



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, April 18, 2024 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

The meeting will be held in accordance with current COVID-19 guidelines.

(Agenda items may or may not be discussed in the order they are listed and may be tabled or continued as appropriate.) Public comment may or may not be taken.

1. Prayer
2. Pledge of Allegiance
3. General Public Comments (Input for items not on the agenda. Individuals have three minutes for open comments)
4. Report from City Council
5. Discussion/Action Items
 - a. Consideration of a conditional use permit for Duane Dominguez to repair all-terrain and utility-terrain vehicles on his property located at approximately 369 West 200 North (Parcel No. 02-057-0030)
 - b. Review of a conditional use permit issued to Bill & Shelley Merritts for a single-family dwelling on sensitive land located at 344 East 300 North (Parcel No. 02-048-0005) issued May 10, 1993
 - c. Discussion regarding amending Chapter 12-105 of the Willard City Zoning Ordinance to allow short-term rentals in residential zones
 - d. Discussion regarding amending Chapter 12-106 of the Willard City Zoning Ordinance the Master Planned Community Zone
 - e. Consideration and recommendation to the City Council regarding an amendment to the General Plan Chapter 12-000 of the Willard City Zoning Ordinance to include a future land use map for the South Willard area included in Willard's Annexation Policy Declaration
6. Consideration and approval of the April 4, 2024, regular Planning Commission minutes
7. Commissioner/Staff Comments
8. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 12th day of April, 2024.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

ITEM 5A

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

April 18, 2024

CONDITIONAL USE PERMIT DUANE DOMINGUEZ ATN AND UTV VEHICLE REPAIR SHOP

This Conditional Use Permit is issued to Duane Dominguez located at 369 West 200 North, Willard, Utah 84340, to operate an all-terrain and utility-terrain repair shop business in a shop on the property.

The conditions to operate are:

1. There shall be no more than four vehicles parked outside at any time;
2. A 10-pound fire extinguisher is required in the shop at all times;
3. A metal container will be used for the storage of oily rags;
4. An annual fire inspection will be required;
5. No employees; and
6. There shall be no outside storage of materials or contaminants.

This Conditional Use Permit is contingent upon and conditioned upon the applicant's, and any successor's, ongoing compliance with all city, local, and state codes.

Applicants Signature

Date

City Planner Signature

Date

WILLARD CITY PLANNING COMMISSION APPLICATION FOR PLANNING COMMISSION HEARING

Application Date:
3-13-24

Assessor's Parcel Number

Applicant:
Duane Dominguez

02-057-0030

Mailing Address

Parcel Legal Description

369 W. 200 N.

Willard, VT. 84340

Project Address

I hereby request a hearing before the Willard City Planning Commission in behalf of my application for:

Same

Conditional Use Permit \$25 Fee

Lot Line Adjustment \$25 Fee

Other Fee variable, \$25 Min.

Phone Number

Cell Phone
801-564-1031

NOTE: Fees will be charged on each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)
Complete Applicant Affidavit on back of this page.

WILLARD CITY CORPORATION
80 W 50 S
PO Box 593
Willard UT 84340
435-734-9881
Mar 19, 2024
Receipt No: 1.019645

DUANE DOMINGUEZ COND USE

Charges for Services	25.00
Charges - PC & B of Adj	25.00
Total:	25.00
Cash	25.00
Total Applied:	25.00
Change Tendered:	.00

Duplicate Copy
03/19/2024 3:10 PM

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Duane Dominguez, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 269W 200N, Willard, UT. 87340 in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED [Signature]
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 13th day of Mar 2024



[Signature]
Notary Public

Residing in Fern West
My commission expires: May 25, 2024

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____
Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 200__

Notary Public

Residing in _____
My commission expires: _____

Letter of Intent for Conditional Use Consideration

Duane Dominguez
369 W 200 N
Willard, Utah 84340

March 19, 2024

To Whom It May Concern

This letter is to define the intent of Krew powersports at my home (369 W 200 N).

I am an avid off road enthusiast with over 30 years of experience in the off road industry as a race car driver and mechanic. I desire to utilize these skills to perform a service to people who seek a dependable and knowledgeable person to work on and service their off road machines. I plan on working on every type of off road machine to include UTVs, ATV, Dirt Bikes, Sand Cars and other off road vehicles.

The tools, materials and fluids needed to perform this will be the same as I currently use for my personal vehicles. I have no intention of storing excess quantities of any combustible/flammable chemicals.

I don't plan on having an excess number of vehicles stored on my property. Any vehicles I am working on will be inside the confines of my shop, or parked directly behind. Not to exceed 4 vehicles in addition to my personal vehicles.

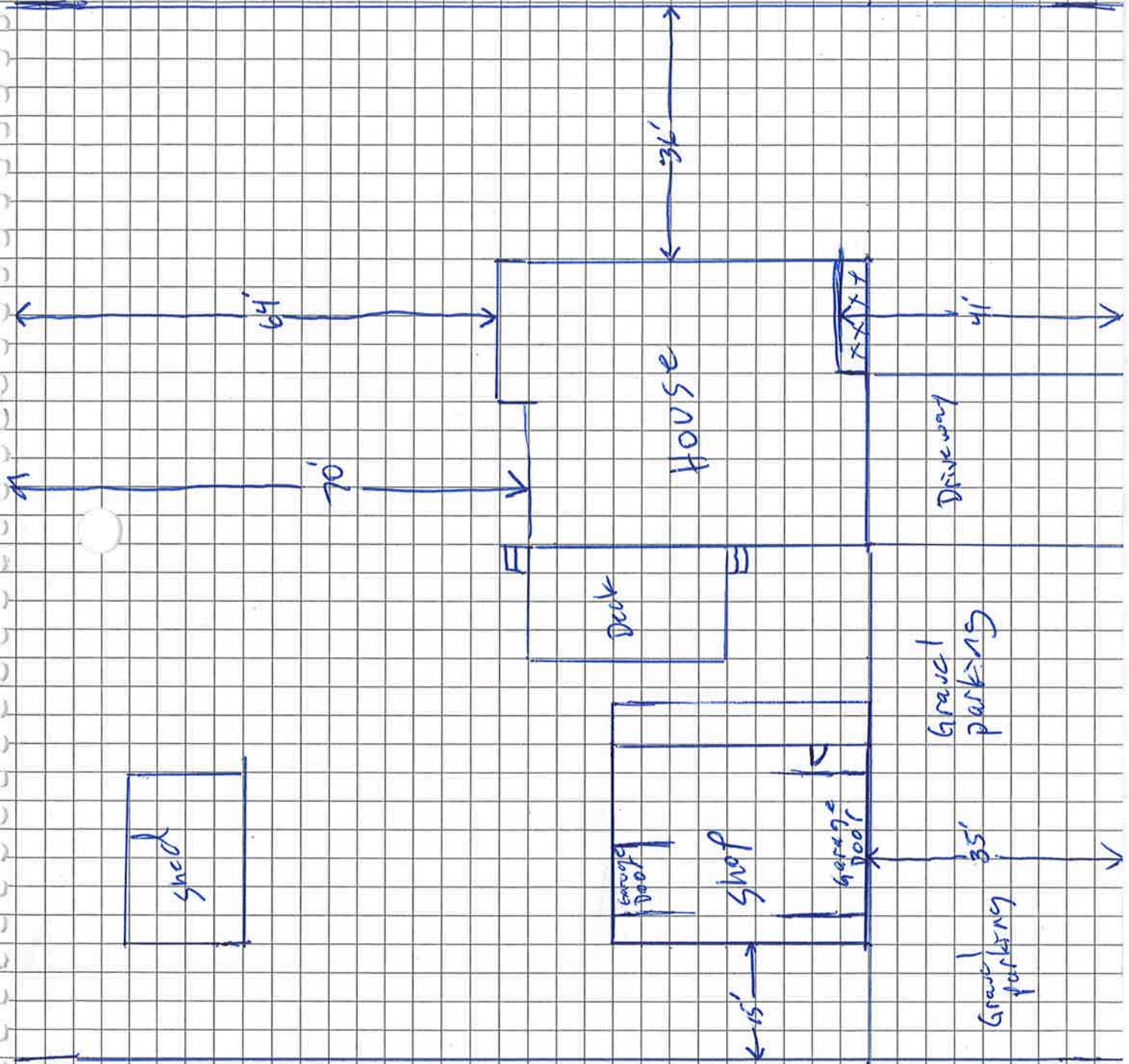
Traffic will be minimal as the only time customers will visit will be to drop off or pick up their vehicles. I will provide some retail sales of parts as customers need them however, I will not be considering my place of business a retail store.

