MILLVILLE CITY COUNCIL MEETING

Ridgeline High School Auditorium – 180 North 300 West – Millville, Utah October 9, 2025

PRESENT:

David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Chad Kendrick, Corey Twedt, Megan Dyer, Kara Everton, Bonnie Worthen, Cam Worthen, Kim Ashcroft, Celeste Thatcher, Jeff David, Theo Mathews, Brad Brown, Susan Goldberry, Linda Webster, Bart Esplin, Jaden Soale, Mandy Bagley, Shane Johnson, Steph Adams, Cam Adams, Julianne Duffin, Pat Bowen, Deb Bowen, Brad Webster, Garrett Greenhalgh, Floyd Powell, Lindy Thatcher, Jalene David, Grant Fawcett, James Thatcher, Wendy Wilker, Frank Smith, Kurt Chaffin, Dan Dustin, Kelly Dustin, Riley Peterson, Kip Farmer, Tanya McCormick, Michael Jeppson, Lindsey Hawkes, Keagan Grange, Kemrie Grange, Danielle, Grange, Ryan Goldsberry, Ted Johnson, Lindsay Hales, Craig Rasmussen, Sonya Patterson, Logan Baker, Zach Coverstone, Hayley Bingham, Charles Bingham, Dallin Knowles, Donny Anderson, Tami Curtis, Jayson Curtis, Gary Walker, Luke Farmer, Gina Tingey, Jeff Gibson, Susan Gibson, Diane Vorel, William Vorel, Keith Davis, Julie Clark, Katie Woffinden, Jeff Woffinden, Mary Jo Davis, Jason Kimber, Heather Kimber, Todd Jenkins, Jeremy Evans, Darcy Ripplinger, Cole Thornton, Adam Roblyer, Cindy Davis, Sadie Baker, Aaron Quiggle, Kenzie Quiggle, Cole Knighton, Allison Chaffin, Brian David, Ashlyn Bingham, Chloe Baker, Justin June, Jed Waldron, Marjorie Davis, Robert Carpenter, Cordell Monson, Gina Hamilton, Rachel Jeppson, Cindy Henson, Ken Allen, Kady Bird, Jared Nichols, Morgan Davis, Brandon Nielsen, Shellie Caldwell, Rod Hobbs, Paige Sheen, Blake Garn, Katie Garn, Clint Nicholes, Randy Anderson, Charlotte McConkie, Mark McConkie, Jackson Nichols, Linda K. Perkes, Mark R. Perkes, Ken Sorensen, Karen Sorensen, Amanda Cazier, Brad Bingham, Brian Hair, Kaylee Hair, Albert Monson, Jamie Zollinger, Steve Schirado, Paul Kness, Jean Culbertson, Jerry Segalla, Luann Pehrson, Francine Wyatt, Beth Downs, Blake Downs, Spencer Downs, Roberta Black, Susan Carpenter, Denton Grange, Kennady Grange, Seth Thornton, Bonnie Farmer, Linda Crosby, Joseph Baker, Janette Monson, Jolayne Wright, Margo Christensen, Jim Christensen, Becky Johnson, Holly Harris, Camie Raymond, Jacob Ames, Dave Burton, Faye Burton, Sherry Gill, Colby Gill, Glenene Robertson, Katie Anderson, Emma Preston, Sarah Davis, Leslie Robison, Mollie Anderson, Holland Anderson, C. Zimmerman, Kaye Lyn Harris, Camille David, Heather Anderson, Chris, Jill Gebert, Linda Hendrickson, Kathleen P. Cornia, Michael Cornia, Norman Redd, Melanie Nichols, Joe McCormick, Ken Hamilton, Larry S. Lewis, Lynette Dickey, David Fitzgerald, Becky Fitzgerald, Roxie Hancey

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for October 9, 2025, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward, Ryan Zollinger, Clay Wilker, and Daniel Grange were in attendance.

Opening remarks/Pledge of Allegiance

Councilmember Grange welcomed everyone to the Council Meeting. He said that he was grateful that so many people were in attendance. He then led all present in the Pledge of Allegiance and offered a word of prayer.

Approval of agenda

The agenda for the City Council Meeting of October 9, 2025, was reviewed. **Councilmember Grange motioned to approve the agenda for October 9, 2025.** Councilmember Wilker seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting on September 14, 2025. Councilmember June motioned to approve the minutes for September 14, 2025. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Public comment period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Councilmember Wilker motioned to move ahead to Item C on the agenda to make use of the time before the public hearing was scheduled to begin. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Utility adjustment review for FY26 Q1

Treasurer Megan Dyer reviewed the adjustments that had been made to utility bills between July 1 and September 30 of this year.

Councilmember Grange motioned to continue to Item D on the agenda as it was not yet time to begin the public hearing. Councilmember Wilker seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Budget review for FY26 Q1

Recorder Twedt reviewed the budget through September 30th. He said that everything is going well and as expected. There are a few cells on the budget worksheet that are highlighted in blue. Those are items that will be adjusted in the next budget revision. The FY25 Budget year ended on June 30th. The FY26 budget had to be reviewed in May and then approved on June 12th. Every year, we must make some estimates for large projects on what will be done before the end of June and what will happen after. For the COG road design project and the sewer project, the overall budget hasn't changed, but the years when the expenses and reimbursements land will need to be adjusted at the next budget adjustment.

Councilmember Zollinger asked for more information on the COG expense and revenue. Recorder Twedt explained that this was the grant money received for two different projects. It covers the design of the road and new bridge that would connect 300 South in Millville to 3200 South in Nibley and the intersection realignment at 300 South 550 East. He confirmed that these two projects had remained within budget. (A copy of the reviewed budget is included as Attachment "B".)

PUBLIC HEARING: 7:15 p.m.

PRESENT:

David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Chad Kendrick, Corey Twedt, Megan Dyer, Kara Everton, Bonnie Worthen, Cam Worthen, Kim Ashcroft, Celeste Thatcher, Jeff David, Theo Mathews, Brad Brown, Susan Goldberry, Linda Webster, Bart Esplin, Jaden Soale, Mandy Bagley, Shane Johnson, Steph Adams, Cam Adams, Julianne Duffin, Pat Bowen, Deb Bowen, Brad Webster, Garrett Greenhalgh, Floyd Powell, Lindy Thatcher, Jalene David, Grant Fawcett, James Thatcher, Wendy Wilker, Frank Smith, Kurt Chaffin, Dan Dustin, Kelly Dustin, Riley Peterson, Kip Farmer, Tanya McCormick, Michael Jeppson, Lindsey Hawkes, Keagan Grange, Kemrie Grange, Danielle, Grange, Ryan Goldsberry, Ted Johnson, Lindsay Hales, Craig Rasmussen, Sonya Patterson, Logan Baker, Zach Coverstone, Hayley Bingham, Charles Bingham, Dallin Knowles, Donny Anderson, Tami Curtis, Jayson Curtis, Gary Walker, Luke Farmer, Gina Tingey, Jeff Gibson, Susan Gibson, Diane Vorel, William Vorel, Keith Davis, Julie Clark, Katie Woffinden, Jeff Woffinden, Mary Jo Davis, Jason Kimber, Heather Kimber, Todd Jenkins, Jeremy Evans, Darcy Ripplinger, Cole Thornton, Adam Roblyer, Cindy Davis, Sadie Baker, Aaron Quiggle, Kenzie Quiggle, Cole Knighton, Allison Chaffin, Brian David, Ashlyn Bingham, Chloe Baker, Justin June, Jed Waldron, Marjorie Davis, Robert Carpenter, Cordell Monson, Gina Hamilton, Rachel Jeppson, Cindy Henson, Ken Allen, Kady Bird, Jared Nichols, Morgan Davis, Brandon Nielsen, Shellie Caldwell, Rod Hobbs, Paige Sheen, Blake Garn, Katie Garn, Clint Nicholes, Randy Anderson, Charlotte McConkie, Mark McConkie, Jackson Nichols, Linda K. Perkes,

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Mayor Hair said that the City has received a request for a zone change for a 35-acre parcel in the South Fields on the south side of Millville. The request is to change zones from Agricultural (A) to Residential (R-1). The R-1 Zone has a maximum density of 1/3-acre lots.

Mayor Hair also briefly reviewed the rules for a public hearing as adopted as a policy for Millville City. Every speaker at the public hearing was also asked to declare whether they are a Millville City resident or if they live outside the City boundaries.

Councilmember Grange motioned to open the public hearing. Councilmember June seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes. (The related staff report is included as Attachment "C".)

Public Comment:

Riley Petersen, not a Millville resident, said that he supports property rights, but the Council's responsibility is to represent the interests of Millville citizens. The proposed density of homes would create strain on city infrastructure, including roads, water, schools, and commercial services. Development would also negatively impact the wildlife on the south side of Millville that citizens enjoy. He would be in favor of Residential (R-3) Zoning in the South Fields.

C. Zimmerman, a Millville resident, pointed out that this rezone request is not in line with the General Plan. She asked that the Council hold to the General Plan, even if it is old and outdated. If they are going to allow R-1 Zoning, they should put this decision on hold and update the General Plan before moving forward. When a General Plan is updated, there is a lot of public input requested and given. She said that one-acre lots may be a possibility in her mind if density greater than 2-acre lots is needed.

Ken Hamilton, not a resident of Millville, thanked the Council for taking the time to hear from the people. He owns a business in Millville and owns land in the County. Some of the people here have property that will lose value if the zone change request is granted. Residential development may not be the best option for this property. The land in the South Fields is special. He said that someone had the vision to maintain open space in New York City, which resulted in land reserved for what is now Central Park. He asked the Council to make Millville a model and not another Providence or Nibley.

Jared Nichols, not a resident of Millville, said that he is opposed to the Residential (R-1) Zoning. He requested that the Council deny the request and maintain Residential (R-3) Zoning for the South Fields. There are already 85 acres that are undeveloped, which are currently zoned Residential (R-1). There are 15 potential two-acre lots on this property, and he has a list of 12 people who would like to buy a two-acre lot in this location. 80% of those lots would be purchased by current Millville citizens. The 15 homes would generate \$330,000 in impact fees. The property includes water shares providing approximately 19 million annual gallons of water. If zoned R-1, the water demand would be 26 million gallons, creating a 7-million-gallon deficit. If zoned R-3, the water demand would be 8.7 million gallons, leaving a 10-million-gallon surplus. He said that generally speaking, cities spend \$1.50 for each \$1 of revenue for a single-family home in the city. Millville is currently years away from the 5,000 population level, where the State might mandate high-density housing, and the City doesn't have the land for that population anyway. Jared said he would like to meet with the property owner to discuss the 80% of R-3 lots that would have interested prospective buyers.

Camie Raymond, not a Millville resident, said that she has lived in the South Fields since she was a little girl. She said that she has love and respect for Millville, and there is something special about this little town. Previous elected officials, who also loved Millville, generated the General Plan. The developer is currently under contract and has stated that he plans to move on and not purchase the property if they are not able to develop 1/3-acre lots. Millville City owes nothing to a developer. If this request is denied, she will help find buyers for the property. She hopes that the Council will take all of this into consideration as the fate of Millville lies in their hands.

