

MILLVILLE PLANNING COMMISSION MEETING
Ridgeline High School- 180 N 300 W - Millville, Utah
March 4, 2026

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Matt Anderson, Lynette Dickey, Coby Price, Kara Everton, Megan Dyer, Corey Twedt, Chad Kendrick, Ryan Zollinger, Pam June, Jacob Ames, Darcy Ripplinger, David Hair, Peter Thatcher, Celeste Thatcher, Jean Culbertson, Albert Monson, Gary Gettman, Bart Esplin, Tanya McCormick, Susan Goldsberry, Linda Hendrickson, Sherry Willden, Dale Willden, Richard Zollinger, Stephanie Adams, Jeff Gibson, Sandra Eames, Janette Monson, Robert Carpenter, Susan Carpenter, Donna Jean Humphrys, Jerry Bellon, Riley Duke, Jeremy Evans, Sami Evans, Payton Davis, David Fitzgerald, Luke Farmer, Chloe Baker, Blake Downs, Beth Downs, Clay Wilker, Wendy Wilker, Lindsay Hales, Cole Thornton, Tara Hobbs, Linda Crosby, Chris Crosby, Keith Davis, Guy Curtis, Mike Hall, Kim Ashcroft, Gayla Hovey, Arlan Hovey, Kip Farmer, Margo Christensen, Jim Christensen, Jennifer Jenson, Amanda Alles, Cameron Falk, Morgan Davis, Adam Fitzgerald, Nathan Lowder, Luann Pehrson, Doug Pehrson, Shane Johnson, Jason Bateman, Jason Leighman, Sheri Leishman, Riley Petersen, Zachary Coverstone, Mandy Lowder, Katie Anderson, Lainey Anderson, Finley Everton, Scott Robison, Jolayne M. Wright, Marjorie Davis, Cary Jaspers, Cordell Monson

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for March 4, 2026, at 7:01 pm. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price were present. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh went over some information regarding microphone and placement and suggested that if someone couldn't hear they should move forward. He then led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for March 4, 2026, was reviewed. **Commissioner Dickey moved to approve the agenda for March 4, 2026.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for February 19, 2026. Development Coordinator Everton mentioned a date that was incorrect that has been corrected. **Commissioner Anderson moved to approve the minutes for the meeting on February 19, 2026 as amended.** Commissioner Dickey seconded.

Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

Commissioner Greenhalgh went over some more important details before the public hearing began. He thanked the school for allowing us to use the auditorium and stated that we need to be out of Ridgeline's auditorium by 9:15. We will end the public comment period at 8:30PM. We want to be able to respect Ridgeline and the auditorium so that we can use it in the future so we won't be crammed into the city offices. Be respectful of the two-minute comment period. We do have a timer that will countdown and be displayed. Public can ask questions, but the commissioners will not be answering the questions until their discussion after the public hearing is closed.

PUBLIC HEARING

Commissioner Farmer motioned to go into the public hearing. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Matt Anderson, Lynette Dickey, Coby Price, Kara Everton, Megan Dyer, Corey Twedt, Chad Kendrick, Ryan Zollinger, Pam June, Jacob Ames, Darcy Ripplinger, David Hair, Peter Thatcher, Celeste Thatcher, Jean Culbertson, Albert Monson, Gary Gettman, Bart Esplin, Tanya McCormick, Susan Goldsberry, Linda Hendrickson, Sherry Willden, Dale Willden, Richard Zollinger, Stephanie Adams, Jeff Gibson, Sandra Eames, Janette Monson, Robert Carpenter, Susan Carpenter, Donna Jean Humphrys, Jerry Bellon, Riley Duke, Jeremy Evans, Sami Evans, Payton Davis, David Fitzgerald, Luke Farmer, Chloe Baker, Blake Downs, Beth Downs, Clay Wilker, Wendy Wilker, Lindsay Hales, Cole Thornton, Tara Hobbs, Linda Crosby, Chris Crosby, Keith Davis, Guy Curtis, Mike Hall, Kim Ashcroft, Gayla Hovey, Arlan Hovey, Kip Farmer, Margo Christensen, Jim Christensen, Jennifer Jenson, Amanda Alles, Cameron Falk, Morgan Davis, Adam Fitzgerald, Nathan Lowder, Luann Pehrson, Doug Pehrson, Shane Johnson, Jason Bateman, Jason Leighman, Sheri Leishman, Riley Petersen, Zachary Coverstone, Mandy Lowder, Katie Anderson, Lainey Anderson, Finley Everton, Scott Robison, Jolayne M. Wright, Marjorie Davis, Cary Jaspers, Cordell Monson

Albert Monson thought this discussion was done last fall. He had some questions regarding the water supply and the sewer system capacity. He is also concerned about more people joining in to develop more land.

