

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
May 21, 2026

PRESENT: Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Shane Johnson, Kara Everton, Pam June, Robert Carpenter, Lynn & Margene Bowler

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 21, 2026, at 8:41 pm. Commissioners Garrett Greenhalgh, Matt Anderson and Lynette Dickey were present. Commissioner Shane Johnson was also present but had not been sworn in yet, so he did not vote. 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 21, 2026 was reviewed. Commissioner Anderson moved to approve the agenda for May 21, 2026. Commissioner Dickey seconded. Garrett Greenhalgh, Matt Anderson and Lynette Dickey voted in favor. Commissioner Shane Johnson was also present but did not vote.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 7, 2026. Commissioner Dickey moved to approve the minutes for the meeting on May 7, 2026. Commissioner Anderson seconded. Garrett Greenhalgh, Matt Anderson and Lynette Dickey voted in favor. Commissioner Shane Johnson was also present but did not vote.

5. A. Zoning Clearance- Addition- Lynn & Margene Bowler located at 211 E 500 N

This home seems to have a shorter setback on the east side of the home. They are asking to match the setback that is existing now. The commission agreed as long as they don't encroach further on the east's setbacks.

Commissioner Anderson moved to approve Zoning Clearance for an Addition for Lynn and Margene Bowler located at 211 E 500 N with the understanding that new construction would not go beyond the east footprint of the home. Commissioner Dickey seconded. Garrett Greenhalgh, Matt Anderson and Lynette Dickey voted in favor. Commissioner Shane Johnson was also present but did not vote.

5. B. Other

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – June 4, 2026 at 8:00 pm
Garrett and Lynette will not be there.

8. Adjournment

Commissioner Greenhalgh moved to adjourn the meeting at approximately 8:51 p.m.

MILLVILLE CITY

Zoning Clearance for Building Permit

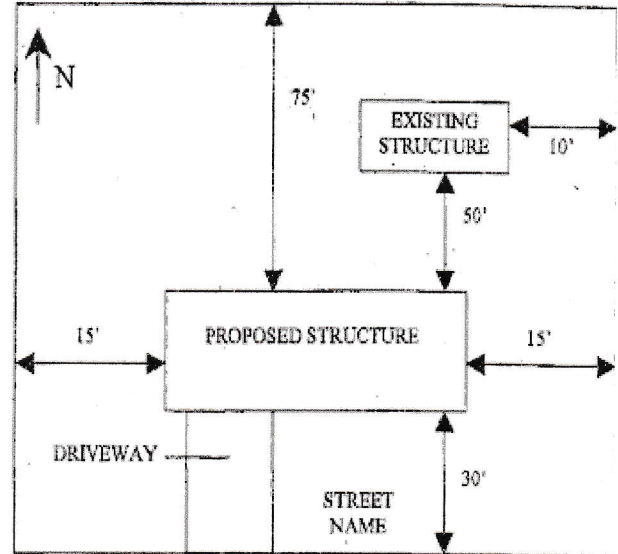
For questions email: kara@millvilleut.gov



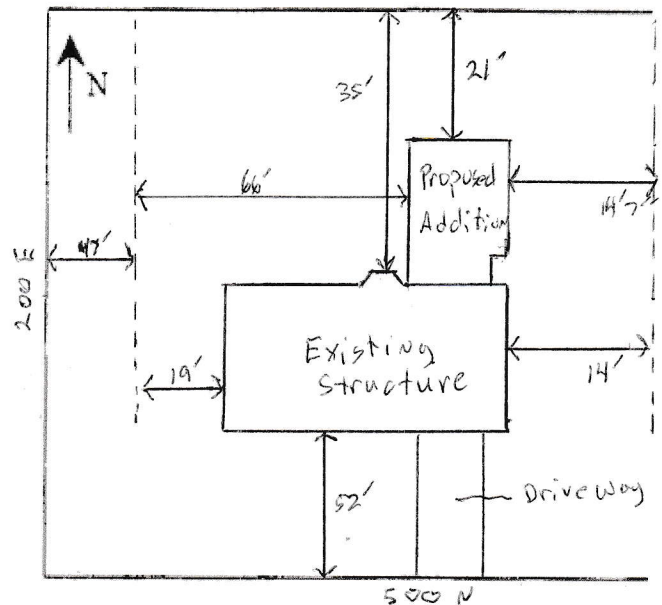
APPLICATION INFORMATION

Sample Plot Plan

(numbers do not represent required setbacks)



