



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, December 5, 2024 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

(Agenda items may or may not be discussed in the order they are listed and may be tabled or continued as appropriate.) Public comment may or may not be taken.

1. Prayer
2. Pledge of Allegiance
3. General Public Comments (Input for items not on the agenda. Individuals have three minutes for open comments)
4. Report from City Council
5. Discussion/Action Items
 - a. Public hearing to receive public input regarding a proposal to amend the General Plan found in Chapter 12-000 of the Willard City Zoning Ordinance to include a future land use map for the South Willard area included in Willard's Annexation Policy
 - b. Consideration and recommendation to the City Council regarding a proposal to amend the General Plan found in Chapter 12-000 of the Willard City Zoning Ordinance to include a future land use map for the South Willard area included in Willard's Annexation Policy Declaration (continued from April 4, April 18, May 2, May 16, June 20, September 5, October 3, and November 7, 2024)
 - c. Discussion regarding a proposal to amend requirements for detached Accessory Dwelling Units found in 12-102-23-6(5a) to allow units larger than 1,000 square feet in R-1, A-3, and A-5 Zones
 - d. Discussion regarding amending Chapter 12-106 of the Willard City Zoning Ordinance the Master Planned Community Zone
 - e. Review of a conditional use permit review issued to Scott and Dustin Gilbert on April 5, 2016, for an accessory building located at 747 South Main (Parcel No. 02-053-005)
6. Consideration and approval of the November 21, 2024, regular Planning Commission minutes
7. Commissioner/Staff Comments
8. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda 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 2nd day of December, 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 5A

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE OF PUBLIC HEARING WILLARD CITY PLANNING COMMISSION

Notice is hereby given that the Willard City Planning Commission will hold a public hearing to receive public comments regarding a proposal to amend the General Plan found in Chapter 12-000 of the Willard City Zoning Ordinance to include a future land use map for the South Willard area included in Willard's Annexation Policy.

The public hearing will be held on Thursday, December 5, 2024, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular Planning Commission meeting.

Information regarding this matter is available during business hours by contacting the Willard City Planner at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

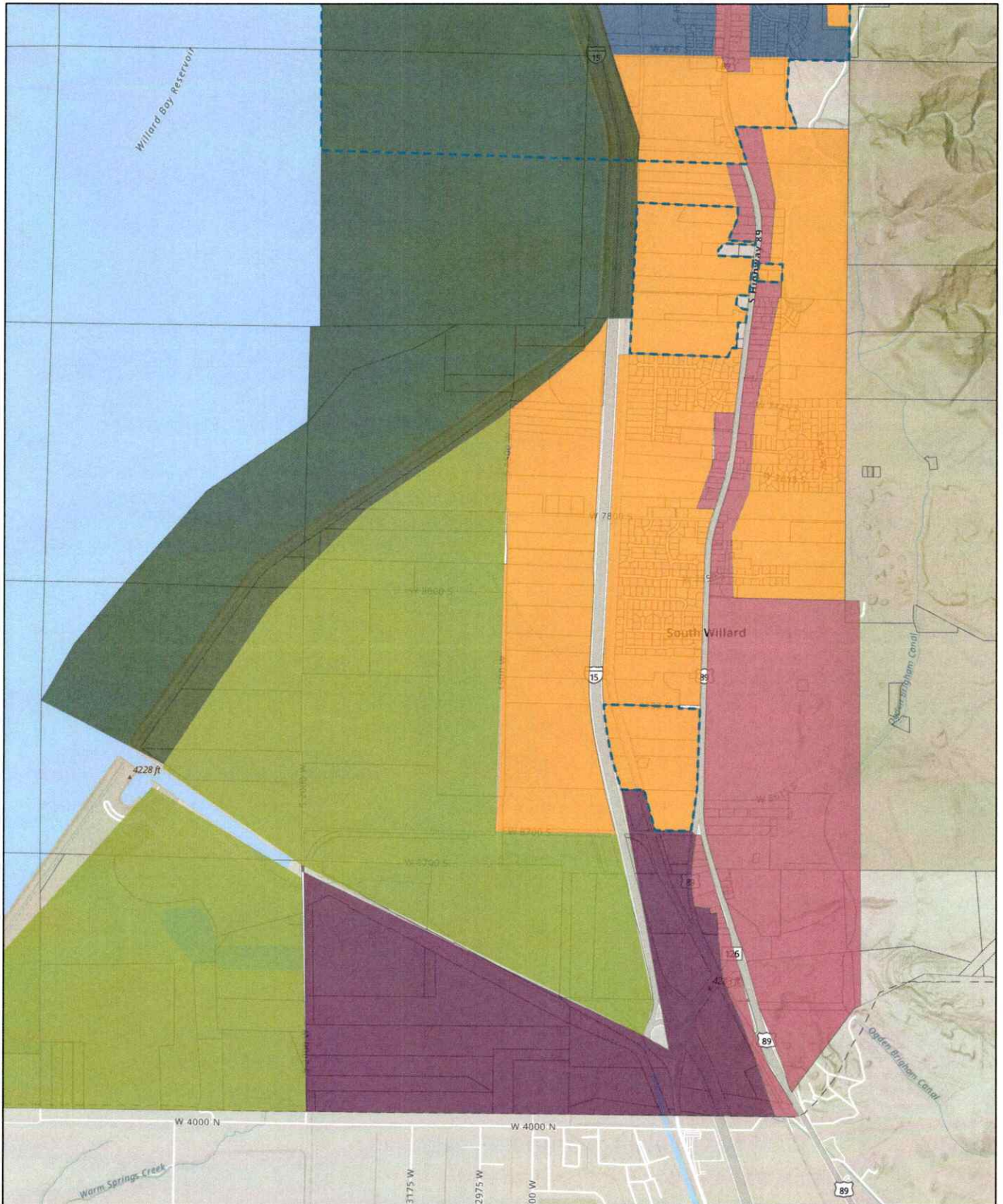
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah, phone number 435-734-9881, at least three working days prior to the meeting.

