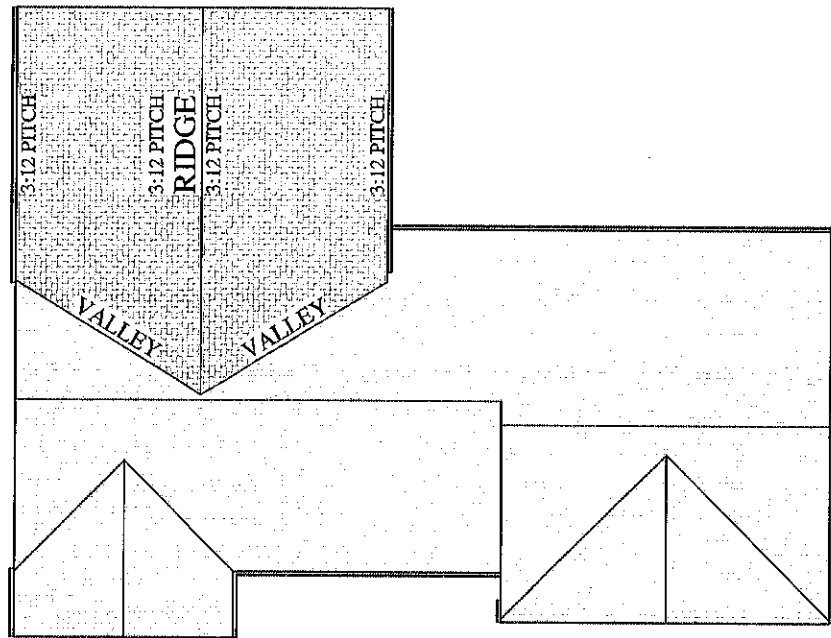
Glanridge Unit 1, Phase 2, Lot 19
Parcel #02-131-0019, 0.32 Acres
255 East 300 North Street
Millville, UT 84326



SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

300 NORTH STREET



BIRD'S EYE VIEW

NOT SHOWN TO SCALE

Building Area

Main Level: 485 SF
Finished Basement: 485 SF
Cov'd Deck: 125 SF
Total Finished Area: 970 SF

Footages are Approximate

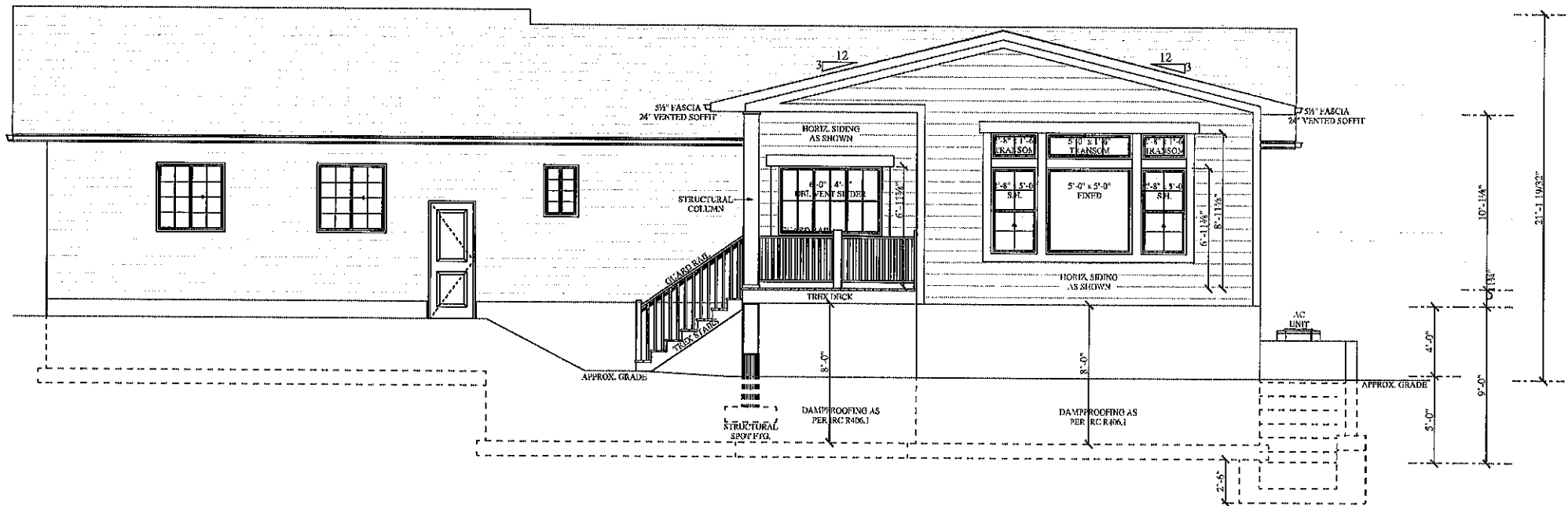
NETTLES ADDITION

Glenridge Unit 1, Phase 2, Lot 19
Parcel #02-131-0019, 0.32 Acres

255 East 300 North Street
Millville, UT 84326

PRESCRIPTIVE INSULATION METHOD

R-23 NET & BLOWN INSULATION IN WALLS
R-49 INSULATION IN CEILING
R-10 INSULATION INSIDE FDN WALLS 4'-0" MIN.
U-.35 WINDOWS



