

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **October 15, 2026**, at the **Millville City Offices**, 510 E 300 S, Millville, Utah, with **an adjusted start time of 8:15 p.m.**

1. Call to Order / Roll Call – Garrett Greenhalgh
2. Opening Remarks / Pledge of Allegiance
3. Approval of Agenda
4. Approval of minutes from last Planning & Zoning Meeting – September 17, 2026
5. Agenda Items:
 - A. Zoning Clearance- New Residence- Joseph Leifson at 133 E 300 S
 - B. Zoning Clearance- Addition- Duane Weber- 280 N 100 W
 - C. Zoning Clearance- Accessory Building- for GPD Builders on behalf of Grant and Lesa Haymore at 53 E 750 N
 - D. Other
6. Agenda items for next meeting
7. Calendaring for future Planning Commission Meeting- Thursday, November 5, 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 October 13, 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
September 17, 2026

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

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 17, 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 17, 2026 was reviewed. Commissioner Anderson moved to approve the agenda for September 17, 2026. Commissioner Dickey 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 September 3, 2026. Commissioner Dickey moved to approve the minutes for the meeting on September 3, 2026 with corrections. Commissioner Johnson seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

5. A. Zoning Clearance- Addition for Jason Low located at 159 E 500 N

Jason Low was present. The deck is already there. He is just putting a roof over the deck.

Commissioner Anderson moved to approve Zoning Clearance for an Addition for Jason Low located at 159 E 500 N. Commissioner Price seconded. Commissioners Garrett Greenhalgh, Matt Anderson, Lynette Dickey, Coby Price and Shane Johnson voted in favor.

5. B. Other

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – October 1, 2026 at 8:00 pm

8. Adjournment

Commissioner Greenhalgh moved to adjourn the meeting at approximately 8:04 p.m.

DRAFT

MILLVILLE CITY RESOLUTION 2025-15

REQUIRING A DEPOSIT & FEES FOR BUILDING

WHEREAS, the Millville City Council deems it necessary to maintain the integrity of new building and infrastructure improvements and ensure that they are completed in a timely manner and are safe for when they are occupied; and

WHEREAS, the Millville City Council desires for builders to cover the cost for the time spent by the Planning Commission, Development Coordinator, and Public Works; and

WHEREAS, the Millville City Council wishes to clarify the deposit timeline and the requirements for a deposit refund;

NOW THEREFORE, be it ordained, that the Millville City Council requires the following fees and deposits for building clearance approval:

New residential zoning clearance:

- Refundable deposit = \$2,000
- Review fees = \$250

Addition to an existing residence:

- Refundable deposit = \$1,000
- Review fees = \$150

All other zoning clearances:

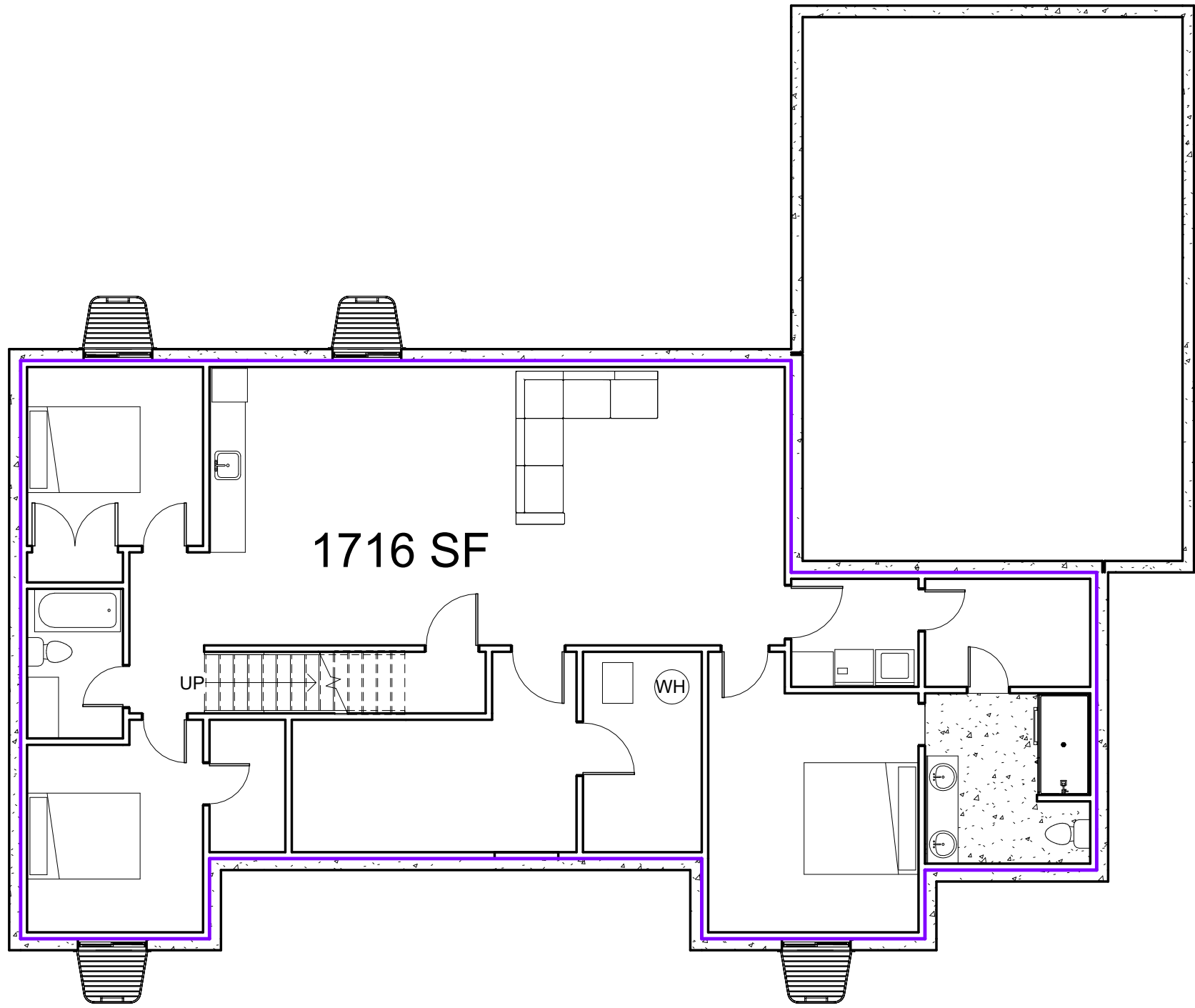
- Refundable deposit = \$500
- Review fees = \$150

Revised zoning clearances will incur a 50% review fee each time a new review is required. Deposits and fees are to be paid before building clearance is granted. After City inspection of new infrastructure, all requirements from the Manual of Design and Construction Standards and the Deposit Return Requirements Policy must be met before a deposit refund will be granted. The deadline for a deposit refund request will be two years from the date of move in. After that time, all deposit refunds will be forfeited.

