

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, October 17, 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 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)
- b. Consideration and approval of May 23, 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/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 15th day of October, 2024.</

**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

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

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

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

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

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	

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		

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
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may cover no more (percentage) of the lot area than			
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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:
DEC 18, 2023

Assessor's Parcel Number

Applicant:

DAN GAMMON

Mailing Address

103 E 500 S

BURLEY ID 83318

537 W 200 N
Project Address

WILLARD UT 84340

208-670-4105
Phone Number

APPLICANT'S AFFIDAVIT

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

I, (we) DAN 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 2023

ORDINANCE 2024-09

APPROVING SHORT TERM RENTALS

CHAPTER 12-102-24. Short-Term Rentals

12-102-24-1 Purpose.

The purpose of this section is to accomplish the following:

- (1) To promote the public health, safety, and welfare by requiring short-term rentals to be safe and fit for human occupancy;
- (2) To provide contact information, through licensing, for each short-term rental to allow problems to be resolved expeditiously;
- (3) To provide consistency with licensing of all other businesses in the city by requiring licensing of short-term rentals;
- (4) To allow an existing residential dwelling to be used and occupied as a short-term rental while also maintaining its character and function as a dwelling; and
- (5) To minimize the impact of short-term rentals on adjacent properties, residential dwellings, and surrounding neighborhoods.

12-102-24-2 Definitions.

Short-Term Rental.</

12-102-24-4. License Application. An application for a Short-Term Rental business license and conditional use permit shall conform to the requirements of the Willard City Code and shall also include the following information:

- (1) A detailed floor plan drawn to scale with labels on rooms indicating uses or proposed uses;
- (2) A copy of the Utah State tax license number for remittance of transient lodging taxes;
- (3) The name and contact information of the owner, and if applicable, the designated local contact, residing in the State of Utah, who is authorized by the owner for service of process.

12-102-24-5. License Fee.

- (1) The fee for a Short-Term Rental license shall be as set forth in the fee schedule adopted by the Willard City Council;
- (2) The business license shall be paid annually and shall be due and payable on or before the license expiration date of owner's application for a business license. A license shall be delinquent if paid after said date in the year for which it is due.

12-102-24-6. Minimum Requirements

- (1) All Short-Term Rental properties shall, at all times, have a designated local contact or property manager that resides within one (1) hour travel time of the property. The property owner shall provide the registered local

City may take enforcement action against a Short-Term Rental for any violation of this Section separately from and in addition to any enforcement action taken to address the violation underlying the complaint, if any.

- (4) The Short-Term Rental floor plan and principal function shall remain as a residential dwelling to be used for its main purpose when not used as a Short-Term Rental.
- (5) Each Short-Term Rental unit shall meet the zoning, building code requirements for installation, maintenance, and operation in effect at the time the Short-Term Rental unit was legally permitted.
- (6) Each sleeping room must meet current international code requirements for egress and be equipped with smoke and carbon monoxide detectors. A fire exiting plan and maximum occupancy number must be posted in each sleeping room.
- (7) Each Short-Term Rental shall comply with the noise ordinance of the Willard City Code. Quiet hours shall be established, posted, and enforced for the Short-Term Rental which shall be between the hours of eleven o'clock (11:00) p.m. and seven o'clock (7:00) a.m.
- (8) The Short-Term Rental owner and designated local contact, upon notification that the Short-Term Rental occupants and/or their guests have created unreasonable noise or disturbances or violated any provision of the Willard City Municipal Code pertaining to noise or disorderly conduct, will promptly act within sixty (60) minutes to prevent continuation and/or reoccurrence of such conduct by those Short-Term Rental occupants and/or their guests.
- (9) No later than ten (10) days following the issuance of a Short-Term Rental license, the property owner shall disseminate the designated local contact information, a copy of the conditional use permit, and a copy of the Short-Term Rental license to all properties located within a three hundred (300) foot radius of the Short-Term Rental. The property owner shall also mail the same information to each property owner of record as listed with the Box Elder County Recorder's office within the three hundred (300) foot radius. Proof of mailing and a copy of the

Short-Term Rental shall be restricted to the number of off-street parking spaces provided by the owner.

