

# Willard City Corporation

80 West 50 South  
Box 593



Willard, Utah 84340  
(435)734-9881

## NOTICE

Notice is hereby given that the Subdivision Land Use Authority (SLUA) of the Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Thursday, January 18, 2024. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

### 1. Call to order:

### 2. Business:

- a. Consideration of an annexation and a concept plan for Davis Park Subdivision located at approximately 7700 South 1100 West (Parcel Nos. 01-041-0043 and 01-041-0044)
- b. Consideration of a lot line adjustment for Marc Anderson for property located at approximately 1094 South Main Street (Parcel Nos. 02-05-0010 and 02-05-0011)
- c. Consideration of a concept plan and rezone request from R1/2 to MPC from Heritage Land Development for approximately 48.19 acres located at approximately 300 South 300 West (Parcel Nos. 02-051-0062, 02-051-0085, 02-051-0264, 02-051-0004, 02-054-0005, 02-054-0007, 02-054-0009, 02-054-0011, 02-054-0012, 02-054-0013)
- d. Consideration of a concept plan for the Marion Stokes Subdivision located at approximately 1395 North Main (Parcel No. 02-040-0004)
- e. Consideration of a concept plan and rezone request from A-3 and A-5 to R1/2 from Lync Construction for approximately 3700 South 1200 West (AKA 200 West) (Parcel Nos. 02-035-0061, 02-035-0063, 02-035-0075, and 02-035-0079)
- f. Consideration and approval of November 2, November 30, and December 7, 2023, minutes

### 3. Adjourn

### SLUA Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice 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](http://www.willardcity.com), and sent to the Box Elder News Journal this 12th day of January, 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.



## WILLARD CITY ANNEXATION PETITION APPLICATION

### Annexation Information

Proposed Name of Annexation: Davis Park  
Application Date: 12/25/2023  
Location of Property: 7700S-1100W1  
Total Acreage of Proposed Annexation: 4.5 acres  
Total Number of Parcels in Proposed Annexation: 6 parcels  
Current Use of Property: agricultural  
Surrounding Land Uses: agricultural  
Requested Zoning: agricultural  
Percentage of the Private Real Property within the Proposed Annexation is Represented by the Signatures of the Owners: One Hundred %

Percentage of the Value of Private Real Property within the Annexation Plat is Represented by the Signatures of the Owners: One Hundred %

### Sponsor Information

Sponsor Name / Authorized Agent: Tree Utah  
Phone:                      E-mail:                       
Address, City, State, Zip:                     

### Engineer or Surveyor Information

Name of Surveyor or Engineer: Landmark Survey  
Phone: 801-231-4075  
Address, City, State, Zip: 4646S-3500 West West Haven  
E-mail:                     

#### \*\*\*NOTE\*\*\*

Per Utah State Code Section 10-2-403(7), it is the responsibility of the **SPONSOR** of a Petition for Annexation to deliver to the County Clerk a complete copy of the same petition to annex property on the same calendar day the petition is file with the City.

### Annexation Petition Requirements

\_\_\_\_\_ Completed Annexation Petition Application

\_\_\_\_\_ File Petition with City Recorder

\_\_\_\_\_ A Statement of Proposed Intent for the properties contained within the area petitioned for annexation.

\_\_\_\_\_ A copy of notices sent to affected entities:

- Box Elder County
- Bear River Health Department
- Bear River Water Conservancy District
- Box Elder County Mosquito Abatement District
- Box Elder School District

\_\_\_\_\_ Plat: One (1) 24 x 36 and one (1) 11 x 17 plat map of the area proposed to be annexed prepared by a licensed surveyor. This map must identify each parcel, labeled with the owners' name, the tax identification number, acreage, and the proposed zoning of the annexation area.

\_\_\_\_\_ A Mylar copy of the plat of the area to be annexed must be submitted prior to the final public hearing before the City Council and shall be prepared in ink by an Engineer or Land Surveyor licensed in the State of Utah. The Mylar plat shall be of such size and material as is acceptable for filing with the Box Elder County Recorder.

a. The title block of the Mylar must contain the following verbiage above the City Council's signature block: This is to certify that we the undersigned of the Willard City Council have adopted a resolution of its intent to Annex the tract of land shown herein and have subsequently adopted an ordinance annexing said tract into Willard City, Utah and that a copy of the ordinance has been prepared for filing herewith all in accordance with Utah Code Section 10-2-418 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as part of Willard City and that said tract of land is to be known hereafter as the \_\_\_\_\_ annexation.

\_\_\_\_\_ An accurate Legal Description for the Complete Boundary of the proposed Annexation prepared by a licensed Surveyor.

\_\_\_\_\_ Application and processing fees, as specified in the current Willard City fee schedule.

\_\_\_\_\_ Affidavits of each Property Owner included in the annexation who is requesting that the City annex their property by resolution by a notary public for each.

\_\_\_\_\_ Completed Record of Petitioned Properties. In order to constitute a complete and viable Petition, the Record of Petitioned Properties must contain the signatures of property owners that make up at least:

- 50% of the land area included in the Petition for Annexation
- 33% of the property value, according to the County Assessor's Office valuations, of all properties included in the Petition for Annexation.

\_\_\_\_\_ Stamped and preaddressed envelopes for each owner of record of each parcel located entirely or partly within 300 feet from any boundary of the property in unincorporated Box Elder County or adjacent

municipalities, together with a mailing list for those owners. The names and addresses shall be as shown on the most recently available Box Elder County tax assessment rolls.

\_\_\_\_\_ Supporting materials, as applicable and requested

*I certify that this application and all information submitted as part of this application is true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be inaccurate, I understand that Willard City may deny or rescind any approval, or take any other legal action at equity or law. I also acknowledge that I have reviewed the application sections of the Utah State Code and the items contained in this application are the basic and minimum requirements only and that other requirements may be imposed.*

Bob Davis  
Signature

12/25/2023  
Date

## RECORD OF PETITIONED PROPERTIES FOR ANNEXATION

*Record of Petitioned Properties Must Include All Properties to be Included in the Proposed Annexation with All Listed Information for Each Property and the Signature of All Property Owners Consenting to the Annexation*

[illegible]

**AFFIDAVIT**

**PROPERTY OWNER**

State of Utah                                }  
                                                      } ss  
County of \_\_\_\_\_ }

I/we, \_\_\_\_\_, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects and true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying, and Willard City staff has indicated they are available to assist me in making this application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_ County, Utah  
My Commission Expires: \_\_\_\_\_

---

**AGENT AUTHORIZAITON**

I/we, \_\_\_\_\_, being the owner(s) of the real property described in the attached application, do authorize as my/our agents(s), \_\_\_\_\_, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)


Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the agent authorization who dully acknowledged to me that they executed the same.

Notary Public

Residing in \_\_\_\_\_ County, Utah  
My Commission Expires: \_\_\_\_\_

PART OF THE SE 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
BOY ELDER COUNTY, UTAH - EXHIBIT DRAWING/CONCEPT PLAN



 <b>Landmark Surveying, Inc.</b> 10000 Highway 100, Suite 100 Houston, Texas 77036-1000 Phone: (713) 465-1000 Fax: (713) 465-1001 Email: info@landmarksurveying.com		6400 North Loop West, Suite 100 Houston, Texas 77036 281-750-0000	
<b>CLIENT:</b> Bob Davis		1	
Type of SE 3/4 of Section 5 Township 7 North, Range 7 West, Sub 1 East and Meridian		Concept Plan Exhibit Drawing	
Date: 08/01/00		08/01/00 10:00 AM 08/01/00 10:00 AM 08/01/00 10:00 AM 08/01/00 10:00 AM	



NORTH ↑





**WILLARD CITY PLANNING COMMISSION  
APPLICATION FOR PLANNING COMMISSION HEARING**

Application Date: 20 December 2023

Assessor's Parcel Number

Applicant: \_\_\_\_\_

02-055-0010

Marc Anderson

Parcel Legal Description

Mailing Address

Attached

1094 S Main Street

Willard, UT 84340

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

Project Address

1094 S Main Street

☐ Conditional Use Permit \$25 Fee

Willard, UT 84340

☒ Lot Line Adjustment \$25 Fee

Phone Number

916-270-7161

☐ Other Fee variable, \$25 Min.

Cell Phone

916-270-7161

**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.

Lot line boundary adjustment

# APPLICANT'S AFFIDAVIT

STATE OF UTAH )  
 ) SS  
COUNTY OF BOX ELDER )

I, (we) Marc Anderson, 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 1094 S Main Street, Willard, UT 84340 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 20 day of December 20023



Morgan Chambers  
Notary Public

Residing in 97 S. Main St Brigham City, UT 84302  
My commission expires: May 23, 2027

\* 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: \_\_\_\_\_



**Willard City**  
80 W 50 S | PO Box 593  
Willard, UT 84340  
(435) 734-9881  
willardcity@comcast.net

**XBP Confirmation Number: 161309646**

► Transaction detail for payment to Willard City.			Date: 12/20/2023 - 1:53:54 PM MT
Transaction Number: 209969732			
Visa — XXXX-XXXX-XXXX-3547			
Status: Successful			
Account #	Item	Quantity	Item Amount
	Charges PC	1	\$25.00
Notes: Marc Anderson PC Hearing Application			

**TOTAL: \$25.00**

**Billing Information**  
MARC LANDERSON  
, 84340

**Transaction taken by:** Admin mbrown





\* corrective \*

EXHIBIT "A"

02-055-0010 (part of)

Parcel 1: A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TAMS ROAD LOCATED 1775.97 FEET SOUTH 00°37'09" WEST ALONG THE EAST LINE OF SAID SECTION AND 2227.48 FEET NORTH 89°22'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 23°37'19" EAST (SOUTH 26°32' EAST BY RECORD) 80.07 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 87°38'41" WEST (NORTH 88°56' WEST BY RECORD) 764.83 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 12°46'27" WEST 216.13 FEET ALONG SAID EXISTING FENCE LINE TO THE SOUTH LINE OF E&J INVESTMENTS LLC PROPERTY, TAX ID NO. 02-055-0055; THENCE SOUTH 87°33'04" EAST (SOUTH 89°05' EAST BY RECORD) 359.12 FEET TO THE SOUTHWEST CORNER OF SUMMERS VIEW SUBDIVISION, RECORDED AS ENTRY NO. 336686 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°35'48" EAST (SOUTH 89°05' EAST BY RECORD) 241.09 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 17°25'15" EAST 148.86 FEET; THENCE SOUTH 87°38'41" EAST 135.62 FEET EAST TO THE POINT OF BEGINNING. .

Situated in Box Elder County, State of Utah

02-055-0011

Parcel 2: A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TAMS ROAD LOCATED 1775.97 FEET SOUTH 00°37'09" WEST ALONG THE EAST LINE OF SAID SECTION AND 2227.48 FEET NORTH 89°22'51" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE NORTH 87°38'41" WEST 135.62 FEET; THENCE NORTH 17°25'15" WEST 148.86 FEET TO THE SOUTH LINE OF SUMMERS VIEW SUBDIVISION, RECORDED AS ENTRY NO. 336686 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°35'48" EAST (SOUTH 89°05' EAST BY RECORD) 116.81 FEET ALONG SAID SOUTH LINE TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 23°37'19" EAST 157.98 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Situated in Box Elder County, State of Utah

An aerial photograph showing several land parcels outlined in different colors. The parcels are labeled with owner names and parcel numbers. The labels are oriented vertically on the map.

- Green outline:** A large parcel on the left side of the map, labeled "EAG INVESTMENTS LLC 02-065-00155".
- Red outline:** A small parcel in the upper right, labeled "1094 S".
- Blue outline:** A parcel below the red one, labeled "1080 S".
- Purple outline:** A large parcel on the right side, labeled "SIMMONS JULIE TTEE 02-065-0012".
- Green outline:** A parcel in the center, labeled "SUMMERS JUNE TTEE 02-065-0104".
- Green outline:** A small parcel to the left of the center, labeled "1050 S".
- Green outline:** A small parcel to the left of the center, labeled "SUMMERS JUNE TTEE 02-065-0123".
- Green outline:** A small parcel to the left of the center, labeled "SUMMERS VIEW CHURCH".
- Green outline:** A small parcel to the left of the center, labeled "TAMM RD".
- Green outline:** A small parcel to the left of the center, labeled "MAIN ST".
- Green outline:** A small parcel to the left of the center, labeled "89".
- Green outline:** A small parcel to the left of the center, labeled "SIMMONS JULIE TTEE 02-065-00110".





# WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date

01/04/2024

Assessor Parcel Number \*

02-051-0062

0085

Parcel Legal Description \*

0204

02-051-0004

054-0005

0007

0009

0011

0012

0013

Applicant

HERITAGE LAND DEV.

Mailing Address

9 W. FOREST ST

BRIGHAM CITY UT.