Jim Christianson asked if this is the same request as last fall. Commissioner Greenhalgh showed the map that was included in the rezone request and briefly explained the request.

Kim Ashcroft yelled out asking how many homes would be in this subdivision.

Development Coordinator Everton reminded we are not answering questions. Commissioner Greenhalgh reminded the audience to come up during the two minutes and ask your questions.

Jean Culbertson thanked everyone for all the work being done. She is concerned about the water. She believes there should be reports such as an environmental impact study. Those living outside of Millville don't have a say in what happens and they are depending on the city officials to carry the vision. The proposed "subdivision" will change the feel of Millville.

Peter Thatcher is reading for Ken Hamilton. His only comment is to ask if this proposal is any different than the previous one. On behalf of Ken Hamilton, he expresses thanks to those involved. As a business owner in Millville, he is concerned about this rezone. Since the last meeting there have been no substantial changes. Millville City has not had enough time to address concerns like emergency services, traffic, etc. Without infrastructure improvements there can't be a lot that is different. There is a lasting negative impact on the operating fields and businesses. The current zone is Agriculture.

At this time difficulties with the microphones were expressed and there were attempts to try to reduce the echo for the commissioners on stage.

Celeste Thatcher thanks the members of the city for the opportunity to express their concerns. The concerns expressed 3 months ago are the same as today. Traffic, deteriorating south road not being able to accommodate more cars, water, walking paths. She appreciates the vote that happened back in November. There are still things that need to be updated like the general plan, the zoning, etc. Asks the landowner to be patient as we get Millville ready.

Tara Hobbs appreciates so many people coming to this but asks why we are back here again. She wants to see more lots around 1-2 acres. She feels like the developers are spoiled teenagers asking their parents for something they want because everyone else is getting it. Why are we doing this again?

Linda Hendrickson voices her concern 380 S 200 E. This will be one of the streets that will be impacted the most. She agrees with what previous comments have been. She is against the change all together. If we have to do it, she would like to see bigger lots.

Kim Ashcroft has a few additional questions. What about the stormwater? He stated that when a developer comes in to rezone Logan and other communities charge a fee. Is Millville City charging

those fees? He has been to a few Planning and Zoning meetings and knows that they have the cities best interest in heart. Expresses his thanks for serving our community.

Mike Hall has lived here for 30 years. His family sold land previously because his family needed money. He doesn't think we need to change and feels that people who bought land out in the south fields bought it for the reason of being farther away from others and we need to respect that. He understands that things can change, but doesn't want it to change.

Jeanette Monson thanked the city for all they do. She had hoped that if this came up again the developer would have looked at 1-2 acre lots. She has lived here since 1978. She loves the feel of Millville with the horses, chickens and all animals. The more densely populated that Millville gets the less we get to have the animals. Concerned about the infrastructure of the town. As she understands that for every \$1 that a citizen spends on infrastructure it'll cost the city \$1.50. Who is making up that difference? She is now on a fixed income. She is concerned about the roads that we are still working on after the sewer. She is concerned about the water as well.

Jim Christiansen is giving his time to Cameron Falk.

