

NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold its regularly scheduled Council Meeting on Thursday, March 12, 2026, 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 – Councilmember Ward
3. Pledge of Allegiance presented by the Sea Scouts
4. Approval of agenda
5. Approval of minutes of the last City Council Meeting – February 12, 2026
6. Agenda Items—
 - A. Consideration for continued flag service from Sea Scouts – Dean Stevens
 - B. Consideration of resolution accepting the Steward Land Company Zone Change Request from Agricultural (A) to mixed Residential (R-1) / Residential (R-2). 35-acre parcel 03-035-0037 at approximately 400 South between 100 East and 200 East – Mayor Hair
 - C. Consideration of resolution updating fees for zone change requests – Recorder Twedt
 - D. Consideration for fencing Millville City owned parcel 03-037-0025 to allow animal grazing to reduce fire risk – Councilmember Ripplinger
 - E. Consideration for the purchase of a used sewer vac truck from Providence City – Public Works Director Kendrick
 - F. Consideration for Millville City library survey – Mayor Hair
 - G. City Reports: Roads, Parks, Water – Public Works Director Kendrick
 - H. Councilmember reports and other items for future agendas
7. 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.

The Millville City Council may enter into a closed session as allowed by Utah Code 52-4-205 to discuss pending or reasonably imminent litigation, to discuss the individual character, professional competence, or health of an individual, or to discuss land acquisition or the sale of real property.

This agenda was posted on March 9, 2026, to the City posting locations, the City Website, and the Utah Public Meeting Notices Website.



Corey Twedt, Recorder

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
February 12, 2026

PRESENT: David Hair, Pamela June, Ryan Zollinger, Darcy Ripplinger, Jacob Ames, Chad Kendrick, Corey Twedt, Kara Everton, Jeff Gibson, Jean Culbertson, Matthew Anderson, Bonnie Farmer, Celeste Thatcher, Susan Goldsberry, Kim Ashcroft

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for February 12, 2026, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jacob Ames, Ryan Zollinger, and Darcy Ripplinger were in attendance, and Councilmember Jeremy Ward was excused.

Opening remarks/Pledge of Allegiance

Councilmember Zollinger welcomed everyone to the Council Meeting. He said that he had been down at the State Capitol today. The legislature is very busy, and a lot of things are happening down there. Councilmember Zollinger led all present in the Pledge of Allegiance. He then offered a word of prayer.

Approval of agenda

The agenda for the City Council Meeting of February 12, 2026, was reviewed.

Councilmember Ames motioned to approve the agenda for February 12, 2026.

Councilmember Zollinger seconded. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes, with Councilmember Ward excused. (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 January 8, 2026.

Councilmember June motioned to approve the minutes for January 8, 2026.

Councilmember Zollinger seconded. Councilmembers June and Ripplinger pointed out a few corrections that were fixed during the meeting. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes, with Councilmember Ward excused.

Public comment period

Mayor Hair opened the floor for any public comments. Celeste Thatcher had signed up and asked if the Council could discuss any details regarding the closed session that was on the agenda for reasonably imminent litigation. Mayor Hair said that it was not something that could be discussed publicly at this point.

Consideration of ordinance updating the residential zoning code and the addition of a 1-acre minimum lot size zone

Development Coordinator Everton reviewed the updates to the residential zoning code. She explained that the main difference is the addition of a 1-acre minimum lot size zone. This code change also combined all the residential codes into a single chapter instead of having a separate chapter for each density level.

With this proposed revision, the Planning Commission had updated the lot size square footage requirements in the code to the exact square footage numbers instead of rounding them down as had been done in the existing code. The frontage requirement for a duplex had also been slightly decreased.

Coordinator Everton went on to explain that they were recommending that the section with distances between buildings, corrals, and stables be updated and moved from the Residential Zoning Code to the Animal Code. She will be looking at the Animal Code in the near future with some additional changes as well to clean things up.

