Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, February 20, 2025 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

REVISED 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 petition from Willard Land Partners, LLC, an affiliate of Millstream Management, LLC, to rezone approximately 160 acres located at approximately 1500 North 600 West from A-5 to Industrial (Parcel Nos. 02-043-0007 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad)

   b. Consideration and recommendation to the City Council regarding a petition from Willard Land Partners, LLC, an affiliate of Millstream Management, LLC, to rezone approximately 160 acres located at approximately 1500 North 600 West from A-5 to Industria (Parcel Nos. 02-043-0007 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad)

   c. Discussion regarding amending the Master Planned Community Zone found in Chapter 24.24 of the Willard City Zoning Code (continued from April 4, April 18, and December 5, 2024, and January 2 and February 6, 2025)

   d. Review of a conditional use permit issued to Marvin Neff on February 7, 2020, for an RV campground located at 769 South Main (Parcel No. 02-053-0059) (Continued from January 2, January 16, and February 6, 2025)

   e. Update on Granite Ridge Phase 5

   f. Planning Commission agenda review

6. Consideration and approval of the February 6, 2025, 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 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 14th day of February, 2025.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODDTION 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 comment regarding a petition from Willard Land Partners, LLC an affiliate of Millstream Management, LLC to rezone approximately 160 acres located at approximately 1500 North 600 West from A-5 to Industrial.

The public hearing will be held on Thursday, February 20, 2025, 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 Willard 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 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 10th day of February, 2025.

/s/Michelle Drago
Deputy City Recorder

NORTH ↑

ITEM 5B

WILLARD CITY ORDINANCE NO. 2025-07

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF WILLARD CITY, UTAH, BY REZONING CERTAIN PROPERTY FROM AGRICULTURE A-5 TO MANUFACTORING (INDUSTRIAL).

WHEREAS, Willard City, Utah (the "City"), is authorized under Utah Code Annotated Title 10, Chapter 9a, to regulate land use within its jurisdiction; and

WHEREAS, an application for a zoning map amendment ("Rezone Application") was submitted by Willard Land Partners, LLC for the property located at 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad (the "Property"); and

WHEREAS, the proposed rezone is consistent with the goals and policies of the Willard City General Plan and promotes the orderly development of the city; and

WHEREAS, the Willard City Planning Commission held a duly noticed public hearing on [Date], reviewed the application, received public comment, and forwarded a [favorable/unfavorable] recommendation to the Willard City Council; and

WHEREAS, the Willard City Council held a duly noticed public meeting on February 6, 2025 and, after considering the recommendation of the Planning Commission, public input, and applicable land use regulations, determined that the proposed rezone is in the best interest of the health, safety, and welfare of the residents of Willard City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WILLARD CITY, UTAH, AS FOLLOWS:

SECTION 1: AMENDMENT TO ZONING MAP

The Official Zoning Map of Willard City is hereby amended to rezone the following described property from Agriculture A-5 to manufacturing (Industrial):

Property Description:
02-043-0007:

> BEG SE COR LOT 2, N 60 RDS 5 FT W 100 RDS S 60 RDS 5 FT E 100 RDS TO BEG. SEC 15, TWP 8 N, R 2 W SLM, LESS RES CONTG. 32.60 ACS ACRES IN DISTRICT 15.00 ACRES ALLOTTED WATER 15.00 ACRE FEET OF WATER ALLOTTED 15.00 ASSESSED VALUE 1890

02-043-0016:

BEG 22.21 CHS S OF NW COR OF NE/4 OF SEC, E 160 RDS, S 5.42 CHS, W 160 RDS, N 5.42 CHS TO BEG. SEC 15 TWP 8 N, R 2 W

02-043-0042:

ALL OF THE FOLLOWING INSIDE WILLARD CITY LIMITS: BEG AT NW COR OF LOT 3, SELY 10.25 CHS ALG W BDRY OF SD LOT 3, N 88* 20` W TO W SD OF C.P.R.R. S 5*36` E 11.82 CHS ALG R/W LN OF FENCE, N 81*30` W ALG FENCE TO BORDER 0F SALT LAKE, IN A NLY DIRC ALG BORDER OF LAKE TO N BDRY OF S/2 OF SEC, E TO BEG. OR TRACTS 45A & 45B, ALSO BEG 2.85 CHS E OF CEN OF SEC, S 10/05 CHS, N 88*20` W 14.37 CHS TO W LN OF LOT 3, NWLY ALG SD S LN TO N LN OF SW/4 OF SEC, E TO BEG. LESS ST RD. LOT 8 OF LAKE LAND IN SEC. ABOVE BEING IN SECS 15 &16, TWP 8 N R 2 W SLM, ALSO THAT TR DEEDED FRM UT DEPT OF TRANSPORTATION. LESS [02-043-0036] SEC 15 T08N R02W SLM DISCRIBED AS FOLLOWS: COM AT SW COR OF SD SEC 15, N0*21'43"E 1519.71 FT ALG SEC/L TO SW COR OF TRACT 45A SD SEC 15, S78*36'30"E 22.41 FT ALG SLY/L OF SD TRACT 45A TO POB, N00*21'43"E 257.96 FT SD/L BEING PARALLEL WITH & 22 FT ELY FRM SEC/L, S78*38'47"E 1325.21 FT TO PT OF ELY/L OF SD TRACT 45A, S03*51'58"W 256.28 FT TO SE COR OF SD TRACT 45A, N78*36'30"W 1309.42 FT ALG SLY/L OF SD TRACT 45A TO POB.

02-040-0032:

REM OF ORIG TRACT, BEG 3.91 CHS N & 620 FT W OF CENT OF SEC 14 T08N R02W SLM, N88*10`W 2020 FT, S 4.95 CHS, W 130 FT, N13*10`W 5.50 CHS, N88*3`W 33.72 CHS, S 6.20 CHS, W 2.85 CHS, N 12.74 CHS, S88 1/2*E 71.30 CHS, S45`W 450 FT TO BEG. LESS R.R. SEC`S 14 & 15 TWP 8N R 2W SLM. LESS 02-040-0030 #184343 (05/30/2003) DESC. AS: A PT OF NW1/4 SEC 14 T08N R02W SLM, BEG AT PT ON W R/W/L OF ST HWY 89, SD PT LOC S00*24'46"W 2255.83 FT ALG E/LINE OF SD NW1/4 AND S89*35'14"W 238.60 FT FROM MONUMENTED NE COR OF SD NW/4, TO R ALG THE ARC OF 11399.20 FT RAD CURV A DIST 130.09 FT, CHD BEARS S01*20'17"E 130.09 FT ALG SD W R/W/L, N89*11'54"W (N88*30'W BY REC) 412.50 FT, N00*45'00"E 130.00 FT, S89*11'54"E 407.76 FT TO POB. CONT 44.92 AC.

02-043-0017:

BEG 2.85 CHS E OF CENT OF SEC, N 6.20 CHS S 88 1/2* E 17.74 CHS S 13.10 CHS S 69* 45` W 4.80 CHS S 49* 30` W 1.70 CHS N 88* 30` W 11.63 CHS N 10.05 CHS TO BEG LESS: R.R. SEC 15, TWP 8 N, R 2W

02-0430-0043:

ALL OF THE FOLLOWING INSIDE WILLARD CITY: BEG 60 RDS 5 FT N OF SE COR OF LOT 2, N 30 RDS W 200 RDS S 30 RDS E 200 RDS TO BEG INC TRACT 43. SEC`S 15 & 16, TWP 8 N, R 2 W SLM LESS RES

02-043-0005:

BEG 1082.8 FT S & 1904.1 FT W OF NE COR OF SEC, S 2*6` E 283.9 FT ALG R.R. N 87*50` W 600 FT N 20` W 279 FT S 88*10` E 592 FT TO BEG. SEC 15 TWP 8 N, R 2 W SLM

02-043-0004:

BEG 1923.5 FT W & 531.8 FT S OF NE COR OF SEC, N 88*26` W 716.7 FT S 11` E 74.7 FT N 88*30` W 956.5 FT S 3*33` W 484.7 FT S 87*31` E 968 FT S 10` E 254.8 FT S 87*50` E 164 FT N 20* W 279 FT S 88*10` E 592 FT N 2* W 551.4 FT TO BEG. SEC 15, TWP 8 N, R 2 W SLM, LESS RES. 020435

02-043-0002:

BEG NE COR LOT 1, S 40 RDS DOWN TO & ACROSS LOT 5 TO GREAT SALT LAKE NW TO COR LOT 5 E ACROSS LOTS 5 & 1 TO BEG. ACCRETION RGT. SEC 15, TWP 8 N, R 2 W SLM, LESS RES

02-035-0010:

REMAINDER DESCRIPTION: ALL THE FOLLOWING LYING W OF FREEWAY KNOWN AS INTERSTATE 15. BEG 15.04 CHS N OF SW COR OF SE/4 OF SEC 15 T8N R2W SLM, N 81 1/4*W 18.13 CHS, N 3*50`E 4.62 CHS, S 86* 8`E 30.26 CHS S ALG SD R/W TO A PT S 81 1/4*E 13 CHS FROM POB, N 81 1/4 *W 13 CHS TO BEG. LESS: TO STATE RD COMMISSION. LESS: TO UTAH POWER & LIGHT CO.

02-035-0009:

BEG AT NE COR LOT 4, S 65.5 RDS W TO W LINE OF LOT 4, N 65.5 RDS, E TO BEG. SEC 10, TWP 8N, R 2W, S.L.M LESS RES. LESS OUTSIDE CITY. CONT 25.31 ACRES M/L

02-035-0023:

BEG 39.96 CHS W & 9.26 CHS S OF NE COR OF SEC 15, TWP 8N, R 2W, SLM, N 29.35 CHS, E 9.88 CHS, S 1*57` E 29.37 CHS, N 88*20` W 10.88 CHS TO BEG. BEING IN SECS 10 AND 15, TWP 8N, R 2 W, SLM, CONT 30.30 AC M/L

SECTION 2: EFFECTIVE DATE

This Ordinance shall take effect immediately upon posting or publication as required by law.

SECTION 3: SEVERABILITY

If any section, clause, or provision of this Ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

PASSED AND APPROVED by the Willard City Council on this 27th day of February, 2025.

Hulsey	Yes_____	Nay_____
Christensen	Yes_____	Nay_____
Braegger	Yes_____	Nay_____
Mund	Yes_____	Nay_____
Bodily	Yes_____	Nay_____

ATTEST:

_____
City Recorder

Willard City:

By: _____
Mayor Travis Mote

Willard City Planning & Zoning

Printed: 02/05/2025

Part of Box Elder County Parcel #'s: 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad

3410648

5480e1a0-d505-11ef-9132-bdbf0263427f

Active

01/17/2025 - 01/16/2125

Re-Zone

General

Under Review

Application Review Status

Pre-Review	Approved	01/17/2025

Greg, Thanks for completing the application. At a quick glance, it looks like we have all the information we need. I'm approving the pre-review so that the engineers and legal department can start reviewing the information as well. We will reach out to you shortly to schedule a meeting and will also let you know if we need any more information from you. Thanks, Maddie

City Planner	Reviewing
City Engineers	Reviewing
City Manager	Reviewing
Legal Department	Not Reviewed
Final-Review	Not Reviewed

Fees

Re-Zone Application Fee	$2,500.00

Payments

01/17/2025	Online	$2,500.00

Subtotal	**$2,500.00**	**Total Paid**	**$2,500.00**
Amount Paid	**$2,500.00**		
Total Due	**$0.00**		

Application Form Data

(Empty fields are not included)

First Name
Gregory

Last Name
Nelson

Contact Email
greg@millstreampartners.com

Phone Number
(801) 635-7665

Mailing Street Address
172 N. East Promontory Suite 275

City
Farmington

State
UT

Zip Code
84025

Are you the owner or an agent doing the work on the owner's behalf?
Owner

Owner's Affidavit
Property Owner's Affidavit_1.16.2025.pdf

Site Street Address
Part of Box Elder County Parcel #'s: 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad

Assessors Parcel Number(s)
Part of Box Elder County Parcel #'s: 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad

Present Zone

Agriculture 5 acre

Proposed Zone

Industrial

Parcel Legal Description

02-043-0007: BEG SE COR LOT 2, N 60 RDS 5 FT W 100 RDS S 60 RDS 5 FT E 100 RDS TO BEG. SEC 15, TWP 8 N, R 2 W SLM, LESS RES CONTG. 32.60 ACS ACRES IN DISTRICT 15.00 ACRES ALLOTTED WATER 15.00 ACRE FEET OF WATER ALLOTTED 15.00 ASSESSED VALUE 1890 02-043-0016: BEG 22.21 CHS S OF NW COR OF NE/4 OF SEC, E 160 RDS, S 5.42 CHS, W 160 RDS, N 5.42 CHS TO BEG. SEC 15 TWP 8 N, R 2 W 02-043-0042: ALL OF THE FOLLOWING INSIDE WILLARD CITY LIMITS: BEG AT NW COR OF LOT 3, SELY 10.25 CHS ALG W BDRY OF SD LOT 3, N 88* 20` W TO W SD OF C.P.R.R. S 5*36` E 11.82 CHS ALG R/W LN OF FENCE, N 81*30` W ALG FENCE TO BORDER 0F SALT LAKE, IN A NLY DIRC ALG BORDER OF LAKE TO N BDRY OF S/2 OF SEC, E TO BEG. OR TRACTS 45A & 45B, ALSO BEG 2.85 CHS E OF CEN OF SEC, S 10/05 CHS, N 88*20` W 14.37 CHS TO W LN OF LOT 3, NWLY ALG SD S LN TO N LN OF SW/4 OF SEC, E TO BEG. LESS ST RD. LOT 8 OF LAKE LAND IN SEC. ABOVE BEING IN SECS 15 &16, TWP 8 N R 2 W SLM, ALSO THAT TR DEEDED FRM UT DEPT OF TRANSPORTATION. LESS [02-043-0036] SEC 15 T08N R02W SLM DISCRIBED AS FOLLOWS: COM AT SW COR OF SD SEC 15, N0*21'43"E 1519.71 FT ALG SEC/L TO SW COR OF TRACT 45A SD SEC 15, S78*36'30"E 22.41 FT ALG SLY/L OF SD TRACT 45A TO POB, N00*21'43"E 257.96 FT SD/L BEING PARALLEL WITH & 22 FT ELY FRM SEC/L, S78*38'47"E 1325.21 FT TO PT OF ELY/L OF SD TRACT 45A, S03*51'58"W 256.28 FT TO SE COR OF SD TRACT 45A, N78*36'30"W 1309.42 FT ALG SLY/L OF SD TRACT 45A TO POB. 02-040-0032: REM OF ORIG TRACT, BEG 3.91 CHS N & 620 FT W OF CENT OF SEC 14 T08N R02W SLM, N88*10`W 2020 FT, S 4.95 CHS, W 130 FT, N13*10`W 5.50 CHS, N88*3`W 33.72 CHS, S 6.20 CHS, W 2.85 CHS, N 12.74 CHS, S88 1/2*E 71.30 CHS, S45`W 450 FT TO BEG. LESS R.R. SEC`S 14 & 15 TWP 8N R 2W SLM. LESS 02-040-0030 #184343 (05/30/2003) DESC. AS: A PT OF NW1/4 SEC 14 T08N R02W SLM, BEG AT PT ON W R/W/L OF ST HWY 89, SD PT LOC S00*24'46"W 2255.83 FT ALG E/LINE OF SD NW1/4 AND S89*35'14"W 238.60 FT FROM MONUMENTED NE COR OF SD NW/4, TO R ALG THE ARC OF 11399.20 FT RAD CURV A DIST 130.09 FT, CHD BEARS S01*20'17"E 130.09 FT ALG SD W R/W/L, N89*11'54"W (N88*30'W BY REC) 412.50 FT, N00*45'00"E 130.00 FT, S89*11'54"E 407.76 FT TO POB. CONT 44.92 AC. 02-043-0017: BEG 2.85 CHS E OF CENT OF SEC, N 6.20 CHS S 88 1/2* E 17.74 CHS S 13.10 CHS S 69* 45` W 4.80 CHS S 49* 30` W 1.70 CHS N 88* 30` W 11.63 CHS N 10.05 CHS TO BEG LESS: R.R. SEC 15, TWP 8 N, R 2W 02-0430-0043: ALL OF THE FOLLOWING INSIDE WILLARD CITY: BEG 60 RDS 5 FT N OF SE COR OF LOT 2, N 30 RDS W 200 RDS S 30 RDS E 200 RDS TO BEG INC TRACT 43. SEC`S 15 & 16, TWP 8 N, R 2 W SLM LESS RES 02-043-0005: BEG 1082.8 FT S & 1904.1 FT W OF NE COR OF SEC, S 2*6` E 283.9 FT ALG R.R. N 87*50` W 600 FT N 20` W 279 FT S 88*10` E 592 FT TO BEG. SEC 15 TWP 8 N, R 2 W SLM 02-043-0004: BEG 1923.5 FT W & 531.8 FT S OF NE COR OF SEC, N 88*26` W 716.7 FT S 11` E 74.7 FT N 88*30` W 956.5 FT S 3*33` W 484.7 FT S 87*31` E 968 FT S 10` E 254.8 FT S 87*50` E 164 FT N 20* W 279 FT S 88*10` E 592 FT N 2* W 551.4 FT TO BEG. SEC 15, TWP 8 N, R 2 W SLM, LESS RES. 020435 02-043-0002: BEG NE COR LOT 1, S 40 RDS DOWN TO & ACROSS LOT 5 TO GREAT SALT LAKE NW TO COR LOT 5 E ACROSS LOTS 5 & 1 TO BEG. ACCRETION RGT. SEC 15, TWP 8 N, R 2 W SLM, LESS RES 02-035-0010: REMAINDER DESCRIPTION: ALL THE FOLLOWING LYING W OF FREEWAY KNOWN AS INTERSTATE 15.

BEG 15.04 CHS N OF SW COR OF SE/4 OF SEC 15 T8N R2W SLM, N 81 1/4*W 18.13 CHS, N 3*50`E 4.62 CHS, S 86* 8`E 30.26 CHS S ALG SD R/W TO A PT S 81 1/4*E 13 CHS FROM POB, N 81 1/4 *W 13 CHS TO BEG. LESS: TO STATE RD COMMISSION. LESS: TO UTAH POWER & LIGHT CO. 02-035-0009: BEG AT NE COR LOT 4, S 65.5 RDS W TO W LINE OF LOT 4, N 65.5 RDS, E TO BEG. SEC 10, TWP 8N, R 2W, S.L.M LESS RES. LESS OUTSIDE CITY. CONT 25.31 ACRES M/L 02-035-0023: BEG 39.96 CHS W & 9.26 CHS S OF NE COR OF SEC 15, TWP 8N, R 2W, SLM, N 29.35 CHS, E 9.88 CHS, S 1*57` E 29.37 CHS, N 88*20` W 10.88 CHS TO BEG. BEING IN SECS 10 AND 15, TWP 8N, R 2 W, SLM, CONT 30.30 AC M/L

Road Access

The Applicant is currently under contract on the Christensen parcel and acquired the Reichman parcel earlier this month (Box Elder County Parcel #'s: 02-043-0041 and 02-043-0026, respectively). As part of the proposed development, the Applicant has secured the rights to purchase, or has purchased, real property necessary for 600 W to be extended, which will enhance connectivity and infrastructure in the area. Additional ingress / egress options in the area exist, including the Stock Trail on the west side of the subject property along I-15 and 1075 N which accesses the property over the railroad and could be used for secondary emergency access.

