

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Thursday, March 28, 2024. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Review and consideration of a request from Duane Dominguez for a conditional use permit to repair vehicles on his property located at approximately 369 North 200 West (Parcel No. 02-057-0030)
- b. Review and consideration of a request from Dan Gammon to operate a short-term rental/Airbnb located at approximately 537 West 200 North (02-057-0005) (Continued from January 18 and March 7, 2024)
- c. Consideration and approval of March 7, 2024, minutes

3. Adjourn

CUP Review Committee 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/pmnr/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 22nd day of March, 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.

**CONDITIONAL
USE
ORDINANCE
CHAPTER
12-105**

CHAPTER 12-105. CONDITIONAL USE

12-105-1. Purpose of Conditional Use Provisions

The purpose of the issuance of a conditional use permit is to allow the proper integration into Willard City of land uses which may be suitable only under special conditions and in specific locations in Willard City or in the applicable zoning district, or only if such uses are designed or conducted in a particular manner.

12-105-2. Permit Required

A Conditional Use Permit shall be required for all uses listed as conditional uses in the zoning district use regulations or elsewhere in this Chapter.

12-105-3. Application

A Conditional Use Permit Application shall be made to the City Planner on forms provided by the City Planner. Only property owners or their duly authorized agents shall make application for a Conditional Use Permit. No Conditional Use Permit may be processed without the submission of an application, payment of the processing fee, and providing all supporting materials as required by the City Planner, the Conditional Use Review Committee, and this Chapter.

12-105-4. Required Documents

The Conditional Use Permit Application shall be submitted with the material listed in this Section. The City Planner and/or the Conditional Use Review Committee may determine and require items not listed herein be submitted in order to evaluate the proposed conditional use application. The application for the Conditional Use Permit shall include at least the following:

1. A written statement explaining details surrounding the proposed Conditional Use Permit Application is consistent with all the standards and requirements of this Chapter and other applicable sections of the Willard City Zoning and Land Use Ordinances.

12-105-5. Public Notice

No public hearing need be held. However, a hearing may be held if the City Planner, Conditional Use Review Committee or the Planning Commission deem a public hearing to be necessary and in the public interest. When such public hearing is required, the City will send notice by mail, at the applicant's sole cost and expense, to all property owners within 500 feet from the location where the proposed conditional use is to be conducted, inform them of the nature of the intended use, the date, time and place of the public hearing, name and address of the applicant and location of the intended use. A complete list of names and addresses of all impacted property owners shall be forwarded to the City by the applicant and where such list is inaccurate or incomplete the conditional use may be denied or revoked.

12-105-6. Conditional Use Review Committee

Upon submission of a Conditional Use Permit Application, the City Planner will determine the completeness of the application. If the Conditional Use Application is complete, the City Planner

will forward the application and all supporting materials to the Conditional Use Review Committee. The Conditional Use Review Committee shall be comprised of the following individuals: The Chief of Police, Fire Chief, City Attorney, a member of the Planning Commission, Director of Public Works, City Planner, City Engineer, and City Manager. Upon review of the application, proposed site plan if required, and any other necessary documentation or information, the Conditional Use Permit Review Committee will transmit a recommendation for the proposed Conditional Use Permit to the Planning Commission.

12-105-7. Factors to be considered by the Conditional Use Review Committee

In considering an application for a Conditional Use Permit, the Conditional Use Review Committee should analyze the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed Conditional Use Permit meets the standards set forth in this Chapter:

1. The suitability of the specific property for the proposed use;
2. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
3. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
4. The economic impact of the proposed facility or use on the surrounding area;
5. The aesthetic impact of the proposed facility or use on the surrounding area;
6. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;
7. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection and pedestrian and vehicular circulation;
8. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
9. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
10. The impact of the proposed facility or use on the health, safety and welfare of the City, the area and persons owning or leasing property in the area.

12-105-8. Standards and Criteria for Conditional Use Permit

Upon receiving a recommendation from the Conditional Use Permit Review Committee, the Planning Commission shall consider the following general standards and criteria prior to approving or denying a conditional use permit:

1. The Conditional Use is authorized in the zoning district where the use is proposed;
2. The use applied for at the proposed location is necessary or desirable to provide service or facility that will contribute to the general well-being of the area and Willard City;
3. Compatibility of the proposed use with the interest, function and policies established in the Willard City General Plan;
4. Compatibility of the proposed use within the character of the site, neighboring properties and other existing and proposed development.
5. Streets and other means of access to the Conditional Use are adequate to carry anticipated traffic and shall not materially reduce the level of service on adjacent streets;
6. The Conditional Use shall not unreasonably interfere with the lawful use of surrounding property;
7. Fencing, screening and landscaping, and other adequate buffering, is provided as needed to protect adjacent property from light, noise and visual impacts associated with the proposed use;
8. The availability of or ability to provide adequate services, drainage, parking, fire protection, and safe transportation access.
9. The proposed conditional use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or interests to property or improvements in the vicinity;
10. In the event the Planning Commission determines that the standards of this Chapter cannot be met and that adequate mitigation measures cannot be imposed to bring the use into conformity with the applicable standards and criteria, the Planning Commission may deny the request for a conditional use permit.
11. Within and adjoining the proposed site, the Planning Commission may impose reasonable conditions as deemed necessary for the protection of the site location and adjacent properties and the public interest.

