

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
September 3, 2026

PRESENT: Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price, Shane Johnson, Kara Everton, Megan Dyer, Pam June

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 3, 2026, at 8:00 pm. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson 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 September 3, 2026 was reviewed. Commissioner Dickey moved to approve the agenda for September 3, 2026. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for August 20, 2026. Commissioner Anderson moved to approve the minutes for the meeting on August 20, 2026 with some clerical errors. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

5. A. Zoning Clearance- Accessory Dwelling Unit- Immaculate Homes for Mike Zollinger located at 105 W 750 N

A representative was not present. Commissioner Anderson asked what the maximum square footage was for ADU. The setbacks all look good. This is an external ADU. The code for an ADU was pulled up and was reviewed with this application.

Commissioner Anderson moved to approve Zoning Clearance for an Accessory Dwelling Unit- Immaculate Homes for Mike Zollinger located at 105 W 750 N. Commissioner Price seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

5. B. Zoning Clearance- Addition- Frank Peart located at 315 E 350 N.

The home addition meets setback and height requirements.

Commissioner Price moved to approve Zoning Clearance for an Addition Frank Peart located at 315 E 350 N. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

5.C. Other

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – September 17, 2026 at 8:00 pm

8. Adjournment

Commissioner Greenhalgh moved to adjourn the meeting at approximately 8:23 p.m.

MILLVILLE CITY
Zoning Clearance for Building Permit

For questions email: kara@millvilleut.gov



APPLICATION INFORMATION

1 Immunization Construction
 Applicant Name

2 2 N. Main #1 Providence
 Applicant Mailing Address

Providence Ut 84332
 City State Zip Code

3 105 W. 750 N.
 Address of Construction

4 435-512-8320
 Telephone #

5 Mike Zollinger
 Owner's Name (if different from applicant)

6 ADU
 Type of Structure

7 Zollinger
 Subdivision Name and Lot Number

8 1194 1.61
 Square Footage Lot Size

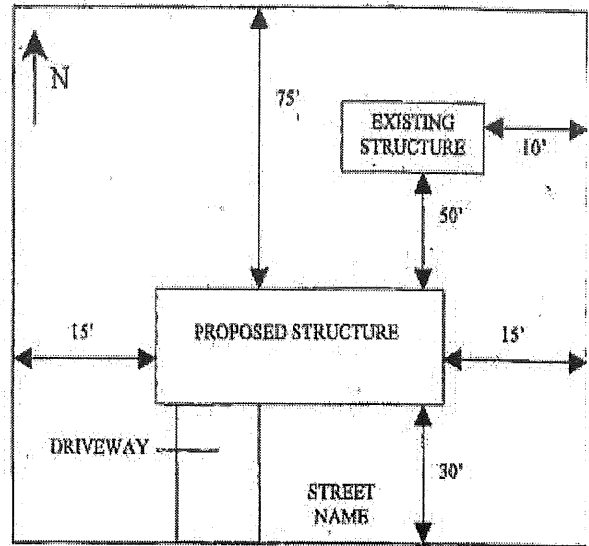
9 02-304-0001
 Tax Identification Number

10 27'
 Building Height

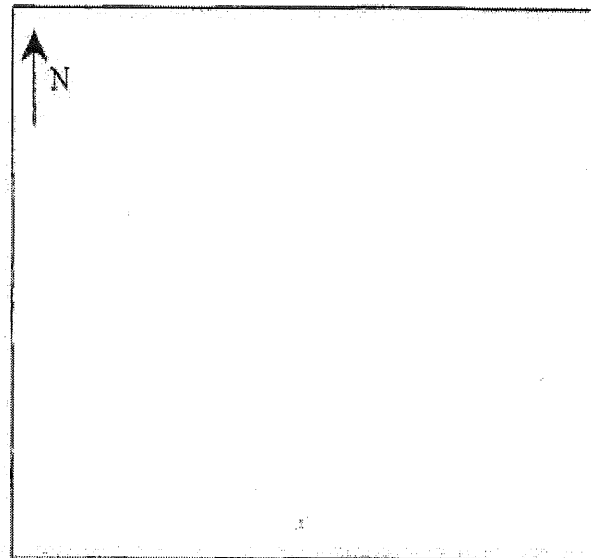
11 ☒ Sewer ☐ Septic Tank
☐ City Water ☐ Private Well
☐ Electricity ☐ Gas

12 _____
 Notes

Sample Plot Plan
 (numbers do not represent required setbacks)



