#### MILLVILLE CITY COUNCIL MEETING City Hall – 510 East 300 South – Millville, Utah November 13, 2025

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Chad Kendrick, Corey Twedt, Megan Dyer, Kara Everton, Kathleen Cornia, Jeff Gibson, Tara Hobbs, Mike Hall, Roberta Black, Wendy Wilker, Blake Downs, Beth Downs, Morgan Davis, Sarah Davis, Stephanie Adams, Jason Leishman, Sheri Leishman, Riley Petersen, Natalie Petersen, Cole Thornton, Jared Nichols, Melanie Nichols, Celeste Thatcher, Keith Davis, Garrett Greenhalgh, Jolayne Wright, Linda Hendrickson, Matthew Anderson, Veloy Hansen, Kim Ashcroft, Jean Culbertson, Bonnie Farmer, Jim Christensen, Margo Christensen, Peter Thatcher, Susan

Goldsberry, Seth Thornton, Brad Brown, Janette Monson, Darcy Ripplinger, Jeremy Evans, Sami Evans, Blake Garn, Jacob Ames, Norman Balls, Luke Balls

#### Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for November 13, 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 Wilker welcomed everyone to the Council Meeting. He said that it has been a pleasure serving the community over the past 8 years. He feels that everyone serving on the City Council is very professional and really cares about the City. He said how much he appreciates the Millville residents. He led all present in the Pledge of Allegiance and then offered a word of prayer.

#### Approval of agenda

The agenda for the City Council Meeting of November 13, 2025, was reviewed. Councilmember Wilker motioned to approve the agenda for November 13, 2025. Councilmember Zollinger 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 October 9, 2025. Councilmember June motioned to approve the minutes for October 9, 2025. Mayor Hair pointed out a misspelled name, and Councilmember June pointed out a word that was missed. The corrections were made. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

#### Millville City Municipal Election Canvass

Recorder Twedt said that the preliminary election results were posted by the County election team late the night after the election. The County, which had been charged with counting the ballots, provided the official report late this afternoon.

In Millville City, the Mayor and Councilmembers make up the Board of Canvassers, and the City Recorder is the Election Official. Recorder Twedt read through the official Canvass Report, and then the report was passed around for the Mayor and Councilmembers to sign. (A copy of the approved canvass report is included with the minutes as Attachment "B".)

# Consideration of resolution accepting the Steward Land Company Zone Change Request from Agricultural (A) to Residential (R-1)

Mayor Hair said that the City has received a request for a zone change for a 35-acre parcel in the South Fields to change from Agricultural (A) to Residential (R-1). Addressing the Council, he said that they have now had time to hear from the public at a public hearing and consider the pros and cons of the request. He asked the Council to discuss the rezone request.

Councilmember June said that she has weighed both sides of this issue. She has received emails from people both in favor of acceptance and in favor of denying the request for Residential (R-1). She has spoken with the developer, who is not planning to request a PID or do an HOA. These are both things that she considers to be problematic, so she thinks this developer would be a good option for Millville City. She said that if there was a way to work something out with the developer to make this work, she would consider it since she believes the City could do much worse in working alongside a developer. She then referenced City Code Section 16.04.060, which states, "All subdivisions shall conform to and be in harmony with the General Plan of the City." She said that she realizes that the General Plan is meant to be a guiding document, and maybe the City should look at updating this section of the City Code, but this is what it says right now. Councilmember June pointed out that the Planning Commission did not recommend approval, which should be weighed in this decision as well.

Councilmember Ward said that the owner of the property was approached by four different developers about this property. This is a highly desired piece of land. The original zoning and General Plan were done before the sewer was installed, and the City has changed since then. He said that he thinks this is a good place for future development. On the other hand, he is worried about opening a can of worms in the area south of Millville, and proper planning is needed. The sewer project is finally nearing completion, but is not online yet. He thinks a pause would be good while the Council and the public figure out what would be best for the City in this area.

Councilmember Grange said that he thinks this is a really hard call. He believes heavily in private property rights. He has studied this issue a lot and weighed the pros and cons and spoken with a lot of people in the community. There are people on both sides of this issue. This is a crossroads in determining what the community will look like going forward. Councilmember Grange looked at the minutes from back when this property was annexed into Millville City. It was the first City Council meeting in 2018 and his first meeting as a member of the City Council. At that time, he was against even annexing the parcel into Millville for fear of what might happen. At that time, the City only had one residential zone that permitted 1/3-acre lots. He worked with the Planning Commission that first year to create new zoning options for R-2 (1/2 acre) and R-3 (2 acres). He said that he still feels strongly about bigger lots in that part of the City, but 2-acre lots might be too large. He would like to see some kind of transition from the current 1/3-acre lots to the north of that property to larger lots going south. He said he is not a big fan of development, but the property owner should be able to do something with his property. At the time of annexation, during the meeting, it was stated that there was little chance of this property being rezoned to residential.

Councilmember Ward said he would like to have a zone option that would allow for more variability.

Councilmember Wilker said that this rezone request seems like it has more issues than other rezone requests have had in the past. He thinks there might be a possibility of a compromise, but the request today is for a change to the Residential (R-1) Zone. There has been a lot of time invested in this decision. He believes that private property rights are important. They have been fought for over and over in our Country. Change happens. When it doesn't affect your property, it seems okay, but when it does, it is different. We lost some of the country living in Millville on the north side of the City when the high school was built. Things are going to change over time. Property owners have rights, but so do the residents who live in the area.

Councilmember Zollinger asked Councilmember Wilker what some of the complexities were that he referenced with this zone change request. Councilmember Wilker said that this isn't the last piece of agricultural land in the area, but there isn't a lot more. The extent of the public involvement has made it different than other requests. This also happened during an election cycle, with some comments and publicity that were not all correct.

Councilmember Zollinger said he appreciates the comments from the other councilmembers and feels much the same way. With this, or really any rezone, it is hard to make the identity fit within the zone that is chosen. This is even harder in this case, as it is such a large piece of land positioned on the far south side of the City. The zoning in this area has the potential to make a large impact on the south side of the community. He said it is important to consider what is best for the community as a whole. People have weighed in heavily on both sides of the issue. Those who are against the rezone request have been the most vocal, but there are many others as well. The south side of Cache Valley is going to grow. It may be unfair, as a Council, to lean on other parts of the community more heavily for residential growth and not on the entire community. Councilmember Zollinger

doesn't think the South Fields should be treated differently from the rest of the community, wherein only 2-acre lots are allowed. He also doesn't like the idea of 1/3-acre lots out there. There is value to the City in the water shares that would be transferred when development occurs. The sewer is designed to handle 1/3-acre lots throughout the entire City, as well as the property that could be annexed into Millville in the future. He isn't sure that we currently have the roads to address future growth. We need developers and impact fees to build new roads. If this portion of the City had only 2-acre lots, the City wouldn't be getting equivalent tax benefits from that area. Millville has done a really good job managing the revenue we have and running the city in the most affordable way possible with a very low tax rate. Housing affordability is an issue. Less than 10% of people with a home could afford it if they had to buy it today. Larger lots won't lead to more affordable homes. Councilmember Zollinger said that he isn't sure that the time is right for this rezone right now, but he doesn't know if there will be a better time. He doesn't think it is the responsibility of the City to reserve agricultural land. If the owner of the land wants to farm it, Councilmember Zollinger would be in complete support of that. 1/3-acre lots might not be right for that entire area. In some communities, 1/3 acre is a big lot, but in Millville, it isn't.

Mayor Hair said to those in attendance that he was frustrated by how the Council has been treated through this process. They have done what they are supposed to do in hearing all sides of an issue and taking the time to weigh the pros and cons before making a decision.

Councilmember Ward said that he grew up in a little town outside of Boise, Idaho. He remembers when the first home was built there for \$100,000 and how that seemed like a huge cost at that time. Now, houses in that community cost \$10 million, and nobody he knows lives there anymore. He doesn't think we want all fancy homes on 2-acre lots. He moved to Millville because he loves the subdivisions with 1/3-acre lots and the families that live in them. He would like to see a mixture of lot sizes in the area. People are looking and trying hard to move into Millville.

Councilmember Zollinger said that he would like to figure out a way to make it work where a rezone would be accepted while still trying to keep people happy. We also have a responsibility to our children. It is difficult to say that other cities should be responsible for allowing houses that are affordable to our kids, but we aren't going to do that in Millville.

Councilmember Ward motioned to deny the rezone request. Councilmember June seconded. Councilmember Zollinger said that this wasn't over. Growth is coming to Millville, and it is coming to the portion of the South Fields that is part of Millville City. We need to meet the needs of Millville City, and that means homes. He thinks we need to work on a phased zoning solution.

Councilmember June said that she doesn't want 1/3-acre lots for the entire 35-acre parcel, but we do need to allow homes to be built out there.

Councilmember Grange said that we all moved here because development took place in the area at some point. Millville is about the people. Ryan is right, growth will come. Millville City shouldn't be in the business of protecting agricultural land. That is the responsibility of the property owners, if that is what they want to do. He would also like to throw out the negativity and make sure that we all understand that this is part of the process. When a rezone request comes in, the Council's job is to review it and make a decision to accept or deny the request.

Mayor Hair pointed out that the biggest farmers in the community have had to sell portions of their property to be able to continue to work as farmers. If someone is interested in purchasing the property so that they can leave it as open space, they should absolutely do that.

Councilmember Wilker said that he has been digging into this a bit. He is going to abstain from voting on the rezone request. He has ethical concerns about a possible conflict of interest due to a relationship he has in connection with the owner of the property.

Councilmembers Ward, June, Grange, and Zollinger voted yes. Councilmember Wilker abstained. (The related staff report is included with the minutes as Attachment "C".)

# <u>Consideration of ordinance updating City Code Chapter 13.20 – Wastewater (Sewage)</u>

Councilmember Zollinger reviewed the minor change to the City Code that indicates that sewer pretreatment requirements will fall under Hyrum City Code and references the Hyrum City Code for that section. It was explained that this is often done in Millville City Code when we are just referencing code from another entity or from the State. This makes it so that Millville Code stays current when changes are made to the reference code.

Councilmember Zollinger motioned to adopt Ordinance 2025-11. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (The adopted ordinance is included with the minutes as Attachment "D".)

#### Consideration of resolution accepting a Vehicle Backing Policy

Recorder Twedt reviewed the resolution for adoption of a backing policy. He explained that this was a policy needed to qualify for some savings in the City insurance costs.

Councilmember Grange motioned to adopt Resolution 2025-26. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "E".)

