

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

PRESENT: David Hair, Pamela June, Ryan Zollinger, Jeremy Ward, Darcy Ripplinger, Jacob Ames, Chad Kendrick, Corey Twedt, Megan Dyer, Kyle Scott, Cindy Scott, Dean Stevens, Megan Vincent, Robert G. Scheppard, Jeff Gibson, Jean Culbertson, Matthew Anderson, Kim Ashcroft, Peter Thatcher, Celeste Thatcher, Jim Christensen, Guy Curtis, Brad Brown, Robert Carpenter, Bonnie Farmer, Susan Goldsberry, Roberta Black, Tanya McCormick, Scott Robison, Leslie Robison, Morgan Davis, Linda Crosby, April Swenson, Camie Raymond, Ken Hamilton, Bob Humphreys, Donna Jean Humphreys, Tim Rodebush, Luann Pehrson, Mary Jo Davis, Lisa Aedo, Lynette Dickey, Aubrey Holdaway, Adam Bagley

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 Jeremy Ward, Ryan Zollinger, Darcy Ripplinger, and Jacob Ames were in attendance at the Millville City Office and Councilmember Pam June attended by phone.

Opening remarks

Councilmember Ward welcomed everyone to the Council Meeting and offered a word of prayer. He then turned the time over to Skipper Dean Stevens and the Sea Scouts.

Pledge of Allegiance by Sea Scout Ship 716

The Sea Scouts presented the flag and led the Pledge of Allegiance.

Approval of agenda

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

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

Councilmember Zollinger seconded. Councilmembers Ward, June, Ripplinger, Zollinger, and Ames 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 January 8, 2026.

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

Councilmember Ripplinger seconded. Councilmember June pointed out a correction in the minutes that was fixed during the meeting. Councilmembers Ward, June, Ripplinger, Zollinger, and Ames voted yes.

City Holiday Flag Service with Sea Scout Ship 716

Sea Scout Skipper Dean Stevens turned the time over to Bosun Mate Megan Vincent. Megan addressed the City Council and thanked them for allowing the Sea Scouts to provide the holiday flag service to the community in the past. She said that the Sea Scouts would like to continue the service for another year, which would include putting up eight flags spread around both Millville roundabouts for ten different flag holidays/events throughout the year. The cost would be the same as it was last year. Megan explained that the funds collected from the flag fundraiser are used to help pay for the Sea Scout activities, including the trip to California, where they would sail on the Matthew Turner in the San Francisco Bay.

Councilmember Zollinger said that he appreciates the service from the Sea Scouts and enjoys seeing the flags in the roundabouts each holiday.

Councilmember Zollinger motioned to approve the request from the Sea Scouts to pay for the flags to be hung in the roundabouts again this year. Councilmember Ward seconded. Councilmembers Ward, June, Ripplinger, Zollinger, and Ames voted yes. (A copy of the fundraiser handout from the Sea Scouts is included as Attachment “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 introduced Brad Brown, the representative from Steward Land Company, and asked him to discuss the zone change being requested. Brad said that they have tried to listen to the comments from the previous request at the end of last year. They are trying to make this work, although they realize that they won't be able to make everyone happy. They know that some people want large lots, but as a developer, they need to do something that works for them as well. They see that Millville is special. They want to try to work with the Council to make something work.

Councilmember Ames said that there have been a lot of the comments made about issues with the water, sewer, and stormwater infrastructure. He said that he wants to briefly explain more about how the process works. During the rezone process, an application is submitted, and the City Council is supposed to determine if the requested zone would be a good fit for the City in that location. This is just a selection for the type of zoning.

Later, if a subdivision is requested, the City requires that the developer goes through the full review process. This includes engineering and environmental reviews and traffic studies if needed for the requested development. Many of the infrastructure questions that have come up regarding this request are not resolved or studied at the time of a zone change. They are done later during the subdivision development process.