Jim Christensen, not a Millville resident, said that he sees a lot of people running and walking their dogs and enjoying the open space in the South Fields. The Council should not consider the potential revenue from the requested zoning.

Janette Monson, a Millville resident, thanked the Council for giving her a chance to speak. She has been in Millville since 1978. Back then, there was a limit to the number of homes that could be built in Millville each year. She said that the City does not have the infrastructure to support this type of development, and the sewer system is unproven. The South Fields is a beautiful area. Building lots out there used to have to be a minimum of 5 acres. She said that she would be okay with 2-acre lots and could potentially settle for very few 1-acre lots, but not 1/3-acre lots. She would like the City to focus on retail tax revenue to cover the costs that are needed.

Kady Bird, not a Millville resident, said that she agrees that larger lots and following the Master Plan would be best. She would prefer 5-acre lots so that owners could maintain

agricultural exemptions. This would keep it pretty and wouldn't strain City services. She also doesn't want more traffic in the South Fields. She agrees with the numbers and other information presented tonight.

Garrett Greenhalgh, a Millville resident, said that he wanted people to remember how we got here. P&Z and the City Council didn't decide to remove the requirement for 2-acre minimum lots. It was bad code that attorneys had said should be fixed. Garrett said that some benefits come with some development. Development brings water shares and impact fees. In about nine years, with the escalating loan that we have for the sewer project, without growth, Millville residents will pay more on their monthly sewer bills. Another benefit of having the property built out is that we wouldn't be at risk of higher density in the future. On the other hand, he isn't sure the impact fees collected would cover the additional infrastructure costs needed to support 1/3-acre lots. Other developments in the early stages may account for enough growth for the City to cover the escalating sewer costs. Garrett recommended that the City Council vote on this issue before the election and not wait until the next scheduled City Council meeting.

Chloe Baker, a Millville resident, said that she loves the South Fields. She is wondering why the development would be allowed, as she hasn't been able to identify any concrete benefits. She asked that the Council be transparent and say why they think this development would be good for the City. She said that she hopes they are all aware of the negative aspects of this type of zoning, like issues with overcrowded schools and added traffic concerns. She asked that the Council seek other options for revenue, and they zone this area for 2-acre minimum lots.

Stephanie Adams, a Millville resident, said that she came to Millville from Logan because they were dealing with zoning issues there. They came for the peace and tranquility of living near the South Fields. There are already other open areas in Millville City that are zoned R-1. If 1/3-acre lots were allowed on this property, it would not create a smooth transition from the 1/3-acre lots that currently exist north of the property to the 5-acre lots in the County. She asked the Council to look for other means of funding. She mentioned some of the funding sources that are available to small cities like Millville. The 13 acres of commercially zoned land near the highway provide a lot of opportunity to generate income each year. The impact fees that would come from the proposed development would generate income only once.

Cole Thornton, a Millville resident, said that he has lived in Millville for 30 years. Some say that development is progress, but the goal of progress should be to maintain and improve the quality of life. He came from Vegas. He has never been to a place where, when the population goes up costs of services go down. With additional growth, there will be additional people coming before the City Council requesting to change ordinances that will reduce the benefits of living in a small town. This is a pivotal decision. He is 100% against 1/3-acre lots and wants either 2 or 5-acre lots for the South Fields. The Council was elected to serve Millville City. We are Millville City, and this is what we want for our City.

Mandy Bagley, a Millville resident, thanked the Mayor and Council for holding this hearing. She said that she is grateful for the time they spend serving the City. She understands that this has been a heated topic. This is one that we do care about. She realizes that growth will come, but that it needs to be guided wisely. She believes in property rights and also supports the will of the majority who wish to maintain the area's quiet, open, and rural character, free from City congestion. Last time a zone change was requested for this property, an agreement was made to stick with 2-acre minimum lot sizes. She is concerned that tax rates will go up when the population increases. She asked that the Council look for commercial income sources and preserve the open space that Millville still has.

Steve Schirado, a Millville resident, said that he doesn't have anything new to say. He agrees with the other things that have been said tonight. He doesn't understand why sewer rates would need to increase if there is no growth, and this isn't a good justification to allow development. The wishes of the public should be considered in the Council's decision.

Robert Carpenter, a Millville resident, said that this is a tough position for the City Council. The residents are in a tough position as well. He grew up in the Salt Lake City area and witnessed how the development there affected the quality of life. Code tends to change with development, and the nature of a city changes. He strongly encourages Millville residents to meet the candidates for this and future elections so that they can get behind those who would vote in a certain direction. Lots of people will lose if this zone change request is granted.

Theo Mathews, not a Millville resident, said that he grew up and spent most of his life here. He said that money drives everything, and this decision is about money. He questioned why the City Council would ignore a unanimous decision from the Planning Commission. He said that the City Council's effectiveness is measured by how well they represent the constituency, which includes Planning and Zoning. If the concern is money-related, why don't they focus on commercial development? Money can come from many different sources. He thinks that the City Recorder is overpaid for a City of this size.

Peter Thatcher, not a Millville resident, said that he agrees with all the other things that have been said. He thinks it would be great if Millville City had more transparency and if it would work with the creativity of the residents and use their ideas to solve problems. He said that he is hopeful that citizen input would not simply be collected without influencing the outcome.

Celeste Thatcher, not a Millville resident, said that she has many of the same concerns. She is concerned about water availability, since we are in a drought. Millville has already experienced elevated nitrate levels at the Glenridge Well. This development would result in a water deficit for the City. She would like to see 2-acre minimum lot sizes in the South Fields. Many people want farms. She doesn't agree with the concern some people have about people not being able to properly care for 2-acre lots. Many people desire mini farms.

Jeff David, a Millville resident, said he moved to Millville from the Wasatch Front. He came here for the rural feel. He lives on 200 South and had expectations of this not becoming a major thoroughfare with the 2-acre restriction that was in place. He is concerned that approving this zoning request would set a precedent, potentially leading to hundreds of new homes and fundamentally altering the town's character. He recommends three steps be taken: 1) An expert review by the ombudsman to verify the financial facts and concerns of both the city and the community. 2) A subsequent, publicly recorded meeting with the council, community members, and the ombudsman to review the findings transparently. 3) A financial report detailing city expenditures and salaries should be created to confirm the urgency of the city's financial concerns.

Luann Pehrson, a Millville resident, said that she has lived in Millville for a long time. She thanked the Mayor and City Council for all the work they have done. She served as the Millville City Treasurer in the past and knows that it is thankless work. The General Plan is meant to be a guide for development so that the residents' desires are kept in mind with ever-changing elected officials. There is no pressure at all from the State for development for cities with a population under 5,000. The State will never supersede city zoning decisions for populations under 5,000. She knows there will be growth, but the purpose shouldn't be to bring in income. Income can come from the commercial areas of the City. Nibley City can't encroach anywhere north of where Anthony Zollinger lives. The Council has a hard decision, and they should refer to the General Plan and the desires of the residents.

Kim Ashcroft, a Millville resident, said that there are lots of infrastructure concerns that have not been considered. The new sewer system hasn't been tested, and we don't know what it can do. There are water concerns with a development of this size. The School District does not have buses for Millville children who attend Millville Elementary. This new development would add approximately 50 more cars to the road that runs by the elementary school, making traffic problems worse during drop-off and pick-up times. The Council was elected by the residents of Millville, and they have a responsibility to listen to them.

Jerry Segalla, a Millville resident, said that he grew up with the closest neighbor three miles away. He likes that the pros and cons are being considered. Maybe we can handle this growth, and maybe we can't. He warned that if the Council puts this off, the issue won't disappear, and a future mayor and council might approve an even higher-density development. He thinks it would be good to listen to the residents. There are positives in increasing the population to pay down sewer debt. He doesn't think anyone has talked about the owner of the property and how this might affect their property value.

Albert Monson, a Millville resident, said that he is against the rezone. He hates to see houses on good farm ground. The City Council is not required to approve a zone change request from a developer. The sewer system is not proven yet. At Albert's home, there is a 4" sewer lateral going from his home to the 8" main line. He isn't sure how long the 8" mainline could sustain new development before becoming overloaded. What happens if everyone flushes the toilet at the same time?

Mary Jo Davis, a Millville resident, said that she is a member of a 7th-generation family in Millville. We all moved to Millville with the expectation of the City upholding the values of country living. Changing this property from agricultural to residential is a big leap, and other landowners will want to do the same. This would change the nature of the city. She would like the Council to tell the crowd tonight how they plan to vote on the zoning issue since the election is coming up, and they don't know who to vote for without knowing how the Council will vote on this zone change request.

Susan Goldberry, not a Millville resident, said that her ancestors settled Millville. It is difficult to find land on which you can have horses in Cache Valley. She loves the open space out in the South Fields. They love the people who live out there, and they love the Millville residents as well. She has spoken with people who live on the north side of the City, and they also don't support this zone change request. The City Council needs to come up with a transparent plan that will stand the test of time. Since the State put a moratorium on building in Millville, 61 new homes have been built. She wants to address the 80 homes that they want to put up on the bench. If these developments go through, good people will want to leave Millville. There are people in the County who bought their land knowing that this property was zoned as Agricultural and they expected it to stay that way. There should be a plan for 1-acre lots in Millville. A zone change request like this shouldn't be approved until roads are built. This is moving too fast. There should be a stoplight at Maverik in Nibley before someone is killed. It seems that the great majority are against this, and they should be listened to.

Brad Brown, not a Millville resident, said he is the developer trying to buy and build on this property. He said that he understands that this land is special. The fact that all of you have shown up and care this much shows that this is something special. He said that he feels that whatever makes this property special should be maintained. As the developer, they want to be a part of this area as a partner. This is a hard decision for the City Council. He said that he counted about 157 people in this meeting, which would represent about 6.9% of the population of the City of Millville. A quick internet search shows that there are more than that number of people who are looking for a house in a place like this, and he would like to help find a solution for those people.

Charlotte McConkie, not a Millville resident, thanked the City Council for holding this public hearing and listening to the public. She said that Millville City Code identifies a process for development and updating the General Plan. This should include a collaborative effort involving surveys, interviews, and public hearings intended to guide future development and preserve Millville's identity. The current proposal to rezone agricultural land in the South Fields disregards the Millville General Plan. There are good commercial development options in the City that could generate revenue. She urged the Council to put the R-3 restriction back in place for Millville land in the South Fields. This would align with the value statements listed in the General Plan.

Linda Hendrickson, a Millville resident, has a view of the South Fields from her home. She has always wanted to live in Millville. She loves the smell of cows, the view, and the open

space. The South Fields are a treasure, just like Central Park in New York City. Leave it alone and keep it as open space. We live here because it brings peace to our souls. Let development happen on the highway or somewhere else.