I, the undersigned duly appointed Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the Willard City Hall; two other places in the community; on the State of Utah Public Meeting Notice website <http://www.utah.gov/pmn/index.html>; on the Willard City website www.willardcity.com; and sent to the Box Elder News Journal this 18th day of November 2024.

/s/Michelle Drago
Deputy City Recorder

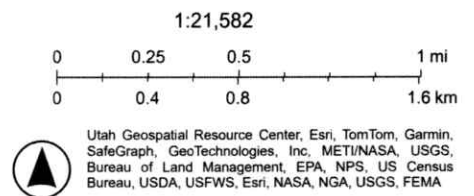
ITEM 5B

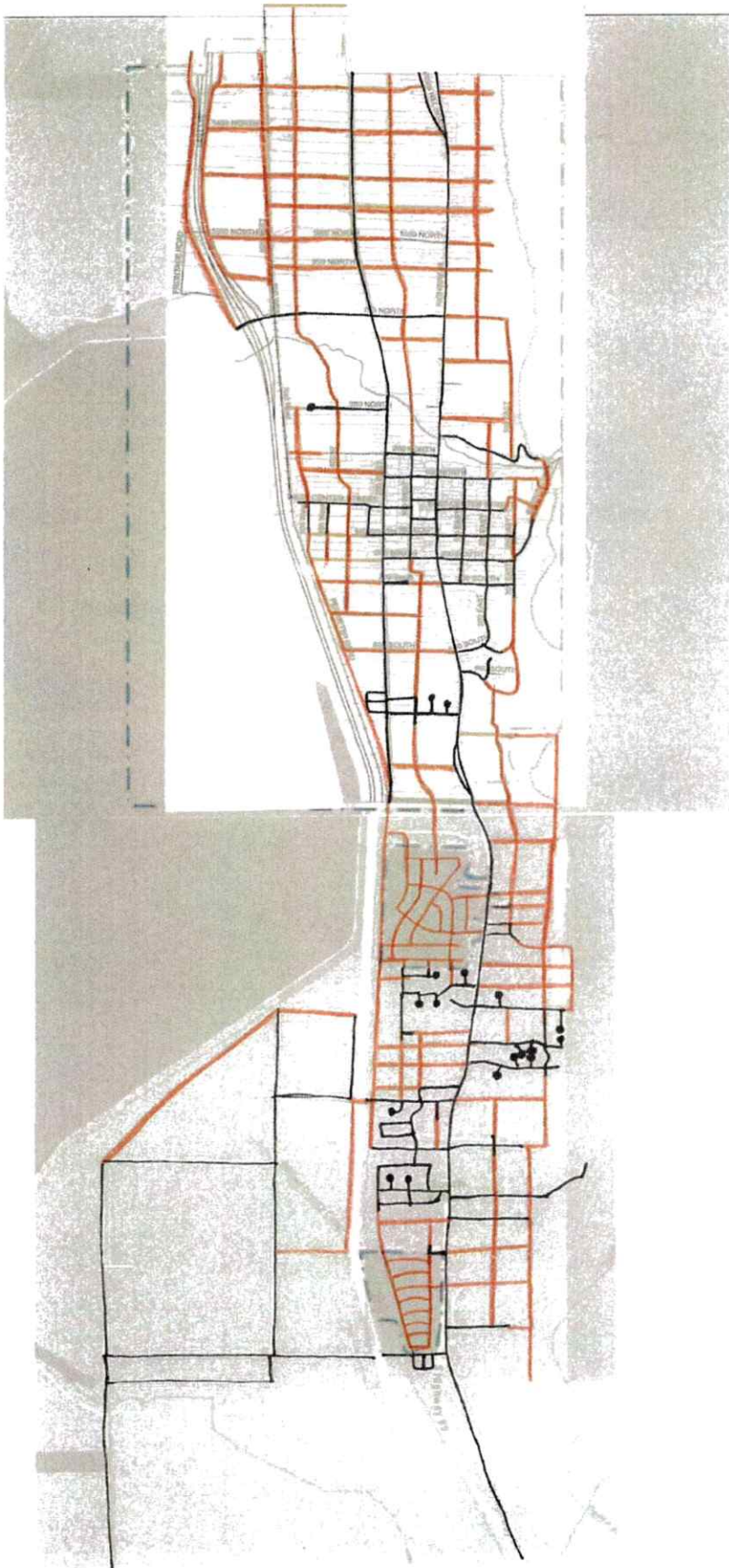
South Willard Future Land Use



12/2/2024, 11:24:52 AM

- City Boundary
- Residential (1/2 Acre Lot)
- Agriculture (3-5 Acre Lot)
- Commercial General
- Environmentally Sensitive Area
- Industrial
- Box Elder County Parcels
- Planned Unit Development





ITEM 5C

24.96 ACCESSORY DWELLING UNITS

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.10 Purpose

Accessory Dwelling Units are an important tool in the overall housing goals and needs of the city and allow for alternative and flexible housing options in owner-occupied single-family residences. The purposes of this section are to:

- A. Allow new housing units while respecting the appearance, neighborhood character, and reducing the adverse impacts to surrounding areas and property owners.
- B. Provide more housing choices in Willard City.
- C. Provide housing options for family caregivers, adult children, and aging parents.
- D. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra income, security, companionship, and services.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.20 Definitions

For the purpose of this chapter, whenever any of the following words, terms, or definitions are used herein, they shall have the meaning ascribed to them in this section.