REAR ELEVATION

R RESIDE | D E S I G N S
website: www.ResideDesigns.com
drawn by: Curtis Cooper
email: Curtis@ResideDesigns.com
phone: (435) 881-5172

Custom Reside Design for
Robert & Eudora Nettles

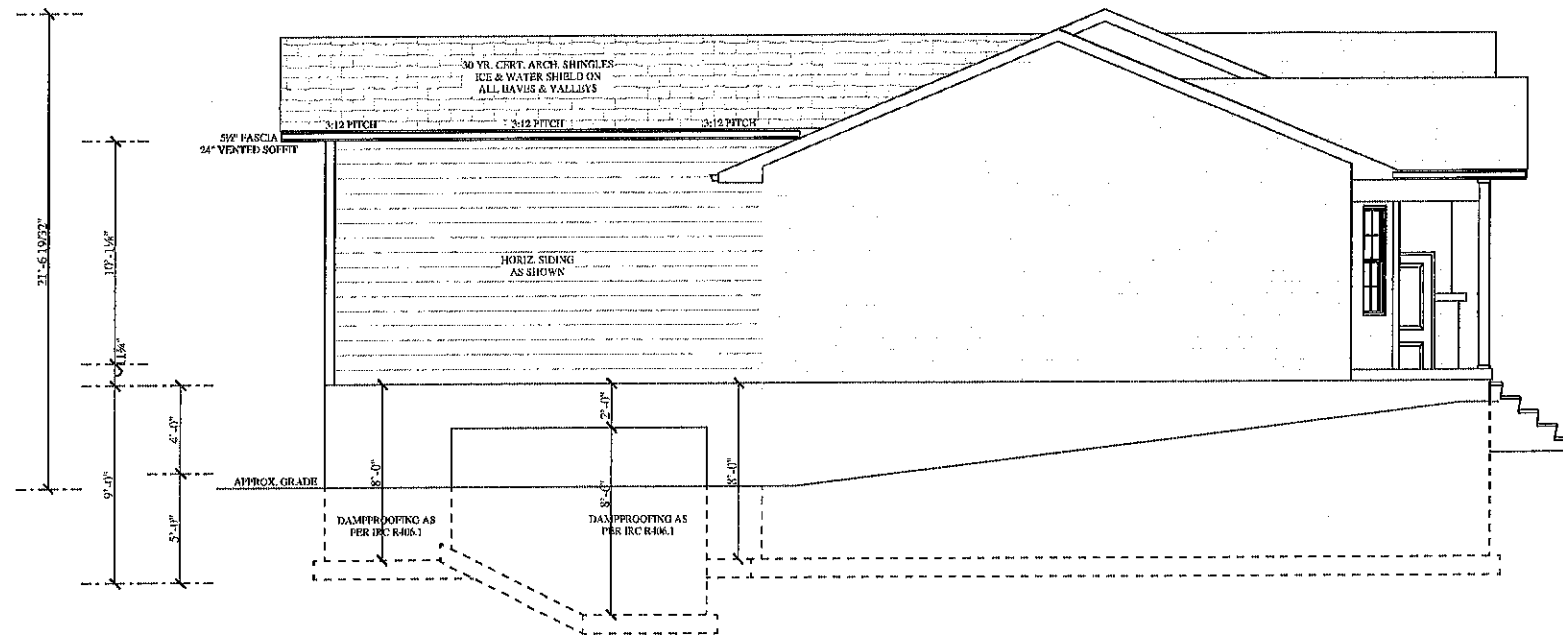
"NETTLES ADDITION"
REAR ELEVATION
BIRD'S EYE VIEW
SCALE: 1/4" = 1'-0"