12-105-9. Reasonable Conditions Imposed

The Planning Commission may issue a Conditional Use Permit to be located within any zoning district in which the particular Conditional Use is allowed by the use regulations of this Chapter. In authorizing any Conditional Use, the Planning Commission shall impose such requirements and conditions as required by law and as may be necessary for the protection of neighboring properties and the general welfare of the public. Such conditions of approval may include, but shall not be limited to, limitations or requirements as to a street dedication, the height, size, location and design of structures, landscaping, density, ingress/egress, fencing, parking, screening, buffering parking, hours of operation, or lighting.

12-105-10. Expiration

A Conditional Use Permit shall expire one (1) year after the date of approval and shall be null and void unless the property owner or their duly authorized agent has obtained a Building Permit, where required, or a Business License or other permits or licenses required for the operation. A one (1) year extension may be granted by the Planning Commission when deemed to be in the public interest.

12-105-11. Revocation

A Conditional Use Permit may be revoked by the Planning Commission upon failure to comply with the conditions of the permit, for any violation of this Title occurring on the site for which the permit was approved, or if the use is not maintained or abandoned. Prior to taking action concerning revocation of a Conditional Use Permit, a meeting shall be held by the Planning Commission. Notice of the meeting and the grounds for consideration of revocation shall be mailed to the permittee at least ten (10) days prior to the hearing.

12-105-12. Appeals

Any applicant shall have the right to appeal the decision of the Planning Commission to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 12-101-2. Any decision of the Hearing Officer may be appealed by the applicant or City to the District Court within thirty (30) days from the issuance of the written decision.

12-105-13. Review

The Planning Commission may review compliance with an issued Conditional Use Permit at regular intervals at the discretion of the Planning Commission or upon recommendation of the City Planner.

12-105-14. No Presumption of Approval

The listing of a conditional use in any district does not constitute an assurance that the conditional use shall be approved by the Planning Commission or City Planner. Each conditional use application shall be evaluated individually to determine compliance with the standards set

forth in this chapter, the standards of the district where the proposed use shall be located, and any standards applicable to the conditional use.

CHAPTER 12-111 MULTIPLE USE, AGRICULTURAL OR RURAL, AND RESIDENTIAL DISTRICTS

12-111-4. Uses Not Listed

The Table in this Section provides a listing of permitted and conditionally permitted uses for multiple use, agricultural, and residential zones within the city. The Table in this section is not comprehensive. In the event a sought-after use is not listed, the City Planner is empowered to interpret the list and determine if the unlisted use substantially similar in character, origin, and impact to a listed use. In making this determination, the City Planner may, at their sole discretion, ask the Planning Commission for its review and interpretation.

CHAPTER 12-112 COMMERCIAL AND MANUFACTURING ZONES, C-N, C-G AND M

12-112-2. Use Regulations

In the following Section of this Chapter, uses of land or buildings which are allowed in the various districts are shown as “permitted uses,” indicated by a “P” in the appropriate column, or as “conditional uses,” indicated by a “C” in the appropriate column. If a use is not listed then it is either not allowed in a given district or it is indicated in the appropriate column by a dash, “-.” No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial or Manufacturing zones except as provided for in this ordinance. If a regulation applies in the district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter “A.” If the regulation does not apply, it is indicated in the appropriate column by a dash “-”

12-112-3. Uses Not Listed

The Table in this Section provides a listing of permitted and conditionally permitted uses for Commercial and Manufacturing zones within the city. The Table in this section is not comprehensive. In the event a sought-after use is not listed, the City Planner is empowered to interpret the list and determine if the unlisted use is substantially similar in character, origin, and impact to a listed use. In making this determination, the City Planner may, at their sole discretion, ask the Planning Commission for its review and interpretation.