- A. **Detached Accessory Dwelling Unit.** Means a stand-alone permanent structure, as an entirely separate unit or constructed as part of an existing accessory structure (such as a detached garage or shed) with typical footing and foundation that is not attached to the Primary Dwelling and which provides fully connected utility services to the unit and is used as a dwelling. A Detached Accessory Dwelling Unit must be located on the same lot or parcel of record as the Primary Dwelling. Campers, recreational vehicles, recreational coaches, trailers, mobile homes, and other portable units or structures are not considered a permanent structure for the purpose of this definition.
- B. **Internal Accessory Dwelling Unit.** Means an accessory dwelling unit created

1. Within the footprint of the Primary Dwelling at the time the internal Accessory Dwelling unit is created;
2. For the purposes of offering long-term rental of thirty (30) consecutive calendar days or more;
3. located on the same lot of record as the primary dwelling; and
4. Includes separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit Occupants.

C. Primary Dwelling. Means a single-family dwelling that is detached; and occupied as the primary residence of the Owner of record.

D. Owner. Means any one of the following:

1. An individual who is listed on a recorded deed as an owner of the property;
2. Any person who is related by blood, marriage, or adoption to an individual who is listed on a recorded deed as the owner of the property; or
3. An individual who is a trustee or trustor of a family trust who possesses legal ownership of the property.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.30 Location

A maximum of one (1) Accessory Dwelling Unit shall be allowed per lot of record. Under no circumstance shall a lot be allowed to have both a Detached Accessory Dwelling Unit and an Internal Accessory Dwelling Unit.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.40 General Regulations

The following regulations must be met in order to have an Accessory Dwelling Unit:

- A. An application shall be filed with the City prior to the creation or establishment of an Accessory Dwelling Unit.

- B. Upon approval of an Accessory Dwelling Unit application, the Owner of the Primary Dwelling, who desires to rent or offer to rent any Accessory Dwelling Unit, shall first obtain a rental business license issued by Willard City before the Accessory Dwelling Unit is rented. Such rental business license must remain valid and must be renewed, as required by Willard City.
- C. Before occupancy, the City Administrator shall confirm the Accessory Dwelling Unit complies with all Willard City building, health, and fire codes, as adopted.
- D. Subject to the restrictions and regulations outlined in this Chapter, Accessory Dwelling Units may be allowed in all Agricultural, Residential, and Commercial Zones within Willard City. All Accessory Dwelling Units must comply with the regulations of the underlying zone.
- E. An Accessory Dwelling Unit shall not be rented or occupied for a period of less than thirty (30) consecutive calendar days. It is prohibited for any Accessory Dwelling Unit to be used as a short-term rental unit
- F. The Accessory Dwelling Unit shall include separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit occupants
- G. One (1) additional on-site-hard-surface (concrete, asphalt, pavers) parking space shall be provided for the exclusive use of the Accessory Dwelling Unit, regardless of whether the Primary Dwelling is existing or a new construction.
- H. The Accessory Dwelling Unit parking space shall not be located within the clear view area on a corner lot.
- I. On street parking shall not be permitted for any occupant of an Accessory Dwelling Unit.
- J. All Internal Accessory Dwelling Units shall have a separate, accessible entrance or stairway.
- K. Drive approaches and curb cuts shall comply with the Willard City Public Works Standards.
- L. No portion of a mobile home, mobile home park, motor home subdivision as defined within the Willard City Zoning Ordinances, Recreational Vehicle, or Recreational Vehicle Park shall be entitled to any use as an Accessory Dwelling Unit.
- M. No construction to create or establish an Accessory Dwelling Unit shall commence without the issuance of the necessary building permits and zoning approval, as required by Willard City.
- N. The Owner of a Primary Dwelling shall reside on the property, either occupying the Primary Dwelling or the Accessory Dwelling Unit.

- O. Accessory Dwelling Units are exempt from the residential density standard of the Willard City Zoning Code.
- P. Each Accessory Dwelling Unit shall have the same street and mailing address as the primary dwelling but shall add the letter "B" to the Accessory Dwelling Unit's address.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.50 Standards for Internal Accessory Dwelling Units

- A. An Internal Accessory Dwelling Unit shall be designed in a manner that does not change the appearance of the Primary Dwelling as a single-family residence.
- B. If there are insufficient onsite parking spaces available, the Owner of the Primary Dwelling shall replace any parking spaces contained within a garage or carport if an Internal Accessory Dwelling Unit is created within an attached garage or carport.
- C. An Internal Accessory Dwelling Unit is prohibited if it will be served by a failing septic tank, as determined by Willard City or the Box Elder County Health Department.
- D. The Internal Accessory Dwelling Unit shall be served by the utility meter serving the Primary Dwelling. The installation of a separate utility meter for an Internal Accessory Dwelling Unit is prohibited.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.60 Standards for Detached Accessory Dwelling Units

- A. A Detached Accessory Dwelling Unit shall be a permanent structure. Trailers, mobile homes, and other movable structures shall not be permitted as a Detached Accessory Dwelling Unit.
- B. Exterior lighting for a Detached Accessory Dwelling Unit shall provide illumination directed downward with the light source shielded from adjoining properties. Any light source for a Detached Accessory Dwelling Unit shall not encroach be visible from adjacent properties.

- C. The height of the [ADU structure](#) shall not exceed the height of the Primary Dwelling [from ground level to the highest measured point](#).
- D. Exterior stairways and landings shall not encroach into a setback.
- E. A Detached Accessory Dwelling Unit shall:
 - a. [Not be less than three hundred \(300\) square feet or more than one thousand \(1,000\) square feet and not be greater than the following depending on the size of the parcel on record. The square footage numbers include livable space within the ADU and do not include any attached storage or garage space adjacent to a detached ADU.](#)

Parcel Size	ADU Maximum Allotment
½ acre or smaller	1,000 sq ft
½ acre to 1 acre	1,250 sq ft
1 acre or larger	1,500 sq ft

f.