Cameron Falk spoke about how this developer's last proposal was denied less than 4 months ago. This feels disrespectful to our community, Planning and Zoning, and the City Council. We haven't had a moment to create a plan for the city. The new proposal hasn't changed much. It was stated multiple times that Millville City needs to come up with a plan for this area. The Planning and Zoning and City Council have been working on updated zoning and general plan; however, nothing has officially changed between the last public hearing and today. She believes in property rights and that the landowner can do what he wants with his land as long as it is in line with the general plan. This proposal is not in line with the general plan. It has been said that other cities cannot rely on other communities to provide housing for our children's future. It is our responsibility to preserve the country feel for our children's future. There is a way to plan out in Millville and other cities to allow those who want the dream of more space to make it work. There are community members who have expertise and do these things for a living that are willing to give their time for free to help Planning and Zoning do this right. The city has a chance to do this right. She has heard about developers bullying small towns into passing things through. She believes in democracy and knows that this is part of the process.

LuAnn Pehrson seconds everything that Cami just said. There is something about developers trying to wear us down. We need to be careful not to allow this to happen. City Council should take the recommendation of the Planning & Zoning and vote no, like what was done before.

Chloe Baker echoes what Cami said. She appreciates the Planning & Zoning commission and all the thought they are putting into the town. There is no law taking away the city to assign zones for growth and development so long as they go along with the general plan. The new proposal is hardly different than the last one. She is hoping that the original vote will be taken into consideration. She has concerns about water and school capacity. She is concerned about Millville citizens eating the cost after the developer leaves. Thanks everyone for their time.

Scott Robison says that pretty colors on a map don't make a plan. He is concerned about watersheds. There is Garr Springs creek that runs right through his property. He has spent a lot of time and money improving that creek. He is concerned about the water that comes from the hills all the way down to the canal. Riparian areas are areas that have water vegetation that eats nitrates, and it is good for the area. These developers put fences right up against the creek without concern of the watershed. He is concerned that no one has addressed watersheds or surface water or surface runoff.

Riley Peterson is sharing Jared Nichols comments in addition to his own. Riley quotes Jared saying, "Millville has already decided this issue. Planning and Zoning spoke, the City Council spoke, the residents spoke. The answer was clear: no. Nothing about that answer has changed, so we are confused why this issue is being brought back up so quickly. The developer may want another chance; the community does not. If this proposal is pushed forward again, the response will be immediate. Residents will pursue a referendum. Residents will request the full public record through GRAMA. Residents will document every communication and every vote connected to this proposal. Residents will ask the state to review whether the city is operating fully within Utah law. Residents will provide the entire record to regional media. None of this is what we want. We want the city to stand by the decision it already made. We want our officials to represent the community that elected them. Millville should not be asked to reopen settled decisions, and it should not be placed in the position of rescuing speculative land deals. The community and the city leadership have already spoken. We are asking the developer to respect that. Thank you"

Riley then proceeded with his own thoughts. He thinks that the system of these meetings is broken and there needs to be a back-and-forth discussion for further understanding. Cost benefit analysis needs to be done. Has the master plan been updated? As a south fielder he said that when Logan was trucking in and out it was a burden to him. He dreamed about owning land when he was first married. He is empathetic to the housing cause but doesn't think that Millville needs to be in the business of handing out small acreage to people. Utah is full of cities that are full of poor planning including our neighboring cities and doesn't think we need to join the cause.

Lindsey Hales lives in the subdivision north of this property. She was surprised that we are here again after a few short months. This process reminds her of selling items on KSL and receiving low-ball offers. It feels disrespectful that it is happening so fast. One of her friends lives in the south fields and has someone knock on their door at least once a month asking if any land is for sell. We can make our own paradise in Millville. She is excited to hear we are working on the General Plan.

Jennifer Jenson is here representing herself, the community and 2 sons who own 11 acres across this proposed development. She has water rights that run across this property in question. She worries about the watershed, the quality of water that she uses for her property. She is concerned about the traffic, the number of people that would be brought into the area. One of those items are trash. When the subdivision north of this property was developed she has seen grass clippings being put over the fence, trash that was not picked up, and a number of other things. She has watched a number of things happen that we shouldn't have stood for.

Doug Pehrson is one of the only places in Millville that has pressurized irrigation that is really efficient for farmers. If anyone was to buy a larger lot it would fit in perfectly to have their animals and ground and be ideal with the pressurized irrigation system. He is sure the city looking at the water

shares so the city can provide water. This is an ideal place for someone to build their dream farm. If it wasn't for gravity flow irrigation it would be a lot harder.