Coordinator Everton said that the Planning Commission was recommending not permitting private lane flag lots on cul-de-sacs, as we have an example of one that is causing some concerns for snow removal. Councilmembers Zollinger and Ames asked some questions to understand this proposed change more clearly. It was determined that some clarifying language should be added, indicating that private lanes should not be permitted off of the bulb, or curved part of the cul-de-sac, but would be permitted on the straight portion of the road leading up to the bulb.

Mayor Hair discussed some changes to the labeling on the table to add additional clarification.

Councilmember June said that she would prefer to round the lot sizes down rather than use the exact square footage numbers. This would make the lots slightly more affordable, and she feels like the rounding that has been in place for years has been fine. She said that a 14,000 square foot lot is a good size. Councilmember Zollinger said that he agreed and preferred the rounded-down square footage numbers, like they are in the existing code. He said that these numbers have worked well for the City for many years.

The Council discussed that the duplex lot size requirement in the current code is slightly smaller than what is required for R-2 "half-acre" lots.

Recorder Twedt said that this brings up a concern he has. There is a resident who is planning to build a duplex in Millville. His property is 20,909 square feet. Under the existing City Code, a duplex is permitted on a lot that is 20,000 square feet or larger. When P&Z drafted the new code, which is being considered tonight, they decided not to round the square footage down to 20,000 square feet. As proposed, the half-acre and duplex zoning would both have a square footage of exactly one-half acre, which is 21,780. P&Z didn't do this on purpose to affect this one lot, but it would affect the ability of this resident to put a duplex on that parcel. After a very lengthy and expensive annexation, Recorder

Twedt said that he is not comfortable with that. Councilmember Ames said that he would like to provide a variance for this resident to build a duplex on his parcel, being grandfathered in, since he did the annexation under the impression that he would be able to put a duplex on that property before any changes to lot size requirements were made.

Planning Commissioner Bonnie Farmer said that a banker had attended the P&Z meeting and said he preferred the exact numbers and not rounding for the square footage requirements. Councilmember Zollinger said that for years, we have rounded the numbers down and still referenced these as 1/3-acre lots and 1/2-acre lots. He said he doesn't see this being a problem.

Councilmember Ames recommended using the same rounded square footage numbers that are in the existing code and then updating the table to say approximately on the acreage. Development Coordinator Everton said that this is what was initially presented to the Planning Commission, and then it was changed in the meeting.

Councilmember Ripplinger said that personally, she would like to have the exact square footage numbers listed in the code for the different acreage sizes.

Councilmember June said that she would like to round down, as is done in the current code, to provide some flexibility with how expensive housing costs are right now. There are many houses in Millville currently built on 14,000 square foot lots that are a great size for our City.

There was some discussion on whether a duplex should have the same square footage requirement as the "half-acre" lot or if it should remain at 20,000 square feet as it is in the existing code. Councilmember Ames said that regardless of what happened with the new code being adopted, he feels that the lot annexed with the intent of building a duplex on the south side of the City on 100 East should be allowed to proceed through zoning clearance, as it met the requirements of the code at the time it was moved into Millville.

Councilmember Zollinger said that he would like to have a full Council to weigh in on this code amendment and would prefer to have more time to review. He would like to wait to adopt it at a future meeting. He said that he does like the proposed code and the discussion that has taken place tonight.

Development Coordinator Everton pointed out one additional change in the proposed code. She said that the Planning Commission had recommended changing the side setback for an accessory building. In the current code, the requirement is five feet. County Code allows for this to be decreased to three feet from the property line if there is a firewall. Mayor Hair said that he is concerned about snow coming off the roof and damaging a neighbor's fence. That is why the change was made to increase the distance from the dripline to five feet. He doesn't think three feet is enough space. Councilmember Zollinger said that he preferred keeping this at five feet as well. The closer it is to the property line, the more potential for negative impact on the neighbor.

Councilmember Zollinger motioned to push this to a future meeting when all Councilmembers could be in attendance. Councilmember June seconded. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes, with Councilmember Ward excused.

Councilmember Ames thanked the Planning Commission for their time and work on the revised proposed code. He said he felt they had done a good job. (A copy of the related staff report is included as Attachment “B”.)

