

# 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, March 28, 2024. Said meeting shall start at 2:30 p.m.

Agenda is as follows:

### 1. Call to order:

### 2. Business:

- a. Consideration of a concept plan for Willard Peak Ranches for lot line adjustments and a two-lot subdivision located at approximately 200 East Appaloosa Circle (Parcel Nos. 02-080-0015, 02-080-0016, 02-080-0017, 02-080-0018, 02-080-0019, 02-080-0020, 02-080-0021, 02-080-0022, 02-080-0023, 02-080-0024, 02-080-0025, 02-080-0026, 08-020-0027, 02-080-0028, 02-080-0029, 02-080-0030, 02-080-0031, 19-080-0002)
- b. Consideration and approval of January 18, 2024, 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 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.

# ITEM 2A

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

Application Date:

3-18-24

Assessor's Parcel Number

Applicant: Bunnie Clifford  
(HOA President Willard Peak Ranches)  
Mailing Address

216 E 1660s

Willard UT 84340

Willard Peak Ranches HOA  
Project Address

Willard Peak Ranches  
Saddleback rd to

Appalosa Cir + Appalosa Way  
Phone Number

801-866-2837

Cell Phone

801-866-2837

Entire Willard Peak Ranches HOA

Parcel Legal Description

Willard Peak Ranches HOA

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.

Our HOA is looking to deed the areas shown in <sup>bright</sup> green on the attached map to each single family home. We also want to sell 2 lots shown in <sup>bright</sup> green to the right of 207 E. If we can sell 2 lots we can cover engineering costs as well as focus on clearing and managing our green space which is currently not being properly maintained. We have approx 60%-70% green space now and we understand 30% is the minimum.

C:\plancomm\Forms\hear application.wpd

Form PC-1 Rev. 9/3-02

Deeding plots to single family homeowners will alleviate our risk of a homeowner getting hurt while maintaining the plot and suing our HOA. Also dog issues could be resolved with fences. We have a YES vote to proceed from all of our HOA owners. We really want to clean up our area so it can be enjoyed by us all. Please consider our idea.

# APPLICANT'S AFFIDAVIT

STATE OF UTAH )  
 ) SS  
COUNTY OF BOX ELDER )

I, (we) Bunnie Clifford of Willard Peak Ranches, 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 Willard Peak Ranches HOA 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

Bunnie Clifford  
Property Owner(s)

AGENT \_\_\_\_\_

Subscribed and sworn before me this 18<sup>th</sup> day of March 20024



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 \_\_\_\_\_, acting the above described real property, and do authorize them to appear \_\_\_\_\_ City Boards considering this application.

WILLARD CITY CORPORATION  
80 W 50 S  
PO Box 593  
Willard UT 84340

435-734-9881

Receipt No: 1.019637

Mar 18, 2024

Bunnie Clifford - Lot Line Adjustment Ap

Charges for Services

Charges - PC & B of Adj 25.00

Total: 25.00

Cash 25.00

Total Applied: 25.00

Change Tendered: .00

Duplicate Copy  
03/18/2024 3:16 PM

ty Owner(s)