Present Zone

R-1/2

Proposed Zone

MPC

Phone Number

Cell Phone

435 730 8208

This completed application, must be submitted at least 15 days prior to the April or October Planning Commission meeting and be accompanied by:

- 1) Proof of ownership.\*
- 2) Non-refundable application fee of \$125.00.
- 3) Written petition designating the change desired and the reason for such change, bearing the signature(s) of the fee title owner(s) of the parcel or designated agent. (See reverse of this form for required Applicant's Affidavit.)
- 4) List of all property owners within 1/4 mile of the parcel.\*
- 5) Map (Assessor's Plat\* or suitable drawing) of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.
- 6) If a subdivision is planned, supply sketch of possible subdivision, to show compatibility with existing and planned infrastructure, with emphasis on roads, water supply and other utilities.

\* Available at the office of the Box Elder County Registrar, 01 South Main Street, Brigham, Utah, 84302

## Project Summary

(Please use additional pages as necessary to adequately address the answers.)

---

1. Location Map (showing nearest cross streets):

SEE ATTACHED

2. Site Address/Description:

S-A.

3. Parcel Number(s):

4. Current and Proposed Zoning by parcel number and area in acres:

R-1/2 - MPC

5. Road Access Provided:

SEE ATTACHED

6. Utility Plan:

7. Reason for the requested change:

DEV.

8. Impacts (financial and other) of the change to surrounding properties and the city as a whole:

# APPLICANT'S AFFIDAVIT

STATE OF UTAH )  
 ) SS  
COUNTY OF BOX ELDER )

I, (we) Garth Day, 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 200w 400s. Willard 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 \_\_\_\_\_

AGENT \_\_\_\_\_

Property Owner(s)

Garth Day V.P. Dev. Heritage Dev.  
Garth Day Subscribed and sworn before me this 4th day of January 2004



Michelle Drago

Notary Public

Residing in Kerry, Utah

My commission expires: 2/2/25

\* 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: \_\_\_\_\_



**Willard City**  
 80 W 50 S | PO Box 593  
 Willard, UT 84340  
 (435) 734-9881  
 willardcity@comcast.net

**XBP Confirmation Number: 162328792**

► Transaction detail for payment to Willard City.		Date: 01/04/2024 - 9:59:17 AM MT
Transaction Number: 210752413		
Visa — XXXX-XXXX-XXXX-7859		
Status: Successful		

Account #	Item	Quantity	Item Amount
	Charges PC	1	\$125.00

Notes: HERITAGE LAND REZONE APPLICATION

**TOTAL: \$125.00**

► Transaction detail for payment to Willard City.		Date: 01/04/2024 - 9:59:18 AM MT
Transaction Number: 210752414		
Visa — XXXX-XXXX-XXXX-7859		
Status: Successful		

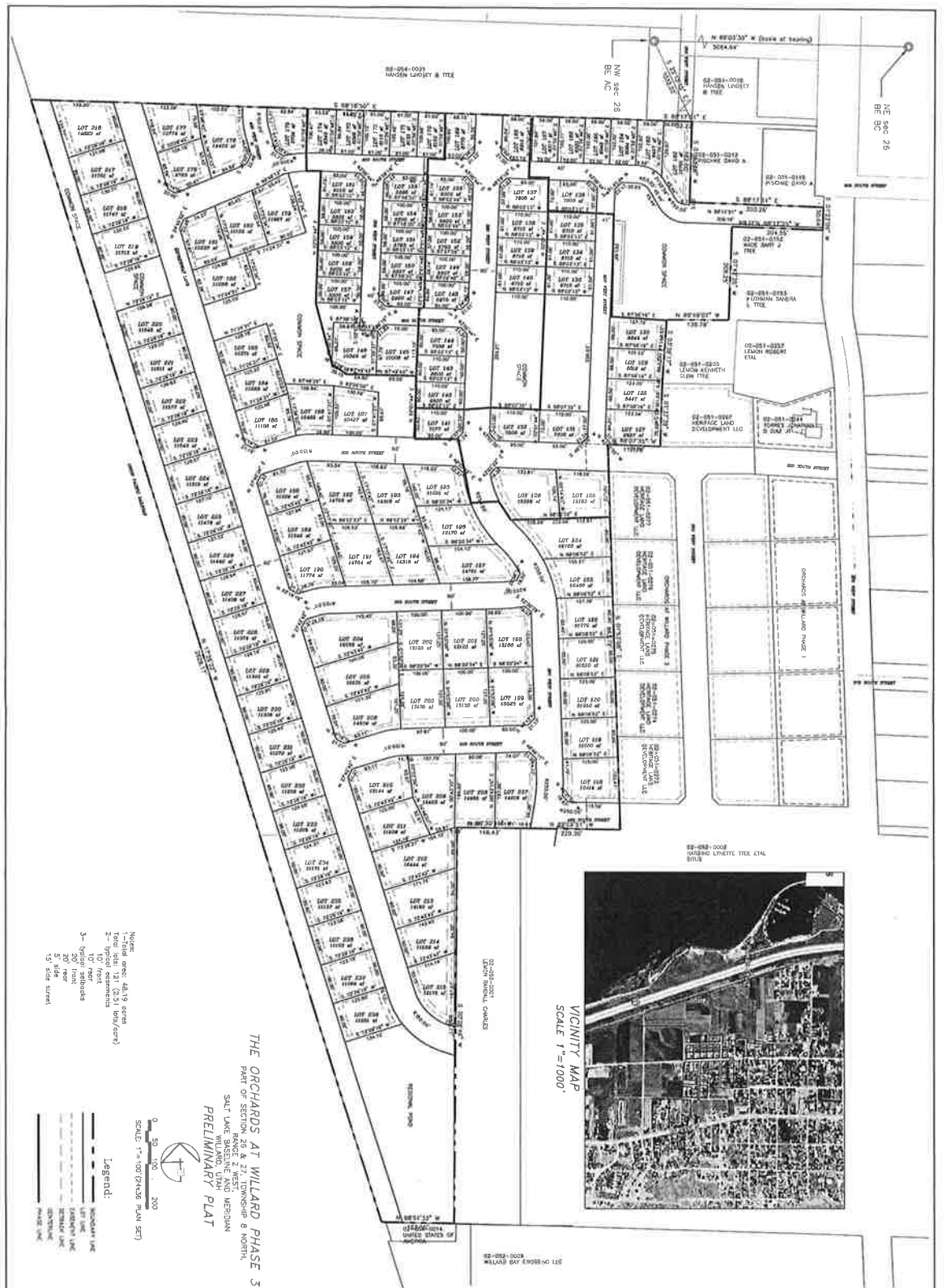
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$4.25

Notes: HERITAGE LAND REZONE APPLICATION

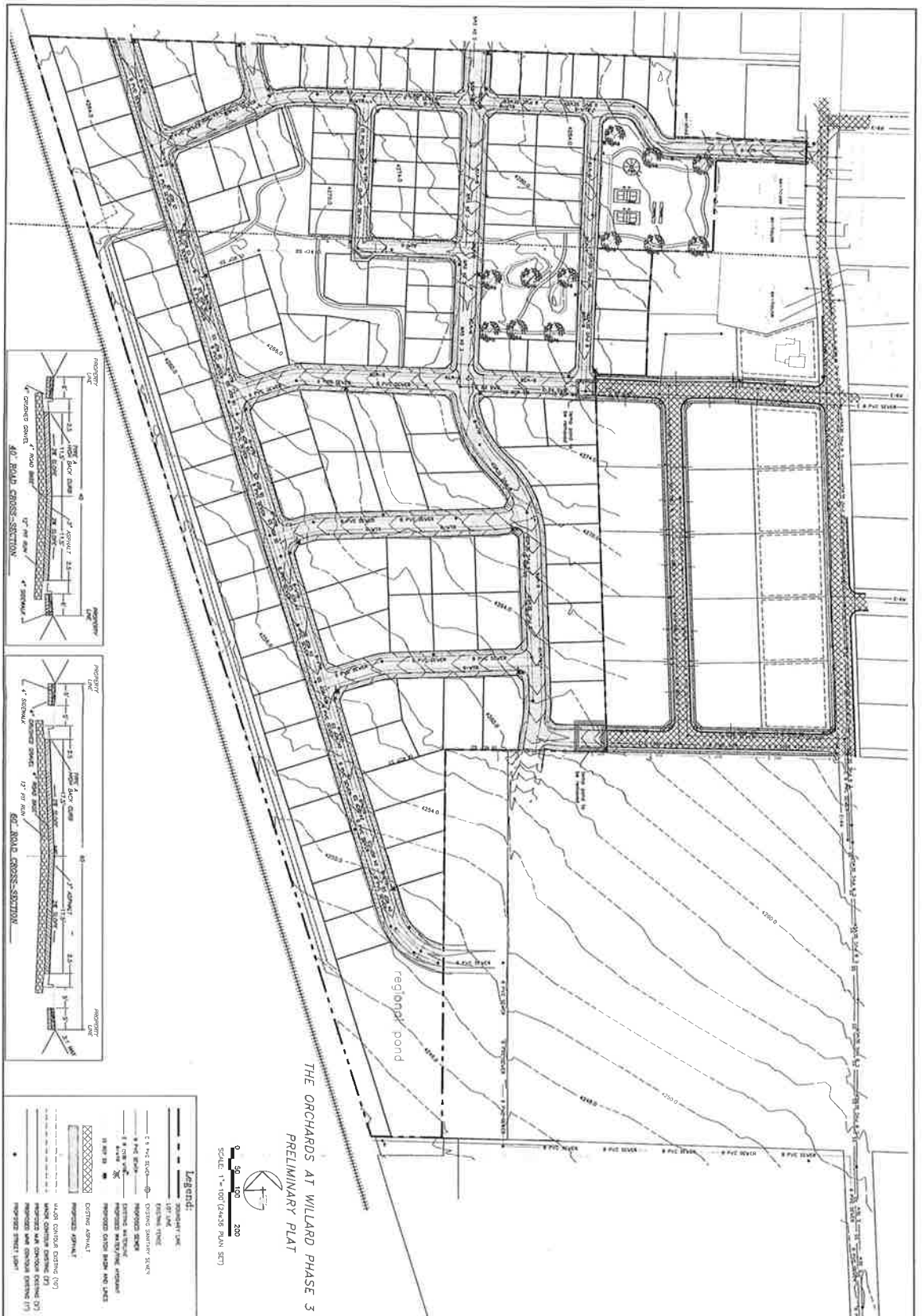
**TOTAL: \$4.25**

**Billing Information**  
 GARTH DAY  
 , 84340

Transaction taken by: Admin mdragoCaselle MD



PROJECT FILE <b>THE ORCHARDS AT WILLARD PHASE 3</b> PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WILLARD, UTAH		OWNER/DEVELOPER HERITAGE LAND DEVELOPMENT LLC ATTN: GARTH DAY 470 N 2450 W TROMONTON, UTAH 84337 435-730-8208		
DRAWING FILE <b>PRELIMINARY PLAT</b>		REVIEWED: _____ DATE: _____ PREPARED BY: _____ DATE: _____		