12-102-24-8. License Renewal.

- (1) The owner of a Short-Term Rental shall include with their renewal application evidence that minimum Utah State Sales Tax and Transient Taxes were submitted for the prior year.
- (2) Failure to renew the business license within thirty (30) days of the license expiration date may result in revocation of the Short-Term Rental license and subject the property to the license limitations or forfeiture as outlined in Willard City Code.

12-102-24-9. Business License Not Transferable. A business license for a Short-Term Rental is not transferable. Any owner holding a license shall give written notice within thirty (30) days to the City Recorder after having transferred or otherwise disposed of legal or equitable control of any Short-Term Rental. Such notice of transferred interest shall include the name, address, and information regarding the person(s) or entity succeeding to the ownership or control thereof. The new owner shall obtain a Short-Term Rental license within thirty (30) days of the date of purchase and as required by this Chapter.

12-102-24-10. Required Posting. The following information must be posted in a clear, concise, and unambiguous manner in a conspicuous location inside all Short-Term Rentals:

if the Short-Term Rental unit has a recorded and valid complaint. Complaints may be submitted by any person including a Willard City employee.

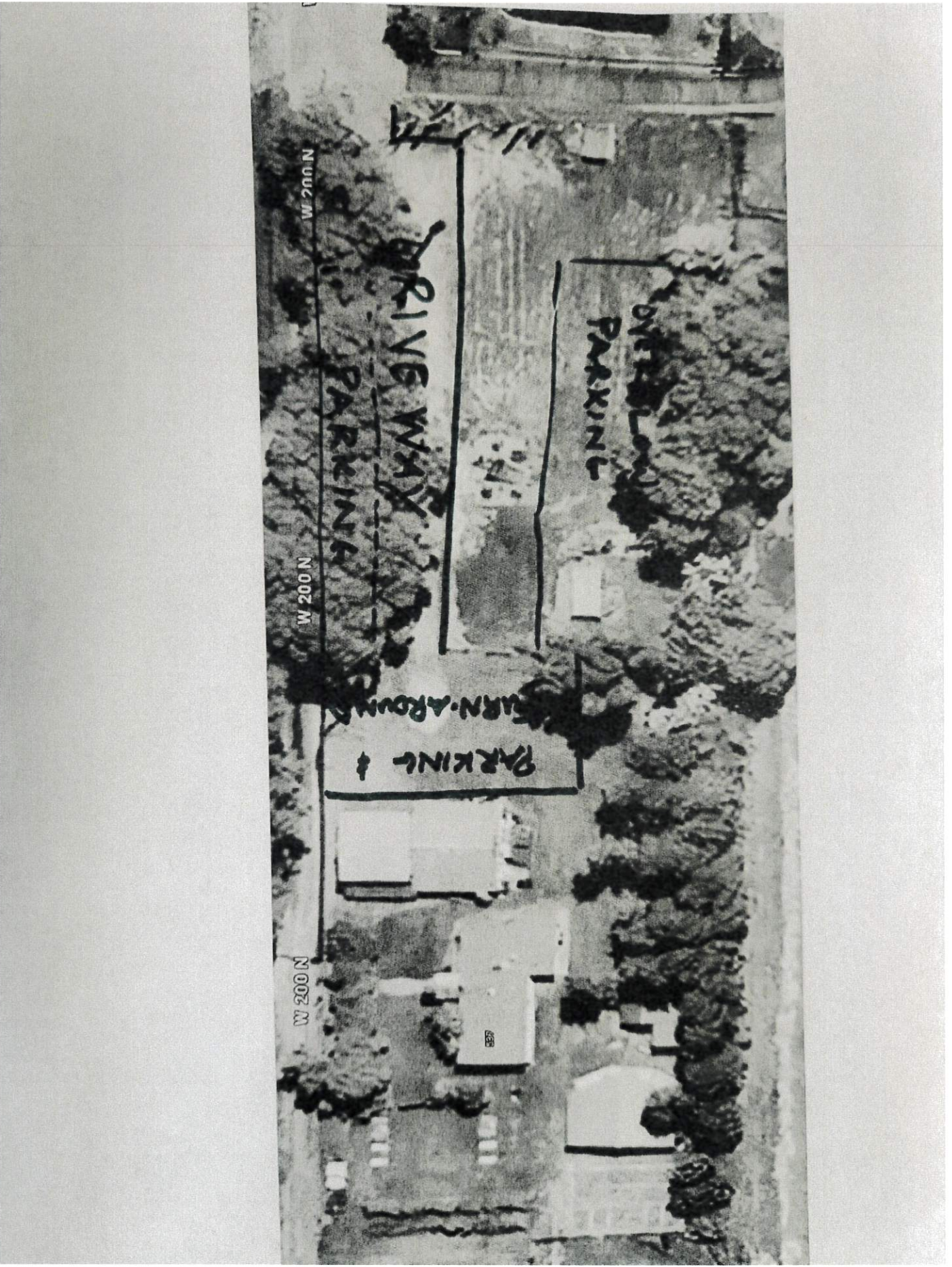
- (3) No owner, occupant, or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to properly permit entry therein by the business license official or their designee for the purpose of inspection and examination to ensure compliance with this title. If the property owner or other responsible person refuses to allow an inspection, the business license official or their designee may obtain and execute an administrative search warrant.

