


NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **May 21, 2026**, at the **Millville City Offices**, 510 E 300 S, Millville, Utah, which shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call – Chairman Greenhalgh
2. Opening Remarks / Pledge of Allegiance
3. Approval of Agenda
4. Approval of minutes from last Planning & Zoning Meeting – May 7, 2026
5. Agenda Items:
 - A. Zoning Clearance- Addition- Lynn & Margene Bowler- 211 E 500 N
 - B. Other
6. Agenda items for next meeting
7. Calendaring for future Planning Commission Meeting- Thursday, June 4, 2026, at 8:00 PM
8. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before May 19, 2026, to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
DRAFT- May 7, 2026

PRESENT: Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Kara Everton, Pam June, Jean Culbertson, Travis & Lisa Brunson

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 7, 2026, at 8:00 pm. Commissioners Commissioners Garrett Greenhalgh, Matt Anderson and Lynette Dickey were present. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for May 7, 2026, was reviewed and revised to remove 5A. Commissioner Anderson moved to approve the agenda for May 7, 2026 with changes. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Matt Anderson and Lynette Dickey voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for March 19, 2026. Commissioner Anderson moved to approve the minutes for the meeting on March 19, 2026. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Bonnie Farmer, Lynette Dickey and Coby Price voted in favor.

5. B. Zoning Clearance- Addition- Travis Brunson- 280 E 250 N

Travis was present and explained that there are no footings under the porch in the back and it is causing structural issues that need to be corrected. The setbacks are short from the required, so Travis wanted to discuss next steps and discuss a possible variance. Travis would like to redo the back deck and add a storage area. This will improve the structure of the home. Due to the structural integrity of the home, the commission discussed allowing this addition to be approved due to the structure's location as long as the homeowner does not go further than is already sitting.

Commissioner Anderson moved to approve Zoning Clearance for an Addition for Travis Brunson located at 280 E 250 N with the understanding that new construction would not go beyond the south footprint of the home. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Matt Anderson, and Lynette Dickey voted in favor.

5. C. Zoning Clearance- New Home- GPD Builders for Grant & Lesa Haymore at 53 E 750 N
Garrett Greenhalgh disclosed he is the builder for this house.

Chad and Corey went to look at the improvements and there are two items that need to be completed before building can commence. The storm drain on the south side of the entrance needs a grate and the asphalt on Main Street needs to be filled in.

The plot map was reviewed and setbacks are being met. The builder will get the lot surveyed due to setbacks being on the line of requirements.

Commissioner Dickey moved to approve Zoning Clearance for an New Home for GPD Builders for Grant & Lesa Haymore located at 53 E 750 N contingent on the completion of the two items being done. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, and Lynette Dickey voted in favor.

5. D. Other

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – May 21, 2026 at 8:00 pm

8. Adjournment

Commissioner Greenhalgh moved to adjourn the meeting at approximately 8:28 p.m.

MILLVILLE CITY
Zoning Clearance for Building Permit

For questions email: kara@millvilleut.gov



APPLICATION INFORMATION

Sample Plot Plan

(numbers do not represent required setbacks)

1 Lynn & Margene Bowler
 Applicant Name

2 PO Box 400
 Applicant Mailing Address

Millville, Utah 84326
 City State Zip Code

3 211 E 500 N
 Address of Construction

4 702-575-7852
 Telephone #

5 _____
 Owner's Name (if different from applicant)