Plot Plan



- 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

APPROVED
PLANNING AND ZONING

DATE

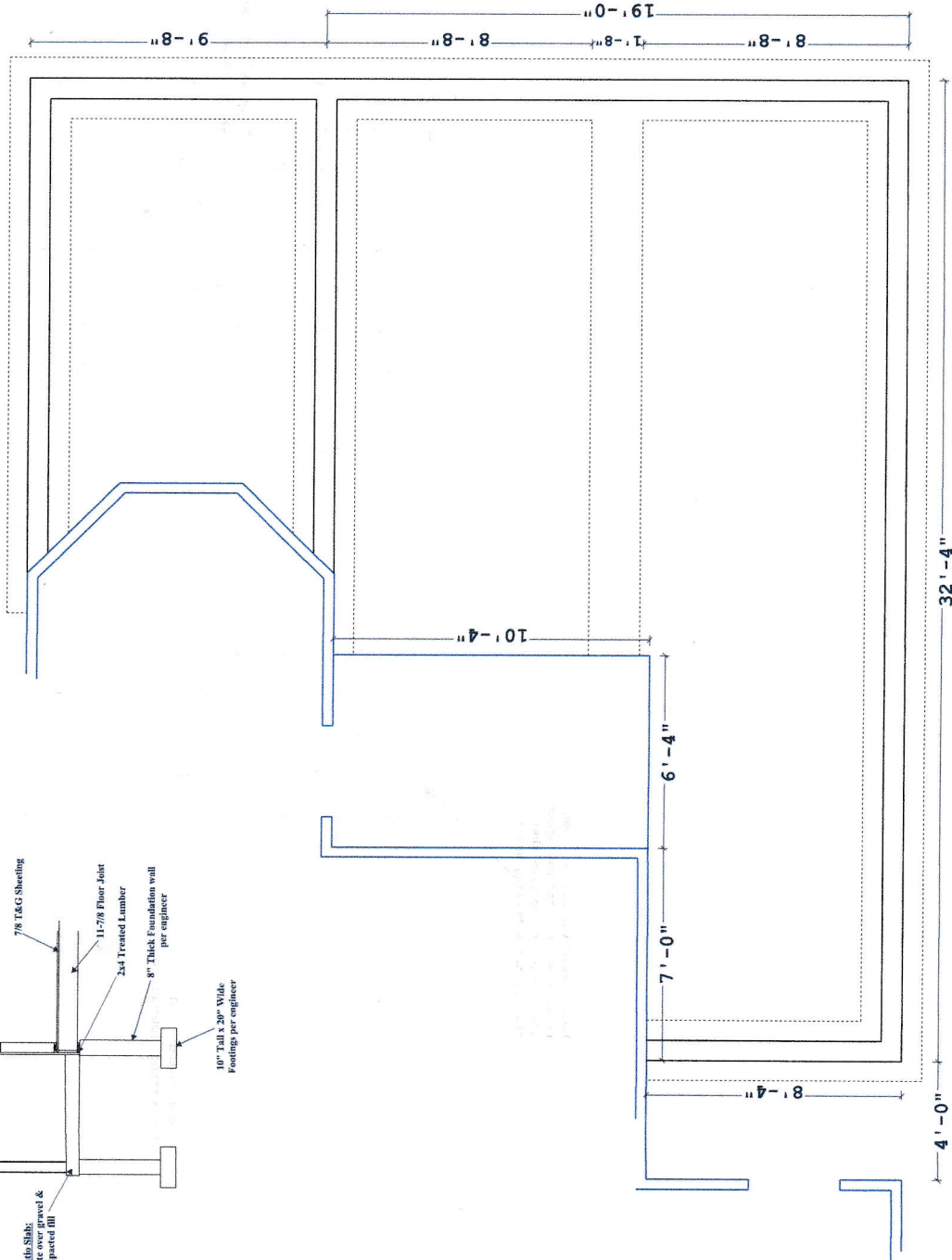
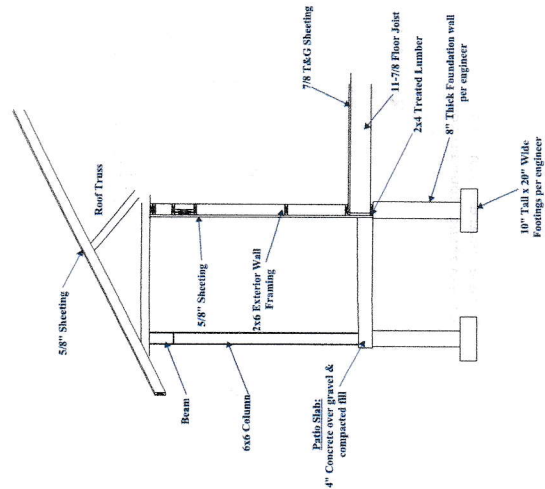
FEES PAID- TREASURER