Councilmember June said that when this was last reviewed back in November, there was discussion that the ideal development in this area would have a range of lot sizes from 1/3 acre up to 2 acres. She has spoken with a realtor about a development in Hyrum that does

something similar with lot sizes getting progressively larger to try and preserve the agricultural feel. Councilmember June said that in her opinion, something like that would be ideal for this end of the City. She doesn't think that this area is ready for the amount of development that would come if the proposed zoning were approved. She also pointed out that the Planning Commission recommended not approving the zone change and there is still code in place indicating that all subdivisions shall conform to and be in harmony with the General Plan.

Mayor Hair said that he just wanted to clarify something about the water. A lack of enough water keeps coming up and was even recently posted in the local newspaper. This is incorrect. Millville City does have the water to support growth.

Councilmember Ward said that he has spent a lot of time thinking about this and it has been weighing on him. This is a big deal, so he has been making calls to try and learn as much as possible. Most of the City is already 1/3-acre lots. As mentioned last time this property was discussed, he grew up in a small town in Idaho. No one can live there anymore, because decisions were made, pricing everyone out. Councilmember Ward said that he would like to work with a developer that is willing to work with the City and he feels like this developer would be willing to work with the City. He said that if they aren't careful, the City won't be able to play a role in the decisions that happen with the development there. Councilmember Ward said that he would rather work with this developer to figure out a plan that will benefit the City. He loves Millville and how safe it is here. He wants to preserve that and thinks that if the Council is not proactive, they may lose that opportunity.

Councilmember Zollinger said that first, he would like to address the letter sent from someone in the South Fields stating that he has a conflict of interest because his father has a piece of property in the vicinity of the land being discussed for rezone tonight. He read from the City Conflict of Interest Policy. Councilmember Zollinger said that this is not a conflict of interest. He is focused on the best interests for Millville City and is planning to participate in this conversation as is part of his role as a member of the City Council.

Councilmember Zollinger said that he doesn't think things have changed much since the last time this property was discussed. In November, the City Council asked for some time to work through an update to the General Plan. He doesn't think a development that drives a wedge in a community is a good thing. He doesn't feel much different than he did last time. Councilmember Zollinger appreciates the effort to add some larger lots, but he doesn't think this is what is best for the city right now.

Councilmember Ames said that he has gone back and forth on this proposed zone change. There are a lot of good things that could come from a subdivision that would result from the proposed zone change. He has heard a lot of people stating that allowing this subdivision with 1/3-acre lots would change the nature of Millville. He disagrees as the majority of the north side of the City has 1/3-acre lots. Councilmember Ames said that if this property were to be developed with 1/3-acre lots, he thinks it would be fine, but he

also likes the idea of having a diversity of lot sizes throughout the City. He likes the idea of preserving some agricultural land on the south side of Millville.

Councilmember Ripplinger said that the Council has asked for some time to prepare some things. They are working on finding funding to update the General Plan. They are working on adding a new 1-acre residential zone. She doesn't think this request is very different from the last time.

Councilmember June motioned to deny the rezone request. Councilmember Ripplinger seconded. Councilmembers June, Ripplinger, Ames, and Zollinger voted yes. Councilmember Ward voted no. (A copy of the related staff report is included as Attachment "C".)

Mayor Hair recommended that at the next meeting, the Council consider placing a moratorium on zone change requests until the City has completed an update to the General Plan.

Councilmember June left the meeting at this time.

Consideration of resolution updating fees for zone change requests

Recorder Twedt said that the City puts fees in place to cover the costs of development-related actions to ensure that the developer is paying the cost for their land use decisions, and those costs don't need to be covered with City funds.

The costs for zone change requests have increased over time. Those costs escalate with larger zone change applications. Recorder Twedt pointed out that Millville should have fewer zone change requests going forward since zone selection can now be done at the time of annexation and additional zone changes are not required after moving property into the City.