Consideration of a resolution to update the residential rate for garbage collection

Recorder Twedt reviewed a resolution that would update the residential monthly fees for garbage collection. He explained that the contract the Cache Waste Consortium (CWC) has

with Waste Management allows for a once-per-year rate increase based on the average Consumer Price Index (CPI) from the previous twelve months. This year, that resulted in an increase of 5.1%.

Recorder Twedt said that the initial version of this resolution, which was posted with the packet material for this meeting, had an increase in the administration charge from \$0.50 to \$1.00, as was discussed last year. In 1996, the City began charging a \$0.50 fee, on top of what the service provider charges, to cover the administrative costs for garbage service. Costs have increased quite a bit since 1996. We also now have a yearly fee that we pay to the CWC for the admin costs of the entity. Most of the cities in Cache County charge \$1.50 to \$2 for their administrative fees. Although garbage collection is fairly time-consuming for staff, after reviewing this with Treasurer Dyer, they feel like they can maintain the \$0.50 upcharge for now, and they will look at it again next year to ensure we are covering costs.

The updated resolution that was reviewed during the meeting had the administration cost staying at \$0.50 for this year.

Councilmember Zollinger motioned to adopt Resolution 2025-27. Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (The adopted resolution is included with the minutes as Attachment "F".)

#### Review of 2025 Business Licenses for 2026 renewals

Development Coordinator Everton reviewed the list of business licenses currently active and asked the City Council if it was okay to send 2026 renewal letters to every business on the list.

The consensus of the Council was to issue renewal notices to all current businesses on the list. (The 2025 Business License List is included with the minutes as Attachment "G".)

#### Consideration of ordinance for re-acceptance of the Eames Annexation

Councilmember Zollinger said that he had a conflict of interest for this agenda item, as his father is one of the people requesting the annexation. He recused himself and left his seat with the City Council as required by the Millville Conflict of Interest Policy.

Recorder Twedt explained that he continues to be very frustrated by the annexation process in the State of Utah and with Cache County. This annexation went through the full process and was approved by the Millville City Council back in August. After that happens, an annexation can move through the subsequent approvals with Cache County. When that is done, we can finally send the Annexation to the Utah Lt. Governor's Office for final approval. Because of how long the County annexation process took, the Lt. Governor said that we needed to have the City Council re-approve the ordinance so that it arrives to them within 60 days of having been approved. Nothing has changed in the ordinance. It just needs a new date.

Councilmember Grange motioned to adopt Ordinance 2025-10. Councilmember Ward seconded. Councilmembers Ward, June, Grange, and Wilker voted yes. Councilmember Zollinger abstained. (The adopted ordinance is included with the minutes as Attachment "H".)

#### **Sheriff Department Report**

Deputy Gerke from the Cache County Sheriff's Department said that he liked the new speed readout signs on 450 North. He thinks they will be effective in reducing speed. Recorder Twedt briefly reviewed the speed data collected by the black box before the readout signs were installed.

Councilmember June said that she thinks the new signs are making a difference. She is seeing more brake lights and isn't being tailgated as much.

Kim Ashcroft asked that the Council consider implementing an ordinance restricting jake brakes. He said that Nibley has adopted code to this effect. Mayor Hair said that the Council could look into it. Councilmember Wilker pointed out that Nibley doesn't have the hills that Millville has. Councilmember Grange said that those brakes are important sometimes for the safety of people downhill, so it is a double-edged sword.

A resident said that speeding is bad on 300 North.

Deputy Gerke asked the Council if they had any questions for him. The Council thanked him for coming and for what he does to help keep Millville City safe.

#### **Winter Social Planning**

The consensus of the Council was to try and schedule a catered meal at the Country Club in January, as was done last year. Recorder Twedt said he would check availability and work on getting something scheduled.

#### City Reports

Director of Public Works Chad Kendrick reported that they are in the process of closing down the parks for the winter.

As required, it was a heavy year for water testing this year with a cost of about \$6,000. The test results continue to be positive.

For the sewer project, Public Works is in the process of checking and approving all manholes. There are just a few more items to fix before we can begin allowing homes to connect. More asphalt for road crossings will be coming this week. Councilmember Zollinger asked if Millville was already sending sewage to Hyrum. Director Kendrick said that we will be soon, but not yet. The pump station is on and working well.

There was a brief discussion on road repairs from the sewer project.

#### **Councilmember Reports and Items for Future Agendas**

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

Councilmember Wilker asked about the discussion on timing for the light at the tennis courts at the North Park. Recorder Twedt said that the residents asked that this be delayed, and they will ask to be on the agenda for a future meeting.

Councilmember Grange said that he has been approached by residents asking about how they can apply to be on the Planning Commission. Recorder Twedt said that he has heard about interest in this as well, and the City hasn't done a very good job at making this particular appointed position open to the public when the term of a commissioner is up. All of the other appointed positions are posted when there are openings, but generally, for the Planning Commission, the commissioner whose term is expiring is asked if they want to continue and serve another term. Recorder Twedt said that he and Development Coordinator Everton could look at this and get some proposed updates back to the Council to review.

Councilmember Ward said that he would like to begin talking about the process for updating the General Plan. Recorder Twedt said he was planning on applying for some funding to help with the costs of updating the General Plan in December. The Council can then decide how they want to proceed based on whether or not the City is granted funding.

Councilmember Zollinger said that he just wanted to echo what Councilmember Grange said about updating the P&Z process. He would like to make sure the opportunity is available to people who are interested in serving in that capacity. We know growth is coming, and there will be forceful developers wanting to put pressure on Millville City. We have great people on the Planning Commission. He just wants to make sure they have the tools and support needed to do what they are asked to do.

Recorder Twedt reported that the annual audit is going well. We had three auditors set up for a little over a week here in the office. The in-office stuff is now complete. We are still targeting the review for the City Council at the next Council meeting.

Recorder Twedt said that he wanted to talk briefly about closed meetings or executive sessions. Millville hasn't had very many of them, and they have all been properly noticed in advance on the agendas. There has been some talk recently in a State-wide City

Manager group about whether you should have it posted on every City Council agenda in case you need to move to a closed meeting. There are times when the need for a city to adjourn into a closed meeting arises within 24 hours of the meeting time, so they aren't able to publish an amended agenda. There is a legal argument that the Council has authority to go into a closed session without it having to be listed on the meeting agenda, but there is some risk. If a person challenges that in court and wins, the court could award attorney fees and the disclosure of all of the information about the portion of the meeting that was "illegally" closed. Because of this, many cities list either a possible closed meeting as an agenda item or list at the bottom of the agenda a notice that the City may enter into a closed session to discuss one of the few things that are permitted in a closed session. The Council said that they were okay with adding this type of notice to the bottom of the City Council agendas.

Development Coordinator Everton said that the Planning Commission had a lengthy discussion about zoning at their last meeting and would like to rezone the property in the South Fields to Residential (R-3). They would also like to work on the establishment of a new zone option with 1-acre minimum lot sizes. They would also like to remove the option for future subdivisions to be zoned for 1/3-acre lots.

Councilmember Zollinger said that he doesn't think the South Fields should be 2-acre lots, nor should 1/3-acre lots no longer be allowed.

Planning Commissioner Chairman Garrett Greenhalgh clarified that the recommendation from Planning and Zoning is not to do a rezone since they don't have that authority. The landowners can make requests for zone changes when they see fit. The Planning Commission would like to change the General Plan, as you have already talked about tonight. This needs to be addressed so that we know how to deal with development requests for the South Fields. The Planning Commission would also like to create a zone option for 1-acre lots.

Councilmember Zollinger said that he is okay with a new 1-acre minimum lot size zone being created, but he doesn't like the idea of higher density than 1/3 acre lots, and he doesn't think the Residential (R-1) Zoning option should be eliminated.

There was some discussion by the Council on having mixed-density zones and the potential issues that result from that type of zoning.

#### **Adjournment**

Councilmember Ward moved to adjourn the meeting. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. The meeting adjourned at 8:35 p.m.

#### **NOTICE AND AGENDA**

Notice is hereby given that the Millville City Council will hold its regularly scheduled Council Meeting on Thursday, November 13, 2025, at the Millville City Office, 510 East 300 South in Millville, Utah, at 7:00 p.m.

- 1. Call to Order / Roll Call Mayor Hair
- 2. Opening Remarks / Pledge of Allegiance Councilmember Wilker
- 3. Approval of agenda
- 4. Approval of minutes of the last City Council Meeting October 9, 2025
- 5. Agenda Items—
  - A. Municipal Election Canvass Recorder Twedt
  - B. Consideration of resolution accepting the 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 Mayor Hair
  - C. Consideration of ordinance updating City Code Chapter 13.20 Wastewater (Sewage) Councilmember Zollinger
  - D. Consideration of resolution accepting a Vehicle Backing Policy Recorder Twedt
  - E. Consideration for resolution to update the residential rate for garbage collection Recorder Twedt
  - F. Review of 2025 Business Licenses for 2026 renewals Development Coordinator Everton
  - G. Consideration of ordinance for re-acceptance of the Eames Annexation Recorder Twedt
  - H. Sheriff Department Report Deputy Gerke
  - I. Winter social planning Mayor Hair
  - J. City Reports: Roads, Parks, Water Public Works Director Kendrick
  - K. 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 November 10, 2025, to the City posting locations, the City Website, and the Utah Public Meeting Notices Website.

Corey Twedt, Recorder



# 2025 Municipal General Election Canvass Report & Official Statistics

Prepared for:

Millville City

Prepared By: Cache County Clerk's Office – Elections Division Contact: elections@cachecounty.gov | (435) 755-1460

# Introduction

This Canvass Report is provided pursuant to the requirements of Utah Code Title 20A, which establishes the statutory framework governing elections within the State of Utah, including municipal elections. The canvass serves as the official examination and certification of election returns, ensuring the accuracy, completeness, and legality of the vote totals reported.

Under interlocal agreements executed with participating municipalities, Cache County is responsible for administering municipal elections. This includes maintaining and providing access to the statewide voter registration database, managing vote-by-mail ballot distribution and processing, offering early and election day in-person voting, and providing the election infrastructure and equipment necessary for compliance with state law and best practices. Municipalities remain essential partners in this process through coordination, facilitation of candidate filings, and support in public notice & election oversight.

The County acknowledges and appreciates the cooperation of municipal officials and staff throughout the administration of the 2025 Municipal Election. From the execution of interlocal agreements and the conduct of the candidate filing period, through ballot distribution, voting, and the canvass process, the collaboration of our municipal partners has been indispensable to the lawful and effective administration of these elections.