Impact Fee road projects

Recorder Twedt said that it would be good to begin working on some road improvements using road impact fee money. He said that one possible project that he and Public Works Director Kendrick had discussed was widening 550 East from 100 South heading south. It would be good to widen this all the way down to 300 South either now or at some point in the future.

He asked the Council if they had any projects in mind that would be a good use of these funds and how they wanted to proceed.

Councilmember Ames said that he liked the proposal for widening 550 East. He said that in looking into this, it appeared that it would likely require some right-of-way acquisition. Recorder Twedt said that they would need to look at that. It was discussed that the plan would be to widen the road only on the east side.

Councilmember Ames said that he thought it would be best to do the full two blocks of this road project, even though the cost would exceed what was available in impact fee funds. Recorder Twedt said that after some costs are available, the Council can determine if they want to use Capital Project Funds to supplement the Road Impact Fee money used for the project.

Councilmember Ames motioned to proceed with the 550 East Road widening project as indicated, with an acknowledgment that it may exceed the available impact fee funds. Councilmember Ripplinger seconded. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes, with Councilmember Ward excused.

County Library discussion

Mayor Hair briefly discussed the County Library in Providence. The County is planning to stop funding this in a couple of months. Providence is considering the possibility of running this as a regional library, and they want to know if the neighboring cities are interested in paying a portion of the costs to have the library available as an option for their residents.

Councilmember Zollinger said that he is surprised at how expensive it has been inside the County budget. It was discussed that to reduce costs, there may be a consideration for the library having less staff and to have it open fewer hours.

Councilmember Zollinger said that if we are trying to keep fees and property taxes low, it is hard for him to want to pay into a library or add some of these services that only a small portion of Millville residents would use.

Councilmember Ripplinger said that she doesn't see a benefit in Millville City funding the Cache County Library. She doesn't see this as a benefit with the size of that library.

Councilmember Ames said that he is supportive of the library. Especially for young kids. He would need more information on the funding ask before he would be on board.

Councilmember June pointed out that all Millville residents pay taxes for the schools, and they all have libraries. Our kids do have access to those libraries.

RAPZ Tax funding application discussion

Recorder Twedt said that applications for the 2026 RAPZ Grant funding are due on March 6, 2026. Based on the public hearing at the last meeting and other needs that the Council sees, he asked what they were interested in including in the application(s) this year.

Councilmember Ripplinger said that she thought it was great to have a public hearing to discuss the RAPZ application. There was some great feedback and good ideas. Councilmember June said that, based on the public hearing, it seems like upgraded playground equipment is needed in Millville.

Councilmember Ames discussed upgrades to Glenridge Park to make it more usable. The consensus from the City Council was that improvements needed to be made to that park, but based on potential usage and the size of Glenridge Park, the number one priority application should be focused on the South Park.

After the Council discussion, it was determined that the City should submit two RAPZ Tax applications this year. The priority one project would be an upgrade to the playground equipment at the South Park, and the priority two project would be to fix up Glenridge Park and try to make it work for multiple sports.

Recorder Twedt asked if the Council wanted to do the applications or had anyone else that they wanted to prepare the applications, or if they wanted him to do them. They asked Recorder Twedt to complete and submit the applications.

Discussion on the process for the appointment of new planning commissioners

Mayor Hair said that he thinks the Planning Commissioner appointment process used in the last meeting caught some of the applicants off guard and maybe made them a little

uncomfortable. He recommended that the Council review the submitted applications before the meeting and then come to the meeting prepared to briefly discuss them and make a decision instead of asking the applicants questions during the meeting.

Councilmember June recommended adding questions to the online application form so that the Council would have more information in making the decision.

Councilmember Zollinger pointed out that in the past, the Councilmember over Planning and Zoning had made a selection for a Planning Commissioner opening and then presented it to the rest of the Council for a vote. They could go back to that method.

Councilmember Ripplinger said that she would rather the full Council discuss and select the appointment during a City Council meeting.

The Council discussed some questions to be added to the Planning Commissioner application form. They also said they would still like to have each applicant speak for two minutes to introduce themselves during the City Council meeting.

The consensus was that the Council would select the new Planning Commissioners during a City Council meeting after having reviewed the expanded applications and hearing the introduction from the candidates.