Kim Ashcroft asked to make one more comment. The landowner knew what the zoning was when he bought the land and took a gamble on it, hoping that he could make money off of it, but he knew what he was getting when he paid for it.

Margo Christiansen is reading a text message she received from a land developer wanting to talk about land in Cache County. This was a random text message.

Riley Peterson asked what the formal process for updating the masterplan and how do citizens of Millville impact the development of that plan?

Chloe Baker got up again and expressed the concern of access points to this development. When the sewer was being put in, her community was blocked in and if there was an emergency situation it would be concerning for those landowners.

Jim Christiansen is concerned about who is really benefiting from this development. He knows the land owner and the developer is going to benefit. Land is the best form of currency. Need open space for animals, both domestic and wild. This land is important.

Adam Fitzgerald has grown up in Millville and has moved back since he's been married. Millville City has changed a lot since he was younger. He doesn't feel like he's against growth but thinks that we can do it in a smart way and on our terms. He thanks the Planning and Zoning and City Council for their service.

Scott Robison asked when the Cripple Creek subdivision was developed it was required to do a riparian study and put a portion into a preserve area. He asked if Millville City would require future developments to do the same?

Jeff Gibson is the landowner. He has owned it for a decade. Originally it was zoned the way it was because of the septic systems. The developers have met with Planning & Zoning to try to accommodate the agricultural needs of this area. They want to help the community, not destroy anything. One time all our land was undeveloped. The city has changed with the sewer installation. He wants to do it respectfully.

Susan Goldsberry had no intentions of speaking tonight but had to come up after Jeff spoke. Nothing has been spoken about nature trails or agricultural subdivisions. She hopes this discussion will be shut down once and for all.

Cami Falk asked if there has been discussion about nature trails and is concerned about transparency in what the subdivision would look like.

David Fitzgerald looked up what is positive growth for small towns and it said around 0.5- 1% growth is healthy for a small community, and that 2-3% growth can be challenging.

Ryley Duke said that in the 2016 General Plan it talks about affordable housing and how it is the Planning and Zoning commissions job to strive to achieve responsible and well-managed growth. He agrees that it should be well planned and a lot of the concerns should and need to be addressed. He feels like there is great benefit in developing this land to join the community. He thinks there may be a lot of families that would like to be close to their own families. Those who have larger estates would like to keep this property the way that it is.

Max Hall asked about the process of the rezone application, and can we just say no, or do we have to hear it again and again.

Richard Zollinger is impressed with the people that live in the best place possible. He cautioned the people who said they would go to the state to get what they want. He said the Mayor did not want to install the sewer system but the state came in and said they had to install it. The sewer system is a huge system. This is a tough decision but it will be difficult to shut it completely off.

Commissioner Farmer motioned to close the public hearing. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

B. Discussion and Determination of the Change of Zone request for Steward Land Company for parcel 03-035-0037 from Agricultural (A) to Residential one-third acre (R-1) and Residential one-half acre (R-2)

Commissioner Farmer has lived here for 50 years and has seen a lot of growth. It is critical that we have planned growth. It was apparent in 2018 that we wanted to have that area be 2-acre lots. She was surprised when this came up again. She would prefer to have larger lots in this area.

Commissioner Price mentioned the transparency and process. The process starts with a rezone request. There are no requirements of details, so it is not an issue of transparency, because Millville City is following the letter of the law. The second part is the subdivision development that requires a lot more information and studies. He addressed the master plan being updated. Planning & Zoning or City Council has to hold a public hearing to give comments about the general plan, desired changes, recommendations, etc. It is not a quick process. Legally speaking, the precedent of having $\frac{1}{3}$ and $\frac{1}{2}$ acre lots throughout the city makes it hard for the legislative body to say no right away. Spot -zoning or reverse spot-zoning is not legal. We have to follow the law and will follow the law. This is why the general plan is so important to lean on. There is a lot of concern about infrastructure, traffic, sewer, water, etc. We do need a lot more information before we can fully comprehend if we can sustain a development of this size. There is a lot of hesitation and trepidation because there are so many questions that we do not know, and we feel we need to gather more information before we are able to move forward.