## **Definitions**

The following terms are used throughout this Canvass Report and are defined here for reference, with citations to the Utah Code where applicable:

**Interlocal Agreement:** A contract between Cache County and a municipality authorizing the County to administer the municipality's election. *Title 11, Chapter 13 (Interlocal Cooperation Act)* 

Active Registered Voter: A voter who is registered and not designated inactive. §20A-2-305

**Ballot Dropbox:** A secure receptacle established for depositing voted ballots; subject to security and chain-of-custody requirements. §20A-5-400.5

**In-Person Voting:** Voting conducted at an official polling location during early voting or on Election Day. §§20A-3a-201, 20A-3a-601

**UOCAVA Voter:** A military or overseas voter covered by the Uniformed and Overseas Citizens Absentee Voting Act. §20A-16-403

**Provisional Ballot:** A ballot issued when a voter's eligibility cannot be immediately verified; counted only if eligibility is confirmed. §20A-4-107

**Signature Verification** Comparing the signature on a returned ballot envelope with the voter's signature on file. §20A-3a-202(5)

**Ballot Cure Process:** The process allowing a voter to resolve a missing or mismatched signature. §20A-3a-401

**Ballot Return Deadline/Past Deadline:** Ballots must be received by the election officer no later than 8:00 p.m. on Election Day. Postmarks no longer apply. § 20A-3a-204

**Undeliverable Ballots:** Mail ballots returned as undeliverable. Voter may be designated inactive until registration is updated. §20A-2-306

# 2025 Municipal **Millville City General Canvass** Official Results **Active Registered Voters** 1,313 **Total Ballots Cast** 814 Voter Turnout (%) 62.00% **Ballots Returned** Dropbox 760 **USPS** 29 In Person 18 **UOCAVA** 0 Provisional Total 814 **Challenged Ballots** Ballots with Signature Verification Issues 20 **Ballots Cured** 1 Not Cured 19 **Rejected Ballots (Not Cureable)** Past Deadline 1

# 2025 Municipal **Millville City General Canvass Provisional Ballots** Issued 7 Counted 7 Rejected: Insufficient ID 0 **In-Person Voting** Early 1 **Election Day** 17 Total 18 **Undeliverable Ballots** Undeliverable/No Forwarding 41 Temporarily Away In-County Move 7 Out of County Move 1 Out of State Move 5 Total 54 **UOCAVA Ballots** 3 Sent Returned 0

Cache County, Utah

## Millville Mayor

Vote For 1

	TOTAL	Election Day	
DAVID N. HAIR	424	424	-
BYRON KIM ASHCROFT	383	383	
Total Votes Cast	807	807	
Overvotes	0	0	
Undervotes	7	7	
Contest Totals	814	814	

**Elected** 

# Millville City Council

Vote For 2

	TOTAL	Election Day	
DARCY RIPPLINGER	549	549	- Elected
JACOB DANIEL AMES	373	373	- Elected
DANIEL MARION GRANGE	349	349	
CLAY G. WILKER	267	267	
Total Votes Cast	1,538	1,538	
Overvotes	0	0	
Undervotes	90	90	
Contest Totals	1,628	1,628	

Millville City

## 3MIL1:I

STATISTICS	
	TOTAL
Registered Voters - Total	1,224
Ballots Cast - Total	749
Ballots Cast - Blank	0
Voter Turnout - Total	61.19%

## Millville Mayor

Vote For 1

	TOTAL
DAVID N. HAIR	414
BYRON KIM ASHCROFT	329
Total Votes Cast	743
Overvotes	0
Undervotes	6
Contest Totals	749

# Millville City Council

Vote For 2

	TOTAL
DARCY RIPPLINGER	485
DANIEL MARION GRANGE	348
JACOB DANIEL AMES	346
CLAY G. WILKER	241
Total Votes Cast	1,420
Overvotes	0
Undervotes	78
Contest Totals	1,498

- 11/13/2025 08:12AM Page 1 of 2

Millville City

## 3MIL2:I

STATISTICS	
	TOTAL
Registered Voters - Total	89
Ballots Cast - Total	65
Ballots Cast - Blank	0
Voter Turnout - Total	73.03%

## Millville Mayor

Vote For 1

	TOTAL
BYRON KIM ASHCROFT	54
DAVID N. HAIR	10
Total Votes Cast	64
Overvotes	0
Undervotes	1
Contest Totals	65

# Millville City Council

Vote For 2

	TOTAL
DARCY RIPPLINGER	64
JACOB DANIEL AMES	27
CLAY G. WILKER	26
DANIEL MARION GRANGE	1
Total Votes Cast	118
Overvotes	0
Undervotes	12
Contest Totals	130

- 11/13/2025 08:12AM Page 2 of 2



# GENERAL ELECTION CANVASS NOVEMBER 4, 2025 ELECTION

We, the undersigned Board of Canvassers and Recorder, hereby certify the foregoing statement to be true and correct tabulation of the 2025 General Election returns as derived from the Official Canvass of Votes and held this 13<sup>th</sup> day of November 2025.

David Hair, Mayor

Clay Wilker, Councilmember

Jeremy Ward, Councilmember

Daniel Grange, Councilmember

ollinger Councilmember

Corey Twedt, City Recorder / Election Official





AGENDA REPORT: ZONE CHANGE REQUEST

November 13, 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 decided to hold a second public hearing to hear more from the public before a decision was made. The City Council public hearing was held on October 9<sup>th</sup>. Ridgeline High School.

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:

```
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
```

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. The first one of these was published October 30, 2025.

Utah governor floats statewide zoning takeover as option to jump-start housing supply

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**

- Resolution 2025-25 for consideration of acceptance
- 9/8/25 Steward Land Company Zone Change Application

## MILLVILLE CITY RESOLUTION 2025-25

# APPROVING THE STEWARD LAND COMPANY REZONE OF PARCEL 03-035-0037 FROM AGRICULTURAL (A) TO RESIDENTIAL (R1)

WHEREAS, a petition to rezone parcel 03-035-0037 was received from Steward Land Company on September 8, 2025; and

WHEREAS, the Planning Commission has reviewed the rezone request and held a public hearing on September 18, 2025, to receive public input on the request; and

WHEREAS, the Planning Commission recommended that the City Council deny the change of zoning as requested for said parcel; and

WHEREAS, the City Council has reviewed the rezone request and held an additional public hearing on October 9, 2025, to receive public input on the request; and

WHEREAS, the City Council has taken the public comments into consideration and reviewed the pros and cons of acceptance of the zone change request;

THEREFORE, BE IT RESOLVED that Millville City approves the rezone of Parcel 03-035-0037 from Agricultural (A) to Residential (R1).

Approved and passed by the Millville City Council this 13<sup>th</sup> day of November 2025.

	SIGNED:	
ATTEST:	David Hair, Mayor	
Corey Twedt, City Recorder	-	

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

# 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 <sup>1</sup>	
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	)

<sup>&</sup>lt;sup>1</sup>Not 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, LLC and Jeremy Evans				
Owner Address:	PROVIDENCE, UT 84332-0193				
Owner Phone:	435.994.0438	Owner Email: evansconcreteconst@msn.com			
Parcel address:	Approx. 450 S 200 E Millville, UT Cache County				
Parcel Tax I.D.:	03-035-0037	•			
Current zoning:	Agricultural	Requested zoning: R1			
Parcel 2 Owner of Record: 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 THARETIN 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