- b. Not occupy more than twenty five percent (25%) of the available yard area of the lot.
 - c. Meet all accessory building standards for lot coverage, rear yard coverage, height, and any other standards for the zone in which it is located.
- F. Balconies and rooftop decks are prohibited.
- G. Windows on a Detached Accessory Dwelling Unit located above a detached garage facing adjoining properties are prohibited, unless required by building, health, and fire codes, as adopted. If required, a frosted, translucent, or stained type of non-see-through window shall be installed.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.70 Impact Fees

The creation or construction of a Detached Accessory Dwelling Unit shall result in the assessment of the following impact fees:

- A. Water: Sixty-six percent (66%) of the single-family water impact fee.
- B. Sewer: Sixty-six percent (66%) of the single-family sewer impact fee.
- C. Internal Accessory Dwelling Units shall not be required to pay impact fees.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.80 Non-Transferability

Upon the sale or transfer of the home, a permit allowing an Accessory Dwelling Unit on the lot shall expire. The new record Owner of the lot shall be required to submit a new application and obtain a new permit as outlined herein. The Primary Dwelling and Accessory Dwelling Unit must be on the same parcel or lot, shall not be subdivided, and shall not be sold separately.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.90 Recordation Required

The City shall record a notice in the Office of the Box Elder County Recorder that provides:

- A. A description of the Primary Dwelling.
- B. A statement that the Primary Dwelling or Primary Dwelling lot of record contains an Accessory Dwelling Unit.
- C. A statement that the Accessory Dwelling Unit may only be used in accordance with Willard City's land use regulations.
- D. Upon recording the notice described herein, the City shall mail a copy of the notice to the Owner of the Internal Accessory Dwelling Unit.
- E. Meet all standards and requirements of 12-504 of this Ordinance and all other requirements of any applicable ordinances.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.100 Enforcement

Willard City may, in addition to any other legal or equitable remedies available, pursue a lien against the subject property in an amount of \$ 100.00 for each day of violation (after notice of noncompliance has been provided) for:

- A. Any violation of Utah Code Section 10-9a-530; or
- B. Any violation of this Section.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.110 Notice And Hearing

Willard City adopts the lien notice and hearing notice requirements set forth in Utah Code Section 10-9a-530. An Owner appealing a violation may appeal that decision to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 24.04.20. Any decision of the Hearing Officer may be appealed by the Owner or City to the District Court within thirty (30) days from the issuance of the written decision.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

24.96.120 Criminal Penalty

Violation of any of the provisions of this Chapter may be punishable by a Class C misdemeanor upon conviction and subject to a \$500.00 fine.

HISTORY

Adopted by Ord. 2022-8 on 12/8/2022

ITEM 5D

ORDINANCE 2021-2

AN ORDINANCE OF THE WILLARD CITY COUNCIL ADOPTING CHAPTER 12-106 OF THE WILLARD CITY ZONING ORDINANCES ESTABLISHING A MASTER PLANNED COMMUNITY ZONE

CHAPTER 12-106. MASTER PLANNED COMMUNITY ZONE

12-106-1. Purpose. Each Master Planned Community Zone ("MPC Zone") is intended to allow a master planned, architecturally designed development where customized zoning requirements apply in order to permit flexibility and initiative in a large-scale site development while maintaining the rural nature of Willard City. Each MPC Zone will be developed in accordance with an approved development agreement and compliance with the Willard City Zoning and Land Use Ordinances and with the general requirements outlined herein. Further, this ordinance is intended to provide a benefit to Willard City and is not intended to solely benefit an applicant of an MPC Zone.

12-106-2. Minimum Size: Each MPC Zone shall be at least ten (20) acres. Parcels must form one (1) contiguous area and cannot be bisected except by a public right-of-way, easement, or natural barrier.

12-106-3. Open Space Required: A minimum of twenty percent (20%) Open Space shall be provided in each MPC Zone to include natural maintained choice Open Space, improved parks as approved by the City Council. Open Space that is unbuildable because of slope, wetlands, flood drainage, or contamination, shall not be considered as Open Space.

1. Detention basins may count as Open Space only if they provide recreational amenities, including but not limited to: Playgrounds, gazebos, exercise stations, or sports fields with parking lots.
2. Park strips, curb, gutter, sidewalks, common yards, private yards and publicly dedicated streets shall not count as Open Space.
3. A method approved by the City Council to maintain Open Space shall be established prior to the sale of any lots in an MPC Zone. Preservation, maintenance, and ownership of required Open Spaces within the MPC Zone may be accomplished by any of the following:
 - a. Dedication of the land as a public park or trails system.
 - b. Granting to the City a permanent Open Space easement on or over any privately owned Open Space to guarantee that the Open Space remains perpetually in public recreational use, with ownership and maintenance being the responsibility of the owner of a Home Owner's Association ("HOA") established by bylaws which are satisfactory to and approved by the City.
 - bi. If an applicant desires to transfer ownership of the Open Space to an HOA, (1) year period, beginning at the time the HOA is controlled by the property the City may provide temporary approval of an HOA for a probationary one

owners within the MPC Zone. During this probationary period, the City Council may monitor the effectiveness of the HOA in preserving and maintaining the Open Space. If at the end of the one (1) year probationary period it is determined by the City Council that the HOA is unable or unwilling to maintain the Open Space within the bylaws established for the HOA and the approved Development Agreement the City may terminate the probationary approval of the HOA and create a special assessment area for the purposes of maintaining the Open Space.. An HOA may have the right to appeal a City Council decision to terminate the approval of the HOA by filing a written notice of the appeal with the City Recorder within 15 days of the City Council's decision. Any such appeal shall be heard the Hearing Officer.

bii. The City may at their discretion, create a special assessment area to provide for the benefit, improvement, and maintenance of the Open Space areas.

c. An agricultural conservation easement in a manner approved by the City Council.

12-106-4. Fee in Lieu of Open Space: As an alternative, the City Council may at its discretion charge a fee in lieu of open space to allow for more centralized parks of other municipal off-site improvements as the City Council determines.

1. A fee in lieu of Open Space may be provided if the following requirements are met:
 - a. The amount of acreage that is required as Open Space shall be reviewed and recommended by the Planning Commission as part of the MPC Zone application process.
 - b. The fee in lieu of Open Space shall be determined by an appraised price per acre and the amount shall be approved by the City Council.