Reason for the requested change

The current zoning of the parcels (A-5) necessitates a re-zone to accommodate industrial / manufacturing development on the site. This request aligns with the City of Willard's vision as outlined in the future land-use map, which designates these parcels as potential sites for industrial growth. By pursuing this re-zone, we are supporting the city's long-term planning goals. Based on the areas physical characteristics, access to logistics infrastructure and positioning between I-15 and the railroad tracks we believe this is the highest and best use of the this land.

Impacts (financial and other) of the change to surrounding properties and the city as a whole:

Industrial / manufacturing development will support Willard by creating a meaningful tax base in a localized area. This localization of tax base will allow much of the rest of Willard to remain more rural, as has been discussed at length in the City. The development of this area involves certain land swap transactions that will ensure that parcels to the West of the railroad tracks remain farmland for years to come as opposed to having such parcels sold to home developers, etc. In essence, creating a specific area where high dollar investments can be made will allow other areas in the city to remain agricultural and rural in nature.

Do you have water for your current property?

Yes

Upload proof of water ownership

Recorded First Amendment to Memo-195140-8.pdf

Upload completed Applicant Affidavit

Property Owner's Affidavit_1.16.2025.pdf

Upload Proof of Ownership

Proof of Ownership.pdf

Upload Location map (showing nearest cross streets)

Wells Property - Access.pdf

Upload Utility Plan

Utility Plan - Willard.pdf

How would you like to submit the adjacent property owner information?

File Upload

Upload list of all property owners within 1/4 mile of the parcel

Willard Re-Zone .25 Mile Radius.xlsx

Upload Assessor's Plat Map or suitable drawing of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.

Wells Property - Access.pdf

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Gregory Nelson - 01/17/2025 12:00 pm

Date:	1/17/2025
Order #:	T7JW-40449937-SRW7
Re-Zone:	Part of Box Elder County Parcel #'s: 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad #3410648 1/17/2025 - 1/16/2125

Bill To	Payment
Part of Box Elder County Parcel #'s: 02-043-0007, 02-043-0016, 02-043-0042, 02-040-0032, 02-043-0017, 02-043-0043, 02-043-0005, 02-043-0004, 02-043-0002, 02-035-0010, 02-035-0009, and 02-035-0023 that are located on the east side of I-15 and the west side of the railroad	1/17/2025 Payment Type: Online visa Amount: **$2,500.00**

Order Details

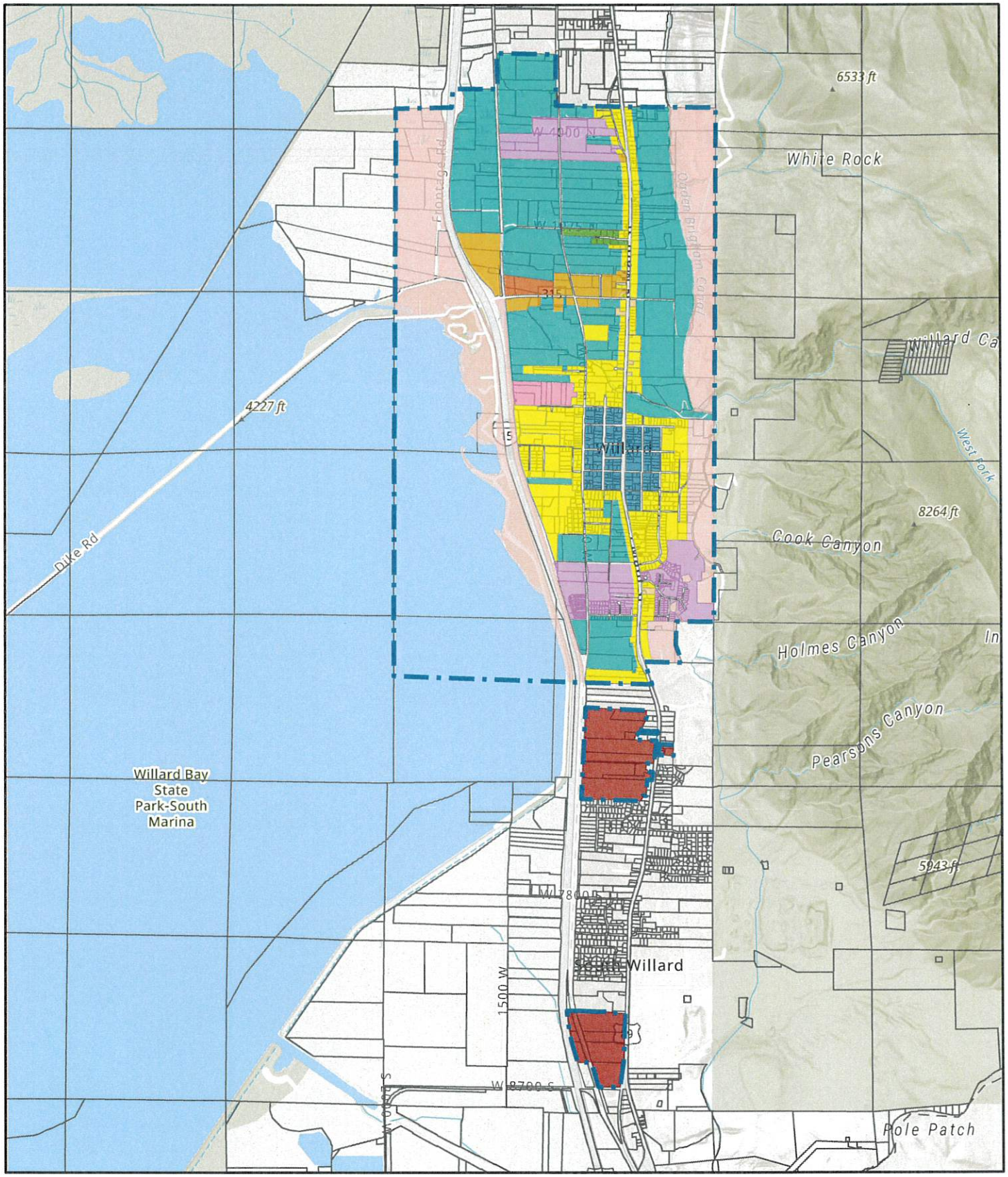
Re-Zone Application Fee		$2,500.00
	Total:	$2,500.00
	Amount Paid:	**$2,500.00**

Willard City Planning & Zoning

WILLARD LAND PARTNERS LLC/MILLSTREAM MANAGEMENT LLC REZONE

North ↑

Willard Zoning Map



5/30/2024, 1:17:34 PM

1:52,001

0 0.45 0.9 1.8 mi

0 0.5 1 2 km

City Boundary

Zoning

PUD

MU-40

A-3

C-G

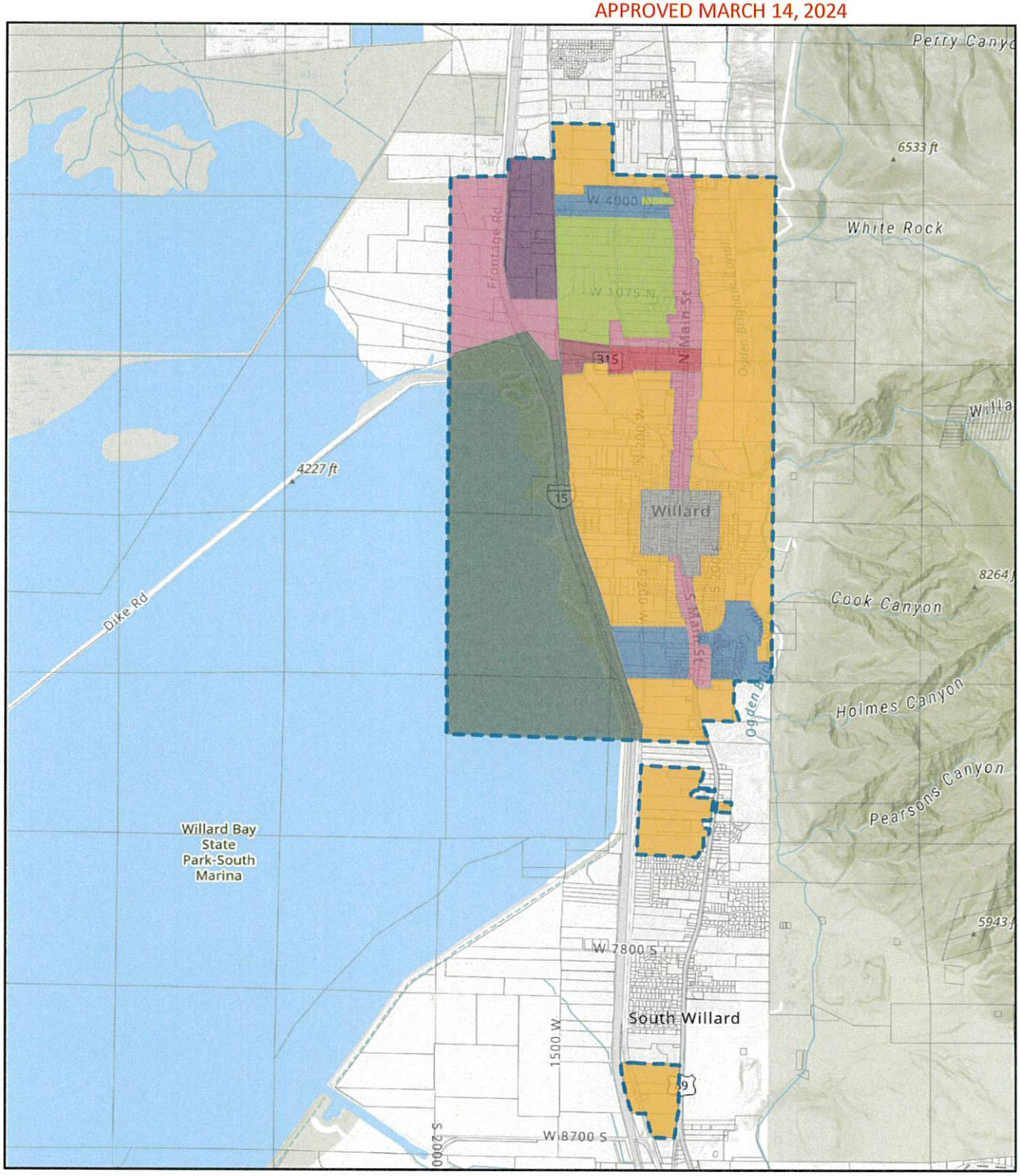
R-1/2

R-1

Old Willard Township

TOD

Esri, NASA, NGA, USGS, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of



5/30/2024, 1:22:55 PM

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0 0.45 0.9 1.8 mi

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City Boundary

Future Land Use

- Residential (1/2 Acre Lot)
- Agriculture (3-5 Acre Lot)
- Commercial General
- Commercial Retail
- Old Downtown District
- Transit Oriented Development
- Planned Unit Development
- Environmentally Sensitive Area
- Industrial
- Box Elder County Parcels

Esri, NASA, NGA, USGS, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

Figure 15: Willard Future Land Use Map (2023)

ITEM 5C

WILLARD CITY
ORDINANCE 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF WILLARD, UTAH, ESTABLISHING REGULATIONS FOR MASTER PLANNED COMMUNITY (MPC) ZONING DISTRICTS.

WHEREAS, the Willard City Council, pursuant to the provisions of Utah Code Ann. §10-3-707, has the authority to revise and adopt ordinances of the municipality of a general and permanent character;

WHEREAS, Willard City has authority to regulate land use and zoning pursuant to Utah Code Ann. §10-9a-501 et seq.; and

WHEREAS, regulations establishing guidelines for Master Planned Community (MPC) Zones will encourage orderly growth, ensure compatibility with surrounding land uses, and preserve the community character; and

WHEREAS, the proposed regulations are intended to encourage innovative and efficient land use, provide opportunities for diverse housing types, and promote the integration of open space and recreational amenities; and

WHEREAS, the Willard City Planning and Zoning Commission recommends the adoption of an ordinance establishing regulations for Master Planned Community (MPC) Zones; and

WHEREAS, the Willard City Council deems it necessary to adopt such regulations for the protection and preservation of the public health, safety, and general welfare.

NOW THEREFORE, be it ordained by the Council of the Willard City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "24.24.020 Minimum Size" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.020 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.

AFTER AMENDMENT

24.24.020 Minimum Size

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

SECTION 2: **AMENDMENT** "24.24.030 Open Space Required" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.030 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.

A. 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.
B. Park strips, curb, gutter, sidewalks, common yards, private yards and publicly dedicated streets shall not count as Open Space.
C. 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:
    1. Dedication of the land as a public park or trails system.
    2. 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.
        a. 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 by the Hearing Officer.

b. The City may at their discretion, create a special assessment area to provide for the benefit, improvement, and maintenance of the Open Space areas.
    (1) An agricultural conservation easement in a manner approved by the City Council.

AFTER AMENDMENT

24.24.030 Open Space Required

A minimum of twenty percent (20%) Open Space shall be provided in each MPC Zone to include natural maintained choice protected Open Space, protected agricultural land, or improved parks as approved by the City Council. The designation of open space allows the developer to organize a subdivision in creative ways, but does not provide increased lot density above the base zone. Open space shall be calculated on the area buildable as lots. Open Space that is unbuildable because of slope, wetlands, flood drainage, or contamination, shall not be considered as Open Space. Open space will be considered as follows:

A. 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.
B. Park strips, curb, gutter, sidewalks, common yards, private yards, and publicly dedicated streets shall not count as Open Space.
C. An agricultural conservation easement may be established on lots above one (1) acre. Easement deeds shall provide Willard City full rights to enforce the deed terms at the cost of the land owner. The plat map shall designate the building envelope for each lot. An easement of the agricultural area will be deeded to Willard City. The agricultural easement deed will restrict the construction of structures, roads, or other above-ground infrastructure. Crop and livestock production facilities below 10 feet in height, such as fences and irrigation systems, will be allowed. Only the area of the agricultural easement shall count toward the open space requirement.
D. 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:
    1. Dedication of the land as a public park or trails system.
    2. 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. The maintenance and perpetual financing of the open space will be documented in the HOA bylaws and be included in the easement deed. Changes to the character of the open space, maintenance, or financing by the HOA will require approval of the city council.

a. ~~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 of one (1) year with owners living 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 by the Hearing Officer. The one year probationary period begins when the last lot is sold.

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

(1) ~~An agricultural conservation easement in a manner approved by the City Council.~~.

SECTION 3: **AMENDMENT** "24.24.040 Fee In Lieu Of Open Space" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.040 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.

A. A fee in lieu of Open Space may be provided if the following requirements are met:

1. 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.

2. 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.

AFTER AMENDMENT

24.24.040 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.

A. A fee in lieu of Open Space may be provided if the following requirements are met:
   1. As part of the application process, open space requirement calculation shall be proved to the city staff and approved by the City Council. Calculation shall document acreage of roads, utility easements, lots, and areas that are not buildable due to items references in 12-106-3.
   2. The fee in lieu of open space shall be determined by an appraised price as follows:
      a. An appraiser with experience and qualification in appraising conservation easements shall provide the following:
         (1) An appraisal including the full per acre value of the buildable area within the subdivision at the time the development infrastructure is complete.
         (2) An appraised per acre value of the subdivision with the development property rights removed from the parcels.
      b. All appraisals required under this ordinance shall be obtained and paid for by the applicant. The appraisal must be conducted by a certified appraiser in accordance with industry standards.
      c. Willard City retains the right to review the appraisal before acceptance and may request additional information or clarification as needed to ensure the valuation is appropriate. The City may also have an easement review completed by a qualified easement appraiser.

      d. Willard City at is discretion may have an easement review completed by a qualified easement appraiser.
      e. The value of the open space to be paid Willard city will be the full development value of the subdivision minus the value of the land with development rights removed (a-b = fee in lieu) on a per acre basis
   3. The percentage of open space that is substituted through a fee in lieu, may be added to the density of the subdivision, not to exceed 20 percent, of the future land use map density.
   4. 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.
   5. ~~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. 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.~~

SECTION 4: **AMENDMENT** "24.24.050 Density" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.050 Density

The Density of the MPC Zone shall be consistent with the policies of the General Plan

AFTER AMENDMENT

24.24.050 Density

The Density of the MPC Zone shall be no more than two (2) units per developable acre ~~.consistent with the policies of the General Plan~~

SECTION 5: **AMENDMENT** "24.24.060 Preliminary Site Plan" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.060 Preliminary Site Plan

A preliminary site plan shall be submitted and considered concmTently with an application for approval of a MPC Zone. The preliminary site plan shall show at least the following:

A. The proposed zone name and location.
B. A proposed development agreement.
C. Permitted, conditional, accessory uses proposed for and in the MPC Zone.
D. Proposed residential use density.
E. Minimum lot sizes.
F. The range of average lot sizes.
G. Building locations.
H. Building elevations.
I. Open Space in the MPC Zone.
J. Parking.
K. Landscaping.

L. Pedestrian and traffic circulation.
M. Drainage and stormwater retention plan.
N. Utility Layout including a plan for the installation of fiber optic lines and a secondary water system.
O. Plans for grading.
P. Proposed development standards providing:
    1. Lot standards establishing requirements for lot area and dimensions;
    2. Building, setback standards for front, side and rear yards; and
    3. Building regulations addressing building height, building orientation, and architectural design guidelines.
Q. A conceptual master plan showing:
    1. The location of any proposed and/or existing easements, and rights-of-way.
    2. The location, arrangement and configuration of Open Space, including the location, a1Tangement, and configuration of any parks and/or trails.
    3. The location and design of street infrastructure and that the proposed street infrastructure is in harmony with the City's Road Master Plan.
R. 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.

AFTER AMENDMENT

24.24.060 Preliminary Site Plan

A preliminary site plan shall be submitted and considered ~~concmTently~~concurrently with an application for approval of a MPC Zone. Application will be determined complete by the City Planner prior to review by the planning commission. The preliminary site plan shall show at least the following:

A. The proposed zone name and location.
B. A proposed development agreement.
C. Permitted, conditional, accessory uses proposed for and in the MPC Zone.
D. Proposed residential use density.
E. Minimum lot sizes.
F. The range of average lot sizes.
G. Building locations.
H. Building elevations.
I. Open Space in the MPC Zone.
J. Parking.
K. Landscaping.