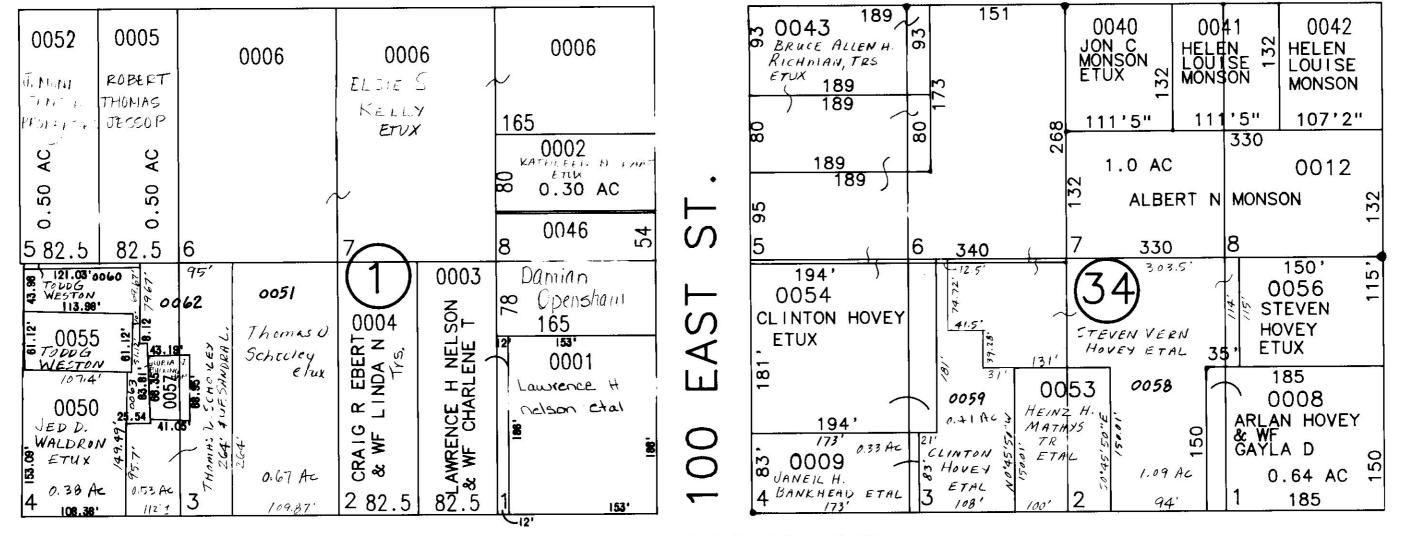
TAX UNIT 07

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 (<a href="https://bit.ly/lotparcel">https://bit.ly/lotparcel</a>). 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	E C	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	addittet	<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)				
Debris Flow		A geotechnical report is required if development is proposed within the hazard		
Landslide Scarps	<del>                                      </del>	area(s). <u>See §17.07.040 General Definitions; Geologic Hazard; Sensitive Areas</u> for requirements see <u>§17.18.040 Sensitive Areas Analysis [A-2-e]</u> and		
Landslide		§17.18.050 Standards and Development Plan [B-5], and §17.18.060 Geotechnical Report Minimum Standards.		
Liquefaction Potential:		Constitution Aceport Administration		
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 <u>2006 Utah</u> <u>Wildland-Urban Interface Code</u> .
		The Utah Wildfire Risk Assessment Portal ( <a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a> ) 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
Wildfire Threat Lev Urban, Agriculture, Very Very Low Very Low Low Low to Modera	Barren or Water	
5 Moderate 6 Moderate to H 7 High 8 Very High	MODERATE	Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can
9 Extreme		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> /	determine if the proposed use is permitted in the airpor
FAA Regulation Part 77		<b>zone.</b> Federal Aviation Administration (FAA) review may also be required.
1,000ft / 100 = 10ft		
2,000ft/ 100 = 20ft		
3,000ft/ $100 = 30$ ft		
4,000ft/ $100 = 40$ ft		
4,500ft/ 100 = 45ft		
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 Disturbance Notification							
Corner Disturba	nce	)	Disturbed section corner—County Surveyor to be notified.  See Utah State Code 17-23-14				
County Road Functional 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		Migratory Bird Production Area- an owner of a new development located in whole or in part within 1,000 feet of a migratory bird production area shall provide the following notice on any plat filed with the county recorder. <u>See Utah State Code 28-23-1,2,3 Migratory Bird Production Area.</u>					
Noxious Weeds							
Noxious Weeds  Sample Legend DYERS WOAD ELONGATED MUSTARD EURASIAN MILFOIL FIELD BINDWEED GARLIC MUSTARD GIANT REED GOATSRUE		your project Noxious W weeds and/	Cutah Noxious Weed Act and County Ordinance No. 2015-06 et may need to be inspected by a Cache County employed Veed Control Supervisor to either detect and treat noxious or to inspect the disturbance of, removal of or deposit of soils operty. More info. can be found on the County's Vegetation ent 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
03-188-0022	KENNETH & STEPHANIE ADAMS REVOC LIVING TRUST	PO BOX 320	MILLVILLE, UT 84326-0320
03-188-0023	BLAKE & KATIE GARN	PO BOX 208	MILLVILLE, UT 84326-0208
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 84326-0466
03-208-0002	DANIEL W HUNSAKER	PO BOX 82	WELLSVILLE, UT 84339-0082
03-208-0003	DANIEL W HUNSAKER	PO BOX 82	WELLSVILLE, UT 84339-0082
03-208-0004	TANNER W HUNSAKER	PO BOX 310	MILLVILLE, UT 84326-0310
19-030-1112	PUBLIC RIGHT-OF-WAY	NO VALID ADDRESS	
19-030-1247	CACHE COUNTY	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 instructive regarding 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 ORDINANCE 2025-11

#### **CITY WASTEWATER (SEWAGE) CODE UPDATES**

WHEREAS, Millville City has installed a City sewer collection system; and

WHEREAS, Millville City Code Chapter 13.20 outlines the policy for the waste water (sewage) system; and

WHEREAS, City Code Chapter 13.20 has been reviewed, and it has been determined that some updates are needed to reference the Hyrum requirement for wastewater pretreatment; and

WHEREAS, the Millville City Council discussed modifications to the existing waste water code in a public meeting held on November 13, 2025;

NOW, THEREFORE, The Millville City Council hereby adopts, passes, and publishes the modifications shown in the included attachment for City Code Chapter 13.20 – Waste water (Sewage) System.

This ordinance shall become effective immediately upon publication or posting as set forth by State Law.

ADOPTED AND PASSED, by the MILLVILLE CITY COUNCIL this 13th day of November 2025.

Corporate SEAL UT ANTINIA

MILLVILLE CITY

David Hair, Mayor

ATTEST:

Corey Twedt, City Recorder

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Jeremy Ward	×			
Daniel Grange	X			
Clay G. Wilker	X			
Pamela June	X			1
Ryan Zollinger	χ			

POSTED: 11/14/25

# MILLVILLE CITY CODE TITLE 13 - PUBLIC SERVICES CHAPTER 13.20 - WASTEWATER (SEWAGE) SYSTEM POLICY

13.20.010: DEFINITIONS

13.20.020: USE OF PUBLIC SEWERS

13.20.030: PRIVATE WASTEWATER DISPOSAL

13.20.040: SANITARY AND BUILDING SEWERS AND CONNECTIONS; RATES

13.20.050: ANNUAL REVIEW

13.20.060: USE REGULATIONS

13.20.070: POWERS AND AUTHORITY OF INSPECTORS

13.20.080: PENALTY

#### 13.20.010: **DEFINITIONS**

Unless the context specifically indicates otherwise, the meaning of terms used in this chapter shall be as follows:

ACTIVE SANITARY SEWER: Any sanitary sewer pipe that is connected to the existing collection system to a wastewater treatment works through any combination of pipes, manholes, pump stations, force mains or other system components is considered active. When any inactive sewer components are connected to the active sewer system, that portion of the sewer is then considered active.

BIOCHEMICAL OXYGEN DEMAND (BOD): The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty degrees centigrade (20°C) expressed in milligrams per liter.

BUILDING DRAIN: That part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five feet (5') (1.5 m) outside the inner face of the building wall.

BUILDING SEWER: The extension from the building drain to the public sewer or other place of disposal, also called "house connection" or "lateral".

CESSPOOL: An underground reservoir for liquid waste (such as household sewage).

CITY: Millville City, Cache County, Utah.

EASEMENT: An acquired legal right for the specific use of land owned by others.

EQUIVALENT RESIDENTIAL UNIT (ERU): A structure, building or unit discharging effluent into the system placing no more burden or discharging no more effluent than "residential flows" or biological loading, as defined herein.

EQUIVALENT RESIDENTIAL FLOWS: The assumed average and/or standard flow expected from a single-family dwelling based on wintertime culinary water usage. A residential flow volume strength is two hundred fifty milligrams per liter (250 mg/l) TSS (total suspended solids, see definition of Suspended Solids) and two hundred milligrams per liter (200 mg/l) BOD (biochemical oxygen demand, see definition of Biochemical Oxygen Demand (BOD)).

FLOATABLE OIL: Fats, oils, and grease (FOG) in a physical state such that it will separate from wastewater, potentially separating while flowing to the wastewater treatment facility. Wastewater shall be considered free of floatable fat if it is properly pretreated and the floatable oil does not interfere with the collection system.

GARBAGE: All waste resulting from residences, commercial trades or businesses and institutions. Commercial and industrial waste shall be distinct from domestic or household sanitary systems.

GOVERNING BODY: The mayor and council members of Millville City.

ILLEGAL DISCHARGE: Any discharge into the sanitary sewer system that is in direct violation of the rules and regulations of the Clean Water Act and associated discharge permits, the entity treating the wastewater, or the entity managing the Sewer System. Illegal discharges, include in part, sump pump discharges in basements removing either storm water or groundwater, footing drains, surface or groundwater discharges or diversions into sanitary sewer manholes, and discharges violating pretreatment regulations.

INACTIVE SEWER: Sewer pipes that have been installed as part of a development project for future use, which are not connected to the active sewer system are considered inactive sewers. When any inactive sewer components are connected to the active sewer system, that portion of the sewer is then considered active.

INDUSTRIAL WASTE: The wastewater from industrial processes, trade or business as distinct from domestic or sanitary wastes.

MAY: Permissive compliance. See definition of Shall.

NATURAL OUTLET: Any outlet, into a watercourse pond, ditch, lake or other body of surface or groundwater.

PERSON: Any individual, firm, company, association, society, corporation or group.

pH: The logarithm of the reciprocal of the hydrogen ions concentration. The concentration is the weight of hydrogen ions, in grams per liter of solution. Neutral water, for example, has a pH value of 7 and a hydrogen ion concentration of one hundred seven (107).

PRETREATMENT: Treatment of wastewater flows for removal of harmful chemicals or substances or alteration of the wastewater flow characteristics prior to entering the public wastewater facilities to prevent damage to the wastewater facilities. Regulations governing Pretreatment are provided by the Utah Division of Water Quality and the entity providing wastewater treatment. Regulations are required to protect: 1) the integrity of the treatment process and infrastructure at the wastewater treatment plant, 2) public and employee health, and 3) the integrity of the sewer system.

PROPERLY SHREDDED GARBAGE: The wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch  $(\frac{1}{2})$  (1.27 cm) in any dimension.

PUBLIC SEWER: A common sewer controlled by a governmental agency or public utility.

SANITARY SEWER: A sewer designed to carry liquid and water carried wastes from residences, commercial buildings, industrial plants and institutions, together with minor quantities of ground, storm and surface waters that are not admitted intentionally.

SEPTIC TANK: A tank in which the solid matter of continuous flowing sewage is disintegrated by bacteria.

SEWAGE: The spent water of a community. The preferred term is "wastewater", as defined herein.

SEWER: A pipe or conduit designed to carry wastewater.

SHALL: Mandatory. See definition of May.

SLUG: Any discharge of water or wastewater which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty four (24) hour concentration or flows during normal operation and shall adversely affect the collection system and/or performance of the wastewater treatment works.

STATE: State of Utah.

STORM DRAIN (Sometimes Termed STORM SEWER): A drain for conveying water, groundwater, subsurface water or unpolluted water from any source.

SUPERINTENDENT: The superintendent of wastewater facilities, and/or of wastewater treatment works, and/or of water pollution control of Millville City, or his authorized deputy, agent or representative.

SUSPENDED SOLIDS: Total suspended matter that either floats on the surface of, or is in suspension in water, wastewater or other liquids, and that is removable by laboratory filtering as prescribed in "standard methods for the examination of water and wastewater" and referred to as nonfilterable residue.

SYSTEM: The sewer or wastewater facilities of the city.

UNPOLLUTED WATER: Water of quality equal to or better than the effluent criteria in effect or water that would not cause violation of receiving water quality standards and would not be benefited by discharge to the sanitary sewers and wastewater treatment facilities provided.

WASTEWATER: The spent water of a community. From the standpoint of source, it may be a combination of the liquid and water carried wastes from residences, commercial buildings, industrial plants and institutions, together with any groundwater, surface water and stormwater (that enter the system unintentionally), that may be present.

WASTEWATER FACILITIES: The structures, equipment and processes required to collect, carry away and treat domestic and industrial wastes and dispose of the effluent.

WASTEWATER TREATMENT WORKS: An arrangement of devices and structures for treating wastewater, industrial wastes and sludge. Sometimes used as synonymous with "waste treatment plant" or "wastewater treatment plant" or "water pollution control plant".