Jeff Gibson, not a Millville resident, is the owner of the property. He said that 22 years ago, when he was buying a home in the area, Millville didn't have available property, so they moved to Providence. About ten years ago, they bought these 35 acres in Millville, and the Ropelatos have been farming the land since then. Jeff has never tried to rezone the property in the past. They have been contacted by three different groups requesting to purchase and develop the property. They chose this developer because they feel he will do the best job. They want to develop 1/3-acre lots just like the developed land in Millville, north of this property. He is retired and would like to develop the property he owns. He would like to live here as well and would love to be a neighbor to the people who are here tonight.

Mayor Hair said that this was the last of the people who had signed up to speak at the public hearing.

Councilmember Grange motioned to close the public hearing. Councilmember Zollinger seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes.

Mayor Hair asked the Council if they had anything they wanted to say.

Councilmember Zollinger thanked everyone for coming. He said that he had taken the opportunity to attend the Public Hearing in P&Z to hear from many of them in that meeting as well. He pointed out that the City Council has reviewed several developments in the past, and many of them have been denied. The Council works for the residents and tries to determine what is best for the entire City. We understand that a lot of the things we do affect the residents. He said that the General Plan is old. He was on the Council back when it was adopted. He realizes how important land use is in Millville City. We see what the cities around us are doing and how we want to be different. He lived in Nibley when the sewer system went in, and they were essentially pushed out. The Council also sees the value of property rights. With the exception of the Goldberry family, all of us moved into the area, and we needed some zoning in place that allowed us to do that. We do recognize that those who live in the South Fields area outside of the City limits are part of our community, even though they aren't part of our city. Development and growth are coming. This is not the first development that has come before the Council, and it won't be the last. The concern about elementary school overcrowding is the responsibility of the Cache County School District, and not the City. Impact fees help us to pay for the infrastructure and provide sewer and water service, and to build parks that people want to use. He said that he wants to say that he is listening. He doesn't know right now how he will vote. The comments shared tonight are not the only comments he has received. He discussed a letter he received from someone who wants the zoning request to be approved so that this person can move into Millville.

Councilmember June said that she has also received comments on both sides of the issue. The code change was made before the developer had reached out or had come to the City. The Council doesn't cave to developers and has no interest in doing what is best for a developer if it isn't what is best for the rest of the City. She came to Millville in 1997 and previously lived in the part of the City that is close to the rezone request area. She said that she and the rest of the Council are seeking what is best for the entire City. They are not rushing to make a decision. They will carefully examine both sides of the issue before deciding on what they feel is best.

Councilmember Grange said that he was grateful for the attendance at this meeting. He appreciates the input and has taken a lot of notes. He said that to him, this is not a financial decision. He isn't factoring that in. He does understand the value and potential of commercial development. The property near the highway is already zoned for commercial, and development groups are working on finding tenants. He said that he wanted to address the concern that the City Council is going against what the people want. The City Council didn't seek a developer for the South Fields. This is the first time that this has been on a City Council agenda for their consideration, even though it has been talked about for weeks. He said that he has listened tonight and will weigh public comment heavily when he makes his decision. He said he was asked the other day how he would vote, and he said that he wouldn't make that decision until he had the opportunity to look into it more. This public hearing wasn't required, but they wanted to hold it to receive additional input.

Councilmember Wilker said that this is how democracy works. He enjoys seeing the public provide input. He has been in Millville for many years and has been on all sides of this issue. He has been on the side of trying to hold on to his property rights when some of those rights were taken away. Some roads were built, which took his property in the name of progress. The north end of Millville lost some of that open space freedom when Ridgeline High School was built. He understands what they are going through. He has also been on the other end of this with a son who wanted to build a home in Millville. It is hard not to be affected by the sentiment that has been shared here tonight. He also understands that there is other agricultural land in that area and that we might be setting a precedent for future development requests. This decision might seem easy based on the turnout tonight from those on the south end, but the Council has to represent the entire City.

Councilmember Ward said that he has been grateful to serve and learn, and to try to make good decisions for the City. He said that the rest of the Council does their best and he appreciates them. Right after he was sworn in, there was a request to accept 3,000 housing units in Millville City. That was not accepted. We have to consider every request and make a decision on what is best for the City. This doesn't make us your enemy. Our job is to consider all of the options. He said that there have been concerns raised about transparency that he feels are unfounded. Everything is available on the City website. We are happy to provide everything in complete transparency. Also, if anyone knows of commercial opportunities for Millville City, we would love to talk to you. He said he feels the City is lucky to have Recorder Twedt, and he is grateful for everything he does for the City.

Mayor Hair thanked everyone for coming and sharing their comments. He said that the people sitting at this table have spent thousands of hours in the service of Millville residents. He is frustrated when he hears people saying that they aren't doing their job as a councilmember or should be replaced. He said that he is confident that the Council will make the right decision on this issue. He hopes that we can be kind. He feels that it is short-sighted to base your vote for a councilmember on a single zoning issue and that the public should consider qualities like integrity and honesty when they decide who to vote for.

Consideration of a resolution accepting an updated Interlocal Agreement with Hyrum City for Wastewater Treatment

Councilmember Zollinger discussed the updates to the wastewater agreement with Hyrum City as outlined in the staff report. Hyrum City has approved the new agreement, and the Council now has a resolution to approve it for Millville City. When the initial agreement was signed in 2020, there was a plan for Millville to buy into the treatment facility. Since then, there have been a lot of changes in both cities, and we now think it would be more beneficial to be a customer instead of an owner. Millville City's focus should be on making sure our collection system works as well as possible. Being a customer provides a more predictable, set fee for treatment.

Hyrum is much bigger than Millville, and it will grow faster than Millville will. Under the new agreement, Millville will only pay for the flow we produce instead of being responsible for 20% of the upgrades for a facility that Millville will likely always use less than 20%.

Councilmember Craig Rasmussen from Hyrum City added some information about how the metering will be done. Hyrum will install a flow meter near where the Millville sewage meets up with the Hyrum sewage. Millville has a meter measuring what is leaving the lift station in Millville. Both cities will have access to the data from both flow meters.

Councilmember Grange motioned to adopt Resolution 2025-24 pending no major changes from review by Hyrum's attorney. Councilmember Wilker seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (The approved resolution is included with the minutes as attachment "D".)

City Reports

Director of Public Works Chad Kendrick reported that the water system ran really well this summer. It is that time of year when we are now using just the spring for all of our culinary water. It is a great water source for Millville City. We are starting to shut things down for the winter. The splash pad was busy and got a lot of use this summer.

Both the sewer and the water system are now fully mapped out on the City's GIS system. This is a significant improvement for the maintenance and tracking compared to previously relying on institutional memory and paper maps.

With the RAPZ grant money that we were awarded, we have installed the pavilion and will be working on cleaning up the building with the bathrooms near the baseball field and pickleball courts. We have a great South Park that gets a lot of use.

For the sewer project, Whitaker Construction is working on grinding manholes and cleaning things up. We will be working on creating punch lists with all the things they still need to do. Director Kendrick thanked the Council, Mayor Hair, and Recorder Twedt for their support and work on the sewer project.

Councilmember Zollinger asked if they had run the lift station to make sure everything is working. Director Kendrick said that they had completed start-up testing and that it went well. The Hyrum City Wastewater Director was there for the testing as well. He explained that there is sophisticated SCADA communication installed at the lift station that sends alarms and keeps track of things. Whitaker Construction is responsible to camera every single main line and lateral to make sure they are clean and don't have bellies. Millville City has reviewed almost all of those lines.

Councilmember Ward asked about the speed monitoring readout signs. Recorder Twedt said that he is the bottleneck on this and is working on scheduling a required onboarding training session with the manufacturer. This has been delayed because of other high-priority items, but it will be done soon.

Residents asked about the timing for when they could connect their homes to the sewer system and if there was a deadline for when they needed to connect. They also asked if the connections would be phased or if everyone in the City could connect at the same time.

Recorder Twedt said that they are still targeting to have the system online as close to the end of the month as possible. There are some inspections that are still needed, but we are getting close. The Council hasn't provided a deadline for when the connection must be completed. They realize that there are lines of people who have made arrangements with contractors, and it is going to take some time to get everyone connected. A deadline may be set in the future. Since it will take time for homes to connect, there is no planned phasing. The system will be ready and able to handle connections as they take place.

Recorder Twedt referenced the sewer connection guide that is now on the City Website with engineering drawings and important information on the process for connecting homes to the sewer main lines.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "E".)

Councilmember Wilker briefly discussed two complaints that had been submitted to the City regarding code violations.

A resident asked about the schedule for reopening the closed portion of 2600 South near Ridgeline High School. Director Kendrick said that he had spoken with the construction crews today. It is supposed to be paved within the next couple of days, and then it will be open.

Councilmember June said that she felt the Millville People Facebook page has become a source of misinformation, and she suggested the creation of a City Facebook page. There was a general consensus from the Council that this would be a good idea.

Adjournment

Councilmember Zollinger motioned to adjourn the meeting. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. The meeting adjourned at 9:35 p.m.

NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold its regularly scheduled Council Meeting on Thursday, October 9, 2025, at the **Ridgeline High School Lecture Hall**, 180 North 300 West in Millville, Utah, at 7:00 p.m. (doors open at 6:30 p.m.)

- 1. Call to Order / Roll Call Mayor Hair
- 2. Opening Remarks / Pledge of Allegiance Councilmember Grange
- 3. Approval of agenda
- 4. Approval of minutes of the last City Council Meeting September 11, 2025
- 5. Agenda Items—
 - A. Public comment period <u>items not related to the zone change request</u> (2 min/person)
 - B. PUBLIC HEARING as close as possible to 7:15 p.m.
 - i. Steward Land Company Zone Change Request from Agricultural (A) to Residential (R-1). 35-acre parcel 03-035-0037 at approximately 400 South between 100 East and 200 East
 - C. Review of utility adjustments for FY26 Q1 Treasurer Dyer
 - D. Budget review for FY26 Q1 Recorder Twedt
 - E. Consideration of resolution accepting an updated Interlocal Agreement with Hyrum for Wastewater Treatment Councilmember Zollinger
 - F. City Reports: Roads, Parks, Water Public Works Director Kendrick
 - G. Councilmember reports and other items for future agendas
- 6. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Corey Twedt at (435) 881-2669 at least three days prior to the meeting.

This agenda was posted on October 6, 2025, to the City posting locations, the City Website, and the Utah Public Meeting Notices Website.

Corey Twedt, Recorder



AGENDA REPORT: BUDGET REVIEW October 9, 2025

Background

Every quarter, the City Council reviews the fiscal year-to-date budget for an update on revenue and expenses so far in the year.

The budget review at this meeting will include the FY26 budget through the first quarter (July 2025 – September 2025). We don't generally review the budget line-by-line at these quarterly review meetings, but we can spend as much time as the Council would like and discuss any concerns they might have.