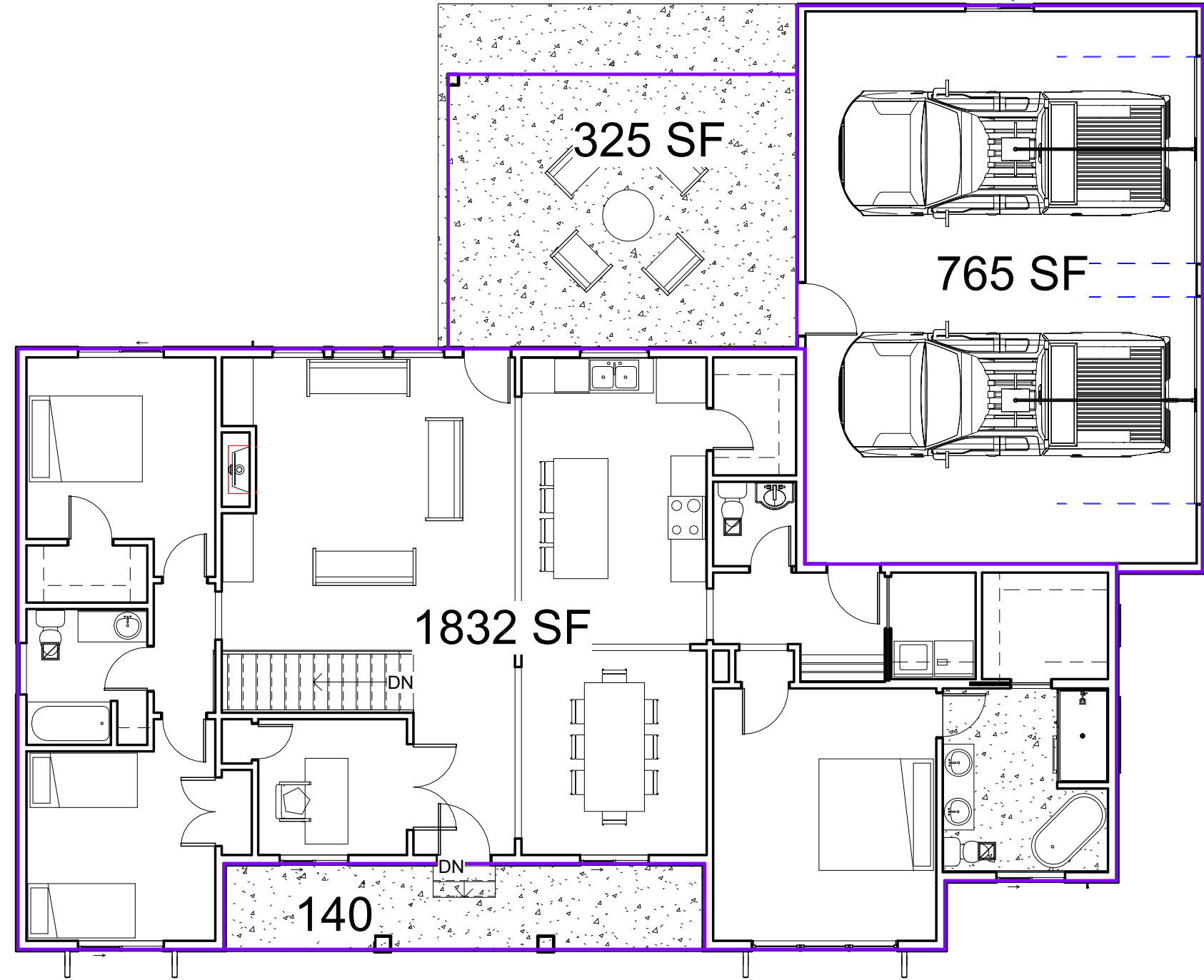
Before moving in, an occupancy permit must be approved by Millville City and provided by the building inspector. Water will be turned off to the property, and fines or charges may be imposed if occupancy occurs before proper authorization is given.



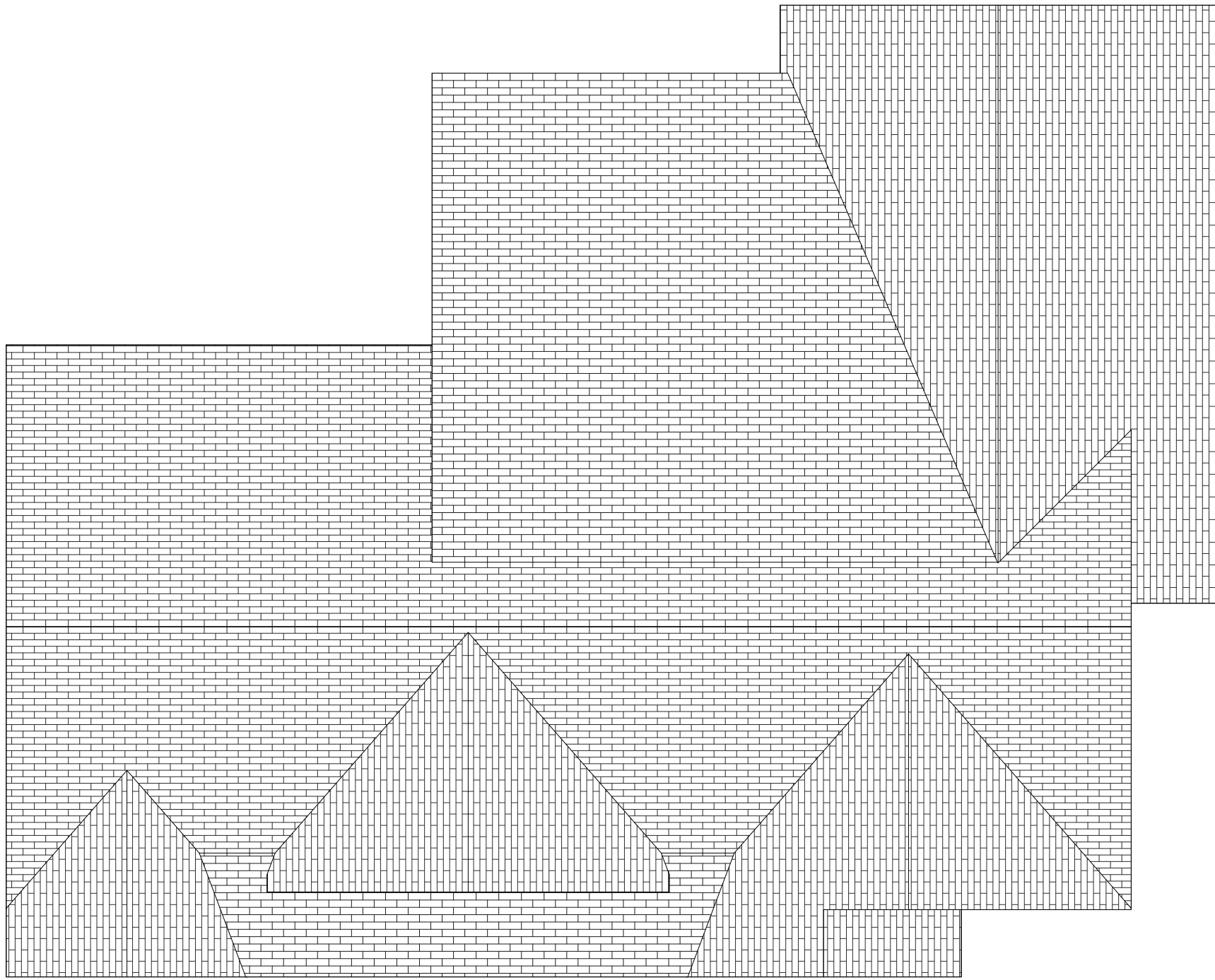
TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/ OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. PROJO CUSTOM HOUSE PLANS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.