A. ACCESSORY BUILDINGS/DWELLINGS/ MANUFACTURING/STORAGE	M	C-N	C-G
Accessory uses and buildings customarily incidental to the permitted uses.	P	C	P
Single-Family Dwelling	C	P	P
Multi-Family Twin Home	C	P	P
Multi-Family Attached	C	P	P

Multi-Family Stacked	C	P	P
Accessory Dwelling Units	P	P	P
Manufactured and Modular Homes	C	C	C
Manufacturing/Industrial Heavy	P	-	C
Manufacturing Light	P	C	C
Refineries	C	-	-
Renewable Energy Systems	C	C	C
Storage Facility/Units	P	-	C
Temporary Buildings	C	C	C
Warehousing/Distribution	P	C	C
Warehousing/Distribution Motor Fuels/Propane/Plant/Storage Facilities	C	-	C
B. PUBLIC FACILITIES/UTILITIES	M	C-N	C-G
Air BNB or any short-term lodging facility	C	C	C
Communication Towers and Antennas	C	C	C
Churches/Places of Worship	P	P	P
Educational Facilities	P	P	P
Public Utility Installations	P	P	P
C. RECREATION/ENTERTAINMENT	M	C-N	C-G
Bowling Alley	C	C	P
Dance Studio	C	C	C
Fitness Center	C	C	P
Golf Course	C	C	C
Recreation Center	P	C	P

Recreational Vehicle Park	-	-	C
Sexually Oriented Businesses: See Willard City General Ordinances Title 9-600.	C	-	-
Swimming Pool	C	C	C
Theater/Entertainment	C	C	C
D. RETAIL	M	C-N	C-G
Alcohol or Tobacco Specialty Store	C	-	C
Art and/or Art Supply	P	C	P
Book Store	P	P	P
Christmas Trees Sales	P	C	P
Clothing/Department Store	C	C	P
Convenience Store	P	C	P
Craft/Hobby Store	P	P	P
Fireworks Stand	C	C	C
Florist Shop/Nursery	C	C	P
Fruit Stand	P	P	P
Grocery Store	P	P	P
Hardware Store/Lawn & Garden	P	C	C
Pet Shop	C	C	P
Retail, Big Box Store	P	C	P
Retail, General	P	C	P
Shoe Store/Repair	P	C	P
Sporting Goods	P	P	P
E. RESTAURANT/FOOD ESTABLISHMENTS	M	C-N	C-G

Bakery	P	P	P
Candy/ Ice Cream Store	C	C	P
Private Club/Bar/Tavern	C	-	C
Restaurant/Fast Food	P	P	P
F. SERVICE	M	C-N	C-G
Agriculture, Existing	P	P	P
Agricultural Industry/Food	P	C	P
Automobile Service and Sales Station (Includes Fuel)	C	C	C
Bank/Credit Union/Financial	P	C	P
Barber/Beauty Salon/Tanning/Nails	P	P	P
Bed and Breakfast/ Air BNB	-	P	-
Business/ Professional Office	C	C	C
Car Wash	C	C	C
Check Cashing, Payday Lender, Title Loans	C	C	C
Childcare/Preschool: See Willard City General Ordinances Title 9-000 for Home Businesses.	C	C	C
Dry Cleaning	P	C	P
Fabrication/Welding	P	C	P
Hospital	P	P	P
Hotel/Motel	C	-	P
Kennel: See Willard City General Ordinances Title 13-00-0-00.	C	C	C
Locksmith/Key and Lock	P	C	P
Laundromat	P	P	P

Medical and Dental Clinic	P	C	P
Nursing Home	-	C	C
Pet Grooming	P	P	P
Pharmacy	P	C	P
Residential Facilities for Persons with Disabilities	P	C	P
Slaughterhouse	C	C	C
Tattooing/Body Art	P	C	P
Towing/Impound Yard	P	-	C
Transport/Trucking	P	C	P

12-112-4.

A. Height Regulations	M	C-N	C-G
The maximum height for all buildings and structures in districts regulated by this chapter shall be: In feet	50	35	50

12-112-5.

A. Area, Width, Frontage, Yard and Coverage Regulations	M	C-N	C-G
Any Parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under planned unit commercial development approval	A	A	A
Regulations as may be required by conditional use permit or by planned unit development approval. Except that no commercial building shall be located closer than fifteen feet to any residential district boundary line or to any street line which continues as frontage into a residential district.	A	A	A
Except as may be allowed through planned unit development approval, buildings and structures	50	30	50

may cover no more (percentage) of the lot area than			
-----------------------------------------------------	--	--	--

12-112-6.