I appreciate the consideration for this conditional use permit.

Sincerely,

Duane Dominguez
Owner Krew Powersports and Off Road Repair LLC.

Krew Powersports
Site Map



Business License Application



CITY OF WILLARD
BUSINESS LICENSE DIVISION
80 W. 50 S, P.O. Box 593, Willard, Utah 84340
Phone (435) 734-9881
Fax (435) 723-6164

FOR OFFICE USE ONLY

Business License Category: _____
Date Application Received: _____
Application/License Fee: _____
Other Fee: _____
 Check Cash Total: _____
Receipt No. _____ Date Received: _____

PLEASE COMPLETE ALL ITEMS - INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT BEING PROCESSED

SECTION I: Business Information - Please type or print clearly CHANGE of: LOCATION OWNERSHIP BUSINESS NAME

Date of Application: 3-6-24

Business Name: Krew Powersports & Off-Road Is this name registered with the State of Utah?
 Yes No

Type of Business (Be Specific): Off road vehicle repair (ATV, UTV, Dirt Bike)

Business Address: 369 W. 200 N. Willard, UT. 84340
Street City State Zip

Business Phone: (801) 564-1031 Business Email: Krewpowersports1@gmail.com

Mailing Address: 369 W. 200 N. Willard, UT. 84340 Bus. Start Date: 4-3-24
Street/PO Box City State Zip

Owner's Name: Duane Dominguez Phone No. (901) 564-1031 Email: _____

Owner's Address: 369 W. 200 N. Willard, UT. 84340
Street City State Zip

Still waiting for this info from the state.

Federal License (If Any): _____ No. _____ Expires: _____

Federal ID: SSN EIN 99-1849373 Utah Corporation, LP or LLC #: 13876958-060

State Sales & Use Tax No. (If not applicable please sign here): Temp 24503484 Filing: Annual Monthly Quarterly

DBA File No.: _____

Professional License / State Contractor Number (If Applicable): _____

SECTION II: Check <u>All</u> That Apply	SECTION III: Describe Business
<input type="checkbox"/> Approximate Number of Employees: _____ <input type="checkbox"/> Commercial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> Limited Liability Co. <input type="checkbox"/> Profit Corporation <input type="checkbox"/> Non-Profit Corporation <input type="checkbox"/> Outside City Limits <input type="checkbox"/> Sexually-oriented <div style="text-align: center;">Business or Employee</div>	<p style="font-size: 1.2em; color: blue;">Off Road Repair to Include ATVs, UTVs, Dirt Bikes</p>

SECTION III: Verification of Accuracy – Acknowledgement of Responsibility

Under penalty of perjury, I hereby certify that the information provided for this entire application is complete, accurate and in accordance with Willard City Ordinances. I further certify that updated information will be provided in writing, as required, to the City of Willard Business License Division within 10 days of any change to the business, name, organization, or location. I hereby acknowledge that illegal or fraudulent business practices are grounds for revocation of the business license, as is delinquent payment of the business license fee. This form is an application for a business license. The receipt for payment of license fees thereof does not constitute being approved to operate a business. The actual license will be issued only when all inspections are completed and signed off by the various departments and approval is given by the Business License Office. To open and or operate a business without final approval is a Class "B" misdemeanor and is subject to a \$1,000 fine and/ or a six month jail sentence. It is the responsibility of the licensee to be familiar with the ordinance under which the license is applied for. All business licenses are to be renewed yearly. The application and fees provided for herein shall be due and payable by the 31st of December of each year, or before commencing a new business, trade, service, or profession. All license fees not paid before March 1st of each year shall thereafter be considered delinquent and shall be subject to a 50% penalty. Responsibility of renewal is that of the licensee. Failure to receive a renewal notice does not excuse this responsibility.

_____ 3-4-24 _____
 Signature of Authorized Business Agent/ Owner Date

FOR OFFICE USE ONLY: Planning Commission/Conditional Use Requirements

Conditional Use Permit Required Yes No If yes, give date of approved by Planning Commission _____

FOR OFFICE USE ONLY: Application Review/Comments Section

BUILDING & ZONING DIVISION	BEAR RIVER HEALTH DEPARTMENT	POLICE & FIRE DEPT.
Inspection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date of inspection: _____ Property Zoned Appropriately? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Approved <input type="checkbox"/> Denied Reason: _____ Signature: _____	Inspection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date of inspection: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied Reason: _____ Signature: _____	Inspection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date of inspection: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied Reason: _____ Signature: _____

FOR OFFICE USE ONLY: Approval of Business License Administrator

Business License Administrator Date



City of Willard



Home Occupation Business License

Standard Conditions for Administrative Approval

Standard Conditions:

The following items are prohibited:

1. Outdoor storage and/or display.
2. Signage without a permit (attach permit as needed).
3. Vehicles in excess of 12,000 pounds gross vehicle weight.
4. Employees other than residents of the home.
5. Any alterations to the physical appearance of the home or change which impacts the neighborhood.
6. Increased demand for municipal services.
7. Hazardous or combustive materials.
8. Unsolicited door-to-door sales.

Special Conditions (if required):

Owner's Acknowledgment:

I hereby certify that I shall comply with the above conditions and understand that failure to comply with all conditions is grounds for revocation of my business license and may include other fines and penalties. Responsibility of renewal is that of the licensee. Failure to receive a renewal notice does not exclude this responsibility.



Business Owner Signature

3-6-24
Date



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 28, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

1 The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours
2 in advance. A copy of the agenda was posted at the City Hall and on the State of Utah Public Meeting
3 Notice Website.

4
5 The following members were in attendance:

6
7 Bryce Wheelwright, City Planner
8 Sid Bodily, Planning Commission Chair
9 Chris Breinholt, City Engineer/Jones & Associates
10 Zac Burk, City Engineer/Jones & Associates
11 Payden Vine, Public Works Director
12 Van Mund, Fire Chief
13 Michelle Drago Deputy City Recorder

14
15 Excused: Jeremy Kimpton, City Manager; Colt Mund, City Attorney; and Theron Fielding, Police Chief

16
17 Others in attendance: Duane Dominguez

18
19 1. CALL TO ORDER

20
21 Bryce Wheelwright, City Planner, called the meeting to order at 3:09 p.m. The secretary recorded a roll call
22 attendance.

23
24 2A. REVIEW AND CONSIDERATION OF A REQUEST FROM DUANE DOMINGUEZ FOR A
25 CONDITIONAL USE PERMIT TO REPAIR VEHICLES ON HIS PROPERTY LOCATED AT
26 APPROXIMATELY 369 WEST 200 NORTH (02-057-0030)

27
28 Time Stamp – 0:39 03/28/2024

29
30 Bryce Wheelwright, City Planner, stated that Duane Dominguez had applied for a conditional use permit to
31 repair all-terrain and utility-terrain vehicles in a shop located on his property at 369 West 200 North. This
32 type of home occupation was a conditional use. He felt the CUP Review Committee needed to consider
33 hazardous waste, traffic, and vehicle storage.

34
35 Duane Dominguez stated that on his days off he had been repairing ATV's and UTV's in a shop in Ogden.
36 He decided he didn't want to commute to Ogden, but people kept calling him to do repairs. So, he decided
37 to start doing repairs in the shop on his own property. He did not anticipate a high volume because he
38 would be the only mechanic. He worked on one machine at a time.

39
40 Bryce Wheelwright asked if this business would be a primary source of income. Mr. Dominguez said it
41 would not. He worked full-time for Autoliv. He planned to work for a few hours after work and some
42 weekends.

43
44 Van Mund, Fire Chief, asked about the construction of the shed and its inside finish. Mr. Dominguez said it
45 was a pole barn. There was some bubble wrap insulation on the inside. There wasn't any sheetrock.

46
47 Chief Mund asked if there was paperback insulation or if any of the insulation was exposed. Mr. Dominguez
48 said there was paperback insulation in the southwest corner because previous owners had set up a paint
49 booth. He had removed the paint booth, and the exterior wall still had insulation on it.