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_

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

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

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

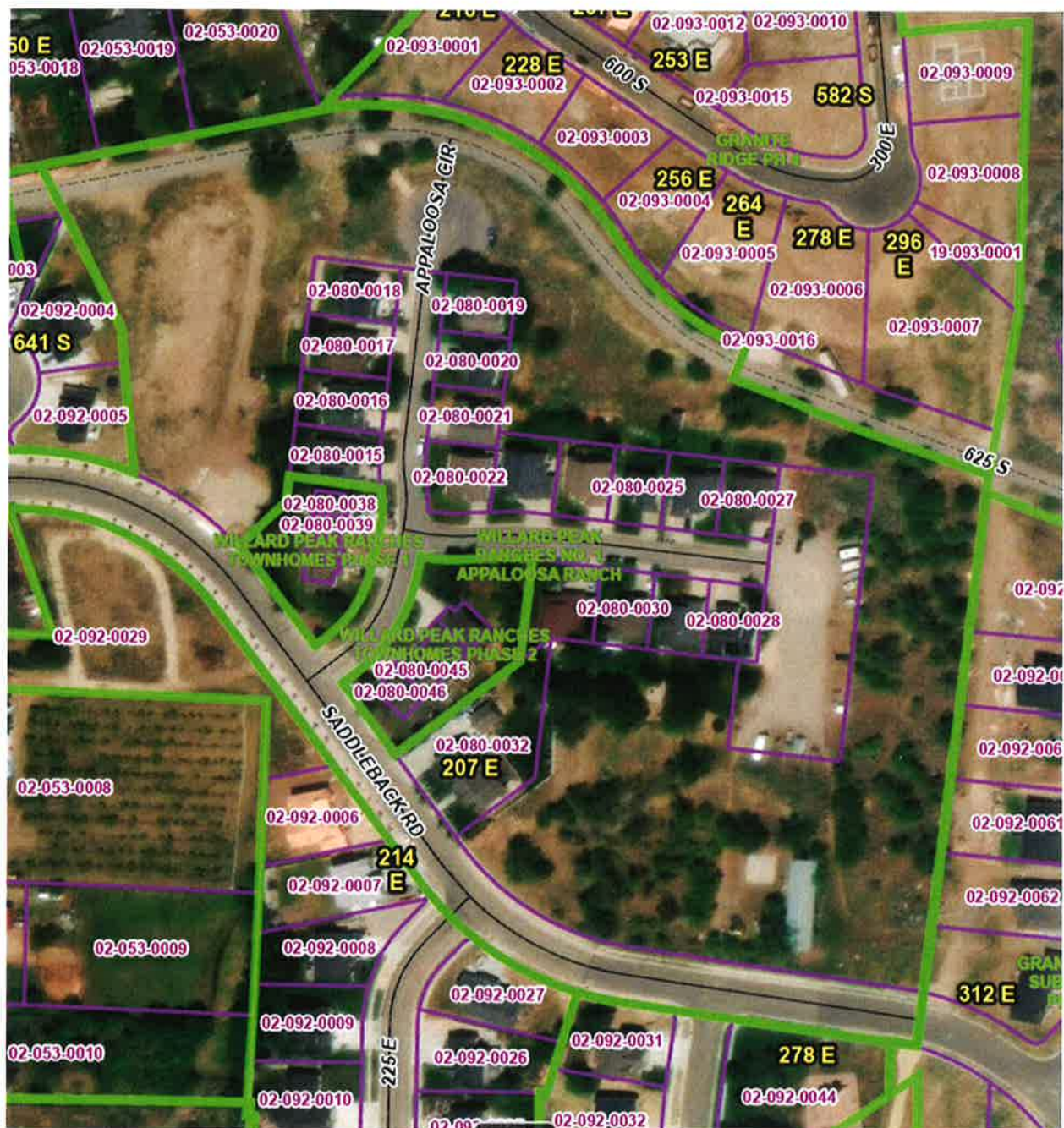
Form PC-2 Rev. 9/19/02



## Rough Draft of Proposed changes







# ITEM 2B



WILLARD CITY

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

January 18, 2024 – 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 Jeremy Kimpton, City Manager  
8 Bryce Wheelwright, City Planner  
9 Chris Breinholt, City Engineer  
10 Van Mund, Fire Chief  
11 Payden Vine, Public Works Director  
12 Michelle Drago, Deputy City Recorder

13  
14 Excused: Colt Mund, City Attorney

15  
16 Others in attendance: Zac Burk, Jones & Associates; Bob Davis; Brett Hubbard; Marshae Stokes; Larry  
17 Holmes; Doug Thompson; Virginia Thompson, Alex Owens, and Commissioner Diana Baker.

18  
19 1. CALL TO ORDER

20  
21 Bryce Wheelwright, City Planner, called the meeting to order at 2:11 p.m. The secretary recorded a roll call  
22 attendance.

23  
24 2A. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR MARC ANDERSON FOR PROPERTY  
25 LOCATED AT APPROXIMATELY 1094 SOUTH MAIN STREET (PARCEL NOS. 02-05-0010  
26 AND 02-05-0011)

27  
28 Time Stamp – 048 01/18/2024

29  
30 Bryce Wheelwright, City Planner, stated that Marc Anderson had requested approval of a lot line adjustment  
31 for two parcels at 1094 South Main Street.

32  
33 Michelle Drago, Deputy City Recorder, stated that a lot line adjustment for these parcels was approved by  
34 the Planning Commission on September 7, 2023. How was this lot line adjustment different from the  
35 September adjustment?

36  
37 Brett Hubbard, South Willard, stated that his father had passed away. His sister and brother-in-law had  
38 purchased the home and property. They were making another adjustment to allow for a home to be built  
39 on Parcel 2, which was behind the existing home on Parcel 1. The adjustment added frontage to Parcel 2,  
40 so that it complied with the 100-foot lot width requirement.