Included Documents

• FY26 Budget with progress and percentage of the total through Q1

MILLVILLE CITY BUDGET - REVENUE		ORIGINAL	REVIEW		
	Account Description	FY26 Budget	FY26 Q1	% of Total	
	Property Tax	\$165,000	\$1,388	1%	
	Sales Tax	\$400,000	\$78,236	20%	
	Motor Tax	\$900	\$0	0%	
	In Lieu Fees - UTV Recreation Fees	\$10,000	\$3,017	30%	
	Comcast Franchise	\$8,700	\$2,279	26%	
	Energy Sales and Use Tax	\$190,000	\$36,560	19%	
	Animal Licenses	\$4,100	\$70	2%	
	Ambulance / EMS	\$45,600	\$9,423	21%	
	Fines / Court	\$800	\$201	25%	
	Business Licenses	\$3,800	\$288	8%	
	Sanitation	\$200,000	\$45,805	23%	
	9-1-1 Service	\$29,500	\$6,148	21%	
	Class "C" Roads	\$200,000	\$0	0%	
إ	Appro. Fund Bal. Class "C" Rd	\$0	\$0	100%	
	Appropriated Fund Balance	\$0	\$0	100%	
	Park Impact Fee	\$26,600	\$15,990	60%	
5	Park Impact Appropriated FB	\$0	\$0	100%	
	Road Impact Fee	\$8,800	\$5,280	60%	
	Road Impact Appropriated FB	\$41,200	\$0	0%	
	Restaurant/RAPZ Tax Awarded	\$59,100	\$0	0%	
	Youth Council	\$800	\$575	72%	
	Park Rentals	\$10,000	\$3,475	35%	
	Building Permits	\$5,000	\$2,950	59%	
	Development Review Fees	\$2,000	\$3,350	168%	
	Reimbursed Fees; Eng. & Dev.	\$5,000	\$341	7%	
	Interest	\$50,000	\$13,430	27%	
	COG Grant (reimbursment)	\$0	\$106,291	100%	
	Misc. Revenue	\$500	\$1,044	209%	
	Mass Transit Sales Tax/CVTD	\$44,000	\$7,925	18%	
	TOTAL GENERAL	\$1,511,400	\$344,066		
]			-	
	Charges for Stormwater	\$34,000	\$7,022	21%	
ζ	Stormwater Construction Fees	\$1,500	\$825	55%	
>	Interest	\$3,000	\$1,086	36%	
2	Transfer from General Fund	\$0	\$0	100%	
STORM WATER	Appropriated Fund Balance	\$0	\$0	100%	
	TOTAL STORMWATER	\$38,500	\$8,933		
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5	Interest	\$60,000	\$15,394	26%	
_	Appropriated Fund Balance	\$0	\$0	100%	
	Transfer from General Fund	\$129,000	\$0	0%	
-	TOTAL CAPITAL PROJECT	\$189,000	\$15,394		

MILLVILLE CITY BUDGET - REVENUE		ORIGINAL	REV	'IEW
	Account Description	FY26 Budget	FY26 Q1	% of Total
Charges for Water Service Miscellaneous Income Interest Income (Water) Interest Income (Sewer) Water Impact Fee Water Connection Fees		\$550,000 \$2,500 \$40,000 \$20,000 \$15,200 \$400 \$694,000	\$185,035 \$0 \$5,551 \$6,065 \$9,150 \$0 \$118,063	34% 0% 14% 30% 60% 0% 17%
NATER	Charges for Sewer Service Sewer Impact Fee	\$43,800	\$26,280	60%
×	Grant Proceeds (Sewer)	\$2,000,000	\$2,418,750	121%
_	Transfer from General Fund	\$0	\$0	100%
	Transfer from Capital Project Fund	\$0	\$0	100%
	Appropriated Fund Balance	\$0	\$0	100%
	TOTAL WATER AND SEWER	\$3,365,900	\$2,768,894	
				.
	TOTAL	\$5,104,800	\$3,137,286	

MIL	LVILLE CITY BUDGET - EXPENSES	ORIGINAL	Review		
	Account Description	FY26 Budget	FY26 Q1	% of Total	
	General Government	\$44,500	\$6,143	14%	
	Auditor (General)	\$17,500	\$0	0%	
	Financial Consulting & IT (General)	\$14,500	\$902	6%	
	Insurance (General)	\$22,000	\$14,846	67%	
	Elected Officials (General)	\$21,500	\$4,646	22%	
	General Non-Category Payroll	\$122,300	\$27,992	23%	
	P&Z	\$9,900	\$1,378	14%	
	Legal (General)	\$14,000	\$2,694	19%	
	Engineering (General)	\$30,000	\$341	1%	
	Building (General)	\$14,700	\$1,642	11%	
	Law Enforcement	\$35,400	\$17,696	50%	
	Animal Control	\$4,500	\$2,213	49%	
	Fire	\$33,800	\$0	0%	
	First Responders and EMS	\$48,000	\$24,990	52%	
	Elections	\$6,700	\$0	0%	
	Roads - General	\$142,600	\$24,471	17%	
	Roads Class "C" Regular	\$190,000	\$0	0%	
A F	Roads Class "C" Capital Outlay	\$10,000	\$8,567	86%	
GENERAL	Class "C" Designated Future Use	\$0	\$0	100%	
Ä	COG Road Project (Reimbursable)	\$0	\$73,126	100%	
9	Road Impact Fee Capital Outlay	\$50,000	\$0	0%	
	Road Impact Fee Designated Future	\$0	\$0	100%	
	Parks (General)	\$174,000	\$34,532	20%	
	Parks/Recreation - Other	\$11,500	\$516	4%	
	Park Capital Improv. RAPZ (Reimbursable)	\$46,900	\$12,923	28%	
	Park Impact Fees	\$0	\$0	100%	
	Park Impact Fees - Designated Future	\$26,600	\$0	0%	
	Sanitation	\$202,000	\$49,883	25%	
	9-1-1 Service	\$31,000	\$4,996	16%	
	Disaster Relief	\$4,000	\$500	13%	
	Public Safety/Emergency Preparedness	\$6,000	\$0	0%	
	Youth Council	\$4,500	\$1,230	27%	
	Designated for Future Use	\$0	\$0	100%	
	Mass Transit Tax Distribution/CVTD	\$44,000	\$0	0%	
	Transfer to Capital Project Fund	\$129,000	\$0	0%	
	Transfer to Water-Sewer Fund	\$0	\$0	100%	
	TOTAL GENERAL	\$1,511,400	\$316,227		

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CPT PROJECT

TOTAL CAPITAL PROJECT	\$189,000	\$53,983	
Designated Future Use	\$15,800	\$0	0%
Transfer to Water-Sewer Fund	\$0	\$0	100%
Capital Projects	\$0	\$0	100%
Capital Outlay - Gen Government	\$173,200	\$53,983	31%

WATER & SEWER

	T		
General (Water)	\$71,900	\$22,266	31%
Salary/Benefit (Water)	\$176,300	\$46,985	27%
Legal (Water)	\$10,000	\$182	2%
Engineering (Water)	\$15,000	\$0	0%
Auditor (Water)	\$15,000	\$0	0%
Financial Consulting & IT (Water)	\$9,000	\$0	0%
Insurance (Water)	\$9,000	\$8,285	92%
Special Department Supplies - Water	\$55,000	\$9,435	17%
Special Department Supplies - Sewer	\$20,000	\$0	0%
City Sewer - Nibley/Hyrum	\$270,000	\$3,187	1%
Capital Outlay (Water)	\$0	\$0	100%
Sewer Capital Projects	\$2,000,000	\$2,395,506	120%
Water Bond (2006) - Water Storage Tank	\$93,000	\$0	0%
Bond (2000) - Parker Well	\$44,800	\$0	0%
USDA Sewer Rev Bond	\$338,300	\$54,853	16%
Cap. Facility Rplcmnt Fund Reserve	\$45,000	\$0	0%
Designated for Future Use - Sewer	\$193,600	\$0	0%
TOTAL WATER AND SEWER	\$3,365,900	\$2,540,698	

TOTAL	\$5,104,800	\$2,917,997
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AGENDA REPORT: ZONE CHANGE REQUEST October 9, 2025

Background

On September 8, 2025, Steward Land Company submitted a zone change request to Millville City regarding 35 acres for parcel 03-035-0037 located at approximately 400 South between 100 East and 200 East. This property was annexed into Millville City in 2018 and came into the City from the County zoned as Agricultural, as was required at that time.

The request is to rezone this parcel from Agricultural to Residential (R-1).

Zoning selection is an important process in that it outlines the type of development that can happen in every part of Millville City. The zone change process requires a public hearing in Planning and Zoning. After that, the Planning Commission makes a recommendation to the City Council. The City Council then reviews the application and determines to accept or deny the zone change request. Zoning is a legislative decision that elected officials are required to make in the State of Utah. The public hearing in Planning and Zoning was held on September 18, 2025. Following that hearing, the Planning Commission recommended that the City Council not accept the request to change the zone to Residential (R-1). Because of the public interest in this request, the City Council has decided to hold a second public hearing to hear more from the public before a decision is made. The City Council is planning to hold the public hearing during the City Council meeting held on October 9th. They will not make a motion to accept or deny the zone change request until the following City Council meeting held on November 13, 2025. This will allow for additional time for the Council to do research, process what they hear, and connect with more residents before making their decision.

This is not a subdivision request. After a landowner has property within a residential zone that they want to develop, they must work with the Millville City Planning Commission and follow Millville City's strict requirements to develop a subdivision. For a subdivision, reviews and approvals are not permitted until appropriate zoning is in place. The Planning Commission has not started any subdivision reviews. A rough subdivision conceptual plan from Steward Land Company shows a possible 79 homes on this parcel. After going through the requirements of Millville's subdivision code, the actual number of building lots approved is generally slightly reduced.

The updates to the subdivision code requested by Planning and Zoning and adopted by the City Council at the beginning of 2025 require that subdivisions be developed in phases of no more than 20 building lots instead of all at one time.

Millville has three different residential zone options in the code. They are all very similar, with the exception of the minimum density allowed. All of these zones are designated for single-

family homes. None of these zones allows for apartments, condos, or other medium to high-density housing. All three of the residential zones allow for a duplex on a parcel that is separated from all other duplexes by a minimum of 350 feet, as long as they meet all of the requirements in the code.

Here are links to the City Code for each of the residential zone types, along with the minimum lot sizes permitted in each one:

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Residential (R1) = minimum lot size of 1/3-acre
Residential (R2) = minimum lot size of 1/2-acre
Residential (R3) = minimum lot size of 2 acres
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The R-2 and R-3 zones were adopted by the City Council in 2018. Prior to that, R-1 was the only residential zone in the Millville City Code. Currently, all residential zones in Millville City are zoned R-1 except for a small area on the far north side of the City and another small area on the far southeast side of the City. The developers for these areas requested these residential zones for larger lots.

This staff report will attempt to lay out as many facts as possible and some of the positives and negatives that have been voiced about this proposed zone change.