L. Pedestrian and traffic circulation.
M. Drainage and stormwater retention plan.
N. Utility Layout including a plan for the installation of fiber optic lines and a secondary water system.
O. Plans for grading.
P. Proposed development standards providing:
    1. Lot standards establishing requirements for lot area and dimensions;
    2. Building, setback standards for front, side and rear yards; and
    3. Building regulations addressing building height, building orientation, and architectural design guidelines.
Q. A conceptual master plan showing:
    1. The location of any proposed and/or existing easements, and rights-of-way.
    2. The location, arrangement and configuration of Open Space, including the location, a1Tangement, and configuration of any parks and/or trails.
    3. The location and design of street infrastructure and that the proposed street infrastructure is in harmony with the City's Road Master Plan.
R. 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.
S. USDA/NRCS soils map with soil descriptions and hydric soil designation.

SECTION 6: **AMENDMENT** "24.24.140 Findings Required For Approval" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.140 Findings Required For Approval

The proposed MPC Zone may be approved only if the City Council makes all of the following findings:

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

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

A. 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.

B. The MPC Zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
C. The MPC Zone avoids incompatible development on lands subject to natural hazards.
D. The MPC Zone promotes efficient land use by allowing housing and/or commercial develop at densities that are appropriate for the area.
E. The MPC provides equal or greater opportunities for alternative modes of transpo11ation such as walking, bicycling, or transit, than would occur with conventional zoning by:
    1. 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.

AFTER AMENDMENT

24.24.140 Findings Required For Approval

The proposed MPC Zone may be approved only if the City Council makes all of the following findings:

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

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

A. 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.
B. The MPC Zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
C. The MPC Zone avoids incompatible development on lands subject to natural hazards.
D. The MPC Zone promotes efficient land use by allowing housing and/or commercial develop at densities that are appropriate for the area.
E. The MPC provides equal or greater opportunities for alternative modes of transpo~~11~~rtation such as walking, bicycling, or transit, than would occur with conventional zoning by:
    1. 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.

SECTION 7: **AMENDMENT** "24.24.160 Permit Approval" of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.24.160 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.

AFTER AMENDMENT

24.24.160 Permit Approval

Preliminary site and landscape plans will be submitted and reviewed concurrently with a rezone request. The Planning Commission shall review the preliminary plan and rezone with any attached conditions and forward said plans to the City Council with their recommendation. The City Council will review the plans and determine whether they are approved or disapproved. The City Council may not approve an application for rezone to any of these zones unless a preliminary plat for property being rezoned has already been approved on condition of successful rezone. The subdivision submittals and review shall follow the procedures outlined in Subdivisions 24.80, "Subdivision Regulations."~~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.~~

SECTION 8: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 10: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

SECTION 11: **DIRECTION** Staff are authorized and directed to make such non-substantive changes and take other actions to finalize, post, and publish this Ordinance.

PASSED AND ADOPTED BY THE WILLARD CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Jacob Bodily	_____	_____	_____	_____
Rod Mund	_____	_____	_____	_____
Mike Breager	_____	_____	_____	_____
Rex Christensen	_____	_____	_____	_____
Jordon Husley	_____	_____	_____	_____

Presiding Officer

_____

Travis Mote, Mayor, Willard City

Attest

_____

Susan Obray, Recorder, Willard City

ITEM 5D

	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 Senstive 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 South Main	Gilbert, Scott; Gilbert, Dustin; Russell, Dee	3/22/2016	$25.00 PD	4/5/2016	Accessory Building	Active Reviewed 12/5/24	02-053-0059

	769 North Main	Marvin Neff			2/7/2020	RV Campground	Active	02-041-0067
	781 North 200 West	Barthlome, Shane	10/31/2013	$25.00	12/9/2013	Truss Manufacturing	Active	02-041-0030
	850 North Main (filed in 960 N Main)	Venture Outdoor Advertising		$25.00	8/27/1990	Off-Premise Sign (Billboard)	Active	02-043-0013
	875 North Main	E. K. Bailey			5/15/2008	Home Furnishings Store	Active	02-041-0045
	1348 North Main	Dorothy Call & Garrick Call	4/18/2023	$25.00	5/18/2023	Detached Accessory Dwelling Unit	Active	02-039-0055
	1357 North Main	Qwest & Maurice Roche			4/19/2001	Communications Tower	Active	02-040-0005

Willard City Corporation

80 West 50 South
Box 593

Willard, Utah 84340
(435)734-9881

Conditional Use Permit

Issued to Still Water Ranches for the Willard Peak Campground 769 North Main

This Conditional Use Permit is issued to Still Water Ranches to operate the Willard Peak Campground and may be revoked at any time for noncompliance.

The following conditions will apply:

1. The campground has 18 months to come into compliance with length of stay for all guests as outlined in Willard City Ordinance 12-504 paragraph 11

2. Approved privacy fence on property with landscape and surfaces per submitted drawings.

These conditions are agreed to by Still Water Ranches and Willard City

Still Water Ranches Rep.	2/6/20 Date	Willard City Rep.	2-7-20 Date

City Planner Wheelwright gave an overview of the property. He reported this is the Jean Waite property located at 1127 North Main. It is a narrow 11 acre parcel of land that runs from Hwy 89 to 200 West. There is a home on the south side of the property in the R ½ Zone and they would like to cut off the house and ½ acre parcel and keep the remaining 10.5 acres intact for possible future development. It meets all the criteria of the Subdivision Ordinance. The Planning Commission determines if it meets all the criteria of the Subdivision Ordinance would then make a recommendation to forward the proposal to SLUA (Subdivision Land Use Authority). Commissioner Dubovik asked if it would maintain the frontage needed along the hwy. City Planner Wheelwright stated they have approx. 130 ft. of frontage. Commissioner Bingham stated it would be hard to put a road off of the Hwy into the subdivision unless they worked with their neighbors. City Planner Wheelwright stated they would have 100 ft. with the home with 131 ft. left over. There are no plans to do anything with the remaining parcel. Chairperson Bodily stated 200 ft. off the highway the property changes to the A-5 zone and asked how this would come into play when they subdivide the remaining parcel. City Planner Wheelwright state they would have to go through a re-zone. Chairperson Bodily asked for additional comments and a motion.

A motion was made by Commissioner Dubovik to recommend approval of the concept plan for the White Rock Ranch 2 Lot Subdivision and move it forward. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

c. Discussion/Action on proposed changes to Conditional Use Permit for Willard Peak Campground located at 769 North Main – Parcel #02-041-0055 submitted by Brinton Neff

City Planner Wheelwright reported he has talked with legal counsel and property rights ombudsman and was told the Planning Commission cannot require an applicant to do more than what is required in the ordinance but you can allow less. They have agreed to meet the ordinance with their design. The previous design did not meet the requirements of the ordinance. The new design shows the 15' buffer zone around the property and also installation of a privacy fence. They have also agreed to meet the 18 month compliance with the existing residents if the Planning Commission agrees. The handouts are only a draft and can be changed if needed. Commissioner Bingham asked if it would be a full height privacy fence. City Planner Wheelwright stated it would be up to the Planning Commission to decide what they want. He asked Marv Neff to explain what he is proposing. Mr. Neff presented pictures and stated they would be continuing the north/south privacy fence with slats and then by the road would be a rail type fence.
Commissioner Baker asked how many acres there were. Mr. Neff stated 3 acres.
Commissioner Bingham asked about the plans for the storage units. Mr. Neff said he has submitted plans for review.
Commissioner Baker stated she likes the plan and cannot wait to see what they have planned for the area to bring business into town.
City Planner Wheelwright asked for input on the 18 months to come into compliance and read an email from Commissioner Hart expressing concerns about the approval of the Conditional Use Permit. Commissioner Dubovik felt to add those terms into the

CUP would be violation of the ordinance. The Planning Commission felt they were ok with allowing 18 months to come into compliance for the existing residents and look at changing the ordinance.
Commissioner Dubovik felt the applicant was in the business to make money so they would be formatting their rules and policies in order to attract business.
Commissioner Baker suggested for the existing residents they need to have addresses on their trailers so medical or police can find them easier. Mr. Neff stated he would be adding pedestal with numbers.

Commissioner Bingham made a motion to approve version #2 Conditional Use Permit for Steelwater Ranches LLC Parcel #02-041-0055 submitted by Brinton Neff. The motion was seconded by Commissioner Baker. The motion carried with a unanimous vote.

d. Discussion/Action on revisions to Section 12-105 Conditional Use Ordinance and Section 12-112 Commercial and Manufacturing Zones with a possible recommendation to the City Council
Willard City Attorney Colt Mund presented two versions of the Conditional Use Permit Ordinance. One that is alphabetical and one by use category. He has taken the current ordinance and cut it down 175 uses to 70 uses to make it easier to read and understand. Commissioner Dubovik stated in reviewing the ordinance the disclaimer was still written in the ordinance stating "that if something is not listed in the table it would be at the sole discretion of the City Council to approve or disapprove." The Planning Commission member liked the by category use the best. There was discussion held on the blank areas within the document. Attorney Mund stated some of the blanks were not previously listed and would need to be resolved. Chairperson Bodily suggested the Planning Commission table this item to allow the Planning Commissioners time to review the document and come back with proposed changes for the next meeting.

A motion was made by Commissioner Dubovik to table discussion on Section 12-105 Conditional Use Permit and Section 12-112 Commercial and Manufacturing with a possible recommendation to the City Council. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

e. Report on Capital Facilities Plan for Storm Drain
The Flood Control is still working on this. Mayor Braegger reported they will be discussing this issue at the next Flood Control meeting. He has been in discussion with the City Engineer and Flood Control Engineer and will be working to get more information.

6. Approval of Minutes
Commissioner Bingham had questions on the minutes but did not have a copy of the minutes with him. Chairperson Bodily suggested to table this agenda item until the next meeting.

A motion was made by Commissioner Bingham to table the approval of the January 16, 2020 Planning Commission meeting. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.

Information provided by Brinto Neff

Conditional Use Permit

Date issued: _____

Applicants Name: Steelwater Ranches

Business Name: Willard Peak Campground

Business Address: 769 North Main, Willard Ut 84340

A Conditional Use Permit is issued for the above property and business. The conditions are as follows:

1. The Campground may remain open all year round.
2. 18 months to come into compliance with length of stay.
3. Length of stay Willard City Ordinance 12-504-3 paragraph 11
4. Hard surface definition clarified as: Road base, Compacted fill or Gravel.
5. Privacy fence on north property line, with landscape and surfaces per submitted drawings.

_____ _____

Applicant signature Date

_____ _____ _____

City Representative Title Date

tenths foot candles of light shall be required for protective yard lighting the full length of all driveways and walkways in recreational coach parks.

(6) In recreational vehicle parks all areas not covered by recreational vehicles, hard-surfacing, or buildings shall be landscaped as approved by the planning commission, and such landscaping shall be permanently maintained.

(7) In recreational vehicle parks, all off-street parking spaces and driveways shall be hard-
surfaced before the adjacent recreational vehicle spaces may be occupied.

(8) In recreational vehicle parks, the roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved planned unit development plan:

(a) One-way traffic: A minimum of fifteen feet in width plus extra width as necessary for maneuvering recreational vehicles.

(b) Two-way traffic: A minimum of thirty feet in width.

(c) Entrance roadways: Minimum of thirty-six feet in width.

(d) Roadways: All roadways shall be hard-surfaced and bordered by twenty-four inch rolled gutters or an approved equivalent.

(e) Sidewalks: Thirty-six inch minimum width sidewalks shall be installed on all main roadways within the development, if required by the planning commission.

(f) Access: Each recreational vehicle park shall have at least two accesses to public streets.

(9) Storm drainage facilities shall be so constructed as to protect visitors to the recreational vehicle park as well as adjacent property owners. Such facilities shall be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

(10) All storage and solid waste receptacles, outside of the confines of any recreational
vehicle, must be housed in a closed structure compatible in design and construction to any service buildings within the development. The service buildings shall be constructed in
accordance with the Willard City Building Ordinance and kept in good repair.

(11) No individual space in a recreational vehicle park shall be used by one individual recreational vehicle for more than ninety days consecutively, nor shall such space be rented or leased to any one individual for a period longer than ninety (90) days in any one calendar year.

(12) Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

(a) The recreational vehicle park portion of the development

(16) Mobile Home Subdivision. A subdivision designed and intended for residential use where lots are to be individually owned or leased, and occupied by mobile homes exclusively.

(17) Planned Unit Development. An integrated design for development of residential, commercial or industrial uses, in which the density and location regulations of the District in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.

(18) Recreational Vehicle. A vehicle such as a recreational trailer, tent or camper trailer, truck camper, travel trailer, camp car, motor home, motor coach, or other vehicle, with or without motive power, designed and /or constructed to travel on public thoroughfares in accordance with provisions of the Utah Vehicle Code, and designed for human habitation.

(19) Recreational Vehicle Park. Any area or tract of land or a separate designated section within a mobile home park, where lots are rented or held for rent to one or more owners or users of recreational vehicles for temporary use or for a limited period of time.

(20) Recreational Vehicle Space. A space within a recreational vehicle park, designated and intended for the accommodation of one recreational vehicle.

(21) Service Building. A substantial, permanent building, providing separate toilet facilities for men and women, and laundry facilities and/ or other facilities for use in common by the occupants of mobile home parks or recreational vehicle parks.

(22) Temporary Use. Over-night parking, twenty-four hour camping in approved areas, or as otherwise defined by the Willard City Council.

(23) Travel Trailer. Recreational vehicle.

(24) Zoning Ordinance. An ordinance adopted by Willard City to regulate land use through separation of the community into districts, and to regulate the location and use of buildings and other structures within those districts.

PART 12-501. Location.

(1) No occupied mobile home shall be located anywhere within Willard City except in a mobile home park or mobile home subdivision. Emergency or temporary parking of an unoccupied mobile home outside a licensed mobile home park or mobile home subdivision will be permitted for a period not exceeding twenty-four hours.

(2) Recreational vehicles shall not be used for living quarters in Willard City, except in designated camping areas or recreational vehicle parks. Except that:

> (a) Temporary use, not to exceed seven days, on an occupied residential lot, by residents or guests of the residents, will be permitted.

(3) Recreational vehicles which are unoccupied for living space may be stored on a private parcel of land, including an occupied residential lot, provided they do not violate any required setbacks for front,

Origination D	Arrival Date	Departure [	Nigl	Unit Si	Unit Site Ty	Unit Site Cl	First Name	Last Name
11/14/2023	8/16/2024	8/17/2024	1	33	Pull Throug	RV Sites	James	MacLeod
1/17/2024	6/30/2024	7/3/2024	3	33	Pull Throug	RV Sites	Robert	Nielsen
1/18/2024	6/29/2024	6/30/2024	1	33	Pull Throug	RV Sites	Daniel	Kinyon
1/19/2024	8/2/2024	8/3/2024	1	32	Pull Throug	RV Sites	Mike	Mastroianni
1/21/2024	6/10/2024	6/11/2024	1	33	Pull Throug	RV Sites	Peter	Kamp
1/22/2024	9/7/2024	9/8/2024	1	33	Pull Throug	RV Sites	Christine L	Badaracco
1/22/2024	9/7/2024	9/8/2024	1	32	Pull Throug	RV Sites	Christine L	Badaracco
2/2/2024	7/5/2024	7/6/2024	1	29	Pull Throug	RV Sites	Elizabeth	Carrick
2/5/2024	6/7/2024	6/8/2024	1	33	Pull Throug	RV Sites	Dale	Lucas
2/8/2024	6/22/2024	6/24/2024	2	33	Pull Throug	RV Sites	Kathleen M	Vitello
2/12/2024	8/26/2024	8/27/2024	1	33	Pull Throug	RV Sites	Eric W	Maat
2/12/2024	6/21/2024	6/22/2024	1	20	Back-In RV	RV Sites	Renata	Bartosiewicz
2/15/2024	8/9/2024	8/12/2024	3	30	Pull Throug	RV Sites	Anthony	Petrovich
2/20/2024	6/28/2024	6/29/2024	1	32	Pull Throug	RV Sites	Alicia	Conway
2/21/2024	8/17/2024	8/20/2024	3	32	Pull Throug	RV Sites	William H	Peloquin
3/3/2024	6/1/2024	6/6/2024	5	33	Pull Throug	RV Sites	Tamara	Sauer
3/7/2024	6/19/2024	6/20/2024	1	32	Pull Throug	RV Sites	Colin	Spencer
3/9/2024	7/9/2024	7/10/2024	1	33	Pull Throug	RV Sites	Wenjie	Chen
3/10/2024	6/3/2024	6/4/2024	1	20	Back-In RV	RV Sites	Nicole	Vester-Theeuwes
3/10/2024	8/10/2024	8/11/2024	1	19	Back-In RV	RV Sites	Antonio Alb	Santos
3/10/2024	8/10/2024	8/11/2024	1	34	Pull Throug	RV Sites	Marilia	Cravo
3/10/2024	8/10/2024	8/11/2024	1	33	Pull Throug	RV Sites	Marilia	Cravo
3/10/2024	8/10/2024	8/11/2024	1	32	Pull Throug	RV Sites	ANTONIO	VENTOSA
3/10/2024	8/10/2024	8/11/2024	1	21	Pull Throug	RV Sites	carlos man	oliveira
3/15/2024	9/22/2024	9/24/2024	2	33	Pull Throug	RV Sites	Joseph	Charpentier
3/15/2024	7/20/2024	7/22/2024	2	20	Back-In RV	RV Sites	Daniel	Park
3/16/2024	6/14/2024	6/15/2024	1	33	Pull Throug	RV Sites	Maria Wern	Anderson
3/16/2024	8/29/2024	8/30/2024	1	20	Back-In RV	RV Sites	David	Lynch
3/26/2024	7/24/2024	7/25/2024	1	33	Pull Throug	RV Sites	Kenneth	Knox
3/28/2024	7/1/2024	7/2/2024	1	34	Pull Throug	RV Sites	Ross	Caldwell
3/30/2024	9/24/2024	9/25/2024	1	20	Back-In RV	RV Sites	VICTOR J	LACEY
4/2/2024	9/7/2024	9/8/2024	1	30	Pull Throug	RV Sites	Ruth	Heisey
4/4/2024	6/8/2024	6/9/2024	1	33	Pull Throug	RV Sites	Mark	Embree
4/4/2024	6/8/2024	6/9/2024	1	34	Pull Throug	RV Sites	Mark	Embree
4/10/2024	5/30/2024	6/2/2024	3	19	Back-In RV	RV Sites	Katy	Joy
4/11/2024	6/10/2024	6/11/2024	1	34	Pull Throug	RV Sites	Charlie	Gillis
4/12/2024	6/14/2024	6/15/2024	1	32	Pull Throug	RV Sites	Joseph	Collopy
4/14/2024	6/5/2024	6/10/2024	5	23	Pull Throug	RV Sites	Dale	Patterson
4/15/2024	8/10/2024	8/11/2024	1	23	Pull Throug	RV Sites	Erin	Aledo
4/4/2024	5/28/2024	6/28/2024	31	50	Back-In RV	RV Sites	William J	Frank Sr
4/18/2024	6/8/2024	6/9/2024	1	20	Back-In RV	RV Sites	Darwin and	Carlson
4/19/2024	7/14/2024	7/15/2024	1	22	Pull Throug	RV Sites	BBP	Cuppen
4/19/2024	5/16/2024	6/16/2024	31	18	Back-In RV	RV Sites	(Zack Smitl	Hattie Knight

