



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

December 7 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

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

The following members were in attendance:

Chris Davis, City Manager
Bryce Wheelwright, City Planner
Van Mund, Fire Chief
Maddie Brown, Secretary

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

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

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

1. CALL TO ORDER

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

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

Time Stamp – 1:18 12/07/2023

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

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

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



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

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

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

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

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

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

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

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

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

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



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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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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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: 1/18/24

Bryce Wheelwright
Bryce Wheelwright, City Planner

Maddie Brown
Maddie Brown, Secretary

dc: SLUA 12-07-20