WATERCOURSE: A natural or artificial channel for the passage of water, either continuously or intermittently. (Ord. 2020-3, 2020; Ord. 2016-3, 2016)

#### 13.20.020: USE OF PUBLIC SEWERS

- A. Deposits: It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city, or in any area under the jurisdiction of said city, any human excrement, garbage or other objectionable waste.
- B. Discharges: It shall be unlawful to discharge to any natural outlet within the city, or in any area under the jurisdiction of said city, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter.
- C. Sewer Main And Lateral Maintenance: Unless provision is expressly made for the ownership of sewer mains by means of a written agreement, all sewer mains shall be deemed to be the property of the City of Millville and subject to its absolute control and supervision even though actual installation may have been performed by a developer or other property owner. The property owner shall be responsible for:
  - 1. Maintenance of all connecting lines or laterals running from the main line to the point of connection at the facility served by such connecting line.
  - 2. Any physical or piping failures along the connecting lines or laterals.
  - 3. All blockages or similar impediments of the wastewater flows for the entire length of the lateral line from the main line to the facility being served. The city of Millville accepts no liability nor responsibility for any blockage in the lateral line whether it is under public property or private property.
- D. Private Systems: Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater.
- E. Connection Required; Exception: The owner of all property with houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley, easement or right of way in which there is now located or may in the future be located a public sanitary sewer of the city, or within three hundred feet (300') of the system, is hereby required, at the owner's

expense, to install suitable sewer facilities therein, and to connect such facilities directly to the public sewer in accordance with the provisions of this chapter, within one hundred eighty (180) days after date of official notice to do so; provided that said sewer is within three hundred feet (300') of the owner's property line. An exception to this policy may be granted by the city council in extraordinary cases only. (Ord. 2024-4, 2024; Ord. 2016-3, 2016)

#### 13.20.030: PRIVATE WASTEWATER DISPOSAL

- A. Permitted: Where an existing active sanitary sewer is not available at the time a building is constructed, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this section.
- B. Permit; Fee: Before commencement of construction of a private wastewater disposal system, the owner shall first obtain a written permit from the governmental entity with jurisdiction. The application for such permit shall be made on a form furnished by the appropriate governmental entity, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary. A permit and inspection fee shall be paid as required at the time the application is filed.
- C. Design Approval: The design of the proposed system shall be provided to the city of Millville for review prior to construction as part of the building permit process. The design shall be in compliance with the standard specifications and detail of both the Utah Division of Water Quality and the City of Millville including the provisions to connect to an active sanitary sewer as soon as it is available.
- D. Compliance; Inspection: Permission to use the system for a private wastewater disposal system shall not become authorized until the installation is completed in compliance with the approved plans applicable with all state and local codes, and this chapter. Authorized city employees, or a city designated representative, shall be allowed to inspect the work at any stage of construction. The applicant for the permit shall notify the city public works superintendent when the work is ready for final inspection, and before any underground portions are covered. The inspection shall be made within forty eight (48) hours of the receipt of notice by the city public works superintendent.
- E. State Compliance: The type, capacities, location and layout of a private wastewater disposal system shall comply with all recommendations of the Department of Environmental Quality of the State of Utah. No septic tank or cesspool shall be permitted to discharge to any natural outlet.

- F. Maintenance: When a public sewer is not available, the owner shall operate and maintain the private wastewater disposal facilities in a sanitary manner at all times, and at no expense to the city.
- G. Additional Requirements: No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the Utah State Department of Environmental Quality. (Ord. 2024-4, 2024; Ord. 2020-3, 2020; Ord. 2016-3, 2016)

# 13.20.040: SANITARY AND BUILDING SEWERS AND CONNECTIONS; RATES

- A. Permit Required: No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any public sewer or appurtenance thereof, including building sewers, without first obtaining a written permit from the city.
- B. Classifications; Equivalent Residential Units; Application; Fee:
  - 1. Sewer Connection Classes: There shall be two (2) classes of sewer connections to be known as "residential" and "commercial". Each connection type shall be measured by ERUs (equivalent residential units). Each residence served by the wastewater system will be considered to be a "residential" connection and will be considered to be equal to one ERU. In cases where there is more than one dwelling unit in a residence, each will be counted as a separate ERU. Each establishment served by the city's wastewater system that is not residential in nature will be considered a "commercial" connection charged equal to the average number of ERUs of flow contributed to the system in a one year period. In the city, an ERU is equal to seven thousand (7,000) gallons per month.
  - 2. Preliminary Study: Prior to connecting to the wastewater system, a preliminary study shall be conducted to determine the ERU value for each "commercial" connection. Flows from zero to and including seven thousand (7,000) gallons per month will be considered one ERU. Flows from seven thousand one (7,001) to fourteen thousand (14,0000) gallons per month are considered two (2) ERUs, and so forth. There will be no partial ERUs. One year from the date the connection occurs, actual flows shall be used to confirm the ERU value for the connection. The flow data will be updated annually.
  - 3. Determination Without Wastewater Effluent Meter: Where a commercial connection does not have a wastewater effluent meter, the culinary water flows

- exclusive of irrigation use collected by the water meter will be used to determine the wastewater flow and ERUs.
- 4. Application: In every case, the owner or agent shall make application on a form obtained from the city. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the city public works director and entity responsible for pretreatment. The application shall include all information required on the pretreatment application forms available from the city of Millville.
- 5. Fees Adopted: Fees associated with the wastewater system are adopted by resolution.
- 6. Impact Fee: An impact fee may be adopted by the city to cover the expenses associated with the impact by a new or enlarged structure or use. The maximum impact fee amount will be determined in accordance with state statute and the final amount will be approved by the city council.
- 7. Connection Fee: A connection fee will be required by the city to cover the cost of the connection from the location of use to the main line through the lateral. Costs may include administration, inspection, design, materials, construction, and other associated items with the connection of the structure or use to the wastewater system.
- 8. Use Fee: A use fee will be assessed according to the use amount of the wastewater system. The basic unit of the use fee is an ERU. The use fee includes a base fee to cover fixed costs such as administration and equipment costs associated with the system. The use fee will also include a conveyance fee associated to the amount of wastewater collected from the structure or use.
- 9. Wastewater Strength Fee: A wastewater strength fee may be assessed if it is determined by the city or pretreatment entity that treatment of the wastewater may enhance deterioration on the wastewater facilities or provide risk to the public or employee health or the wastewater system.
- 10. Pretreatment Fee: Where pretreatment is required by the city or treatment facility, a fee may be charged by the city or treatment facility.
- C. Mandatory Connection: All residential septic tanks or cesspools shall connect to the sewer system as soon as an active sewer system is installed. Each individual connection to the sewer system shall execute an application on a form provided by the city.

- D. Installation Of Building Sewer: All costs and expenses incidental to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the city from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.
- E. Separate And Independent Building Sewer Required; Exception: A separate and independent building sewer shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard or driveway, the building sewer from the front building may be extended to the rear building and the whole system will be considered as one building sewer. The city does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection as described herein.
- F. Old Building Sewers: Old building sewers may be used in connection with new buildings only when they are examined and tested by the owner, including a camera inspection, and approved by the city public works superintendent and found to meet all requirements of this chapter.
- G. Construction Code Compliance: The size, slope, alignment, materials or construction of all sanitary sewers, including building sewers, and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the building and plumbing code or other applicable rules and regulations of the city and the state. In the absence of these code provisions or in amplification thereof, the materials and specifications of the APWA Standards and Specifications, as adopted by the city of Millville, in accordance with the rules and regulations of the Utah Division of Water Quality shall govern.
- H. Elevation: Whenever possible, the building sewer shall be brought from the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer. Where such means are necessary, the owner shall be responsible for all installations, maintenance and operating costs for their operation.
- I. Surface Runoff Or Groundwater: No person shall make connection of roof downspouts, foundation drains, field drains, or other sources of surface runoff or groundwater, to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer. Any such connections shall be considered an illegal connection.
- J. Connection Code Requirements: The connection of the building sewer into the active sewer shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of the city, and the state. In the absence of these code

provisions or in amplification thereof, the materials and specifications of the APWA Standards and Specifications, as adopted by the city of Millville, in accordance with the rules and regulations of the Utah Division of Water Quality shall govern. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the city before installation.

K. Excavations; Protection: All excavation for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard in accordance with the most current edition of the Utah Manual of Uniform Traffic Control Devices (Utah MUTCD). Streets, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the city.

#### L. Responsibility For Payment:

- 1. Irrespective of the occupant, user, tenant, cotenant, permissive user, or any other person, firm, partnership, corporation or entity being in possession of the premises to which there is a sewer connection, the owner of the premises according to the records of the Cache County recorder shall be legally responsible for the payment of all charges, fees, assessments and any other payment or obligation or liability of a user. If any delinquent sewer connection, sewer user charge, repairs, maintenance or any other obligation is imposed against any premises, property, buildings or structures, the obligation shall be deemed by the city as an obligation of the owner of the real property on which any use is made from a sewer connection. Water services to delinquent property shall be turned off by the city for failure to pay any and all sewage and wastewater fees, assessments, charges or liability and will not be turned on again to those premises where a delinquency occurs unless and until all liabilities to the city for sewer service are paid in full.
- 2. All payments for utilities, whether "water" or "sewer" shall be credited first to sewer assessments, fees or charges.
- M. Interest Charge On Delinquent Or Past Due Connection Fees: The mayor and city council may, at their discretion and in circumstances that are equitable, impose interest at the rate of twelve percent (12%) per annum on all past due accounts either for connection fees, user charges, maintenance, repair or any other charge which is provided for, imposed or authorized by this chapter. (Ord. 2024-4, 2024; Ord. 2020-3, 2020; Ord. 2016-3, 2016)

#### 13.20.050: ANNUAL REVIEW

A. Required: The city shall review the total annual cost of operation and maintenance, long term debt service relating to wastewater collection and treatment, as well as each user's wastewater contribution percentage not less often than every year, and will review the user charge system as necessary to assure equity of the system established herein and to assure that sufficient funds are obtained from the city's user charge system to: 1) adequately finance wastewater collection and treatment; and 2) cover said debt service. The city will apply excess revenues collected to pay off debt service. (Ord. 2020-3, 2020: Ord. 2016-3, 2016)