© COPYRIGHT RESIDE DESIGNS 2025
Monday, July 14, 2025

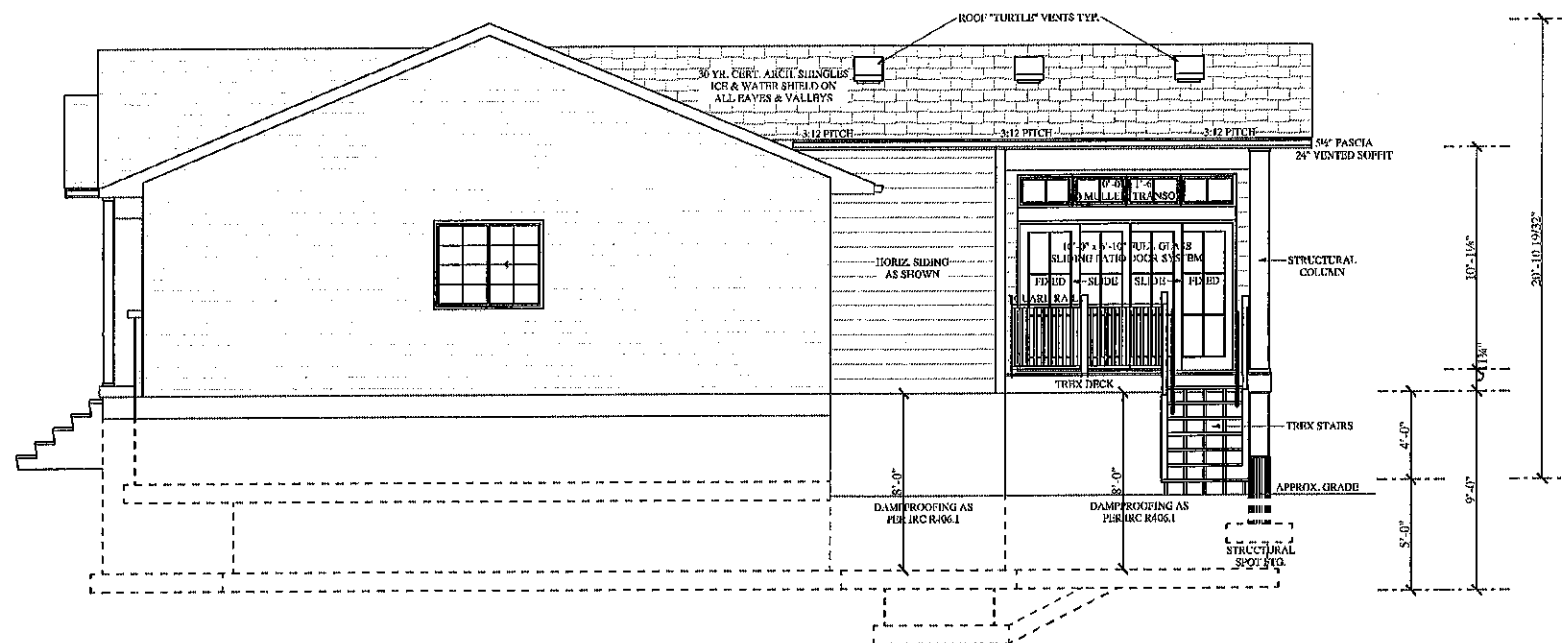
RESERVED FOR
MUNICIPALITY STAMP

SHEET
1

PLANS PRINTED ON
11 x 17 PAPER ARE
1/2 THE SCALE NOTED.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

"NETTLES ADDITION"
LEFT & RIGHT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"
© COPYRIGHT RESIDE DESIGNS 2025
Monday, July 14, 2025

RESERVED FOR
MUNICIPALITY STAMP

SHEET
2

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



APPLICATION INFORMATION

1 David Anderson
 Applicant Name

2 PO Box 490
 Applicant Mailing Address

Millville UTAH 84326
 City State Zip Code

3 65 N 400 E, Millville, UT
 Address of Construction

4 435-757-9494
 Telephone #

5 David Anderson
 Owner's Name (if different from applicant)

6 Accessory Building
 Type of Structure

7 Majestic Heights Estates, Lot 5 (03-184-0005)
 Subdivision Name and Lot Number

8 577 .40 Acres
 Square Footage Lot Size

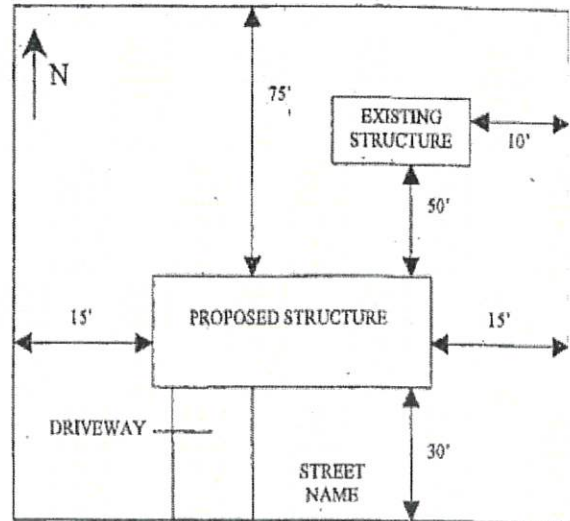
9 _____
 Tax Identification Number

10 17 Feet, 8 Inches
 Building Height

11 ☐ Sewer ☐ Septic Tank
☐ City Water ☐ Private Well
☒ Electricity ☐ Gas

12 Will use Type X Drywall on North side of building
 Notes
 as a firewall if required.

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.