It was discussed that the delineation in costs proposed in the resolution was not tied to the difference between a minor and major subdivision. With larger zone change requests, there is just more work and more public interest. This results in additional costs that are not being captured with the current fee structure.

Councilmember Ames said that he was leaning more to a model like Hyde Park uses where there is a flat fee plus costs. Recorder Twedt said that this is what we do with subdivisions, and it has some issues. We could use that type of cost structure to bill for legal or engineering fees, if they are needed. It could also be used to charge for the cost of renting time at a school for a larger public hearing. It would be hard to bill for the additional time spent by staff. We could potentially bill for the cost of updating the zoning map, but that happens later in the process. Recorder Twedt said that the issue that we often run into is collecting those fees. It is much easier to bill up front, before work has begun on an

application than it is to try and get money after the application has gone through the process. Especially if that application was denied.

Councilmember Ward motioned to adopt Resolution 2026-2. Councilmember Zollinger seconded. Councilmembers Ward, Ames, Ripplinger, and Zollinger voted yes with Councilmember June excused. (A copy of the adopted resolution is included as Attachment “D”).

Consideration for fencing Millville City owned parcel 03-037-0025 to allow animal grazing to reduce fire risk

Councilmember Ripplinger said that she sees value in the City fencing off this parcel to allow for grazing to reduce the fuel for potential fires on the hillside near the homes. She discussed the quote the City had received from a fence vendor and said she feels like the fence would be worth the cost as there have been fires in this area before.

It was discussed that there were two different quotes. One that would allow for horses to graze the property and the other that would work with goats. Councilmember Ripplinger said that she thinks horses would be better for this property. There is a balance between grazing to reduce fire risks and overgrazing that would create drainage problems.

Recorder Twedt said that this project had been discussed about a year ago, but it hadn't been authorized because of the cost. At that time, there was a secondary benefit, in addition to reducing the fire risk. The wildfire agreement that the City has with the Utah Department of Natural Resources in the past has required some financial commitment from the City. The costs of installing this fence would have met the financial commitment requirements of the wildfire agreement, but the City no longer has a financial obligation tied to that agreement, so that is no longer an added benefit.

Councilmember Ames said that he is worried about property management. Who is responsible to make sure that it isn't overgrazed? What happens if a horse gets out? How would we determine who would use it for grazing? Recorder Twedt said that the City fence would tie into the fence of the neighboring property to the north. They had made the request previously to put their horses on this parcel, so they should be able to have their horses graze there if they are interested in doing so. We would want some kind of memo of understanding to work through the other things.

Councilmember Zollinger asked where the money would come from. Recorder Twedt discussed the FY26 budget and two budget line items that could be used to cover nearly all the costs for the installation of this fence if the Council wants to put one in.

Councilmember Ames asked where the location of the access would be. Councilmember Ripplinger said that there would be access from the west near the road. Recorder Twedt said that the quote also included an access on the east side in case fire fighting vehicles needed to get through the property to get closer to the hillside.

Luann Pehrson said that she thinks the cost of the fence would be minimal compared to the potential loss of a house to a fire in that area. She wishes Rocky Mountain Power would also do something to mitigate risk on the parcels they own.

Councilmember Ames motioned to approve the installation of a horse fence around the City-owned property at the amount listed in the quote received. Councilmember Ripplinger seconded.

Councilmember Ward asked how this fence would have affected the fire that happened last year. Director Kendrick said that this wouldn't have helped with previous fires.

Councilmember Ward said that this would just act as a fire break. Councilmember Ripplinger said that the City owns the parcel and they should take care of it.

Councilmember Zollinger said that he compares this to some of the other requests that the City receives for the expenditure of funds. He doesn't discount that this would help to some extent with fire mitigation and that the City should be a good steward over the property they own, but this is a lot of money and Millville is a small community. He just wants to consider if this is the best use of Millville funds.

Councilmembers Ripplinger, Ames, and Ward voted yes. Councilmember Zollinger voted no. Councilmember June was excused.