#### **13.20.060: USE REGULATIONS**

- A. No person shall discharge or cause the discharge of any unpolluted waters such as stormwater, surface water, groundwater, roof runoff, subsurface drainage, or cooling water to any sewer.
- B. Stormwater and all other unpolluted drainage, shall be discharged to such storm sewers or to natural outlets approved by the city and the Utah State Department of Environmental Quality. Unpolluted industrial cooling water or process waters shall also be discharged to a storm sewer or natural outlet.
- C. All flow contributors into the city wastewater system shall be required to meet all requirements, stipulations and policies, including pretreatment, required by the City Code of partner municipalities or the entity that treats Millville wastewater as well as all current state and federal law concerning discharge into sanitary sewers.
- D. If any water or wastes are discharged, or are proposed to be discharged to the public sewers, which contain the substances or possess the characteristics enumerated in any of Utah state laws, or pretreatment rules and regulations of the treating entity that treats Millville wastewater, and which are determined to have a deleterious effect upon the wastewater facilities, processes, equipment or receiving waters, sewer system, or which otherwise create a hazard to life or constitute a public nuisance, the treatment city or Millville City may:
  - 1. Reject the wastes;

- 2. Require pretreatment to an acceptable condition for discharge to the public sewers. All Millville wastewater users must comply with Hyrum City pretreatment requirements from Hyrum City Code Chapter 13.13;
- 3. Require control over the quantities and rates of discharge, and/or wastes not covered by existing taxes or sewer charges under the provisions of this chapter. If the pretreatment or equalization of waste flow is permitted, the design and installation of the plants and equipment shall be subject to the review and approval of Millville City as well as the city in which treatment occurs and the Utah state department of environmental quality;
- 4. Require a plan of sewers of the user's property showing sewer and pretreatment facility location;
- 5. Require details of wastewater pretreatment facilities;
- 6. Require details of systems to prevent and control the losses of materials through spills to the municipal sewer.
- 7. Require regularly scheduled laboratory testing and results, based on the specific sewage constituents, to ensure compliance with pretreatment requirements.
- 8. Require a regular fee for pretreatment inspection and monitoring.
- E. All measurements, tests and analysis of the characteristics of waters and wastes to which reference is made in this chapter shall be determined in accordance with the latest edition of "Standard Methods For The Examination Of Water And Wastewater", published by the American Public Health Association. Sampling methods, location, times, duration and frequencies are to be determined on an individual basis subject to approval by the city.
- F. No statement contained in this chapter shall be construed as preventing any special agreement or arrangement between the city and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by another municipality or Millville City for treatment. (Ord. 2025-11,2025: Ord. 2020-3, 2020: Ord. 2016-3, 2016)

#### 13.20.070: POWERS AND AUTHORITY OF INSPECTORS

- A. Entrance Upon Premises: Duly authorized employees of the city or representatives of the city permitted by the city or wastewater treatment works representatives, bearing proper credentials and identification, shall be permitted to enter all properties for the purpose of inspection, observation, measurement, sampling and testing pertinent to discharge to the community system in accordance with the provisions of this chapter.
- B. Obtain Information: Duly authorized inspectors are authorized to obtain information concerning industrial processes that have a direct bearing on the kind and source of discharge to the wastewater collection system. Industrial users may withhold information when they have established that the revelation of said information to the public might result in an advantage to competitors.
- C. Information To Determine Compliance: The city may require any user of sewer services to provide information needed to determine compliance with this chapter. These requirements may include:
  - Wastewater's discharge peak rate and volume over a specified time period.
  - 2. Chemical analysis of wastewaters.
  - 3. Information on raw materials, processes and products affecting wastewater volume and quality.
  - 4. Quantity and disposition of specific liquid, sludge, oil, solvent or other materials important to sewer control.
- D. Safety Rules Observed: While performing the necessary work on private properties referred to herein, duly authorized inspectors shall observe all safety rules applicable to the premises established by the company.
- E. Premises With Easement: Duly authorized inspectors bearing proper credentials and identification shall be permitted to enter all private properties through which the city holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the wastewater facilities lying within said easement. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved. (Ord. 2016-3, 2016)

#### 13.20.080: PENALTY

- A. Notice Of Violation: Any person found to be violating any provision of this chapter shall be served by the city with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.
- B. Misdemeanor Penalty: Any person who shall continue any violation beyond the time limit provided for in subsection A of this section shall be guilty of a class B misdemeanor and upon conviction thereof, shall be subject to penalty as provided in title 1, chapter 1.16 of this code for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.
- C. Liability For Damages: Any person violating any of the provisions of this chapter shall become liable to the city for the expense, loss or damage caused to the city by reason of such violation.
- D. Cessation of Utility Services: Any person, residence, agency, or business found to be violating any provision of this chapter, who continues in violation after receiving a Notice of Violation, shall be subject to having water services turned off until such time as the person, residence, agency, or business remedies such violation to the satisfaction of the city of Millville or the agency providing treatment. (Ord. 2024-4, 2024; Ord. 2020-3, 2020; Ord. 2016-3, 2016)

#### MILLVILLE CITY RESOLUTION 2025-26

#### RESOLUTION ADOPTING A CITY VEHICLE BACKING POLICY

WHEREAS, the Millville City Council wishes to implement internal controls, policies, and practices to ensure the City is running effectively; and

WHEREAS, the Millville City liability insurance provider has offered significant discounts in insurance costs if certain policies and procedures are in place; and

WHEREAS, a Vehicle Backing Policy for City vehicles is one of the policies that Millville should adopt to reduce insurance costs and reduce the risk of backing accidents; and

NOW THEREFORE, be it resolved that the Millville City Council adopts the attached Vehicle Backing Policy.

This resolution shall become effective upon adoption. Passed and approved by the Millville City Council, this 13<sup>th</sup> day of November 2025.

Corporate SEAL F

SIGNED:

David Hair, Mayor

ATTEST:

Corey Twedt, City Recorder

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

#### MILLVILLE CITY VEHICLE BACKING POLICY

#### **PURPOSE**

To reduce or prevent accidents that occur while city employees are backing city-owned vehicles.

#### **POLICY**

- 1. All city employees operating city vehicles shall make every effort to avoid backing whenever possible.
- 2. When parking a city vehicle, employees should back into the stall whenever it is safe to do so, to allow a forward exit when leaving.
- 3. Before backing, the driver shall:
  - Make sure they are not distracted (e.g., no cell phone use).
  - Check behind and around the vehicle for obstructions or pedestrians.
  - Back slowly and cautiously.
- 4. If another employee is present, that person should act as a spotter to guide the driver when backing in tight or obstructed areas.
- 5. Exceptions: Emergency situations or specific work circumstances that require backing are permitted.
- 6. The Public Works Director is responsible for ensuring that all employees who use City vehicles are familiar with and follow this policy.

#### MILLVILLE CITY RESOLUTION 2025-27

#### UPDATING FEES FOR SOLID WASTE (GARBAGE) COLLECTION

WHEREAS, on March 31, 2022, Logan City provided official notice that it would no longer be providing garbage collection services to Millville City; and

WHEREAS, on November 16, 2022, the Millville City Council signed the Interlocal Cooperative Agreement between Cache County and Participating Municipalities of Cache County for the Creation of an Interlocal Entity for County and Municipal Solid Waste Disposal creating the Cache Waste Consortium; and

WHEREAS, on March 22, 2023, the Cache Waste Consortium signed a Solid Waste Services Agreement with Waste Management for garbage collection services; and

WHEREAS, the Solid Waste Services Agreement outlines updated service fees for garbage and recycling collection; and

WHEREAS, Waste Management has provided notice to the Cache Waste Consortium indicating that per Section 6 b of the service agreement, rates will be increased according to the average Consumer Price Index increase at a rate of 5.1%; and

WHEREAS, the Millville City Council has determined that an additional administration fee of \$0.50 should be added to the assessed fees from Waste Management to help cover the administration costs for Millville City staff and the Cache Waste Consortium overhead costs for providing solid waste collection services to Millville City residents;

NOW THEREFORE, be it resolved that the Millville City Council adopts the following solid waste service fees:

SOLID WASTE (GARBAGE) RATES	Millville Rates (new)		
Residential Single Family	1st Container	Addt'l Container	
Refuse, 64 gallon, weekly collection	\$17.10	\$9.60	
Refuse, 96 gallon, weekly collection	\$18.20	\$9.60	
Recyclables, 96 gallon every other week collection	\$6.05	\$3.80	
Residential Ancillary Services/ Charges			
Container Exchange; swap old container with new	\$50.20		
Container Delivery; new starts and additional containers	\$28.10		
Removal Charge	\$28.10		
Contamination Charge	\$6.05		
Overage Charge	\$6.05		
Resume Charge	\$28.15		
Container Replacement - If damage caused by customer	\$83.35		

The rates adopted by this resolution are to become effective as of December 1, 2025.

Passed and approved by the Millville City Council, this 13th day of November 2025.

SIGNED:

David Hair, Mayor

ATTEST:

Corey Twedt, City Recorder

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

#### Millville City Business Register

License #	Issued To	Business Name	Business Address
4100	Sarah Thompson	Boss Nails by Sarah	110 North 200 East
4101	Deleny Torres	DTorres Floral	105 North Main
4102	Craig Nielson	Stellar Collision Repair	380 North 200 East
4103	Mark Bodily	Curb Appeal Garage Doors	160 West 200 North
4104	Bridgett Farmer	Farmhouse Salon	259 East 300 South
4105	Steve Sampson	Xtreme Machine - Peace Frog	98 West 300 South
4106	Dean Lewis	Ideal Electric, Inc.	134 South 100 West
4107	Sam Weston	Classic & Antique Auto Restoration	270 South Main
4108	Heber Hernandez	H&J Drywall Construction, LLC	548 North Main
4110	Donald Lewis	Don's Quality Tile, Inc.	124 East 100 North
4111	Shane Jackson	Omnia Plumbing & Construction	295 East 400 North
4112	R Greg Patterson	Bowls & Stuff	225 N. 350 E.
4113	Mitch Zilles	MR Zilles Transportation	273 North Main
4114	Robert B. Wick	Rob Wick Construction LLC.	130 West 300 North
4115	Cole Knighton	Knighton Construction, LLC	371 North 100 East
4116	Guy Curtis	Crossroads Traffic Management	385 North 200 East
4117	Brian Jensen	ABJ Specialty	650 North Main
4118	Laura Jardine	Lemon Tree Interior Design	280 East 300 North
4119	Mike Gibbons	M Gibbons	140 North 300 East
4120	Kyle Hancey	Hancey's Precast and Backhoe	85 South 550 East
4121	Jason Dattage	Dattage Sprinkler Inc.	56 West 300 North
4122	Jason Dattage	Liveit Global Marketing, LLC	56 West 300 North
4123	Trevor Hobbs	Canyon View Landscape & Yard	414 South 550 East
		Care	
4124	Quinn Johnson	Lawn Specialists	160 North 300 East
4126	David Hair	D&B Equipment	355 North 100 West
4127	Bart Esplin	Rockin' Bee Honey	20 West 300 South
4128	Ginger Meadows	Meadows Services, LLC	410 North 300 East
4129	Lindsay Monson	Professionails	250 South 300 East
4130	Brett Hadfield	Hadfield Insurance Services	512 North 300 East
4131	Tara Hobbs/Holli Johnson	Tara's Beauty Shop	414 South 550 East
4132	Ross Bowen	Covenant Consulting Group, Inc.	190 West 265 South
4133	Jason Low	Saddlerock Remodel and Repair	159 East 500 North
4134	James E. Fields	Mountain Greenery	71 West Center
4135	Colter Wilker	Black Canyon Excavation, LLC	117 West 400 North
4136	Corey Twedt	Twedt Consulting	181 East 550 North
4137	Glenn Floyd	Chromoly Plus	296 North 100 West
4138	Brett Hadfield	Silicone Plastics	97 West 300 South
4139	Amy Eskelsen	For The Dog LLC	35 East 300 South