41  
42 Bryce Wheelwright stated that Parcel 2 would not be a flag lot, because it would be 120.81 feet wide. He  
43 asked about the size of the parcels. Brett Hubbard said Parcel 1 was 0.41 acres; Parcel 2 was 3.16 acres.  
44 The configuration of Parcel 1 had changed, but its size had not.

45  
46 Bryce Wheelwright stated that zoning might be an issue. Parcel 1 was zoned R-1/2. The zoning for Parcel  
47 2 was split. The front portion was zoned R-1/2; the remainder was zoned A-5. Marc Anderson would have  
48





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to increase the size of Parcel 2 to five acres or rezone it R-1/2. The issue with Parcel 2 would have to be resolved before a building permit could be issued.

There were not any comments from Payden Vine, Public Works; Chris Breinholt, City Engineer; Michelle Drago, Deputy Recorder; and Jeremy Kimpton, City Manager.

Brett Hubbard asked if they could apply for an A-3 Zone. Bryce Wheelwright said they could request an A-3 Zone, but the property was not contiguous to an A-3 Zone. It was contiguous to the R-1/2 Zone. The City's General Plan called for zoning to be contiguous to prevent spot zones.

Brett Hubbard asked if Marc Anderson could build on the portion of Parcel 2 that was zone R-1/2 and leave the remainder zoned A-5. Bryce Wheelwright said they could, or they could rezone the entire parcel R-1/2. There was also the possibility that the new General Plan would blanket zone the entire city R-1/2.

There was a discussion about zoning.

Chris Breinholt explained that approval of the lot line adjustment did not mean approval for a building permit. Brett Hubbard understood Marc Anderson would have to resolve the zoning issue before a building permit could be issued.

Van Mund stated that Marc Anderson might also have to run a water line or provide a fire hydrant depending on how far the home would be set back from the road.

**Van Mund moved to recommend that the Planning Commission approve a lot line adjustment for Marc Anderson for property located at approximately 1094 South Main (Parcel Nos. 02-055-0010 and 02-055-0011). Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.**

2B. 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)

Time Stamp – 10:48 01/18/2024

Bryce Wheelwright stated that the City had received an annexation petition from Bob Davis for 45 acres located at approximately 7700 South 1100 West. Mr. Davis was proposing to divide his property into six agricultural parcels. One of the parcels would be an 11-acre park.

Bob Davis stated that he had met with Willard Flood Control. Willard Flood Control was interested in helping to build the park. Mr. Davis felt the only impact his development would have on Willard City was emergency services, which it was already providing. The property would remain agricultural. There would be three lots for his children. The park would be a memorial park for the Davis name. He wanted to build a bowery in memory of his wife Ronda. He did not feel the property would be a burden to the City. The property had adequate water rights. The development would be on a private road, so road maintenance would not be required.

Bryce Wheelwright asked who would maintain the road. Mr. Davis said they would maintain it. Only the park would need City maintenance. He felt there was plenty of water for a soccer field. Eleven acres would provide room for a dog park, a nature park, or a compost area until the park evolved.



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97 Bob Davis stated that Box Elder County did not accept parks. His objective was a park in honor of his family  
98 name.  
99

100 Bryce Wheelwright asked about the total acreage. Bob Davis said there was about 45 acres. Eleven of  
101 those acres would be a park that would extend from 1100 West to 1500 West. There would be access from  
102 the east and west ends. He understood that Willard Flood Control had money to put toward the park.  
103

104 Bryce Wheelwright stated that he had spoken with Josh Braegger, chair of Willard Flood Control. According  
105 to Mr. Braegger, Willard Flood Control was interested in property west of the interstate in this area.  
106 However, they had not shot grades on the property to see if it would work.  
107

108 Bob Davis stated that Willard Flood Control already had a three-foot pipe running to his property. Everything  
109 flowed to the north and west from the corner of 7800 South where the pipe was located. From his  
110 perspective everything worked. Zac Burk, Jones & Associates, said Willard Flood Control had a 36-inch  
111 line in 7800 South.  
112

113 Bryce Wheelwright understood there was plenty of water for irrigation. What about culinary water? Bob  
114 Davis said he had water rights for about 200-acre feet of water. He also had about six artesian wells. He  
115 felt the wells could be a real draw for the park. When his water was tested, it was under 100 parts per  
116 million.  
117