Commissioner Dickey appreciates the community being here and voicing their concerns. She was interested in the conversation regarding impact on schools. She is not sure if that

is a city decision or a school district decision. There have been discussions about boundary adjustments with school districts and she is unsure if that is even a concern moving forward. She agrees that the trail system is important and the protection of the special areas.

Commissioner Price said that Millville Elementary will be the smallest elementary school in the district with the realignment of the boundaries.

Commissioner Anderson has lived in Millville all his life. He added to the school discussion sharing that the school is losing so many students that they are losing teachers. He moved from $\frac{1}{3}$ acre to a 3-acre lot and it was for a reason. He tries to look at all angles of an issue to best understand it and have a level opinion. There are a lot of unknowns regarding this development. He feels like the general plan needs to be fully updated. He wants to see if the annexation area can be included in that plan so we can know beforehand the vision for potential annexed areas.

Commissioner Greenhalgh said that we may all have our own opinions based on where we live or what impact it has on us. It is difficult to be impartial. Stormwater is a part of the development process. It is a requirement to provide an outlet for the stormwater on their own property through a type of detention or retention pond. The masterplan has not been updated since 2016. The access roads to this subdivision would go through the Millville Meadows subdivision as well as be required to have another access road. The developer would be required to update the road to city/county standards at their cost. There are studies that are required, including riparian studies, that would be required. As far as the process, or the city's answer to a new rezone request, the city has to hold a public hearing and go through the same process as we have been doing.

Cameron Falk asked for clarification on the process and if the city could readily deny the rezone.

Commissioner Garrett reiterated the process and how this was a slight change to the previous proposal so that we have to review and hold a public hearing.

Kim Ashcroft asked if there was a fee involved.

Recorder Twedt said that there is a fee for a rezone, and there is a new proposal to increase the fee for lots over 5 acres.

LuAnn Pehrson asked if we can hold off on these applications until the general plan is updated.

Commissioner Greenhalgh stated that holding off another rezone was the general consensus of the Planning & Zoning and City Council previously. The concerns have not changed.

Commissioner Greenhalgh reiterated that the positives are as follows: this has Garr Springs

water shares, and they are valuable to the city. The sewer system can support houses out there and the sewer loan depends on growth. It could be worse. It has been proposed better, but it was previously turned down. The roads would be improved at the developers cost. Eventually there will be development out there but we need to decide what that looks like.

His thoughts on the opposing sides are as follows: a lot of the concerns that City Council expressed were not really addressed. The main part of Millville is zoned R-1, which means $\frac{1}{3}$ acre, so any open area in the city can be developed as $\frac{1}{3}$ acre unless decided otherwise. This area is our only option for controlled growth. Whatever happens with this property, it will affect the rest of the properties in the surrounding areas. A lot of times developers can make promises about open space, trails, nature and then they have no obligation to uphold those promises. To him, the map means nothing. Regarding affordable housing, Millville City is not required to provide that at this time, and we know this will not fall into the category of affordable housing. He is still feeling like the majority of the citizens would not be in favor of this development, and not much has changed since the previous application. He would like to see the general plan updated, including the annexation area.

Jennifer Jenson spoke up about how there are 40 kids in her granddaughter's fifth grade class and school capacity should be considered.

Commissioner Dickey suggested that studies are needed before we move forward with this.

Commissioner Price has been in Millville for 5 years and feels like it is really important to not have a fear-based reaction to others coming into the community. There is no "shut-door policy" anywhere. Development needs to be careful, intentional. Regarding the developer, as far as developers go, they are one of the best for community engagement and integration. There are a lot of developers, some close to home in the valley, that do not do the same thing. He encourages everyone to be educated so that we do not approach this with a fearful mindset. Development is inevitable. He is grateful there was a lot available for him to build on, and would love to share that with others, but encourages others to not cast people aside because we are all a part of this community.

Commissioner Anderson looked online and saw there are 2 houses for sale in Millville. People want to live here and they stay here. We are not Nibley or Providence, and we are not them for a reason. We have done a great job of keeping Millville "Country Living at its Finest". He feels like there are some unknowns and updates to the general plan need to take priority.

Jim Christensen said that we need to keep in mind that the comment of "we don't need to know because it's not law" is scary.