Plot Plan

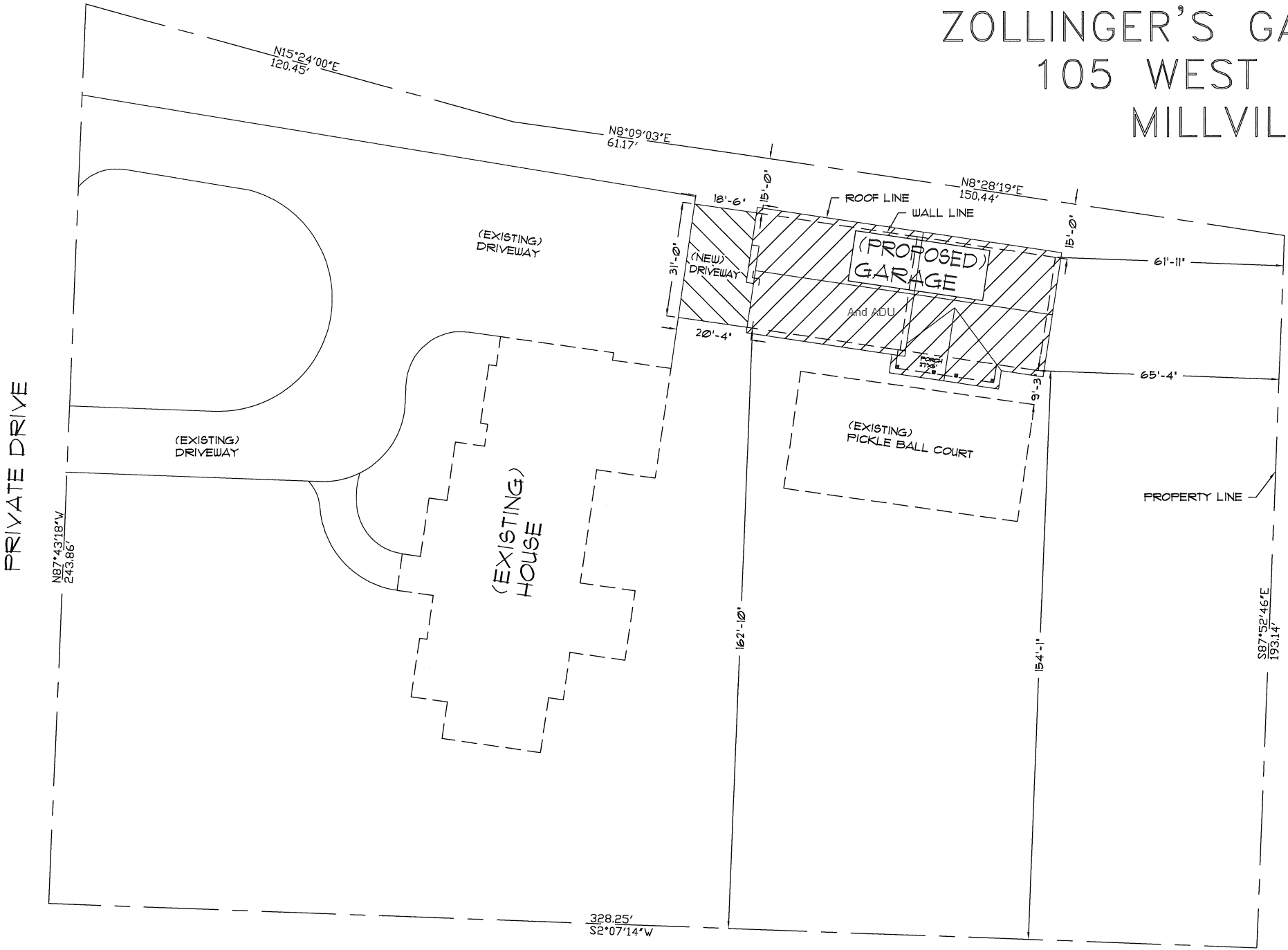


APPROVED _____ **DATE** _____
PLANNING AND ZONING

FEES PAID- TREASURER _____ **DATE** _____

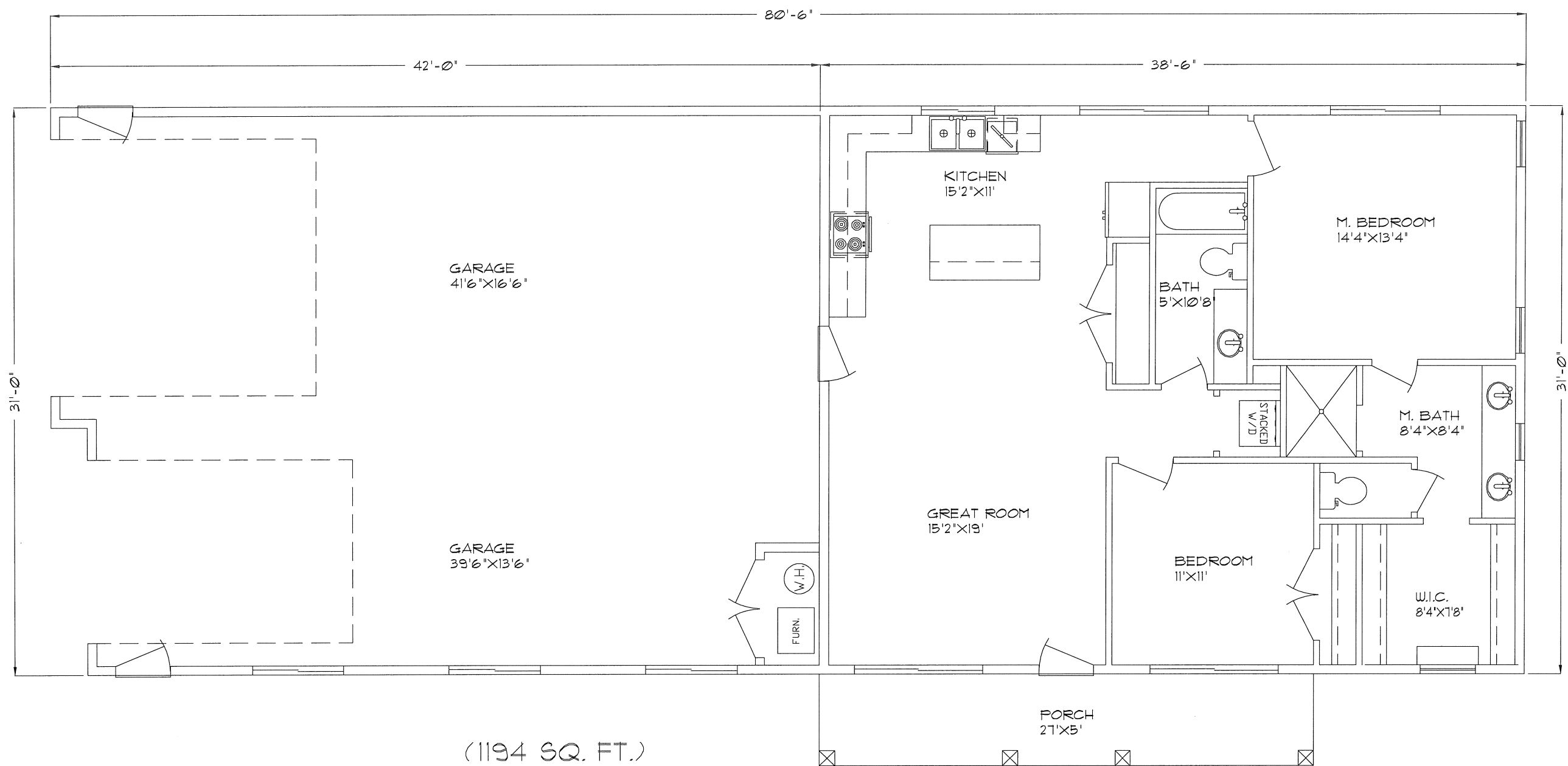
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.