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

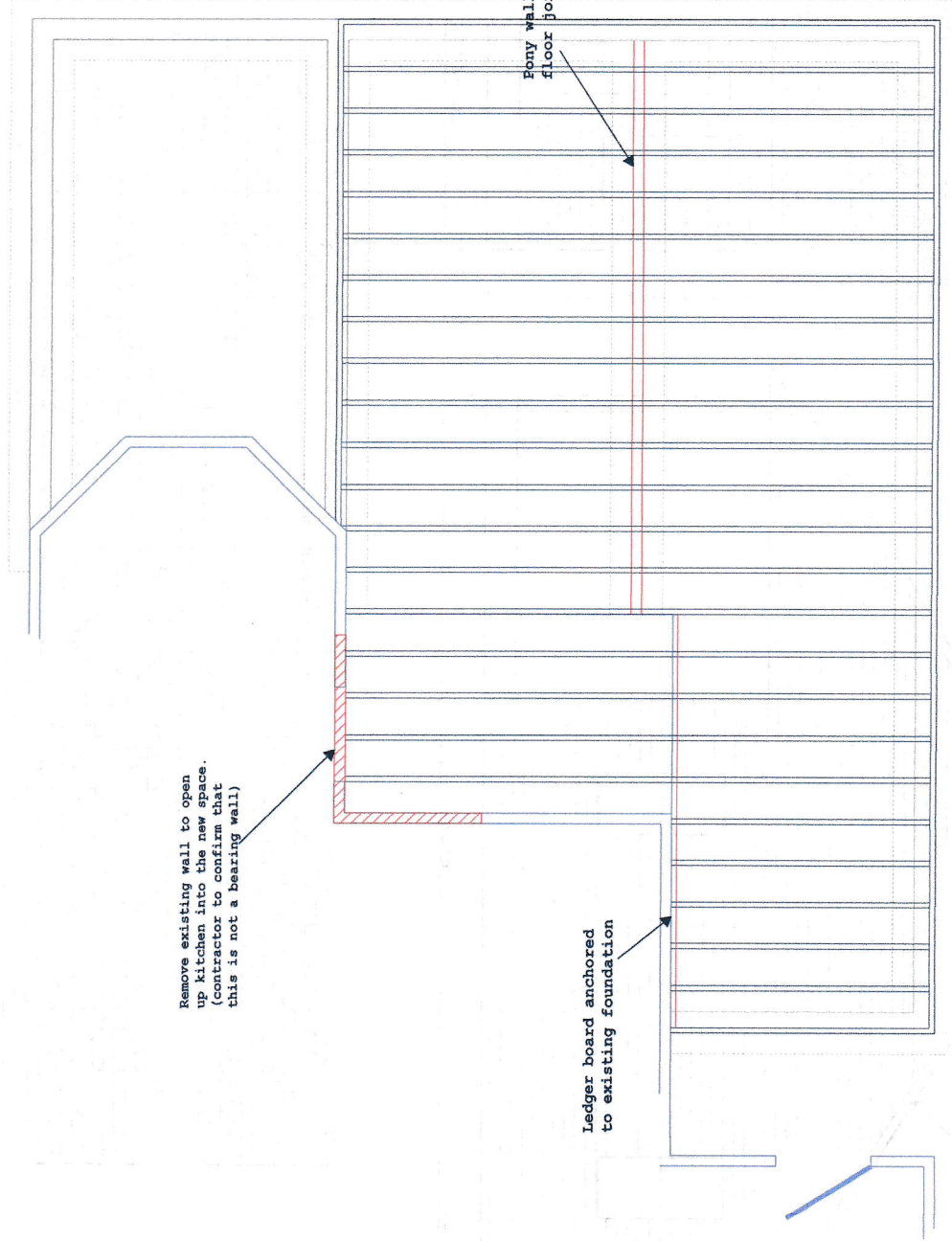
Millville, UT