6 RES-SFR
 Type of Structure

7 Lot 30 The Shire Subdivision Phase 2
 Subdivision Name and Lot Number

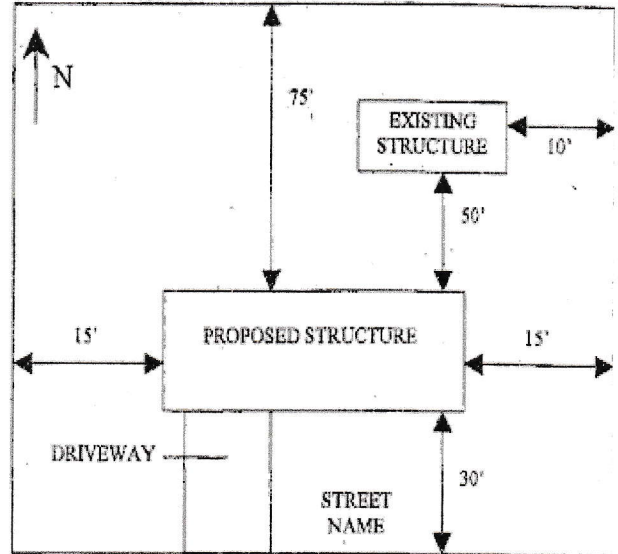
8 3345 / 534 .33 acres
 Square Footage Lot Size