BASEMENT SQUARE FEET



MAIN FLOOR SQUARE FOOTAGES



BIRD'S EYE VIEW

PROJECT

LEIFSON RESIDENCE

133 E 300 S MILLVILLE, UTAH

03-035-0059

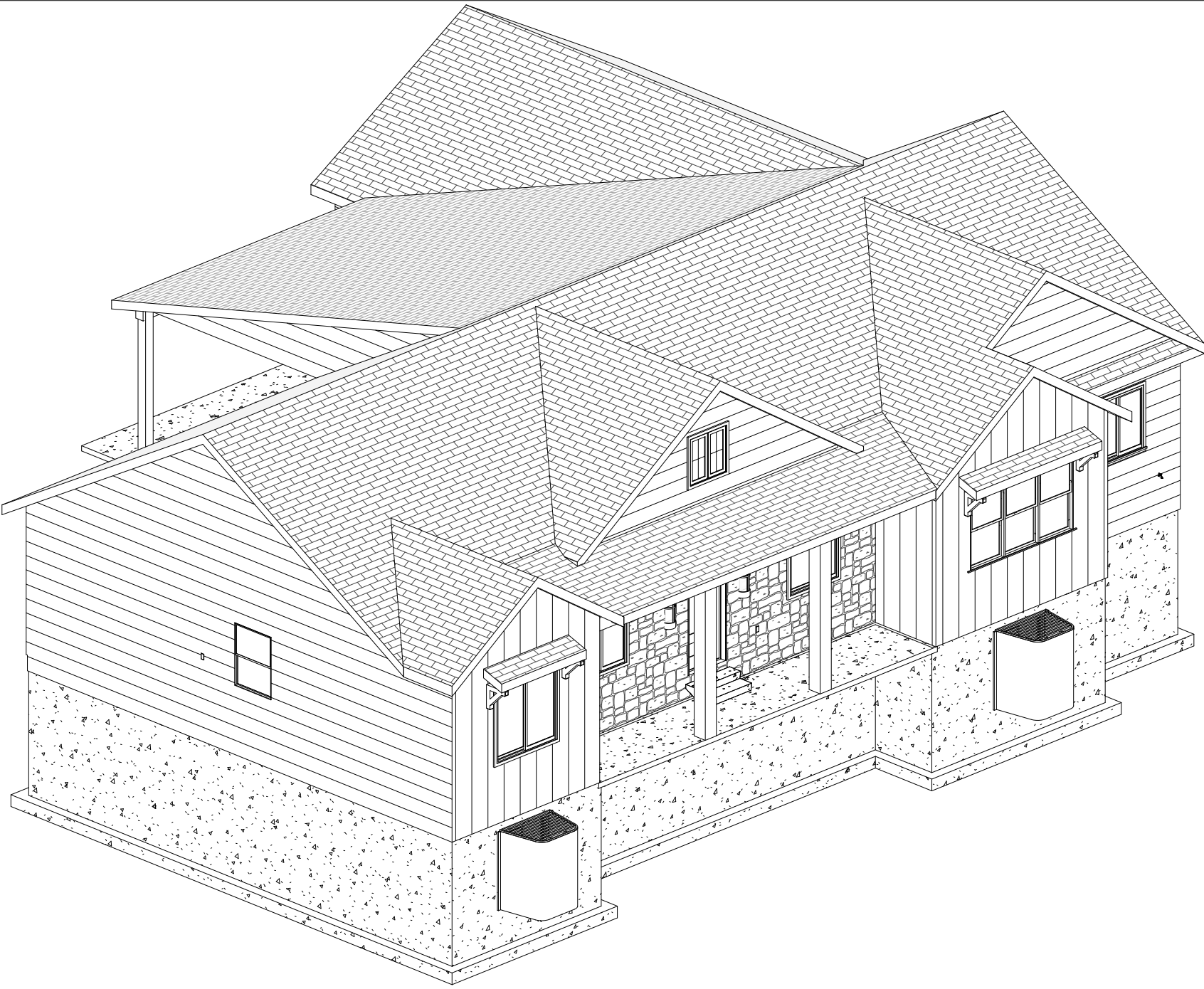


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MAIN FLOOR FRAMING- MAIN LEVEL OVERLAY	A106 N/A
SECOND FLOOR FRAMING- MAIN LEVEL OVERLAY	A107 N/A
SECOND FLOOR FRAMING-SECOND LEVEL OVERLAY	A108 N/A
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MAIN FLOOR ELECTRICAL	E101
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DATE: 8/24/2026