Recorder Twedt said that he and Coordinator Everton would update the online application and post notice for two new planning commissioners to be selected at the April City Council meeting, when Councilmember June would be able to attend.

City Reports

Director of Public Works Chad Kendrick reported that roughly 100 homes have connected or are in the process of connecting to the sewer collection system. Everything seems to be working really well.

Director Kendrick said that Public Works is working on updating many of the old and faded street signs throughout the City.

The parks have been used nearly every day this winter, with how mild the weather has been.

Mayor Hair said that he really appreciates how hard Chad and Andy work and how reactive they are. When he hears about an issue with the roads, they usually have repairs made the next day.

Councilmember Reports and Items for Future Agendas

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

Councilmember Ripplinger reported that she and Recorder Twedt are working on completing the Cooperative Wildfire Agreement. The agreement requirements are reduced this year as there is no longer a financial obligation from the City, but we are still pursuing mitigation efforts. She discussed the following mitigation efforts that are currently being considered or pursued:

- Installation of a fence around the City-owned property east of Canyon Road so that animals can be held there to graze and reduce fuel for potential fires.
- Work with the Division of Wildlife Resources (DWR) to install a gate in the deer fence for fire truck access to water from the City well in case it is needed for fire suppression on the hillside.
- Work with Rocky Mountain Power to figure out a plan for debris removal and vegetation management around their property.

Councilmember Ripplinger asked the other Councilmembers to let her know if they had other ideas for wildfire mitigation.

Councilmember June asked about a complaint regarding a person allegedly living in a camp trailer at approximately 400 North and Main. Recorder Twedt said that this had been a phone call complaint to the Mayor and not a formal complaint filed with the City complaint form. He had reached out to the property owner, who lives in Paradise. They have responded and said that they will make sure nobody is living in the trailer. No further action will be taken unless the problem continues and the neighbor files an official complaint.

Recorder Twedt reported that the sewer low-income lateral grant program is working well. About 20 of the grant recipients have already connected their homes to the sewer system. He said that he thinks the grant program is making a big difference for these Millville residents.

Development Coordinator Everton said that the City has received a new rezone request for the same 35-acre parcel in the South Fields. The new request has a mix of 1/3-acre lots and 1/2-acre lots. The public hearing in Planning and Zoning will be held at their first meeting in March at the Ridgeline High School auditorium, and then the City Council will consider acceptance or denial of the rezone request in their regular meeting held on March 12th.

Adjournment

Councilmember Zollinger motioned to enter a closed session to discuss reasonably imminent litigation, after which both the public meeting and the executive session will adjourn. Councilmember Ripplinger seconded. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes, with Councilmember Ward excused. The meeting adjourned at 8:50 p.m.



AGENDA REPORT: ZONE CHANGE REQUEST #2

March 12, 2026

Background

The Steward Land Company has submitted a second 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 with part 1/3-acre lots and part 1/2-acre lots, with a line separating the two levels of density shown on the included map.

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 Planning Commission held a public hearing on Wednesday, March 4, 2026, at the Ridgeline High School Auditorium to receive public input on this zone change request. Following the public hearing, the Planning Commission voted unanimously to deny the zone change request.

The City Council should now review the recommendation from Planning and Zoning and the public comments provided from the March 4th meeting, and make a motion to accept or deny the zone change request.

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.

Included Documents

- Resolution 2026-1 – for consideration of acceptance
- Steward Land Company Zone Change Application #2

**MILLVILLE CITY
RESOLUTION 2026-1**

**APPROVING THE STEWARD LAND COMPANY REZONE OF PARCEL
03-035-0037 FROM AGRICULTURAL (A) TO MIXED; RESIDENTIAL (R1) AND
RESIDENTIAL (R2)**

WHEREAS, a completed petition to rezone parcel 03-035-0037 was received from Steward Land Company on February 6, 2026; and

WHEREAS, the Planning Commission has reviewed the rezone request and held a public hearing on March 3, 2026, 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 reviewed the rezone request at the City Council meeting held on March 12, 2026;

THEREFORE, BE IT RESOLVED that Millville City approves the rezone of Parcel 03-035-0037 from Agricultural (A) to a mixture of Residential (R1) and Residential (R2).