12-102-23-12. Penalties.

- (1) Violation of any of the provisions of this Chapter may be punishable by a Class B misdemeanor upon conviction and subject to a \$750.00 fine.
- (2) Any Short-Term Rental that fails to comply with any duty imposed under this chapter may face suspension, denial, or revocation of a Short-Term Rental License and/or business license.

12-102-23-13. Appeals. The owner of a Short-Term Rental shall have the right to appeal by filing a written notice of appeal within 15 days of the receipt of the notice of denial, suspension, revocation of a Short-Term Rental and/or business licenses to the Hearing Officer of Willard City.

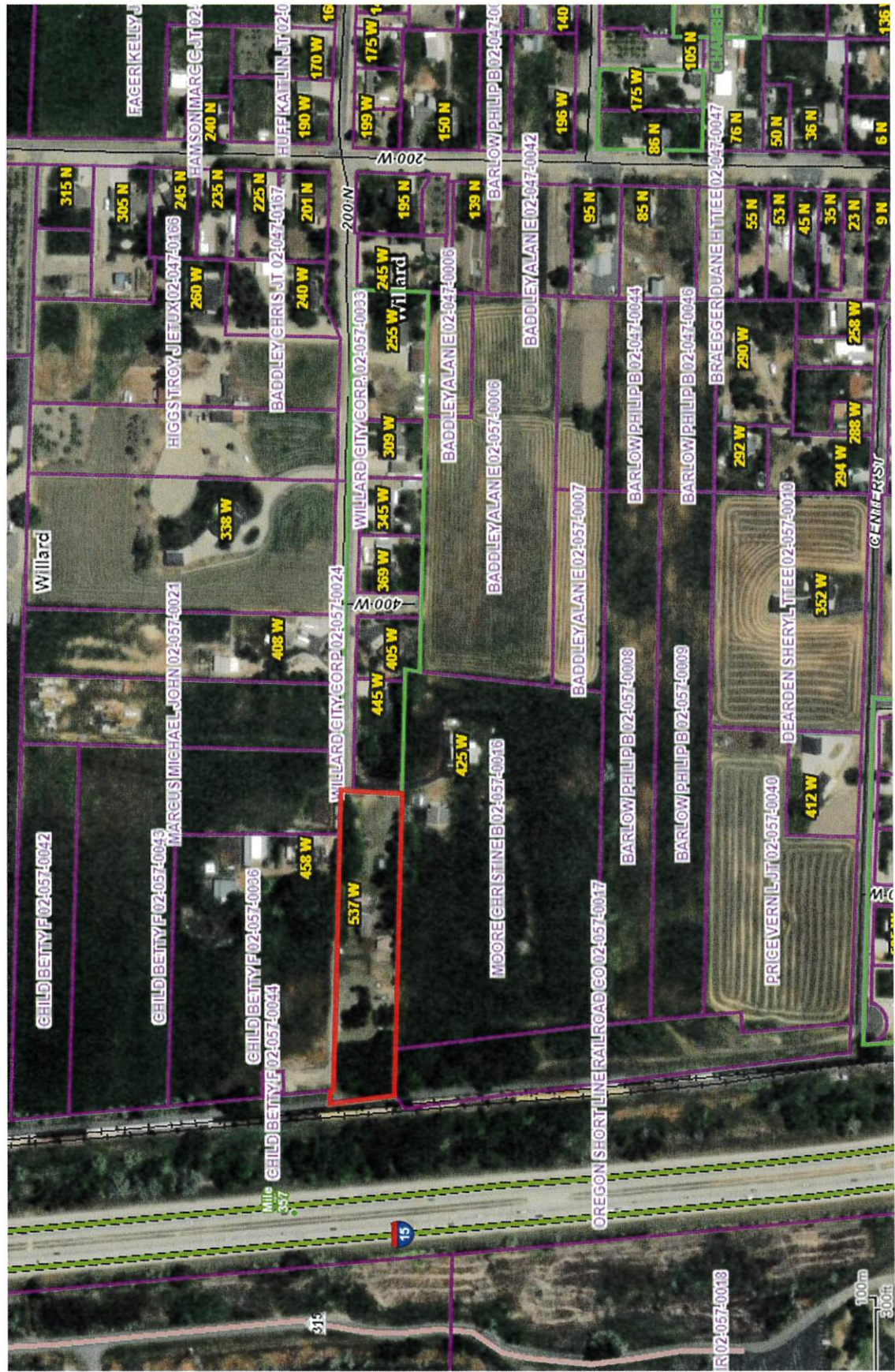
PASSED AND APPROVED by the Willard City Council on this



NORTH ↑



NORTH ↑





WILLARD CITY

Conditional Use Permit (CUP) Review Committee – Special Meeting

January 18, 2024 – 1:30 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:

Jeremy Kimpton, City Manager
Bryce Wheelwright, City Planner
Sid Bodily, Planning Commission Chair
Zac Burk, City Engineer/J



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
January 18, 2024 – 1:30 p.m.
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Bryce Wheelwright stated that the staff had reviewed the Zoning Ordinance. Short-term rentals, or Airbnbs were listed as a conditional use in commercial zones, but the staff couldn't find short-term rentals in residential zones. He felt legal counsel was needed. Unfortunately, the City Attorney was not able to attend the meeting.

Police Chief Theron Fielding arrived at 1:43 p.m.

Dan Gammon stated that they had used the property for residential purposes since they purchased it in 2012. Access had always been a challenge. They had created the incoming roadway where it was. They had legal issues with Russ Child before he passed away. Russ Child fought with Willard City and tried to change boundary lines. Mr. Child eventually put up a fence down the middle of the road. There was clearly



WILLARD CITY

Conditional Use Permit (CUP) Review Committee – Special Meeting

January 18, 2024 – 1:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Zac Burk, City Engineer, asked if the access was a right-of-way or an easement. They were two different things. The access appeared to be an easement, not a right-of-way. The City had the right to access the easement to maintain the sewer, but those renting the home would not have that right and could obstruct fire and emergency vehicles.

Bryce Wheelwright asked if Dan Gammon had spoken with Betsy Child about removing the fence. If she



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
January 18, 2024 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Dan Gammon asked if a fire hydrant would be needed. Van Mund said there was already a fire hydrant within 700 feet.