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 28, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

50 Chief Mund asked about quantities of materials, such as oil, gas, or carburetor cleaner. Mr. Dominguez
51 said he only planned to store what he needed for his personal vehicles. He might have a case of oil and a
52 case of carburetor cleaner. He took used oil to Auto Zone.
53
54 Zac Burk, Jones and Associates, asked if Mr. Dominguez planned to do any sandblasting or painting. Mr.
55 Dominguez said he only planned to do mechanical repairs.
56
57 Zac Burk said the oil and carburetor cleaner would be considered illicit discharge in the storm water system.
58 If they were stockpiled on site or Mr. Dominguez stored greasy, oily vehicles outside, an oil-water separator
59 would have to be installed to protect storm water.
60
61 Duane Dominguez didn't want vehicles parked outside of his shop. He felt they were an eyesore. He might
62 have to pull out his own vehicle for a short time if there wasn't enough room in his shop.
63
64 Zac Burk asked if the shop had water and sewer services or would need them. Duane Dominguez said he
65 currently didn't have any water in his shop.
66
67 Chief Mund stated that Mr. Dominguez would have to have a metal can with a lid for his oily rags and a 10-
68 pound fire extinguisher. The fire extinguisher had to be tested yearly. The Fire Department would have to
69 inspect his premises.
70
71 Chief Mund did not see a problem with the proposed use, nor did Payden Vine, Public Works Director.
72
73 Chris Breinholt, Jones and Associates, felt there should be a limitation on the number of vehicles waiting
74 for service or pickup and the number of vehicles coming and going. Sid Bodily and Bryce Wheelwright
75 agreed. If there was a limit, problems could be addressed.
76
77 Michelle Drago, Deputy City Record, stated that because this was a home occupation Mr. Dominguez could
78 not have employees. All vehicles should remain on the property. Mr. Dominguez couldn't use the stub road
79 as a parking lot.
80
81 Duane Dominguez said he didn't park his vehicles outside because he felt that would be an eyesore. He
82 liked his property organized.
83
84 Bryce Wheelwright asked if hours of operation would be an issue. The Committee didn't feel hours would
85 be an issue if all work was done inside the shop. Van Mund said Mr. Dominguez would have to comply with
86 the Noise Ordinance.
87
88 Bryce Wheelwright explained that the CUP Review Committee was a recommending body only. Their
89 recommendation would be forwarded to the Planning Commission.
90
91 **Payden Vine moved to recommend that the Planning Commission approve a conditional use permit**
92 **for Duane Dominguez to repair vehicles on his property located at 369 West 200 North subject to**
93 **no more than four vehicles parked outside at any time; a 10-pound fire extinguisher; storage of oily**
94 **rags in a metal can; an annual fire inspection; no employees; and no outside storage of materials**
95 **or contaminants. Van Mund seconded the motion. All voted "aye." The motion passed unanimously.**
96
97 Michelle Drago said this would be on the Planning Commission's April 18th agenda.

ITEM 5B

MASTER CONDITIONAL USE PERMIT SPREADSHEET								
No.	Address	Applicant	Application Date	Fee	Approval Date	Type	Status and Review Date	Parcel No.
	51 North Main	Moyes, Jeff & Brenda	7/26/2022	\$25.00 PD	9/1/2022	Automobile Repair Shop	Active	02-047-0177
	53 North 100 West	Braegger, Josh	5/28/2020	\$25.00 PD	Approved 6/19/20	Multi-Family (Basement Apartment)	Active Reviewed 9-12-23	02-047-0074
	55 South 100 East	Braegger, Kenneth			Approved 2/5/16	Contractor - Home Business	Active Reviewed 10-5-23	02-050-0074
	105 South 100 East	Loveland, Judy	9/16/1996		Approved 9/20/96	Auto Repair - Home Business	Active Reviewed 10-19-23	02-050-0008
	110 South 200 West	Gilbert, Brian	4/20/2023	\$25.00	Approved 5/18/23	Detached Accessory Dwelling Units	Active	02-051-0008 and 02-051-0242
	110 South 250 West	Heath, Trisha	5/18/2018		1/9/2019	Multi-Family Dwelling	Active Reviewed 11-2-23	02-053-0003
	155 South Spring Street (135 S 100 E)	Dean, Blair & Kathy Davis	6/21/1999		9/23/2005	Single Family Home On Sensitive Land	Active Reviewed 12-7-23	02-050-0077
	300 East 750 North	Granite Construction Company			11/3/2015	Concrete Batch Plant	Active	02-045-0005
	344 East 300 North	Merritts, Bill & Shelley	4/8/1993		5/10/1993	Single Family Dwelling on Sensitive Land	Active	02-048-0005
	370 North Main	Perry, Peggy Jo	10/28/2005	\$25.00	Approved 11/18/05	Fruit Stand	Active	02-046-0079
	432 North Main	Francom, Matthew	10/20/2020	\$25.00	Approved 3/7/24	Welding Shop	Active	02-046-0086
	450 North 200 West	Radtke, Robert and Suzie	9/25/2014	\$25.00 PD	10/6/2014	Alpaca Farm	Active	02-046-0047 & 0084
	481 North 200 West	Beard, Lynn			Approved 2/5/15	Multi-Family Dwelling/Duplex	Active	02-046-0075
	500 East 625 South	Nielsen, Darrell (Now Staker Parson)	3/20/1980		4/11/1989	Gravel Removal	Active	02-049-0001 & 02-053-0044
???	500 South 200 East	Wilkes, Melissa			3/15/2015	Home Occupation	Active	02-053-0029
	550 North 200 West	Kilpack, Lee	2/16/2018	\$25.00		Multi-Family/Basement Apartment	Active	02-046-0046
	620 North 200 West	Kapp, Neldon & Jan	6/24/1905		2002	Building Permit	Active	02-046-0005
	683 North Main	Palmer, Morgan	2/9/2021	\$25.00 PD	Approved 5/6/21	Wedding Reception Center	Active	02-046-0102
	740 North Main	Grimes, Mike	7/19/1996		9/17/1996	Used Vehicle Sales	Active	02-046-0015
	747 South Main	Gilbert, Scott; Gilbert, Dustin; Russell, Dee	3/22/2016	\$25.00 PD	4/5/2016	Accessory Building	Active	02-053-0059
	769 North Main				2/7/2020	RV Campground	Active	02-041-0067

WILLARD CITY PLANNING COMMISSION REQUEST FORM

4-B-93

Name(s): Bill & Shelley Merritts

Address: 235 S. 300 E. Willard

Telephone: 734-9988

Date received: 4/8/93 Fee: \$25.00

Receipt #: 3468

It is required that any person or persons having business before the Willard City Planning Commission provide detailed information as described in the appropriate Willard City Ordinance.

TYPE OF REQUEST:

- ZONING CHANGE ----- \$125.00
- CONDITIONAL USE PERMIT ----- \$25.00
- SUBDIVISION APPLICATION
 - a. Sketch plan ----- \$200.00 + \$10.00 per lot.
 - b. Preliminary and final plat - \$150.00 + \$15.00 per lot.
 - c. Inspection ----- \$300.00 + \$30.00 per lot.
- MOBILE HOME APPLICATION ----- \$300.00 + \$30.00 per unit.
- RECREATIONAL COACH PARK APPLICATION - \$300.00 + \$30.00 per unit.
- EXCAVATION APPLICATION
 - a. Gravel Pit ----- \$500.00
 - b. Minor ----- \$ 25.00
- OTHER (Specify) ----- \$25.00 initial fee + fees determined by Planning Comm.

ADDITIONAL INFORMATION: CONSTRUCT SINGLE-FAMILY DWELLING IN SENSITIVITY ZONE.

Fees will be charged on each application with no refund. In the event the developer applies more than once on the same project; there will be a fee charged for each time.

All applications with required data and fees must be to the Willard City Planning Commission Secretary two weeks prior to any meeting.

WILLARD CITY PLANNING COMMISSION
APPLICATION FOR CONDITIONAL USE PERMIT

Date: 4-8-93

Application #: 4-8-93

Fee Received: \$25.00 Receipt

NAME OF APPLICANT Bill & Shelley Merritts

ADDRESS 235 S. 300 E. Willard, Ut.