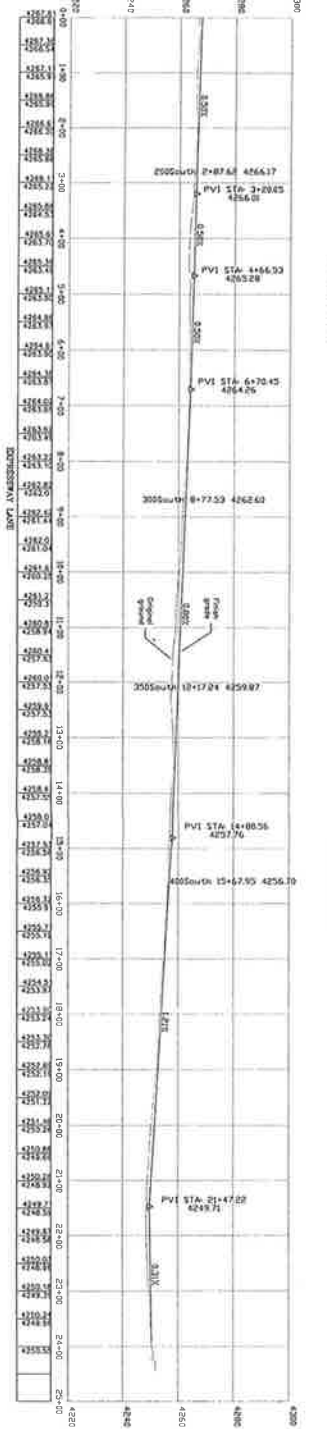
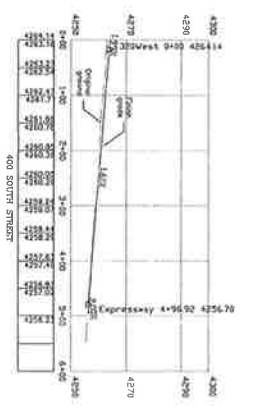
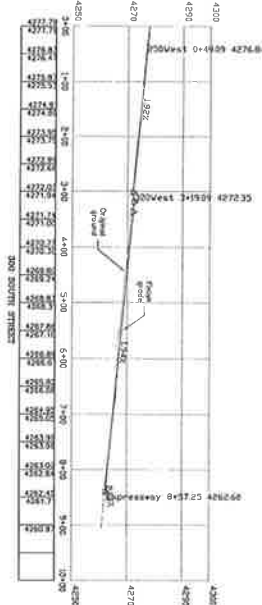
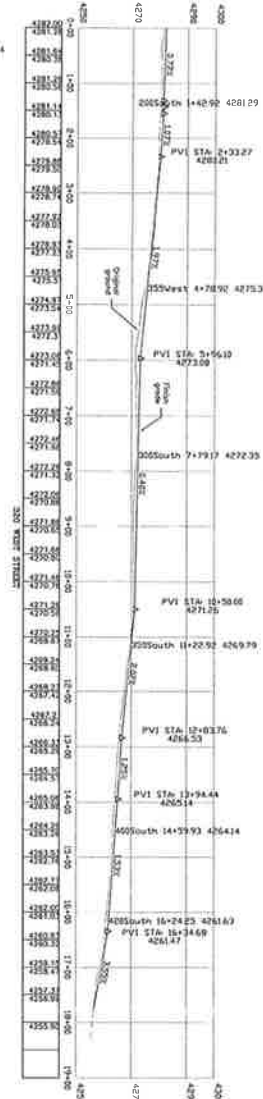
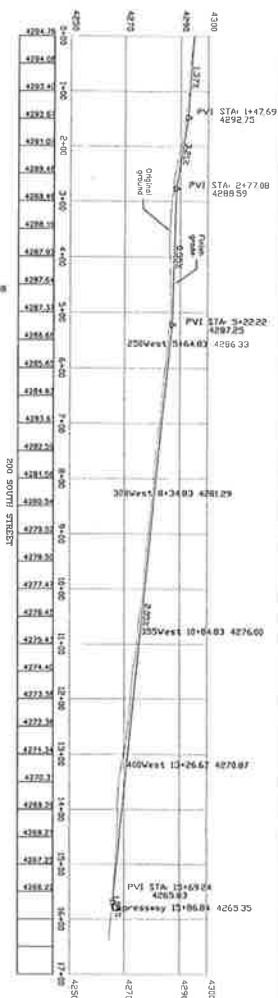
THE ORCHARDS AT WILLARD PHASE 3  
PRELIMINARY PLAT



Legend	
	BOUNDARY LINE
	EASEMENT
	10' WIDE STREET
	15' WIDE STREET
	20' WIDE STREET
	25' WIDE STREET
	30' WIDE STREET
	35' WIDE STREET
	40' WIDE STREET
	45' WIDE STREET
	50' WIDE STREET
	55' WIDE STREET
	60' WIDE STREET
	65' WIDE STREET
	70' WIDE STREET
	75' WIDE STREET
	80' WIDE STREET
	85' WIDE STREET
	90' WIDE STREET
	95' WIDE STREET
	100' WIDE STREET
	105' WIDE STREET
	110' WIDE STREET
	115' WIDE STREET
	120' WIDE STREET
	125' WIDE STREET
	130' WIDE STREET
	135' WIDE STREET
	140' WIDE STREET
	145' WIDE STREET
	150' WIDE STREET
	155' WIDE STREET
	160' WIDE STREET
	165' WIDE STREET
	170' WIDE STREET
	175' WIDE STREET
	180' WIDE STREET
	185' WIDE STREET
	190' WIDE STREET
	195' WIDE STREET
	200' WIDE STREET
	205' WIDE STREET
	210' WIDE STREET
	215' WIDE STREET
	220' WIDE STREET
	225' WIDE STREET
	230' WIDE STREET
	235' WIDE STREET
	240' WIDE STREET
	245' WIDE STREET
	250' WIDE STREET
	255' WIDE STREET
	260' WIDE STREET
	265' WIDE STREET
	270' WIDE STREET
	275' WIDE STREET
	280' WIDE STREET
	285' WIDE STREET
	290' WIDE STREET
	295' WIDE STREET
	300' WIDE STREET
	305' WIDE STREET
	310' WIDE STREET
	315' WIDE STREET
	320' WIDE STREET
	325' WIDE STREET
	330' WIDE STREET
	335' WIDE STREET
	340' WIDE STREET
	345' WIDE STREET
	350' WIDE STREET
	355' WIDE STREET
	360' WIDE STREET
	365' WIDE STREET
	370' WIDE STREET
	375' WIDE STREET
	380' WIDE STREET
	385' WIDE STREET
	390' WIDE STREET
	395' WIDE STREET
	400' WIDE STREET
	405' WIDE STREET
	410' WIDE STREET
	415' WIDE STREET
	420' WIDE STREET
	425' WIDE STREET
	430' WIDE STREET
	435' WIDE STREET
	440' WIDE STREET
	445' WIDE STREET
	450' WIDE STREET
	455' WIDE STREET
	460' WIDE STREET
	465' WIDE STREET
	470' WIDE STREET
	475' WIDE STREET
	480' WIDE STREET
	485' WIDE STREET
	490' WIDE STREET
	495' WIDE STREET
	500' WIDE STREET
	505' WIDE STREET
	510' WIDE STREET
	515' WIDE STREET
	520' WIDE STREET
	525' WIDE STREET
	530' WIDE STREET
	535' WIDE STREET
	540' WIDE STREET
	545' WIDE STREET
	550' WIDE STREET
	555' WIDE STREET
	560' WIDE STREET
	565' WIDE STREET
	570' WIDE STREET
	575' WIDE STREET
	580' WIDE STREET
	585' WIDE STREET
	590' WIDE STREET
	595' WIDE STREET
	600' WIDE STREET
	605' WIDE STREET
	610' WIDE STREET
	615' WIDE STREET
	620' WIDE STREET
	625' WIDE STREET
	630' WIDE STREET
	635' WIDE STREET
	640' WIDE STREET
	645' WIDE STREET
	650' WIDE STREET
	655' WIDE STREET
	660' WIDE STREET
	665' WIDE STREET
	670' WIDE STREET
	675' WIDE STREET
	680' WIDE STREET
	685' WIDE STREET
	690' WIDE STREET
	695' WIDE STREET
	700' WIDE STREET
	705' WIDE STREET
	710' WIDE STREET
	715' WIDE STREET
	720' WIDE STREET
	725' WIDE STREET
	730' WIDE STREET
	735' WIDE STREET
	740' WIDE STREET
	745' WIDE STREET
	750' WIDE STREET
	755' WIDE STREET
	760' WIDE STREET
	765' WIDE STREET
	770' WIDE STREET
	775' WIDE STREET
	780' WIDE STREET
	785' WIDE STREET
	790' WIDE STREET
	795' WIDE STREET
	800' WIDE STREET
	805' WIDE STREET
	810' WIDE STREET
	815' WIDE STREET
	820' WIDE STREET
	825' WIDE STREET
	830' WIDE STREET
	835' WIDE STREET
	840' WIDE STREET
	845' WIDE STREET
	850' WIDE STREET
	855' WIDE STREET
	860' WIDE STREET
	865' WIDE STREET
	870' WIDE STREET
	875' WIDE STREET
	880' WIDE STREET
	885' WIDE STREET
	890' WIDE STREET
	895' WIDE STREET
	900' WIDE STREET
	905' WIDE STREET
	910' WIDE STREET
	915' WIDE STREET
	920' WIDE STREET
	925' WIDE STREET
	930' WIDE STREET
	935' WIDE STREET
	940' WIDE STREET
	945' WIDE STREET
	950' WIDE STREET
	955' WIDE STREET
	960' WIDE STREET
	965' WIDE STREET
	970' WIDE STREET
	975' WIDE STREET
	980' WIDE STREET
	985' WIDE STREET
	990' WIDE STREET
	995' WIDE STREET
	1000' WIDE STREET

PROJECT FILE <b>THE ORCHARDS AT WILLARD PHASE 3</b> PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WILLARD, UTAH	PREPARED BY DATE	OWNER/DEVELOPER HERITAGE LAND DEVELOPMENT LLC ATTN: GARTH DAY 470 N 2450 W TREMONTON, UTAH 84337 435-730-8209	
	REVIEWED DATE	PROJECT NO.	

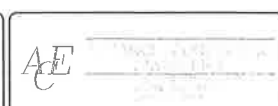
THE ORCHARDS AT WILLARD PHASE 3  
PRELIMINARY PROFILES  
SCALE 1"=100' (24x36 PLAN SET)



THE ORCHARDS AT WILLARD PHASE 3  
PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH,  
RANGE 2 WEST,  
SALT LAKE BASIN AND MERIDIAN  
WILLARD, UTAH

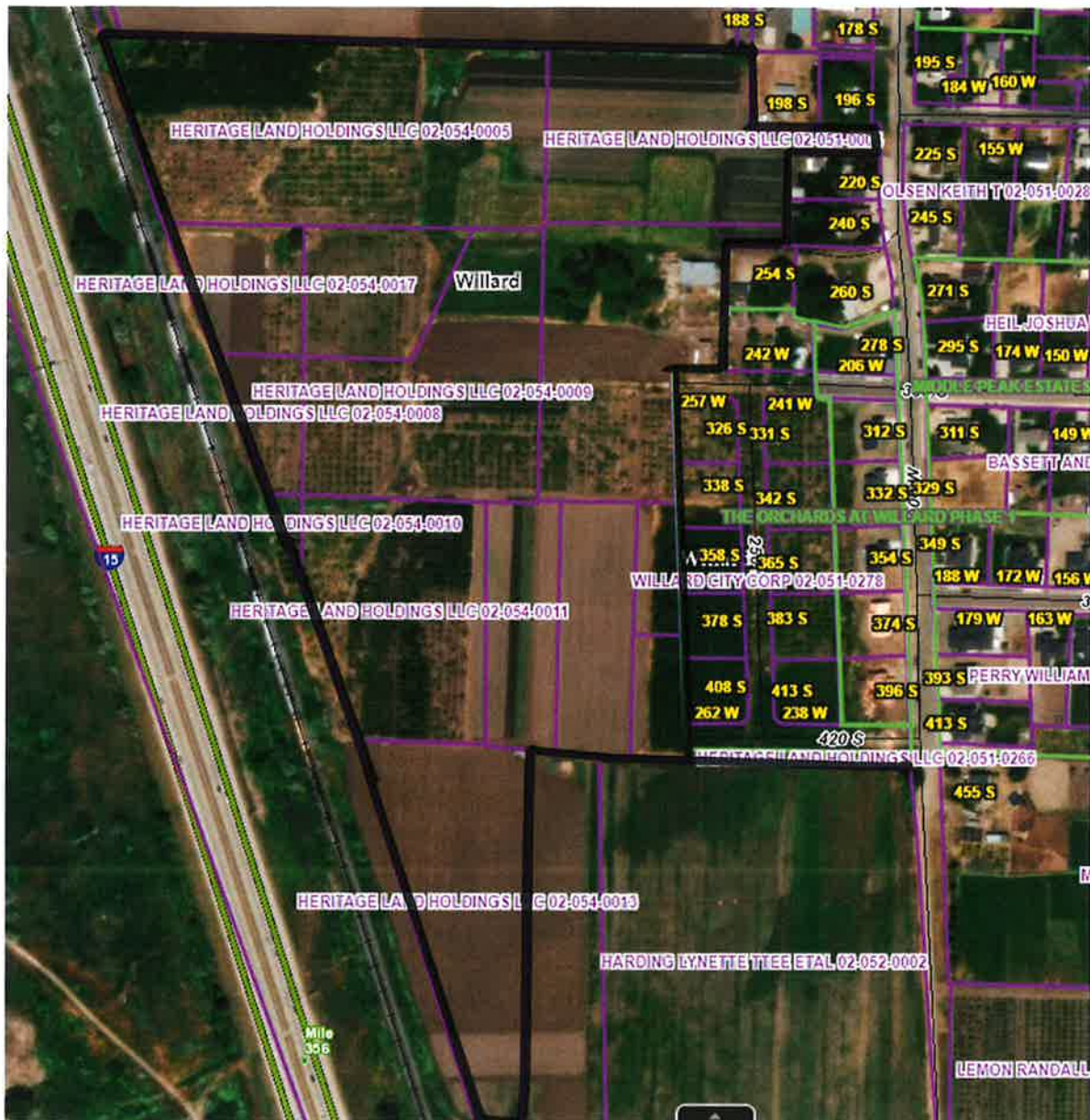
DATE	BY	REVISION
10/12/2011	WILLARD	1.0
10/12/2011	WILLARD	1.1
10/12/2011	WILLARD	1.2
10/12/2011	WILLARD	1.3
10/12/2011	WILLARD	1.4
10/12/2011	WILLARD	1.5
10/12/2011	WILLARD	1.6
10/12/2011	WILLARD	1.7
10/12/2011	WILLARD	1.8
10/12/2011	WILLARD	1.9
10/12/2011	WILLARD	2.0

OWNER/DEVELOPER  
HERITAGE LAND DEVELOPMENT LLC  
ATTN: GARTH DAY  
470 N 2450 W  
TREMONTON, UTAH 84337  
435-730-8208





NORTH ↑





# WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date \_\_\_\_\_

Applicant \_\_\_\_\_

Doug Thompson

Mailing Address \_\_\_\_\_

4075 W 5600 N

Brigham City UT 84302

Project Address \_\_\_\_\_

1395 N Main

Willard UT 84340

Email Address Colleen.gardner@hotmail.com

Phone Number 435-279-5150

Cell Phone (435-720-2974)  
Doug

Fax Number \_\_\_\_\_

## Proposed Subdivision Data

Subdivision Name \_\_\_\_\_

Marion Stokes Subdivision

Application Level (Check One)

☒ Sketch Plan

Date \_\_\_\_\_

Approval \_\_\_\_\_

☒ Preliminary Plat\*

\*(Not required for In-fill Subdivisions)

Date \_\_\_\_\_

Approval \_\_\_\_\_

☐ Final Plat

Date \_\_\_\_\_

Approval \_\_\_\_\_

Assessor Parcel Number 02-040-0004

Number of lots 1

FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.

## FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	
		Billed to the Developer	\$50 + \$5/Lot	

Division may be sold or offered for sale until the council.

VISION APPLICATION.DOCX

Form SD-1 Rev. 01/11/05

WILLARD CITY CORPORATION

80 W 50 S

PO Box 593

Willard UT 84340

Receipt No: 1.019048

435-734-9881

Jan 11, 2024

Doug Thompson Subdivision Application

Fines and Forfeitures  
Sundry Revenues

50.00

Total:

50.00

Check

Check No: 8682

Total Applied:

50.00

50.00

Change Tendered:

.00

Duplicate Copy  
01/11/2024 1:48 PM

# APPLICANT'S AFFIDAVIT

STATE OF UTAH )

) SS

COUNTY OF BOX ELDER) )

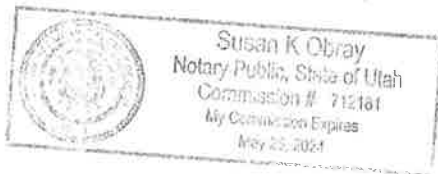
I, (we) Douglas Thompson, being duly sworn, depose and say that I, (we) am (are) the owner(s)\*, or authorized agent(s) of the owner, of property located at 1395 N main in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the 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 \_\_\_\_\_

AGENT \_\_\_\_\_

Property Owner(s)

Subscribed and sworn before me this 11 day of January 2024



Susan K. O'Bray  
Notary Public

Residing in Farm West Ut  
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)

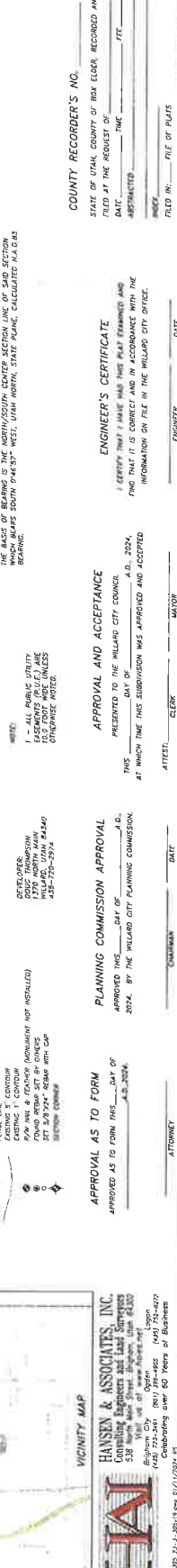
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_  
My commission expires: \_\_\_\_\_



WILLARD CITY, BOX ELDER COUNTY, UTAH  
A PART OF THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



                     ATTORNEY  
APPROVED AS TO FORM THIS \_\_\_\_ DAY \_\_\_\_\_ A.D. 20\_\_  
APPROVAL AS TO FORM

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 West Main Street, Brigham, Utah 84302  
Mail us at [www.hansen-inc.net](http://www.hansen-inc.net)  
Logan  
Brigham City 361 (801) 739-4505 (435) 733-0272  
Celebrating over 50 Years of Business

NORTH ↑





# WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date 1/3/24

Assessor Parcel Number \* 02-035-0061,  
02-035-0063, 02-035-0079,

Lync Construction

Applicant

Parcel Legal Description\* 02-035-0075

1407 N Mountain Rd

Refer to title Report

Mailing Address

Ogden, UT

84404

AS-A3

R-1/2

Present Zone

Proposed Zone

801-710-2234

Phone Number

Cell Phone

This completed application, must be submitted at least 15 days prior to the April or October Planning Commission meeting and be accompanied by:

- 1) Proof of ownership.\*
- 2) Non-refundable application fee of \$125.00.
- 3) Written petition designating the change desired and the reason for such change, bearing the signature(s) of the fee title owner(s) of the parcel or designated agent. (See reverse of this form for required Applicant's Affidavit.)
- 4) List of all property owners within 1/4 mile of the parcel.\*
- 5) Map (Assessor's Plat\* or suitable drawing) of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.
- 6) If a subdivision is planned, supply sketch of possible subdivision, to show compatibility with existing and planned infrastructure, with emphasis on roads, water supply and other utilities.

\* Available at the office of the Box Elder County Registrar, 01 South Main Street, Brigham, Utah, 84302



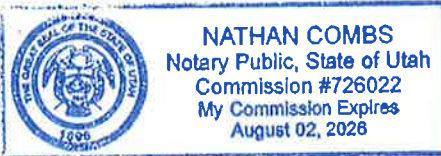
# APPLICANT'S AFFIDAVIT

STATE OF UTAH )  
 ) SS  
COUNTY OF BOX ELDER) )

I, (we) DAN Jones of 2020, LLC, 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 3550 South 1200 West 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 Dan Jones, Mgr. 2020, LLC  
Property Owner(s)

AGENT Lync Construction LLC



Subscribed and sworn before me this 8 day of January 2024

[Signature]

Notary Public

Residing in Salt Lake County, UT  
My commission expires: 8-2-2026

\* 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) DAN Jones, of 2020 LLC, the owner(s) of real property described above, hereby appoint Lync Construction, LLC, 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 Dan Jones  
Property Owner(s)



Subscribed and sworn before me this 8 day of January 2024

[Signature]

Notary Public

Residing in Salt Lake County, UT  
My commission expires: 8-2-2026

# WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date 3/20/23

Proposed Subdivision Data

Subdivision Name

Applicant

Lync Construction

Fitzgerald Pond

Application Level (Check One)

Mailing Address

1407 N Mountain Rd

☐ Sketch Plan

Ogden, UT 84404

Date

Approval

Project Address

3700 S Perry Street

☐ Preliminary Plat\*

\*(Not required for In-fill Subdivisions)

Date

Approval

Email Address Pat@lynccconstruction.com ☐ Final Plat

heather@lynccconstruction.com

Phone Number 801-710-2234

Date

Approval

Cell Phone

Assessor Parcel Number 02-035-0001, 02-035-0063,

Fax Number

Number of lots 54

02-035-0079  
02-035-0075

FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.

## FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		\$158
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	640
Final Plat	\$50 + \$5/Lot	Billed to the Developer	\$50 + \$5/Lot	

**CAUTION:** No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the Willard City Council.

# APPLICANT'S AFFIDAVIT

STATE OF UTAH )

) SS

COUNTY OF BOX ELDER )

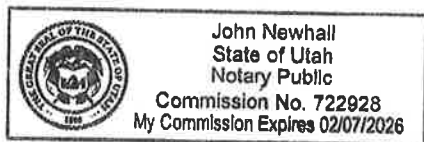
I, (we) Pat Burns, being duly sworn, depose and say that I, (we) am (are) the owner(s)\*, or authorized agent(s) of the owner, of property located at 3700 S Perry St in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information 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 \_\_\_\_\_

Property Owner(s)

AGENT \_\_\_\_\_

Subscribed and sworn before me this 20 day of March 2023



John Newhall  
Notary Public

Residing in Weber Co UT

My commission expires: 02/07/23

\* 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 \_\_\_\_\_

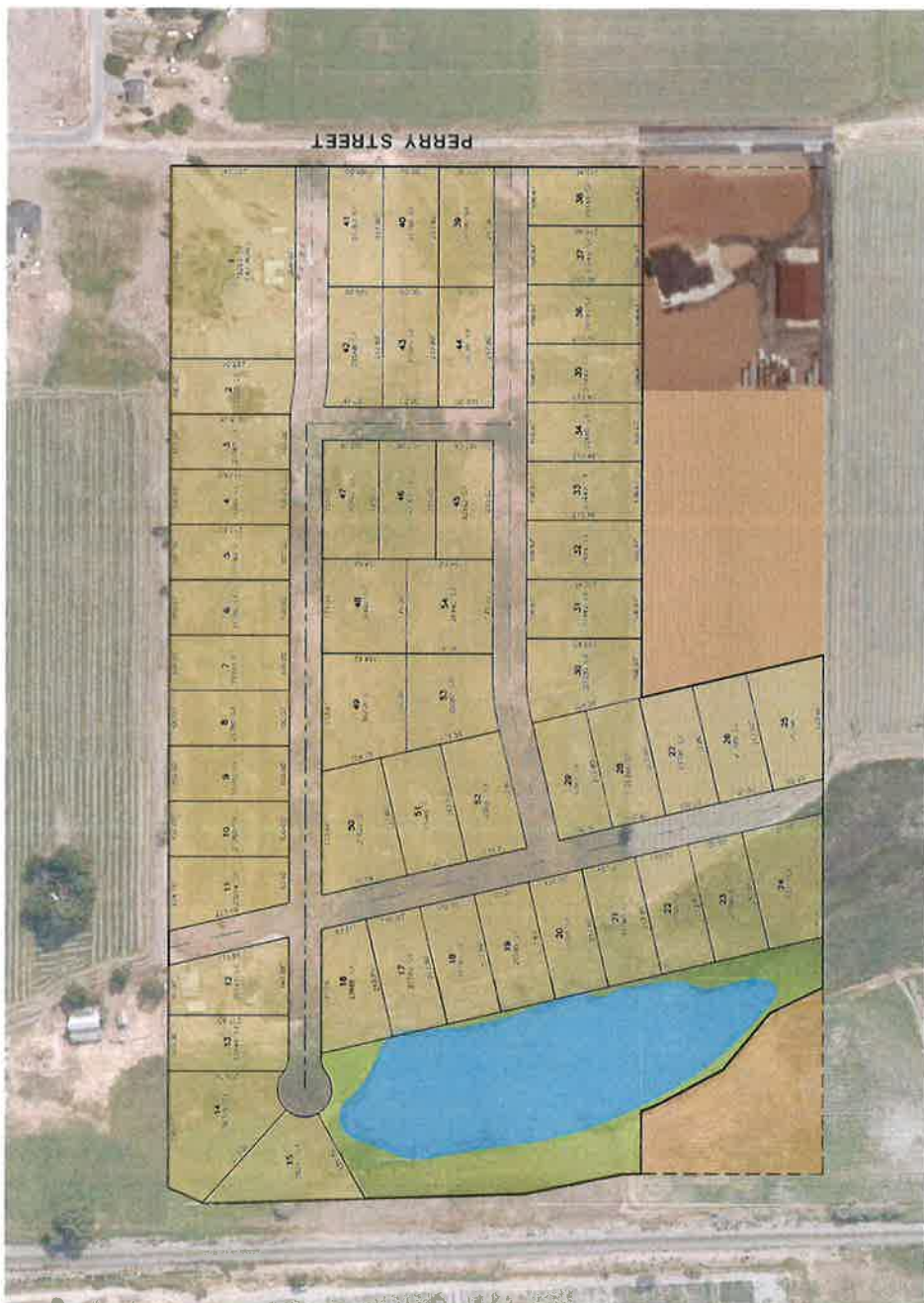
Property Owner(s)

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_



**Developer:**  
Pat Burns  
Lync Development  
1407 N Mtn. Rd  
Ogden, UT 84404  
(801) 710-2234

**Willard, Box Elder County, Utah**

## Fitzgerald Pond Subdivision

THE PROPERTY OF RITE & ASSOCIATES, INC., 310 S. WILSON, MILWAUKEE, WIS. 53208, AND SHALL NOT BE PHOTOGRAPHED, RE-DRAWN, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNATED HEREON WITHOUT THE WRITTEN PERMISSION OF THE OWNERS AND ENGINEERS OF RITE & ASSOCIATES, INC. NO CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN HEREON WITHOUT THEIR CONSENT.

## Concept Plan

**Fitzgerald Pond Subdivision**

**Fitzgerald Pond Subdivision**

[illegible]

TIME

1997



**Reeve & Associates, Inc.**  
 10000 W. 10th Ave., Suite 100, Denver, CO 80202  
 (303) 751-1100









WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 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 Colt Mund, City Attorney  
8 Bryce Wheelwright, City Planner  
9 Chris Breinholt, City Engineer/Jones & Associates  
10 Payden Vine, Public Works Director  
11 Michelle Drago Deputy City Recorder

12  
13 Excused: Chris Davis, City Manager, and Van Mund, Fire Chief

14  
15 Others in attendance: Mike Bastian

16  
17 1. CALL TO ORDER

18  
19 Bryce Wheelwright, City Planner, called the meeting to order at 2:10 p.m. A roll call attendance was  
20 recorded by the secretary.