12-106-5. Density: The density of the MPC Zone shall be consistent with the policies of the General Plan.

12-106-6. Preliminary Site Plan: A preliminary site plan shall be submitted and considered concurrently with an application for approval of a MPC Zone. The preliminary site plan shall show at least the following:

1. The proposed zone name and location.
2. A proposed development agreement.
3. Permitted, conditional, accessory uses proposed for and in the MPC Zone.
4. Proposed residential use density.
5. Minimum lot sizes.
6. The range of average lot sizes.
7. Building locations.
8. Building elevations.
9. Open Space in the MPC Zone.
10. Parking.

11. Landscaping.
12. Pedestrian and traffic circulation.
13. Drainage and stormwater retention plan.
14. Utility Layout including a plan for the installation of fiber optic lines and a secondary water system.
15. Plans for grading.
16. Proposed development standards providing:
 - a. Lot standards establishing requirements for lot area and dimensions;
 - b. Building, setback standards for front, side and rear yards; and
 - c. Building regulations addressing building height, building orientation, and architectural design guidelines.
17. A conceptual master plan showing:
 - a. The location of any proposed and/or existing easements, and rights-of-way.
 - b. The location, arrangement and configuration of Open Space, including the location, arrangement, and configuration of any parks and/or trails.
 - c. The location and design of street infrastructure and that the proposed street infrastructure is in harmony with the City's Road Master Plan.
18. Impact statement, showing the effect the proposed MPC Zone will have on the environment, city utilities, traffic, and schools. The City Engineer may on their own or at the request of the Planning Commission or City Council conduct a traffic and/or environmental studies to determine the impact the proposed MPC Zone may impose on existing infrastructure and future development. The application shall solely bear the costs of any impact study, either done at the applicant's direction or at the direction of the City Engineer, City Council, or Planning Commission.

12-106-7. Subdivision Requirements: Compliance with the requirements of this ordinance does not exempt any applicant from meeting any other applicable requirements of this Chapter and the Willard City Zoning and Land Use Ordinances.

12-106-8. Phase Development: If the MPC Zone is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction and operation of each phase is feasible as a unit, independent of any subsequent phase.

12-106-9. Planning Commission Recommendation: After consideration of the site plan, application, and proposed development agreement, the Planning Commission shall make a recommendation to the City Council regarding the MPC Zone. At the same time, the Planning Commission shall approve, approve with conditions or recommend the disapproval of the preliminary site plan for the proposed MPC Zone. Planning Commission approval of a preliminary site plan, application, and/or development agreement shall not be effective unless and until a corresponding MPC Zone is approved by the City Council.

12-106-10. Development Standards: The development standards may include development regulations regarding processing of applications, common and private Open Space guidelines, natural resource protections, grading, drainage and street standards.

12-106-11. Modification By City Council: In considering an application for an MPC Zone, the proposed site plan, application, and development agreement may be modified by the City Council to meet the intent and requirements of this Chapter and may include regulations and standards other than those proposed by this Chapter.

12-106-12. Development Agreement: An MPC zone shall only be established with the concurrent approval of a development agreement that is mutually agreeable between the applicant of an MPC Zone and the City.

12-106-13. No Guarantee of Approval: Submittal of an application for an MPC Zone does not guarantee the application will be approved. An MPC Zone may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds the MPC Zone and the associated preliminary plan, application, and development agreement meet the findings required for approval.

12-106-14. Findings Required for Approval: The proposed MPC Zone may be approved only if the City Council makes all of the following findings:

1. The proposed MPC Zone conforms to the guidelines and policies of the General Plan.
2. The MPC Zone provides equal or greater compatibility with surrounding land uses.

12-106-15. Additional Factors Considered but not Required:

1. The MPC Zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through conventional zoning.
2. The MPC Zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
3. The MPC Zone avoids incompatible development on lands subject to natural hazards.
4. The MPC Zone promotes efficient land use by allowing housing and/or commercial develop at densities that are appropriate for the area.
5. The MPC provides equal or greater opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:
 - a. Encouraging or requiring significant mixed-use development where appropriate; and

Providing a master plan with direct and convenient pedestrian or bicycle connections between all land uses.

12-106-15. Designation: Upon approval, each MPC Zone shall be given a unique name following the designation "MPC—" and shall be independent of any other MPC Zones.

12-106-16. Permit Approval: Within an MPC Zone, applications for subdivision approval, site plan, conditional use permits and any other needed permits shall be submitted and approved as required to implement the conceptual master plan. The conceptual master plan shall meet the conceptual subdivision review requirements of the Willard City Ordinances.

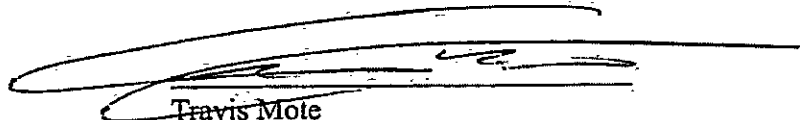
12-106-17. Amendments to Plan: Amendments to an approved preliminary plan and application shall be obtained by following the procedures required for first approval as set forth in this section.

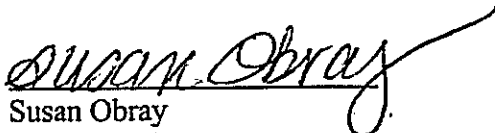
12-106-18. Commencement of Work: Any Developer of an MPC Zone created under this ordinance shall begin and show diligent and consistent work towards the construction of an MPC Zone commenced within one (1) year of the date from which the City Council grants approval of the Zone and the accompanying development agreement; or the MPC Zone application shall be denied and the zone shall revert to the previous zone.