A. Special Provisions	M	C-N	C-G
Any area outside of a building used for any accessory activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from street or from adjoining parcels	A	A	A
All uses shall be free from Objectionable noise, hazards, or nuisances	A	A	A
All uses shall be conducted from enclosed buildings except automobile service stations, automatic car wash, automobile and recreational vehicle or vehicle sales, lease, rental or repair, off-street parking and loading, plant material nurseries, outdoor restaurants, and commercial recreation, unless otherwise permitted by planned unit development or conditional use permit	A	A	A

ITEM 2A

WILLARD CITY PLANNING COMMISSION APPLICATION FOR PLANNING COMMISSION HEARING

Application Date:
3-13-24

Assessor's Parcel Number

Applicant:
Duane Dominguez

02-057-0030
Parcel Legal Description

Mailing Address

369 W. 200 N.

Willard, VT. 84340

Project Address

Same

Phone Number

Cell Phone
801-564-1031

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

- Conditional Use Permit \$25 Fee
- Lot Line Adjustment \$25 Fee
- Other Fee variable, \$25 Min.

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

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

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

DUANE DOMINGUEZ COND USE
Charges for Services
Charges - PC & B of Adj 25.00
Total: 25.00
Cash Total Applied: 25.00
Change Tendered: 25.00
Duplicate Copy
03/19/2024 3:10 PM

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Duane Dominguez, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 769W 200N 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 Duane Dominguez
Property Owner(s)

AGENT _____

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



Susan K. O'Bray
Notary Public

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

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

AGENT AUTHORIZATION

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

SIGNED _____
Property Owner(s)

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

Notary Public

Residing in _____
My commission expires: _____

Letter of Intent for Conditional Use Consideration

Duane Dominguez
369 W 200 N
Willard, Utah 84340

March 19, 2024

To Whom It May Concern

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

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

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

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

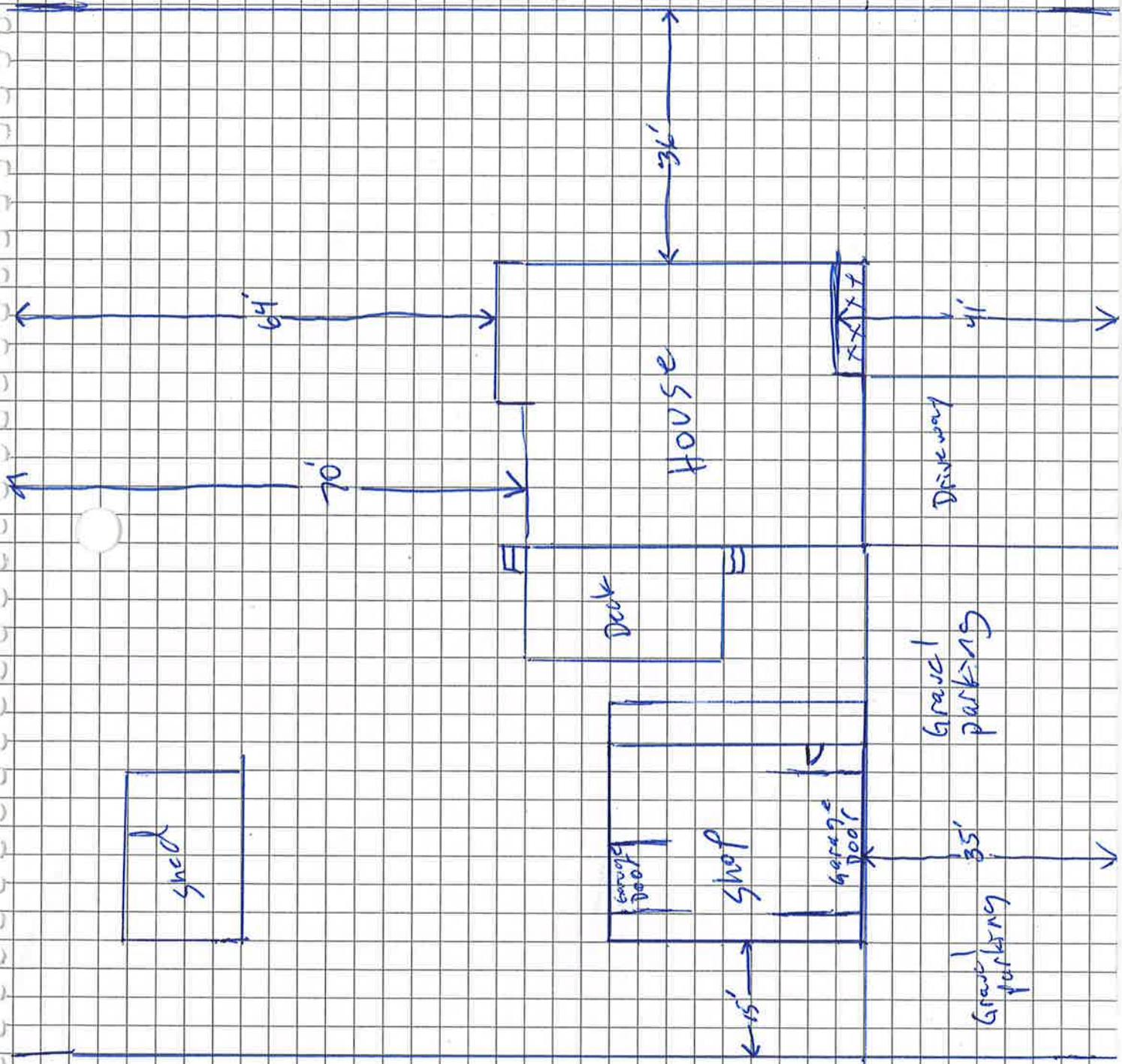
Traffic will be minimal as the only time customers will visit will be to drop off or pick up their vehicles. I will provide some retail sales of parts as customers need them however, I will not be considering my place of business a retail store.