IMMACULATE HOMES
ZOLLINGER'S GARAGE ADDITION
105 WEST 750 NORTH
MILLVILLE, UT.



PLOT PLAN
SCALE: 1" = 16'

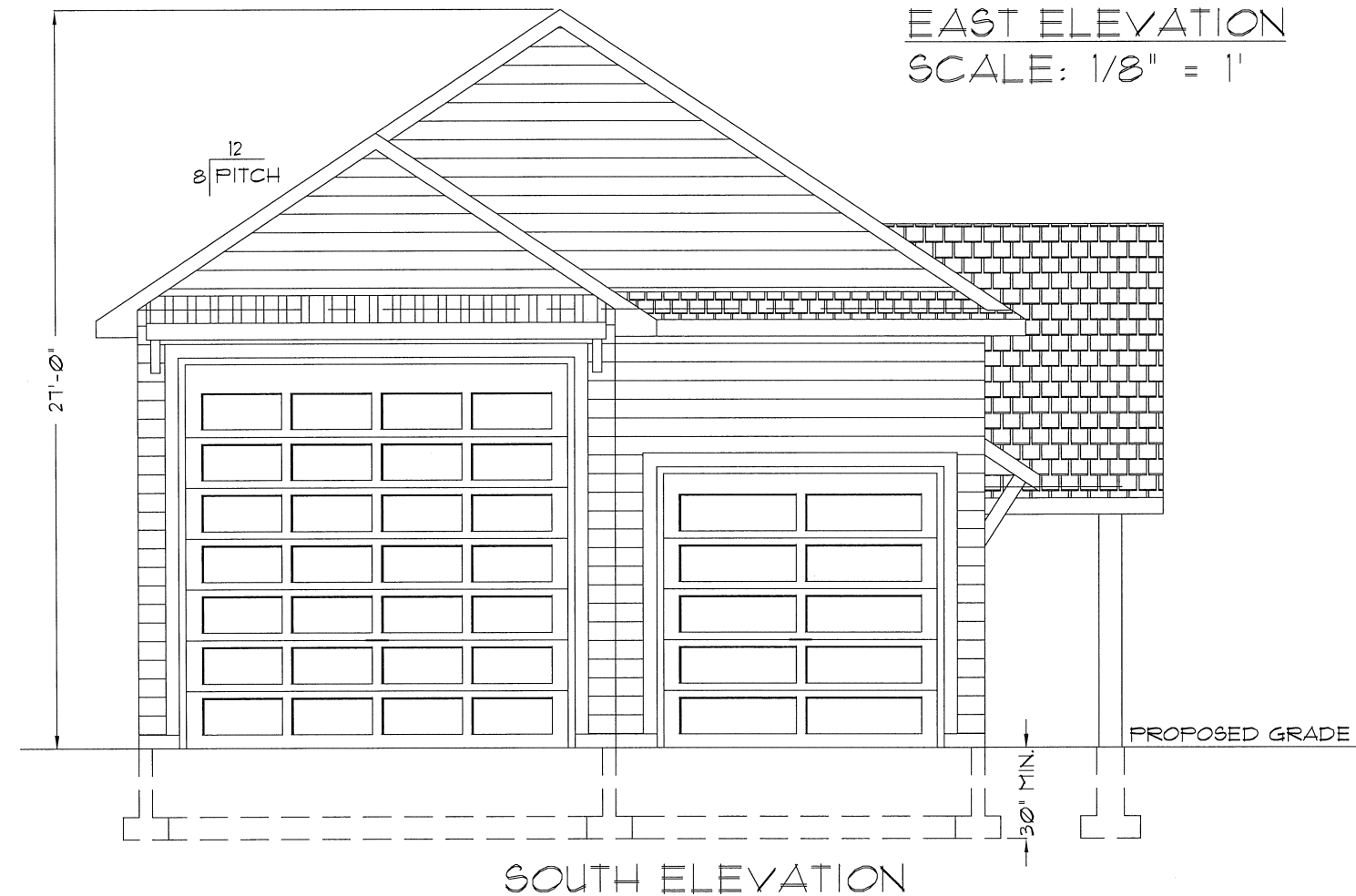
FINELINE DESIGN & DRAFTING	
TITLE: PLOT PLAN	
DRWG SIZE: D	DATE: 8/19/26
DRAWN BY: D. CROSSLEY (435)755-6647	
DRWG #: 1 OF 1	COPYRIGHT © 2026