9 02-192-0030
 Tax Identification Number

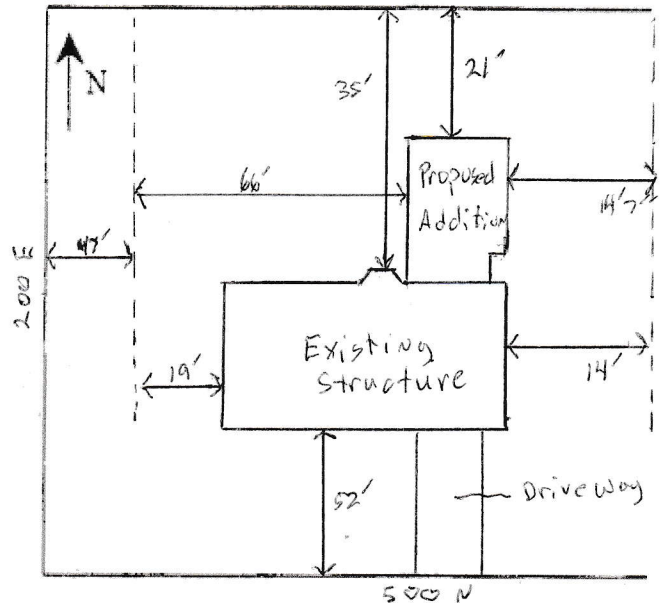
10 17' 0"
 Building Height

11 Sewer Septic Tank
 City Water Private Well
 Electricity Gas

12 _____
 Notes



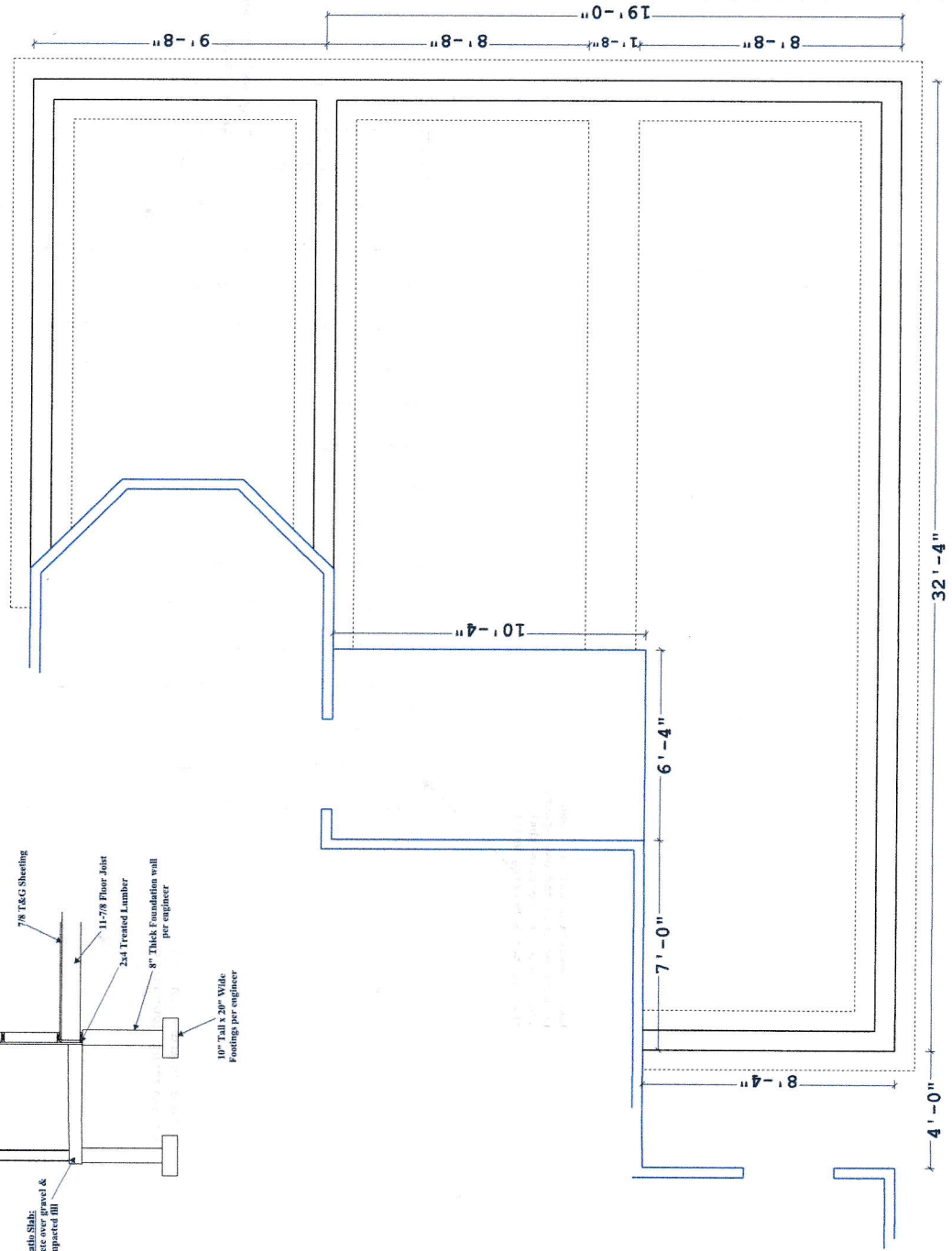
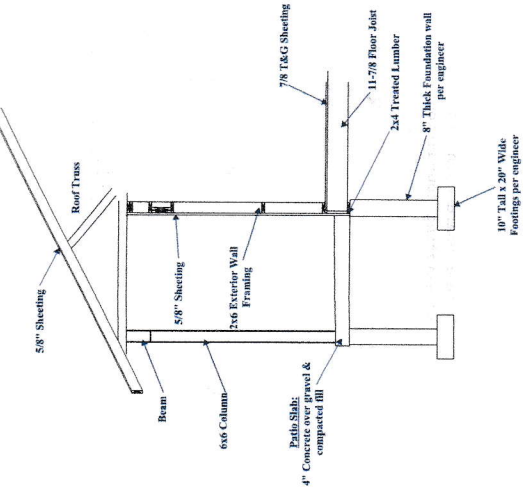
Plot Plan



APPROVED _____ DATE _____
 PLANNING AND ZONING

FEES PAID- TREASURER _____ DATE _____

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.



Concrete Notes:

- Typical Footing & Foundation Per Building Codes & Engineer
- Typical footing unless specifying otherwise, 20" wide & 12" thick with (2) 4" bars running continuously.
- 4" Foundation walls 8" Thick
- 4" Interior & exterior slabs w/4" compacted gravel or fill
- Smooth Finish on all interior concrete
- Broom Finish on all exterior concrete
- Location & layout of all exterior concrete to be inspected by owner prior to concrete pour.