Approved and passed by the Millville City Council this 12th day of March 2026.

SIGNED:

David Hair, Mayor

ATTEST:

Corey Twedt, City Recorder

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Jeremy Ward				
Jacob Ames				
Darcy Ripplinger				
Pamela June				
Ryan Zollinger				

Millville City
Application for Rezone



Date: 1/26/26

Please Note:
City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.
Application fees do not include professional firm fees, which will be billed separately.

Applicant Initial: [Signature]

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
\$350 application fee	<input checked="" type="checkbox"/>
Completed, signed and initialed Application for Rezone Information Form	<input checked="" type="checkbox"/>
Current Cache County Plat Map	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Names/addresses of affected entities, as defined by UCA 10-9a-103	<input checked="" type="checkbox"/>
Names and mailing addresses for the adjacent property owners.	<input checked="" type="checkbox"/>
Property owner's consent for the rezone to be pursued ¹	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
Combined legal description of the area(s) proposed for rezone	<input checked="" type="checkbox"/>
A written statement of the purpose for the rezone request	<input checked="" type="checkbox"/>
An electronic copy of all submittals in pdf format emailed to: kara@millvilleut.gov	<input checked="" type="checkbox"/>

Applicant Information (all information MUST be filled out)

Name: Bradley Brown Company: Steward Land Company
Address: 2444 Washington Blvd, Ogden, UT 84401
Phone: 801.881.1029 Email: brad@stewardland.com

Party Responsible for Payment (if different than applicant)

Name: Bowen Wright Company: Steward Land Company
Address: 2444 Washington Blvd, Ogden, UT 84401
Phone: 801.590.0980 Email: billing@stewardland.com

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

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

Parcel 1

Owner of Record: Sue Jeff Investment Property, LLC and Jeremy Evans
Owner Address: Providence, UT 84332-0193
Owner Phone: 435.994.0438 Owner Email: evansconcreteconst@msn.com
Parcel address: Approx. 450 S 200 E Millville, UT Cache County
Parcel Tax I.D.: 03-035-0037
Current zoning: Agricultural Requested zoning: R1 & R2

Parcel 2

Owner of Record: Sue Jeff Investment Property, LLC and Jeremy Evans
Owner Address: Providence, UT 84332-0193
Owner Phone: 435.757.2185 Owner Email: jgibsoninc@aol.com
Parcel address: Approx. 450 S 200 E Millville, UT Cache County
Parcel Tax I.D.: 03-035-0037
Current zoning: Agricultural Requested zoning: R1 & R2

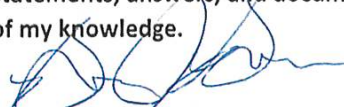
Written Statement of Request (attach additional sheets if necessary)

Steward Land Company is requesting a rezone from "A", Agricultural to "R1" and "R2" (based on the attached map in Exhibit A) 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 that 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 B/B

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 B/B

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

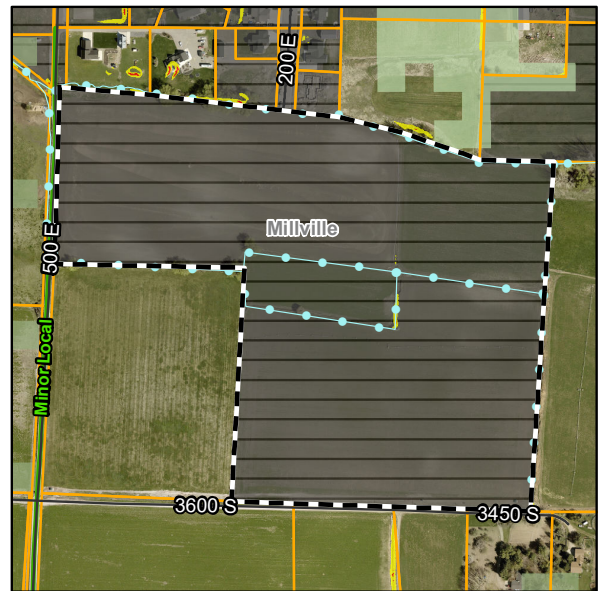

Signature of Applicant Printed Name Date
Bradley Brown 1/26/26

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: JEREMY EVANS
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

Generated on 10 Feb. 2026 at 09:51 AM



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

Initial Parcel Legality Review: Potentially a **legal** parcel
 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.