ZIP CODE _____

PHONE NO: 734-9988

PROPERTY OWNER (If Not Applicant): Thomas L. Hannum

ADDRESS OF PROPERTY: Unknown (Tax I.D. #02-048-0005)

EXISTING ZONING: RR $\frac{1}{2}$

LEGAL DESCRIPTION:

SEE ATTACHED WARRANTY DEED FOR DESCRIPTION

TOTAL AREA - (Acres or Square Feet): 2.03 ACRES

Explanation of Conditional Use

1. What is the existing use of property? None
2. What is the proposed use of property? Residential
3. What is the estimated development time schedule? Approximately 6 months

See Addendum Sheet Attached

A P P L I C A N T ' S A F F I D A V I T

STATE OF UTAH)
) ss
COUNTY OF BOX ELDER)

I, (we) Thomas L. Hannum, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Thomas L. Hannum
Property Owner

Agent Scott Braken

Subscribed and sworn to be me this 6th day of April 1983.



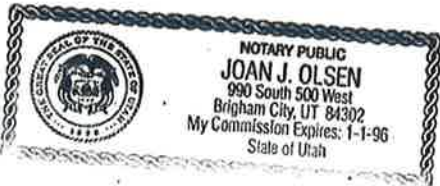
Joan J. Olsen
Notary Public
Residing in:
Brigham City, UT
My Commission Expires:
1-1-96

*May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

A G E N T A U T H O R I Z A T I O N

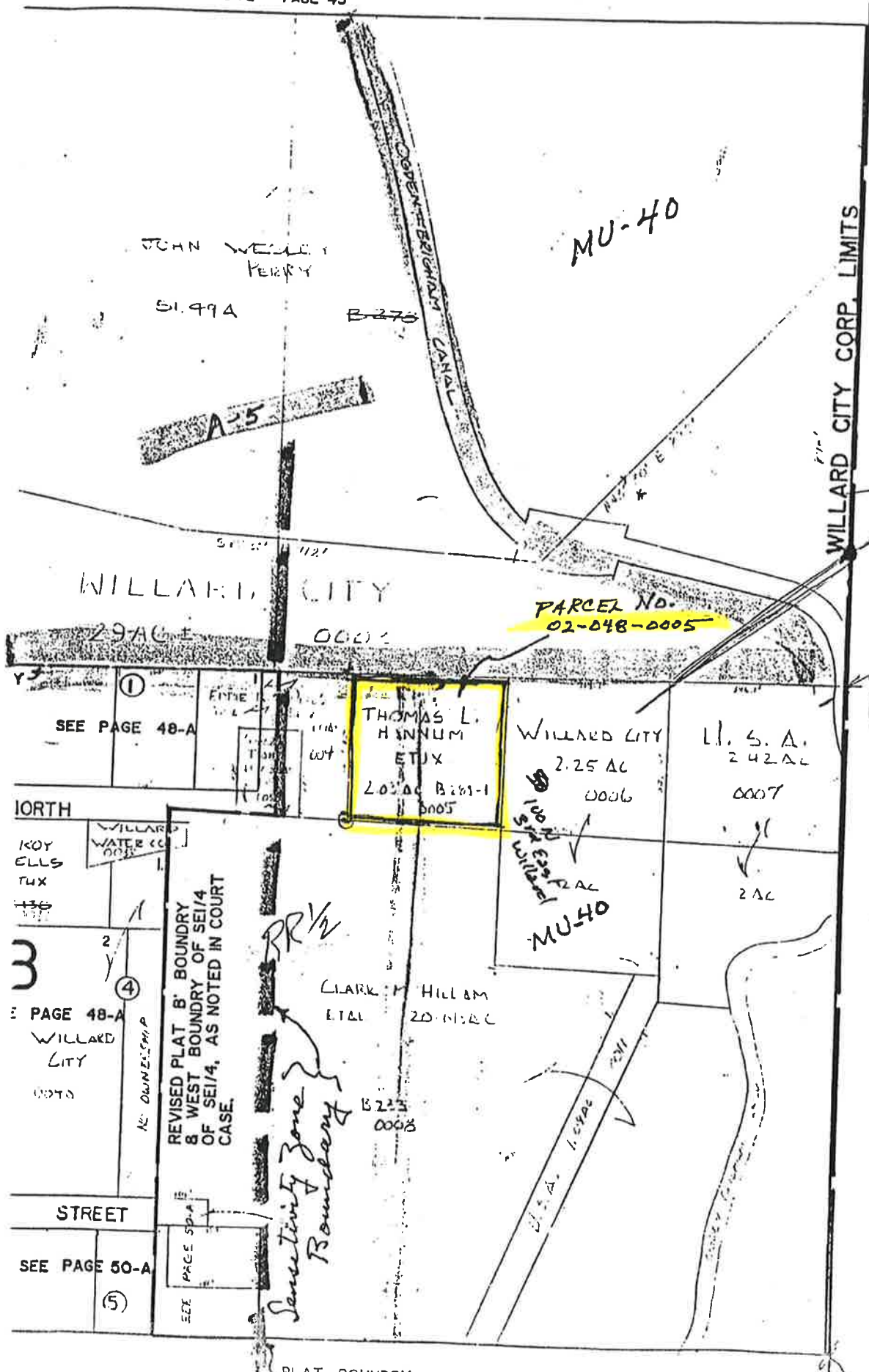
I, (we) Thomas L. Hannum, the owner(s) of real property at William & Shelby Merritts as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize William & Shelby Merritts to appear on my behalf before any City Boards considering this application. Dated this 6th day of April 1983, above instrument who duly acknowledged to me that they executed the same.

or Scott Braken



Joan J. Olsen
Notary Public
Residing in:
Brigham City, UT
My Commission Expires:
1-1-96

*Book 2
Page 48*



BK 2
PAGE 6

*NE 1/4
of SE 1/4
of SE 1/4
Sec 13*

REVISED PLAT B' BOUNDARY
8' WEST BOUNDARY OF SE1/4
OF SE1/4, AS NOTED IN COURT
CASE.

*Sensitivity Zone
Boundary*

SEE PAGE 48-A

SEE PAGE 48-A

SEE PAGE 50-A

PLAT BOUNDARY

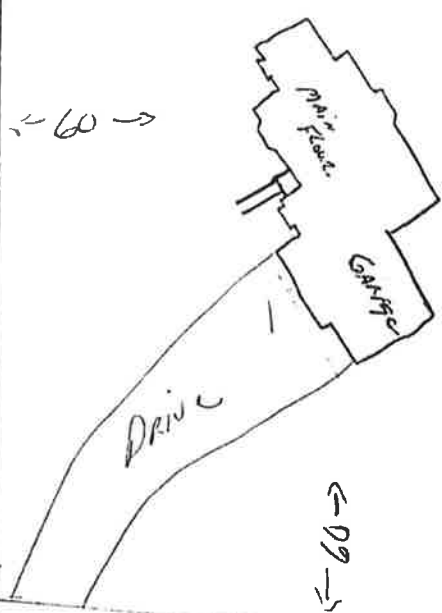
WINDMILL HILLS

100' 100' 100'

299.48'

100' 294.36'

300.0'



EASEMENT

ROUTE # 02-048-0000
 THE S. SIDE OF THE 7' EASEMENT FROM HOUSE
 1981-1982
 1981-1982



Willard City Corporation

80 West 50 South
Box 479



Willard, Utah 84340
801-734-9881

NOTICE is hereby given that the Willard City Planning Commission of the Willard City Corporation will hold its regular Planning Commission meeting at the Willard City Hall at 80 West 50 South, on April 21, 1993. Said meeting shall start promptly at 7:00 P.M. Agenda shall be as follows.

1. Call to order
2. Approval of Minutes - January 20, 1993
3. New Business
 - a. Bill & Shelley Merritts - Conditional Use Permit
4. Old Business
 - a. V. Wellison - Expired Conditional Use Permit
 - b. Surveys 1983
 - c. Development of the Master Plan
5. Other Business - Action Items
 - a. Development of Planning Commission training program
6. Commission members
 - a. Leland Jacobson
 - b. Fred Barker
 - b. Larry Holmes
 - c. Ray Beus
7. Adjourn

I, the undersigned duly appointed and acting secretary for the Willard City Planning Commission hereby certify that a copy of the foregoing notice and agenda was mailed to news correspondent, Germaine Page, mailed to the Standard Examiner and posted at the City Hall, Post Office, and Book Mobile, and mailed to each member of the Planning Commission, postage prepaid this 13 day of April 1993.