Option 2
Covered Patio Option

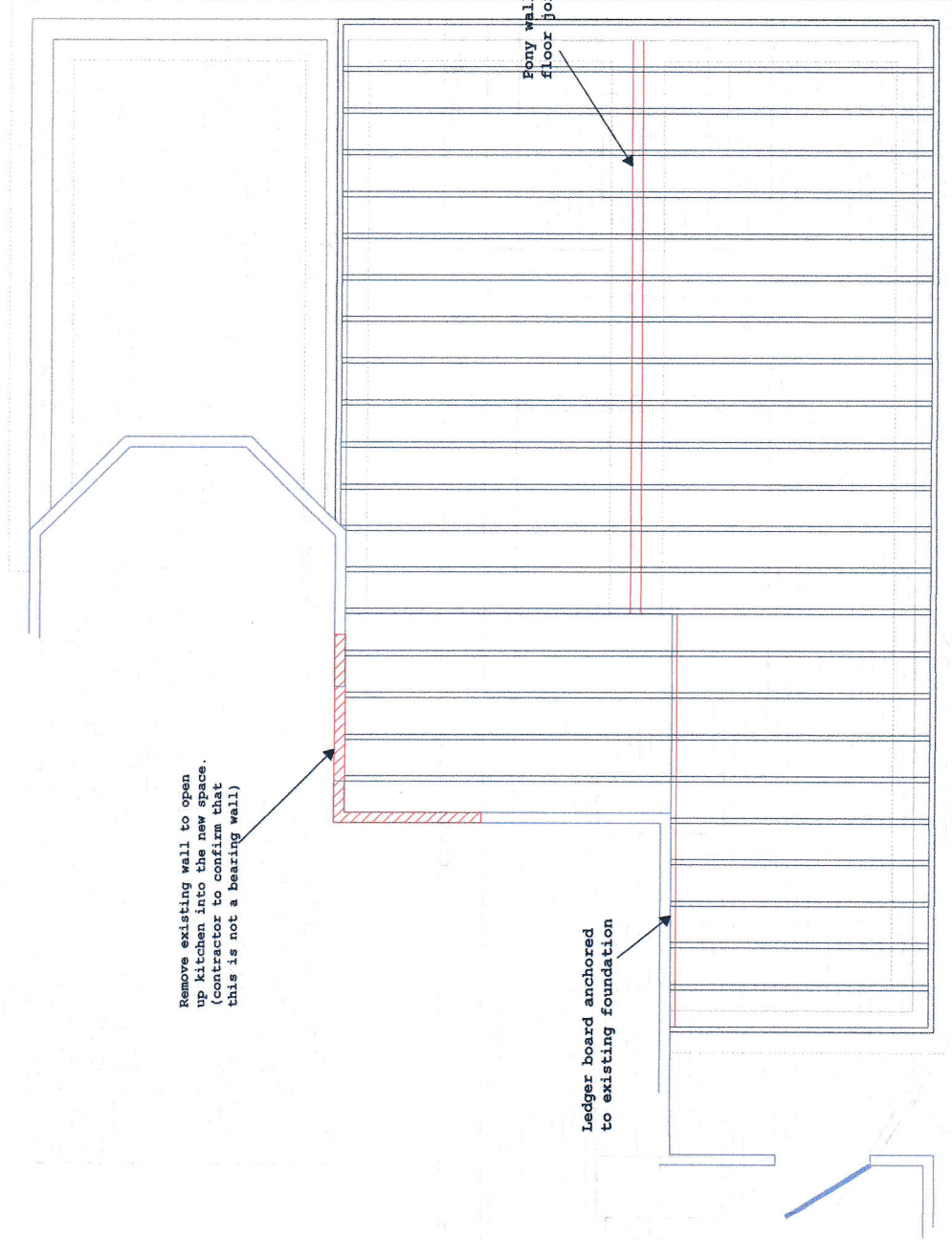
Home Addition
211 East 500 North
Millville, UT

Footing & Foundation Pla

Dec 5, 2025

Framing Notes:

- Use treated lumber for all bottom plates built on concrete.
- 2x6 Exterior Walls & 2x4 Interior Walls
- 2x6 plumbing walls
- Floor joists per engineer.
- Roof Trusses to be designed by manufacturer
- 7/16 wafer exterior wall sheathing
- 2x10 Double headers on all bearing walls
- 5/8" OSB sheathing to be used on roof as well as 2x6 fascia.
- 30 lb felt to be used on roof with, arch shingles. Color to be selected by owner.
- 8" main floor walls, Match Existing
- 7/8" T&G Floor Sheeting