DESIGN/BUILD:

[illegible]

KEY PLAN:

LOCATION:

PROJECT:

DRAWING TITLE:

FLOOR PLAN/
DIMENSION PLAN

DOB APPLICATION # :

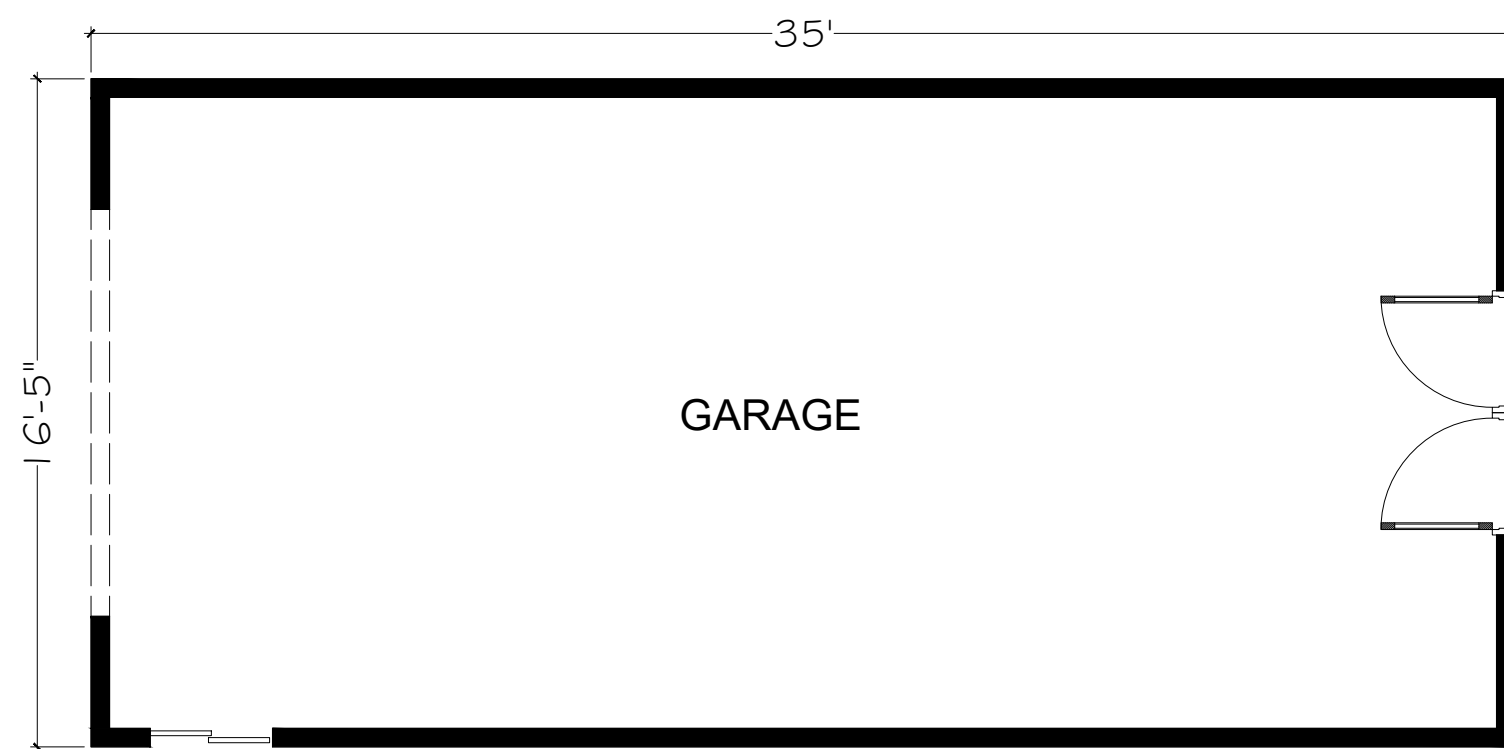
DOB BSCAN :