Teresa Farley

Planning Commission Secretary

WILLARD CITY PLANNING COMMISSION 42193

DATE: April 21, 1993
TIME: 7:05 P.M. to 9:30 P.M.
PLACE: Willard City Hall, Council Chambers
ATTENDANCE: Chairman Pro Tem Leland Jacobson, Commissioner
Fred Barker, Commissioner Ray Beus, Commissioner
Larry Holmes, Secretary Teresa Farley

CITIZENS: Shelley & Bill Merritts, Scott Bracken, Virginia
Wellison,

1. Called to Order: Chairman Pro Tem Leland Jacobson called the meeting to order.
2. Approval of Minutes: The minutes of the January 20, 1993 were read individually and commissioner Fred Barker made the motion to approve the minutes as written, seconded by commissioner Ray Beus. The motion passed.

3. New Business: Bill & Shelley Merritts - Conditional Use Permit. Leland explained to the Planning Commissioners members that Mr. & Mrs Bill Merritt would like to build a new home up above Craig Toone Property. They have applied for a Conditional Use Permit because, the property is in the sensitivity area. Thomas Hannum is the current property owner.

Leland also explained that he has talked to Craig Toone about getting a 30 ft right-of-way for an access road to the property. Mr. Toone has tentatively agreed to provide the land.

A 30-foot strip would also be required from the Merritts when they acquire the Hannum property. Merritts will also be required to pave the half-street (18ft).

Leland further explained that he could not issue a building permit because of the unimproved water system rating with the state, and the moratorium on no building until adequate water pressure was provided.

Commissioner Larry Holmes made the motion to grant the Conditional Use Permit to Mr. & Mrs. Bill Merritts to be able to proceed with the plans, with the stipulation that the Planning Commission review the plans for proper drainage and run off. Commissioner Fred Barker seconded the motion, voting unanimous.

4. Old Business:
 - a. V. Wellison - Expired Conditional Use Permit - Leland reviewed the Conditional Use Permit Application and the Planning Commission action since August. The draft of an unsent letter was used for the briefing. After some discussion Leland proposed that the \$25.00 fee which accompanied her June 1992 Conditional

Use Permit be applied to the Permit issued in January 1993. She was urged to read the Permit, and sign it and return it to the City. The Conditional Use Permit will now run from January to January as does her Business License.

b. Surveys of 1983. - After some discussion Leland read through some of the questions on the questionair and discussed them with the members

c. Development of the Master Plan. Leland explained about some work that he had been doing on the master plan. Leland explained that we need to get some maps made up that have plastic overlays. He took an action item to get approval from the City Council for such maps.

5. Other Business :

a. Development of the Planning Commission training program - was left on the Agenda for the next meet discussion.

6. Commission members

a. Fred Barker - Commissioner Barker expressed some concern with the children's park on the East side. He explained that maybe the City should have the control of the park because of the expense with the water hookup and mowing and with donating the property. With the city matching grants for the park then the city should have the control.

7. Adjourned - 9:30 P.M.


Chairman Herbert Pedersen


Secretary Teresa Farley

CONDITIONAL USE PERMIT
Willard City, Utah

PERMIT NUMBER 4-93

Applicant's Name Bill & Shelley Merritts Date Received 4-8-93
Address 235 S. 300 E Telephone (801) 734-9988
Town Willard State Utah Zip 84340

Application is hereby made to the Planning Commission requesting that
Single-family dwelling be permitted as a "Conditional Use" on
(Land Use)

2.03 acre located at Approx. 415 E. 100 N.
(sq. ft. or acres) (Street Address)

in a RR 1/2 Zone, in accordance with the attached Site Plan.

The applicant is hereby authorized to establish the requested use in accordance with the attached Site Plan, subject to the following conditions:

(Parcel No. 02-048-0005, located in Sensitivity Zone.)

1. Physical inspection of the site and analysis of the site plan and building plans to assure adequate drainage and run-off control.
2. Water pressure to the residence meets a minimum of 20 psi.

As applicant and permittee, I understand and agree to abide by the above conditions: Shelley Merritts Date 5-7-93
(Applicant Signature)

Validated and Issued: Elephant Jacobson Date 5/10/93
(Authorized Signature)

Zoning Admin
(Title)

RECEIVED
3-3-2020

3-6-2020

ALL ITEMS WITH ASTERISK * MUST BE FILLED OUT

WILLARD CITY BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

20087

Date of Application May 4, 2018 **Date Work Starts** 15-30 days

Proposed Use of Structure Residential

Bldg. Address -400 East 300 North, Willard, UT 84340

Address Certificate No. 3446 300 N **Assessors Parcel No.** 02-048-0005

Lot **Block** **Subd. Name & Number**

Property Location -400 East 300 North, Willard

Total Property Area - In Acres or Sq. Ft. 2 acres **Total Bldg. Site Area Used** 2,070 sf

Owner of Property Scott Hendrickson **Phone** 435-720-1005

Mailing Address 1058 E 100 N **City/Zip** Brigham City, UT 84302

Business Name Address **Business Lic. No.**

Architect or Engineer Lomond View, Inc. **Phone** 801-782-0484

General Contractor Singleton Construction, Inc. **Phone** 801-668-1082

Business Address - City - Zip 1285 N 150 W Ogden 84404 **State Lic. No.** 251170-5501 **City/Co. Lic. No.**

Electrical Contractor Ken Beus Elec **Phone**

Business Address - City - Zip North Ogden **State Lic. No.** 1455093-5501 **City/Co. Lic. No.**

Plumbing Contractor Ben Lewis Plumbing 801-643-4167 **Phone**

Business Address - City - Zip Brigham City **State Lic. No.** 8714196-5501 **City/Co. Lic. No.**

Mechanical Contractor Ben Leonard Heating & Air 801-782-0655 **Phone**

Business Address - City - Zip Harrisville UT **State Lic. No.** 266085-5501 **City/Co. Lic. No.**

Previous Usage of Land or Structure (Past 3 yrs.) vacant

Dwell. Units Now on Lot 0 **Accessory Bldgs. Now on Lot** 0

Type of Improvement/Kind of Const.
 Sign Build Remodel Addition
 Repair Move Convert Use Demolish

No. of off-street parking spaces: 4 Covered 4 Uncovered

SUB-CHECK Zone R 1/2 Zone Approved By [Signature]

Receipt No. 4-7-20 Permit Number W14200407021

BUILDING FEE SCHEDULE

Square Ft. of Building	1752	Valuation	1415,085	308,367.2
<input type="checkbox"/> Rough Basement		Building Fees		2485.57
<input type="checkbox"/> Finish Basement	1044	Plan Check Fees		869.25
Garport sq. ft.	1020	Electrical Fees		
Garage sq. ft.	1100	Plumbing Fees		
Type of Bldg.	U6	Mechanical Fees		
Occ. Group	R2A	Subtotal		4057.35
No. of Bldgs.	1	Water		7700.00
No. of Stories	2	Sewer		305.70
No. of Bedrooms		Storm Sewer		
No. of Dwellings		Moving or Demo.		
Type of Construction		Temporary Conn.		
<input type="checkbox"/> Frame <input type="checkbox"/> Brick Var.		Reinspection		
<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel		State Fee		24.85
Max. Occ. Load		Deposit		75.00
Fire Sprinkler <input type="checkbox"/> Yes <input type="checkbox"/> No		Garbage Fee		
		Total		16,018.42

Board of Adjustment	Amount	Received	Approved
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			
Impaction Company			
Comments:			
Land Use Com.			
Electrical Dept.			
HiBack C.E. & S.			
Other			
Bond Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount:	
Landscaping	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount:	
Power	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount:	
Temporary Occupancy	<input type="checkbox"/> Yes <input type="checkbox"/> No	Amount:	

This application does not become a permit until signed below

Plan Chk. OK by [Signature]

Signature of Approval [Signature] Date 3-17-2020

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent [Signature] Date 5-16-2018

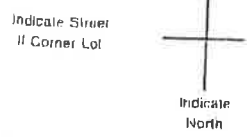
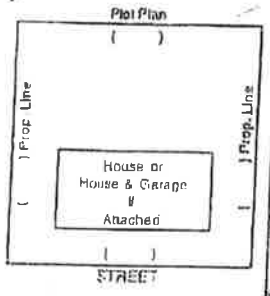
Signature of Owner (if Owner) [Signature] Date May 4, 2018 (Date)

Census Tract.	Traffic Zone	Coordinate Ident. No.
Now S.L.U. Code No.	Old S.L.U. Code No.	