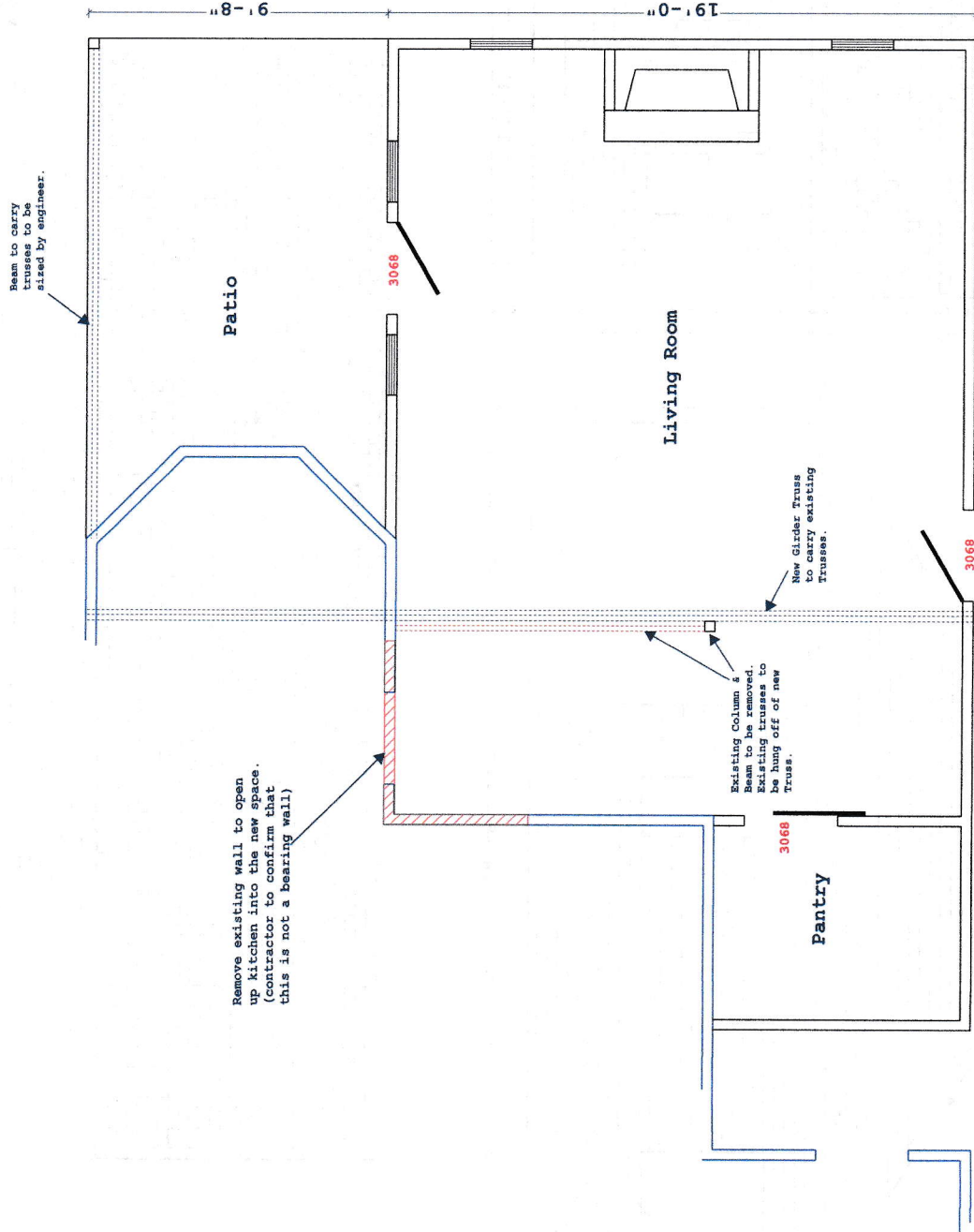
Option 2
Covered Patio Option

Home Addition 211 East 500 North Millville, UT
Floor Framing Plan

Dec 5, 2025

Framing Notes:

- Use treated lumber for all bottom plates built on concrete.
- 2x6 Exterior Walls & 2x4 Interior Walls
- 2x6 plumbing walls
- Floor joists per engineer.
- Roof Trusses to be designed by manufacturer
- 7/16 wafer exterior wall sheathing
- 2x10 Double headers on all bearing walls
- 5/8" OSB sheathing to be used on roof as well as 2x6 fascia.
- 30 lb felt to be used on roof with, arch shingles. Color to be selected by owner.
- 8' main floor walls, Match Existing
- 7/8" T&G Floor Sheeting

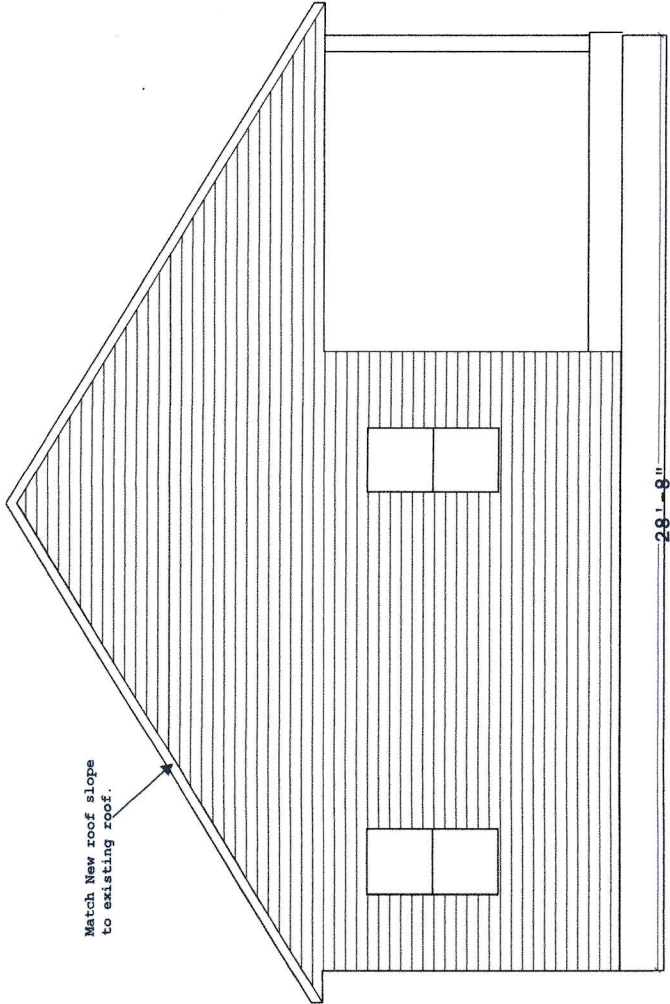
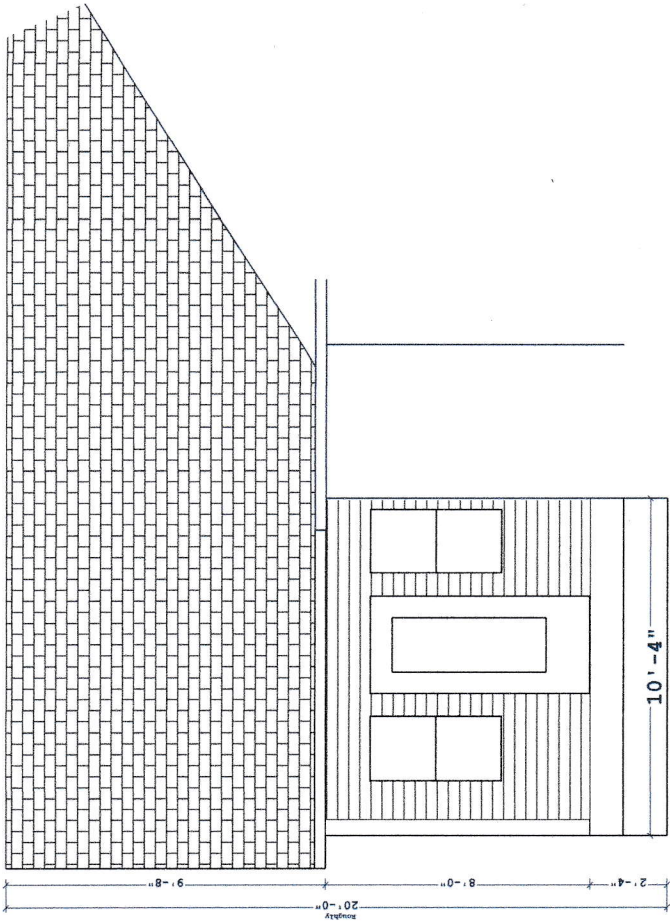