I appreciate the consideration for this conditional use permit.

Sincerely,

Duane Dominguez
Owner Krew Powersports and Off Road Repair LLC.

Krew Powersports
Site Map



Business License Application



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

FOR OFFICE USE ONLY

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

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

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

Date of Application: 3-6-24

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

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

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

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

Mailing Address: 369 W. 200 N. Willard, UT. 84340 Bus. Start Date: 4-3-1-24
Street/PO Box City State Zip

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

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

Still waiting for this info from the state.

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

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

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

DBA File No.: _____

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



City of Willard



Home Occupation Business License Standard Conditions for Administrative Approval

Standard Conditions:

The following items are prohibited:

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

Special Conditions (if required):

Owner's Acknowledgment:

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


Business Owner Signature


Date

ITEM 2B

WILLARD CITY PLANNING COMMISSION APPLICATION FOR PLANNING COMMISSION HEARING

Application Date:
DEC 18, 2023

Assessor's Parcel Number

Applicant:
DAN GAMMON

02-057-0005
Parcel Legal Description

Mailing Address
103 E 500 S

APPROXIMATELY 2.6 ACRES
LEGAL DESCRIPTION AVAILABLE ON REQUEST

BURLEY ID 83318

Project Address
537 W 200 N

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

WILLARD UT 84340

Conditional Use Permit \$25 Fee

Phone Number
208-670-4105

Lot Line Adjustment \$25 Fee

Cell Phone
208-670-4105

Other Fee variable, \$25 Min.

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.

SHORT-TERM RENTAL OF HOME AND BUNKHOUSE AND OUTSIDE FACILITIES. ANTICIPATED USE OF AIRBNB AND/OR VRBO RENTAL WEBSITES TO WIDEN EXPOSURE FOR MARKETING PURPOSES.

28-10858 152 WILLARD CITY CORPORATION
80 W 50 S
PO Box 593
Willard UT 84340
435-734-9881
Dec 26, 2023
Receipt No: 1.018933

DAN GAMMON CUP PERMIT APPLICATION

Charges for Services	25.00
Charges - PC & B of Adj	25.00
Total:	50.00
Check	25.00
Check No: 231	25.00
Total Applied:	50.00
Change Tendered:	.00

12/26/2023 12:29 PM

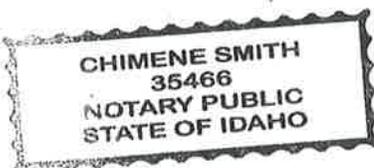
APPLICANT'S AFFIDAVIT

STATE OF ~~UTAH~~ IDAHO)
) SS
COUNTY OF ~~BOX-ELDER~~ CASSIA)

I, (we) DAE GAMMON, 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 537 W 200 N 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 N/A

Subscribed and sworn before me this 18 day of December 2008 23
[Signature]
Notary Public



Residing in menidoka
My commission expires: 1/30/09

* 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: _____



Business License Application



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

FOR OFFICE USE ONLY

Business License Category: _____
Date Application Received: 12/21/23
Application/License Fee: _____
Other Fee: _____
 Check Cash Total: _____
Receipt No. _____ Date Received: _____

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

SECTION I: Business Information - Please type or print clearly

CHANGE of: LOCATION OWNERSHIP BUSINESS NAME

Date of Application: DEC 18, 2023

Business Name: DAN GAMMON

Is this name registered with the State of Utah?