Case Approved 1-3-20 Date Sub-Cl. By [Signature]

Minimum Setbacks in Feet

Front	Side	Side	Rear
30	10	15	30



NOTE: 24 hours notice is required for all inspections.

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

CERTIFICATE OF OCCUPANCY

Pursuant to the requirements of Section 110 of the 2019 IRC/IBC, as adopted by the State of Utah and Willard City, this certificate is hereby issued to

SCOTT HENDRICKSON

Certifying that, at this time of issuance, this: **NEW RESIDENTIAL STRUCTURE**

Located at: **344 EAST 300 NORTH
WILLARD, UTAH 84340**

In the following subdivision: **N/A**

Assessor's Parcel Number: **02-048-0005**

And constructed under Building Permit Number **WIL 200407021** *consisting of Type*
VB *construction as a Group* **R-3A** *occupancy to be used as a:*

SINGLE FAMILY DWELLING

Is in compliance with the various ordinances of Willard City, Box Elder County, and the State of Utah regulating building construction and its use.

WILLARD CITY CORPORATION

Bryce Wheelwright
Bryce Wheelwright
Willard City Planner

7-12-21
Date:

ITEM 5C

9-427 Short Term Vacation Rental Rules And Requirements

Business License Required

No dwelling shall be occupied or used as a short term vacation rental, or advertised for use as a short term rental, until such time that the owner has obtained a short term vacation rental business license and conditional-use permit as approved by the city council.

Conditions For Issuance Of Business License & Conditional-Use Permit

In addition to any other requirement of this section, the short-term vacation rental business license and conditional-use permit shall be approved by the city council if:

The dwelling unit is located in a single-family dwelling that has been issued a Certificate of Occupancy before application is made for a short term vacation rental license.

All short term vacation rental properties shall have twenty-four (24) hour access to owner or a designated local property manager if owner is not residing locally.

The application with the name, address and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section.

The application includes a valid Utah State tax number for remittance of transient lodging taxes.

A letter/acknowledgment must be signed by all neighbors adjacent to and directly across from the proposed short term rental stating the neighbors are aware of the application for a conditional-use permit. The signed letter/acknowledgment must be included with the conditional-use permit application. The letter/acknowledgment must include the name, address and signature of each neighbor.

Business License Not Transferable

A short term vacation rental property business license is not transferable between persons or structures. Any person holding such license shall give written notice within thirty (30) days to the business license official after having transferred or otherwise disposed of legal or equitable control of any rental existing business license for such rental dwelling unit and shall include the name, address, and information regarding the person(s) succeeding to the ownership or control thereof.

Parking Regulations

The owner of any property licensed as a short-term vacation rental shall provide off street parking for the guests in accordance with the following:

Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

Parking shall be provided at one (1) vehicle per bedroom. Tandem spaces on a driveway may be used. The number of vehicles allowed by occupants of the vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

All guests parking should be confined on the site.

No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

Vehicles cannot be parked on city streets from 10:00 P.M. to 7:00 A.M. daily from November 1st through March 31st.

Maintenance Standards

Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

Structures shall be properly maintained, painted, kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood.

The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and

Each sleeping room must meet current International Residential Code for egress and be equipped with smoke and carbon monoxide detectors. A fire exit plan and maximum occupancy number must be posted in each sleeping room.

Garbage shall be removed from the property by the owner or property manager and properly disposed of within twenty-four (24) hours of tenant leaving the property.

Prevention of Noise, Nuisance or Trespass

The owner of any dwelling licensed as a short-term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:

Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood. Disturb the peace of surrounding residential property residence by engaging in shouting, fighting, playing loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 P.M., or other similar activities.

Interfere with the privacy of surrounding residence or trespass on to surrounding residential properties.

Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

Engage in any disorderly or illegal conduct, including illegal consumption of drugs and/or alcohol.

Required Posting

The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:

A copy of the vacation rental business license.

The name, address and phone number of the owner or property manager.

The location of all fire extinguishers.

A list of rules applicable for the vacation rental.

The maximum occupancy of the vacation rental and the maximum number of vehicles allowed and where they are allowed to park.

Miscellaneous Rules & Regulations

The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:

Outdoor pools, hot tubs or spas shall not be used during the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. Sunday through Thursday and midnight (12:00) A.M. and seven o'clock (7:00) A.M. Friday and Saturday.

Maximum occupancy in any dwelling licensed as a short term vacation rental shall be the number of bedrooms times two occupants per bedroom plus an additional two persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Cache County Building Inspection Department, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.

The owner of the property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a city approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365 day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed twelve inches by eighteen inches and shall be the only sign other than an address permitted on a short term rental property.

The owner or property manager shall provide information on current occupants to police, emergency, or city personal as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one (1) hour of any phone call or other notification. Failure of the owner or

property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

The requirements of this section shall be in effect throughout the time of the short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, non-paying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining contained in this section shall be based on whether the property is licensed as a short term vacation rental.

An inspection of a vacation rental property for compliance with these regulations will be performed at the time of the business license review. Additional inspections may be performed with a (24) hour notice to the license holder/property manner if deemed necessary by the City.

The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.

Enforcement Provisions

Any owner of any dwelling in a residential zone within the City of Richmond who allows or permits occupation of said dwelling as short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be guilty of an infraction, which shall be punishable by a fine of up to \$750.

Any owner of any dwelling in a residential zone with the City of Richmond, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be guilty of an infraction, and shall be punished by a fine of not less than \$750 for each violation.

Any person who occupies a short term vacation rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances. Violation of any provisions of this section regulating short term vacation rentals shall be constitute a separate offense for each day said violation occurs or continues.

In the event of three (3) or more violations of this section committed by owner or guest, or any combination of the two, within any (12) month period, the city council may, depending on the nature or extent of the violations, proceed with revoking of the business license for any short term vacation rental property in accordance with the provisions of the general business license ordinance.

HISTORY

Adopted by Ord. 2020-11 on 6/16/2020

ITEM 5D

ORDINANCE 2021-2

AN ORDINANCE OF THE WILLARD CITY COUNCIL ADOPTING CHAPTER 12-106 OF THE WILLARD CITY ZONING ORDINANCES ESTABLISHING A MASTER PLANNED COMMUNITY ZONE

CHAPTER 12-106. MASTER PLANNED COMMUNITY ZONE

12-106-1. **Purpose.** Each Master Planned Community Zone (“MPC Zone”) is intended to allow a master planned, architecturally designed development where customized zoning requirements apply in order to permit flexibility and initiative in a large-scale site development while maintaining the rural nature of Willard City. Each MPC Zone will be developed in accordance with an approved development agreement and compliance with the Willard City Zoning and Land Use Ordinances and with the general requirements outlined herein. Further, this ordinance is intended to provide a benefit to Willard City and is not intended to solely benefit an applicant of an MPC Zone.

12-106-2. **Minimum Size:** Each MPC Zone shall be at least ten (20) acres. Parcels must form one (1) contiguous area and cannot be bisected except by a public right-of-way, easement, or natural barrier.

12-106-3. **Open Space Required:** A minimum of twenty percent (20%) Open Space shall be provided in each MPC Zone to include natural maintained choice Open Space, improved parks as approved by the City Council. Open Space that is unbuildable because of slope, wetlands, flood drainage, or contamination, shall not be considered as Open Space.