118 Bryce Wheelwright said it sounded like Mr. Davis would have water rights he could turn over to the City.  
119 Mr. Davis said there would be water for the park. The lots would have to acquire domestic use permits for  
120 their own wells. Mr. Wheelwright said the City's ordinance required one-acre foot of water per lot. Mr. Davis  
121 was fine with that. He just did not feel it made sense to run a water line at this time.  
122

123 Zac Burk asked what benefit this property would be to Willard. Mr. Davis did propose to turn over some  
124 water rights to Willard, but each of the three lots would have their own well and septic systems. The road  
125 would be private. Box Elder County maintained 7800 South. Mr. Davis wanted to annex into Willard to  
126 create a park because Box Elder County would not accept it.  
127

128 Van Mund stated that right now Box Elder County required property owners to apply to the nearest  
129 municipality if they wanted to subdivide their property.  
130

131 Bryce Wheelwright asked about the size of the proposed lots. Mr. Davis said each parcel would have three  
132 acres so they could remain agricultural.  
133

134 Bob Davis said it boiled down to whether the park would be beneficial to Willard. Zac Burke asked if the  
135 City would maintain the park. Mr. Davis said it would. He did not want to maintain a soccer field.  
136

137 Chris Breinholt was concerned about access to the park. If this was going to be a public park, access should  
138 be from a public road, not a private one. Bob Davis said the park access would be from public roads on the  
139 east and west sides. He planned to shorten the private road shown on the concept plan. It would end at Lot  
140 3 rather than extending north into the park. Mr. Breinholt said the public roads – 1100 West and 1500 West  
141 – were both dirt roads. They would have to be improved before a park could be built. The City did not have  
142 culinary water or sewer services in the area.  
143



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144 Zac Burk stated that an 11-acre park maintained by Willard would need a restroom if there were plans for  
145 a soccer field. A bathroom on a septic tank would be a cost for the City.  
146

147 Mr. Davis felt Chris Breinholt and Zak Burk were making it sound like his proposal would not be good for  
148 Willard. Chris and Zac said they were just trying to point out the current conditions. Zac Burk said the  
149 proposed annexation and park had possibilities. Chris Breinholt said Mr. Davis's proposal was something  
150 that would be long term.  
151

152 Fire Chief Van Mund did not have any comments.  
153

154 Payden Vine, Public Works Director, felt that 11 acres would be a lot to maintain, especially a septic tank.  
155

156 Chris Breinholt felt Willard had to consider what was going to happen in the whole area if this was going to  
157 be a usable park.  
158

159 Jeremy Kimpton agreed with comments about access to the park. It was a little premature to make decisions  
160 about what the park would look like.  
161

162 Zac Burk said the park could start on one end and grow as the city grew and equipment became available.  
163

164 Bob Davis felt this area would end up in Willard if Willard annexed property to the east of him. If Willard did  
165 not annex that area, it did not make sense to annex his property. It would not benefit the City.  
166

167 Chris Breinholt asked if Mr. Davis had an expected completion date for the park. Mr. Davis said he did not.  
168 All he wanted was the name. Willard Flood Control had money to throw at it. He thought the park could be  
169 like Willard's Nature Park. Tree Utah could plant trees. Mr. Breinholt asked what was on the property right  
170 now. Mr. Davis said it was vacant. It was not being farmed.  
171

172 Michelle Drago asked what zone would be assigned to the annexation. Bob Davis requested that his  
173 property be zoned A-3.  
174

175 Bryce Wheelwright stated that if the Davis property was annexed into Willard, it could sit fallow for 10 to 20  
176 years.  
177

178 Chris Breinholt asked if the land would be donated to Willard City or Willard Flood Control. Mr. Davis said  
179 he would have to check with his tax consultant. He felt he would donate the land at the time of development.  
180 He felt Willard Flood Control was the key. Bryce Wheelwright asked if the park parcel be turned over to  
181 Willard City. Bob Davis said he was open to donating the land if it was designated as a park and named  
182 after his family.  
183

184 Bryce Wheelwright said this land was within the City's annexation policy declaration. The SLUA needed to  
185 decide what to recommend to the Planning Commission. Would this annexation benefit Willard in the long  
186 run?  
187

188 Zac Burk felt 11 acres donated to Willard would be a benefit. Paden Vine agreed, especially if the  
189 surrounding area developed. Chris Breinholt agreed it would provide facilities on the west side of the  
190 interstate. Jeremy Kimpton felt it was worth consideration. Zac Burk felt Willard Flood Control could benefit  
191 from 11 acres of donated land.