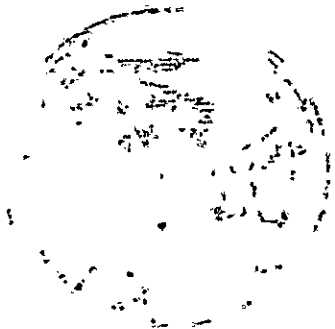
12-106-19. Performance Bonds: Prior to the commencement of "Development Activities" as defined in Utah Code Ann. §10-9A-101 *et seq.*, or the recording of any subdivision plat, a developer must file a cash bond, or an escrow bank account bond, or an irrevocable letter of credit as an improvement assurance in a form approved by the Willard City Attorney.

Section 2. Effective Date. This ordinance shall take effect immediately upon posting and publication in the manner so required by law.

PASSED by the City Council on this 10 day of March, 2022, by a vote of
4 For and 1 against.


Travis Mote
Mayor


Susan O'Bray
City Recorder



ITEM 5E

MASTER CONDITIONAL USE PERMIT SPREADSHEET								
No.	Address	Applicant	Application Date	Fee	Approval Date	Type	Status and Review Date	Parcel No.
	51 North Main	Moyes, Jeff & Brenda	7/26/2022	\$25.00 PD	9/1/2022	Automobile Repair Shop	Active	02-047-0177
	53 North 100 West	Braegger, Josh	5/28/2020	\$25.00 PD	Approved 6/19/20	Multi-Family (Basement Apartment)	Active Reviewed 9-12-23	02-047-0074
	55 South 100 East	Braegger, Kenneth			Approved 2/5/16	Contractor - Home Business	Active Reviewed 10-5-23	02-050-0074
	105 South 100 East	Loveland, Judy	9/16/1996		Approved 9/20/96	Auto Repair - Home Business	Active Reviewed 10-19-23	02-050-0008
	110 South 200 West	Gilbert, Brian	4/20/2023	\$25.00	Approved 5/18/23	Detached Accessory Dwelling Units	Active	02-051-0008 and 02-051-0242
	110 South 250 West	Heath, Trisha	5/18/2018		1/9/2019	Multi-Family Dwelling	Active Reviewed 11-2-23	02-053-0003
	155 South Spring Street (135 S 100 E)	Dean, Blair & Kathy Davis	6/21/1999		9/23/2005	Single Family Home On Sensitive Land	Active Reviewed 12-7-23	02-050-0077
	300 East 750 North	Granite Construction Company			11/3/2015	Concrete Batch Plant	Active	02-045-0005
	344 East 300 North	Merritts, Bill & Shelley	4/8/1993		5/10/1993	Single Family Dwelling on Sensitive Land	Active Reviewed 4-18-24	02-048-0005
	432 North Main	Francom, Matthew	10/20/2020	\$25.00	Approved 3/7/24	Welding Shop	Active	02-046-0086
	450 North 200 West	Radtke, Robert and Suzie	9/25/2014	\$25.00 PD	10/2/2014	Additional dogs	Active Reviewed 6/20/24	02-046-0047 & 0084
	481 North 200 West	Beard, Lynn			Approved 2/5/15	Multi-Family Dwelling/Duplex	Active Reviewed 9/5/24	02-046-0075
	500 East 625 South	Nielsen, Darrell (Now Staker Parson)	3/20/1980		4/11/1989	Gravel Removal	Active	02-049-0001 & 02-053-0044
	550 North 200 West	Kilpack, Lee (now owned by Dean Taylor)	2/16/2018	\$25.00		Multi-Family/Basement Apartment	Active Reviewed 9/19/24	02-046-0046
	620 North 200 West	Kapp, Neldon & Jan	10/15/05?		2/11/2003	Building Permit for Single Family Dwelling	Active Reviewed 10/03/24	02-046-0005
	683 North Main	Palmer, Morgan	2/9/2021	\$25.00 PD	Approved 5/6/21	Wedding Reception Center	Active Reviewed 5/18/23	02-046-0102
	740 North Main	Grimes, Mike	7/19/1996		9/17/1996	Used Vehicle Sales	Active Reviewed 11/7/24	02-046-0015
	755 747 South Main	Gilbert, Scott; Gilbert, Dustin; Russell, Dee	3/22/2016	\$25.00 PD	4/5/2016	Accessory Building	Active	02-053-0059

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435) 734-9881

April 5, 2016

Conditional Use Permit

Date Issued:

April 5, 2016

Applicants Name:

Scott Gilbert, Dustin Gilbert and Dee Russell
747 South Main
Willard, UT 84340

Parcel:

#02-053-0059

Conditional Use Permit Address:

747 South Main

A Conditional Use Permit will be issued to the above named individual for a 40x120 Accessory Building

The Conditional Use Permit Requirements are:

- * There shall be no selling of multiple cars from this location at any time. This is not to be a car lot.
- * There shall be no excessive storage of hazardous waste on this site. Each unit will be allowed 1 55 gallon drum for liquid waste such as oil, antifreeze, gas or solvent.
- * There shall be no dumping of hazardous waste on the ground or into the storm drains or sewer system.
- * No floor drains unless a containment container for hazardous material is installed.
- * All washout areas will be contained and meet Federal and State guidelines.
- * There will be no more than 3 cars stored outside the building at any given time.
- * This Conditional Use Permit will be reviewed on a semi-annual basis and may be revoked if found to be in violation of the Conditional Use Permit or the Willard City Nuisance and Noise Ordinance

Scott Gilbert

Applicant's Signature

8-16-16

Date

Dee Russell Planner

Applicant's Signature

8-16-16

Date

c. Conditional Use Permit for a 40' X 120' accessory building located on Parcel #02-053-0059 applicants are Scott Gilbert, Dustin Gilbert and Dee Russell located at 747 South Main