4/20/2024	5/31/2024	6/2/2024	2	20	Back-In RV	RV Sites	JEFF C	HENRY
4/20/2024	7/19/2024	7/21/2024	2	23	Pull Throug	RV Sites	Lew	Spurlock
4/21/2024	9/8/2024	9/11/2024	3	32	Pull Throug	RV Sites	Sandra	Stroh
4/24/2024	9/10/2024	9/11/2024	1	33	Pull Throug	RV Sites	William C	Taft
4/27/2024	7/20/2024	7/21/2024	1	34	Pull Throug	RV Sites	Stephen An	Uczekaj
4/27/2024	6/1/2024	6/3/2024	2	29	Pull Throug	RV Sites	ROBYNE	NOVAK
3/1/2024	5/2/2024	6/2/2024	31	14	Back-In RV	RV Sites	Edgar	Hallberg
3/21/2024	5/2/2024	6/2/2024	31	10	Back-In RV	RV Sites	Jared Lee/M	Antonio Garza/Margarit
4/30/2024	6/24/2024	6/26/2024	2	33	Pull Throug	RV Sites	Carol Anne	Nadeau
4/5/2024	5/2/2024	6/2/2024	31	37	Back-In RV	RV Sites	Shelby&Da	Burleson
3/22/2024	6/1/2024	7/1/2024	30	17	Back-In RV	RV Sites	Steven & Je	Bybee
2/7/2024	5/2/2024	6/2/2024	31	3	Back-In RV	RV Sites	Steven	Hart
3/21/2024	6/2/2024	7/2/2024	30	10	Back-In RV	RV Sites	Jared Lee/M	Antonio Garza/Margarit
5/1/2024	9/2/2024	9/4/2024	2	30	Pull Throug	RV Sites	RANDAL A	JOHNSON
5/2/2024	6/6/2024	6/7/2024	1	20	Back-In RV	RV Sites	Joan	Reisinger
5/3/2024	7/4/2024	7/5/2024	1	33	Pull Throug	RV Sites	Hans Chris	RothenbÃ¼hler
4/2/2024	5/4/2024	6/4/2024	31	9	Back-In RV	RV Sites	Brett & Kati	(Maxfield) Russo
3/28/2024	5/2/2024	6/2/2024	31	35	Back-In RV	RV Sites	Terra Archil	JoDeane Ellis
3/6/2024	5/5/2024	6/5/2024	31	7	Back-In RV	RV Sites	William & D	Stone
5/6/2024	6/28/2024	6/29/2024	1	33	Pull Throug	RV Sites	Michael K	Nichols
5/6/2024	5/7/2024	6/7/2024	31	47	Back-In RV	RV Sites	Tiffany A	New
4/2/2024	5/6/2024	6/6/2024	31	12	Back-In RV	RV Sites	Harroll & D	Horn
5/6/2024	5/5/2024	6/5/2024	31	4	Back-In RV	RV Sites	Sinclair (Ju	Pleasants
5/8/2024	7/7/2024	7/8/2024	1	20	Back-In RV	RV Sites	Linda	Arellano
5/8/2024	9/14/2024	9/18/2024	4	30	Pull Throug	RV Sites	Robert	Dunn
5/9/2024	5/6/2024	6/6/2024	31	44	Back-In RV	RV Sites	Timothy	Simpson
5/9/2024	5/10/2024	6/14/2024	35	21	Pull Throug	RV Sites	Alex	Dahl
5/4/2024	5/12/2024	6/12/2024	31	24	Pull Throug	RV Sites	Koralee Alle	Blake Lawson
3/15/2024	5/12/2024	6/12/2024	31	46	Back-In RV	RV Sites	Jose Antoni	Castillo
5/13/2024	9/26/2024	9/27/2024	1	19	Back-In RV	RV Sites	Lyle W	Koehn
4/15/2024	5/14/2024	6/14/2024	31	31	Pull Throug	RV Sites	Vint	Bailey
4/12/2024	5/12/2024	6/12/2024	31	8	Back-In RV	RV Sites	Sharon Eid	Amanda Eidson
4/16/2024	5/14/2024	6/14/2024	31	28	Pull Throug	RV Sites	Larella	Campbell
5/15/2024	6/3/2024	6/4/2024	1	34	Pull Throug	RV Sites	John	Hunter
5/15/2024	6/15/2024	6/17/2024	2	34	Pull Throug	RV Sites	Gary	Eifler
3/7/2024	5/15/2024	6/15/2024	31	25	Pull Throug	RV Sites	Shawn&Ali	Findlay
5/16/2024	7/31/2024	8/1/2024	1	34	Pull Throug	RV Sites	Michelle	Miller
4/10/2024	5/17/2024	6/17/2024	31	16	Back-In RV	RV Sites	Jeremy	Carter
3/26/2024	5/19/2024	6/19/2024	31	30	Pull Throug	RV Sites	Kelly	Romero
5/16/2024	6/16/2024	7/16/2024	30	18	Back-In RV	RV Sites	(Zack Smit	Hattie Knight
5/18/2024	6/28/2024	6/29/2024	1	19	Back-In RV	RV Sites	BRENT Loui	BEDFORD
5/19/2024	6/1/2024	6/8/2024	7	32	Pull Throug	RV Sites	Caprina	Nick
4/12/2024	5/17/2024	6/17/2024	31	43	Back-In RV	RV Sites	Chris+Jody	West/Cramer
5/21/2024	6/28/2024	6/30/2024	2	20	Back-In RV	RV Sites	Charles	Parent

4/6/2024	5/22/2024	6/22/2024	31	13	Back-In RV	RV Sites	Michael	McGaha
3/22/2024	5/22/2024	6/22/2024	31	15	Back-In RV	RV Sites	Sean	Keenan
5/22/2024	8/23/2024	8/24/2024	1	33	Pull Throug	RV Sites	Suzi	Mack
5/24/2024	6/23/2024	6/24/2024	1	29	Pull Throug	RV Sites	Tom	Gilliland
5/24/2024	6/16/2024	6/23/2024	7	29	Pull Throug	RV Sites	Calixto	Sanchez
5/24/2024	6/15/2024	6/16/2024	1	21	Pull Throug	RV Sites	Lisa	Robinson
5/25/2024	5/24/2024	6/15/2024	22	6	Back-In RV	RV Sites	Jeffery&Del	Kotter
5/26/2024	6/22/2024	6/24/2024	2	20	Back-In RV	RV Sites	Micheal	Dokouzian
5/27/2024	6/27/2024	7/4/2024	7	24	Pull Throug	RV Sites	IVONNE	HUMPHREYS
5/27/2024	6/16/2024	6/17/2024	1	20	Back-In RV	RV Sites	Rusty	Brassine
4/3/2024	5/22/2024	6/14/2024	23	48	Back-In RV	RV Sites	Lynn&Amy	Vause
5/27/2024	7/3/2024	7/7/2024	4	21	Pull Throug	RV Sites	Mike	Hugie
5/27/2024	6/22/2024	6/24/2024	2	32	Pull Throug	RV Sites	Robert M	Hurd III
5/28/2024	6/3/2024	6/6/2024	3	19	Back-In RV	RV Sites	Craig	Gillett
5/29/2024	6/13/2024	6/15/2024	2	34	Pull Throug	RV Sites	Faris	Stevens
5/29/2024	8/20/2024	8/21/2024	1	32	Pull Throug	RV Sites	John	Smith
5/29/2024	8/20/2024	8/21/2024	1	33	Pull Throug	RV Sites	John	Smith
5/29/2024	5/28/2024	6/28/2024	31	45	Back-In RV	RV Sites	Mark	Ledward
5/29/2024	5/29/2024	6/29/2024	31	40	Back-In RV	RV Sites	Jason	Clark
5/29/2024	6/4/2024	6/6/2024	2	34	Pull Throug	RV Sites	Gary	Kuske
5/30/2024	6/3/2024	6/4/2024	1	35	Back-In RV	RV Sites	Scott A	Sternlieb
4/12/2024	5/29/2024	6/29/2024	31	42	Back-In RV	RV Sites	Belinda	Steele
4/2/2024	6/1/2024	7/1/2024	30	1	Back-In RV	RV Sites	Nicki	Bowles
4/9/2024	6/1/2024	7/1/2024	30	36	Back-In RV	RV Sites	Micheal	Yetter
5/31/2024	6/13/2024	6/14/2024	1	20	Back-In RV	RV Sites	John	Barrington
4/12/2024	6/1/2024	7/1/2024	30	11	Back-In RV	RV Sites	Brittany Me	Justin Grote
6/1/2024	6/14/2024	6/16/2024	2	20	Back-In RV	RV Sites	JEFF C	HENRY
5/7/2024	6/7/2024	7/7/2024	30	47	Back-In RV	RV Sites	Tiffany A	New
4/2/2024	6/1/2024	7/1/2024	30	5	Back-In RV	RV Sites	Shalee N.	Crossen
6/2/2024	9/12/2024	9/13/2024	1	32	Pull Throug	RV Sites	Alexander	Prutsch
3/1/2024	6/2/2024	7/2/2024	30	14	Back-In RV	RV Sites	Edgar	Hallberg
6/2/2024	8/3/2024	8/4/2024	1	33	Pull Throug	RV Sites	Brian	Scrivner
6/3/2024	6/13/2024	6/14/2024	1	35	Back-In RV	RV Sites	Ron W.	Hough
6/3/2024	8/15/2024	8/19/2024	4	23	Pull Throug	RV Sites	Danny	Gutschenritter
6/3/2024	6/1/2024	7/1/2024	30	49	Back-In RV	RV Sites	Eric	Hibbert
6/3/2024	6/2/2024	7/1/2024	29	37	Back-In RV	RV Sites	Shelby&Da	Burleson
6/3/2024	7/2/2024	8/2/2024	31	11	Back-In RV	RV Sites	Jared Lee/M	Antonio Garza/Margarit
6/3/2024	6/3/2024	6/4/2024	1	23	Pull Throug	RV Sites	Chernoff Al	Ann
6/4/2024	6/3/2024	6/4/2024	1	22	Pull Throug	RV Sites	Henry	Dusenbury
6/4/2024	7/4/2024	7/5/2024	1	34	Pull Throug	RV Sites	Kevin G	Orton
6/2/2024	6/2/2024	7/2/2024	30	3	Back-In RV	RV Sites	Steven	Hart
4/2/2024	6/4/2024	7/1/2024	27	9	Back-In RV	RV Sites	Brett & Kati	(Maxfield) Russo
6/4/2024	6/4/2024	6/5/2024	1	20	Back-In RV	RV Sites	Ross	Rhodes
6/5/2024	6/10/2024	6/11/2024	1	20	Back-In RV	RV Sites	Hevrard	Carlin

3/7/2024	6/5/2024	7/2/2024	27	4	Back-In RV	RV Sites	Sinclair (Ju:	Pleasants
6/5/2024	6/29/2024	6/30/2024	1	19	Back-In RV	RV Sites	Iwona	Laskawiec
5/13/2024	5/29/2024	6/29/2024	31	39	Back-In RV	RV Sites	Jason	Arnold
6/5/2024	6/5/2024	6/6/2024	1	20	Back-In RV	RV Sites	Duane	Anderson
6/5/2024	6/5/2024	7/5/2024	30	7	Back-In RV	RV Sites	Terra Archil	JoDeane Ellis
6/5/2024	6/7/2024	6/8/2024	1	34	Pull Throug	RV Sites	Kathy	Donour
6/5/2024	6/5/2024	6/6/2024	1	29	Pull Throug	RV Sites	John	Giboney
6/5/2024	6/5/2024	6/6/2024	1	35	Back-In RV	RV Sites	Leslie	Cluff
6/6/2024	6/6/2024	6/10/2024	4	44	Back-In RV	RV Sites	Timothy	Simpson
4/2/2024	6/6/2024	7/1/2024	25	12	Back-In RV	RV Sites	Harroll & D	Horn
6/6/2024	6/7/2024	6/9/2024	2	29	Pull Throug	RV Sites	Gilberto	Flores
6/6/2024	6/6/2024	6/12/2024	6	35	Back-In RV	RV Sites	Jory Paul	Rochell
6/6/2024	6/14/2024	6/16/2024	2	19	Back-In RV	RV Sites	Steven	Olsen
6/7/2024	6/8/2024	6/12/2024	4	19	Back-In RV	RV Sites	Stanley	Rosenblad
6/7/2024	7/14/2024	7/20/2024	6	34	Pull Throug	RV Sites	Andrew	Watts
6/7/2024	9/1/2024	9/2/2024	1	32	Pull Throug	RV Sites	John	Pietsch
6/7/2024	6/7/2024	6/8/2024	1	20	Back-In RV	RV Sites	David	Curry
6/7/2024	6/7/2024	6/8/2024	1	19	Back-In RV	RV Sites	Charles	Hayes
6/8/2024	6/11/2024	6/12/2024	1	20	Back-In RV	RV Sites	Penelope	Mabie
6/10/2024	6/10/2024	6/12/2024	2	29	Pull Throug	RV Sites	Genaro nat	Avalos
6/11/2024	6/13/2024	6/14/2024	1	19	Back-In RV	RV Sites	Mark	DeMoss
6/11/2024	6/11/2024	6/14/2024	3	23	Pull Throug	RV Sites	Charles	Sauer
6/11/2024	6/12/2024	6/13/2024	1	34	Pull Throug	RV Sites	Kathy	Henschel
6/11/2024	6/15/2024	6/16/2024	1	33	Pull Throug	RV Sites	Ian	Morrrison
6/12/2024	6/12/2024	7/12/2024	30	44	Back-In RV	RV Sites	Genaro nat	Avalos
6/12/2024	6/12/2024	6/20/2024	8	24	Pull Throug	RV Sites	Koralee All	Blake Lawson
6/12/2024	6/14/2024	6/17/2024	3	22	Pull Throug	RV Sites	Swedick & I	Harvey
3/22/2024	6/12/2024	7/12/2024	30	46	Back-In RV	RV Sites	Jose Antoni	Castillo
5/13/2024	6/12/2024	7/12/2024	30	8	Back-In RV	RV Sites	Sharon Eid:	Amanda Eidson
6/12/2024	6/12/2024	6/13/2024	1	19	Back-In RV	RV Sites	Laura	Rasmussen
6/12/2024	6/14/2024	6/15/2024	1	35	Back-In RV	RV Sites	Lamar L	Gantt
6/13/2024	6/12/2024	6/13/2024	1	20	Back-In RV	RV Sites	Katie	Schroeder
6/13/2024	6/13/2024	6/14/2024	1	32	Pull Throug	RV Sites	Michelle	Rider
6/14/2024	6/28/2024	6/29/2024	1	21	Pull Throug	RV Sites	Sung	Mai
6/14/2024	7/16/2024	8/16/2024	31	29	Pull Throug	RV Sites	(Zack Smit	Hattie Knight
3/26/2024	6/14/2024	7/14/2024	30	31	Pull Throug	RV Sites	Vint	Bailey
6/14/2024	7/4/2024	7/5/2024	1	24	Pull Throug	RV Sites	IVONNE	HUMPHREYS
6/14/2024	6/14/2024	6/15/2024	1	48	Back-In RV	RV Sites	Steven	Clerico
1/11/2024	6/14/2024	7/14/2024	30	28	Pull Throug	RV Sites	Larella	Campbell
6/14/2024	6/15/2024	6/18/2024	3	38	Back-In RV	RV Sites	Gerald	Gilson
6/14/2024	6/14/2024	6/16/2024	2	41	Back-In RV	RV Sites	Thomas	Paulson
6/15/2024	6/15/2024	6/16/2024	1	32	Pull Throug	RV Sites	Sam	Reader
6/15/2024	6/15/2024	6/16/2024	1	29	Pull Throug	RV Sites	Sam	Reader
6/15/2024	6/15/2024	6/16/2024	1	23	Pull Throug	RV Sites	Robin	Hough