21  
22 2A. CONSIDERATION OF A CONCEPT PLAN FOR THE RESIDENCE AT THE ORCHARD  
23 SUBDIVISION LOCATED AT APPROXIMATELY 8400 SOUTH HIGHWAY 89 (PARCEL NOS. 01-  
24 045-0118, 01-045-0015, 01-045-0132, AND 01-045-0016)

25  
26 Time Stamp – 0:00:45 11/02/2023

27  
28 Bryce Wheelwright, City Planner, stated that the meeting had been called to discuss an application for a  
29 proposed development on property that Mike Bastian and Mike Shultz were trying to annex into Willard.  
30 The property was located at approximately 8400 South Highway 89. They were asking that the property be  
31 zoned MPC. The SLUA needed to discuss the annexation and potential design requirements.

32  
33 Mike Bastian stated that their development had already been approved by Box Elder County. However,  
34 they felt it would be advantageous to annex into Willard for themselves and the City. They had a payback  
35 agreement with Willard City to run a sewer trunk line from their development to Willard's lift station. There  
36 was a sewer agreement between Perry City and Willard City, which was not very clear. Perry interpreted it  
37 one way; Willard interpreted it another. Annexing their property would provide clarity. If they were part of  
38 Willard, Perry wouldn't have anything to do with it.

39  
40 Bryce Wheelwright clarified that annexing this property meant Willard would receive all the revenue from  
41 the sewer line, which would be a benefit to Willard City. He asked about water.

42  
43 Mike Bastian stated that they had both culinary and secondary water. They had paid Bear River Water  
44 Conservancy for culinary water. Pine View Water had allocated 200 acre-feet of water for this property.  
45 There was a 12-inch line at 8100 South that they would bring down the shoulder of Highway 89.

46  
47 Chris Breinholt, City Engineer, stated that Willard City would require will-serve letters from both water  
48 sources.



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Colt Mund, City Attorney, said he had met with Mike Bastian earlier in the week to review the development agreement. He was comfortable with the development agreement at this point. He felt it was in pretty good shape and contingent upon the MPC Zone.

Colt Mund asked if the open space would be their detention basin. Mike Bastian said it would be. They planned to use the open space to detain water. Two pipes would be run through the railroad right-of-way to carry stormwater to the open space. They were considering some small detention basins on the east side to slow the stormwater. They would work with Willard Flood Control to design the storm drain system. They were also working with UDOT because there were some historic floodplains on this property. There were several moving parts right now regarding flood control and storm drainage. Most of their stormwater would be in the open space on the west side of the tracks. The stormwater would then drain under I-15.

Colt Mund asked about access to the open space. Mike Bastian stated that there was a road on the south side of their property that went across the tracks and under I-15.

Bryce Wheelwright asked how much open space they had. Mike Bastian said they had over 20% of open space. Nine acres of open space were west of the railroad tracks. They planned to have a trail around the open space, and pickleball amenities straddling the single-family and townhomes.

Bryce Wheelwright asked if they had talked to UTA and the Division of Water regarding the sale of property for a preservation corridor. Mr. Bastian said he had. He was working on an easement to take their stormwater across the UTA and Union Pacific rights-of-way. Before the easements could be finalized, they needed a fully designed storm drain system. They couldn't design the storm drain system until the annexation was completed.

Michelle Drago, Deputy City Recorder, suggested that the name of the development be changed. There was already a subdivision in Willard called The Orchards. It would be confusing to have two subdivisions with similar names. Mike Bastian stated that he had been considering a different name. Ms. Drago also said the address of the subdivision shown on the plans needed to be corrected.

Michelle Drago was concerned that the townhomes did not have sufficient guest parking. Mike Bastian stated that their townhomes would be set back 22 to 24 feet from the street. There would be room to park vehicles in the driveways, in addition to the garages. The single-car garage units would still have 18-foot driveways. Chris Breinholt stated that garages and driveways were not counted as guest parking. Mr. Bastian asked if the City had a guest parking requirement. Mr. Breinholt said the City did not have a written ordinance. He used the standard of 2.25 parking stalls per residential unit. He felt the City would be happy with something reasonable.

Chris Breinholt asked how wide the streets would be. The City's standard width was 60 feet. Mike Bastian said all the streets would be public. They planned to build the roads to city standards from the beginning. The City could then take care of the roads; the HOA would take care of the common areas. They had avoided cul-de-sacs.

Colt Mund asked about ADU's. Mike Bastian stated that the development agreement was written to allow 10% of the single-family units to have a built-in ADU. He felt ADU's were becoming quite common. They had to find several different ways to provide affordable housing. Townhomes were obviously less expensive than single-family homes. A single-family home with an ADU would have an income source to help offset the mortgage.





WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Mr. Mund felt ADU's might exacerbate the parking issue.

Michelle Drago asked if the ADU's would comply with the City's ADU ordinance. Colt Mund said the development agreement said they would. Bryce Wheelwright said the ADU's would be less than 1,000 square feet.

Michelle Drago asked how they planned to prevent double access on the lots backing up to Highway 89 and 8700 South. Mike Bastian said there would be a vinyl fence and a landscaping buffer on roads. Ms. Drago asked who would maintain the fence and landscaping. Mr. Bastian said there would be a homeowners' association that would be responsible for maintaining all common areas.

Mike Bastian stated that over the years they had learned that if there was a properly funded HOA there was money to take care of maintaining common areas. HOAs that weren't set up right were not properly funded. They showed the Box Elder County Commission how the State allowed them to charge a reinvestment fee, which would go toward funding and caring for the common areas.

Bryce Wheelwright asked who would manage the HOA. Mike Bastian stated that they used North HOA. In all their subdivisions, the homeowners had chosen to continue using North HOA when Castle Creek turned over the management of the homeowners' association.

Mike Bastian said they had commissioned a traffic study because they were still working with UDOT to get a second access onto Highway 89.

Bryce Wheelwright felt that the whole design was subject to change. Mr. Bastian said that was correct. The development agreement allowed for the design to change a little bit. He could not increase density. The proposed plan contained the maximum density.

Chris Breinholt asked about the completion of 8300 South. Mike Bastian stated that they would complete half of the road on their side. The development agreement talked about the participation of the school board in completing the other half. Mr. Breinholt stated that they could not build half of a road.

Chris Breinholt asked about the railroad. He knew Mike Bastian was working with Union Pacific to get an easement for stormwater. Parking for the open space was proposed on the east side of the tracks, which would create a lot of pedestrian traffic across the tracks. He asked if they had spoken to Union Pacific about pedestrian access. Mike Bastian stated that the parking was meant for the HOP Trail. Mr. Breinholt felt the parking spaces would be used for the open space as well. The railroad was difficult. He felt Mike Bastian needed to make sure Union Pacific was okay with what was being proposed. If they weren't, they could cut off all access. The City would need written permission from Union Pacific. Mike Bastian was amenable to removing the parking area if the City felt it would be an issue. Mr. Breinholt felt the parking would be great for the HOP Trail, but it would also be used for crossing the UP and Front Runner tracks.

Mike Bastian asked about shifting the parking lot to the south end. Mr. Breinholt felt Union Pacific might like that better.

Chris Breinholt asked the City Attorney if Willard City would be liable if there was an open space with a trailhead on one side of the tracks and parking on the other side. Colt Mund felt Union Pacific would be concerned about the situation as well. The open space would be owned by a homeowner's association, not Willard City. However, there should be further discussion about whether the location of the open space and



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

the trailhead would be in the best interest of the community and if Willard would have any liability. Mr. Breinholt stated that the open space was a large area with a proposed trail. However, people would have to cross the railroad tracks to be able to use it.

Chris Breinholt felt Willard needed to be careful about approving a subdivision with open space on one side of the railroad tracks and residents on the other.

Colt Mund stated that concern about the open space had been brought up and would be again. He felt that legally the proposed subdivision comported with the MPC Zone, but some issues needed to be fleshed out.

Chris Breinholt stated that it was a huge space. People just needed to be able to access it safely.

Mike Bastian asked about accessing the open space from 8700 South. Chris Breinholt stated that people would be crossing the tracks either way. Mike Bastian said 8700 South was a road that already crossed the tracks. Mr. Breinholt preferred 8700 South over a simple pedestrian crossing.

Bryce Wheelwright said there was property between 8700 South and the proposed open space. Was there a right-of-way across that property? Mike Bastian said he would have to talk to the property owner. Mr. Breinholt said the open space could be accessed from the farm road, but it would completely change the use of the road. 8700 South was owned by Box Elder County.

Bryce Wheelwright asked if 8700 South would remain in the unincorporated County. Mr. Bastian said it would. They didn't own any part of 8700 South.

Chris Breinholt didn't feel Union Pacific could say anything about access from a County street.

Colt Mund asked if there needed to be a discussion with Box Elder County about using 8700 South to access the open space. Chris Breinholt didn't think there was a need as 8700 South was a public street.

Chris Breinholt asked about curb and gutter improvements on 8700 South. Mike Bastian said they weren't planning to put curb and gutter on 8700 South. They were planning on trees, a fence, and a swale. Chris Breinholt said they would be required to put in curb and gutter on a City road. He wasn't sure he could require the same improvements on a County road.

Colt Mund asked if 8300 South would have curb and gutter. Chris Breinholt said 8300 South either had to be fully in or fully out. If 8300 South was a dedicated City street, it would have curb and gutter.

Bryce Wheelwright asked about street numbering. Should the street numbers be changed to align with Willard streets, or should the street numbers remain on the County grid. Chris Breinholt felt it would be too confusing to change the street numbers. They would have to remain the same as they were in the County. It would be too confusing to change them.

Chris Breinholt asked if the sewer would have a lift station. Mike Bastian said the sewer would gravity all the way to the City's lift station, which was being improved to make it deeper. Bryce Wheelwright asked how deep the trunk line would be. Mike Bastian wasn't sure. The lift station engineering was reviewed by Zac Burke at Jones & Associates.

Payden Vine's only concern was that all the roads meet the Willard City standards.



**WILLARD CITY**

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Chris Breinholt stated that this subdivision was located some distance from Willard. The subdivision needed to provide some benefit to the City. Was the sewer fee the only benefit? Did the proposed ADU's help the City meet low to moderate income housing requirements? Colt Mund said the City didn't have low to moderate income housing requirements at this time. However, ADU's would probably help in the future.

Bryce Wheelwright stated that Willard had annexed the Old Farm Subdivision. If it annexed this subdivision as well, would that be an encouragement for the rest of South Willard to annex, or would it be a detriment? Chris Breinholt felt the only way South Willard would ever annex into Willard was if Box Elder County did a bad job of providing road services. South Willard already had water and they had septic tanks. Colt Mund stated that Box Elder County wanted South Willard to annex into Willard.

Mike Bastain stated that the Old Farm property didn't meet percolation requirements. In order to develop, it had to access Willard's sewer trunk line. A lot of other properties in South Willard were also too flat to percolate. As owners wanted to develop, they would have to annex to tie onto the sewer trunk line.

Bryce Wheelwright asked if the property taxes would benefit the City. Colt Mund felt there would always be minor benefits from revenue and income.

Colt Mund said the City would incur costs for public maintenance. He asked how snow removal would work. Payden Vine felt the County did a good job of keeping 8700 South clear, but he felt Willard did a better job. He felt the subdivision residents would be a lot happier than their neighbors. He was usually finishing snow removal home when Box Elder County was just starting.

Colt Mund felt the sewer fees were definitely a benefit. Chris Breinholt stated that if the sewer trunk line was extended to the south end of the county developing properties would want to tie onto it. Properties on the east side of the highway would be more difficult. Mike Bastain felt the owners of the elk farm were interested in the trunk line. They had almost 1,000 acres.

Bryce Wheelwright asked what the SLUA wanted to recommend to the Planning Commission.

Payden Vine asked if Mike Bastain planned to move the trailhead parking. Mike Bastain felt made sense to move the parking to 8700 South.

Chris Breinholt felt Mike Bastain and Mike Shultz needed to address access to the open space with a solution Union Pacific liked and that would be safe for pedestrians. He felt access from the County road was the safest option.

Chris Breinholt stated that annexing this property would give Willard control as other properties in between developed. It would allow Willard to set the zoning and the requirements.

Bryce Wheelwright reiterated that if SLUA moved to recommend that the Planning Commission approve an MPC Zone, the density could not be increased. Mr. Breinholt felt the density would have to be changed due to the UTA corridor. Mike Bastain felt the sale of a corridor would drastically change the subdivision design.

Colt Mund said other concerns included sufficient guest parking for the multi-family area and access to the open space. He didn't have a problem with a positive recommendation from the SLUA to the Planning Commission subject to those issues being addressed. He felt Mike Bastain had a good plan for the HOA.