JOSEPH LEIFSON 1-(801)-687-4252

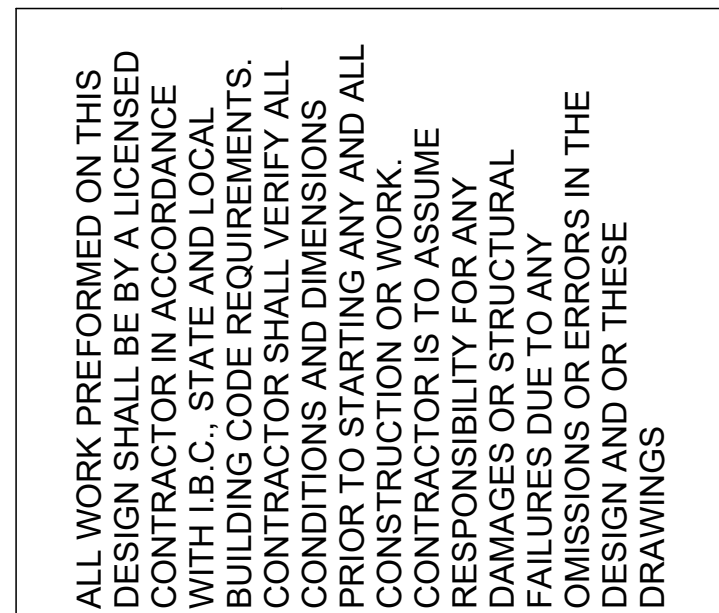
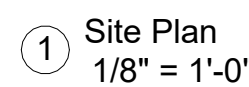
COVER SHEET

LEIFSON RESIDENCE

133 E 300 S MILLVILLE, UTAH

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND OR THESE DRAWINGS

A1



S100

Scale	$1/8" = 1'-0"$
-------	----------------

DATE: 8/24/2026

PROJO
Custom House Plans

JOSEPH LEIFSON 1-(801)-687-4252

SITE PLAN

LEIFSON RESIDENCE

133 E 300 S MILLVILLE, UTAH

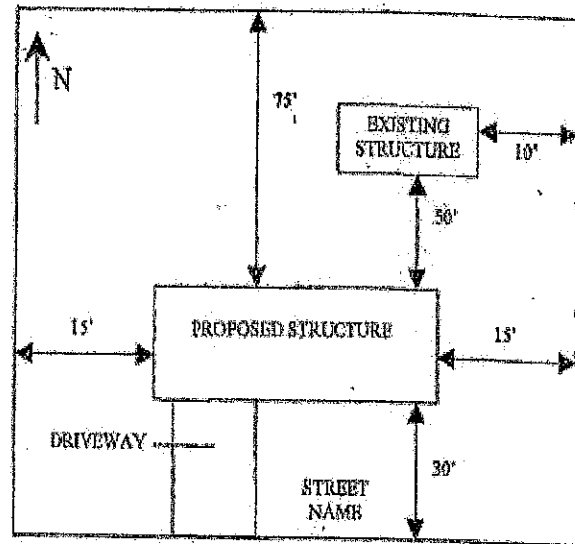
MILLVILLE CITY
Zoning Clearance for Building Permit
 For questions email: kara@millvilleut.gov



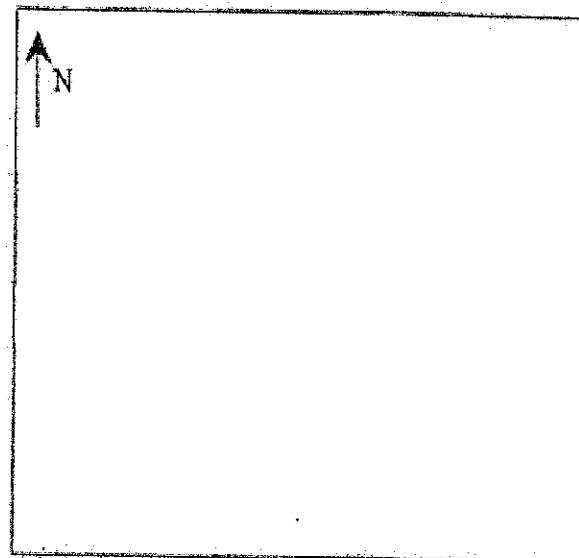
APPLICATION INFORMATION

- 1 Duane Weber
Applicant Name
- 2 PO Box 586
Applicant Mailing Address
- Millville Ut 84326
City State Zip Code
- 3 280 NO 100 W
Address of Construction
- 4 801 803 4173
Telephone #
- 5 _____
Owner's Name (if different from applicant)
- 6 Residential home
Type of Structure
- 7 _____
Subdivision Name and Lot Number
- 8 45 .4 acre
Square Footage Lot Size
- 9 02-128-6054
Tax Identification Number
- 10 22'
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
PLANNING AND ZONING