Commissioner Greenhalgh said that when we are looking at a rezone, we are not required to know the number of lots or any other information. He has been on Planning & Zoning for 15+ years and the chairperson for 7-ish years. There have been hard lessons learned. His position on this had started off as anti-development, and looking back it should have been that we need to have controlled development. He loves living in Millville and knows

other people who want that opportunity. Even if we are currently arguing against any development out in this area, we will love whoever moves into this area. We do not know enough about this development or the impact of this on our community. He would like to see impact studies and an impact to the general plan.

Commissioner Price motions to deny the recommendation for the application for a rezone in the anticipation that we will gather further information. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – March 19, at 8:00 pm

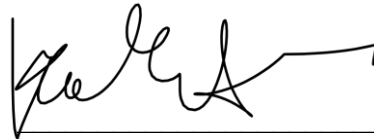
8. Adjournment

Commissioner Greenhalgh moved to adjourn the meeting at approximately 8:49 p.m.

PUBLIC HEARING

The Millville Planning Commission will hold a public hearing on **WEDNESDAY, MARCH 4th**, beginning at/after **7:05 p.m.** in the **AUDITORIUM at Ridgeline High School, 180 N 300 W, Millville, UT 84326** to receive public input regarding a **ZONE CHANGE REQUEST** received from Steward Land Company. The Zone Change is for parcel 03-035-0037 from Agricultural (A) to a mixed zone between R1/R2, which are one-third acre and one-half acre zones. The property is 35 acres and located approximately between 100 East/200 East and 400 South in Millville. Interested persons are encouraged to attend and make comment or submit written comment prior to the hearing to kara@millvilleut.gov.

Copies of the information pertaining to the hearing are available for inspection on the city website at <http://millvilleut.gov> or by contacting the Planning Commission Development Coordinator Kara Everton at (480) 528-1467. Interested persons are encouraged to attend and make comment or submit written comment prior to the hearing.



Kara Everton
Millville City Development Coordinator

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 BJ

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 BJ

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.

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



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 10 Feb. 2026 at 09:51 AM

Parcel Number: 03-035-0037

Property Address: (Not Available)

Tax Roll Acreage: 35.0

Owner Name: JEREMY EVANS

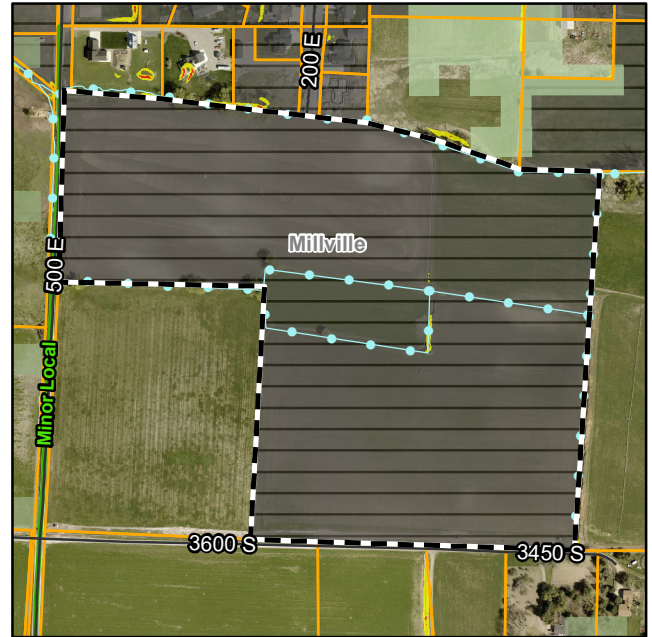
Owner Address: PO BOX 193
PROVIDENCE, UT 84332-0193