(1194 SQ. FT.)
MAIN FLOOR PLAN
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'



SOUTH ELEVATION

MILLVILLE CITY
Zoning Clearance for Building Permit
 For questions email: kara@millvilleut.gov



APPLICATION INFORMATION

1 FRANK PEART
 Applicant Name

2 P.O. BOX 527
 Applicant Mailing Address

MILLVILLE, UTAH 84326
 City State Zip Code

3 315 EAST 350 NORTH
 Address of Construction

4 385-319-4700
 Telephone #

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

6 WOOD - FRAMED
 Type of Structure LOT 45 GLENRIDGE UNIT 1 phase 4

7 02-131-0045 PARCEL NUMBER
 Subdivision Name and Lot Number

8 360 1/3 ACRE
 Square Footage Lot Size

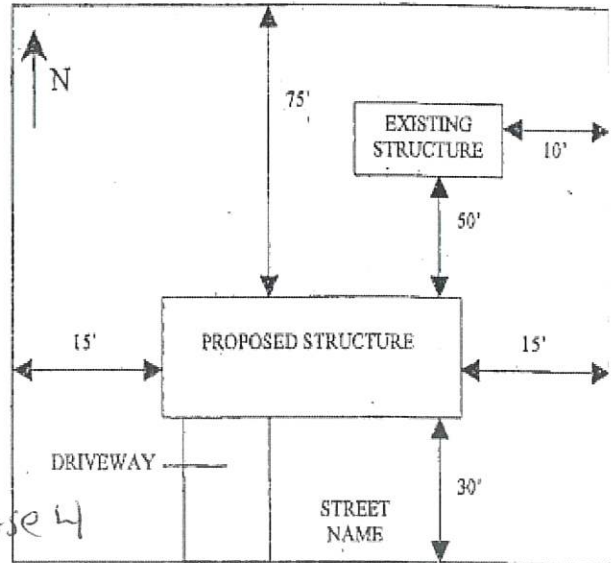
9 528-94-7426
 Tax Identification Number

10 13 FEET
 Building Height

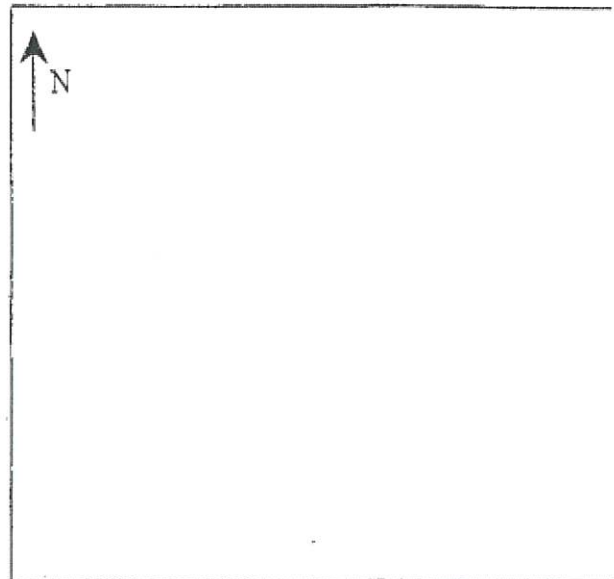
11 ☒ Sewer ☐ Septic Tank
☒ City Water ☐ Private Well
☒ Electricity ☐ Gas

12 _____
 Notes

Sample Plot Plan
 (numbers do not represent required setbacks)



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.

PEART ADDITION
315 EAST 350 NORTH
MILLVILLE, UT 84326



FRONT ELEVATION RENDERING

OCCUPANCY:	U (UTILITY AND MISC.)
CONSTRUCTION TYPE:	WOOD FRAMED
BUILDING TYPE:	SHOP AND CARPORT
ADDITION SIZE:	APX. 400 GARAGE SQ. FT.
CARPORT SIZE:	APX. 250 SQ FT .
ADDITION FOOTPRINT:	25.5' WIDE X 25" DEEP

BUILDING SPECIFICATIONS

0 OF 4	PROJECT COVER PAGE
1 OF 4	FLOOR PLAN
2 OF 4	ELEVATIONS
3 OF 4	CROSS SECTION
4 OF 4	PLOT PLAN

INDEX OF DRAWINGS

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDER/CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THEREFORE THEIR RESPONSIBILITY TO INSURE THAT CODE IS MET AND THAT ALL DIMENSIONS ARE FIELD VERIFIED. NO WARRANTY IS IMPLIED WITH THESE DRAWINGS. SHOULD CITY, COUNTY, STATE, OR FEDERAL LAW REQUIRE THAT THESE DRAWINGS BE COMPLETED BY A LICENSED ARCHITECT OR ENGINEER, THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE

REVISION TABLE	
NUMBER	DESCRIPTION

SHEET TITLE:	Cover Page
--------------	------------

PEART ADDITION

DRAWINGS PROVIDED BY:	BRYCEN & AMY MILLS
-----------------------	--------------------

DATE:	7/29/2026
-------	-----------

SCALE:	1/4" = 1'
--------	-----------

SHEET:	0 OF 4
--------	--------



MAIN LEVEL LAYOUT

LIVING AREA 400 SF

NOTE:
WINDOW LABEL 4020FX REPRESENTS A
4'0" WIDE X 2'0" TALL FIXED WINDOW

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDER/CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THEREFORE THEIR RESPONSIBILITY TO INSURE THAT CODE IS MET AND THAT ALL DIMENSIONS ARE FIELD VERIFIED. NO WARRANTY IS IMPLIED WITH THESE DRAWINGS. SHOULD CITY, COUNTY, STATE, OR FEDERAL LAW REQUIRE THAT THESE DRAWINGS BE COMPLETED BY A LICENSED ARCHITECT OR ENGINEER, THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE

GENERAL NOTES

1. FOUNDATION WALL
2. FOOTING
3. PROVIDE SHUT OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES
4. ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2 X 6 MATERIALS
5. PROVIDE 1" MIN. WATER SERVICE LINE INTO STRUCTURE
6. SEE COVER SHEET FOR DRAWING INDEX

[illegible]

SHEET TITLE:

FLOOR PLAN

PEART ADDITION

DRAWINGS PROVIDED BY:

BRYCEN & AMY MILLS

DATE _____

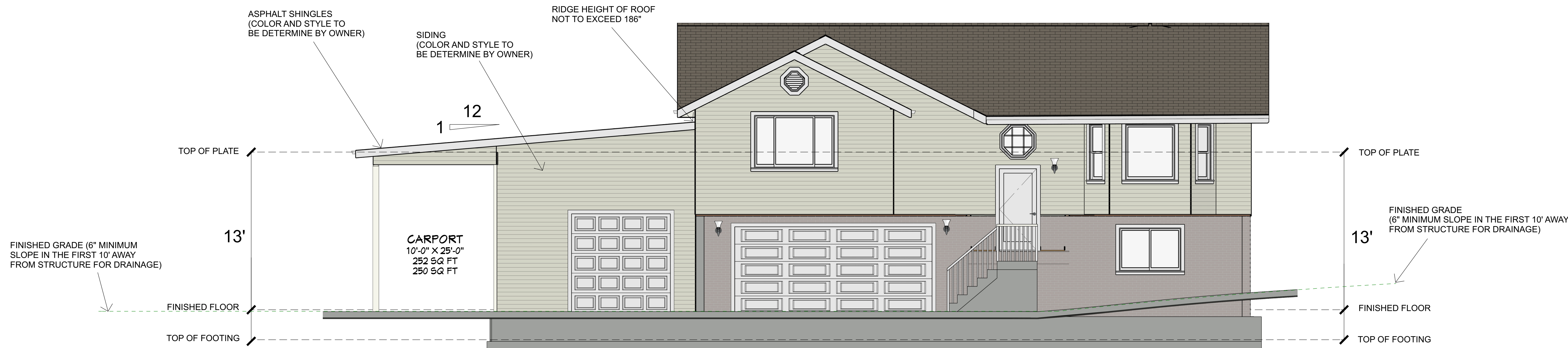
7/29/2026

SCALE:

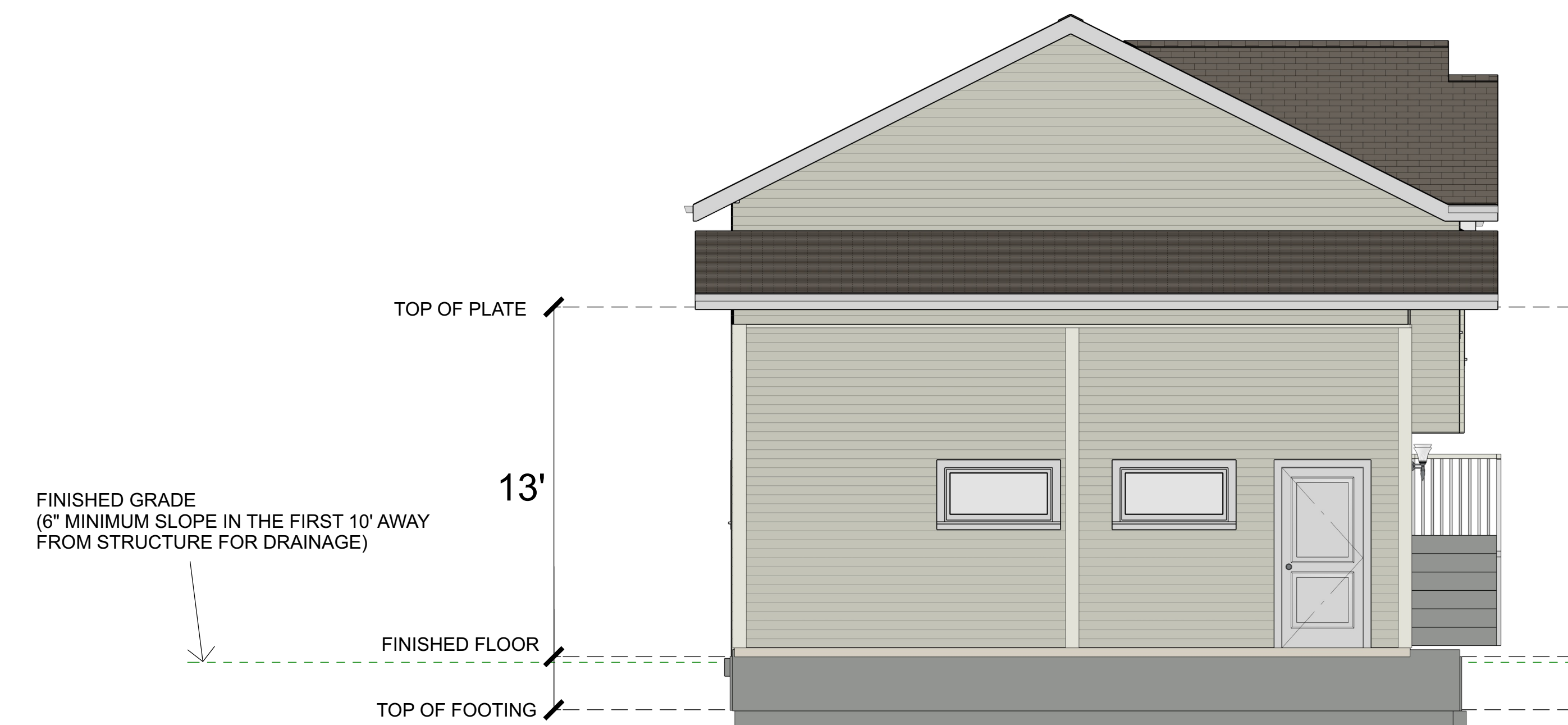
$$1/4" = 1'$$

SHEET:

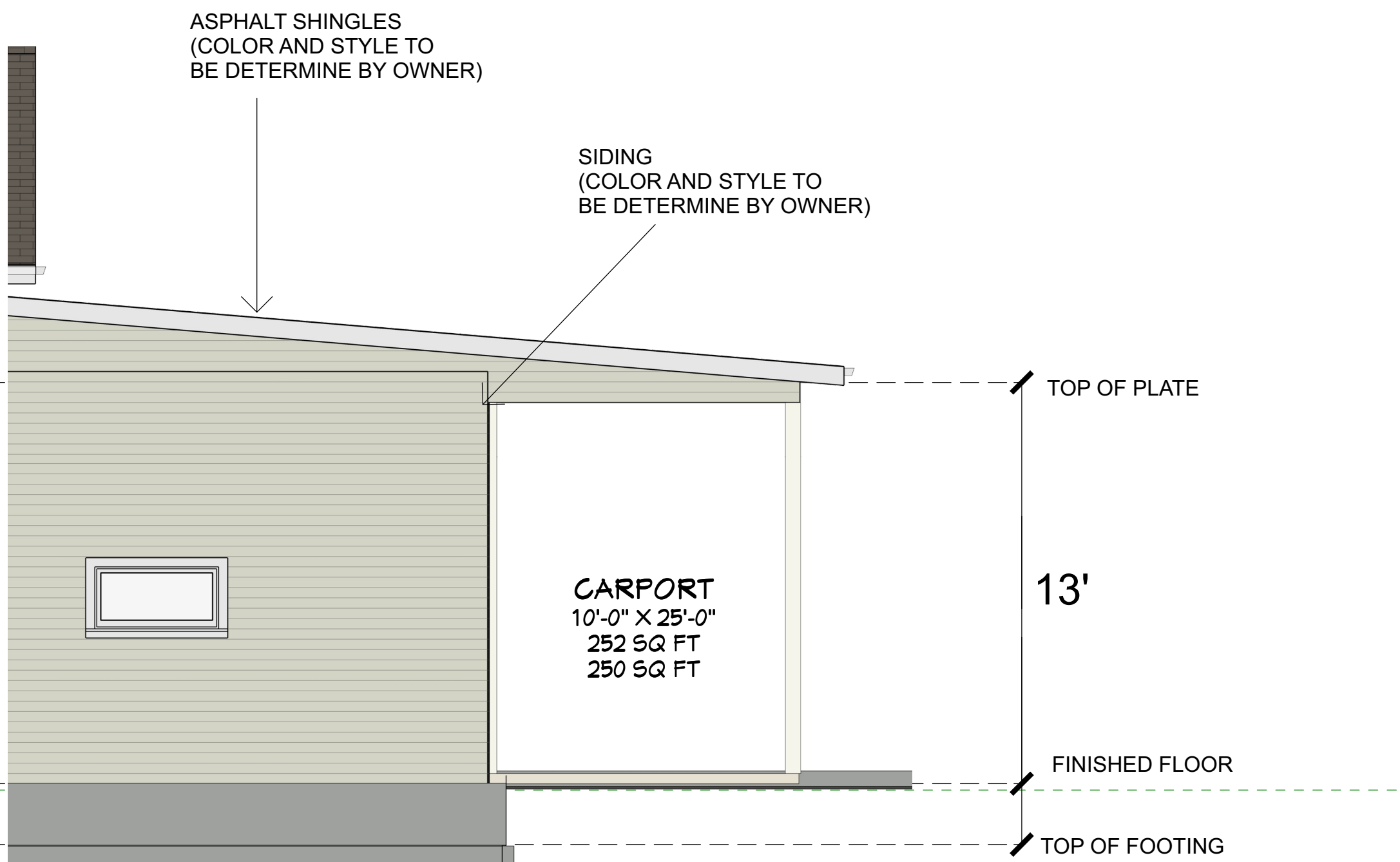
1 OF 4 X



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDER/CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THEREFORE THEIR RESPONSIBILITY TO INSURE THAT CODE IS MET AND THAT ALL DIMENSIONS ARE FIELD VERIFIED. NO WARRANTY IS IMPLIED WITH THESE DRAWINGS. SHOULD CITY, COUNTY, STATE, OR FEDERAL LAW REQUIRE THAT THESE DRAWINGS BE COMPLETED BY A LICENSED ARCHITECT OR ENGINEER, THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE

REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISED BY	

SHEET TITLE:		ELEVATIONS	
--------------	--	------------	--

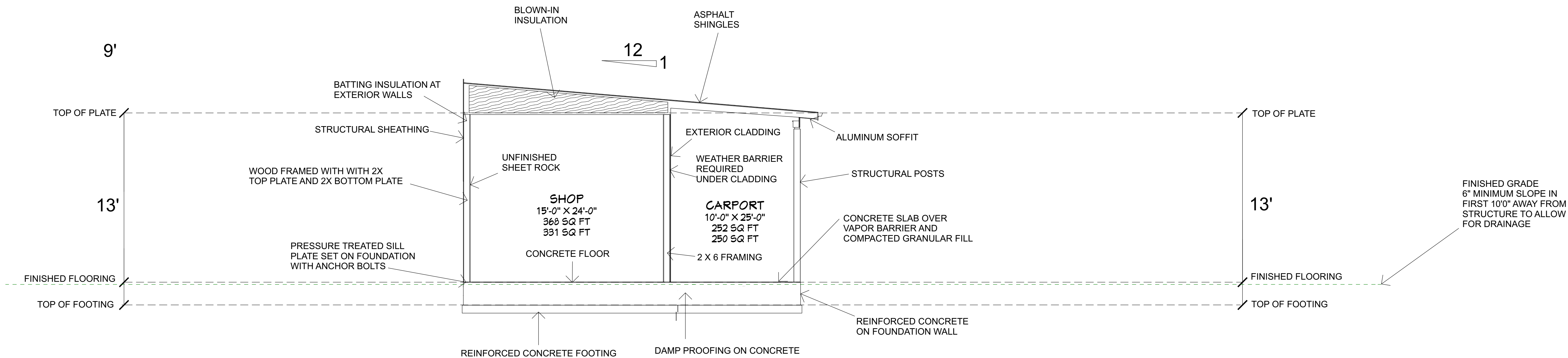
PEART ADDITION	
----------------	--

DRAWINGS PROVIDED BY:		BRYCEN & AMY MILLS	
-----------------------	--	--------------------	--

DATE:		7/29/2026	
-------	--	-----------	--

SCALE:		1/4" = 1'	
--------	--	-----------	--

SHEET:		2 OF 4	
--------	--	--------	--



CROSS SECTION A

GENERAL NOTES

1. ALL LUMBER IN CONTACT WITH CONCRETE MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD
2. INSPECTION REQUIRED ON EXTERIOR BARRIERS AND FLASHING PRIOR TO INSTALLING EXTERIOR CLADDING
3. SEE COVER PAGE FOR DRAWING INDEX

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDER/CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THEREFORE THEIR RESPONSIBILITY TO INSURE THAT CODE IS MET AND THAT ALL DIMENSIONS ARE FIELD VERIFIED. NO WARRANTY IS IMPLIED WITH THESE DRAWINGS. SHOULD CITY, COUNTY, STATE, OR FEDERAL LAW REQUIRE THAT THESE DRAWINGS BE COMPLETED BY A LICENSED ARCHITECT OR ENGINEER, THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

SHEET TITLE:

CROSS SECTION

PEART ADDITION

DRAWINGS PROVIDED BY:

BRYCEN & AMY MILLS

DATE:

7/29/2026

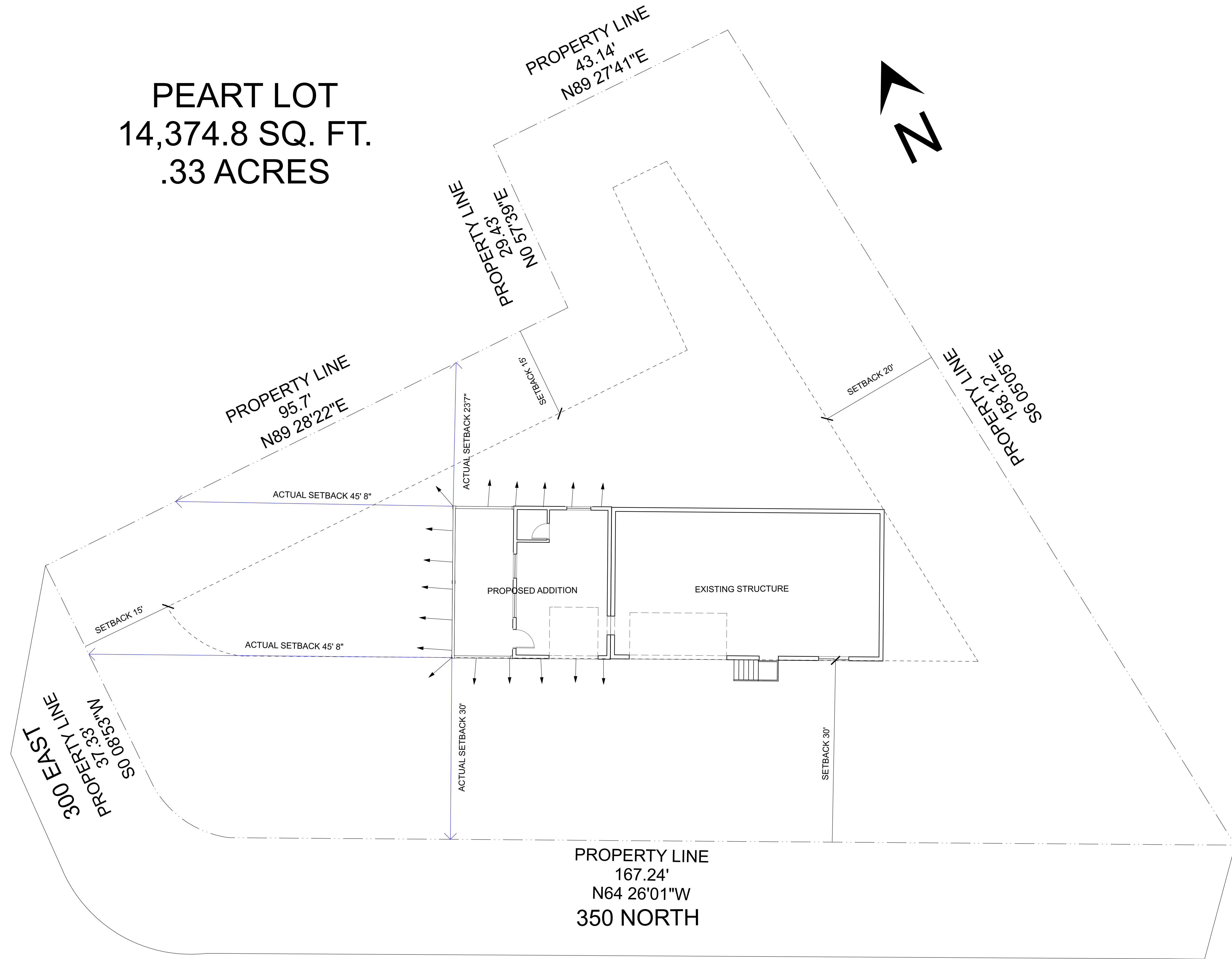
SCALE:

1/4" = 1'

SHEET:

3 OF 4

PEART LOT
14,374.8 SQ. FT.
.33 ACRES



LEGEND

- 1. PROPERTY LINE
- 2. SETBACK/PUE
- 3. DRAINAGE ARROW

SIDE NOTES

- 1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. AT THE SITE
- 2. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES
- 3. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING
- 4. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS APPROACHES OR SIDEWALKS
- 5. BUILDINGS CANNOT BE LOCATED IN EASEMENTS OR RIGHT OF WAYS
- 6. SITE SHALL BE GRADED SO THAT THE GROUND SLOPES AWAY FROM THE STRUCTURE AT A MINIMUM OF 6" IN THE FIRST 10'
- 7. ANY RETAINING WALL OVER 4' IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE APPROVED WITH ENGINEERED DETAILS INCLUDED
- 8. ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE STREET WILL BE INSTALLED. THE NUMBERS SHOULD BE A MINIMUM OR 4" HIGH
- 9. EACH LOT SHALL HAVE A SOILS REPORT FROM A STATE LICENSED ENGINEER AFTER EXCAVATION. THE REPORT AND RECOMMENDATIONS MUST BE PRESENT DURING FOOTING INSPECTION
- 10. HOMES LOCATED IN POTENTIAL FLOOD AREAS SHALL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF STRUCTURE
- 11. SEE COVER SHEET FOR DRAWING INDEX

IT IS THE INTENT OF THESE DRAWINGS TO GIVE THE EXPERIENCED BUILDER/CONTRACTOR SUFFICIENT INFORMATION TO BUILD THE PROJECT SHOWN. IT IS THEREFORE THEIR RESPONSIBILITY TO INSURE THAT CODE IS MET AND THAT ALL DIMENSIONS ARE FIELD VERIFIED. NO WARRANTY IS IMPLIED WITH THESE DRAWINGS. SHOULD CITY, COUNTY, STATE, OR FEDERAL LAW REQUIRE THAT THESE DRAWINGS BE COMPLETED BY A LICENSED ARCHITECT OR ENGINEER, THESE DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION OF THIS STRUCTURE

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

SHEET TITLE:

PEART ADDITION

PLOT PLAN

DRAWINGS PROVIDED BY:

BRYCEN & AMY MILLS

DATE:

7/29/2026

SCALE:

1/8" = 1'

SHEET:

4 OF 4