6/15/2024	6/15/2024	6/16/2024	1	35	Back-In RV	RV Sites	Greg	Bowen
6/15/2024	6/15/2024	6/17/2024	2	6	Back-In RV	RV Sites	Leonard	Lessander
6/17/2024	7/21/2024	7/23/2024	2	19	Back-In RV	RV Sites	Kim	Cobb
6/17/2024	6/17/2024	6/28/2024	11	21	Pull Throug	RV Sites	Kenny	Ehresman
6/18/2024	6/17/2024	7/17/2024	30	16	Back-In RV	RV Sites	Jeremy	Carter
6/18/2024	6/18/2024	6/25/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
6/18/2024	7/4/2024	8/4/2024	31	10	Back-In RV	RV Sites	Brett & Kati	(Maxfield) Russo
6/18/2024	6/18/2024	6/19/2024	1	34	Pull Throug	RV Sites	Donald	Pickering
6/19/2024	6/19/2024	6/20/2024	1	35	Back-In RV	RV Sites	Gary	Lucht
6/19/2024	6/29/2024	7/2/2024	3	32	Pull Throug	RV Sites	Stacy E	Greene
6/19/2024	6/29/2024	7/2/2024	3	29	Pull Throug	RV Sites	Stacy E	Greene
6/19/2024	6/19/2024	6/20/2024	1	34	Pull Throug	RV Sites	Karen	Lovestead
6/16/2024	6/15/2024	7/1/2024	16	25	Pull Throug	RV Sites	Shawn&Ali:	Findlay
6/18/2024	6/17/2024	7/17/2024	30	43	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
3/26/2024	6/19/2024	7/5/2024	16	30	Pull Throug	RV Sites	Kelly	Romero
6/19/2024	6/21/2024	6/22/2024	1	22	Pull Throug	RV Sites	Steve	Allgire
6/20/2024	6/20/2024	6/21/2024	1	24	Pull Throug	RV Sites	Rich	Dandelski
6/20/2024	6/20/2024	6/21/2024	1	23	Pull Throug	RV Sites	Clay	Mathews
6/20/2024	6/21/2024	6/22/2024	1	32	Pull Throug	RV Sites	Zachary	Reinke
6/20/2024	6/20/2024	6/23/2024	3	34	Pull Throug	RV Sites	Rebecca	Wagner
6/21/2024	6/21/2024	6/28/2024	7	48	Back-In RV	RV Sites	Meagan & J.	Trolin
6/21/2024	7/27/2024	7/28/2024	1	34	Pull Throug	RV Sites	Jaime	Webber
6/21/2024	7/27/2024	7/28/2024	1	33	Pull Throug	RV Sites	Chris	Delsordo
6/21/2024	6/21/2024	6/22/2024	1	24	Pull Throug	RV Sites	Simon	Grill
6/21/2024	6/21/2024	6/22/2024	1	23	Pull Throug	RV Sites	Morgan	Daven
6/21/2024	6/23/2024	6/25/2024	2	23	Pull Throug	RV Sites	Neal	Kelsoe
6/21/2024	6/23/2024	6/25/2024	2	24	Pull Throug	RV Sites	Walt & Hele	Confer
6/22/2024	7/13/2024	7/17/2024	4	19	Back-In RV	RV Sites	Walter	Meyer
6/22/2024	6/22/2024	7/22/2024	30	41	Back-In RV	RV Sites	Kristina Sch	Jeremy Esensee
6/22/2024	6/22/2024	6/23/2024	1	19	Back-In RV	RV Sites	Ann	Bitz
6/22/2024	6/30/2024	7/2/2024	2	19	Back-In RV	RV Sites	Jonas	Wanner
6/22/2024	6/22/2024	6/23/2024	1	35	Back-In RV	RV Sites	Stanley	Liu
6/21/2024	6/22/2024	7/22/2024	30	38	Back-In RV	RV Sites	Michael	McGaha
6/22/2024	7/26/2024	7/29/2024	3	20	Back-In RV	RV Sites	Jennifer G	Serrano
6/23/2024	6/28/2024	7/1/2024	3	35	Back-In RV	RV Sites	Jeremy D	Willerton
6/23/2024	6/22/2024	7/22/2024	30	15	Back-In RV	RV Sites	Sean	Keenan
6/23/2024	6/23/2024	6/24/2024	1	19	Back-In RV	RV Sites	Mary	Mead
6/24/2024	7/8/2024	7/9/2024	1	34	Pull Throug	RV Sites	Gary	Greene
6/24/2024	6/28/2024	6/29/2024	1	48	Back-In RV	RV Sites	Kyle	Towler
6/25/2024	6/28/2024	6/30/2024	2	34	Pull Throug	RV Sites	Brent	Skougard
6/25/2024	6/28/2024	7/12/2024	14	23	Pull Throug	RV Sites	Ryan	lencoski
6/25/2024	6/25/2024	6/26/2024	1	Overfl	Backgroun	RV Sites	Kristina Sch	Jeremy Esensee
6/24/2024	6/24/2024	6/25/2024	1	Overfl	Backgroun	RV Sites	Kristina Sch	Jeremy Esensee
6/25/2024	6/25/2024	6/26/2024	1	Securi	Security De	RV Sites	Kristina Sch	Jeremy Esensee

6/25/2024	6/25/2024	6/26/2024	1	24	Pull Throug RV Sites	Jin	Tan
6/25/2024	6/25/2024	6/26/2024	1	23	Pull Throug RV Sites	Jin	Tan
6/25/2024	6/25/2024	6/26/2024	1	22	Pull Throug RV Sites	Jin	Tan
6/26/2024	6/26/2024	6/27/2024	1	22	Pull Throug RV Sites	Alfred	Florida
6/26/2024	6/26/2024	6/27/2024	1	23	Pull Throug RV Sites	Michael	Spitz
6/26/2024	6/26/2024	6/27/2024	1	35	Back-In RV RV Sites	Cienna	Jones
6/26/2024	6/25/2024	6/28/2024	3	34	Pull Throug RV Sites	Caprina	Nick
6/27/2024	6/27/2024	6/28/2024	1	29	Pull Throug RV Sites	Teresa	Hunsaker
6/27/2024	6/28/2024	7/28/2024	30	50	Back-In RV RV Sites	William J	Frank Sr
6/26/2024	6/28/2024	7/5/2024	7	22	Pull Throug RV Sites	Meagan & J	Trolin
6/18/2024	6/25/2024	7/2/2024	7	6	Back-In RV RV Sites	Shawn	Helmick
6/21/2024	7/2/2024	7/7/2024	5	6	Back-In RV RV Sites	Shawn	Helmick
6/27/2024	7/3/2024	7/4/2024	1	33	Pull Throug RV Sites	Clint	Cooper
6/28/2024	7/1/2024	8/1/2024	31	37	Back-In RV RV Sites	Micheal	Yetter
6/28/2024	6/28/2024	6/29/2024	1	13	Back-In RV RV Sites	Curtis	Powers
6/28/2024	7/19/2024	7/21/2024	2	22	Pull Throug RV Sites	Melissa	Howell
6/28/2024	7/1/2024	7/30/2024	29	17	Back-In RV RV Sites	Steven & Je	Bybee
6/27/2024	6/28/2024	7/12/2024	14	45	Back-In RV RV Sites	Mark	Ledward
6/28/2024	6/29/2024	6/30/2024	1	21	Pull Throug RV Sites	Jack	Preston
6/29/2024	6/30/2024	7/1/2024	1	21	Pull Throug RV Sites	Melissa	Hayes
6/29/2024	6/30/2024	7/1/2024	1	34	Pull Throug RV Sites	Melissa	Hayes
6/29/2024	8/20/2024	8/21/2024	1	20	Back-In RV RV Sites	Laura	Reindel
6/29/2024	7/4/2024	7/7/2024	3	32	Pull Throug RV Sites	Samuel	Christensen
6/30/2024	6/30/2024	7/1/2024	1	13	Back-In RV RV Sites	David	Harmon
7/1/2024	7/1/2024	7/2/2024	1	35	Back-In RV RV Sites	Charles	Priestley
7/1/2024	6/29/2024	7/29/2024	30	39	Back-In RV RV Sites	Jason	Clark
7/1/2024	7/1/2024	7/2/2024	1	20	Back-In RV RV Sites	Orland	Frey
7/1/2024	7/1/2024	8/1/2024	31	12	Back-In RV RV Sites	Brittany Me	Justin Grote
7/1/2024	7/1/2024	7/2/2024	1	25	Pull Throug RV Sites	Caprina	Nick
5/30/2024	7/1/2024	8/1/2024	31	1	Back-In RV RV Sites	Nicki	Bowles
7/2/2024	7/1/2024	8/1/2024	31	9	Back-In RV RV Sites	Shalee N.	Crossen
7/2/2024	########	########	1	20	Back-In RV RV Sites	Gary	Greenland
6/28/2024	7/2/2024	8/2/2024	31	36	Back-In RV RV Sites	Shelby&Da	Burleson
7/2/2024	7/2/2024	7/3/2024	1	21	Pull Throug RV Sites	Patricia	Lutt
7/2/2024	7/3/2024	7/4/2024	1	19	Back-In RV RV Sites	Brian	Shumaker
7/3/2024	7/2/2024	8/2/2024	31	14	Back-In RV RV Sites	Edgar	Hallberg
7/3/2024	7/11/2024	7/13/2024	2	19	Back-In RV RV Sites	Ann	Bouse
7/3/2024	7/11/2024	7/13/2024	2	21	Pull Throug RV Sites	Gary	Kuske
7/3/2024	7/1/2024	8/1/2024	31	49	Back-In RV RV Sites	Eric	Hibbert
7/4/2024	7/4/2024	7/7/2024	3	19	Back-In RV RV Sites	MARILYN	MARTIN
7/4/2024	7/6/2024	7/7/2024	1	29	Pull Throug RV Sites	John	Gilliland
7/4/2024	7/5/2024	7/6/2024	1	25	Pull Throug RV Sites	Assaf	Azulay
7/4/2024	7/5/2024	7/7/2024	2	20	Back-In RV RV Sites	Ryan	Ball
7/3/2024	7/5/2024	7/12/2024	7	22	Pull Throug RV Sites	Meagan & J	Trolin

6/28/2024	7/7/2024	8/7/2024	31	47	Back-In RV	RV Sites	Tiffany A	New
7/5/2024	7/8/2024	7/9/2024	1	29	Pull Throug	RV Sites	kirby	paulson
7/5/2024	8/27/2024	8/28/2024	1	21	Pull Throug	RV Sites	Kristy	Norris
7/5/2024	7/5/2024	7/6/2024	1	34	Pull Throug	RV Sites	Amy S	Riffe
7/6/2024	7/6/2024	7/20/2024	14	24	Pull Throug	RV Sites	Zachary	Gunderson
7/6/2024	7/5/2024	8/5/2024	31	5	Back-In RV	RV Sites	Sinclair (Ju:	Pleasants
7/6/2024	7/7/2024	7/8/2024	1	34	Pull Throug	RV Sites	Michael	Duke
7/5/2024	7/5/2024	8/5/2024	31	7	Back-In RV	RV Sites	Terra Archit	JoDeane Ellis
7/6/2024	7/9/2024	7/11/2024	2	25	Pull Throug	RV Sites	Velma	Mata
7/6/2024	7/2/2024	8/2/2024	31	4	Back-In RV	RV Sites	Steven	Hart
7/6/2024	7/6/2024	7/7/2024	1	25	Pull Throug	RV Sites	Sean	Ferrel
7/6/2024	7/6/2024	7/7/2024	1	33	Pull Throug	RV Sites	Joel Zachar	Biggs
7/7/2024	7/7/2024	7/8/2024	1	33	Pull Throug	RV Sites	Jackie	Medina
7/7/2024	7/12/2024	7/14/2024	2	30	Pull Throug	RV Sites	Burke	Rigby
7/8/2024	7/8/2024	7/9/2024	1	32	Pull Throug	RV Sites	John	Flower
7/8/2024	7/14/2024	7/15/2024	1	23	Pull Throug	RV Sites	Eric	Jones
7/8/2024	8/5/2024	8/6/2024	1	21	Pull Throug	RV Sites	Joe	Benson
7/8/2024	8/5/2024	8/6/2024	1	22	Pull Throug	RV Sites	Joe	Benson
7/9/2024	7/6/2024	8/6/2024	31	13	Back-In RV	RV Sites	Harroll & D	Horn
6/25/2024	7/9/2024	7/16/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
7/9/2024	8/26/2024	8/30/2024	4	32	Pull Throug	RV Sites	Sam	Pretzlaff
7/10/2024	7/10/2024	7/11/2024	1	34	Pull Throug	RV Sites	April	Probst
7/10/2024	7/10/2024	7/11/2024	1	35	Back-In RV	RV Sites	Berkeley	Bullard
7/11/2024	7/11/2024	7/12/2024	1	25	Pull Throug	RV Sites	Hao	Deng
7/9/2024	7/12/2024	8/12/2024	31	3	Back-In RV	RV Sites	Sharon Eid:	Amanda Eidson
7/9/2024	7/16/2024	7/23/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
7/11/2024	7/12/2024	7/14/2024	2	23	Pull Throug	RV Sites	Eric	Jones
7/11/2024	7/13/2024	7/14/2024	1	22	Pull Throug	RV Sites	John	Walker
7/12/2024	7/12/2024	7/13/2024	1	32	Pull Throug	RV Sites	ERNEST L	MCLEAN
7/12/2024	7/13/2024	7/14/2024	1	33	Pull Throug	RV Sites	Dennis	Leger
7/12/2024	7/14/2024	7/21/2024	7	35	Back-In RV	RV Sites	Mike	Larsen
7/12/2024	7/12/2024	7/13/2024	1	22	Pull Throug	RV Sites	Makayla R	Weber
7/12/2024	7/12/2024	7/13/2024	1	34	Pull Throug	RV Sites	Edana	Record
7/13/2024	7/12/2024	8/13/2024	32	45	Back-In RV	RV Sites	Jose Antoni	Castillo
7/7/2024	6/29/2024	7/29/2024	30	40	Back-In RV	RV Sites	Jason	Arnold
7/12/2024	8/9/2024	8/11/2024	2	20	Back-In RV	RV Sites	JEFF C	HENRY
7/12/2024	8/16/2024	8/18/2024	2	20	Back-In RV	RV Sites	JEFF C	HENRY
7/12/2024	8/30/2024	9/2/2024	3	20	Back-In RV	RV Sites	JEFF C	HENRY
4/26/2024	7/14/2024	8/14/2024	31	31	Pull Throug	RV Sites	Vint	Bailey
7/13/2024	7/13/2024	8/13/2024	31	44	Back-In RV	RV Sites	Elizabeth	Nicolaisen
7/13/2024	7/12/2024	7/20/2024	8	20	Back-In RV	RV Sites	Alan	Millar
7/13/2024	7/13/2024	7/14/2024	1	34	Pull Throug	RV Sites	Joleen	Beaubien
1/11/2024	7/14/2024	8/14/2024	31	28	Pull Throug	RV Sites	Larella	Campbell
7/13/2024	7/13/2024	7/14/2024	1	21	Pull Throug	RV Sites	Todd	Bowman

7/10/2024	7/12/2024	7/19/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
7/14/2024	7/14/2024	7/15/2024	1	21	Pull Throug	RV Sites	Todd	Bowman
7/15/2024	7/19/2024	7/21/2024	2	19	Back-In RV	RV Sites	Benjamin	Gowers
7/15/2024	7/17/2024	7/18/2024	1	23	Pull Throug	RV Sites	Mike	Sterrett
7/16/2024	7/17/2024	8/2/2024	16	21	Pull Throug	RV Sites	Ivan	Bestland
7/16/2024	7/16/2024	7/17/2024	1	30	Pull Throug	RV Sites	Kalyn	knolmiller
7/17/2024	7/17/2024	7/18/2024	1	30	Pull Throug	RV Sites	Judy M R	Rodia
7/17/2024	7/17/2024	7/18/2024	1	22	Pull Throug	RV Sites	Brian	Date
7/10/2024	7/19/2024	7/26/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
7/18/2024	7/17/2024	8/2/2024	16	16	Back-In RV	RV Sites	Jeremy	Carter
7/5/2024	7/19/2024	8/19/2024	31	42	Back-In RV	RV Sites	Kelly	Romero
7/16/2024	7/15/2024	8/15/2024	31	48	Back-In RV	RV Sites	Shawn&Alis	Findlay
7/19/2024	7/19/2024	7/20/2024	1	33	Pull Throug	RV Sites	Shannon	Robertson
7/20/2024	7/20/2024	7/21/2024	1	33	Pull Throug	RV Sites	Kent	Cozart
7/20/2024	7/20/2024	7/21/2024	1	32	Pull Throug	RV Sites	Lynn	Rogers
7/21/2024	7/21/2024	7/22/2024	1	33	Pull Throug	RV Sites	Chris	Kuhn
7/21/2024	7/22/2024	7/23/2024	1	34	Pull Throug	RV Sites	Thomas	Donnelly
7/21/2024	7/21/2024	7/28/2024	7	35	Back-In RV	RV Sites	Mike	Larsen
7/21/2024	7/20/2024	7/22/2024	2	24	Pull Throug	RV Sites	Jay	Rugg
7/21/2024	7/22/2024	8/22/2024	31	41	Back-In RV	RV Sites	Kristina Sch	Jeremy Esensee
7/22/2024	7/22/2024	8/22/2024	31	18	Back-In RV	RV Sites	Sean	Keenan
7/22/2024	7/22/2024	8/22/2024	31	38	Back-In RV	RV Sites	Michael	McGaha
7/22/2024	7/26/2024	8/1/2024	6	30	Pull Throug	RV Sites	Kalman	Szel
7/23/2024	7/17/2024	8/17/2024	31	46	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
7/23/2024	8/12/2024	8/13/2024	1	19	Back-In RV	RV Sites	Jean Baptis	GENIN
7/23/2024	7/23/2024	7/27/2024	4	34	Pull Throug	RV Sites	FranÃ§ois	Boulanger
7/24/2024	7/25/2024	7/29/2024	4	32	Pull Throug	RV Sites	Brie	Korkow
7/24/2024	7/26/2024	7/29/2024	3	24	Pull Throug	RV Sites	David	Norman
7/24/2024	7/25/2024	7/26/2024	1	19	Back-In RV	RV Sites	Adrian	Hawkins
7/24/2024	7/26/2024	7/28/2024	2	19	Back-In RV	RV Sites	Sly	Sedivy
7/24/2024	8/3/2024	8/6/2024	3	34	Pull Throug	RV Sites	Kathy	Adams
7/25/2024	9/24/2024	9/25/2024	1	33	Pull Throug	RV Sites	Coleene K	Armstrong
7/24/2024	7/23/2024	7/30/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
7/25/2024	7/25/2024	7/26/2024	1	20	Back-In RV	RV Sites	Heather J	Parker
7/25/2024	7/25/2024	7/27/2024	2	22	Pull Throug	RV Sites	Tony	Torres
7/25/2024	7/25/2024	7/27/2024	2	23	Pull Throug	RV Sites	Tony	Torres
7/25/2024	9/5/2024	9/6/2024	1	33	Pull Throug	RV Sites	Karen	Bullard
7/26/2024	8/2/2024	8/3/2024	1	33	Pull Throug	RV Sites	Gerald	Dupasquier
7/26/2024	7/26/2024	8/2/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
7/26/2024	7/26/2024	7/27/2024	1	33	Pull Throug	RV Sites	Fang	Shu
7/26/2024	7/31/2024	8/31/2024	31	24	Pull Throug	RV Sites	Spencer	George
7/27/2024	7/27/2024	7/28/2024	1	Overfl	Backgroun	RV Sites	Zakkary	West
7/27/2024	7/28/2024	7/29/2024	1	Overfl	Backgroun	RV Sites	Chantel	West
7/26/2024	7/28/2024	8/4/2024	7	35	Back-In RV	RV Sites	Mike	Larsen