Areas That May Require Further Analysis

Roads	Encroachment Permit	Steep Slopes
Canals	Moderate Slopes	Wildfire Hazard Areas
County Road Function Class		

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.

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

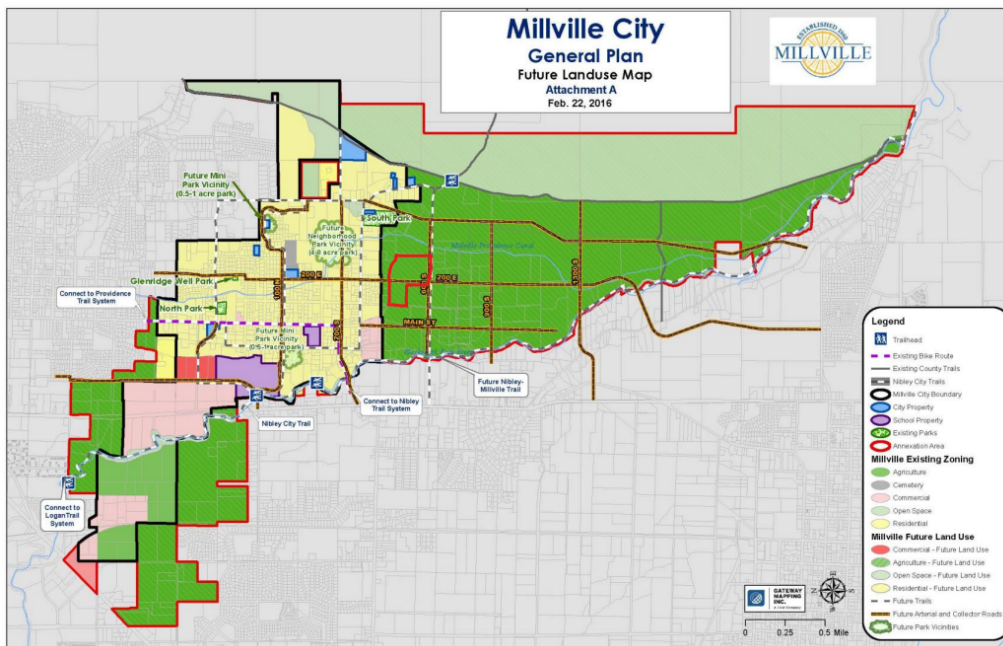
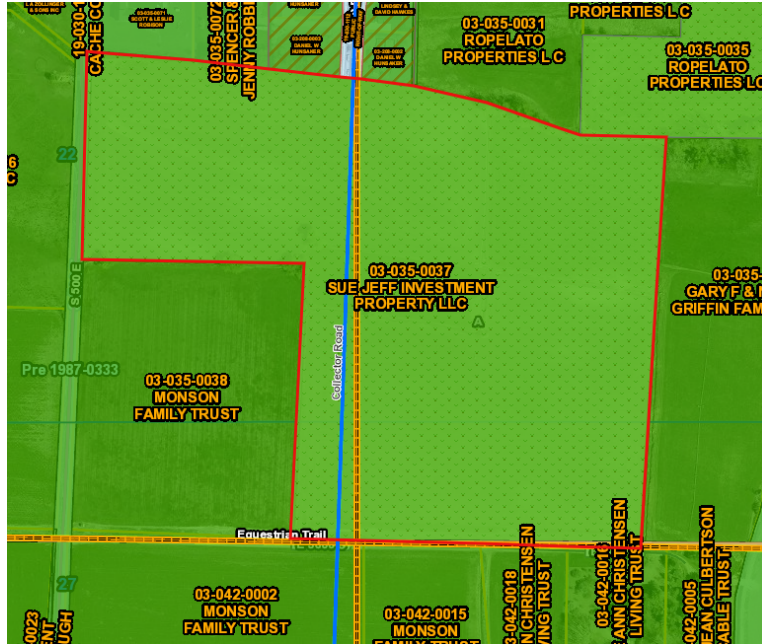
Power - **Rocky Mountain Power** 1438 West 2550 South Ogden UT 84401