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

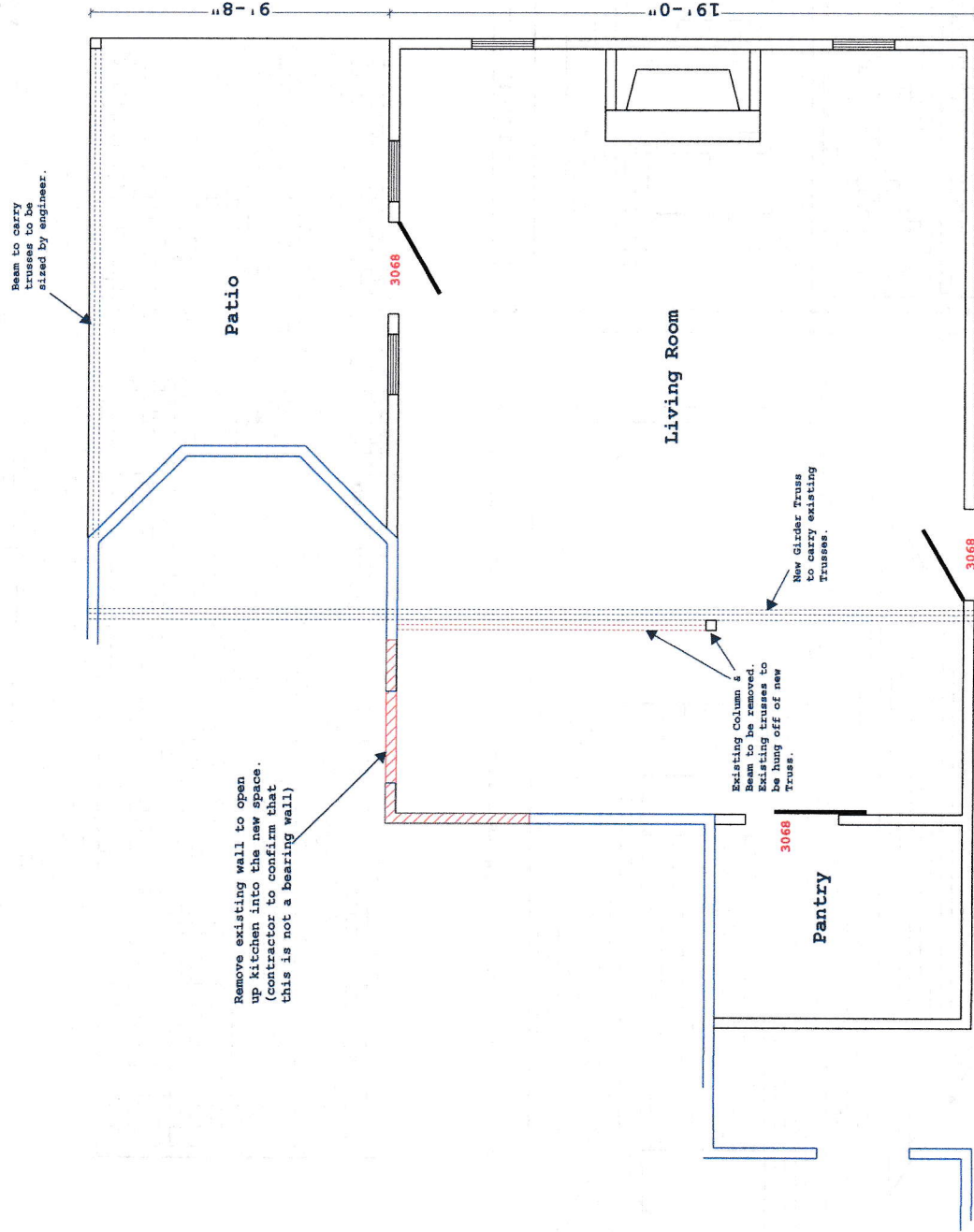
Home Addition
211 East 500 North
Millville, UT