1. Detention basins may count as Open Space only if they provide recreational amenities, including but not limited to: Playgrounds, gazebos, exercise stations, or sports fields with parking lots.
2. Park strips, curb, gutter, sidewalks, common yards, private yards and publicly dedicated streets shall not count as Open Space.
3. A method approved by the City Council to maintain Open Space shall be established prior to the sale of any lots in an MPC Zone. Preservation, maintenance, and ownership of required Open Spaces within the MPC Zone may be accomplished by any of the following:
 - a. Dedication of the land as a public park or trails system.
 - b. Granting to the City a permanent Open Space easement on or over any privately owned Open Space to guarantee that the Open Space remains perpetually in public recreational use, with ownership and maintenance being the responsibility of the owner of a Home Owner’s Association (“HOA”) established by bylaws which are satisfactory to and approved by the City.
 - bi. If an applicant desires to transfer ownership of the Open Space to an HOA, (1) year period, beginning at the time the HOA is controlled by the property the City may provide temporary approval of an HOA for a probationary one

owners within the MPC Zone. During this probationary period, the City Council may monitor the effectiveness of the HOA in preserving and maintaining the Open Space. If at the end of the one (1) year probationary period it is determined by the City Council that the HOA is unable or unwilling to maintain the Open Space within the bylaws established for the HOA and the approved Development Agreement the City may terminate the probationary approval of the HOA and create a special assessment area for the purposes of maintaining the Open Space.. An HOA may have the right to appeal a City Council decision to terminate the approval of the HOA by filing a written notice of the appeal with the City Recorder within 15 days of the City Council's decision. Any such appeal shall be heard the Hearing Officer.

bii. The City may at their discretion, create a special assessment area to provide for the benefit, improvement, and maintenance of the Open Space areas.

c. An agricultural conservation easement in a manner approved by the City Council.

12-106-4. Fee in Lieu of Open Space: As an alternative, the City Council may at its discretion charge a fee in lieu of open space to allow for more centralized parks of other municipal off-site improvements as the City Council determines.

1. A fee in lieu of Open Space may be provided if the following requirements are met:
 - a. The amount of acreage that is required as Open Space shall be reviewed and recommended by the Planning Commission as part of the MPC Zone application process.
 - b. The fee in lieu of Open Space shall be determined by an appraised price per acre and the amount shall be approved by the City Council.

12-106-5. Density: The density of the MPC Zone shall be consistent with the policies of the General Plan.

12-106-6. Preliminary Site Plan: A preliminary site plan shall be submitted and considered concurrently with an application for approval of a MPC Zone. The preliminary site plan shall show at least the following:

1. The proposed zone name and location.
2. A proposed development agreement.
3. Permitted, conditional, accessory uses proposed for and in the MPC Zone.
4. Proposed residential use density.
5. Minimum lot sizes.
6. The range of average lot sizes.
7. Building locations.
8. Building elevations.
9. Open Space in the MPC Zone.
10. Parking.

11. Landscaping.
12. Pedestrian and traffic circulation.
13. Drainage and stormwater retention plan.
14. Utility Layout including a plan for the installation of fiber optic lines and a secondary water system.
15. Plans for grading.
16. Proposed development standards providing:
 - a. Lot standards establishing requirements for lot area and dimensions;
 - b. Building, setback standards for front, side and rear yards; and
 - c. Building regulations addressing building height, building orientation, and architectural design guidelines.
17. A conceptual master plan showing:
 - a. The location of any proposed and/or existing easements, and rights-of-way.
 - b. The location, arrangement and configuration of Open Space, including the location, arrangement, and configuration of any parks and/or trails.
 - c. The location and design of street infrastructure and that the proposed street infrastructure is in harmony with the City's Road Master Plan.
18. Impact statement, showing the effect the proposed MPC Zone will have on the environment, city utilities, traffic, and schools. The City Engineer may on their own or at the request of the Planning Commission or City Council conduct a traffic and/or environmental studies to determine the impact the proposed MPC Zone may impose on existing infrastructure and future development. The application shall solely bear the costs of any impact study, either done at the applicant's direction or at the direction of the City Engineer, City Council, or Planning Commission.

12-106-7. **Subdivision Requirements:** Compliance with the requirements of this ordinance does not exempt any applicant from meeting any other applicable requirements of this Chapter and the Willard City Zoning and Land Use Ordinances.

12-106-8. **Phase Development:** If the MPC Zone is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction and operation of each phase is feasible as a unit, independent of any subsequent phase.

12-106-9. **Planning Commission Recommendation:** After consideration of the site plan, application, and proposed development agreement, the Planning Commission shall make a recommendation to the City Council regarding the MPC Zone. At the same time, the Planning Commission shall approve, approve with conditions or recommend the disapproval of the preliminary site plan for the proposed MPC Zone. Planning Commission approval of a preliminary site plan, application, and/or development agreement shall not be effective unless and until a corresponding MPC Zone is approved by the City Council.

12-106-10. **Development Standards:** The development standards may include development regulations regarding processing of applications, common and private Open Space guidelines, natural resource protections, grading, drainage and street standards.

12-106-11. Modification By City Council: In considering an application for an MPC Zone, the proposed site plan, application, and development agreement may be modified by the City Council to meet the intent and requirements of this Chapter and may include regulations and standards other than those proposed by this Chapter.

12-106-12. Development Agreement: An MPC zone shall only be established with the concurrent approval of a development agreement that is mutually agreeable between the applicant of an MPC Zone and the City.

12-106-13. No Guarantee of Approval: Submittal of an application for an MPC Zone does not guarantee the application will be approved. An MPC Zone may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds the MPC Zone and the associated preliminary plan, application, and development agreement meet the findings required for approval.

12-106-14. Findings Required for Approval: The proposed MPC Zone may be approved only if the City Council makes all of the following findings:

1. The proposed MPC Zone conforms to the guidelines and policies of the General Plan.
2. The MPC Zone provides equal or greater compatibility with surrounding land uses.

12-106-15. Additional Factors Considered but not Required:

1. The MPC Zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through conventional zoning.
2. The MPC Zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
3. The MPC Zone avoids incompatible development on lands subject to natural hazards.
4. The MPC Zone promotes efficient land use by allowing housing and/or commercial develop at densities that are appropriate for the area.
5. The MPC provides equal or greater opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:
 - a. Encouraging or requiring significant mixed-use development where appropriate; and

Providing a master plan with direct and convenient pedestrian or bicycle connections between all land uses.

12-106-15. Designation: Upon approval, each MPC Zone shall be given a unique name following the designation "MPC—" and shall be independent of any other MPC Zones.

12-106-16. Permit Approval: Within an MPC Zone, applications for subdivision approval, site plan, conditional use permits and any other needed permits shall be submitted and approved as required to implement the conceptual master plan. The conceptual master plan shall meet the conceptual subdivision review requirements of the Willard City Ordinances.

12-106-17. Amendments to Plan: Amendments to an approved preliminary plan and application shall be obtained by following the procedures required for first approval as set forth in this section.

12-106-18. Commencement of Work: Any Developer of an MPC Zone created under this ordinance shall begin and show diligent and consistent work towards the construction of an MPC Zone commenced within one (1) year of the date from which the City Council grants approval of the Zone and the accompanying development agreement; or the MPC Zone application shall be denied and the zone shall revert to the previous zone.

12-106-19. Performance Bonds: Prior to the commencement of "Development Activities" as defined in Utah Code Ann. §10-9A-101 *et seq.*, or the recording of any subdivision plat, a developer must file a cash bond, or an escrow bank account bond, or an irrevocable letter of credit as an improvement assurance in a form approved by the Willard City Attorney.

Section 2. Effective Date. This ordinance shall take effect immediately upon posting and publication in the manner so required by law.

PASSED by the City Council on this 10 day of March, 2022, by a vote of 4 For and 1 against.



Travis Mote
Mayor



Susan Obay
City Recorder



ITEM 5E

South Willard Land Use Plan Open House

Engage in discussion, ask questions, and let your voice be heard.

Join the Willard City Planning Commission for a discussion and open house regarding the future of South Willard. City and County officials will be present.