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

240 However, the City's MPC Ordinance said the City Council could require a one-year probationary period.  
241 Based on the ordinance, Mr. Bastian needed to provide bylaws or standard language for the City Council.  
242

243 Colt Mund was comfortable with the development agreement. He wasn't sure about the engineering issues.  
244

245 Chris Breinholt didn't feel design changes for the UTA corridor changed anything but road locations. He  
246 asked if the SLUA was making a recommendation regarding the annexation. Colt Mund said SLUA was  
247 making a recommendation to the Planning Commission regarding zoning so the Planning Commission  
248 could in turn make a recommendation to the City Council. The City Council could then include a zoning  
249 designation with the annexation.  
250

251 Colt Mund felt density could be an issue with the Planning Commission. The MPC Ordinance didn't stipulate  
252 a specific density. It just said density had to be consistent with the goals of the General Plan.  
253

254 Chris Breinholt stated that normally a developer would be required to get everything done and then bring  
255 back a final plan. The corridor sale would be a significant change. If the plan did change significantly it  
256 needed to go back to the Planning Commission.  
257

258 Colt Mund asked about the average density. Mike Bastian said it was a third-acre density. The smallest lots  
259 would be 15,000 square feet. The smallest frontage width was 100 feet. Michelle Drago said the proposed  
260 plan showed lots with 13,500 square feet. Mike Bastian said the subdivision legend said zoning would be  
261 R-1-13, or a builder's third acre. Chris Breinholt said the overall density was 3.13 units per acre.  
262

263 Michelle Drago felt the Planning Commission would be concerned about density and lot size. Colt Mund  
264 agreed. The Planning Commission had the perception that everything was being zoned half-acre, and that  
265 the City couldn't allow anything smaller. He didn't feel that was true under the MPC Zone. It would be good  
266 to let the Planning Commission work through those issues.  
267

268 **Chris Breinholt moved to forward the development proposed by Mike Bastian and Mike Shultz to**  
269 **the Planning Commission for review recognizing the need for a design change for the 150-foot UTA**  
270 **corridor; more off-street parking for the multi-family; and safer access to the open space proposed**  
271 **on the west side of the Union Pacific tracks. Colt Mund seconded the motion. All voted "aye." The**  
272 **motion passed unanimously.**  
273

274 2C. APPROVAL OF THE OCTOBER 5, 2023, MINUTES  
275

276 Chris Breinholt moved to approve the minutes of October 5, 2023, as written. Payden Vine seconded  
277 the motion. All voted "aye," except Colt Mund, who abstained. The motion passed carried.  
278

279 3. ADJOURN  
280

281 Michelle Drago moved to adjourn at 3:02 p.m. All voted "aye." The motion passed unanimously.  
282  
283  
284  
285  
286  
287



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 2, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

288 Minutes were read individually and approved on: \_\_\_\_\_

289

290

291 \_\_\_\_\_  
Bryce Wheelwright, City Planner

\_\_\_\_\_  
Michelle Drago, Deputy City Recorder

292

293 dc: SLUA 11-02-2023









WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 30, 2023, 2023 – 2:00 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 Chris Davis, City Manager  
8 Colt Mund, City Attorney  
9 Bryce Wheelwright, City Planner  
10 Zac Burke, City Engineer/Jones & Associates  
11 Van Mund, Fire Chief  
12 Payden Vine, Public Works Director  
13 Michelle Drago Deputy City Recorder  
14

15 Excused: Van Mund, Fire Chief  
16

17 Others in attendance: Brian Bayless, Nilson Homes; Lacy Richards, Nilson Homes; Steve Anderson, Nilson  
18 Homes; and Larry Holmes.  
19

20 Fire Chief Van Mund arrived at 2:00 p.m. but received an emergency call and had to leave before the  
21 meeting started.  
22

23 1. CALL TO ORDER  
24

25 Bryce Wheelwright, City Planner, called the meeting to order at 2:12 p.m. A roll call attendance was  
26 recorded by the secretary.  
27

28 2A. CONSIDERATION OF A PUD DEVELOPMENT AGREEMENT FOR THE KUNZLER PROPERTY  
29 LOCATED AT APPROXIMATELY 1550 NORTH HARGIS HILL ROAD (PARCEL NOS. 02-035-  
30 0046, 02-038-0072, 02-038,0073, 02-040-0210, 02-043-0013, 02-043-0048, 02-043-0049, 02-043-  
31 0050)  
32

33 Time Stamp – 10:03 11/30/2023  
34

35 Bryce Wheelwright, City Planner, stated that the purpose of the meeting was to discuss a development  
36 agreement for the Kunzler property located on Hargis Hill. The development was approved several years  
37 ago as a planned unit development. Both parties had been working on the development agreement since  
38 that time. A meeting was held earlier in the week to review the latest draft of the development agreement,  
39 which was dated November 29<sup>th</sup>.  
40

41 Colt Mund, City Attorney, stated that during the Zoom meeting on November 28<sup>th</sup>, individual sewer grinder  
42 pumps were discussed for the townhomes. Chris Breinholt, the City Engineer, indicated that it wasn't legal  
43 for a non-public entity to own a sewer lift station. It was an issue that had not been resolved. Had Nilson  
44 Homes looked into it?  
45

46 Steve Anderson, Nilson Homes, wasn't sure they would need a lift station.  
47



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 30, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

48 Brian Bayless, Nilson Homes, felt the agreement should be written as if they needed a lift station. They  
49 hadn't received any clarification from Chris Breinholt.

50  
51 Steve Anderson agreed with Chris Breinholt who had said it didn't make sense for each unit to have an  
52 individual grinder when they were such small units. If the State law required an individual pump for each  
53 house, then that is what they would do. The agreement could be written to reflect that they would provide  
54 a lift station and comply with the State code. Mr. Mund agreed.

55  
56 Colt Mund asked about the number of units Nilson Homes had stipulated on Page 10. Why 50 units? Why  
57 not 75? Brian Bayless hoped they could start the development and continue through all 246 units. If there  
58 wasn't an answer regarding the water tank, they didn't want to get to the 75<sup>th</sup> unit and face an 18-month  
59 delay to build the water tank. If there wasn't an answer regarding the water tank when they reached 50  
60 units, they could slow down sales and home building through the construction period. When the water tank  
61 was operational, they could just keep building.

62  
63 Colt Mund stated that at the top of Page 9, it said, "The developer may construct units." He asked if it should  
64 read, "the first 75 units prior to constructing the 200 West waterline." He wanted to make sure there wasn't  
65 any confusion. The agreement needed to clearly refer to the first 75 units. Brian Bayless agreed with that  
66 suggestion.

67  
68 Colt Mund said the only other substantive comment was also on Page 9 at the bottom under the little *i*. It  
69 said, "The developer shall be allowed to develop the entire property and construct all of the units beyond  
70 the first 75." He felt that should be changed to *may* with the system capacities being satisfied.

71  
72 Brian Bayless felt the agreement already mentioned that they couldn't build more than the capacity of the  
73 system. That is why they felt *shall* would be important. He asked if the agreement could state, "It shall  
74 subject to those ..." Colt Mund said he would be fine if it said, "...shall subject to those being..."

75  
76 Zac Burke, Jones & Associates, stated that Chris Breinholt, from his firm, attended the meeting earlier in  
77 the week. Mr. Burke said the State Code only allowed single ownership of a lift station. Was the single  
78 ownership the HOA or the individual residents? Jones & Associates had approved other grinder pumps  
79 only when the pumps were individually owned and maintained, not the HOA and not the city.

80  
81 Brian Bayless agreed with individual ownership for detached single-family homes. However, in a multi-  
82 family structure of four units with a total of four to six bathrooms, four grinders seemed excessive when the  
83 total usage was the same as a single-family dwelling.

84  
85 Zac Burke said their concern wasn't usage; it was ownership. The State code was gray. It said it could only  
86 be a single ownership. The City didn't want ownership. Brian Bayless said they wanted a grinder per  
87 fourplex to tie into the system. Zac Burke said the agreement needed to stipulate that the grinder would be  
88 owned by the HOA. Brian Bayless agreed. However, Chris Breinholt said if there was more than one grinder,  
89 the system had to be owned by a municipality, not the HOA. Steve Anderson stated that they would have  
90 to figure out a way for the system to be owned and maintained by the HOA.

91  
92 Colt Mund stated that the development agreement said the sewer grinders would be maintained by the  
93 HOA. Chris Breinholt was concerned that the State code prevented the HOA from owning the grinders.



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 30, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Lacy Richards asked if the agreement could state that ownership would be according to the State code. Mr. Mund agreed with that.

Brian Bayless stated that if they had to, they would put in a grinder for each unit. They would adhere to the State code.

Zac Burke asked about Larry Holmes' concerns. Brian Bayless understood that Larry Holmes was concerned about the sewer connections for the three homes on Hargis Hill. The sewer easement currently ran along the back of those lots.

Larry Holmes, 1561 South Hargis Hill Road, stated that that the sewer easement had to stay because all the property owners on the east side of Hargis Hill Road were connected to it. Steve Anderson stated that they would all stay connected to the sewer and that there would be an easement for the sewer line. All the connections would stay. There wouldn't be final answers until the system had been designed, but they had to make it work.

Zac Burke didn't have an issue with water, sewer, or the storm drain.

Payden Vine, Public Works Director, didn't have any comments; neither did Michelle Drago, Deputy City Recorder.

Colt Mund asked about access points. Steve Anderson said there would be two access points on 200 West and one on Hargis Hill. Mr. Mund asked about the access point for the first 75 units. Mr. Anderson said it would be from 200 West. Brian Bayless said that they had to have a second connection if they exceeded more than 35 units.

Chris Davis, City Manager, did not have any comments. However, the Fire Chief had to leave because of an emergency. The Fire Chief was concerned about fire flow. Had that been addressed? Zac Burke stated that in the first phase, the Hargis Hill line would be upsized. When the line on 200 West was looped, there would be sufficient flow for the entire area.

Steve Anderson said they had to upsize the line on Hargis Hill for the first 75 units to meet the required 1,000 gallons per minute.

Larry Holmes asked how much the line would be upsized. Zac Burke said the line would be increased from a 6-inch line to a 10-inch. There was a discussion about sizing and looping. Bryce Wheelwright said the development would have to meet the current fire flow requirement of 1,000 gallons per minute.

**Chris Davis moved to recommend that the Planning Commission approve the Kunzler development agreement and forward it to the City Council. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.**

**2B. CONSIDERATION AND APPROVAL OF NOVEMBER 2, 2023, MINUTES**

Michelle Drago asked that approval of the minutes be tabled.

**Chris Davis moved to table approval of the November 2, 2023, minutes until the next SLUA meeting. Colt Mund seconded the motion. All voted "aye." The motion passed unanimously.**



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

November 30, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

3. ADJOURN

**Chris Davis moved to adjourn at 2:31 p.m. All voted “aye.” The motion passed unanimously.**

Minutes were read individually and approved on: \_\_\_\_\_

\_\_\_\_\_  
Bryce Wheelwright, City Planner

\_\_\_\_\_  
Michelle Drago, Deputy City Recorder

dc: SLUA 11-30-2023





WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 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 Chris Davis, City Manager  
8 Bryce Wheelwright, City Planner  
9 Van Mund, Fire Chief  
10 Maddie Brown, Secretary

11  
12 Excused: Colt Mund, City Attorney; Chris Breinholt, City Engineer; Payden Vine, Public Works Director;  
13 and Michelle Drago, Deputy City Recorder,

14  
15 Others in attendance: Austin Seegmiller, Bobby Seegmiller, and Commissioner Diana Baker.

16  
17 Fire Chief Van Mund arrived at 2:00 p.m. but received an emergency call and had to leave before the  
18 meeting started.

19  
20 1. CALL TO ORDER

21  
22 Bryce Wheelwright, City Planner, called the meeting to order at 2:12 p.m. A roll call attendance was  
23 recorded by the secretary.

24  
25 2A. CONSIDERATION OF A CONCEPT PLAN FOR WILLARD BAY DIKE COMMERCIAL LOCATED  
26 2110 WEST FRONTAGE ROAD (PARCEL NOS. 02-043-0011, 02-059-0008, AND 02-059-  
27 00032B. CONSIDERATION AND APPROVAL OF NOVEMBER 2, AND NOVEMBER 30, 2023,  
28 MINUTES

29  
30 Time Stamp – 1:18 12/07/2023

31  
32 Bryce Wheelwright stated that the purpose of the meeting was to discuss a concept plan for property located  
33 at approximately 2110 West Frontage Road. This property was located by the sewer treatment plant.

34  
35 Bobby Seegmiller, applicant, stated that this property was currently zoned MU-40. Some of it was located  
36 in the City; some was unincorporated. A wetlands delineation study had been done for the western 24  
37 acres. About 12 acres were suitable for development. They had looked at the City's Future Land Use Map  
38 dated June 2022 and tried to consider Willard's plans. The City had two designations – Commercial General  
39 and Commercial Retail/Neighborhood along Highway 89. This property was more ancillary.