The current Millville City Council has talked multiple times about not chasing development to bring in more revenue. This is not a goal of the current Council. They have turned down several rezone requests that would have come with financial benefits for the City, because they did not align with what the Council feels Millville City should look like. They have done what they can to manage the inevitable growth responsibly.

The current Mayor and Council are doing their job in reviewing the data, along with the recommendation and thoughts from the Planning Commission, <u>before</u> they make a judgment or vote on a decision of this magnitude for the City.

Below are some financial facts about this project. These are not the driving forces behind what the City should do. They are factors that should be considered along with all other factors for this potential rezone.

Property Taxes

Millville has the lowest property tax rate of any city in Cache County. As such, the additional property taxes from the possible 79 homes on this property with R-1 Zoning, assuming an average of \$600k homes, would only be about \$25,000 per year in additional revenue.

Impact Fee Revenue from homes being built after lots are sold

Impact fees can be used to pay down debt that was incurred from infrastructure put in place to service additional growth. Impact fees cannot be used for debt service that is a result of infrastructure for existing homes.

The City Council has control of how impact fees are spent within the lawful uses of those funds. Below is a projection of the total impact fee revenue assuming 79 building lots with currently adopted impact fees, as well as some of the possible ways these funds from a development like this might be used:

- Sewer Impact Fees = \$692,040
 - Of this total, at least \$157,368 will be paid to Hyrum City for the treatment portion of the impact fee revenue. The impact fee portion that goes to Hyrum will likely increase in the next year or two, which would result in the total Millville gets to keep being less. With the current numbers, at this buildout, Millville would receive \$534,672.
 - O Possible use: pay down the portion of the sewer construction project that was designated for future growth. This would help ensure that user rates stay as low as possible. This amount is lower than the debt that is designated for future growth in the impact fee analysis, so all the sewer impact fees collected from this proposed subdivision could be used to pay off debt. Sewer lines installed for a new development are paid for by developers, and impact fees are not used for that purpose.
- Park Impact Fees = \$240,950
 - Possible use: purchase additional open space for parks or upgrades to parks to provide more services to accommodate population increases.
- Water Impact Fees = \$139,040
 - Possible use: pay down water system debt to ensure that user rates stay as low as possible. These funds could also be used for new infrastructure to help provide water service for additional users in the water system. Water lines in a new development are paid for by developers, and impact fees are not used for that purpose.
- Road Impact Fees = \$421,070
 - O Possible use: new roads or widening, or improvements on existing roads to better handle the growth and additional traffic this would bring. Roads in a new development are paid for by developers, and impact fees are not used for that purpose. In this specific development, the developer would also be responsible for widening and improvements on 100 East that goes south into the South Fields for the section up to and bordering this parcel.

Impact fees are a one-time revenue source when a new home is built. This is not recurring revenue that the City receives each year. Impact fee income from this project, if it were to happen, would come into the city over multiple years when homes are built and not at the time of the subdivision development.

Water & Sewer Monthly Use Fees

There is some economy of scale in user rates where payments from more users help decrease overall fund debt. Additional users of the water system or sewer system would help keep rates from increasing.

With the new sewer system, Millville City staff and elected officials have been working very hard to keep costs as low as they can. The planned monthly sewer rate is \$90 per month. This is high and will be hard to handle for many residents in Millville. Some of the debt service for the sewer has escalating debt payments over time. There is a need for about 2.5% growth year-to-year to cover those costs if the debt is to be paid down by user fees. If Millville does not have growth or other significant added revenue, sewer rates will likely need to increase faster than Millville residents will want.

Over the past 10 years, Millville has averaged 2.33% growth. During that time, there were some large subdivisions, not unlike the one being proposed. We also had years for which there was a moratorium on subdivisions with more than 3 homes, which slowed growth. For the next 10 years, an additional 18-20 homes per year would be optimal. More homes sooner would result in less growth needed in the future.

Water infrastructure shares and fees

Millville City requires developers to transfer water shares to the City or pay a fee in lieu of water shares based on the size of the property being developed. For the 35-acre parcel in question, Millville would collect the following:

- 11.25 shares of Garr Springs Irrigation Company
- \$71,250 in additional fees in lieu of water shares paid to Millville to be used in the water system

Shares of Garr Springs Irrigation Company are valuable to Millville City. All the culinary water in Millville during the winter months comes directly from Garr Springs. We don't have the expenses of pumping from the wells during those months. During the summer months, the water from Garr Springs is used for culinary purposes by Millville City, and the other Garr Springs shareholders use this water for irrigation purposes. Additional Millville-owned shares from Garr Spring Irrigation Company result in more culinary water availability for Millville residents.

Millville's historic water use is approximately 225,000 gallons per home per year. With the shares from Garr Springs and existing capacity in the system, Millville staff believe that the City could add the proposed homes in this subdivision without taxing the system. As is done for a subdivision of this size, during the subdivision process, water models would be run with the engineers to confirm there is enough water available before a certain number of lots are approved. The revenue collected from water impact fees and the fee in lieu could be used to bolster the system with additional water storage or upgrades to the City wells to increase water availability to handle the new growth.

The property owner of this parcel also has 19.5 shares of the Millville Irrigation Company. There is a potential for this subdivision to do something with secondary water with these shares to reduce the need for culinary water from the City.

Landowner Rights

Some consideration should be given to the rights of property owners who have planned on selling their property as an income source or to fund their retirement. The zone change request in question would allow the owner of the parcel to sell their property to a developer that is wanting to match the current zoning and density in most of the rest of the City. If the City requires 2-acre lots on a subdivision built on this property, or any other property in Millville, the value of that property is reduced.

The City Council does not do whatever a landowner wants if it doesn't align with City goals, but it is still important to consider the rights of all landowners in the City, no matter where their property is located.

Potential density risks in the future with any property left undeveloped in Millville City

Future Councils

Millville City has the potential for two new voting councilmembers in the election this year. In two years, there will be another municipal election with the potential of three new voting councilmembers. It would only take 3 of 5 councilmembers from any council to adopt code that permits higher density development than the current Residential (R-1) Zone or to permit a rezone to something that many would consider less favorable than R-1 in relation to density. Look at any of our neighboring cities that have higher-density development. This is exactly what has occurred in those cities over time, and we shouldn't pretend like there isn't a possibility of it happening in Millville.

State government overreach.

Nobody can quantify this risk, but it shouldn't be ignored. The Steward Land Company is under contract to purchase and develop the property in the South Fields. That purchase may be contingent on zoning with minimum lot sizes of 1/3 acre. They have stated that if they can't make the zone change work, they are not planning to purchase the property. That may seem good to many concerned with this development. If the property doesn't sell now, it will likely go back on the market and maybe stay there for some time.

Is there a risk of the State taking away zoning enforcement from cities? This has been discussed quite a bit over the past 5 years in Utah. Here are a few news articles (of many) referencing these concerns.

Utah Legislature to consider statewide housing plan, upzoning in 2025

Frustrated by NIMBYs, states are trying to force cities to build affordable housing

Opinion: Why do so many in the Utah State Legislature despise local land-use control?

How real is the risk of zoning being taken away from cities and the possibility of the State allowing higher density development on this property or any Millville property that is not built out? Mayor Hair and Recorder Twedt were able to have a conversation with Cameron Diehl. Cameron is the Executive Director for the Utah League of Cities and Towns (ULCT). The role of

the ULCT is to lobby for Utah cities with the Utah State Legislature. They speak with the legislature daily, and we wanted to get their take on this perceived risk.

Cameron Diehl said that he has been sent a new bill draft from a legislator over the past couple of weeks that basically says that if a builder/developer has property and is willing to build affordable housing, they would be permitted to do it, independent of what zoning the city has in place.

He also discussed <u>Senate Bill 337</u>. This bill did not pass during the 2025 legislative session, but it would also have created options for developers to supersede zoning in cities.

The ULCT continues to fight for Utah cities to maintain control of their own zoning without State overreach. Although there is a risk of this happening, and it should be kept in mind, Recorder Twedt feels like it is unlikely to happen in the next couple of years. There seems to be currently enough support in the State legislature for keeping control within the cities. Having said that, the only way to truly guarantee Millville does not end up with apartments or condos in any given area is to have it developed under some other, more desirable density.

Other concerns have been discussed and posted online about this development. Some of these are difficult to quantify, but they will be listed here as they are real risks and concerns that the Council needs to consider.

Loss of one of the few remaining open spaces in Millville

The South Fields are a beautiful area and one of not many open spaces that remain in or around Millville. This 35-acre parcel is a large portion of that area. This development would change that portion of the City dramatically. If this zone change is permitted to be built out as R-1, what is to stop the other landowners with property in the South Fields from doing the same?

Although there is currently significant pushback from Millville neighbors who live in the County near this property, will these people or other landowners begin doing the same due to the potential value to those who own big pieces of land? Would the City Council be okay with that? It would be more difficult for this or a future City Council to require less density than R-1 in the South Fields from other requests if R-1 is permitted for this developer.

City Funding and Finances

The City needs some growth or other forms of revenue to be able to pay down debt. Growth is one way to cover those costs. The City could also bring in additional revenue through commercial sales-tax-generating businesses. Currently, a big portion of revenue for Millville City is sales tax revenue. Sales taxes account for more than three times what property tax revenue brings into the City. A big portion of these sales taxes currently comes from online purchases made by City residents. Although additional homes would result in more of that type of sales tax revenue, it would be much less than the sales tax received from retail outlets in commercial parts of the City.

There are valuable parcels in Millville City, near the highway on the north side of the City for which there are developers currently seeking retail tenants. These could prove to be significant in revenue generation for the City.

Schools

There are concerns that capacity at Millville Elementary will be exceeded sooner if Millville has very much residential development and population growth.

Traffic

If you assume 2 vehicles for each new home, and if the subdivision were to have 79 homes, it would bring 158 new cars to Millville roads. The impact of those additional vehicles would affect the southwest side of Millville much more than other areas, but there would be more cars on all Millville roads.

General Plan

The General Plan was last updated in 2016. The City has been working on getting funding to do a new General Plan for the past couple of years, as the City has changed quite a bit in the past 10 years. In the General Plan, the future land use map shows Agricultural Zoning for the South Fields. In the survey that was done in conjunction with the General Plan at that time, Millville residents voiced a desire to preserve the rural feel of the City.

City Staff

Additional homes come with additional time spent by City staff. Millville City currently runs very lean with the number of employees on staff. Will the addition of 79 new homes result in the need to hire additional employees? What about 79 homes here, plus the development of the currently non-developed residential zones in Millville City?

Utility Service Capacity Concerns

There are concerns about capacity in the water and sewer system. As mentioned above, research on water infrastructure would be done before a subdivision is approved to confirm the City can handle the growth. This is part of the subdivision process. The sewer system was designed under the assumption of 1/3-acre parcels throughout the entire City, including the area in the annexation plan. This parcel will not negatively affect the sewer capacity.

Included Documents

• 9/8/25 - Steward Land Company Zone Change Application

Millville City Application for Rezone



Date:_	9	18/	125

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 seperately.