Jurisdiction: Cache County

Future Annexation Area: Millville

Base Zone: Contact City for Zoning

Overlay Zone: None



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

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.*

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

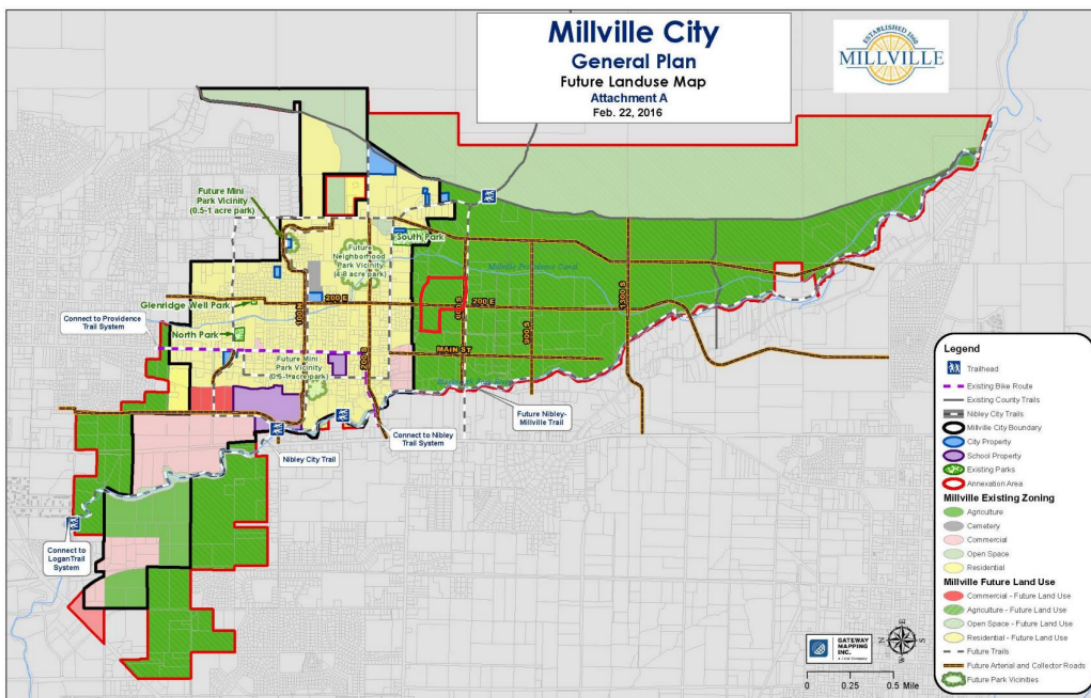
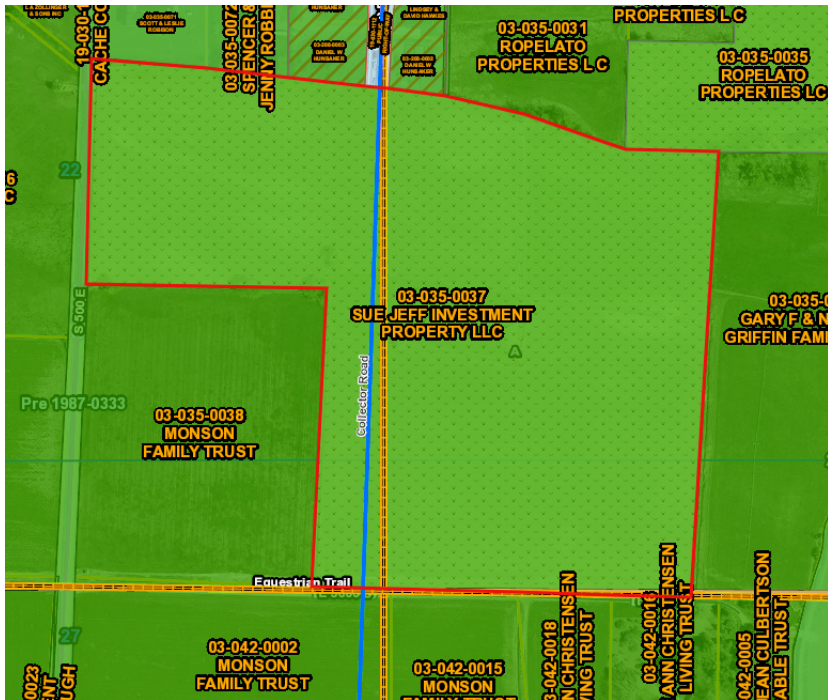
Power - **Rocky Mountain Power** 1438 West 2550 South Ogden UT 84401

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