7/27/2024	7/27/2024	7/28/2024	1	22	Pull Throug	RV Sites	Derek	Peck
4/4/2024	7/28/2024	8/28/2024	31	50	Back-In RV	RV Sites	William J	Frank Sr
7/28/2024	8/23/2024	8/25/2024	2	32	Pull Throug	RV Sites	Brian	Rackham
7/28/2024	7/30/2024	7/31/2024	1	23	Pull Throug	RV Sites	Timothy D	Rogstad
7/28/2024	7/30/2024	7/31/2024	1	22	Pull Throug	RV Sites	Timothy D	Rogstad
7/28/2024	8/10/2024	8/11/2024	1	22	Pull Throug	RV Sites	CARLOS EL	DOS SANTOS
7/28/2024	7/29/2024	7/31/2024	2	19	Back-In RV	RV Sites	Noah & Har	Jaeger
7/29/2024	8/1/2024	8/2/2024	1	33	Pull Throug	RV Sites	Yoosin	Park
7/29/2024	11/1/2024	11/3/2024	2	32	Pull Throug	RV Sites	Nancy	Jensen
7/30/2024	7/30/2024	7/31/2024	1	33	Pull Throug	RV Sites	Gail	Knapp
7/30/2024	7/30/2024	8/6/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
7/30/2024	7/31/2024	8/31/2024	31	17	Back-In RV	RV Sites	Noah	Jaeger
7/30/2024	7/30/2024	7/31/2024	1	34	Pull Throug	RV Sites	John	GRAFENTIN
7/31/2024	7/31/2024	8/10/2024	10	15	Back-In RV	RV Sites	Steven	Guerra
7/31/2024	8/25/2024	8/26/2024	1	33	Pull Throug	RV Sites	dana	leland
7/31/2024	8/1/2024	9/1/2024	31	9	Back-In RV	RV Sites	Shalee N.	Crossen
7/27/2024	7/29/2024	8/29/2024	31	39	Back-In RV	RV Sites	Jason	Clark
7/31/2024	8/1/2024	9/1/2024	31	49	Back-In RV	RV Sites	Steven & Je	Bybee
7/27/2024	7/29/2024	8/29/2024	31	40	Back-In RV	RV Sites	Jason	Arnold
7/30/2024	8/7/2024	9/7/2024	31	47	Back-In RV	RV Sites	Tiffany A	New
7/29/2024	7/28/2024	8/28/2024	31	8	Back-In RV	RV Sites	Mark	Ledward
7/31/2024	7/31/2024	8/1/2024	1	33	Pull Throug	RV Sites	Gregory	Franklin
7/31/2024	8/4/2024	8/11/2024	7	35	Back-In RV	RV Sites	Mike	Larsen
7/31/2024	7/31/2024	8/1/2024	1	32	Pull Throug	RV Sites	Aaron	Quintana
7/31/2024	7/31/2024	8/1/2024	1	20	Back-In RV	RV Sites	Cristine	Noller
7/31/2024	8/4/2024	8/5/2024	1	21	Pull Throug	RV Sites	Cambree	Christensen
8/1/2024	8/13/2024	8/15/2024	2	21	Pull Throug	RV Sites	Sara Jane	Arpagaus
8/1/2024	8/1/2024	8/2/2024	1	30	Pull Throug	RV Sites	Dennis	Williams
7/31/2024	8/2/2024	9/2/2024	31	4	Back-In RV	RV Sites	Steven	Hart
8/1/2024	8/1/2024	8/20/2024	19	1	Back-In RV	RV Sites	Nicki	Bowles
7/31/2024	8/1/2024	9/1/2024	31	37	Back-In RV	RV Sites	Micheal	Yetter
7/31/2024	8/2/2024	9/2/2024	31	36	Back-In RV	RV Sites	Shelby&Da	Burleson
8/1/2024	8/1/2024	9/1/2024	31	12	Back-In RV	RV Sites	Brittany Me	Justin Grote
8/1/2024	8/11/2024	8/12/2024	1	19	Back-In RV	RV Sites	Ruben	Kim
7/26/2024	8/2/2024	8/9/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
7/31/2024	8/9/2024	8/16/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
7/31/2024	8/2/2024	8/18/2024	16	16	Back-In RV	RV Sites	Edgar	Hallberg
8/2/2024	8/3/2024	8/4/2024	1	20	Back-In RV	RV Sites	Robert K	Kennedy
8/2/2024	8/2/2024	8/3/2024	1	21	Pull Throug	RV Sites	Darlene	Trevino
8/3/2024	8/4/2024	8/6/2024	2	33	Pull Throug	RV Sites	Sandra Mic	Hyland
8/3/2024	8/3/2024	8/24/2024	21	43	Back-In RV	RV Sites	Joshua	Truskowski
8/3/2024	8/3/2024	8/4/2024	1	32	Pull Throug	RV Sites	Dennis	Hilliard
8/3/2024	8/3/2024	8/4/2024	1	30	Pull Throug	RV Sites	Kenny	Baker
8/3/2024	8/4/2024	8/6/2024	2	20	Back-In RV	RV Sites	James	Banks

8/4/2024	8/29/2024	9/5/2024	7	21	Pull Throug	RV Sites	Orville	Lucus
8/5/2024	8/11/2024	8/12/2024	1	22	Pull Throug	RV Sites	Brandy	Heath
8/6/2024	8/5/2024	9/5/2024	31	5	Back-In RV	RV Sites	Sinclair (Ju:	Pleasants
8/1/2024	8/2/2024	9/2/2024	31	11	Back-In RV	RV Sites	Jared Lee/M	Antonio Garza/Margarit
8/5/2024	8/5/2024	9/5/2024	31	7	Back-In RV	RV Sites	Terra Archil	JoDeane Ellis
8/5/2024	8/6/2024	9/6/2024	31	13	Back-In RV	RV Sites	Harroll & D(	Horn
8/6/2024	8/6/2024	8/13/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
8/7/2024	8/17/2024	8/18/2024	1	33	Pull Throug	RV Sites	Karl Kevin	Hall
8/7/2024	8/7/2024	8/8/2024	1	34	Pull Throug	RV Sites	Oscar	Ortega
8/7/2024	8/7/2024	8/8/2024	1	20	Back-In RV	RV Sites	Nicoline	Ineichen
8/7/2024	8/7/2024	8/8/2024	1	22	Pull Throug	RV Sites	Luke	bond
8/8/2024	8/9/2024	8/10/2024	1	34	Pull Throug	RV Sites	Pascal	Vogl
8/8/2024	8/8/2024	8/9/2024	1	33	Pull Throug	RV Sites	Jeanette	Boeck
8/8/2024	8/14/2024	8/15/2024	1	34	Pull Throug	RV Sites	Jeff	Gwin
8/9/2024	9/6/2024	9/7/2024	1	33	Pull Throug	RV Sites	John	Smith
8/9/2024	9/6/2024	9/7/2024	1	32	Pull Throug	RV Sites	John	Smith
7/31/2024	8/12/2024	9/12/2024	31	3	Back-In RV	RV Sites	Sharon Eid:	Amanda Eidson
8/9/2024	8/16/2024	8/17/2024	1	19	Back-In RV	RV Sites	Dyann	Donahue
8/9/2024	8/9/2024	8/10/2024	1	19	Back-In RV	RV Sites	Bob	Haataia
8/9/2024	8/9/2024	8/10/2024	1	33	Pull Throug	RV Sites	Tyler	Posey
8/9/2024	8/13/2024	8/16/2024	3	30	Pull Throug	RV Sites	Robert	Merrill
8/10/2024	8/19/2024	8/20/2024	1	21	Pull Throug	RV Sites	Douglas	Floyd
8/11/2024	9/4/2024	9/5/2024	1	19	Back-In RV	RV Sites	Matthias	Bosshard
8/11/2024	8/11/2024	8/13/2024	2	34	Pull Throug	RV Sites	John	Willette
8/11/2024	8/16/2024	8/17/2024	1	22	Pull Throug	RV Sites	Steven	Larson
8/12/2024	8/11/2024	8/12/2024	1	20	Back-In RV	RV Sites	Tim	Mcrae
8/12/2024	8/23/2024	8/24/2024	1	20	Back-In RV	RV Sites	Kenneth T	Beaumont
8/12/2024	8/12/2024	8/13/2024	1	22	Pull Throug	RV Sites	Michal	Yohanan
8/13/2024	9/20/2024	9/22/2024	2	19	Back-In RV	RV Sites	Darrell	Sade
8/13/2024	8/13/2024	8/14/2024	1	33	Pull Throug	RV Sites	Jerry Arthur	Bolm
8/13/2024	8/18/2024	8/25/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
8/13/2024	8/13/2024	8/14/2024	1	34	Pull Throug	RV Sites	Brenda	Geiger
8/13/2024	8/14/2024	8/15/2024	1	19	Back-In RV	RV Sites	Robin	Wynegar
8/10/2024	8/16/2024	8/23/2024	7	25	Pull Throug	RV Sites	Meagan & J.	Trolin
8/14/2024	8/9/2024	8/10/2024	1	Overfl(	Backgroun(	RV Sites	Brian	Hart
8/14/2024	8/16/2024	8/17/2024	1	30	Pull Throug	RV Sites	Amanda	Wilson
8/14/2024	8/14/2024	8/15/2024	1	20	Back-In RV	RV Sites	Minh	Do
8/14/2024	8/14/2024	8/18/2024	4	44	Back-In RV	RV Sites	Roy	Bise
8/14/2024	8/21/2024	8/24/2024	3	22	Pull Throug	RV Sites	Carson	Rhodenizer
2/23/2024	8/14/2024	9/14/2024	31	28	Pull Throug	RV Sites	Larella	Campbell
8/15/2024	9/2/2024	9/3/2024	1	33	Pull Throug	RV Sites	Dallas	Grant
7/31/2024	8/17/2024	9/17/2024	31	14	Back-In RV	RV Sites	Jeremy	Carter
8/15/2024	8/15/2024	8/16/2024	1	34	Pull Throug	RV Sites	Pascal	Vogl
8/15/2024	8/15/2024	8/16/2024	1	33	Pull Throug	RV Sites	Jack	Welch

8/16/2024	8/16/2024	9/14/2024	29	29	Pull Throug	RV Sites	(Zack Smitl	Hattie Knight
8/13/2024	8/15/2024	9/15/2024	31	48	Back-In RV	RV Sites	Shawn&Ali:	Findlay
8/14/2024	8/14/2024	9/14/2024	31	31	Pull Throug	RV Sites	Vint	Bailey
8/17/2024	9/14/2024	########	30	29	Pull Throug	RV Sites	Vint	Bailey
8/17/2024	8/17/2024	8/18/2024	1	19	Back-In RV	RV Sites	Vivien	Bakhtiari
8/17/2024	8/18/2024	9/18/2024	31	15	Back-In RV	RV Sites	Julio	Olvera
8/17/2024	8/17/2024	8/18/2024	1	30	Pull Throug	RV Sites	Joan	Whitis
8/17/2024	8/17/2024	8/18/2024	1	45	Back-In RV	RV Sites	Michael	Ross
8/18/2024	8/19/2024	8/22/2024	3	19	Back-In RV	RV Sites	ADAM	DIENST-SCOTT
8/18/2024	8/23/2024	8/24/2024	1	1	Back-In RV	RV Sites	Scott	Sawyer
8/18/2024	8/18/2024	8/21/2024	3	22	Pull Throug	RV Sites	Carson	Rhodenizer
8/18/2024	8/18/2024	8/19/2024	1	19	Back-In RV	RV Sites	MarÃ-a Jos	Arrieta
8/19/2024	8/19/2024	8/22/2024	3	30	Pull Throug	RV Sites	Jackson	Ma
8/20/2024	9/1/2024	10/1/2024	30	45	Back-In RV	RV Sites	Regina	Faxon
8/20/2024	8/25/2024	8/30/2024	5	30	Pull Throug	RV Sites	John	Elmer
8/13/2024	8/13/2024	8/20/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
8/13/2024	8/17/2024	9/17/2024	31	46	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
8/20/2024	8/20/2024	8/21/2024	1	23	Pull Throug	RV Sites	Ron	Wheeler
8/20/2024	8/19/2024	9/19/2024	31	42	Back-In RV	RV Sites	Kelly	Romero
8/21/2024	9/6/2024	9/7/2024	1	21	Pull Throug	RV Sites	Rex	King
8/21/2024	9/6/2024	9/7/2024	1	20	Back-In RV	RV Sites	Rex	King
7/22/2024	8/22/2024	9/22/2024	31	38	Back-In RV	RV Sites	Michael	McGaha
8/22/2024	8/22/2024	8/23/2024	1	19	Back-In RV	RV Sites	Anne	Dienst-Scott
7/22/2024	8/22/2024	9/22/2024	31	18	Back-In RV	RV Sites	Sean	Keenan
8/22/2024	8/22/2024	8/23/2024	1	1	Back-In RV	RV Sites	Dawn	Harvey
8/22/2024	8/22/2024	8/23/2024	1	33	Pull Throug	RV Sites	Clare	Fitzpatrick
8/22/2024	9/3/2024	9/4/2024	1	19	Back-In RV	RV Sites	Carter	Nagel
8/10/2024	8/23/2024	8/30/2024	7	25	Pull Throug	RV Sites	Meagan & J	Trolin
8/23/2024	8/23/2024	8/24/2024	1	23	Pull Throug	RV Sites	Nathan	Pertuset
8/14/2024	8/20/2024	8/27/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
8/24/2024	8/24/2024	8/25/2024	1	33	Pull Throug	RV Sites	Perry	Logan
8/24/2024	9/15/2024	9/16/2024	1	33	Pull Throug	RV Sites	Brent	Gibson
8/24/2024	8/24/2024	8/25/2024	1	20	Back-In RV	RV Sites	Nancy	Cunningham
8/24/2024	8/25/2024	8/26/2024	1	32	Pull Throug	RV Sites	Marcus	Ford
8/25/2024	8/25/2024	8/28/2024	3	23	Pull Throug	RV Sites	Anthony	Ayers
8/25/2024	9/6/2024	9/8/2024	2	19	Back-In RV	RV Sites	Drew	Harting
8/25/2024	8/28/2024	8/29/2024	1	33	Pull Throug	RV Sites	Gerald	Dupasquier
8/13/2024	8/25/2024	9/1/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
8/26/2024	9/1/2024	9/8/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
8/14/2024	8/29/2024	9/29/2024	31	39	Back-In RV	RV Sites	Jason	Clark
7/31/2024	9/1/2024	10/1/2024	30	49	Back-In RV	RV Sites	Steven & Je	Bybee
8/28/2024	8/29/2024	8/30/2024	1	22	Pull Throug	RV Sites	Linda	Engelman
8/28/2024	10/3/2024	10/6/2024	3	19	Back-In RV	RV Sites	Arlene	Johnson
8/14/2024	8/28/2024	9/28/2024	31	8	Back-In RV	RV Sites	Mark	Ledward

8/28/2024	8/28/2024	9/28/2024	31	43	Back-In RV	RV Sites	Kayla	Roy
8/28/2024	8/28/2024	8/29/2024	1	20	Back-In RV	RV Sites	Fiona	Kern
8/29/2024	8/30/2024	9/2/2024	3	19	Back-In RV	RV Sites	Michael	Bean
8/29/2024	8/29/2024	8/30/2024	1	33	Pull Throug	RV Sites	Susan	Jeske
4/4/2024	8/28/2024	9/28/2024	31	50	Back-In RV	RV Sites	William J	Frank Sr
8/20/2024	8/30/2024	9/30/2024	31	25	Pull Throug	RV Sites	Meagan & J	Trolin
8/30/2024	9/5/2024	9/6/2024	1	30	Pull Throug	RV Sites	Solange	Babin
8/30/2024	9/5/2024	9/6/2024	1	32	Pull Throug	RV Sites	Claude	Gingras
8/30/2024	8/30/2024	8/31/2024	1	1	Back-In RV	RV Sites	John	Chandler
8/30/2024	9/8/2024	9/9/2024	1	20	Back-In RV	RV Sites	Mark A	Amato
8/20/2024	8/27/2024	9/3/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
8/31/2024	8/31/2024	9/1/2024	1	33	Pull Throug	RV Sites	Helen Marg	Shelton
8/31/2024	9/9/2024	9/10/2024	1	20	Back-In RV	RV Sites	Andy	Parsons
8/31/2024	8/31/2024	9/1/2024	1	22	Pull Throug	RV Sites	Travis	Degraffenreid
8/31/2024	8/31/2024	9/1/2024	1	23	Pull Throug	RV Sites	MARIO	Laesser
8/31/2024	9/1/2024	9/2/2024	1	30	Pull Throug	RV Sites	Randal	Johnson
8/31/2024	8/31/2024	9/1/2024	1	30	Pull Throug	RV Sites	wei	ji
9/1/2024	9/1/2024	9/2/2024	1	33	Pull Throug	RV Sites	Larry	Calkins
9/1/2024	8/31/2024	10/1/2024	31	24	Pull Throug	RV Sites	Spencer	George
8/5/2024	9/1/2024	9/22/2024	21	12	Back-In RV	RV Sites	Brittany Me	Justin Grote
9/2/2024	9/2/2024	9/3/2024	1	22	Pull Throug	RV Sites	Sheryl	Little
9/3/2024	9/2/2024	10/2/2024	30	4	Back-In RV	RV Sites	Steven	Hart
9/2/2024	9/1/2024	10/1/2024	30	37	Back-In RV	RV Sites	Micheal	Yetter
9/2/2024	9/1/2024	10/1/2024	30	34	Pull Throug	RV Sites	Nicki	Bowles
8/30/2024	8/29/2024	9/29/2024	31	40	Back-In RV	RV Sites	Jason	Arnold
9/3/2024	9/2/2024	10/1/2024	29	36	Back-In RV	RV Sites	Shelby&Da	Burleson
9/3/2024	9/3/2024	9/4/2024	1	33	Pull Throug	RV Sites	Andrew	Barrett
9/3/2024	9/11/2024	9/13/2024	2	33	Pull Throug	RV Sites	Katie	Kay
9/2/2024	9/1/2024	10/1/2024	30	9	Back-In RV	RV Sites	Shalee N.	Crossen
9/3/2024	9/3/2024	9/4/2024	1	32	Pull Throug	RV Sites	Sandra	Gladden
9/3/2024	9/3/2024	9/4/2024	1	20	Back-In RV	RV Sites	Wesley	Bristol
9/3/2024	9/4/2024	9/5/2024	1	23	Pull Throug	RV Sites	Richard	Bone
9/4/2024	9/1/2024	10/1/2024	30	10	Back-In RV	RV Sites	Ronald S	Thompson
9/3/2024	9/7/2024	9/22/2024	15	47	Back-In RV	RV Sites	Tiffany A	New
8/5/2024	9/5/2024	9/19/2024	14	7	Back-In RV	RV Sites	Terra Archil	JoDeane Ellis
9/4/2024	9/4/2024	9/5/2024	1	32	Pull Throug	RV Sites	Gretchen	Dowding
9/1/2024	8/31/2024	10/1/2024	31	17	Back-In RV	RV Sites	Noah & Har	Jaeger
9/4/2024	9/4/2024	9/5/2024	1	33	Pull Throug	RV Sites	Daniella	Ewen
9/5/2024	9/5/2024	9/6/2024	1	1	Back-In RV	RV Sites	SONYA L	GRANTZ
9/5/2024	9/5/2024	9/6/2024	1	20	Back-In RV	RV Sites	Maria	Salmeron
9/5/2024	9/6/2024	9/9/2024	3	1	Back-In RV	RV Sites	Michael Ra	Romero
9/6/2024	9/6/2024	9/7/2024	1	30	Pull Throug	RV Sites	Chris	York
8/5/2024	9/6/2024	10/1/2024	25	13	Back-In RV	RV Sites	Harroll & D	Horn
9/6/2024	9/10/2024	9/13/2024	3	30	Pull Throug	RV Sites	Brandon	Granger