DATE

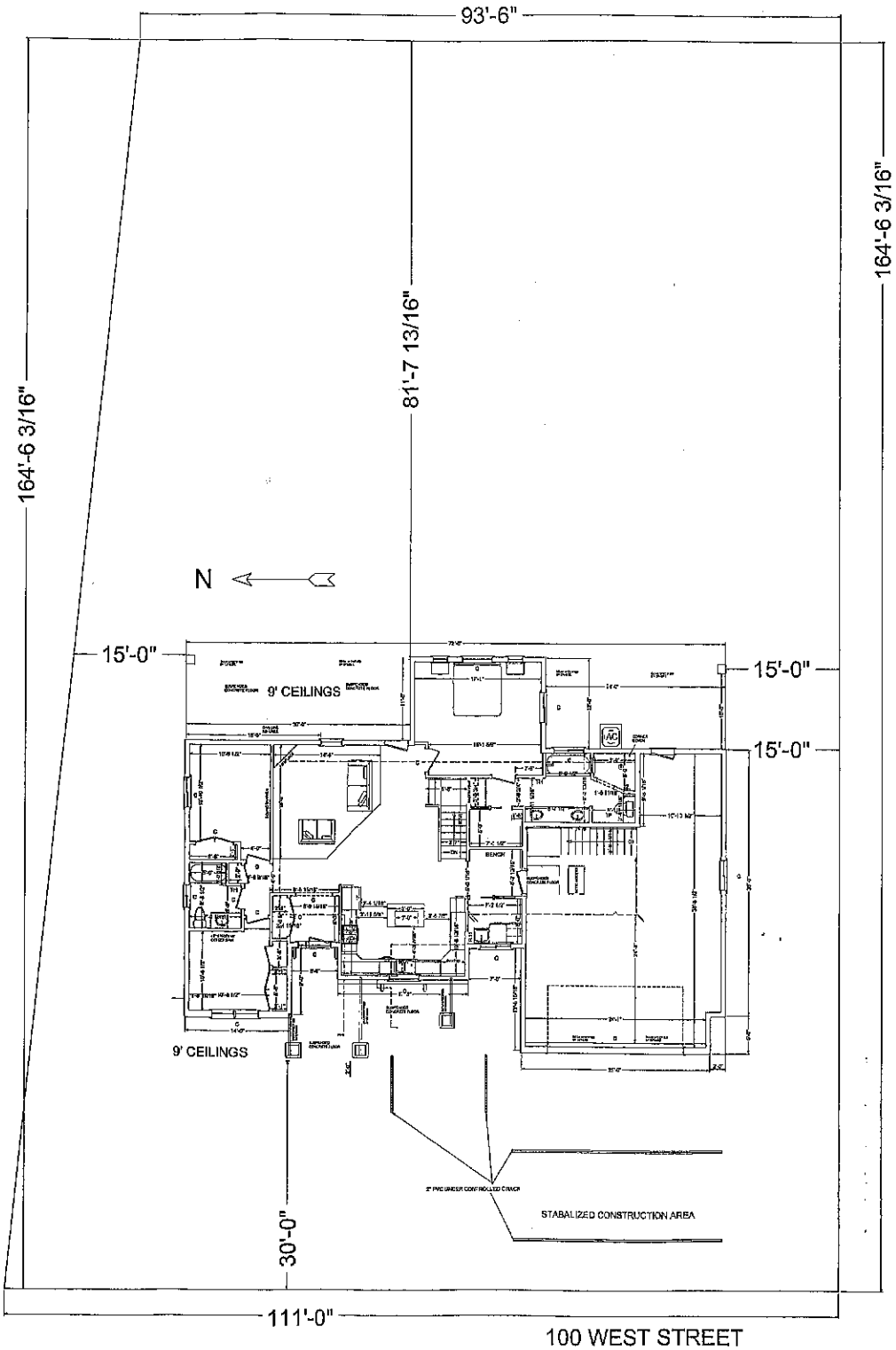
FEES PAID- TREASURER

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.

280 NORTH 100 WEST
MILLVILLE, UTAH 84326

USE PRESCRIPTIVE METHOD
R-50 in attic
R-19 in walls
R-10 (2") rigid insulation against foundation
.34 U-Factor in windows



THIS PLAN IS AN ARTISTIC RENDERING ONLY.
ADDITIONAL ENGINEERING MAY BE NECESSARY.
HOUSE TO BE BUILT IN STRICT ADHERENCE
TO LOCAL CODES. ACTUAL HOME MAY VARY
FROM THIS RENDERING