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 <u>UCA 10-9a-103</u>	
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: <u>kara@millvilleut.gov</u>	
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	
brau@stewardiand.cor	
arty 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	Cue leff Investment Drenerty	IC and Jaramy Evans
Owner of Record:	Sue Jeff Investment Property, L	LC 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, U	JT Cache County
Parcel Tax I.D.:	03-035-0037	•
Current zoning:	Agricultural	Requested zoning: R1
Parcel 2 Owner of Record: Owner Address: Owner Phone: Parcel address: Parcel Tax I.D.: Current zoning:	Approx. 450 S 200 E Millville, UT 03-035-0037	Owner Email: jgibsoninc@aol.com

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

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

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.

X Py Im

Bradley Brown

Printed Name

Date

SE/4 SEC 22 TWP 11 NORTH RANGE 1 EAST

BLK 1 & 34 PLT "A" MILLVILLE TOWN SVY SCALE 1" = 200' SEE 03-030-3 SEE 03-030-1 200 SOUTH ST. 0025 MONSON FAMILY 0012 S 0056 EA S SANDRA JESSOP SCHOOLEY EA 0023 MONSON SEE 03-035-2 0050 185 0048 FAMI 0.38 AC 0 00 30 0009 0064 159 300 SOUTH ST. 0026 0049 0044 KIM ROPELATO ETUX 0.54 AC 7.47 CHS 0045 GALE JAMES HALL 0.32 AC 0030 0034 JULIE ANN HALL? ROPELATO PENCEPTIES Ebeco 0032 KOPELATO J MONROE JENSON PROPERTIES LLC TENPETTIE PROPERTIES LC 0028 6 AC MONSON FAMILY LLC 12.57 AC T.U. 07 6.29 AC MILLVILLE CORP. LIMITS 15.14 CHS 3.36 AC 7.47 CHS 5.37 CHS T.U. 06 0033 1.41 AC 0031 SEE MONSON FAMILY LLL 0035 KATELAID 17 R I POVE I TIE: 5.99 AC 0036 5 AC GARR SPRING CREEK S 87"30" E 14.83 CHS J MONROE JENSON \$ 76" E 3.22 CHS J MONROE JENSON PROPERTIES LC. 5.45 AC GARR'S SPRING CREEK 0037 S 89"54" W 42.74 RDS 0037 GEORGE H WINBORG 11.4 AC & WF. PLEASY L GARY F. GRIFFIN \$ WF. GEORGE H WINBORG & WF, PLEASY L N 87"30" W 10 CHS NANCY E. N 87"30' W 10 CHS 588~35 E 162.36 S88~35'E 491.04 23 AC 0038 N 88"35' W 9.9 CHS 03-034 MONSON FAMILY LLC 12 AC 03-042-0001 SEE 15 AC 12.25 AC 03-042-0001 \$36"35"E 489.06 S 87"30' E 10 CHS N 87"30' W 8.03 CHS M GLEED JULY 1988 8 87"30' E 7.08 CHS SEE 03-042 8 88"47" E

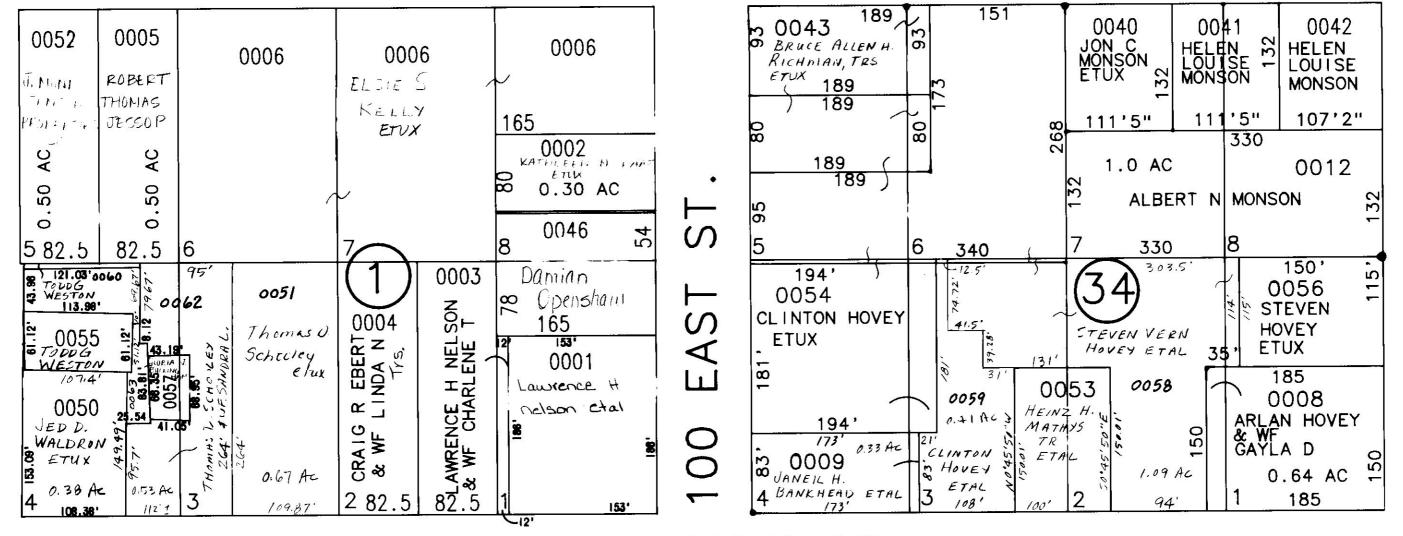
TAX UNIT 07

Scale I"= 100 Feet

BLOCKS I & 34 PLAT "A" MILLVILLE TOWN SVY

SEE 03-030-3

200 SOUTH ST.



300 SOUTH ST.

SEE 03-035-1









Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 03-035-0037

Property Address: (Not Available)

Tax Roll Acreage: 35.0

Owner Name: SUE JEFF INVESTMENT

PROPERTY LLC

Owner Address: PO BOX 193

PROVIDENCE, UT 84332-0193

Jurisdiction: Cache County

Future

Annexation Area: Millville

Base Zone: Contact City for Zoning

Overlay Zone: None

Initial Parcel Potentially a **legal** parcel

Legality Review: Appears to have the same configuration as on August 8, 2006

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Generated on 04 Sep. 2025 at 10:10 AM THISTLE SCOTCH MINIMILE 3600 S 3450 S

Comprehensive maps can be found at www.cachecounty.gov/gis

Areas That May Require Further Analysis

Canals Noxious Weeds Steep Slopes

County Road Function Class Moderate Slopes Wildfire Hazard Areas Encroachment Permit

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

PARCEL LEGALITY

Summary

Parcel legality in the unincorporated county is established by the definition of "Lot/Parcel" in section 17.07 of the Cache County Land Use Ordinance (https://bit.ly/lotparcel). In a nutshell, there are two checks to see if a parcel is legal:

- 1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
- 2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

How the Legality Check Works?

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

- 1. Is the center point of the parcel inside a subdivision boundary?
- 2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports "Potentially a subdivision lot." If it isn't, you'll see "Potentially a legal parcel" or "Potentially a restricted parcel" based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

Limitations

The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:	
Natural and/or Manmo	ade Waterwa	ys	
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.	
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways	
Major Waterways		does not count toward the assessment of developable acreage. Additional setbacks are required from waterways. <u>See 17.18.050 Standards and</u>	
Canals	abbille	<u>Development Plan [A-3-a-b].</u> for additional setback requirements.	
Floodplain			
FEMA Floodplain Floodplain Buffer		A Floodplain Development Permit is required. <u>See §17.18.040 Sensitive Areas Analysis [A-2-c]</u> and <u>§17.18.050 Standards and Development Plan [B-3]</u> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.	
Source Water Protection	on Zones		
Zone 1 or 2	Zone 1 Zone 2	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <u>See §17.10.050 Supplemental Standards [A-3-b]</u> .	
Slopes			
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <u>See §17.18.040 Sensitive Areas Analysis [A-2-a]</u> and <u>§17.18.050 Standards and Development Plan [B-1, 5]</u> , and <u>§17.18.060 Geotechnical Report Minimum Standards for requirements</u> .	
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <u>See §17.18.040 Sensitive Areas Analysis [A-1-b]</u> and <u>§17.18.050 Standards and Development Plan [A-2]</u> for requirements.	
Geologic Hazards			
Fault Lines (UGS)			
Fault Lines Surface Rupture Study Zone Areas (UGS)	4.5		
Debris Flow		A geotechnical report is required if development is proposed within the hazard	
Landslide Scarps	 	area(s). See §17.07.040 General Definitions; Geologic Hazard; Sensitive Areas for requirements see §17.18.040 Sensitive Areas Analysis [A-2-e] and	
Landslide		§17.18.050 Standards and Development Plan [B-5], and §17.18.060 Geotechnical Report Minimum Standards.	
Liquefaction Potential:		George Acport Mannam Sumurus.	
6=Moderate to High			
7= High			
Important Habitat Area	as		
Maguire Primrose			
Canada Lynx		A Habitat Management Plan is required. <u>See §17.18.040 Sensitive Areas Analysis [A-2-d]</u> and <u>§17.18.050 Standards and Development Plan [B-4]</u> for requirements.	
·			
Greater Sage Grouse		requirements.	

AREA	LEGEND	IF AREA IS PRESENT:	
Wildfire Hazards			
Wildland-Urban Interface Wildfire Threat Level Index		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the 2006 Utal Wildland-Urban Interface Code .	
		The Utah Wildfire Risk Assessment Portal	
Wildfire Threat Lev Urban, Agriculture, Very Very Low Very Low Low Low to Modera	Barren or Water	(https://wildfirerisk.utah.gov/) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide	
5 Moderate 6 Moderate to H 7 High 8 Very High	MODERATE	Wildfire Assessment covering the seventeen Wester States. Collectively these applications will provide the baseline information needed to support mitigation and	
9 Extreme		prevention efforts across the state. A more detail report can be generated from the website link above.	
Agricultural Protection Are	eas		
Protection Areas		See the recorded Agriculture Protection Area. <u>See §2.70</u> <u>Agriculture Protection Area Advisory Board;</u> See also	
300ft Buffer		<u>UCA §17-41</u> .	
Airport Overlays			
65 Ldn Noise Area			
Inner Approach Zone			
Approach Zone	<u> </u>		
Traffic Pattern Zone		For airport areas, see §17.17.060 Schedule of Uses to	
Influence Area	V// <u>/</u> /	<u>determine if the proposed use is permitted in the airport</u> <u>zone.</u> Federal Aviation Administration (FAA) review may	
FAA Regulation Part 77		also be required.	
1,000ft / 100 = 10ft			
2,000ft/ 100 = 20ft			
3,000ft/ $100 = 30$ ft			
4,000ft/ $100 = 40$ ft			
4,500 ft / 100 = 45 ft			
Encroachment Permit			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, §12.02.020: Development of Roadways	

AREA	LEGEND		F AREA IS PRESENT:	
Section Corner Disturb				
Corner Disturba	nce		Disturbed section corner—County Surveyor to be notified See Utah State Code 17-23-14	
County Road Function	al Classification			
Functional Classificat	— Major Priv — Minor Priv Agricultura	rial ector ector al al ate ate Al Access Recreation	The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. Function class also identifies the following; *Minimum Access Spacing: See Table 5.1 Road Manual *Right-of-Way (feet): See Table B-6 Road Manual *Setback of Structure: See Table 17.10.040 Dev. Standards General County Roadway Standards: §12.02: Roadway Standards	
Migratory Bird Produc	tion Area	ı		
Production Area 1,000ft Buffer		located in production	Bird Production Area- an owner of a new development whole or in part within 1,000 feet of a migratory bird area shall provide the following notice on any plat filed with recorder. See Utah State Code 28-23-1,2,3 Migratory Bird Area.	
Noxious Weeds				
Noxious Weeds	Sample Legend DYERS WOAD ELONGATED MUSTARD EURASIAN MILFOIL FIELD BINDWEED GARLIC MUSTARD GIANT REED GOATSRUE	Under the <u>Utah Noxious Weed Act</u> and <u>County Ordinance No. 2015</u> your project may need to be inspected by a Cache County emplo Noxious Weed Control Supervisor to either detect and treat noxi weeds and/or to inspect the disturbance of, removal of or deposit of s onto the property. More info. can be found on the <u>County's Vegetan Management</u> website.		