Dee Russell representing several individuals who are requesting a Conditional Use Permit for an accessory building to restore old cars. The building size on the plot plans will be addressed during the building permit application. They had to quickly put together the application for the Planning Commission and the building size before they had the survey completely done. The survey is done and they have the marks showing where the building can be put. They are also looking at putting in 2 smaller buildings. Chairperson Ross asked how big the building is going to be. Mr. Russell stated they are currently looking at bids for 3 sizes one that is 40x120 with 3 partitions, 2 buildings that are 40x80, 40x60 and 40x40 and depends on the survey. They are looking at each having a 40x40 building. City Planner Wheelwright asked if they have talked to UDOT about access to the lot. Mr. Russell stated this was the question they had with the survey. When the property was originally subdivided the right of way was for both lots. John Cox stated the plat map shows an access easement of 23 ft. for Willard City and them and would allow them to use the lane. City Planner Wheelwright said he had received a request for a boundary change. He stated with the updated survey the change would be coming from the back lot with the house down 12 ft. into their property. How tall are the buildings? They will be a maximum of 18 ft. with a minimum of 14 ft. Willard City has a height limit of 20 ft. It was asked if John Cox was ok with what is being put in. He state they knew with the sale of the lot something would be going in and they are ok with it. He asked that they put the buildings more on the north side of the property so it does not block their property from postal deliveries. City Planner Wheelwright stated this was also a request from the Fire Chief so they have easy access in the event of an emergency. Commissioner Seamons asked if they would be putting in a paint shop. Mr. Russell stated no. City Planner Wheelwright presented the conditions for the Conditional Use Permit. See attached handout. Keven Hardy asked that as part of the condition noise be addressed and asked why they would put this type of building between 2 homes. He felt there was the possibility of having air wrenches and all types of machinery going at all times of the day and night. City Planner Wheelwright stated these items can be addressed as part of the Conditional Use Permit and will be reviewed every 6 months. The current ordinance on noise states business cannot operate before 6:00 am after 10 p.m. Commissioner Hart said he is in the restoration business and the noise is comparable to that of a lawn mower. Chairperson Ross asked about outside storage. Mr. Russell stated there would be very little storage outside. Commissioner Seamons suggested the requirements of the Nuisance and Noise Ordinance be added to the conditions. Chairperson Ross asked for a motion.

A motion was made by Commissioner Bodily to approve the Conditional Use Permit for an accessory building for Dee Russell, Scott Gilbert and Dustin Gilbert. The motion was seconded be Commissioner Hart. The motion carried with a unanimous vote.

d. Conditional Use Permit to allow Craig Mitchell to live in existing house while building a new single family dwelling located at 369 South Main Parcel #02-051-0099

Craig Mitchell was present at the meeting to ask for a Conditional Use Permit to allow him to live in his trailer house while he is building a new home. The home will be 380 ft. back on the property. A discussion was held on the conditions. He will be issued a Temporary Certificate of Occupancy for 60 days to allow him time to remove the trailer at which time the Certificate of Occupancy will be issued. Mr. Mitchell was asked what would be put where the trailer was removed. He stated it would be a pasture. City Planner Wheelwright asked what type of road he would be putting in. Mr. Mitchell stated it would be a gravel road. Chairperson Ross asked for a motion.

A motion was made by Commissioner Seamons to approve the Conditional Use Permit for Craig Mitchell. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

e. Discussion on the proposed Keven Hardy 2 Lot Subdivision for Parcel #02-053-0012 approximately 2.7 acres located at approximately 813 South Main

pd
#25 3-23-16

RECEIVED MAR 23 2016

WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING

Application Date: March 22nd, 2016

Assessor's Parcel Number

02 - 053 - 0059

Applicant:

Dee Russell, Scott Gilbert, Dustin Gilbert

Parcel Legal Description

see attached

Mailing Address

557 E. 3200 N.

N. Ogden, UT 84414

Project Address

747 W. Main

Willard, UT 84340

Phone Number

801-391-5144 Dee

Cell Phone

801-391-7571 Scott

801-391-9966 Dustin

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

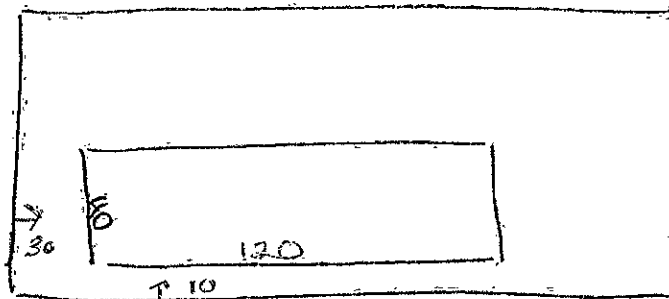


Other Fee variable, \$25 Min.

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.



see attached

APPLICANT'S AFFIDAVIT

STATE OF UTAH)

) SS

COUNTY OF BOX ELDER))

I, (we) Robert Scott Gilbert, 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 7475 Main, Willard, ut. in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED

Property Owner(s)

AGENT

Subscribed and sworn before me this 28 day of March 2016



Marilyn S. Sadler
Notary Public

Residing in North Ogden, UT
My commission expires: 6-20-16

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

I, (we) _____
appoint _____
me (us) with regard to this application
on my (our) behalf before any Willard

SIGNED

Pro

Bryce - 3/28/16
11:35
Dee Russell
801-391-5144
Please call
regarding cond.
use permit turn
in previously -
See as additional
Applicant's affidavits

ty described above, hereby
my (our) agent(s) to represent
do authorize them to appear

____ day of _____ 200__

Notary Public

Residing in _____
My commission expires: _____

APPLICANT'S AFFIDAVIT

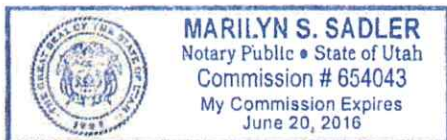
STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Dee J Russell, 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 747 S. Main, Willard Ut 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 Dee J Russell
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 28 day of March 2016



Marilyn S. Sadler
Notary Public

Residing in North Ogden Ut
My commission expires: 6-20-16

* 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: _____

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Dustin Gilbert, 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 747 So. Main 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