Van Mund moved to table consideration of a conditional use permit for a short-term rental for Dan Gammon at 537 West 200 North until the Committee had received legal counsel regarding its three questions: Was this a legal use in a residential zone; would this use have to conform to residential or commercial fire requirements; and could the City re-address the access issue. Sid Bodily seconded the motion. All voted “aye.” The motion passed unanimously.

Bryce Wheelwright stated that he would speak with the City's legal counsel and then schedule another meeting.

Zac Burk felt Mr. Gammon was confusing an easement with a road. Bryce Wheelwright said the legal dispute had determined that this was an easement not a road. Van Mund said an easement was meant only as access to provide



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

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:

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

Excused: Colt Mund, City Attorney

Others in attendance: Carl



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
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tear down the original home. At that time, the city would not even consider turning the original home into an accessory building. So, they took the loss and tore the house down.

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

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



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
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Theron Fielding, Police Chief, stated that they had neighbors across the street.

Carl and Rebecca Dilg said it was not a street, it was a private lane, even though it extended through to 200 West.

Jeremy Kimpton stated that if the structure was going to be an accessory building and left as an accessory building, it would be a permitted use. The details would be flushed out in the building permit process.

Bryce Wheelwright stated that a conditional use permit would not be needed if the structure was an accessory building only.

Theron Fielding asked if a family



WILLARD CITY
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Van Mund said a farm was defined as a primary source of income.

Rebecca Dilg said their property was designated *green belt* by Box Elder County.

Jeremy Kimpton said the Dilg's had the right to apply for farm or ranch housing, which was a conditional use in the A-5 Zone.

Sid Bodily was confused. Did the Dilg's want an accessory dwelling unit or an accessory building?

Rebecca Dilg said they wanted to put a building back on the existing foundation.

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WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
March 7, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
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2C. CONSIDERATION AND APPROVAL OF JANUARY 18, 2024, MINUTES

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

3. ADJOURN

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

Minutes were read individually and approved on: 3/28/24

ITEM 2B



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
May 23, 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 City Hall and on the State of Utah Public Meeting Notice
3 Website.

4
5 The following members were in attendance:

6
7 Madison Brown, City Planner
8 Colt Mund, City Attorney
9 Sid Bodily, Planning Commission Chair
10 Theron Fielding, Police Chief
11 Van Mund, Fire Chief
12 Payden Vine, Public Works Director
13 Michelle Drago Deputy City Recorder

14
15 Excused: Jeremy Kimpton, City Manager; and Chris Breinholt, City Engineer.

16
17 Others in attendance: Seth Nielson



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
May 23, 2024 – 3:00 p.m.
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Colt Mund, City Attorney, asked how many employees Mr. Nielson planned to have. Seth Nielson said he was the only employee and did not anticipate hiring anyone. This would be a small, side business to help him make ends meet.

Chief Mund asked if the storage boxes would be wood. Mr. Nielson said they would be cardboard. The chemical bottles ranged from 8 ounces to one gallon in size.

Colt Mund asked if the chemicals had any kind of odor. Mr. Nielson said they didn't.

Sid Bodily, Planning Commission Chairman, quoted 12-105-7



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
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Colt Mund asked if Mr. Nielson's yard was fenced. Mr. Nielson said it wasn't. Someone would have to have a key to get into his garage.

Sid Bodily felt that the pesticides would be secure in a locked cabinet in his garage.

Van Mund was concerned about a house fire. Did the garage have a side door? Mr. Nielson said it did. Chief Mund suggested that the side door have a sign stating that pesticides were stored inside to alert firefighters.

Colt Mund asked about liability insurance. Seth Nielson said he did have liability insurance and would provide the city with a copy.



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
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2B. CONSIDERATION AND APPROVAL OF MARCH 28, 2024, MINUTES

Payden Vine moved to approve the March 28, 2024, minutes as written. Van Mund seconded the motion. All voted “aye.” The motion passed unanimously.

3. ADJOURN

Sid Bodily moved to adjourn at 3:37 p.m. Colt Mund seconded the motion. All voted “aye.” The motion passed unanimously.

Minutes were read individually and approved on: _____