Names/Addresses of Affected Entities

School District

Cache County School District - 84 East 2400 North North Logan, UT 84341

Utility Providers:

Water - Millville City 510 E. 300 S. P.O. Box 308 Millville, UT 84326

Sewer - Millville City 510 E. 300 S. P.O. Box 308 Millville, UT 84326

Irrigation - Millville Irrigation Company. P O Box 652.

Millville, UT 84326

Power - Rocky Mountain Power 1438 West 2550 South Ogden UT 84401

Gas - **Enbridge** 895 W 800 N, Logan, UT 84321

Data - Comcast 1634 N Main St, Logan, UT 84341

Names and Mailing Addresses of the Adjacent Property Owners

Below is a list of all the property owners within 600 feet of the subject property. A copy of the excel sheet will accompany the application.

parcel_number	owner_name	owner_address1	ow owner_city_state_zip
03-032-0017	ROBERT LEGRAND & DEANN A BLANCHARD	PO BOX 429	MILLVILLE, UT 84326-0429
03-032-0018	ROBERT LEGRAND & DEANN A BLANCHARD	PO BOX 429	MILLVILLE, UT 84326-0429
03-034-0003	ROBERT LEGRAND & DEANN A BLANCHARD	PO BOX 429	MILLVILLE, UT 84326-0429
03-034-0006	ALBERT N MONSON FAMILY TRUST	PO BOX 184	MILLVILLE, UT 84326-0184
03-035-0026	EBECO PROPERTIES LLC	1950 E CANYON RIDGE DR	NORTH LOGAN, UT 84341-8305
03-035-0027	L A ZOLLINGER & SONS INC	695 W 1700 S BLDG 7	LOGAN, UT 84321-6263
03-035-0030	ROPELATO PROPERTIES L C	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0031	ROPELATO PROPERTIES L C	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0032	ROPELATO PROPERTIES L C	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0033	ROPELATO PROPERTIES L C	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0034	ROPELATO PROPERTIES LC	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0035	ROPELATO PROPERTIES LC	PO BOX 272	MILLVILLE, UT 84326-0272
03-035-0036	MHRJ3 LLC	PO BOX 67	MILLVILLE, UT 84326-0067
03-035-0037	SUE JEFF INVESTMENT PROPERTY LLC	PO BOX 193	PROVIDENCE, UT 84332-0193
03-035-0038	MONSON FAMILY TRUST	3860 N 3200 W	BENSON, UT 84335-9759
03-035-0039	GARY F & NANCY E GRIFFIN FAMILY TRUST	PO BOX 537	MILLVILLE, UT 84326-0537
03-035-0071	SCOTT & LESLIE ROBISON	PO BOX 78	MILLVILLE, UT 84326-0078
03-035-0072	SPENCER & JENNY ROBBINS	PO BOX 620	MILLVILLE, UT 84326-0620
03-037-0005	ROPELATO PROPERTIES LC	PO BOX 272	MILLVILLE, UT 84326-0272
03-037-0014	GRAHAM C HUNTER	124 S 400 E	LOGAN, UT 84321-5323
03-040-0002	MILLVILLE CANYON LLC	2005 N 600 W STE C	LOGAN, UT 84321-1716
03-042-0001	TMB N ME LLC	50 CONIFER PL	LOGAN, UT 84321-6700
03-042-0002	MONSON FAMILY TRUST	3860 N 3200 W	BENSON, UT 84335-9759
03-042-0003	KENNETH R & GINA J HAMILTON	420 EDGEWOOD PL	PROVIDENCE, UT 84332-9453
03-042-0004	KENNETH R & GINA J HAMILTON	420 EDGEWOOD PL	PROVIDENCE, UT 84332-9453
03-042-0005	MARGARET JEAN CULBERTSON REVOCABLE TRUST	PO BOX 202	MILLVILLE, UT 84326-0202
03-042-0006	JINGHUI & YING NIU TRUST	12005 LAMBERT	TUSTIN, CA 92782-1241
03-042-0015	MONSON FAMILY TRUST	3860 N 3200 W	BENSON, UT 84335-9759
03-042-0016	DEE ANN CHRISTENSEN LIVING TRUST	PO BOX 117	MILLVILLE, UT 84326-0117
03-042-0018	DEE ANN CHRISTENSEN LIVING TRUST	PO BOX 117	MILLVILLE, UT 84326-0117
03-042-0022	KENNETH R & GINA J HAMILTON	420 EDGEWOOD PL	PROVIDENCE, UT 84332-9453
03-188-0011	JAMES FRANK THOMPSON	PO BOX 746	MILLVILLE, UT 84326-0746
03-188-0012	LINDA MARIE HENDRICKSON	PO BOX 780	MILLVILLE, UT 84326-0763
03-188-0013	BRADY & MINDEE JENSON	PO BOX 464	MILLVILLE, UT 84326-0464
03-188-0014	COLBY & SHERRY GILL	121 W 540 S	PROVIDENCE, UT 84332-9727
03-188-0015	JEFFERY ALAN & TALENE MARIE DAVID	PO BOX 340	MILLVILLE, UT 84326-0340
03-188-0016	ANGELA & ERIC B PETERSON	PO BOX 802	MILLVILLE, UT 84326-0800
03-188-0017	SHANE & ASHLIE JESSOP	PO BOX 693	MILLVILLE, UT 84326-0693
03-188-0018	STEVEN & MARY SCHIRADO	PO BOX 511	MILLVILLE, UT 84326-0511
03-188-0019	CALEB T & DIANA JONES	PO BOX 707	MILLVILLE, UT 84326-0707
03-188-0020	NATHAN K & MANDY LOWDER	PO BOX 352	MILLVILLE, UT 84326-0352
03-188-0021	TED J & AMANDA H ALLES	PO BOX 106	MILLVILLE, UT 84326-0106
03-188-0021	KENNETH & STEPHANIE ADAMS REVOC LIVING TRUST	PO BOX 320	MILLVILLE, UT 84326-0320
03-188-0023	BLAKE & KATIE GARN	PO BOX 320	MILLVILLE, UT 84326-0320
03-188-0024	TED R & PAM J JOHNSON	PO BOX 704	MILLVILLE, UT 84326-0704
03-208-0001	LINDSEY & DAVID HAWKES	PO BOX 466	MILLVILLE, UT 84326-0704 MILLVILLE, UT 84326-0466
03-208-0001	DANIEL W HUNSAKER	PO BOX 466	WELLSVILLE, UT 84339-0082
03-208-0002	DANIEL W HUNSAKER	PO BOX 82	WELLSVILLE, UT 84339-0082
			MILLVILLE, UT 84326-0310
03-208-0004 19-030-1112	TANNER W HUNSAKER PUBLIC RIGHT-OF-WAY	PO BOX 310	1-11LLVILLE, U1 04320-U310
10-000-1112	I ODEIO MOITI-OI -WAT	NO VALID ADDRESS	

Property Owner's Consent for the Rezone

AFFIDAVIT PROPERTY OWNER

STATE OF UTAH)	
COUNTY OF Cache)	
owner(s) of the property identified in the attached application and that the statements herein contained 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 instructing the process for which I am applying and the Millville City Planning staff have indicated they available to assist me in making this application.	l and ctions
(Property Owner)	
(Property Owner)	
Subscribed and sworn to me this 5 day of Sept 2025	
(Notary Public)	NOTARY PUBLIC Brandi Baker 721600
Residing in: N. WSGN	My Commission Expires 11/20/2025
My Commission Expires: NOV 20, 2325	STATE OF UTAH
Agent Authorization I (we),	
(Property Owner)	
*	
(Property Owner)	
Subscribed and sworn to me this 5 day of Sept 2025	
(Notary Public)	

Residing in: N. Logon

My Commission Expires: Nov 20, 2025

NOTARY PUBLIC

Brandi Baker 721600 My Commission Expires 11/20/2025

STATE OF UTAH

MILLVILLE CITY RESOLUTION 2025-24

INTERLOCAL AGREEMENT WITH HYRUM CITY FOR WASTEWATER TREATMENT

WHEREAS, Millville City is in the final stages of constructing a citywide wastewater collection system; and

WHEREAS, Hyrum City operates and maintains a municipal wastewater treatment facility; and

WHEREAS, Millville City and Hyrum City both desire to enter into an agreement for Millville wastewater to be treated at the Hyrum wastewater treatment facility; and

WHEREAS, in 2020, an agreement was signed between both cities for Millville wastewater to be treated at the Hyrum treatment facility; and

WHEREAS, there have been many changes in the past five years and a new interlocal agreement is now required;

NOW THEREFORE, be it resolved that the attached Interlocal Agreement is approved and will become effective after being signed by the Mayors of both cities.

Passed and approved by the Millville City Council this 9th day of October 2025.