8/20/2024	9/3/2024	9/10/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/7/2024	9/7/2024	9/8/2024	1	5	Back-In RV	RV Sites	Rachel	Brault
9/8/2024	9/17/2024	9/19/2024	2	20	Back-In RV	RV Sites	Thomas	Prather
9/9/2024	9/16/2024	9/17/2024	1	33	Pull Throug	RV Sites	David	Rich
9/10/2024	9/4/2024	9/5/2024	1	Securi	Security De	RV Sites	Noah & Har	Jaeger
9/10/2024	9/10/2024	9/11/2024	1	35	Back-In RV	RV Sites	Tom	Fairhurst
9/10/2024	9/19/2024	9/20/2024	1	33	Pull Throug	RV Sites	Paul	Crosby
9/11/2024	9/12/2024	9/14/2024	2	20	Back-In RV	RV Sites	Jeff	Mickelson
7/31/2024	9/12/2024	########	30	3	Back-In RV	RV Sites	Sharon Eid:	Amanda Eidson
9/12/2024	9/12/2024	9/13/2024	1	22	Pull Throug	RV Sites	Gregory	Carothers
9/12/2024	9/13/2024	########	30	11	Back-In RV	RV Sites	Scott Edwa	Keller
9/12/2024	9/12/2024	9/13/2024	1	21	Pull Throug	RV Sites	Sally	Reilly
9/12/2024	9/13/2024	9/14/2024	1	33	Pull Throug	RV Sites	David	Fleming
9/12/2024	9/13/2024	9/14/2024	1	32	Pull Throug	RV Sites	Glenn	Beier
9/12/2024	9/13/2024	9/14/2024	1	41	Back-In RV	RV Sites	Magne	Guillaume
9/13/2024	9/14/2024	9/28/2024	14	1	Back-In RV	RV Sites	Scott	Moore
9/13/2024	9/13/2024	9/14/2024	1	30	Pull Throug	RV Sites	Megan	Anderson
9/13/2024	9/13/2024	9/14/2024	1	19	Back-In RV	RV Sites	Randy	Burns
9/13/2024	9/13/2024	9/14/2024	1	23	Pull Throug	RV Sites	Nolte	Glock
9/13/2024	9/13/2024	9/14/2024	1	22	Pull Throug	RV Sites	Nolte	Glock
9/13/2024	9/14/2024	9/17/2024	3	32	Pull Throug	RV Sites	Pat	Polland
9/14/2024	9/14/2024	9/15/2024	1	5	Back-In RV	RV Sites	Rebecca	Herbison
8/20/2024	9/10/2024	9/17/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/14/2024	9/15/2024	9/16/2024	1	21	Pull Throug	RV Sites	George	Keith
9/5/2024	9/8/2024	9/15/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
9/5/2024	9/15/2024	9/22/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
2/23/2024	9/14/2024	########	30	28	Pull Throug	RV Sites	Larella	Campbell
9/15/2024	9/15/2024	9/16/2024	1	35	Back-In RV	RV Sites	Beatrice	Beaupin
9/15/2024	9/16/2024	9/17/2024	1	5	Back-In RV	RV Sites	Lance	Holly
9/16/2024	9/16/2024	9/17/2024	1	19	Back-In RV	RV Sites	Matthew	Confer
9/16/2024	9/16/2024	9/17/2024	1	21	Pull Throug	RV Sites	Nancy	Tordai
9/12/2024	9/17/2024	########	23	14	Back-In RV	RV Sites	Jeremy	Carter
9/15/2024	9/14/2024	########	30	23	Pull Throug	RV Sites	Brian	Hart
9/17/2024	9/18/2024	9/24/2024	6	35	Back-In RV	RV Sites	William R	Heinlein
9/17/2024	9/17/2024	9/24/2024	7	22	Pull Throug	RV Sites	Jeffery&Del	Kotter
9/17/2024	9/17/2024	9/18/2024	1	33	Pull Throug	RV Sites	Bruce	Wilkerson
8/21/2024	9/15/2024	########	30	48	Back-In RV	RV Sites	Shawn&Ali:	Findlay
9/18/2024	9/18/2024	9/19/2024	1	33	Pull Throug	RV Sites	Nolte	Glock
9/18/2024	9/18/2024	9/19/2024	1	32	Pull Throug	RV Sites	Nolte	Glock
9/18/2024	9/18/2024	9/19/2024	1	30	Pull Throug	RV Sites	Matthew	Braun
9/18/2024	9/18/2024	9/24/2024	6	21	Pull Throug	RV Sites	Harold	Schroeder
9/19/2024	9/19/2024	9/23/2024	4	20	Back-In RV	RV Sites	Mary	Bigelow
9/19/2024	9/19/2024	9/20/2024	1	Overfl	Backgroun	RV Sites	Jason Alan	Cox
9/19/2024	9/19/2024	9/20/2024	1	32	Pull Throug	RV Sites	Pat	Everf

9/20/2024	9/19/2024	########	30	42	Back-In RV	RV Sites	Kelly	Romero
9/20/2024	9/21/2024	9/22/2024	1	32	Pull Throug	RV Sites	Doug	Haley
9/20/2024	9/20/2024	9/21/2024	1	30	Pull Throug	RV Sites	Cherie	Hutchins
9/20/2024	9/20/2024	9/22/2024	2	33	Pull Throug	RV Sites	Linda	Bell
8/20/2024	9/17/2024	9/24/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/20/2024	10/1/2024	11/1/2024	31	49	Back-In RV	RV Sites	Steven & Je	Bybee
9/20/2024	9/20/2024	########	30	7	Back-In RV	RV Sites	Shawn	Bassett
9/18/2024	9/17/2024	########	30	44	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
9/21/2024	9/21/2024	9/22/2024	1	30	Pull Throug	RV Sites	Melanie	Fish
9/21/2024	9/21/2024	9/22/2024	1	41	Back-In RV	RV Sites	Kurt	Gunther
9/20/2024	9/22/2024	########	30	47	Back-In RV	RV Sites	Michael	McGaha
9/22/2024	########	########	1	21	Pull Throug	RV Sites	Jeremy	Symes
9/22/2024	10/5/2024	10/7/2024	2	30	Pull Throug	RV Sites	Lawrence C	Balik
9/23/2024	9/30/2024	10/3/2024	3	30	Pull Throug	RV Sites	Dennis	Bayley
9/5/2024	9/22/2024	9/29/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
9/24/2024	9/22/2024	########	30	12	Back-In RV	RV Sites	Sean	Keenan
9/24/2024	9/24/2024	9/28/2024	4	35	Back-In RV	RV Sites	Rebecca	Wallihan
9/24/2024	9/24/2024	9/25/2024	1	32	Pull Throug	RV Sites	Jan	Carroll
9/24/2024	9/24/2024	9/25/2024	1	19	Back-In RV	RV Sites	Kurtis	McLeod
9/24/2024	9/29/2024	########	30	38	Back-In RV	RV Sites	Jason	Clark
9/25/2024	9/24/2024	10/1/2024	7	22	Pull Throug	RV Sites	Jeffery&Del	Kotter
9/26/2024	9/28/2024	9/29/2024	1	30	Pull Throug	RV Sites	ADAM	BARR
9/26/2024	10/2/2024	10/3/2024	1	20	Back-In RV	RV Sites	Avinash	Ganesh
9/27/2024	9/28/2024	9/29/2024	1	20	Back-In RV	RV Sites	Ray E	McNeely
9/27/2024	9/27/2024	10/4/2024	7	32	Pull Throug	RV Sites	Tim	Snelling
9/27/2024	10/5/2024	########	7	21	Pull Throug	RV Sites	robert	roberts
9/27/2024	9/28/2024	9/29/2024	1	19	Back-In RV	RV Sites	Tisha	Elrod
9/25/2024	9/24/2024	10/1/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/27/2024	9/28/2024	9/29/2024	1	21	Pull Throug	RV Sites	Ericka	Clements
9/28/2024	9/28/2024	9/29/2024	1	Securi	Security De	RV Sites	Regina	Faxon
9/28/2024	10/1/2024	11/1/2024	31	45	Back-In RV	RV Sites	Regina	Faxon
9/28/2024	9/28/2024	9/29/2024	1	1	Back-In RV	RV Sites	Larry	Cagle
9/29/2024	10/1/2024	10/3/2024	2	19	Back-In RV	RV Sites	John	Parkinson
9/29/2024	9/28/2024	########	30	43	Back-In RV	RV Sites	Kayla	Roy
9/29/2024	9/30/2024	10/2/2024	2	35	Back-In RV	RV Sites	John	Haywood
9/30/2024	10/1/2024	10/2/2024	1	20	Back-In RV	RV Sites	Bill R	Pastorek
9/30/2024	9/30/2024	10/2/2024	2	21	Pull Throug	RV Sites	Dawn C	Bates
9/30/2024	9/30/2024	10/1/2024	1	40	Back-In RV	RV Sites	Mike	Burris
10/1/2024	10/3/2024	10/5/2024	2	30	Pull Throug	RV Sites	Johnny	Barker
9/30/2024	10/1/2024	11/1/2024	31	13	Back-In RV	RV Sites	Brittany Me	Justin Grote
10/1/2024	10/1/2024	10/2/2024	1	1	Back-In RV	RV Sites	Lorena	Firoune
9/19/2024	10/4/2024	11/4/2024	31	22	Pull Throug	RV Sites	Jason Alan	Cox
10/1/2024	10/1/2024	10/2/2024	1	22	Pull Throug	RV Sites	Valerie	Settle
10/1/2024	9/30/2024	########	30	25	Pull Throug	RV Sites	Meagan & J.	Trolin

10/2/2024	9/29/2024	10/6/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
9/28/2024	9/28/2024	########	30	18	Back-In RV	RV Sites	Mark	Ledward
10/2/2024	10/1/2024	10/8/2024	7	24	Pull Throug	RV Sites	Jeffery&Del	Kotter
10/2/2024	10/4/2024	10/5/2024	1	21	Pull Throug	RV Sites	Jane E	Jacobs
10/2/2024	10/2/2024	10/3/2024	1	21	Pull Throug	RV Sites	Norman	Brenner
10/2/2024	10/6/2024	11/6/2024	31	46	Back-In RV	RV Sites	Tiffany A	New
10/2/2024	10/2/2024	10/3/2024	1	22	Pull Throug	RV Sites	Tabitha	reed
10/2/2024	########	########	1	35	Back-In RV	RV Sites	Alexander	Barnes
8/15/2024	10/1/2024	11/1/2024	31	34	Pull Throug	RV Sites	Nicki	Bowles
9/24/2024	10/2/2024	11/2/2024	31	33	Pull Throug	RV Sites	Steven	Hart
10/3/2024	10/3/2024	########	7	20	Back-In RV	RV Sites	Roy	Young
10/3/2024	10/1/2024	11/1/2024	31	17	Back-In RV	RV Sites	Noah & Har	Jaeger
10/3/2024	10/4/2024	10/6/2024	2	32	Pull Throug	RV Sites	Wayne	Dixon
10/3/2024	10/1/2024	11/1/2024	31	10	Back-In RV	RV Sites	Shalee N.	Crossen
10/3/2024	9/29/2024	9/30/2024	1	50	Back-In RV	RV Sites	Cathie	Merz
10/3/2024	########	########	2	35	Back-In RV	RV Sites	Johanna	Turk
10/4/2024	10/4/2024	10/5/2024	1	40	Back-In RV	RV Sites	Kathy	Geiger
10/4/2024	10/4/2024	10/5/2024	1	35	Back-In RV	RV Sites	Brenda	Kvist
10/4/2024	10/2/2024	11/2/2024	31	50	Back-In RV	RV Sites	Shelby&Da	Burleson
10/4/2024	10/4/2024	10/6/2024	2	31	Pull Throug	RV Sites	Jack	Chynoweth
10/4/2024	########	########	2	30	Pull Throug	RV Sites	John	Brinkerhoff
10/4/2024	10/4/2024	10/5/2024	1	Securi	Security De	RV Sites	Jason Alan	Cox
10/4/2024	10/4/2024	10/5/2024	1	1	Back-In RV	RV Sites	Wayne	Pickersgill
10/4/2024	10/5/2024	10/6/2024	1	1	Back-In RV	RV Sites	Beth	Bay-Savage
10/5/2024	10/5/2024	10/6/2024	1	5	Back-In RV	RV Sites	Thomas	Aulita
10/4/2024	10/5/2024	11/5/2024	31	8	Back-In RV	RV Sites	Terra Archit	JoDeane Ellis
9/25/2024	10/1/2024	10/8/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
10/5/2024	10/5/2024	10/6/2024	1	35	Back-In RV	RV Sites	Beth	Nesser
10/5/2024	########	########	1	32	Pull Throug	RV Sites	Marta	Alvarado
10/3/2024	10/6/2024	11/6/2024	31	41	Back-In RV	RV Sites	Harroll & D	Horn
10/6/2024	10/6/2024	10/7/2024	1	32	Pull Throug	RV Sites	Wayne	Dixon
10/6/2024	10/9/2024	########	7	19	Back-In RV	RV Sites	Uwe	Stern
10/6/2024	10/6/2024	10/7/2024	1	31	Pull Throug	RV Sites	Christina	Fernandes
10/6/2024	10/7/2024	10/8/2024	1	35	Back-In RV	RV Sites	Deena	Sloan
10/6/2024	10/6/2024	########	7	16	Back-In RV	RV Sites	Mike	Larsen
10/7/2024	10/7/2024	10/8/2024	1	1	Back-In RV	RV Sites	Arianna	Donadoni
10/8/2024	########	########	1	21	Pull Throug	RV Sites	Dana	Vander Veer
9/25/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
10/3/2024	########	########	31	4	Back-In RV	RV Sites	Sharon Eid	Amanda Eidson
10/8/2024	10/8/2024	11/8/2024	31	5	Back-In RV	RV Sites	Jeffery&Del	Kotter
10/9/2024	########	########	2	1	Back-In RV	RV Sites	Brian	Newman
10/10/2024	########	########	1	24	Pull Throug	RV Sites	Craig	Smith
10/10/2024	########	########	1	35	Back-In RV	RV Sites	Martin	Fecteau
10/10/2024	########	########	1	30	Pull Throug	RV Sites	Robert Gar	Harpe

10/4/2024	10/1/2024	11/1/2024	31	36	Back-In RV	RV Sites	Micheal	Yetter
10/9/2024	10/8/2024	########	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/25/2024	########	########	7	6	Back-In RV	RV Sites	Shawn	Helmick
10/11/2024	########	########	31	1	Back-In RV	RV Sites	Ashton Lee	Boyd
10/12/2024	########	########	2	20	Back-In RV	RV Sites	Kenneth S	Dixon
10/13/2024	########	########	1	21	Pull Throug	RV Sites	Beth	Harney
10/14/2024	########	########	31	21	Pull Throug	RV Sites	Ivan	Bestland
10/15/2024	########	########	8	31	Pull Throug	RV Sites	John	Goree
10/16/2024	########	########	1	32	Pull Throug	RV Sites	Carol	Bonhy
10/16/2024	########	########	31	14	Back-In RV	RV Sites	Jaime	Espinoza-Rubio
10/16/2024	########	########	1	30	Pull Throug	RV Sites	Burke	Rigby
10/16/2024	########	########	2	30	Pull Throug	RV Sites	Zachary	Crawford
10/17/2024	########	########	2	20	Back-In RV	RV Sites	Angela	Scott
10/15/2024	########	########	31	29	Pull Throug	RV Sites	Vint	Bailey
10/17/2024	########	########	1	30	Pull Throug	RV Sites	Brad	Kornelius
10/18/2024	########	########	1	21	Pull Throug	RV Sites	Lana	Simond
10/10/2024	########	########	31	11	Back-In RV	RV Sites	Brian	Hart
10/18/2024	########	########	31	15	Back-In RV	RV Sites	Jeremy	Carter
10/18/2024	########	########	31	28	Pull Throug	RV Sites	Larella	Campbell
10/18/2024	########	########	30	11	Back-In RV	RV Sites	Brian	Hart
10/18/2024	########	########	1	20	Back-In RV	RV Sites	Sandra	Vail
10/19/2024	########	########	1	35	Back-In RV	RV Sites	Michael	Running
9/25/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
10/19/2024	########	########	1	21	Pull Throug	RV Sites	Justine	Antonelli
10/19/2024	########	########	2	30	Pull Throug	RV Sites	Josh	Fann
10/20/2024	########	########	1	30	Pull Throug	RV Sites	LAURIE	SHAMMEL
10/21/2024	########	########	5	19	Back-In RV	RV Sites	Michael	Carter
10/2/2024	########	########	31	47	Back-In RV	RV Sites	Michael	McGaha
10/21/2024	########	########	1	30	Pull Throug	RV Sites	Burke	Rigby
10/22/2024	########	########	1	21	Pull Throug	RV Sites	Cheryl E	Williams
10/23/2024	########	########	1	9	Back-In RV	RV Sites	Frances	Miller
10/23/2024	########	########	1	32	Pull Throug	RV Sites	Matthew	Powell
10/4/2024	########	########	31	3	Back-In RV	RV Sites	Sean & Lore	Knowlton
9/25/2024	########	########	31	44	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
10/24/2024	########	########	7	24	Pull Throug	RV Sites	Scott Edwa	Keller
10/17/2024	########	########	7	6	Back-In RV	RV Sites	Shawn	Helmick
10/24/2024	########	########	1	20	Back-In RV	RV Sites	Sallyanne	Johnson
10/24/2024	########	########	2	20	Back-In RV	RV Sites	John	Healey
10/24/2024	########	########	1	23	Pull Throug	RV Sites	Wayne	Krausnick
10/15/2024	########	########	31	48	Back-In RV	RV Sites	Max & Cind	Call
10/24/2024	########	11/5/2024	7	6	Back-In RV	RV Sites	Shawn	Helmick
9/24/2024	########	########	31	12	Back-In RV	RV Sites	Sean	Keenan
10/17/2024	########	########	12	14	Back-In RV	RV Sites	Jaime	Espinoza-Rubio
10/25/2024	########	########	1	23	Pull Throug	RV Sites	Keith	Long