Scott Robison said that he has familiarity with some grants that would be available for this type of project. Councilmember Ripplinger said that she would talk to Scott and then look into the grant funding.

Consideration for the purchase of a used sewer vac truck from Providence

Public Works Director Chad Kendrick said that with the new sewer collection system in town, Millville will eventually need some kind of vac truck. A pull-behind trailer vac truck generally costs around \$150,000. Full vac trucks cost many multiples of that.

Providence City has recently purchased a new vac truck and has offered to sell Millville there old one for a great price. Mayor Hair said that he agreed that this was a great price for that piece of equipment and that he knows people right now that would likely pay double the price that is being offered to Millville City.

The Council and Director Kendrick discussed several uses of a vac truck and about this particular truck from Providence City.

Councilmember Ward motioned that the City purchase the vac truck from Providence City. Councilmember Ames seconded. Councilmembers Ward, Ames, Ripplinger, and Zollinger voted yes with Councilmember June excused.

Consideration for Millville City library survey

Mayor Hair said that there are several conversations going back and forth regarding the future of the Cache County Library in Providence. Nibley has contracted with Hyrum for use of their library for a long time. They may be interested in participating in funding the library in Providence instead of the library in Hyrum.

Recorder Twedt said that after the discussion about the library at the last meeting, he wanted to make sure the Council was okay with a library survey being created and sent out before working on it.

It was discussed that this was difficult since we don't currently have exact numbers or know what it would cost the City. Councilmember Zollinger said that if they see the library as a value to Millville City, they should send out the survey. If there isn't a perceived value, we shouldn't send out a survey.

Mayor Hair said that access to other libraries for programs is permitted without a library card. You just aren't able to check out books.

The benefit of online content from libraries was discussed. Councilmember Ripplinger said that Libby wait times are similar between the Providence County Library and the Hyrum Library, but the selection is better with Hyrum.

Councilmember Ward said that if a survey is sent, he would like it to clearly represent the costs to residents for access to the library in Providence. He also wants to make sure that the City receives enough of a response to a survey to justify making financial decisions for all Millville City residents based on the results.

The consensus from the Council was to have Recorder Twedt make up a survey specific to Millville City residents. The Council asked that the draft survey be sent to them for approval before it is made available to the public.

City Reports

Director of Public Works Chad Kendrick said that things are going well for Public Works. With the warm weather, all of pickleball and tennis courts are now open. The park bathrooms are also open. There are some potholes appearing on the roads that Public Works is fixing as soon as they can after finding out about them. He asked the Council to let him know if they are seeing road issues. The City will begin sharing the Garr Springs water again soon and will be turning on the City wells. Lots of homeowner sewer lateral connections are underway or complete. The sewer is flowing and the lift station is working without any issues.

Councilmember Ward asked if there had been issues with the sewer lateral contractors. Director Kendrick said that things are going good and there are some good crews working in Millville.

Mayor Hair asked Director Kendrick to let him know when he finds out about people that need help with the clean-up of their yards after installing their sewer lateral. Treasurer Dyer said that she has a few names on a list that she will share with Mayor Hair.

Councilmember Ripplinger said that she would like to request that the pickleball lights not be available this early in the year as they affect her home. She said that she thought it was still pretty cold for pickleball. She suggested the lights be available to the public from April through October. Councilmember Zollinger said that it was important to him to be a good neighbor to the homes that live near the park. The Councilmember consensus was to wait until April 1st to turn on the lights this year and then they could discuss later in the year when the lights should be turned off for winter.

Councilmember Reports and Items for Future Agendas

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

Councilmember Ward said that he thinks the Millville City Youth Council is doing a great job. He said they had an amazing dinner for Millville City veterans. The Youth Council has attended a banquet, and youth council conference at Utah State University, as well as an activity at Bear Lake. He said that the youth are really impressive. The Youth Council is looking for service project ideas.