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Chris Breinholt moved to recommend that the Planning Commission consider the annexation petition from Bob Davis. Payden Vine seconded the motion. All voted “aye.” The motion passed unanimously.

2C. 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)

Time Stamp – 38:45 01/18/2024

Bryce Wheelwright stated that Heritage Land Development had submitted a concept plan and rezone request for 48.19 acres located at approximately 300 South 300 West. They were asking that the property be rezoned from R-1/2 to Master Planned Community (MPC). Heritage Land had completed Phases 1 and 2 of The Orchards Subdivision. Those phases were zoned R-1/2. Heritage Land wanted the balance of the development to have a higher density.

Marsha Stokes, Heritage Land Development, stated that they would like the majority of the remaining property to be single family lots ranging in size from 10,000 to 14,000 square feet. There would be a few lots that were bigger than that. There would be a patio home section on the northeast corner where the lots would be around 8,000 square feet. There would be some common areas for detention. In the patio home area on 200 South there would be a common space for a park. A preliminary civil plan had been completed to make sure the sewer and water worked. She felt the proposed design worked well. The slightly smaller lots would provide a price range that would allow people to remain in the community. Heritage Land had been working with UTA to secure the right-of-way UTA wanted. The proposed drawing did take UTA's right-of-way into consideration.

Bryce Wheelwright asked about lining up with 400 West coming from the Rod Braegger Subdivision to the north. Ms. Stokes said it would tie into 200 South. Garth Day had told her they would line up the roads when the elevations were shot.

Marsha Stokes stated that they had plenty of water.

Fire Chief Van Mund did not see any issues.

Payden Vine, Public Works, asked if 200 South would be a private road. Chris Breinholt said it would be private until about 400 West. Bryce Wheelwright said the private roads would be part of the HOA's responsibility. The remaining streets would be public.

Zac Burk stated there was a 24-inch flood control line. Chris Breinholt stated that the City had not received detailed utility drawings. Mr. Burk felt the flood control line might run through Lot 220 or 221. Mr. Breinholt said he had spoken with Heritage Land about the flood control line. Mr. Burk asked if the street plan had been laid out with the City's sewer line. Mr. Breinholt said it had.

Chris Breinholt suggested that the concept plan delineate which roads would be public and which would be private before the plan was forwarded to the Planning Commission. Mr. Wheelwright felt that would be advantageous to the Planning Commission.



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Chris Breinholt said he had seen this concept plan many times. His previous concerns had been addressed, although he reserved the right to tweak the road design at the south end of 500 West.

Zac Burk asked if the wells had been capped. Marshae Stokes said they had been capping the wells as development progressed. Until development occurred, Randy Lemon was still farming the land and using the wells. Bryce Wheelwright said there had been discussion about using the wells for a private irrigation system. Ms. Stokes was aware that had been discussed. A final decision had not been made.

Michelle Drago asked when Heritage Land and Willard City would enter into a development agreement. Bryce Wheelwright said approval of the MPC Zone would start the development agreement process. Ms. Stokes said they had a draft development agreement. Mr. Wheelwright thought the City Attorney had reviewed the draft agreement.

Bryce Wheelwright felt the proposed concept plan and rezone were ready to be forwarded to the Planning Commission. He asked if the SLUA felt the plan and rezone complied with City ordinances.

**Chris Breinholt moved to forward the concept plan and rezone request from Heritage Land Development to the Planning Commission with a recommendation of approval. Zac Burk seconded the motion. All voted "aye." The motion passed unanimously.**

**2D. CONSIDERATION OF A CONCEPT PLAN FOR THE MARION STOKES SUBDIVISION LOCATED AT APPROXIMATELY 1395 NORTH MAIN (PARCEL NO. 02-040-0004)**

Time Stamp 51:38 01/18/2024

Bryce Wheelwright stated that Marion Stokes had lived in the home at 1395 North Main. She passed away almost a year ago, and her family needed to divide the land so the home could be sold.

Larry Holmes, 1561 Hargis Hill, stated that they were originally going to sell the home with one acre of ground. However, they discovered there was more acreage between the highway and 200 West than they thought. The family that submitted the offer for the home had agreed to purchase additional land. The house would now sell with 3.49 acres. Another buyer was going to purchase the remaining nine acres.

Michelle Drago stated that the preliminary plan would have to be revised to reflect the change in lot size. Mr. Wheelwright agreed. The plan which had been submitted was no longer correct. It would have to be updated.