Property Owner(s)

AGENT



Subscribed and sworn before me this 23 day of March 2016

Markie Jo Grondel
Notary Public

Residing in Ogden, UT

My commission expires: 10/14/2019

* 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

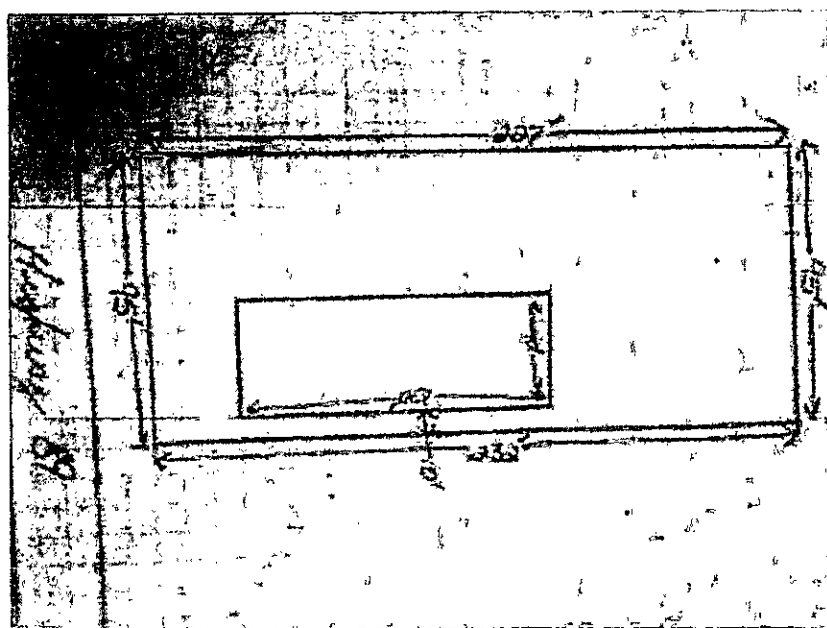
Property Owner(s)

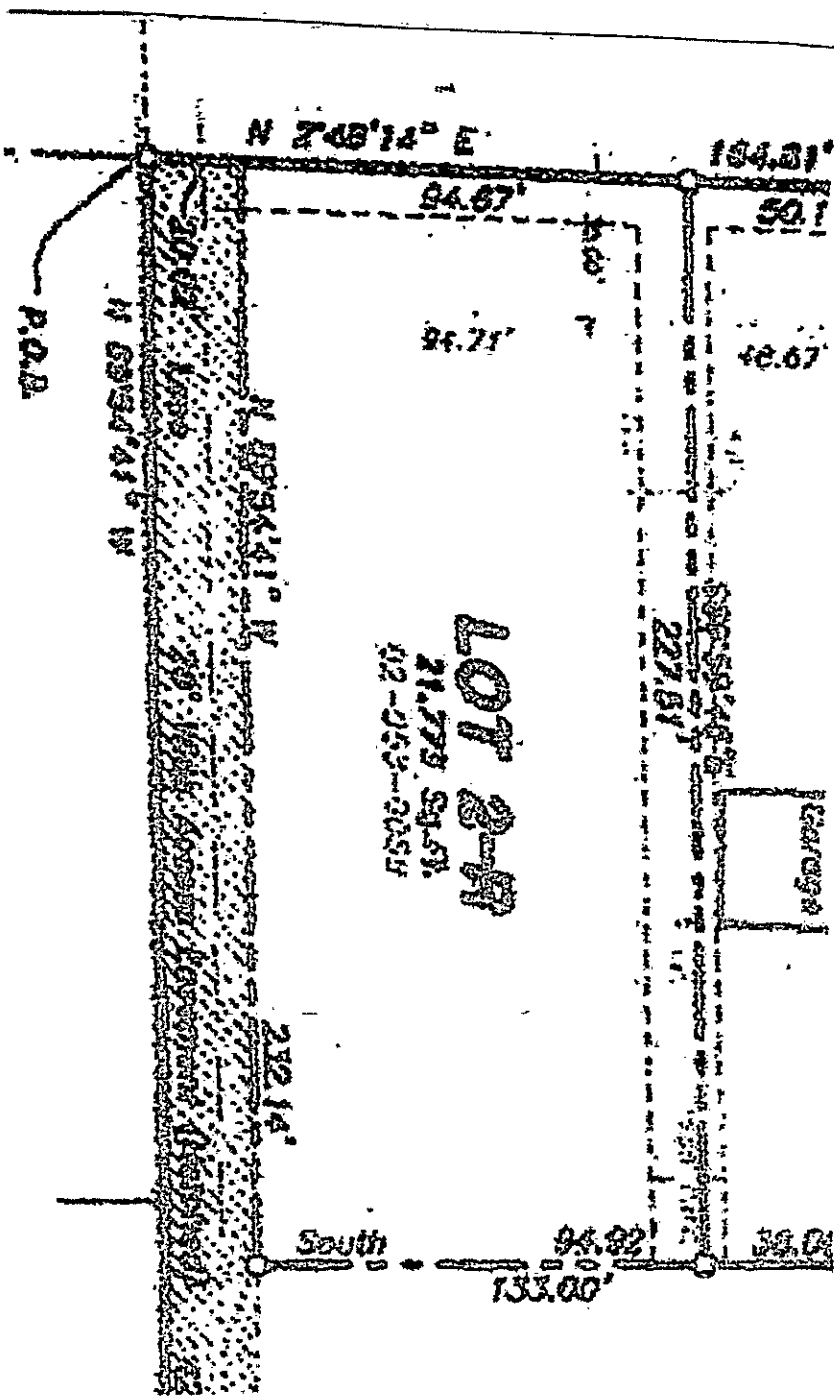
Subscribed and sworn before me this _____ day of _____ 200__

Notary Public

Residing in _____

My commission expires: _____





ITEM 6