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
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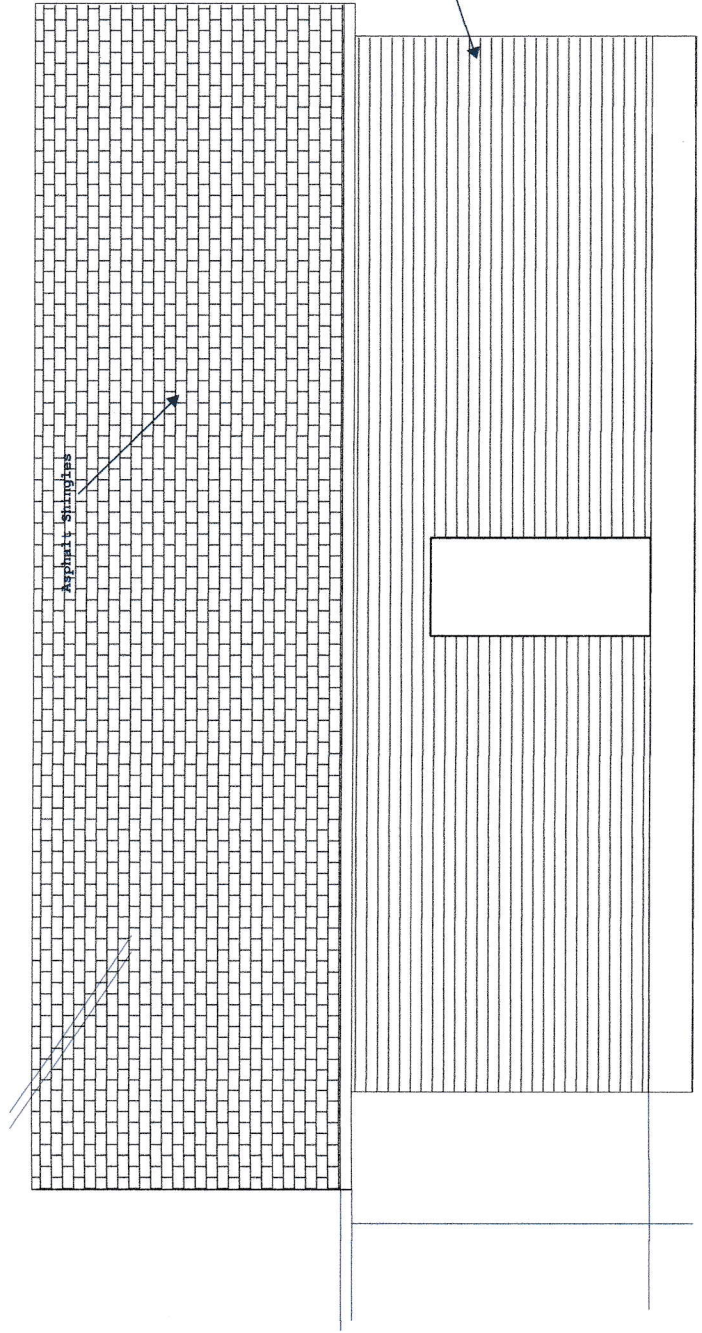