DATE: 04/09/2025

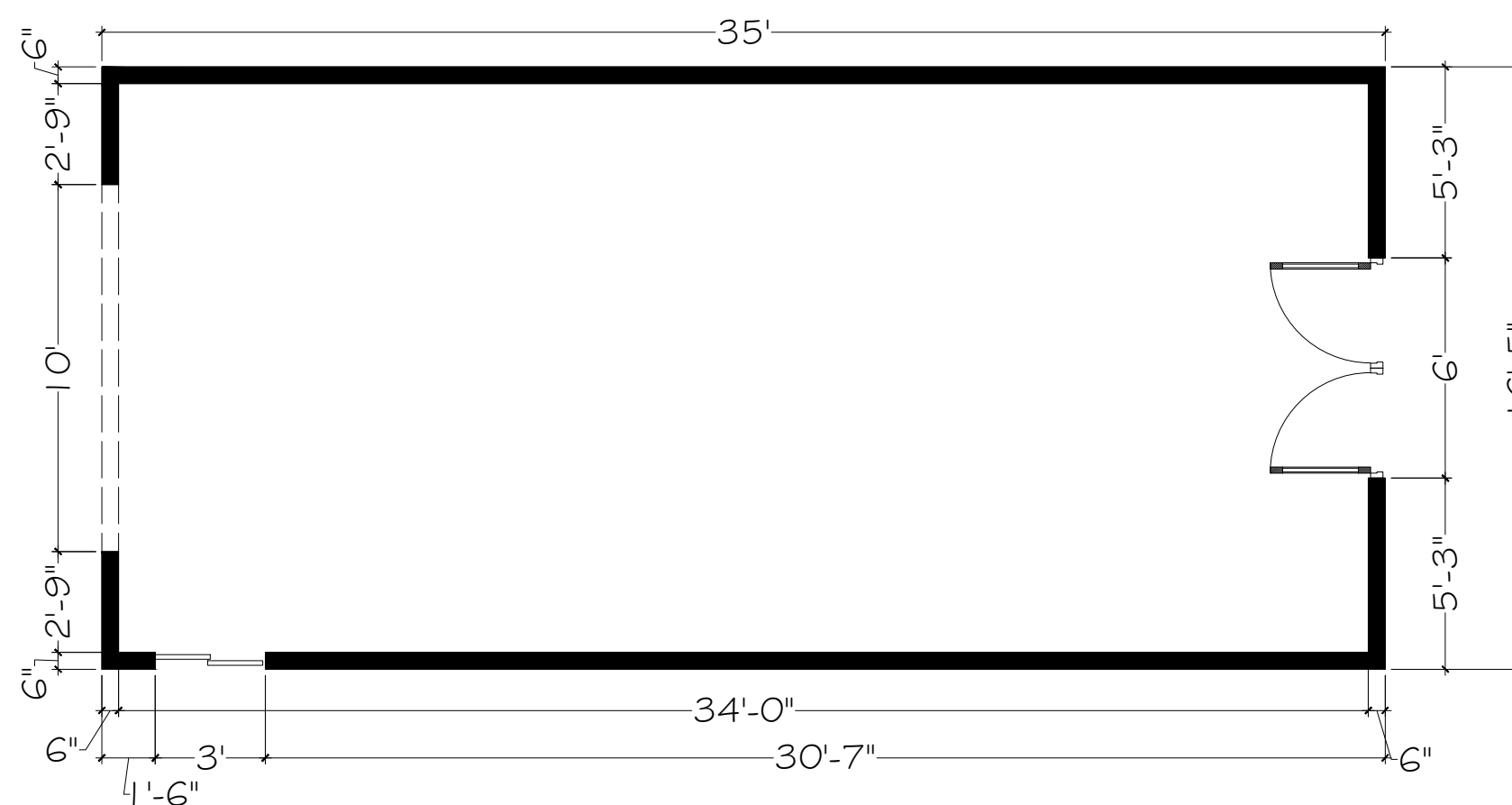
SCALE: As indicated

DRAWING BY: KH

DRAWING No.:



FLOOR PLAN



DIMENSIONS PLAN

Millville City
Application for Rezone



Date: 9/8/25

Please Note:

City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Application fees do not include professional firm fees, which will be billed separately.