41.40	Mark Darkos	Doons II C	77 Foot 200 South
4140	Mark Perkes	Reapp LLC	77 East 200 South
4141	Cody Anhder	Accurate Maintenance	32 West 200 North
4142	Mandy P. Schiess	Eric & Mandy Schiess LLC	181 West Center
4143	Ashlie Jessop	Ashlie Jessop	164 East 350 South
4144	Desaree Salerno	Come Home to Clean LLC	295 North 100 West
4145	Paul Hair	Triple PPP Inc.	180 West Center
4146	Marie Jenkins	Yellow Door Salon	545 North 140 East
4147	Erin May	Center Street Cheesecake, LLC	137 West Center Street
4148	Earl Cox	Cox Electric	293 East Center
4149	Jill Woolley	Creative Corner Preschool	420 North 200 East
4150	Ryan Pierson	Artistic Rail	11 East 650 North
4151	Rael Thomson	Mountain Shih Tzu	480 South 550 East
4152	Pam Waldron	Salon Solace	15 East 300 South
4153	Jason Leishman	Legacy Concrete	165 East 100 South
4155	Zachary Norton	Refine It Marketing	310 East 100 North
4156	Colby E. Gill	Western Adjusting Services LLC	397 South 200 East
4157	Ronald Michael Johnson	Summit Electric Inc.	625 North Main
4158	Joel Duffin	Atomic Jolt Inc.	460 North 150 East
4160	Brady Jenson	Brady Jenson Plumbing & Heating	396 South 200 East
	,	,	
4161	Crae Williams	Stone Haven Construction	25 East 450 North
4162	Jenny Williams	Busy Bugs Preschool	25 East 450 North
4163	Trudy Sorenson	Minds Eye LLC	69 West 200 South
4165	Colby Nielson	High Country Home Builders	253 North 250 East
4168	Josh Cowley	Fab-Tech Machining	55 West 400 North
4169	Trey Hustad	Squeegee Bros	540 North 140 East
4171	Todd Aslett	Auto Paint Designs	26 West 300 North
4172	Tyson Burnham	Singular Edge LLC	490 North 200 East
4173	Larry Lewis	Larry S. Lewis Construction Inc.	40 North 100 East
4174	Melecio J. Hilera	Jacob and Brothers Stone and Tile	278 North 100 East
		LLC	
4176	Wendy Smith	Margie's Kitchen	288 North 350 East
4177	Kalob Wahler	Dub's Universal Repair	120 North 300 East
4178	Amanda Hansen	Little Turkey Shoppe	120 North 300 East
4179	Jacey Forsgren	Mill Canyon Livestock LLC	35 North 100 West
4180	Jordan Caldwell	Miami Ice	565 North 200 East
4181	Jesse Elsmore	Jardine Malaska Construction	55 East 100 North
		Services	
4183	Katie Owens	Cache Valley Native Plants	80 West 550 North
4184	James King	The Kings of STR LLC	466 North 100 East
4185	Larry Lewis	Larry Lewis STR	70 North 100 East
4186	Rob Owens	Millville Airbnb Kings, LLC STR	80 West 550 North
4187	Ken Hamilton or Daphne	Bio Minerals Technologies, Inc.	299 South 100 West
	Carlson	<b>2</b> .	
4189	Fred Lowry	Lowry and Associates, Inc.	10 West 300 South
4190	Matthew Anderson	Anderson Auto	340 North Main
4191	Cathy Anderson	Don's Auto Body	340 North Main
4192	Colton Murray Thain	Mean Machine	695 West 1700 South #15
	, -		

			700 W 1700 S bldg 29 ste 108 &
4193	Shawn Baxter	BAXBO LLC	109
4194	Josh Slater	IC Group	1000 W 1000 N Bldg 29 STE 101
4195	Josh Slater	Lyndale Marketing Inc.	1000 W 1000 N Bldg 29 STE 101
4196	Peter Longbardi	Ultralight Adventure Products	695 W 1700 S Bldg 28, Ste 102
4199	Sara Banham	Indie & Company	700 W. 1700 S. Ste. 111
4200	Sean Kartchner	Pepperidge Farm	699 W. 1700 S. #14 & #16
4201	Drew Michener	Green Box Solar	765 W. 1940 S., Bld 25 #103
4202	Justin Hamilton	Red Poppy Rentals	695 West 1700 South Bldg 28 #111
4203	Ryan Bingham	Les Olson Company	795 W 1700 S Bldg 28 #100
4205	Chasity Tucker	Tucker Fitness Iron Gym	765 E. 1950 S. Bldg 22, Ste 102
4207	Deven Gnehm	Signature Sales, LLC	1000 W. 1000 N.
4210	Jennifer Berett	Rapid Fire Protection Inc.	695 W 1700 S, Bldg 13, Suite 4
4211	Chalyce Carlsen	Rock Creek Crates	695 W. 1700 S. Bldg. 28 Suite 110
4212	Trevor Booth	Epic Breakroom Solutions LLC	695 W. 1700 S. Bldg 28, Ste 107
4213	Nathan Zollinger	Wheel Pros Dynamics dba ZBROZ	1000 N 1000 W Bldg 8
4214	Ryan Zollinger	Global Industries LLC	1000 N 1000 W Bldg 15
4215	Lance Zollinger	Zollinger Commercial	1000 W 1000 N
		Warehousing	
4216	Carrie Newman	Cerus Gear, LLC	700 W 1700 S Bldg 29 Ste 106
4217	Tom or Kathy Fecteau	Kathy Kaye Foods, LLC	1000 N 1000 W Bldg #30
4218	Ryan Shurtleff	CampSaver.com	695 W 1700 S Bldg 25, Ste 100
4219	Emily Peterson	The Whitney Connection LLC	1000 N 1000 W Bldg 29 STE 108
4220	Dixie Loveless	Mountain Peak Volleyball	725 West 1940 South
4221	Zachary Coverstone	Coverstone Corner	285 South 100 East
4222	Kyle Valgardson	Eagle Works Manufacturing	695 W 1700 S Bldg 18, B
4223	Randy Anderson	Anderson Bookkeeping LLC	105 North 300 East
4224	Lacee Jensen	Klassy Klaws	141 East 600 North
4225	Rylan Zollinger	LA Zollinger & Sons Inc.	695 W. 1700 S. Bldg. 7
4226	Joshua Hale	Casper's Ice Cream, LLC	669 W. 1700 S. Bldg. 9
4227	John Werner	werner1ton hotshot	85 South 100 West
4228	Spencer Hedelius	Green Acre Lawn Care LLC	41 North 550 East
4229	Sonoco	Sonoco	694 W. 1700 S. Bldg. 16 A
4230	Luke Crane	Cinch I.T. of Logan	185 North 430 East
4231	Kara Everton	Kiki Kawa, LLC	115 South Main Street
4232	Ian McArthur	South Valley Rentals	1765 W. 1950 S., #100
4233	Kelly Powell	K.A.P. Handyman Services	520 East 300 South
4234	Chris Coombs	CK Mowing & Landscaping	11 North Main
4235	Angela Wall	Bottlefly Creations	295 East 250 North
4236	Jill Gebert	Cache Trails and Tales	165 North Main
4237	Pamela June	Intertribal Connections of Cache &	370 North 300 East
		Box Elder	
4238	Katerin Y. Sanchez Avila	Master Drywall Construction, LLC	548 North Main
4239	Nick Ropelato	Ropelato Dust Solutions	295 South 300 East

4240	Denise Dixon	DEDwood Crafts, LLC	149 East 500 North
4243	Brian Harding	Blakruut LLC	120 East 400 North
4244	Jay Earley	VIP Supply Co	695 W 1700 S, Bldg 13, Ste C
4245	Jackson Gold	Cache LGBTQ Collective	25 West 300 South
4246	Brian Jarvis	Fortified Doorworks	728 W 1940 S, Bldg 21, Ste 104
4247	Clayton Monson	Monson Transport LLC	220 W 200 S
4248	Steve Christensen	Overhead Door of Cache Valley	1000 W 1000 N, Ste 101
5001	Tobey Fields	Organic Balance Jewels	71 West Center St
5002	Jed Judd	Everyday Us LLC	160 E 600 No
5003	Spencer Hedelius	Monster Haulers	765 W 1950 S., Suite 100
5004	Kayla Monson	Kayla Monson Bookkeeping	266 S 300 E
5005	Todd Campbell	Blue Fox RV	728 W 1940 S, Ste 103
5006	Troy Thornton	iWorq	695 W 1700 S Bldg 22 Ste 103
5007	Brianna Cowley	Aquasplash	728 W 1940 S, Bldg 20,
5008	Daniel Hansen	CV Lawn King	765 W 1950 S, Ste 100
5009	Jassiel Ramirez	ItalKraft Countertops	765 W 1950 S Bldg 22 Ste 104
5010	Accent Painting	Accent Painting & Special Coat	10 West 300 South
5011	Baylee Carroll	Mountain Valley Athletics	765 W 1940 S, Bldg 22, Ste 105
5012		RP Roman	PO Box 700
5013	Mandie Gochnour	Apogee Cache Valley	725 W 1940 S
5014		Daydream Construction	11 E 650 N
5015	Emma Hedelius	Clean N Cozy	41 N 550 E
5016	Zachary Norton	Norton Property Pros	310 E 100 N
5017	Kayla Bundy	Tangle & Twill	765 W 1940 S, Bldg 25, Ste 100
5018	Cameron McCullough	Cache Valley Savings Guide	710 S Main St
5019	Aaron Hill	R&D Machining LLC	708 W 1940 S, Bldg 20, Unit 103
5020	Pierce Carlsen	Fresh Pane Window Washers	143 E 350 S
5021	Dennis Jensen	D&XJ Logistics LLC	127 E 600 N

#### MILLVILLE CITY ORDINANCE 2025-10

## AN ORDINANCE ACCEPTING THE ANNEXATION KNOWN AS THE EAMES ANNEXATION

WHEREAS, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Millville City, Utah; and

WHEREAS, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

WHEREAS, said property covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Millville City; and

WHEREAS, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

WHEREAS, on August 12, 2025, the Cache County Council reviewed and approved the annexation as an island will be created; and

WHEREAS, the City Council has determined annexation of said property is appropriate and desirable;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the City Council of Millville City, Utah, hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP AND ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF MILLVILLE CITY, UTAH (EAMES ANNEXATION).