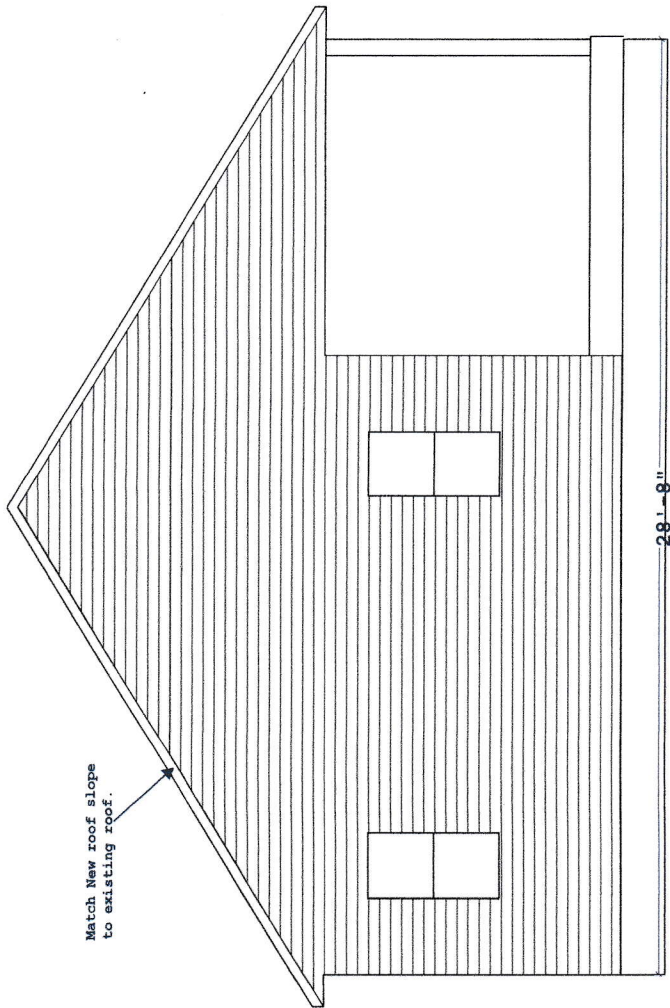
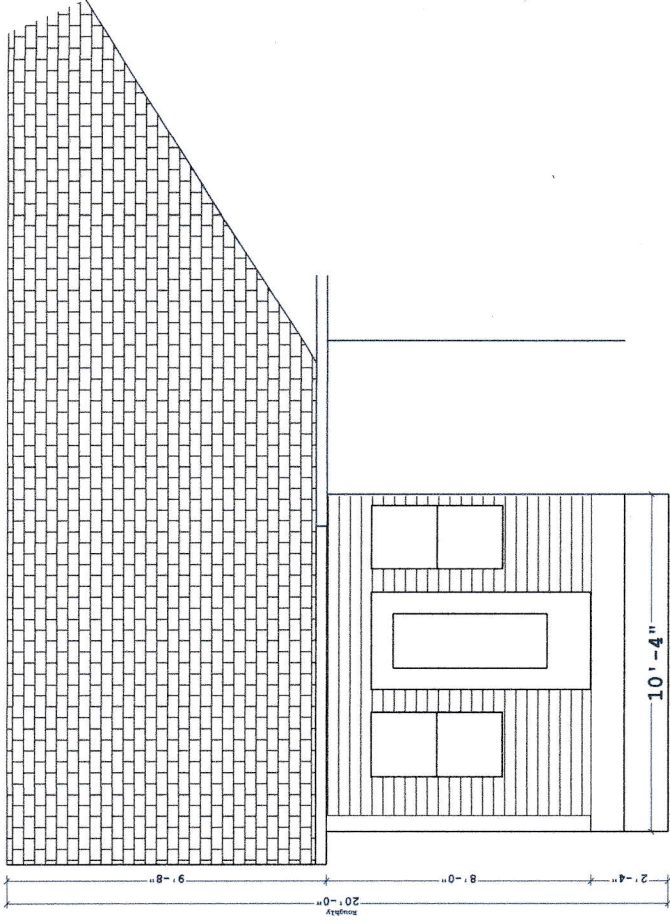
Option 2

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