Applicant Initial:

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements

Staff Check

\$350 application fee	
Completed, signed and initialed Application for Rezone Information Form	
Current Cache County Plat Map	
Copy of Cache County GIS Parcel Summary: 1 CLICK HERE to access Cache County Parcel Viewer 2 Select the enter the parcel number and click run. 3 Select the link to pull up GIS Parcel Summary, print or attach via PDF to this application	
Names/addresses of affected entities, as defined by UCA 10-9a-103	
Names and mailing addresses for the adjacent property owners.	
Property owner's consent for the rezone to be pursued ¹	
Map showing the area(s) proposed for rezone, including the general location of all non-developable sensitive areas, all potentially developable sensitive areas, existing infrastructure (including but not limited to: roads, water mains, sewer mains, storm water facilities, parks, etc.). and any proposed infrastructure shown in the City's general plan and associated maps.	
Combined legal description of the area(s) proposed for rezone	
A written statement of the purpose for the rezone request	
An electronic copy of all submittals in pdf format emailed to: kara@millvilleut.gov	

Applicant Information (all information MUST be filled out)

Name: Bradley Brown Company: Steward Land Company
Address: 2444 Washington Blvd Odgen UT 84401
Phone: 801 881 1029 Email: brad@stewardland.coi

Party Responsible for Payment (if different than applicant)

Name: Debora Pichel Rois Company: Steward Land Company
Address: 2444 Washington Blvd Odgen UT 84401
Phone: 801 590 0980 Email: billing@stewardland.com

¹Not required if owner of record is the same as the applicant. If more than one parcel is proposed for rezone, the application must include written consent from the owners of ALL parcels proposed for rezone.

Property Information (Information must be provided for ALL parcels requesting rezoning. Attach additional sheets if necessary)

Parcel 1

Owner of Record: Sue Jeff Investment Property, LLC and Jeremy Evans
Owner Address: PROVIDENCE, UT 84332-0193
Owner Phone: 435.994.0438 Owner Email: evansconcreteconst@msn.com
Parcel address: Approx. 450 S 200 E Millville, UT Cache County
Parcel Tax I.D.: 03-035-0037
Current zoning: Agricultural Requested zoning: R1

Parcel 2

Owner of Record: Sue Jeff Investment Property, LLC and Jeremy Evans
Owner Address: PROVIDENCE, UT 84332-0193
Owner Phone: 435.757.2185 Owner Email: jgibsoninc@aol.com
Parcel address: Approx. 450 S 200 E Millville, UT Cache County
Parcel Tax I.D.: 03-035-0037
Current zoning: Agricultural Requested zoning: R1

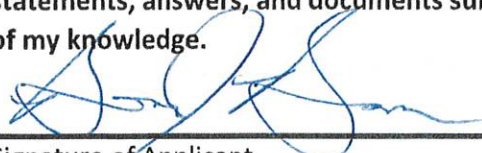
Written Statement of Request (attach additional sheets if necessary)

Steward Land Company is requesting a rezone from "A", Agricultural to "R1" residential for the purpose of creating a subdivision of single family lots. We feel like this rezone will be beneficial to the city of Millville in that it will provide much desired housing in a location will be cohesive with the fabric of the neighborhood and is a logical extension of the recent subdivision to the North and will also continue utilities and infrastructure that has been installed nearby.

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Millville City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial SB

By signing this document, you agree that Millville City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial AB

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.