Councilmember Ward said that he is hearing about a lot of speeding issues. The speed display signs were briefly discussed.

Councilmember Zollinger asked about the status of the grant application submitted to help pay for the creation of a new General Plan. Recorder Twedt said that the grant application indicated that awards would be announced in March and April and then funding would be available in July.

Councilmember Ames said that it was kind of strange that Millville City owns the parcel discussed earlier in the meeting and that it is in the County and not in Millville City. Recorder Twedt said that he had looked at that in the past. Since the City isn't doing anything with that parcel, he hasn't been able to think of any good reason to pay the expense the County charges to move it into Millville City. Also, annexing this parcel would result in the City taking more of the County road going towards Millville Canyon.

Councilmember Ripplinger said that she would be meeting with Jill Gebert next week to begin the planning process for the City Celebration.

Mayor Hair said that he would like to have the Council consider a moratorium on zone changes outside of what is in the current General Plan until the City is able to complete a new General Plan.

Adjournment

Councilmember Ward motioned to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Ward, Ames, Ripplinger, and Zollinger voted yes with Councilmember June excused. The meeting adjourned at 8:34 p.m.

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

Holiday Flag Service



Ahoy Local Business! Help Sea Scout Ship 716 with our flag service!

Cost \$60/Year
\$25 Each Additional Flag

Fly our Nation's Flag (3x5 on a PVC pole) in front of your business or office

Business Contact:
Dean Stevens
Phone: 435 757 4414

Sponsored by the Commonwealth Club of Cache Valley

Sea Scout is a branch of BSA that is coed. This amazing organization helps youth 14-21 to learn about sailing and other water activities. By becoming a sponsor for our ship, you enable us to learn and do more. For the low price of \$60, your local Sea Scouts will place an American flag in front of your business or office on the following holidays:

- President's Day
- Armed Forces Day
- Memorial Day
- Flag Day
- Independence Day
- Pioneer Day
- Labor Day
- Patriot Day
- Veteran's Day
- Pearl Harbor Day



Sea Scouts: Making meaningful experiences for our youth!



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

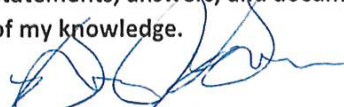
Written Statement of Request (attach additional sheets if necessary)

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 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.