BE IT ORDAINED, by the City Council of Millville City, Cache County, State of Utah, as follows:

SECTION 1. That certain real property, more particularly described in Section 2 below is hereby annexed to Millville City, Utah, and the corporate limits of said city hereby extended accordingly.

SECTION 2. That the real property which is the subject of this Ordinance is described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER COMMON TO SECTIONS 22 AND 23, SAID TOWNSHIP, RANGE, AND MERIDIAN;

THENCE N89°54'17"W 2092.00 FEET MORE OR LESS ALONG THE SOUTH 1/16 LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING AT THE INTERSECTION OF SAID 1/16 LINE AND THE EAST RIGHT-OF-WAY LINE OF MILLVILLE 100 EAST STREET (COUNTY 500 EAST STREET), SAID POINT ALSO BEING ON THE EXISTING MILLVILLE CITY CORPORATE LIMIT LINE;

THENCE S1°13'53"W 223.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N88°46'07"W 66.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID STREET AND THE CENTERLINE OF GARR SPRINGS CREEK (ALSO KNOWN AS GARR SPRINGS BRANCH).

THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING FOUR COURSES:

- 1. N58°20'44"W 87.48 FEET:
- 2. N49°07'42"W 131.15 FEET;
- 3. N70°11'45"W 59.16 FEET;
- 4. N85°40'24"W 143.00 FEET TO THE EAST BANK OF THE PROVIDENCE AND MILLVILLE DITCH; THENCE ALONG THE EAST BANK OF SAID DITCH THE FOLLOWING TWO COURSES:
- 1. N30°55'38"E 35.71 FEET;
- 2. N15°35'01"E 30.33 FEET TO THE INTERSECTION OF THE EAST BANK OF SAID DITCH AND THE SOUTH 1/16 LINE OF SAID SECTION 22 AND EXISTING MILLVILE CITY CORPORATE LIMIT LINE:

THENCE S89°54'17"E 416.16 FEET TO THE POINT OF BEGINNING:

CONTAINING 1.29 ACRES, MORE OR LESS.

SECTION 3. That the real property described in Section 2 above shall be classified as being in the Residential (R-1) Zone in accordance with the provision of Section 17.12.030 of the Millville City Code and the zoning map of Millville City shall be amended to include the real property described above.

SECTION 4. A certified copy of this ordinance, an original plat describing the property, and the annexation agreement shall be filed with the Cache County Recorder within thirty (30) days after the date of this ordinance is adopted.

SECTION 5. This ordinance shall become effective upon posting as required by Utah State Law.

ADOPTED AND PASSED by the Millville City Council this 13th day of November 2025.



MILLVILLE CITY

David Hair, Mayor

ATTEST:

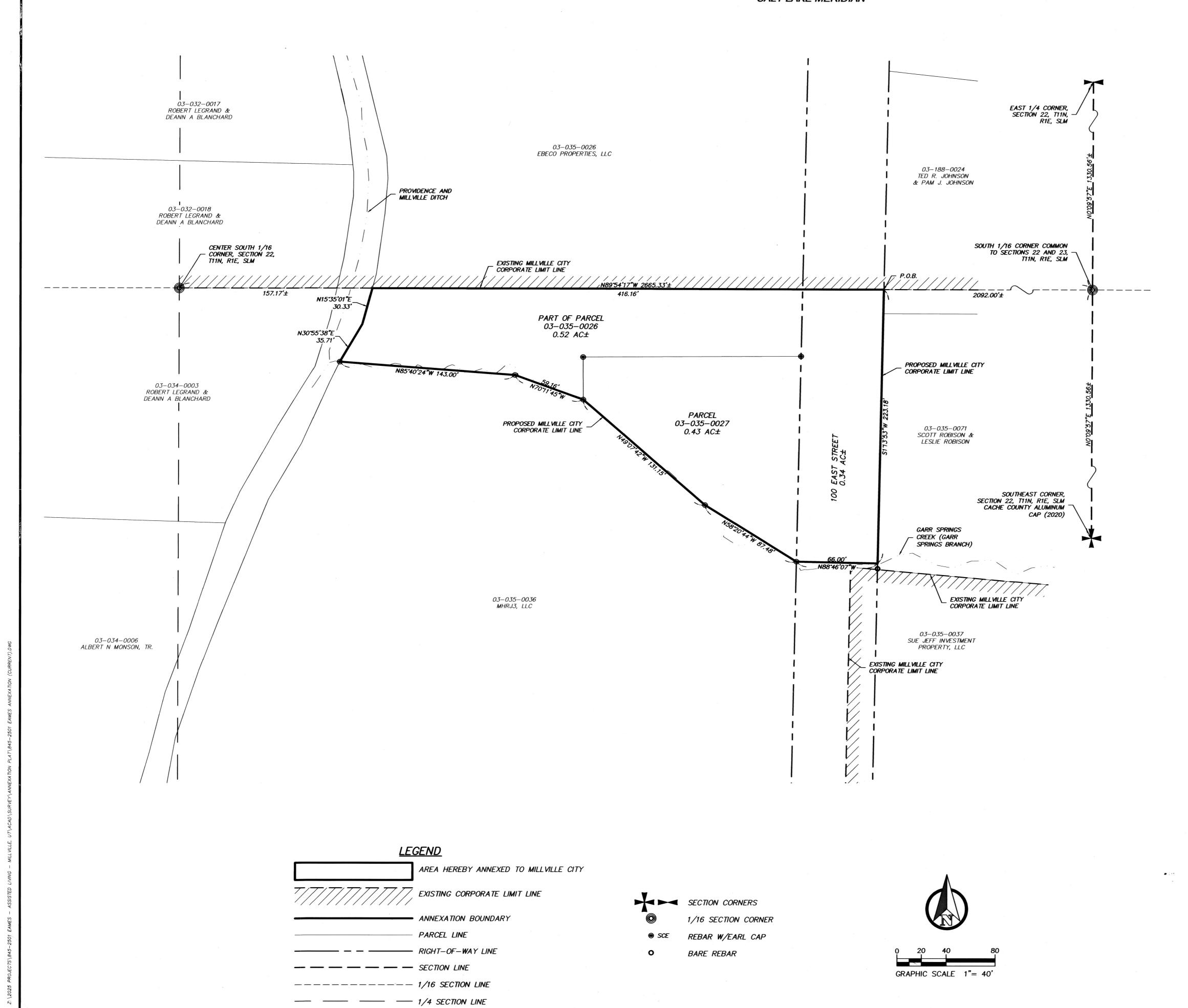
Corey Twedt, City Recorder

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

POSTED: 11/14/25

## EAMES ANNEXATION

## TO MILLVILLE CITY, CACHE COUNTY, UTAH PART OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE MERIDIAN



## SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, HOLDING LICENSE NUMBER 318575-2201 UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF WELLSVILLE CITY, UTAH IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, SUBSECTION (4), AND HAVE ACCURATELY REPRESENTED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON BASED UPON DATA COMPILED FROM THE RECORDS OF THE CACHE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



## LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER COMMON TO SECTIONS 22 AND 23, SAID TOWNSHIP, RANGE, AND MERIDIAN;

THENCE N89°54'17"W 2092.00 FEET MORE OR LESS ALONG THE SOUTH 1/16 LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING AT THE INTERSECTION OF SAID 1/16 LINE AND THE EAST RIGHT-OF-WAY LINE OF MILLVILLE 100 EAST STREET (COUNTY 500 EAST STREET), SAID POINT ALSO BEING ON THE EXISTING MILLVILLE CITY CORPORATE LIMIT LINE;

THENCE S1"13'53"W 223.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N88°46'07"W 66.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID STREET AND THE CENTERLINE OF GARR SPRINGS CREEK (ALSO KNOWN AS GARR SPRINGS BRANCH). THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING FOUR COURSES:

- 1. N58°20'44"W 87.48 FEET;
- 2. N49°07'42"W 131.15 FEET;
- 3. N70°11'45"W 59.16 FEET; 4. N85'40'24"W 143.00 FEET TO THE EAST BANK OF THE PROVIDENCE AND MILLVILLE DITCH;
- THENCE ALONG THE EAST BANK OF SAID DITCH THE FOLLOWING TWO COURSES:
- 1. N30°55'38"E 35.71 FEET; 2. N15°35'01"E 30.33 FEET TO THE INTERSECTION OF THE EAST BANK OF SAID DITCH AND THE SOUTH 1/16 LINE OF SAID SECTION 22 AND EXISTING MILLVILE

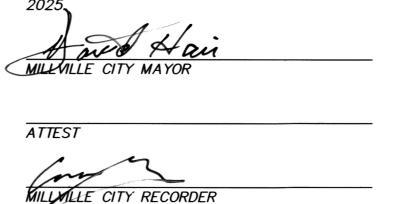
CITY CORPORATE LIMIT LINE; THENCE S89°54'17"E 416.16 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.29 ACRES, MORE OR LESS.

## MILLVILLE CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE MILLVILLE CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO MILLVILLE CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE DAY OF August

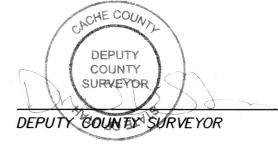




## DEPUTY CACHE COUNTY SURVEYOR APPROVAL

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.





COUNTY RECORDER
COUNTY RECORDER'S NO
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST
OF
THIS DAY OF
20 AT IN BOOK OF PLATS
INDEX
FEE
COUNTY RECORDER



Engineers Surveyors Planners 95 Golf Course Rd.

Suite 101 Logan, UT 84321 435.713.0099

13 OCTOBER 2025 1" = 40' S. EARL CHECKED BY: W. HENDRICKSON APPROVED BY: S. EARL ROJECT NUMBER: 845-2501

## **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