Yes No

Type of Business (Be Specific): PROPERTY RENTAL - SHORT-TERM

Business Address: 537 W 200 N WILLARD UT 84340
Street City State Zip

Business Phone: (208) 670-4105 Business Email: GAMMONDT@OUTLOOK.COM

Mailing Address: 103 E 500 S BURLEY ID 83318 Bus. Start Date: DEC 18, 2023
Street/PO Box City State Zip

Owner's Name: DAN GAMMON Phone No. (208) 670-4105 Email: GAMMONDT@OUTLOOK.COM

Owner's Address: 103 E 500 S BURLEY ID 83318
Street City State Zip

Federal License (If Any): N/A No. _____ Expires: _____

Federal ID: SSN EIN 529-21-8479 Utah Corporation, LP or LLC #: _____

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

DBA File No.: _____

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

Continued on Back of Page



City of Willard



Home Occupation Business License Standard Conditions for Administrative Approval

Standard Conditions:

The following items are prohibited:

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

Special Conditions (if required):

Owner's Acknowledgment:

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


Business Owner Signature

Dec 18, 2023
Date

NORTH ↑



NORTH ↑



Sign In Sign Up

Search

Dude ranch definition

Share Cite

Dude ranch means a facility (/dictionary/a-facility) offering overnight lodging (/clause/overnight-lodging), meals, horseback riding, and activities related to (/dictionary/related-to) cattle ranching;

- Sample 1 (https://apps.azsos.gov/public_services/register/2012/2/proposed.pdf)
- Sample 2 (https://apps.azsos.gov/public_services/register/2012/47/proposed.pdf)
- Sample 3 (<https://www.azdot.gov/docs/about/chapter-3-department-of-transportation-highways.pdf?sfvrsn=0>) 8

Save Copy

Remove Advertising

Dude ranch means a facility (/dictionary/a-facility) offering overnight lodging (/clause/overnight-lodging), meals, horseback riding, and activities related to (/dictionary/related-to) cattle ranching;

- Sample 1 (https://apps.azsos.gov/public_services/Title_17/17-03.pdf) 1

Save Copy

Examples of *Dude ranch* in a sentence

Mine tour; 513.4.4. Cultural facilities, such as a museum, theater, or amphitheater; 513.4.5. Tourist related retail trade or equipment rental; 513.4.6. Retail facilities, such as a flea market, auction house, or antique and craft fairs; 513.4.7. Meeting hall or conference center; 513.4.8. Assembly hall; 513.4.9. **Dude ranch** or riding stables; 513.4.10.

Related to *Dude ranch*

Cathode ray tube (/dictionary/cathode-ray-tube) or "CRT" means a vacuum tube, composed primarily of glass, which is the visual or video display component of an electronic device. A "used, intact CRT" means a CRT whose vacuum has not been released. A "used, broken CRT" means glass removed from its housing or casing whose vacuum has been released.

Below Investment Grade Rating Event (/dictionary/below-investment-grade-rating-event) means the rating on the Notes is lowered in respect of a Change of Control and the Notes are rated below Investment Grade by both Rating Agencies on any date from the date of the public notice of an arrangement that could result in a Change of Control until the end of the 60-day period following public notice of the occurrence of a Change of Control (which period shall be extended until the ratings are announced if during such 60 day period the rating of the Notes is under publicly announced consideration for possible downgrade by either of the Rating Agencies); provided that a Below Investment Grade Rating Event otherwise arising by virtue of a particular reduction in rating shall not be deemed to have occurred in respect of a particular Change of Control (and thus shall not be deemed a Below Investment Grade Rating Event for purposes of the definition of Change of Control Repurchase Event hereunder) if the Rating Agencies making the reduction in rating to which this definition would otherwise apply do not that the reduction was the result, in whole or in part, of any event or circumstance Control (whether or not the applicable Change of Control shall have occurred at the

Accept All Cookies

ITEM 2C



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

4
5 The following members were in attendance:

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

15
16 Excused: Colt Mund, City Attorney

17
18 Others in attendance: Carl Dilg; Rebecca Dilg; and Dan Gammon, via phone call

19
20 1. CALL TO ORDER

21
22 Bryce Wheelwright, City Planner, called the meeting to order at 3:16 p.m. The secretary recorded a roll call
23 attendance.

24
25 2A. REVIEW AND CONSIDERATION OF A REQUEST FROM CARL AND REBECCA DILG FOR A
26 CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY DWELLING UNIT LOCATED AT
27 APPROXIMATELY 50 WEST 1075 NORTH (02-041-0003)

28
29 Time Stamp – 0:43 03/07/2024

30
31 Bryce Wheelwright stated that the purpose of the meeting was to review a conditional use permit application
32 from Carl and Rebecca Dilg for a detached accessory dwelling unit. The site was located at approximately
33 50 West 1075 North. The Dilg's wanted to build an ADU on an existing foundation on their lot. The
34 foundation is what was left of a home demolished a few years ago.

35
36 Rebecca Dilg stated that they were requesting approval of an accessory building, not an accessory dwelling
37 unit. They were meeting with the CUP Committee based on a recommendation from Mr. Wheelwright.

38
39 Bryce Wheelwright stated that there was an existing home and detached garage on their parcel. The
40 existing foundation is what was left of the home that was demolished when the new one was constructed.

41
42 Zac Burk, City Engineer, arrived at 3:18 p.m.