40  
41 Mr. Seegmiller understood that Willard had a hotel tax overlay. Willard was not a large city. He felt tax base  
42 would be a big concern. One of the hottest things right now, through a good and bad economy and Covid,  
43 was short-term rentals. Their concept plan included small townhouse units that could be used for short-  
44 term rentals that could take advantage of Willard Bay. The short-term rentals would provide an affordable  
45 product that was not in the main corridor and would not affect the main residents. As a developer, he would  
46 not propose something like this on the main corridor. This property was further away from the center of  
47 Willard and could attract people who were already coming to the area. Those who stayed in the units would  
48 spend money in Box Elder County. The hotel tax could be applied to the short-term rentals and generate



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

49 income for Willard. They were also proposing flexible, commercial storage space. Flex space was different  
50 than storage units. It could be a large shell with an office in the front. The space could be used by contractors  
51 who didn't need a storefront on main street.

52  
53 Mr. Seegmiller stated that there were conditional uses in the MU-40 Zone for a seasonal home or cabin; or  
54 a trailer park; which could play off of Willard Bay. He felt they needed to respect that Willard was a bedroom  
55 community and not bring a lot of people in, but also generate some tax base.

56  
57 Van Mund, Fire Chief, asked if they were proposing short-term rentals or office space. Mr. Seegmiller said  
58 they were proposing both.

59  
60 Austin Seegmiller said the residential would be a build-to-sell product. It would fit first-time home buyers as  
61 a primary residence, but it would also work for short-term rentals that could take advantage of the traffic  
62 that came to Willard Bay.

63  
64 Bobby Seegmiller said the office space could include boat storage and could be used by businesses that  
65 would service Willard Bay that didn't need storefronts. If access was better, there could be more  
66 commercial businesses. Because of access, the flex space would be limited to those who only had a few  
67 vehicles and weren't attracting clients. The storage units would be for larger things like boats and RVs, not  
68 residential storage. He explained how the property would be accessed.

69  
70 Austin Seegmiller said this wasn't a true light industrial. It would have some business façades, but the  
71 spaces wouldn't be for traffic-generating commercial uses. According to a study completed by the Northern  
72 Utah Economic Alliance, 99% of the small business owners in Willard did not have their headquarters in  
73 Willard. The proposed space would provide Willard's small business owners with a place to owner-occupy.  
74 That would keep small businesses local.

75  
76 Bobby Seegmiller referenced a study that said the income per capita in Willard was higher than some of  
77 the surrounding cities. Willard had a higher earning wage, but business owners were basing their  
78 businesses outside of Willard. The space they were proposing would be a way to bring those owners back.  
79 The townhomes would allow children to afford something in Willard. He had driven through Perry into  
80 Brigham and noticed that there wasn't an affordable home product. Perry was starting to do some  
81 townhomes, but they were prices as \$400,000 to \$500,000. He didn't feel that wasn't an affordable product.

82  
83 Chief Mund asked what the price range for the townhomes and business spaces. Mr. Seegmiller said they  
84 wanted to price the homes in the \$200,000 range. The business spaces would be build-to-sell. Someone  
85 could purchase a shell that could be finished.

86  
87 Chief Mund asked if the structures would be two stories and have shared walls. Mr. Seemiller said the  
88 townhomes would not exceed Willard's 35-foot maximum building height and would have three bedrooms.  
89 Chief Mund said that if there were a number of townhomes connected together, there would be a need for  
90 fire sprinklers. The fire flow to this area was approximately 400 gallons per minute. The water was a single  
91 6-inch line with a dead end from 200 West to the sewer plant.

92  
93 Austin Seemiller asked if there had been discussion about providing better water flow. Mr. Wheelwright said  
94 there had been discussions, but there weren't any concrete plans. Mr. Seegmiller asked if there was an  
95 infrastructure plan in place or was the City relying on developers to increase the pressure output. Mr.  
96 Wheelwright said that right now the City was relying on developers.





WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Bobby Seemiller asked how far out the water was. Chris Davis said there was a 10-inch line on 200 West. Chief Mund said the 10-inch line on 200 West had increased water from 600 gallons per minute to 1,500 to 2,000 gpm.

Bryce Wheelwright estimated that it was about a mile to run a water line from 200 West to this site. Chief Mund felt it was at least five blocks. Mr. Wheelwright said the line would have to go under the railroad tracks. He wasn't sure about the size of the water line ran to the sewer plant. Mr. Seemiller asked about Willard Bay's water. Chief Mund said Willard Bay purchased water from Willard, but they had their own line and own pressure reducers. They had their own system, and they didn't allow connections to their system.

Austin Seegmiller asked if Willard had talked about collaborations to increase the water line to make this parcel and other parcels west of the interstate accessible. Bryce Wheelwright said Willard's Public Works Director had spoken with Willard Bay's contractor. Willard Bay was not keen about allowing property owners north of the Bay to have commercial access. He felt it would be a challenge to get approval to use the road owned by the Division of Natural Resources for commercial purposes.

Chief Mund said it had been a fight to get access for the property owners and farmers west of the interstate.

Chris Davis said Willard still didn't have an easement to get back there. It had been working with the State to acquire an easement for more than a year. Mr. Wheelwright said Willard Bay had actually cut Willard City off from its own sewer plant. Chris Davis said the State was allowing Willard to trespass to get to the sewer plant. There was a small, private opening under the Interstate at approximately 1000 North, known as the Wells' stock crossing, that was used by a rancher for his farm equipment.

Austin Seemiller asked for clarification which road the staff was talking about. Mr. Davis said he was talking about the dirt road that ran in front of their property. Mr. Seegmiller said the Division of Natural Resources was essentially deeming everyone's land unusable if they wouldn't grant access. Chief Mund stated that Willard Bay was being run by State Parks, but a lot of the land was owned by the Bureau of Land Management.

Austin Seegmiller realized they would have to work with Willard Bay and receive their approval for access. Their goal was to preserve the bedroom community. They did not plan for this to be a restaurant area. Did Willard have any other feedback?

Bryce Wheelwright stated that Willard's General Plan designated this area for industrial uses. The property would have to be rezoned from MU-40 to Industrial. Whatever was proposed would have to comply with Industrial Zone guidelines. Bobby Seegmiller stated that the proposed Future Land Use Map showed this area as Commercial General. Bryce Wheelwright said the proposed map Mr. Seegmiller was referring to had not been approved. The existing Future Land Use Map designated this area as Industrial.

Austin Seemiller stated that if the Division of Natural Resources wouldn't grant access it didn't matter what Willard zoned the property. They needed an advocate. Chris Davis said the City administration had been talking with Willard's local state representative; they had been working on the legislative side of things. Potentially there was another property owner in southern Box Elder County that could help the City. Division of Natural Resources said they didn't want commercial going in, which the administration felt was contrary to their desire to draw people into Willard Bay State Park.

Bobby Seegmiller said they had been approached about a Ski-Doo business and an airboat business. Both



**WILLARD CITY**

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

145 uses would feed directly into and support Willard Bay State Park. This parcel had a lot of challenges –  
146 access, water, wetlands, and an adjacent sewer lagoon. It was not the most ideal property. That was why  
147 they had proposed a wall to block the commercial treatment plant

148  
149 Chris Davis said the sewer lagoon did not belong to Willard City. It belonged to Willard Bay.

150  
151 Bobby Seegmiller asked if there was anything Willard would like to see on this property. Was there  
152 something that would be a better use of this property?

153  
154 Bryce Wheelwright didn't see a better use for the property. Chris Davis felt the proposed use was intriguing.

155  
156 Chief Mund asked about security for theft and vandalism as this property was isolated. Bobby Seegmiller  
157 asked about emergency services. Chief Mund said Willard ran a quick response team. Brigham City Fire  
158 and Ambulance provided transport services. Mr. Seegmiller said the units would have a lot of high security  
159 and automation.

160  
161 Bobby Seegmiller realized that residential development did not generate revenue for cities, which was why  
162 the product they proposed checked so many boxes. It would allow the townhomes to be purchased as  
163 investment properties or affordable housing for children who grew up in Willard. It was not large enough to  
164 generate police calls in the future. It was a different product, which he felt would be well-suited to this area.

165  
166 Chief Mund asked if someone could purchase a unit and turn it into an Airbnb. Bobby Seegmiller said Willard  
167 had a hotel tax. An Airbnb could be a potential revenue source. Their rooftops would lend to a great  
168 recreational destination, which would draw commercial growth.

169  
170 Bryce Wheelwright stated that if the access and wetland issues were resolved, the SLUA could recommend  
171 that the Planning Commission review their proposal.

172  
173 Austin Seegmiller asked what they could do to collaborate on the access issue. They couldn't address  
174 water if they couldn't get an easement. Bryce Wheelwright felt the City was pro access. Mr. Seegmiller  
175 asked who they needed to contact and if Willard would tag team with them. Mr. Wheelwright said Willard  
176 was not happy with how things had been handled at Willard Bay. The City felt it had been left out. He felt  
177 the City would be willing to collaborate.

178  
179 Austin Seegmiller felt resolving the access would unlock the tax revenue potential for a lot of land west of  
180 the interstate. If access couldn't be resolved, the property would indefinitely remain as it was.

181  
182 Bryce Wheelwright stated that residents had farmed west of the interstate for generations now had  
183 problems getting to their property. Mr. Seegmiller said they couldn't sell the property without access.

184  
185 August Seegmiller asked who was running point on the access conversations. Chris Davis said it had been  
186 the mayor and himself.

187  
188 Commissioner Baker stated that she was a lifetime resident, and she didn't like growth. She understood  
189 the City's position and theirs, but she didn't like growth. She would rather have single-family homes than  
190 townhomes.

191  
192 Bobby Seegmiller stated that he grew up in Kaysville who had a similar makeup as Willard; a small bedroom



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

community with half-acre lots and no tax base. He felt like Kaysville got left behind. Children moved out because there wasn't anything to keep them in Kaysville, and Farmington took advantage of those transplants.

Bobby Seegmiller asked if their proposal would impede the City's vision for Main Street. Was it far enough out? Commissioner Baker would like to see areas for small businesses. The Seegmiller's were right. There wasn't anywhere in Willard that provided that kind of space.

Bobby Seegmiller said it was chicken and egg. Without rooftops commercial growth didn't occur.

Commissioner Baker said this area was a wetland; it was a swamp.

Austin Seegmiller said they worked primarily with first time homebuyers. Everyone of them wanted to start in a single-family home; the American dream. However, the median price for a single-family home was \$600,000 for a very small home with a zero-lot line. Kids could not afford that. Homeownership was ceasing to exist. There was now a generation of renters.

Bobby Seegmiller said he had watched Pleasant Grove fight growth. So, the growth moved to the swamp land in Lehi and was now flourishing. Pleasant Grove was just barely starting to get office space, which was sitting vacant. Willard had a unique opportunity looking forward to increase tax base and homes for the next generation. If they couldn't resolve the access issues, they would look at investing elsewhere.

Maddie Brown, Secretary, asked for clarification on the location of proposed uses. Bobby Seegmiller said the commercial flex space would be located along the frontage road on the eastern tip. The flex spaces may or may not be living spaces above them. There would be 17-foot by 45-foot, walled and covered RV/boat storage in the middle. The multi-family, short-term rentals would be located on the west end.

2B. CONSIDERATION OF NOVEMBER 2, AND NOVEMBER 30, 2023, MINUTES

Consideration of the November 2, and November 30, 2023, minutes was tabled.

3. ADJOURN

**Bryce Wheelwright adjourned the meeting at approximately 3:12 p.m.**

Minutes were read individually and approved on: \_\_\_\_\_

\_\_\_\_\_  
Bryce Wheelwright, City Planner

\_\_\_\_\_  
Maddie Brown, Secretary

dc: SLUA 12-07-20



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 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 Chris Davis, City Manager  
8 Bryce Wheelwright, City Planner  
9 Van Mund, Fire Chief  
10 Maddie Brown, Secretary

11  
12 Excused: Colt Mund, City Attorney; Chris Breinholt, City Engineer; Payden Vine, Public Works Director;  
13 and Michelle Drago, Deputy City Recorder,

14  
15 Others in attendance: Austin Seegmiller, Bobby Seegmiller, and Commissioner Diana Baker.

16  
17 Fire Chief Van Mund arrived at 2:00 p.m. but received an emergency call and had to leave before the  
18 meeting started.

19  
20 1. CALL TO ORDER

21  
22 Bryce Wheelwright, City Planner, called the meeting to order at 2:12 p.m. A roll call attendance was  
23 recorded by the secretary.

24  
25 2A. CONSIDERATION OF A CONCEPT PLAN FOR WILLARD BAY DIKE COMMERCIAL LOCATED  
26 2110 WEST FRONTAGE ROAD (PARCEL NOS. 02-043-0011, 02-059-0008, AND 02-059-  
27 00032B. CONSIDERATION AND APPROVAL OF NOVEMBER 2, AND NOVEMBER 30, 2023,  
28 MINUTES

29  
30 Time Stamp – 1:18 12/07/2023

31  
32 Bryce Wheelwright stated that the purpose of the meeting was to discuss a concept plan for property located  
33 at approximately 2110 West Frontage Road. This property was located by the sewer treatment plant.