IVY RIDGE
© 2012
MONT
POULSEN
(435) 512-5852
mont@poulsenconstruction.net

PLOT PLAN

TITLE:
DUANE WEBER
RESIDENCE

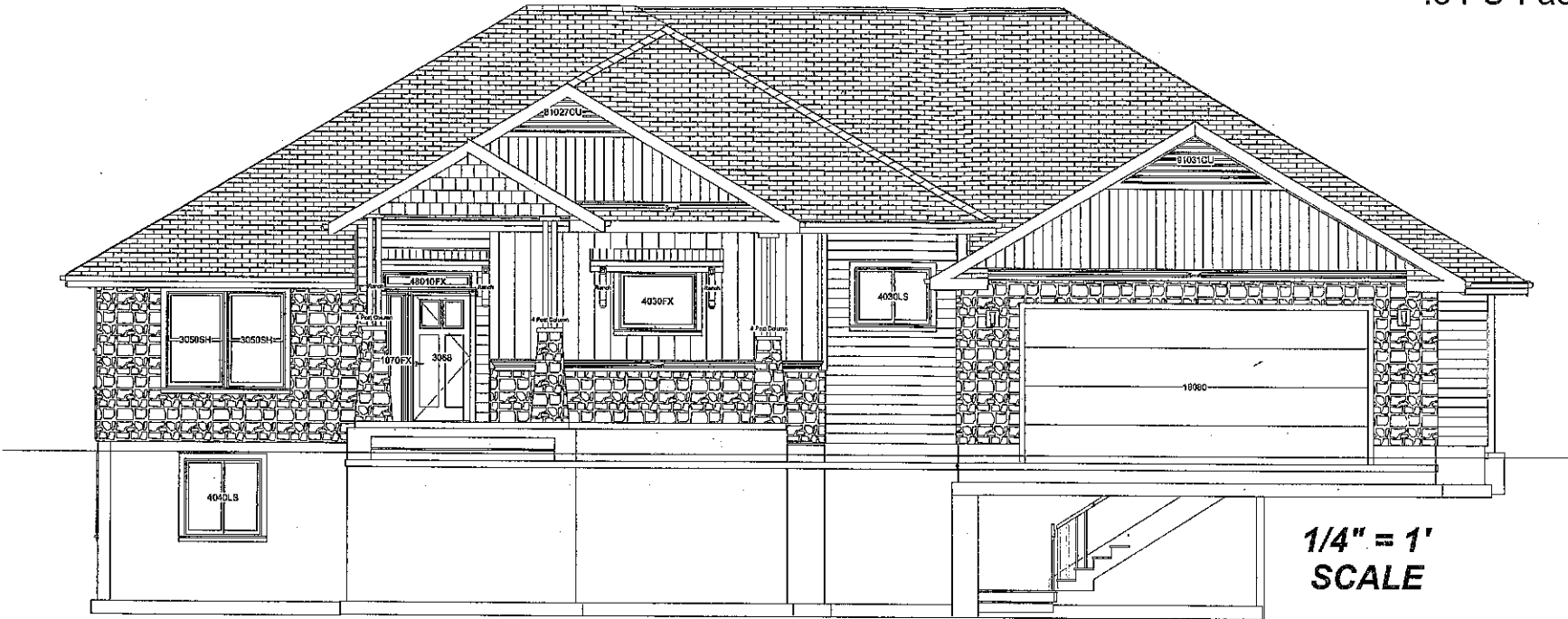
DATE:
3/3/2020

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11

DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE

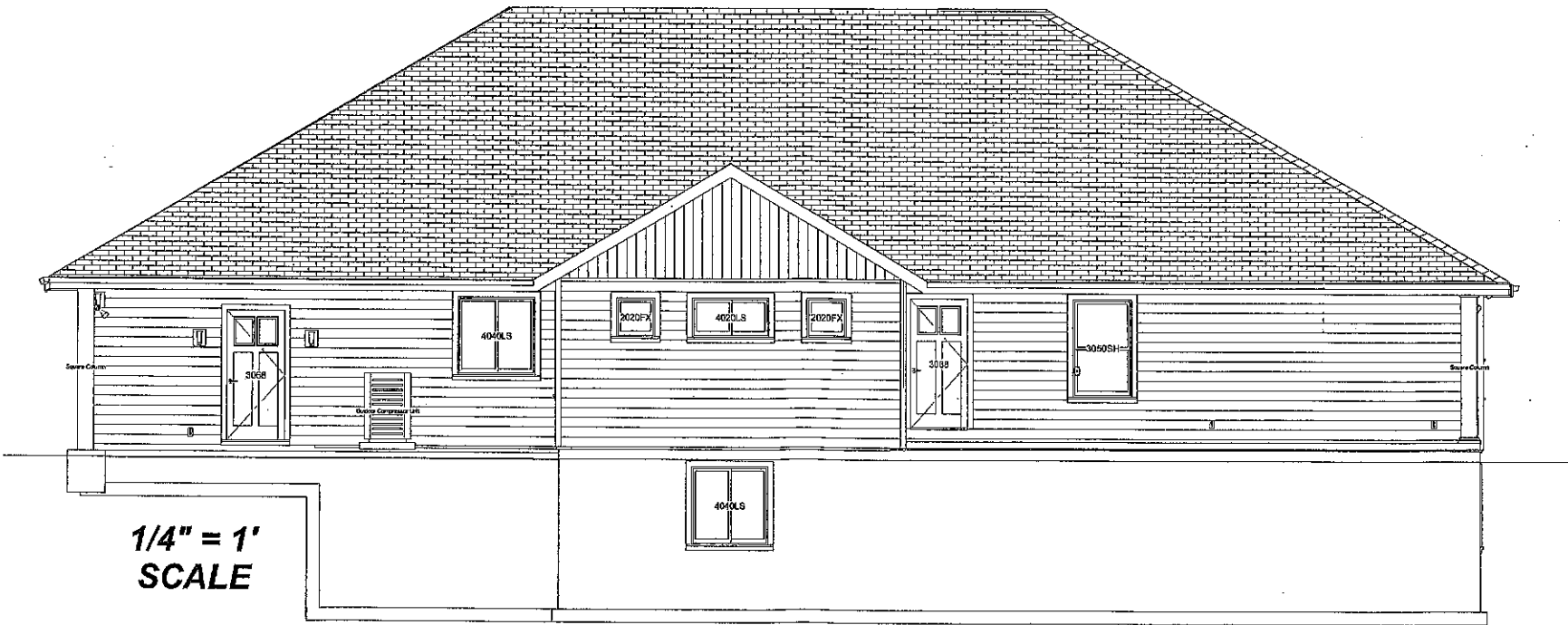
280 NORTH 100 WEST
MILLVILLE, UTAH 84326

USE PRESCRIPTIVE METHOD
R-50 in attic
R-19 in walls
R-10 (2") rigid insulation against foundation
.34 U-Factor in windows



FRONT

1/4" = 1'
SCALE



1/4" = 1'
SCALE

BACK

THIS PLAN IS AN ARTISTIC RENDERING ONLY.
ADDITIONAL ENGINEERING MAY BE NECESSARY.
HOUSE TO BE BUILT IN STRICT ADHERENCE
TO LOCAL CODES. ACTUAL HOME MAY VARY
FROM THIS RENDERING

DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE

IVY RIDGE
© 2012
MONT
POULSEN
(435) 512-5852
mont@poulsenconstruction.net

FRONT AND BACK
ELEVATIONS

TITLE:
DUANE WEBER
RESIDENCE

DATE:
3/3/2020

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MILLVILLE CITY

Zoning Clearance for Building Permit

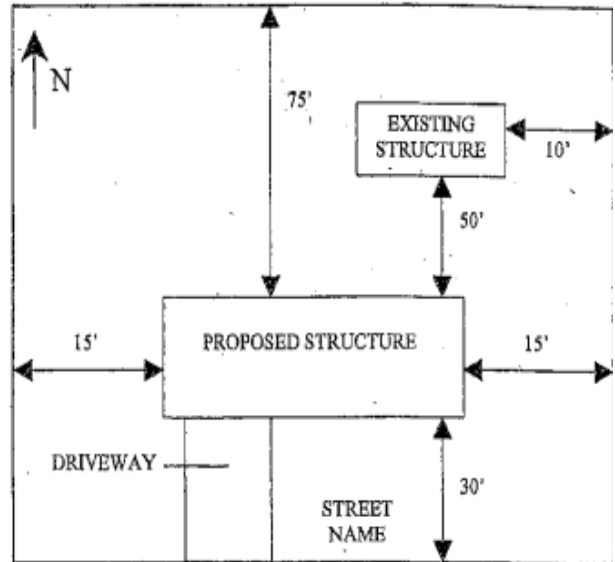
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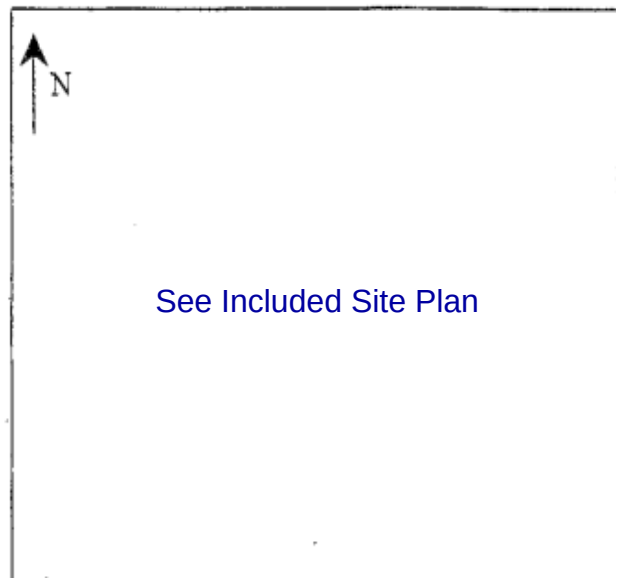
APPLICATION INFORMATION

- 1 GPD Builders
Applicant Name
- 2 PO Box 406
Applicant Mailing Address
- Millville Utah 84326
City State Zip Code
- 3 53 E. 750 N. Millville
Address of Construction
- 4 (435)764-2814
Telephone #
- 5 Grant and Lesa Haymore
Owner's Name (if different from applicant)
- 6 Accessory Building
Type of Structure
- 7 Stauffer Subdivision Lot #4
Subdivision Name and Lot Number
- 8 1680 1.17 Acres
Square Footage Lot Size
- 9 02-359-0004
Tax Identification Number
- 10 27'10"
Building Height
- 11 ☐ Sewer ☐ Septic Tank
☐ City Water ☐ Private Well
☒ Electricity ☒ Gas
- 12 _____
Notes