Thursday May 16, 2024

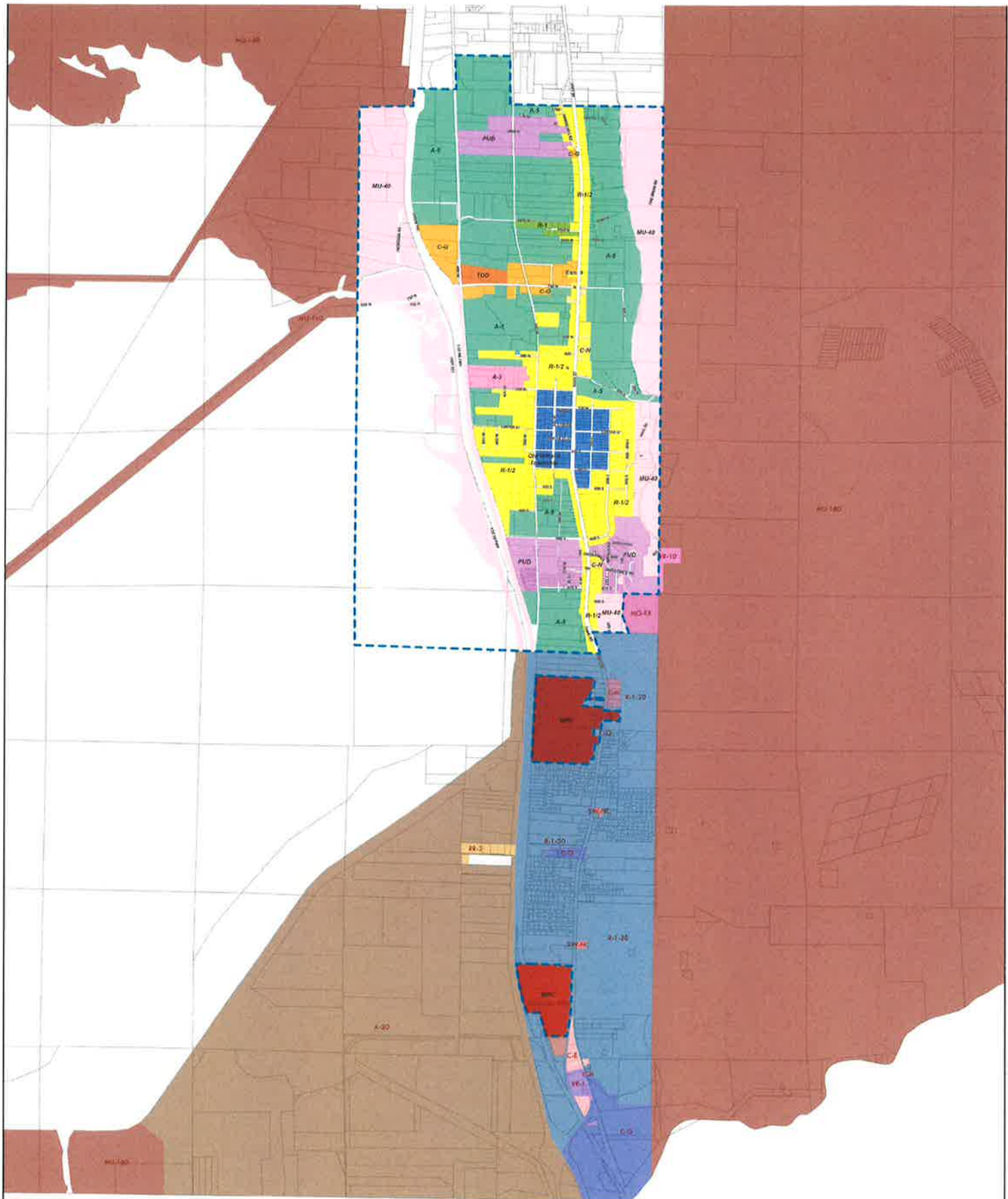
Willard City Hall

80 W 50 S Willard

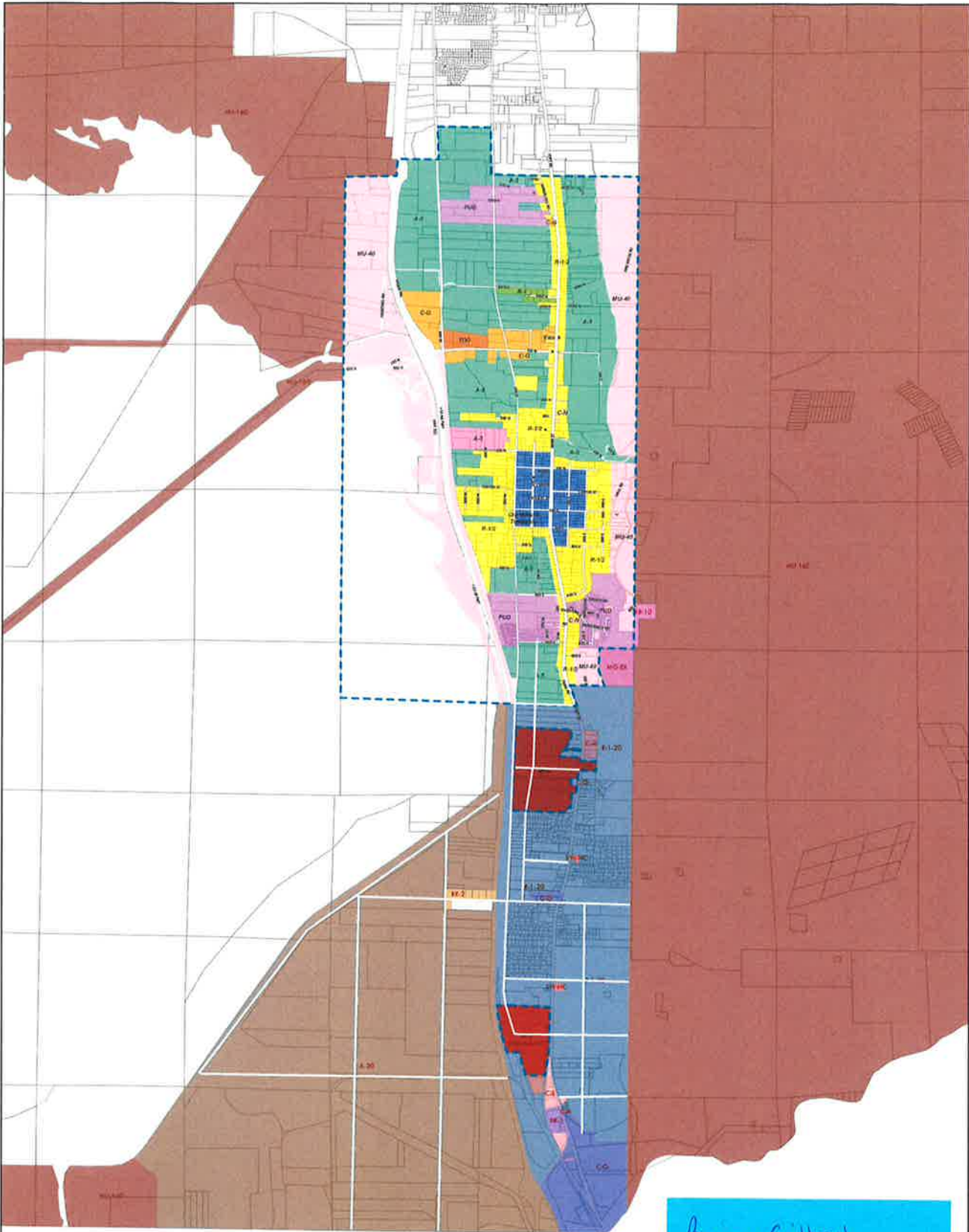
6:30 PM

Scan the QR code to electronically submit your questions and comments.





Zoning	Box Elder County Zoning
PUD	A-20
MU-40	C-E
A-5	C-G
C-N	C-H
C-G	PUG EX
A-3	TR-100
R-1	R-1-20
MPC	RR-1
R-1/2	RR-1P
TOD	RR-2



Zoning	Box Elder County Zoning
PUD	A-20
MU 40	C-E
A-3	C-G
CA	C-H
C-G	HQ-EX
A-1	HQ-150
MFC	R-1-20
R-12	RR-1
CO	RR-10
City Boundary	RR-2
Box Elder County Faces	SWNC
	On-lot MFC

Brian Gilbert
Road Suggestions



DATE: 7/7/2024

DESIGNED BY: JLS
DRAWN BY: JLS
CHECKED BY: JLS

JONES & ASSOCIATES CONSULTING ENGINEERS
1422 Federal Street
Suite 100, Willard, MO 64693

WILLARD CITY CORPORATION
ZONING MAP



ITEM 6