34  
35 Bobby Seegmiller, applicant, stated that this property was currently zoned MU-40. Some of it was located  
36 in the City; some was unincorporated. A wetlands delineation study had been done for the western 24  
37 acres. About 12 acres were suitable for development. They had looked at the City's Future Land Use Map  
38 dated June 2022 and tried to consider Willard's plans. The City had two designations – Commercial General  
39 and Commercial Retail/Neighborhood along Highway 89. This property was more ancillary.

40  
41 Mr. Seegmiller understood that Willard had a hotel tax overlay. Willard was not a large city. He felt tax base  
42 would be a big concern. One of the hottest things right now, through a good and bad economy and Covid,  
43 was short-term rentals. Their concept plan included small townhouse units that could be used for short-  
44 term rentals that could take advantage of Willard Bay. The short-term rentals would provide an affordable  
45 product that was not in the main corridor and would not affect the main residents. As a developer, he would  
46 not propose something like this on the main corridor. This property was further away from the center of  
47 Willard and could attract people who were already coming to the area. Those who stayed in the units would  
48 spend money in Box Elder County. The hotel tax could be applied to the short-term rentals and generate



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

49 income for Willard. They were also proposing flexible, commercial storage space. Flex space was different  
50 than storage units. It could be a large shell with an office in the front. The space could be used by contractors  
51 who didn't need a storefront on main street.

52  
53 Mr. Seegmiller stated that there were conditional uses in the MU-40 Zone for a seasonal home or cabin; or  
54 a trailer park; which could play off of Willard Bay. He felt they needed to respect that Willard was a bedroom  
55 community and not bring a lot of people in, but also generate some tax base.

56  
57 Van Mund, Fire Chief, asked if they were proposing short-term rentals or office space. Mr. Seegmiller said  
58 they were proposing both.

59  
60 Austin Seegmiller said the residential would be a build-to-sell product. It would fit first-time home buyers as  
61 a primary residence, but it would also work for short-term rentals that could take advantage of the traffic  
62 that came to Willard Bay.

63  
64 Bobby Seegmiller said the office space could include boat storage and could be used by businesses that  
65 would service Willard Bay that didn't need storefronts. If access was better, there could be more  
66 commercial businesses. Because of access, the flex space would be limited to those who only had a few  
67 vehicles and weren't attracting clients. The storage units would be for larger things like boats and RVs, not  
68 residential storage. He explained how the property would be accessed.

69  
70 Austin Seegmiller said this wasn't a true light industrial. It would have some business façades, but the  
71 spaces wouldn't be for traffic-generating commercial uses. According to a study completed by the Northern  
72 Utah Economic Alliance, 99% of the small business owners in Willard did not have their headquarters in  
73 Willard. The proposed space would provide Willard's small business owners with a place to owner-occupy.  
74 That would keep small businesses local.

75  
76 Bobby Seegmiller referenced a study that said the income per capita in Willard was higher than some of  
77 the surrounding cities. Willard had a higher earning wage, but business owners were basing their  
78 businesses outside of Willard. The space they were proposing would be a way to bring those owners back.  
79 The townhomes would allow children to afford something in Willard. He had driven through Perry into  
80 Brigham and noticed that there wasn't an affordable home product. Perry was starting to do some  
81 townhomes, but they were priced as \$400,000 to \$500,000. He didn't feel that wasn't an affordable product.

82  
83 Chief Mund asked what the price range for the townhomes and business spaces. Mr. Seegmiller said they  
84 wanted to price the homes in the \$200,000 range. The business spaces would be build-to-sell. Someone  
85 could purchase a shell that could be finished.

86  
87 Chief Mund asked if the structures would be two stories and have shared walls. Mr. Seemiller said the  
88 townhomes would not exceed Willard's 35-foot maximum building height and would have three bedrooms.  
89 Chief Mund said that if there were a number of townhomes connected together, there would be a need for  
90 fire sprinklers. The fire flow to this area was approximately 400 gallons per minute. The water was a single  
91 6-inch line with a dead end from 200 West to the sewer plant.

92  
93 Austin Seemiller asked if there had been discussion about providing better water flow. Mr. Wheelwright said  
94 there had been discussions, but there weren't any concrete plans. Mr. Seegmiller asked if there was an  
95 infrastructure plan in place or was the City relying on developers to increase the pressure output. Mr.  
96 Wheelwright said that right now the City was relying on developers.



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

97 Bobby Seemiller asked how far out the water was. Chris Davis said there was a 10-inch line on 200 West.  
98 Chief Mund said the 10-inch line on 200 West had increased water from 600 gallons per minute to 1,500 to  
99 2,000 gpm.

100  
101 Bryce Wheelwright estimated that it was about a mile to run a water line from 200 West to this site. Chief  
102 Mund felt it was at least five blocks. Mr. Wheelwright said the line would have to go under the railroad  
103 tracks. He wasn't sure about the size of the water line ran to the sewer plant. Mr. Seemiller asked about  
104 Willard Bay's water. Chief Mund said Willard Bay purchased water from Willard, but they had their own line  
105 and own pressure reducers. They had their own system, and they didn't allow connections to their system.  
106

107 Austin Seegmiller asked if Willard had talked about collaborations to increase the water line to make this  
108 parcel and other parcels west of the interstate accessible. Bryce Wheelwright said Willard's Public Works  
109 Director had spoken with Willard Bay's contractor. Willard Bay was not keen about allowing property owners  
110 north of the Bay to have commercial access. He felt it would be a challenge to get approval to use the road  
111 owned by the Division of Natural Resources for commercial purposes.  
112

113 Chief Mund said it had been a fight to get access for the property owners and farmers west of the interstate.  
114

115 Chris Davis said Willard still didn't have an easement to get back there. It had been working with the State  
116 to acquire an easement for more than a year. Mr. Wheelwright said Willard Bay had actually cut Willard  
117 City off from its own sewer plant. Chris Davis said the State was allowing Willard to trespass to get to the  
118 sewer plant. There was a small, private opening under the Interstate at approximately 1000 North, known  
119 as the Wells' stock crossing, that was used by a rancher for his farm equipment.  
120

121 Austin Seemiller asked for clarification which road the staff was talking about. Mr. Davis said he was talking  
122 about the dirt road that ran in front of their property. Mr. Seegmiller said the Division of Natural Resources  
123 was essentially deeming everyone's land unusable if they wouldn't grant access. Chief Mund stated that  
124 Willard Bay was being run by State Parks, but a lot of the land was owned by the Bureau of Land  
125 Management.  
126

127 Austin Seegmiller realized they would have to work with Willard Bay and receive their approval for access.  
128 Their goal was to preserve the bedroom community. They did not plan for this to be a restaurant area. Did  
129 Willard have any other feedback?  
130

131 Bryce Wheelwright stated that Willard's General Plan designated this area for industrial uses. The property  
132 would have to be rezoned from MU-40 to Industrial. Whatever was proposed would have to comply with  
133 Industrial Zone guidelines. Bobby Seegmiller stated that the proposed Future Land Use Map showed this  
134 area as Commercial General. Bryce Wheelwright said the proposed map Mr. Seegmiller was referring to  
135 had not been approved. The existing Future Land Use Map designated this area as Industrial.  
136

137 Austin Seemiller stated that if the Division of Natural Resources wouldn't grant access it didn't matter what  
138 Willard zoned the property. They needed an advocate. Chris Davis said the City administration had been  
139 talking with Willard's local state representative; they had been working on the legislative side of things.  
140 Potentially there was another property owner in southern Box Elder County that could help the City. Division  
141 of Natural Resources said they didn't want commercial going in, which the administration felt was contrary  
142 to their desire to draw people into Willard Bay State Park.  
143

144 Bobby Seegmiller said they had been approached about a Ski-Doo business and an airboat business. Both



WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

145 uses would feed directly into and support Willard Bay State Park. This parcel had a lot of challenges –  
146 access, water, wetlands, and an adjacent sewer lagoon. It was not the most ideal property. That was why  
147 they had proposed a wall to block the commercial treatment plant  
148

149 Chris Davis said the sewer lagoon did not belong to Willard City. It belonged to Willard Bay.  
150

151 Bobby Seegmiller asked if there was anything Willard would like to see on this property. Was there  
152 something that would be a better use of this property?  
153

154 Bryce Wheelwright didn't see a better use for the property. Chris Davis felt the proposed use was intriguing.  
155

156 Chief Mund asked about security for theft and vandalism as this property was isolated. Bobby Seegmiller  
157 asked about emergency services. Chief Mund said Willard ran a quick response team. Brigham City Fire  
158 and Ambulance provided transport services. Mr. Seegmiller said the units would have a lot of high security  
159 and automation.  
160

161 Bobby Seegmiller realized that residential development did not generate revenue for cities, which was why  
162 the product they proposed checked so many boxes. It would allow the townhomes to be purchased as  
163 investment properties or affordable housing for children who grew up in Willard. It was not large enough to  
164 generate police calls in the future. It was a different product, which he felt would be well-suited to this area.  
165

166 Chief Mund asked if someone could purchase a unit and turn it into an Airbnb. Bobby Seegmiller said Willard  
167 had a hotel tax. An Airbnb could be a potential revenue source. Their rooftops would lend to a great  
168 recreational destination, which would draw commercial growth.  
169

170 Bryce Wheelwright stated that if the access and wetland issues were resolved, the SLUA could recommend  
171 that the Planning Commission review their proposal.  
172

173 Austin Seegmiller asked what they could do to collaborate on the access issue. They couldn't address  
174 water if they couldn't get an easement. Bryce Wheelwright felt the City was pro access. Mr. Seegmiller  
175 asked who they needed to contact and if Willard would tag team with them. Mr. Wheelwright said Willard  
176 was not happy with how things had been handled at Willard Bay. The City felt it had been left out. He felt  
177 the City would be willing to collaborate.  
178

179 Austin Seegmiller felt resolving the access would unlock the tax revenue potential for a lot of land west of  
180 the interstate. If access couldn't be resolved, the property would indefinitely remain as it was.  
181

182 Bryce Wheelwright stated that residents had farmed west of the interstate for generations now had  
183 problems getting to their property. Mr. Seegmiller said they couldn't sell the property without access.  
184

185 August Seegmiller asked who was running point on the access conversations. Chris Davis said it had been  
186 the mayor and himself.  
187

188 Commissioner Baker stated that she was a lifetime resident, and she didn't like growth. She understood  
189 the City's position and theirs, but she didn't like growth. She would rather have single-family homes than  
190 townhomes.  
191

192 Bobby Seegmiller stated that he grew up in Kaysville who had a similar makeup as Willard; a small bedroom





WILLARD CITY

**Subdivision Land Use Authority (SLUA) – Special Meeting**

December 7 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

community with half-acre lots and no tax base. He felt like Kaysville got left behind. Children moved out because there wasn't anything to keep them in Kaysville, and Farmington took advantage of those transplants.

Bobby Seegmiller asked if their proposal would impede the City's vision for Main Street. Was it far enough out? Commissioner Baker would like to see areas for small businesses. The Seegmiller's were right. There wasn't anywhere in Willard that provided that kind of space.

Bobby Seegmiller said it was chicken and egg. Without rooftops commercial growth didn't occur.

Commissioner Baker said this area was a wetland; it was a swamp.

Austin Seegmiller said they worked primarily with first time homebuyers. Everyone of them wanted to start in a single-family home; the American dream. However, the median price for a single-family home was \$600,000 for a very small home with a zero-lot line. Kids could not afford that. Homeownership was ceasing to exist. There was now a generation of renters.

Bobby Seegmiller said he had watched Pleasant Grove fight growth. So, the growth moved to the swamp land in Lehi and was now flourishing. Pleasant Grove was just barely starting to get office space, which was sitting vacant. Willard had a unique opportunity looking forward to increase tax base and homes for the next generation. If they couldn't resolve the access issues, they would look at investing elsewhere.

Maddie Brown, Secretary, asked for clarification on the location of proposed uses. Bobby Seegmiller said the commercial flex space would be located along the frontage road on the eastern tip. The flex spaces may or may not be living spaces above them. There would be 17-foot by 45-foot, walled and covered RV/boat storage in the middle. The multi-family, short-term rentals would be located on the west end.

2B. CONSIDERATION OF NOVEMBER 2, AND NOVEMBER 30, 2023, MINUTES

Consideration of the November 2, and November 30, 2023, minutes was tabled.

3. ADJOURN

**Bryce Wheelwright adjourned the meeting at approximately 3:12 p.m.**

Minutes were read individually and approved on: \_\_\_\_\_

\_\_\_\_\_  
Bryce Wheelwright, City Planner

\_\_\_\_\_  
Maddie Brown, Secretary

dc: SLUA 12-07-20