Signature of Applicant

Bradley Brown
Printed Name

9/8/25
Date

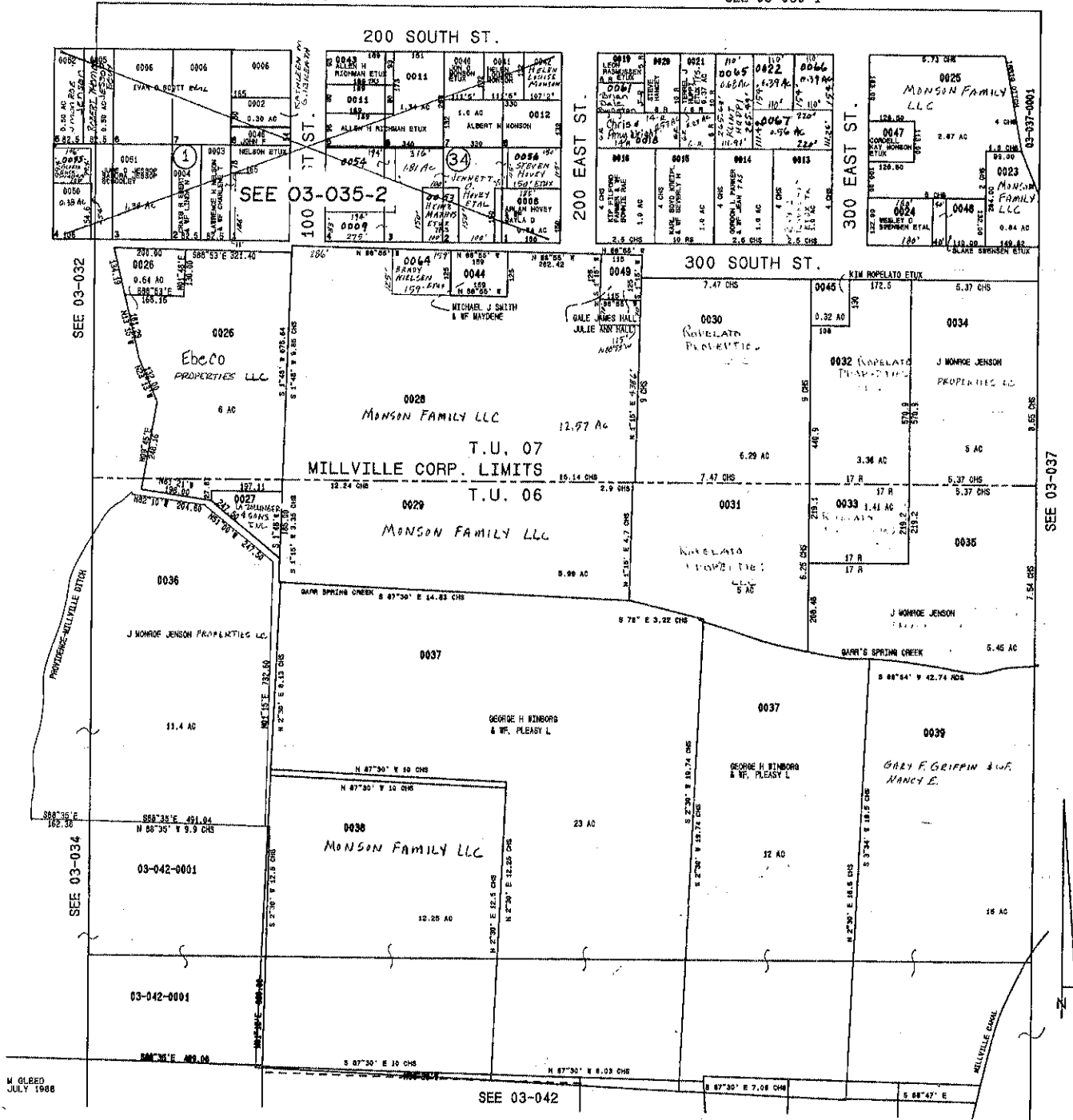
SE/4 SEC 22 TWP 11 NORTH RANGE 1 EAST
BLK 1 & 34 PLT "A" MILLVILLE TOWN SVY

SCALE 1" = 200'

03-035
-1-

SEE 03-030-3

SEE 03-030-1



M GLEED
JULY 1988

SEE 03-042

SEE 03-037

SEE 03-032

SEE 03-034

Property Owner's Consent for the Rezone

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)
COUNTY OF Cache)

I (we), JEREMY EVANS, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Millville City Planning staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

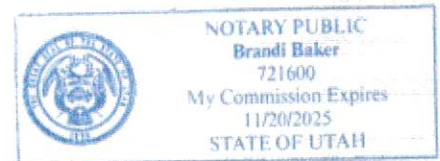
X
(Property Owner)

Subscribed and sworn to me this 5 day of Sept 2025

[Signature]
(Notary Public)

Residing in: N. Logan

My Commission Expires: NOV 20, 2025



Agent Authorization

I (we), JEREMY EVANS, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Steward Land Pursuit, LLC to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

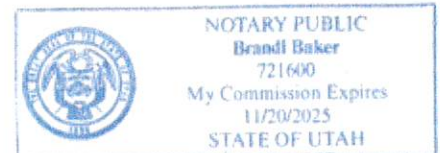
X
(Property Owner)

Subscribed and sworn to me this 5 day of Sept 2025

[Signature]
(Notary Public)