43
44 Rebecca Dilg, 50 West 1075 North, stated that they were on a legal, non-conforming lot. Their property
45 was zoned A-5 but only had approximately 4.25 acres. They built a new home a few years ago, and they
46 had a detached garage. They had to agree to tear down the original home before they were allowed to build
47 their new one. Tearing down the original house had left the foundation and an open hole in their property.
48 They had tried to negotiate with the city to keep the original home. They had a son with disabilities, and
49 they wanted to keep the house for him. Because they had signed an agreement with Willard, they had to



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

50 tear down the original home. At that time, the city would not even consider turning the original home into
51 an accessory building. So, they took the loss and tore the house down.

52
53 Van Mund, Fire Chief, arrived at 3:20 p.m.

54
55 Mrs. Dilg felt the open foundation was a safety hazard. They wanted to get a building on it. They had spoken
56 with Bryce Wheelwright about an accessory building. They wanted to build something that was aesthetically
57 pleasing. It would be expensive to have the building designed. They did not want to spend the money until
58 they knew they could get a permit. They were aware of various ordinances that would allow for housing on
59 farmland, which they did not know about when they signed the agreement to tear down the original home.
60 Their attorney said they could have permanent farm worker housing in Willard if they were zoned A-5, which
61 is what they were zone.

62
63 Mrs. Dilg said, at the minimum, they would like to build an accessory building. A year ago, the City adopted
64 the ADU ordinance. Mr. Wheelwright had suggested they meet with the CUP Review Committee to see
65 what their possibilities were.

66
67 Jeremy Kimpton, City Manager, clarified that they were requesting approval to build a shed or a shop. Mrs.
68 Dilg said it would be a shed, storage, workshop.

69
70 Payden Vine, Public Works Director, asked if the building would be connected to water and sewer. Mrs.
71 Dilg said it would. They wanted to make the building useful.

72
73 Sid Bodily, Planning Commission Chair, asked about the square footage. Carl Dilg said it would be 988
74 square feet.

75
76 Payden Vine asked if the building would be two stories. Rebecca Dilg said they wanted it to look like a barn.
77 They wanted it to fit the neighborhood.

78
79 Jeremy Kimpton asked how tall the accessory building would be. Mr. Dilg said it would not be any taller
80 than their barn. Mrs. Dilg stated that their home was one story in height.

81
82 Michelle Drago, Deputy City Recorder, said that accessory dwelling units could not be taller than the primary
83 dwelling unit. Mr. Wheelwright said ADU's couldn't, but accessory buildings could. They could be 2 ½
84 stories, or 35 feet in height.

85
86 Bryce Wheelwright stated that if the structure was going to be an ADU, it could not be larger than 999
87 square feet, and it could only be one story in height

88
89 Carl Dilg felt there were variable criteria. He felt they were non-constraining items.

90
91 Van Mund, Fire Chief, and Sid Bodily, Planning Commission Chair, asked if the structure was going to be
92 a shop or a house. If the structure was going to be a house, with water and sewer connections, then it had
93 to comply with the ADU requirements. It could not be bigger than the main structure, and it couldn't be
94 larger than 999 square feet. He was concerned this would start as a shop and turn into a dwelling.

95
96 Rebecca Dilg stated that they had reviewed the ADU ordinance and did not feel an ADU would work for
97 them because of conditions, such as neighbors and window locations.