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

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

MAP

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



Legal Description

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

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



DESIGNING FOR FUTURE

GENERAL NOTES:
 1. TOTAL AREA 21.6 ACRES
 2. 1/3 ACRE DENSITY 17.0 ACRES
 3. 1/2 ACRE DENSITY 4.6 ACRES



MARK	DATE	DESCRIPTION

PROJECT # 25-278
 DRAWN BY C SCHWABER
 PROJECT MANAGER W TAYLOR
 ISSUED 10/20/23

DRAFT

CONCEPT

1 OF 1

civilsolutionsgroup inc.

CACHE VALLEY | P. 435.213.3762
 SALT LAKE | P. 801.216.3192
 UTAH VALLEY | P. 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net





AGENDA REPORT: ZONE CHANGE REQUEST FEES

March 12, 2026

Background

In 2019, the fee for a zone change request in Millville was increased to \$350. Staff is now recommending that this fee be increased and a higher fee be assessed for zone change requests for larger pieces of property. Zone changes for large properties draw more public interest and may need a larger meeting location that results in additional costs.

There is a large variation in costs for zone change applications in neighboring cities. Here are some of those costs: Hyde Park = \$150 + costs; River Heights = \$300 + costs; Nibley = \$500; Logan = \$550; North Logan = \$600; Providence = \$1,000. It should be noted that most of those cities have a large enough council meeting space, which does not require relocation and rental fees of an auditorium, as Millville has needed to do for the last two zone change requests.

Here are some of the possible costs to the City resulting from a zone change request. Staff time in reviewing the application, preparing publications, reports, and working with the applicant. Professional guidance, if needed, from attorneys and engineers. P&Z meetings for which Planning Commissioners are paid an attendance stipend. Rental of a larger meeting space venue. Updates and reprints of the zoning map if the application is approved.

Staff is proposing that zone change requests for property under 5 acres have a fee of \$550 and zone change requests for property larger than 5 acres have a fee of \$1,000.

Now that Millville City allows for zoning to be selected at the time of annexation, instead of every annexation coming into Millville zoned as Agricultural, the need and number of zone change requests should be significantly reduced.

**MILLVILLE CITY
RESOLUTION 2026-1**

RESOLUTION SETTING ZONE CHANGE FEES

(Amended from Resolution 2019-8)

WHEREAS, the cost associated with reviewing zone change applications, as well as the costs for holding the required meetings, has been reevaluated; and

WHEREAS, the cost to administer and process a zone change has increased significantly;

NOW THEREFORE, be it resolved that the Millville City Council adopts the following:

ZONE CHANGE PETITION FILING FEE:

- Property under 5 acres: \$550
- Property larger than 5 acres: \$1,000

NOW THEREFORE, the above-listed fee is nonrefundable and due before the Millville City accepts and begins processing a zone change application.

THEREFORE, be it resolved by the Millville City Council that this resolution shall become effective immediately.

Passed and approved by the Millville City Council this 12th day of March 2026.

SIGNED:

David Hair, Mayor

ATTEST:

Corey Twedt, City Recorder

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Jacob Ames				
Ryan Zollinger				
Jeremy Ward				
Darcy Ripplinger				
Pamela June				

Councilmember Assignments 2026

Councilmember Jeremy Ward

- Car Show for City Celebration
- Youth Council

Councilmember Ryan Zollinger

- Sewer
- School District
- Parade

Councilmember Jacob Ames

- Fire/EMS/Emergency Preparedness
- Law Enforcement/Animal Control
- Resident Hardship Fund

Councilmember Pamela June

- P&Z
- Ordinance Enforcement

Councilmember Darcy Ripplinger

- City Celebration
- Trails
- Wildfire