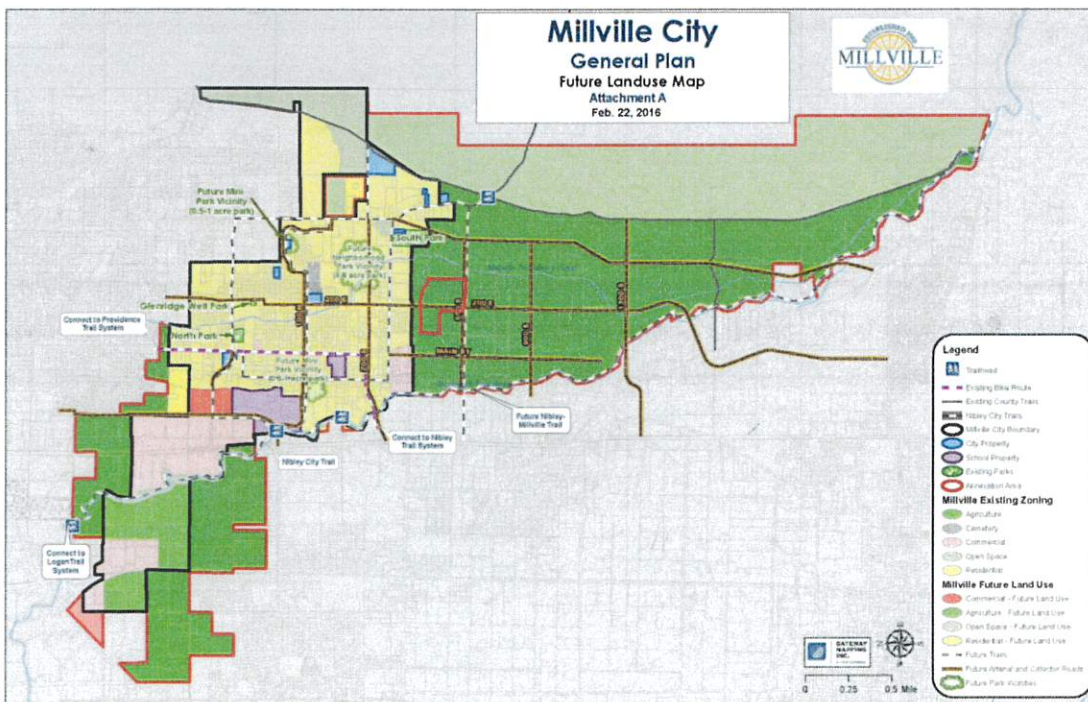
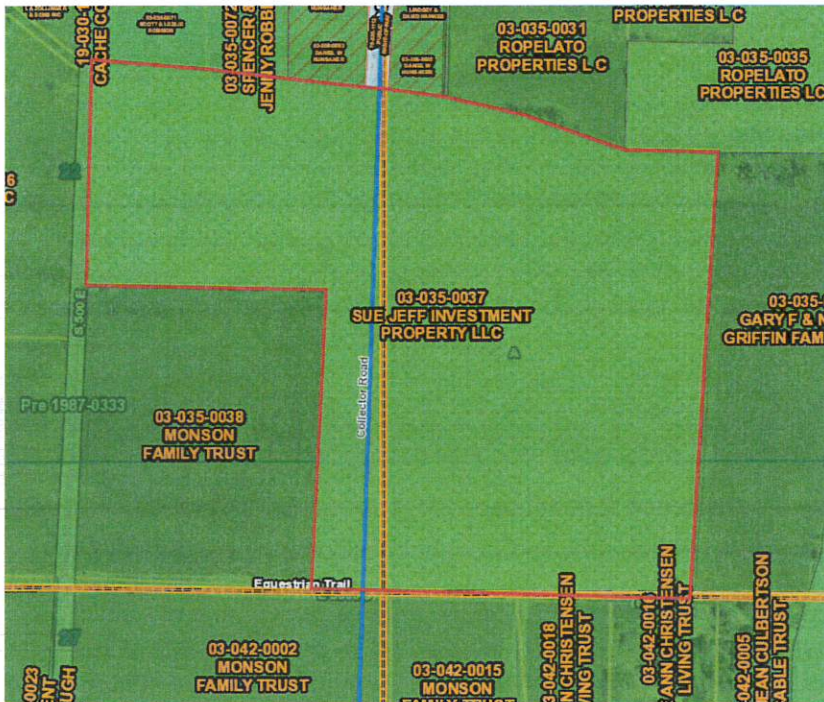
Residing in: N. Logan

My Commission Expires: Nov 20, 2025



MAP

Below maps show the area of the proposed rezone. There are no known sensitive areas. Existing infrastructure immediately adjacent to parcel is very limited including the the 100 E road bordering the property to the West, (paved, but not up to future road standards and no utilities along parcel frontage) and what is shown as 3600 S (County street numbering) which is not paved. The General Plan shows future land use of Agricultural and a future 'Collector Road' 200 E is shown as planned to go through this property.



Legal Description

BEG 14.64 CH W & 5.50 CHS S 2*30'W FROM SE COR SEC 22
T 11N R 1E, N 87*30' W 8.03 CHS N 2*30'E 12.25 CH N 87*30'
W 10 CHS N 2*30' E 8.13 CHS TO S BANK GARR SPRINGS
CREEK S 87*30' E 14.83 CHS S 76*E 3.22 CHS S 2*30' W
19.74 CH TO BEG 23 AC

ALSO: BEG 14.64 CHS W & 5.50 CHS S 2*30' W FROM SE
COR SEC 22; S 87*30' E 7.08 CHS N 2*30' E 18.50 CHS NW'LY
TO PT N 2*30' E 19.74 CHS OF PT OF BEG TH S 2*30' W 19.74
CHS TO BEG 12 AC TOTAL 35 AC B267