98



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

99 Theron Fielding, Police Chief, stated that they had neighbors across the street.
100
101 Carl and Rebecca Dilg said it was not a street, it was a private lane, even though it extended through to
102 200 West.
103
104 Jeremy Kimpton stated that if the structure was going to be an accessory building and left as an accessory
105 building, it would be a permitted use. The details would be flushed out in the building permit process.
106
107 Bryce Wheelwright stated that a conditional use permit would not be needed if the structure was an
108 accessory building only.
109
110 Theron Fielding asked if a family member lived in the home before it was torn down. Rebecca Dilg said
111 they did. Carl Dilg said it was not an accessory dwelling, it was a dwelling. It was given a conditional use
112 permit while they built their home.
113
114 Bryce Wheelwright felt the Dilg's needed to define what the building would be. Rebecca Dilg said it would
115 be an accessory building.
116
117 Zac Burk, City Engineer, asked if there was a limit on the number of accessory buildings that could have
118 utilities. Jeremy Kimpton thought there was but said he would have to verify it. Mr. Burk felt a limit might
119 prevent an accessory building from turning into an accessory dwelling unit.
120
121 Michelle Drago asked if the existing barn had utilities. Mrs. Dilg said it did.
122
123 Rebecca Dilg asked if the city would deny a sink and a toilet in a shop. Jeremy Kimpton said connections
124 were not regulated by zone. He would have to research the city code to see if there was a limit on the
125 number of accessory connections. If there was a limit, separate lines would have to be run, which would
126 include connection and impact fees.
127
128 Rebecca Dilg asked if there were restrictions on the use of an accessory building for a commercial use.
129 Bryce Wheelwright stated that a commercial use would require commercial zoning.
130
131 There was a discussion regarding business licensing. Bryce Wheelwright said the Utah State Legislature
132 said cities could not require a business license for a home business that was not impacting the community
133 in terms of traffic, water, and sewer. A home business without customers did not impact the community.
134 Fire Chief Mund said that a home-based business that drew in customers did have an impact. There was
135 also concern about home businesses that stored flammable materials. Mr. Burk pointed out that customers
136 that used restroom facilities impacted the city's public works system.
137
138 Carl Dilg asked about the building permit process. Bryce Wheelwright explained that accessory buildings
139 were a permitted use. The Dilg's could submit a building permit application on the Box Elder County website.
140 Box Elder County would have Willard City review the site plan to make sure it complied with setback
141 requirements. Then a permit could be issued.
142
143 Rebecca Dilg asked about the farm or ranch housing allowed for permanent farm employees in the A-5
144 Zone. Carl Dilg said the definition of a farm was agriculturally zoned property. Their property was zoned
145 agricultural. When they tried to argue that the previous home was housing for a farm employee, their
146 argument got hung up on the definition of a farm. The city said they didn't have enough acreage for a farm.
147



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

148 Van Mund said a farm was defined as a primary source of income.
149
150 Rebecca Dilg said their property was designated *green belt* by Box Elder County.
151
152 Jeremy Kimpton said the Dilg's had the right to apply for farm or ranch housing, which was a conditional
153 use in the A-5 Zone.
154
155 Sid Bodily was confused. Did the Dilg's want an accessory dwelling unit or an accessory building?
156
157 Rebecca Dilg said they wanted to put a building back on the existing foundation.
158
159 Jeremy Kimpton suggested that the Dilg's determine how they wanted to proceed.
160
161 2B. REVIEW AND CONSIDERATION OF A REQUEST FROM DAN GAMMON TO OPERATE A
162 SHORT-TERM RENTAL/AIRBNB LOCATED AT APPROXIMATELY 537 WEST 200 NORTH
163 (02-057-0005)
164
165 Time Stamp – 44:43 03/07/2024
166
167 Bryce Wheelwright called Dan Gammon at 4:00 p.m. to allow him to electronically join the discussion on
168 his request for a short-term rental which was continued from January 18, 2024.
169
170 Bryce Wheelwright apologized to Mr. Gammon that the CUP Review Committee would be unable to discuss
171 his application because the City Attorney was unable to attend the meeting.
172
173 Jeremy Kimpton said the administration would try to meet with the City Attorney the following week to get
174 the CUP Review Committee's questions answered.
175
176 Bryce Wheelwright asked if Mr. Gammon had any other information for the CUP Review Committee.
177
178 Dan Gammon stated that he had submitted the site plan requested at the last meeting. They were
179 continuing to make improvements to the property. They had removed fencing and trees to make the
180 property more accessible.
181
182 Bryce Wheelwright that the Gammon's would be required to provide an all-weather surface for fire and
183 public safety equipment. Dan Gammon asked what an all-weather surface was. Van Mund said it was road
184 base or gravel. Something that would support a fire truck. Because the driveway was longer than 150 feet,
185 the Gammon's would have to provide a 90-foot turning radius or a hammer head turnaround. There had to
186 be a height clearance of 14 feet.
187
188 Bryce Wheelwright asked if Mr. Gammon had had any contact with Betty Child about the fence in the right-
189 of-way. Dan Gammon said he attempted to contact Betty Child several times. He hadn't received any
190 response from her.
191
192 **Sid Bodily moved to table consideration of a conditional use permit for a short-term rental for Dan**
193 **Gammon at 537 West 200 North until the Committee received legal counsel regarding its questions**
194 **from January 18th. Van Mund seconded the motion. All voted "aye." The motion passed**
195 **unanimously.**
196



197 2C. CONSIDERATION AND APPROVAL OF JANUARY 18, 2024, MINUTES
198

199 **Sid Bodily moved to approve the January 18, 2024, minutes as written. Jeremy Kimpton seconded**
200 **the motion. All voted “aye.” The motion passed unanimously.**
201

202 3. ADJOURN
203

204 **Payden Vine moved to adjourn at 4:16 p.m. Sid Bodily seconded the motion. All voted “aye.” The**
205 **motion passed unanimously.**
206

207
208 Minutes were read individually and approved on: _____
209

210
211
212
213 _____
214 Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

215 dc:CUP 03-07-2024