Sample Plot Plan
(numbers do not represent required setbacks)



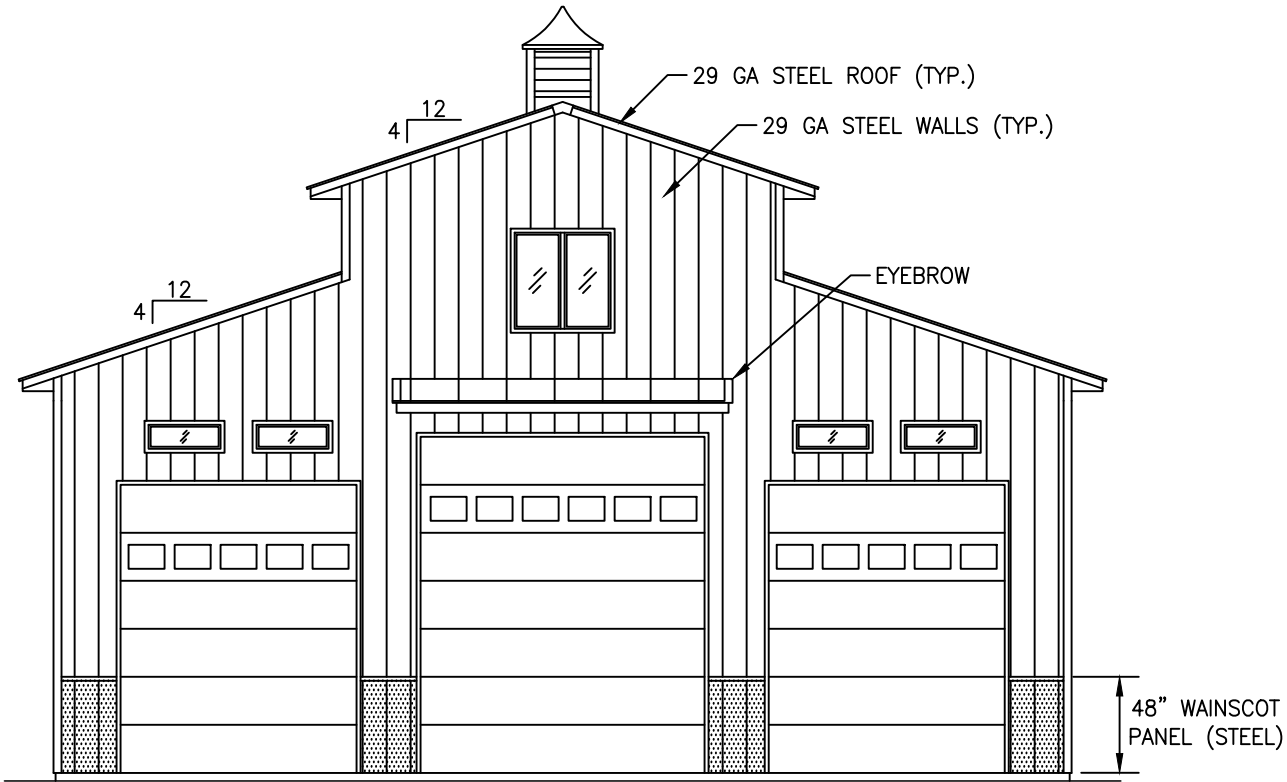
Plot Plan



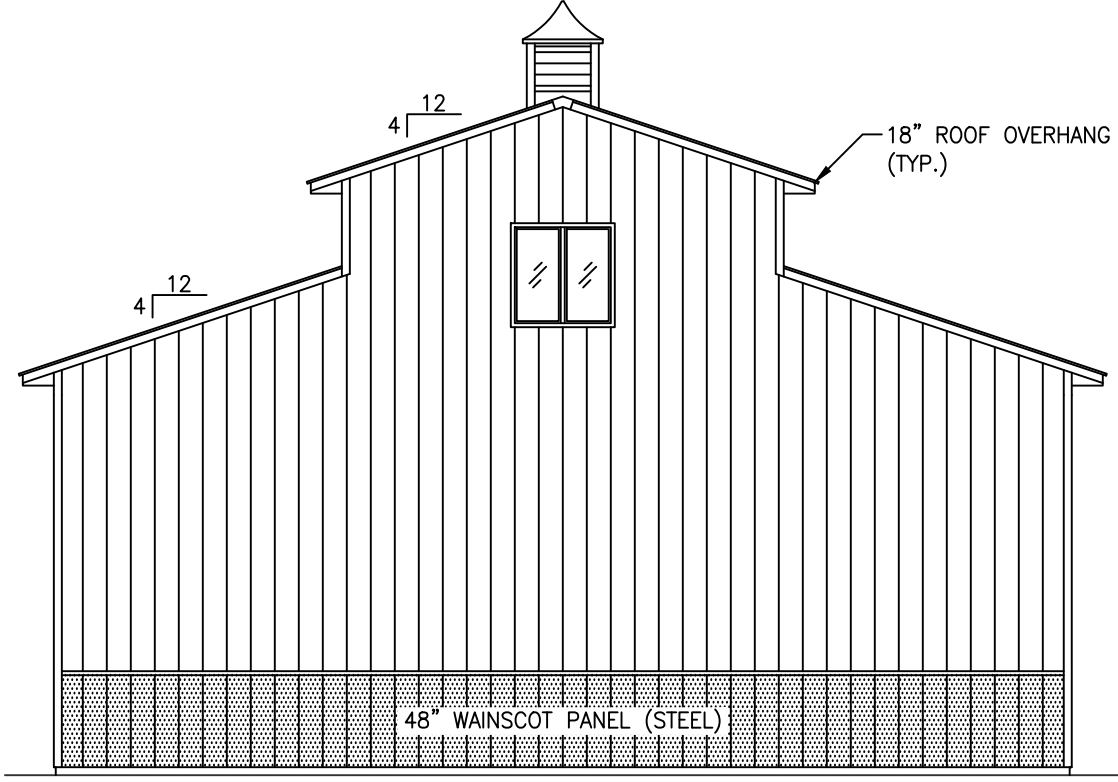
APPROVED _____ **DATE** _____
PLANNING AND ZONING