Option 2
Covered Patio Option

Home Addition
211 East 500 North
Millville, UT

Floor Plan

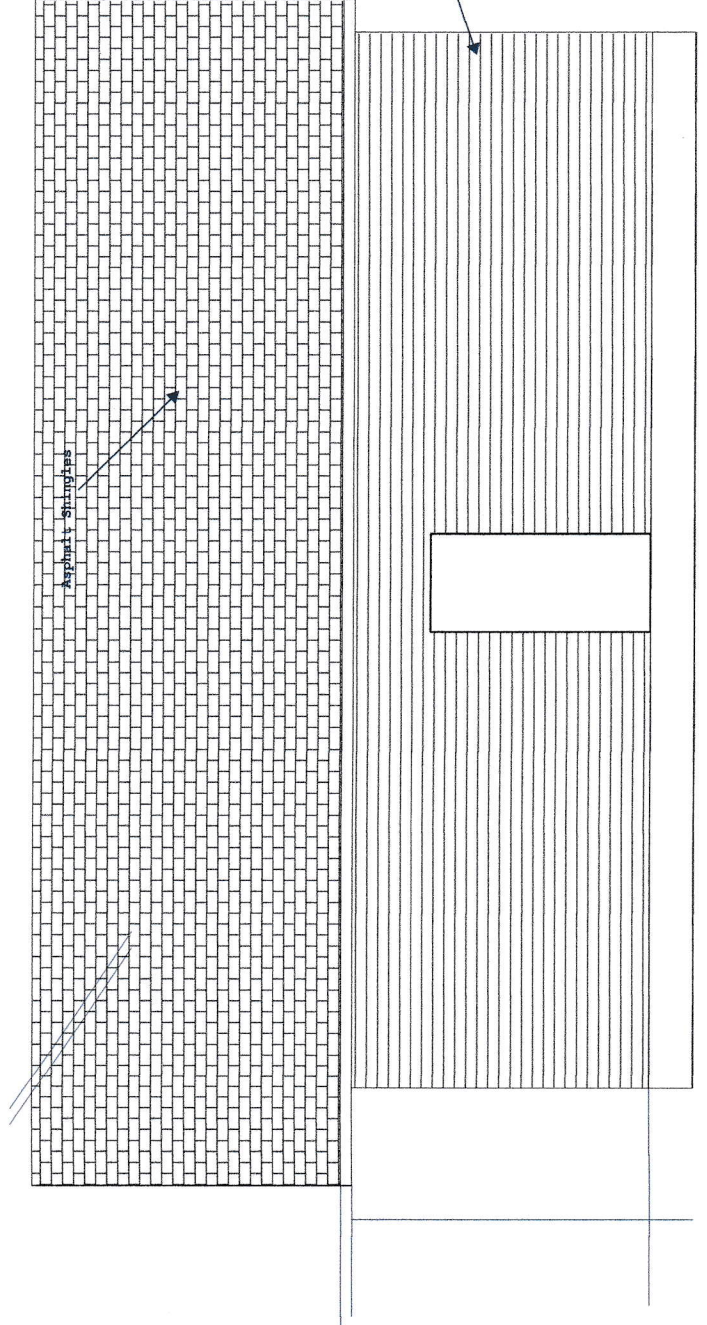
Dec 5, 2025



Option 2

Covered Patio Option

Vinyl Siding to match Existing



Home Addition
211 East 500 North
Millville, UT

Elevation Plan

Dec 5, 2025