Larry Holmes did not feel this was a subdivision. Bryce Wheelwright said if a parcel was divided into two parcels, it was a subdivision by definition. Mr. Holmes felt the City had already divided the property by building 200 West.

Michelle Drago stated that the front portion of the property was zoned R-1/2. The proposed lot met the requirements of the R-1/2 Zone. If they were just making the lot bigger, she felt the SLUA could forward a recommendation to the Planning Commission subject to submission of a revised preliminary plan.

Zac Burk asked if the remainder parcel was subject to zoning regulations. Michelle Drago said the remainder parcel was zoned A-5 and had more than five acres. It had frontage on 200 West.



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Chris Breinholt stated that a new building lot was not being created. The division would create a remainder parcel. He did not see a problem.

There were not any comments from Van Mund, Payden Vine, or Jeremy Kimpton.

**Michelle Drago moved to forward the preliminary/concept plan to the Planning Commission with a recommendation of approval subject to a revised plan being submitted prior to the Planning Commission meeting. Payden Vine seconded the motion. All voted “aye.” The motion passed unanimously.**

2E. 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)

Time Stamp: 1:01:12 01/18/2024

Bryce Wheelwright stated that Lync Construction had submitted a rezone request for 37.22 acres located at approximately 3700 South 1200 West from A-3 and A-5 to R-1/2.

There was a discussion about the address of the lot and the street name. Van Mund asked if the proposed development would have Perry addresses. Bryce Wheelwright said the addressing would have to be changed. Van Mund said Willard Police and Fire would respond, not Perry.

Bryce Wheelwright asked how many lots were proposed. Alex Owens, Lync Construction, said their current concept plan contained 46 lots. Mr. Wheelwright asked if all the lots were half-acre. Mr. Owens said they were. Mr. Wheelwright liked the proposed concept plan. He felt it was a good fit for Willard.

Zac Burk asked about Parcel A and Lot 1. Alex Owens said Lync Construction did not own Lot 1. He wasn't sure why it had been included in the concept plan. Parcel A had been set aside to do a land swap with Chad Braegger. The land swap had not been finalized.

Bryce Wheelwright asked if Chad Braegger's property was included in the rezone request. Mr. Owens said it was. Michelle Drago stated that Chad Braegger had not signed the petition. If he wanted to be included in the rezone, he needed to sign the petition. Mr. Owens said Chad Braegger had been part of the MPC rezone request. Lync Construction needed to have him sign the latest petition.

Fire Chief Mund said his only concern was addressing. The lots needed to have Willard addresses.

Chris Breinholt stated that gravity sewer would not work on this property. The development would need some type of sewer pumping system. Details regarding the pumping system had not been nailed down, which wasn't necessary for a rezone. The requested rezone was not consistent with the 2017 Future Land Use Map nor was it consistent with any surrounding zone.

Bryce Wheelwright stated that the property was currently zoned A-5. The Future Land Use Map designated it as A-3 and A-5.





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Alex Owens stated that they were hoping to amend the 2017 Future Land Use Map. Properties in Willard might not conform with the requested zone, but properties in Perry did. There was also a higher density project in Willard southeast of this property.

Michelle Drago stated that the amendment to the Future Land Use Map needed would have to be approved before the Planning Commission could consider the rezone request. Alex Owens was told to fill out a rezone application. Was there something they needed to do first? Michelle Drago said Lync Construction needed to submit an application to amend the 2017 Future Land Use Map.

Chris Breinholt asked if it made sense to amend the General Plan when the Planning Commission had forwarded a recommendation for half-acre blanket zoning to the City Council.

Alex Owens stated that they wanted to move forward. They needed to get something going. Chris Breinholt felt it made sense to push ahead with a Future Land Use amendment given the uncertainty about the new General Plan.

Jeremy Kimpton did not feel the SLUA could do anything until the Future Land Use Map was amended.

Bryce Wheelwright asked Lync Construction to submit an application to amend the Future Land Use Map. Alex Owens asked if Chad Braegger needed to sign the application too. Michelle Drago said he did if his property was going to be included.

2F. CONSIDERATION AND APPROVAL OF NOVEMBER 2, NOVEMBER 30, AND DECEMBER 7, 2023, MINUTES

**Chris Breinholt moved to approve the minutes of November 2, November 30, and December 7, 2023, as written. Payden Vine seconded the motion. All voted “aye.” The motion passed unanimously.**

3. ADJOURN

**Payden Vine moved to adjourn at 3:25 p.m. Michelle Drago seconded the motion. 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 01-18-2024