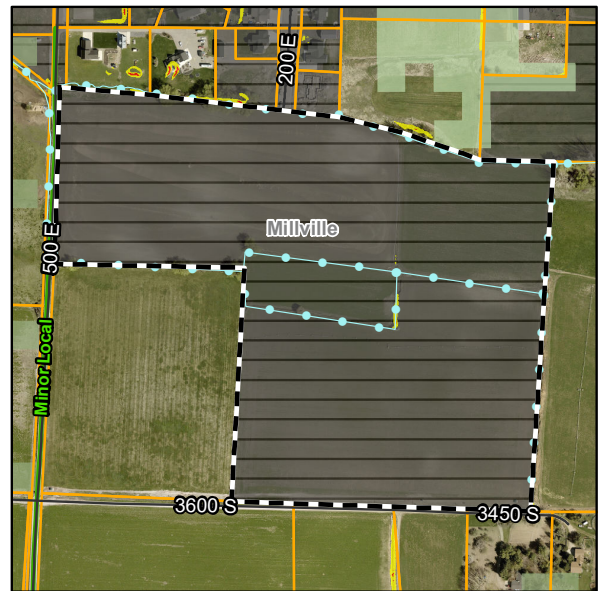

Signature of Applicant Printed Name Date
Bradley Brown 1/26/26

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

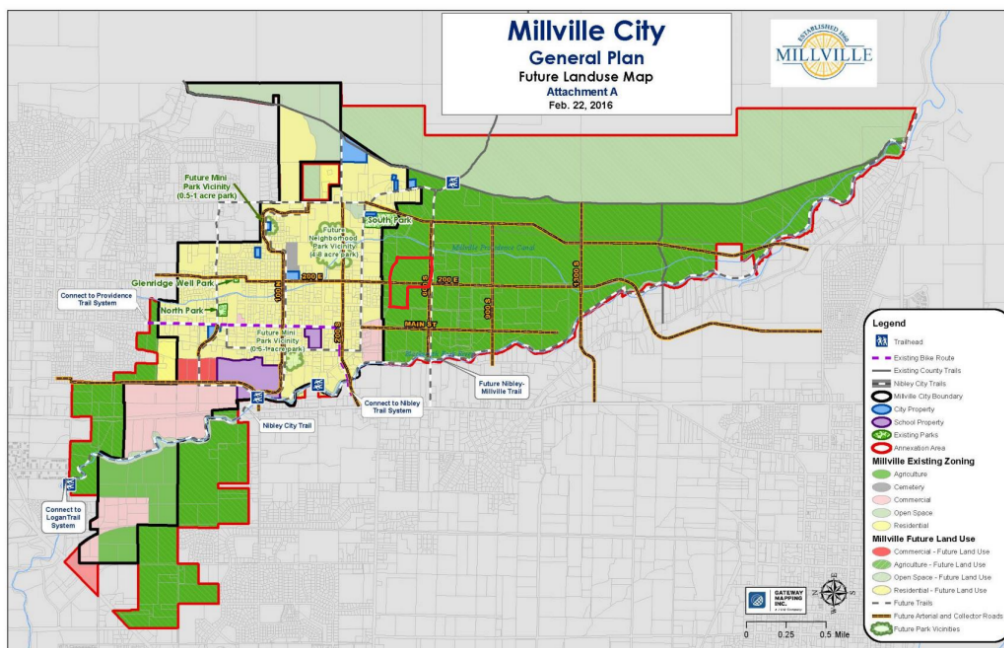
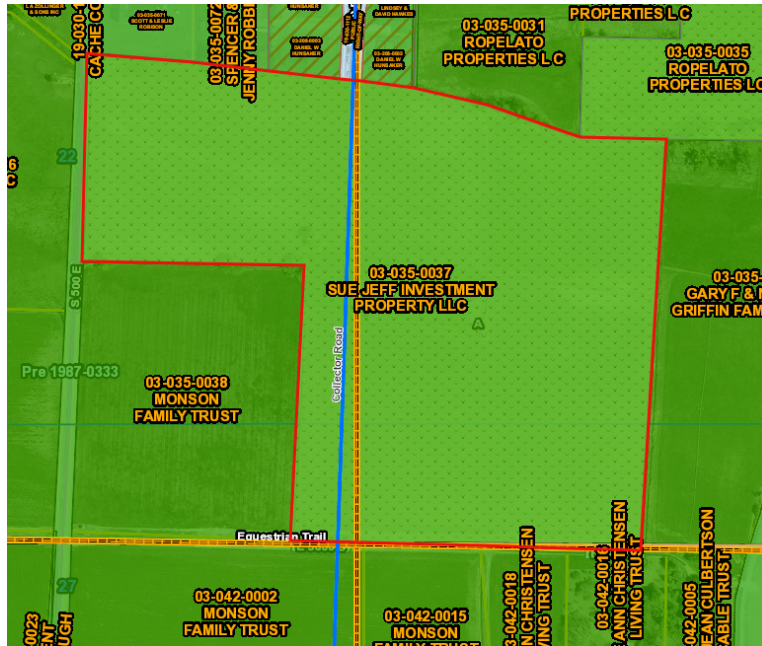
Power - **Rocky Mountain Power** 1438 West 2550 South Ogden UT 84401

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



DESIGNED FOR FUTURE

GENERAL NOTES:
 1. THIS PLAN IS A CONCEPT.
 2. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.



MARK	DATE	DESCRIPTION

PROJECT # 25-278
 DRAWN BY C. SCHWARTZ
 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



**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 Fwedt, City Recorder



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

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