FEES PAID- TREASURER _____ **DATE** _____

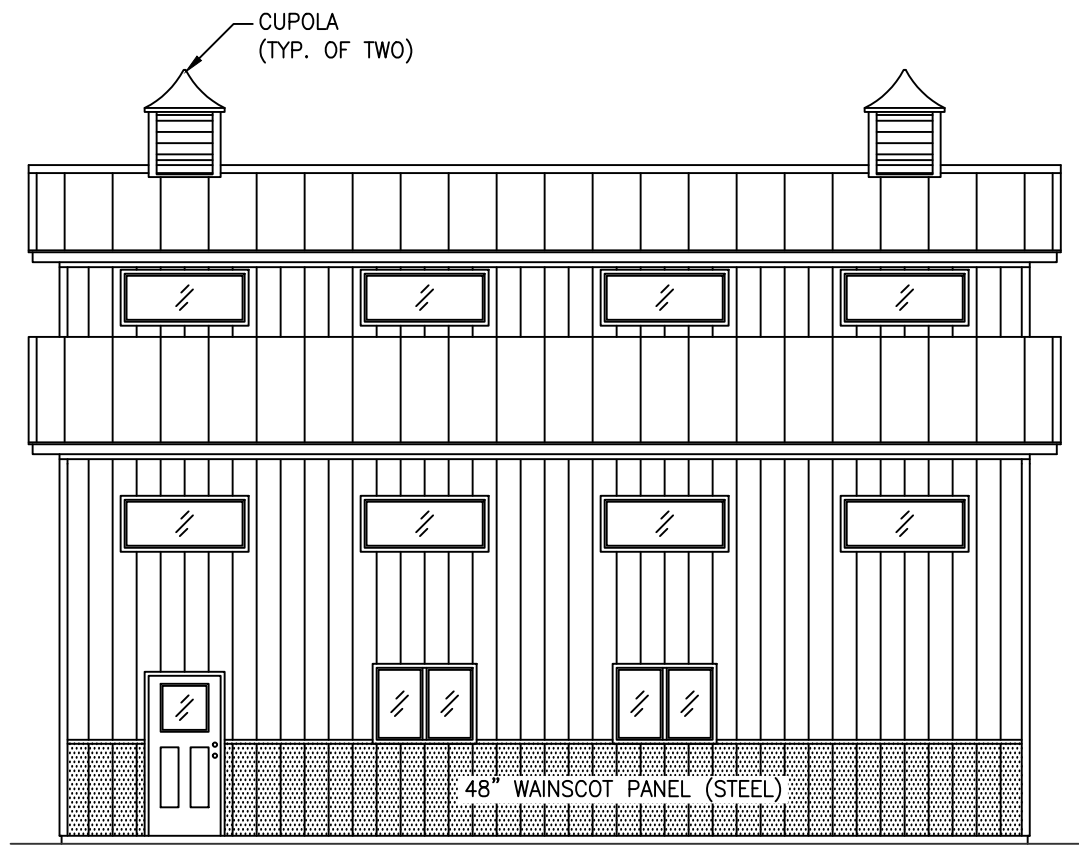
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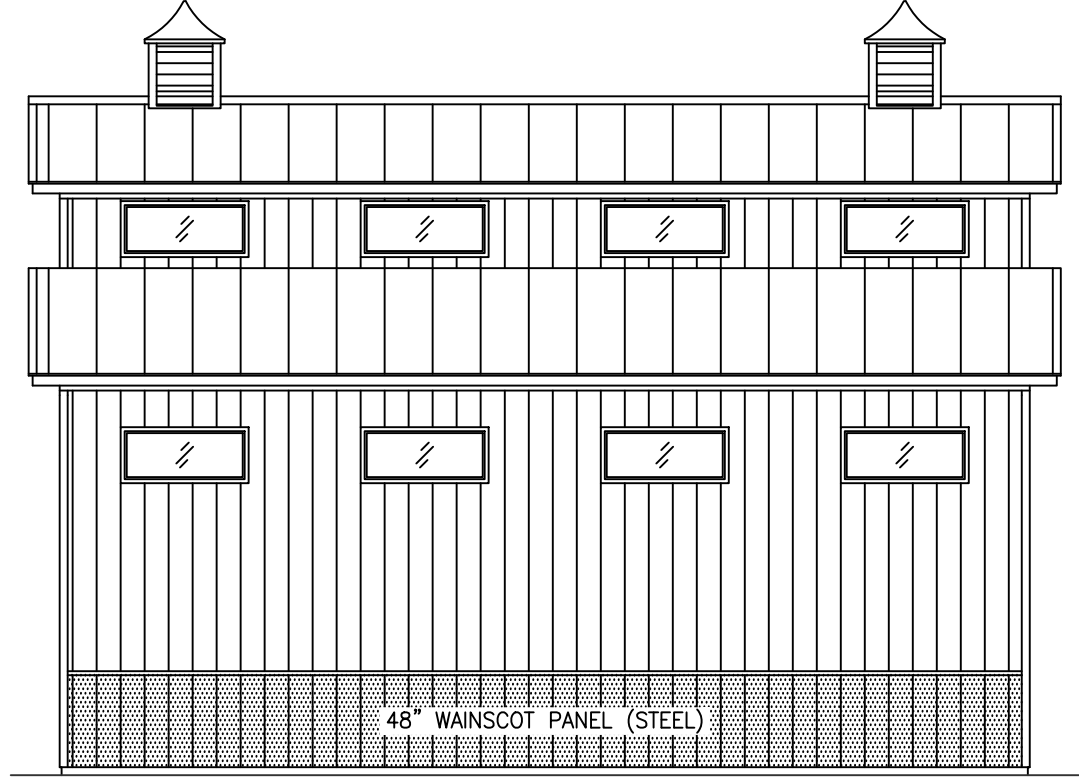
SOUTH ELEVATION



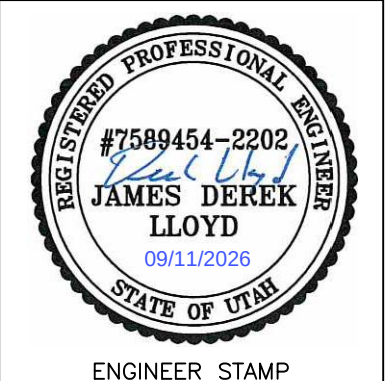
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



MOUNTAIN POINT
ENGINEERING

ELEVATIONS

GRANT HAYMORE BUILDING
MILLVILLE, UTAH

PROJECT	NS286
SCALE	1/8" = 1'-0"
DATE	09/11/2026
SHEET	04