SIGNED:

9avid Hair. Mavor

ATTEST:

Corey Twedt, City Recorder

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Jeremy Ward	X			
Ryan Zollinger	X			
Pamela June	Ž.			
Clay G. Wilker	×			
Daniel Grange	×			

WASTEWATER TREATMENT SERVICE AGREEMENT

THIS AGREEMENT made and entered into this 24th day of October, 2025, by and between the CITY OF HYRUM, hereinafter "HYRUM", and the CITY OF MILLVILLE, hereinafter "MILLVILLE":

WITNESSETH:

WHEREAS, MILLVILLE presently has no sewage treatment system; and

WHEREAS, HYRUM has a sewage treatment facility, capable of handling and treating the sewage of MILLVILLE; and

WHEREAS, the Cities have previously entered into an INTERMUNICIPAL WASTEWATER TREATMENT PLANT OPERATING AGREEMENT on July 9, 2020; and

WHEREAS, the Cities have determined the need for an alternate agreement and voids the prior agreement of July 9, 2020 through the adoption of this agreement; and

NOW THEREFORE, in consideration of the mutual covenants and undertakings hereinafter stated to which each party hereby binds and commits itself, it is agreed as follows:

- Transportation to HYRUM Trunk Line. MILLVILLE will provide the sewage collections system within its corporate limits at its sole cost and expense, and a trunk line extending from the collection system to a manhole located at 4600 South 1200 West in the Unincorporated Cache County just outside HYRUM city limits, where a connection will be made to the HYRUM sewer collection system. This point shall be referred to hereinafter as the "Main Collection Point."
- 2. Meter. At or above the Main Collection Point, a flow-measuring device shall be installed by HYRUM to the specifications acceptable to the HYRUM Water Reclamation Manager to measure the volume of waste discharged through the MILLVILLE trunk line into the HYRUM trunk line. The measuring device shall be installed, owned, and maintained by HYRUM. MILLVILLE shall have the right, in coordination with HYRUM, to review the meter readings and to inspect the measuring device at any time.
- 3. Ownership/Maintenance. It is agreed that all lines on or above the MILLVILLE side of the Main Collection Point shall be owned and maintained by MILLVILLE. All lines (gravity and pressure), on or below the HYRUM side of said Main Collection Point shall be owned and maintained by HYRUM. HYRUM and MILLVILLE agree to comply with all reasonable rules, regulations, and instructions related to the operation and maintenance of their respective collection systems. MILLVILLE grants HYRUM permission and the permanent right to install, operate, and maintain the measuring device identified in Paragraph 2 in a manhole on the MILLVILLE trunk line above the Point of Connection.

- 4. MILLVILLE hereby grants to HYRUM, enforcement authority to act as agent and representative of MILLVILLE, to enforce pre-treatment requirements in conjunction with the operation of the MILLVILLE sewer collection system. This authority shall include but is not limited to the authority to impose fines, penalties, and other enforcement actions necessary to ensure the integrity and safe operation of the sewage treatment and collection system with respect to pre-treatment requirements. The enforcement authority granted to HYRUM by MILLVILLE does not relieve MILLVILLE of its concurrent obligations pursuant to this agreement along with any other federal, state, and other local laws and regulations.
- 5. Acceptance of Permits and Sewage Waste. HYRUM agrees to accept sewage waste from MILLVILLE, provided that the waste complies with all applicable federal, state, and HYRUM laws and regulations, including pre-treatment requirements and Local Limits Standards. MILLVILLE agrees to adopt HYRUM sewage collection and treatment ordinances and regulations and to update said ordinances and regulations in a timely manner when revisions are provided by HYRUM. MILLVILLE also agrees to the establishment of user charges associated with the treatment of industrial and/or commercial wastes, and that permits for the same to be administered and approved by HYRUM. MILLVILLE hereby agrees to provide all necessary data to enable HYRUM to administer said permits. As a condition of connecting to the domestic sewer system, MILLVILLE will require industrial and commercial users to allow random, unannounced on-site inspections of pre-treatment facilities by inspectors or enforcement authorities as may be designated by HYRUM. MILLVILLE also grants to HYRUM authority to perform unannounced on-site, random inspections for pre-treatment purposes, as necessary, and to charge the sewage client for the same, and to allow HYRUM to charge pre-treatment clients with the costs of administering the program, at the same rate charged to HYRUM clients. MILLVILLE agrees to inform HYRUM, in a timely manner, of any potential new industries, businesses, and any other commercial entities that could discharge materials that are subject to pre-treatment standards. MILLVILLE will also require these businesses to obtain pretreatment permits from HYRUM before it issues building permits or business licenses. Issuance of these permits and licenses in MILLVILLE is contingent upon HYRUM's approval or denial of the pretreatment permit application within 30 days of receiving a complete application. In the event HYRUM fails to respond to a complete application within 30 days, MILLVILLE may issue building permits and business license, however, this does not relieve said entity of adhering to pretreatment regulations or other permit requirements.
 - a. HYRUM and MILLVILLE hereto agree to make reasonable efforts to monitor the wastewater originating within its collection system so as to prevent the introduction of wastewater which adversely affects the operation of the Facilities and to prevent the discharge of springs, flood waters and other non-sewage waters in its collection system.
 - b. Any discharge which exceeds facility design levels or contains abnormally high concentrations of pollutants as defined in HYRUM ordinances or regulations, shall require pretreatment to bring said discharges into compliance.

- 6. <u>Payments</u>. MILLVILLE agrees to pay HYRUM, and HYRUM agrees to accept from MILLVILLE the following compensation for treating and disposing of sewage waste:
 - a. A monthly fee of \$35.45, or as may be established per Paragraph 7, for each 10,000 gallons of wastewater as measured at the meter near the Main Collection Point.
 - b. An impact fee of \$1,992 per ERU, or as may be established per Paragraph 7, for each new residential, commercial or industrial connection that will contribute wastewater to the MILLVILLE collection system and HYRUM treatment facility. MILLVILLE will collect and pay the impact fee to HYRUM monthly.
 - c. A connection buy in fee of \$1,992 multiplied by 759 which is the number of existing MILLVILLE sewer ERUs at the time this agreement is signed, for a connection buy-in amount of \$1,511,928. If this amount is not paid in full within five years of signing this agreement, MILLVILLE will be assessed a 3% per year interest charge on any remaining principal. In no case shall payment in full exceed ten years.
 - i. A minimum monthly payment of \$18,000 will be invoiced by HYRUM and paid by MILLVILLE until such time that the connection buy in fee in Paragraph c. is paid in full. This monthly minimum includes fees specified in Paragraphs a and c.
 - d. HYRUM and MILLVILLE will not charge a use or service fee to use each other's sewage collection/trunk lines. If a service line must be replaced due to a capacity upgrade, each City will be responsible for paying its proportional share based on its respective flow. This does not prevent a City from requiring buy-in for the use of collection or trunk lines from new development.

Invoices shall be due and payable within 30 days of receipt. Should MILLVILLE fail to remit payment within ten (10) days after the due date, the unpaid balance shall bear interest at a rate of one percent (1.0%) per month, until paid in full. Delinquent payments shall be applied first to interest and then to principal.

7. Rate and Fee Adjustments. It is agreed that monthly fees for wastewater flow rate and impact fees charged to MILLVILLE will be adjusted from time to time after a rate study or impact fee study has been completed. MILLVILLE will be informed on the schedule and methodology for the fee and rate studies that are conducted. HYRUM shall not charge MILLVILLE a fee that is less than the four-year running average of total treatment plant actual expenses divided by the annual total treatment volume. Correspondingly, the maximum fee charged to MILLVILLE shall not exceed 110% of the above noted running average. Major plant expansion costs where debt services are incurred shall be removed from the annual expenses and included as annual debt services for consideration of the monthly fee. Following an inclusive cost of treatment rate study,

the MILLVILLE monthly fee may be adjusted outside the above noted parameters to the same percentage that the HYRUM wastewater treatment rates are adjusted.

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- 8. Regulated Users. MILLVILLE agrees that all regulated users within MILLVILLE boundaries will be required to obtain a pretreatment permit from HYRUM to enable HYRUM to monitor wastewater quality, in accordance with federal, state, MILLVILLE, and HYRUM regulations. Any charges for testing, sampling, or other charges specific to a regulated user, made pursuant to the HYRUM pretreatment rate, including surcharge fees and fines, will be billed and collected directly by HYRUM. MILLVILLE shall be notified of any formal enforcement action taken by HYRUM against businesses located in MILLVILLE.
- 9. Severability of Agreement. Savings Clause. If any provision of this Agreement is found to be in violation of law or unenforceable, then, notwithstanding any other provision of this Agreement, the remaining provisions of the Agreement shall remain effective and be interpreted consistent with the remaining provisions to give effect to the mutual intent of the parties to the maximum extent allowed by law.
- 10. <u>Uniform User Rules</u>. MILLVILLE and HYRUM agree that uniform rules and regulations will be established by HYRUM to regulate, including but not limited to, the discharge of harmful substances into the sewage system in excess of minimum standards prescribed; the use of food waste disposal units for domestic and commercial food wastes entering the sanitary system; and the provision of adequate inspection of building, sewer and street construction to prevent such items from entering the sewer system. Enforcement of these provisions will be the responsibility of the entity owning the collection system.
 - 11. Effective Period. This Agreement shall remain in effect for a period of twenty (20) years from the date of execution hereof with automatic ten (10) year renewals unless terminated by either party giving the other party ten (10) years written notice. In the event of a major change to the projected growth rate and subsequent sewage flows, federal or state regulations, or capital improvement needs, HYRUM and MILLVILLE mutually agree to renegotiate the terms of this agreement.
 - 12. Adoption and Compliance with Rules and Ordinances. So long as such rules or ordinances are in compliance with federal, state, and HYRUM regulations governing the treatment of sewage, MILLVILLE agrees to adopt HYRUM's rules and ordinances as they presently exist and as they may be amended or added upon, governing the discharge of water or materials of any kind into MILLVILLE's collection system and to be responsible for the "administration and enforcement of said rules or ordinances. If, after reasonable notice, MILLVILLE fails to take appropriate enforcement action against violators within their jurisdiction for violations of said rules or ordinances, HYRUM may take any action it deems appropriate, including not accepting waste at the Main Connection Point and/or terminating this agreement.
 - 13. <u>Damages and Expenses</u>. All costs, damages, and expenses (including but not limited to attorney's fees and the reasonable value of equipment and employee time) incurred by a

non-breaching party because of a default or a breach by a defaulting party of this agreement shall be borne and paid by the defaulting party.

- 14. <u>System Responsibility</u>. Each party shall be responsible for their own collection system and trunk lines, and each agrees to indemnify and hold the others harmless for loss, damage, or claims of any kind arising from its own acts or neglect relating to the installation or use of these collection systems and trunk lines.
- 15. <u>Authorization</u>. The undersigned representative of each City confirms his or her authority to execute this agreement and represents that his or her governing body has authorized this agreement by resolution.

CITY OF HYRUM

Stephanie Miller, Mayor

Stephanie Frick, City Recorder

DATED this 10 Th day of October, 2025

ATTEST:

Corey Twedt, City Recorder

CITY OF MILLVILLE

David Hair, Mayor

Councilmember Assignments 2025

Councilmember Daniel Grange

- Car Show for City Celebration
- Parks

Councilmember Ryan Zollinger

- Sewer
- School District

Councilmember Clay Wilker

- Ordinance Enforcement
- Fire/EMS/Emergency Preparedness
- Law Enforcement/Animal Control

Councilmember Pamela June

- P&Z
- Youth Council
- Wildfire

Councilmember Jeremy Ward

- City Celebration/Parade
- Trails