10/26/2024	########	########	2	24	Pull Throug	RV Sites	Scott Edwa	Keller
10/26/2024	########	########	3	19	Back-In RV	RV Sites	Shantana	Hatjes
10/26/2024	########	########	1	21	Pull Throug	RV Sites	Heather	Hart
9/25/2024	########	11/3/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
10/28/2024	########	########	1	35	Back-In RV	RV Sites	Alexandria	Carlington
10/3/2024	########	########	31	43	Back-In RV	RV Sites	Kayla	Roy
10/2/2024	########	########	31	18	Back-In RV	RV Sites	Mark	Ledward
10/9/2024	########	########	31	38	Back-In RV	RV Sites	Jason	Clark
9/20/2024	11/1/2024	12/1/2024	30	49	Back-In RV	RV Sites	Steven & Je	Bybee
10/4/2024	11/1/2024	12/1/2024	30	36	Back-In RV	RV Sites	Micheal	Yetter
10/29/2024	########	########	1	42	Back-In RV	RV Sites	Roger	Travis
10/29/2024	11/4/2024	11/5/2024	1	32	Pull Throug	RV Sites	Mark	Marx
10/9/2024	########	########	31	24	Pull Throug	RV Sites	Meagan & J.	Trolin
10/30/2024	########	########	1	Overfl	Backgroun	RV Sites	Brian Athay	Estelen McCabe
10/30/2024	########	11/1/2024	1	Overfl	Backgroun	RV Sites	Brian Athay	Estelen McCabe
10/31/2024	11/5/2024	11/6/2024	1	32	Pull Throug	RV Sites	Victoria	Myler
10/31/2024	########	11/1/2024	1	35	Back-In RV	RV Sites	Jana	Garrett
10/31/2024	11/1/2024	12/1/2024	30	23	Pull Throug	RV Sites	Jennifer Le	Walker
10/2/2024	11/1/2024	12/1/2024	30	45	Back-In RV	RV Sites	Regina	Faxon
10/3/2024	11/1/2024	12/1/2024	30	13	Back-In RV	RV Sites	Brittany Me	Justin Grote
10/24/2024	11/5/2024	11/8/2024	3	6	Back-In RV	RV Sites	Shawn	Helmick
10/3/2024	11/1/2024	12/1/2024	30	10	Back-In RV	RV Sites	Shalee N.	Crossen
10/3/2024	11/1/2024	12/1/2024	30	34	Pull Throug	RV Sites	Nicki	Bowles
10/3/2024	11/2/2024	12/2/2024	30	33	Pull Throug	RV Sites	Steven	Hart
10/3/2024	11/1/2024	12/1/2024	30	17	Back-In RV	RV Sites	Noah & Har	Jaeger
10/9/2024	11/2/2024	12/2/2024	30	50	Back-In RV	RV Sites	Shelby&Da	Burleson
11/1/2024	11/1/2024	11/3/2024	2	31	Pull Throug	RV Sites	Jim	Holst
11/1/2024	11/1/2024	11/2/2024	1	35	Back-In RV	RV Sites	Kim	Blackburn
11/1/2024	11/5/2024	11/7/2024	2	31	Pull Throug	RV Sites	MICHELLE I	MCFADDEN
11/2/2024	11/2/2024	11/3/2024	1	30	Pull Throug	RV Sites	Cheri	Davis
10/26/2024	11/3/2024	########	7	16	Back-In RV	RV Sites	Mike	Larsen
10/4/2024	11/4/2024	12/4/2024	30	22	Pull Throug	RV Sites	Jason Alan	Cox
10/30/2024	11/2/2024	12/2/2024	30	9	Back-In RV	RV Sites	Brian Athay	Estelen McCabe
11/5/2024	11/7/2024	########	4	32	Pull Throug	RV Sites	Tiffany	Aulbach
11/5/2024	11/2/2024	12/2/2024	30	40	Back-In RV	RV Sites	Roger	Wood
9/28/2024	11/6/2024	12/6/2024	30	46	Back-In RV	RV Sites	Tiffany A	New
11/6/2024	11/5/2024	12/5/2024	30	8	Back-In RV	RV Sites	Terra Archit	JoDeane Ellis
11/6/2024	11/6/2024	11/7/2024	1	32	Pull Throug	RV Sites	Tyler	Terry
11/7/2024	11/6/2024	12/6/2024	30	41	Back-In RV	RV Sites	Harroll & D	Horn
11/7/2024	11/7/2024	########	3	35	Back-In RV	RV Sites	Patrick	McDonald
11/9/2024	11/9/2024	########	1	39	Back-In RV	RV Sites	Bailee	Gonzales
10/26/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
11/11/2024	########	########	2	31	Pull Throug	RV Sites	Jason	Pollock
11/8/2024	11/8/2024	########	7	5	Back-In RV	RV Sites	Jeffery&De	Kotter

10/3/2024	########	########	30	4	Back-In RV	RV Sites	Sharon Eid:	Amanda Eidson
11/1/2024	########	########	30	1	Back-In RV	RV Sites	Ashton Lee	Boyd
11/13/2024	########	########	1	31	Pull Throug	RV Sites	Scott	Casassa
11/15/2024	########	########	7	28	Pull Throug	RV Sites	Larella	Campbell
11/15/2024	########	########	1	31	Pull Throug	RV Sites	Richard	welch
11/18/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
11/20/2024	########	########	30	29	Pull Throug	RV Sites	Vint	Bailey
11/20/2024	########	########	1	31	Pull Throug	RV Sites	ANNE T	SARGENT
10/4/2024	########	########	30	3	Back-In RV	RV Sites	Sean & Lore	Knowlton
10/23/2024	########	########	30	12	Back-In RV	RV Sites	Sean	Keenan
10/3/2024	########	########	30	47	Back-In RV	RV Sites	Michael	McGaha
10/9/2024	########	########	30	38	Back-In RV	RV Sites	Jason	Clark
11/23/2024	########	########	30	20	Back-In RV	RV Sites	Torrey	Thompson
11/23/2024	########	########	30	37	Back-In RV	RV Sites	Jeffery	Rogers
11/23/2024	########	########	1	30	Pull Throug	RV Sites	Ellen	Blickhan
11/23/2024	########	########	1	31	Pull Throug	RV Sites	Christian	Guyon
11/23/2024	########	########	1	32	Pull Throug	RV Sites	Stephanie /	Shoquist
11/23/2024	########	########	30	48	Back-In RV	RV Sites	Max & Cind	Call
11/18/2024	########	12/1/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
11/26/2024	########	########	3	19	Back-In RV	RV Sites	Michael	Carter
11/9/2024	########	########	30	21	Pull Throug	RV Sites	Ivan	Bestland
10/9/2024	12/2/2024	1/2/2025	31	50	Back-In RV	RV Sites	Shelby&Da	Burleson
11/2/2024	12/1/2024	1/1/2025	31	49	Back-In RV	RV Sites	Steven & Je	Bybee
10/3/2024	12/1/2024	1/1/2025	31	17	Back-In RV	RV Sites	Noah & Har	Jaeger
10/3/2024	12/1/2024	1/1/2025	31	45	Back-In RV	RV Sites	Regina	Faxon
9/25/2024	########	########	30	44	Back-In RV	RV Sites	Chris+Jody,	West/Cramer
8/15/2024	12/1/2024	1/1/2025	31	34	Pull Throug	RV Sites	Nicki	Bowles
10/4/2024	12/1/2024	1/1/2025	31	36	Back-In RV	RV Sites	Micheal	Yetter
11/18/2024	12/1/2024	12/8/2024	7	16	Back-In RV	RV Sites	Mike	Larsen
12/1/2024	12/1/2024	1/1/2025	31	39	Back-In RV	RV Sites	Jesse	Montoya
10/3/2024	12/1/2024	1/1/2025	31	13	Back-In RV	RV Sites	Brittany Me	Justin Grote
10/31/2024	12/1/2024	1/1/2025	31	23	Pull Throug	RV Sites	Jennifer Lee	Walker
12/2/2024	12/3/2024	12/4/2024	1	32	Pull Throug	RV Sites	Phillip J	Crochet
11/2/2024	12/2/2024	1/2/2025	31	9	Back-In RV	RV Sites	Brian Athay	Estelen McCabe
12/2/2024	12/2/2024	12/3/2024	1	32	Pull Throug	RV Sites	Melvin	Cannon
12/3/2024	12/3/2024	12/4/2024	1	30	Pull Throug	RV Sites	Cody	Moore
12/1/2024	########	########	30	28	Pull Throug	RV Sites	Meagan & J.	Trolin
11/29/2024	########	1/30/2025	31	28	Pull Throug	RV Sites	Meagan & J.	Trolin
11/20/2024	12/4/2024	1/4/2025	31	22	Pull Throug	RV Sites	Jason Alan	Cox
12/3/2024	12/2/2024	1/2/2025	31	40	Back-In RV	RV Sites	Roger	Wood
12/3/2024	12/2/2024	1/2/2025	31	33	Pull Throug	RV Sites	Steven	Hart
12/4/2024	12/4/2024	12/5/2024	1	35	Back-In RV	RV Sites	Thomas	Carr
12/4/2024	12/4/2024	12/5/2024	1	43	Back-In RV	RV Sites	James	Reyes
12/5/2024	########	########	1	35	Back-In RV	RV Sites	Mike	Howisey

10/4/2024	12/5/2024	1/5/2025	31	8	Back-In RV	RV Sites	Terra Archil	JoDeane Ellis
12/7/2024	12/6/2024	1/6/2025	31	41	Back-In RV	RV Sites	Harroll & D	Horn
11/30/2024	12/8/2024	########	7	16	Back-In RV	RV Sites	Mike	Larsen
12/8/2024	12/7/2024	1/7/2025	31	5	Back-In RV	RV Sites	Steven Sch	Teresa Schlaich
12/7/2024	12/5/2024	1/11/2025	37	18	Back-In RV	RV Sites	Mark	Ledward
10/4/2024	12/1/2024	1/1/2025	31	10	Back-In RV	RV Sites	Shalee N.	Crossen
10/3/2024	########	1/12/2025	31	4	Back-In RV	RV Sites	Sharon Eid	Amanda Eidson
11/1/2024	########	1/13/2025	31	1	Back-In RV	RV Sites	Ashton Lee	Boyd
12/14/2024	########	########	1	32	Pull Throug	RV Sites	Cristy	Ingalls
12/16/2024	########	########	11	43	Back-In RV	RV Sites	Isma	Avalos
12/16/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
12/17/2024	########	1/14/2025	31	29	Pull Throug	RV Sites	Vint	Bailey
12/15/2024	########	1/18/2025	31	11	Back-In RV	RV Sites	Brian	Hart
10/4/2024	########	1/21/2025	31	3	Back-In RV	RV Sites	Sean & Lor	Knowlton
11/20/2024	########	1/22/2025	31	12	Back-In RV	RV Sites	Sean	Keenan
10/3/2024	########	1/22/2025	31	47	Back-In RV	RV Sites	Michael	McGaha
12/12/2024	########	1/23/2025	31	20	Back-In RV	RV Sites	Torrey	Thompson
12/23/2024	########	1/22/2025	31	37	Back-In RV	RV Sites	Jeffery	Rogers
11/30/2024	########	########	7	16	Back-In RV	RV Sites	Mike	Larsen
12/26/2024	########	1/5/2025	7	16	Back-In RV	RV Sites	Mike	Larsen
12/26/2024	########	1/23/2025	31	48	Back-In RV	RV Sites	Max & Cind	Call
12/28/2024	########	########	1	35	Back-In RV	RV Sites	Andrii	Lysenko

ITEM 6

WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 6, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

The following members were in attendance:

Sid Bodily, Chairman
Ruth Beebe
Chandler Bingham
Chad Braegger
Alex Dubovik
Brian Gilbert

Jeremy Kimpton, City Manager
Colt Mund, City Attorney
Madison Brown, City Planner
Michelle Drago, Deputy Recorder

Others in attendance: Ken Ormond, Alternate; John Pierce, Alternate; Ruth Ormond; Diana Baker; Rew Wiley; Larry Holmes; and Lindsey Hansen.

Chairman Bingham called the meeting to order at 6:30 p.m.

1. PRAYER: Chad Braegger

2. PLEDGE OF ALLEGIANCE: Alex Dubovik

3. GENERAL PUBLIC COMMENTS

Time Stamp: 1:31 – 02/06/2025

Diana Baker, 276 West Center, stated that she had listened to the audio recording of the last meeting. She urged the Planning Commission members to read the access requirements in the International Fire Code because it was the basis for some of their planning decisions. Part of the IFC said emergency access could consist of a 90-foot roundabout for emergency vehicles, which meant that flag lots were okay. Willard got rid of flag lots because emergency vehicles could not turn around. Ms. Baker was concerned about the emergency access for the Rod Braegger home. According to the audio recording of the last meeting, Lindsey Hansen hadn't even signed the easement. She asked how a house could be approved if the paperwork wasn't in order. Ms. Baker did not feel the 300 West required in the Dearden's subdivision was needed. The Xram Subdivision on 380 North was required to provide a stub for 400 West. Baddley's on 200 North also had a 400 West stub. There was already a 400 West on Center Street. It was also possible the Day's Subdivision would link up to 400 West. She didn't see a future or need for 300 West.

Ms. Baker stated that because of the head gate and a riser in Center Street in front of her house, it didn't even meet the standard road width. She was concerned about additional traffic on a sub-standard road.

4. CITY COUNCIL REPORT

There wasn't a report.

5A. PUBLIC HEARING TO RECEVE PUBLIC INPUT REGARDING A PROPOSAL TO CODIFY THE WILLARD CITY ZONING CODE – CHAPTER 24 OF THE WILLARD CITY CODE

Time Stamp: 6:10 – 02/06/2025

Chairman Bodily read the Willard City Planning Commission Rules of Order Statement.

Commissioner Bingham moved to open the public hearing at 6:37 p.m. Commissioner Beebe seconded the motion. All voted "aye." The motion passed unanimously.

Jeremy Kimpton, City Manager, stated that several years ago Chris Davis, the former city manager, started working with Colt Mund, the City Attorney, and Bryce Wheelwright, former City Planner, to make sure city code was up-to-date and available online. The project had been inherited by himself and Madison Brown. Before bringing any updates forward, they felt the ordinance currently available online should be codified. Codifying the Zoning Code meant making what was available online the current code. Then the new changes and recommendations the staff and Planning Commission had been working on could be added.

Chairman Bodily opened the floor for public comments.

Diana Baker thanked the staff for all their work. This had been a long time coming.

Commissioner Braegger moved to close the public hearing at 6:40 p.m. Commissioner Bingham seconded the motion. All voted "aye." The motion passed unanimously.

5B. CONSIDEARTION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSAL TO CODIFY THE WILLARD CITY ZONING CODE – CHAPTER 24 OF THE WILLARD CITY CODE

Time Stamp: 11:13 – 02/06/2025

Commissioner Gilbert was concerned that the Zoning Code wasn't completely up to date because it didn't have the latest changes to the ADU regulations. Madison Brown, City Planner, said the latest ADU changes had not been approved by the City Council.

Jeremy Kimpton said the online code was up to date, but the changes the Planning Commission was currently working on were not part of the codification. He would start making changes to the online code after the City Council approved the codification and other changes recently recommended by the Planning Commission.

Commissioner Bingham moved to recommend that the City Council approve the codification of the Willard City Zoning Code – Chapter 24 of the Willard City Code. Commissioner Gilbert seconded the motion. All voted "aye." The motion passed unanimously.

5C. PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING A PROPOSAL TO AMEND THE TABLE OFUSES FOUND IN 24.44.030 AND 24.38.030 OF THE WILLARD CITY ZONING CODE

Time Stamp: 13:04 – 02/06/2025

Commissioner Dubovik moved to open the public hearing at 6:43 p.m. Commissioner Beebe seconded the motion. All voted "aye." The motion passed unanimously.

Madison Brown stated that the Planning Commission had reviewed and updated the Tables of Uses. Definitions had been added for some of the uses in the tables. The TOD and Old Willard Township zones had also been added.

Chairman Bodily opened the floor for public comments. There were none.

Commissioner Gilbert moved to close the public hearing at 6:44 p.m. Commissioner Braegger seconded the motion. All voted "aye." The motion passed unanimously.

5D. CONSIDEARTION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSAL TO AMEND THE TABLE OF USES FOUND IN 24.44.030 AND 24.38.030 OF THE WILLARD CITY ZONING CODE

Time Stamp: 15:00 – 02/06/2025

Commissioner Braegger moved to recommend that the City Council approve the proposed amendments to the Tables of Uses found in 24.44.030 and 24.38.030 of the Willard City Zoning Code. Commissioner Gilbert seconded the motion. All voted "aye." The motion passed unanimously.

5E. DISCUSSION REGARDING AMENDING THE MASTER PLANNED COMMUNITY ZONE FOUND IN CHAPTER 12-106 OF THE WILLARD CITY ZONING ORDINANCE (CONTINUED FROM APRIL 4 AND 18, 2025, AND JANUARY 2, 2025)

Time Stamp: 18:11 – 02/06/2025

Madison Brown said that Austin Schindler had submitted written comments regarding the Master Planned Community Zone because he was unable to attend the meeting. The Planning Commission had received both digital and paper copies of Mr. Schindler's comments.

Chairman Bodily asked if the Planning Commission members had read Mr. Schindler's comments. All said they had. Chairman Bodily asked that the written comments be attached to the minutes (see attached copy).

Commissioner Braegger asked if Mr. Schindler was a resident or landowner. Jeremy Kimpton said Mr. Schindler was from Cache Valley.

Madison Brown stated that the staff, mayor, and Planning Commission had recommended changes to the MPC Zone. Willard had also received feedback regarding the ordinance as applications were submitted. Jeremy Kimpton had compiled those changes in Ordinance 2025-03.

Jeremy Kimpton stated that before a public hearing was held, the staff felt the Planning Commission should have an opportunity to review the proposed changes. Was there anything the Planning Commission wanted to add, take out, or modify?

Commissioner Beebe liked the idea of a master planned community because then wouldn't be rectangular lots everywhere. However, she was concerned developers would fudge the density. In an R ½ Zone there was a set number of people per acre. Jeremy Kimpton said he could work with the City Attorney on verbiage for a minimum density. Commissioner Dubovik said the proposed amendment said the density would be no more than two units per developable acre.

Commissioner Gilbert stated that the Planning Commission needed to finalize the development agreement So, an MPC review might go back and forth many times before there was an agreement with a site plan.

John Pierce, Alternate Planning Commission member, 113 West 370 South, felt having a minimum density in the MPC Ordinance was a great idea. It would help a developer understand Willard's density requirements from the beginning.

Commissioner Gilbert suggested language for a preliminary work meeting with the Planning Commission. He felt that would help developers establish a starting baseline.

Commissioner Dubovik asked if the ordinance still contained language to allow the Planning Commission to consider the best interests of the city. Colt Mund said it did. However, some of the proposed changes, such as the minimum density, reduced the discretion of the Planning Commission and the City Council. The ordinance tied the MPC to the General Plan. There were restrictions on what a developer could do in terms of density.

Commissioner Dubovik stated that within the minimum density, a developer had flexibility. Willard would not just accept small patio-home lots. Willard had the discretion to require more space. Colt Mund felt the Planning Commission and City Council still had a lot of discretion if they didn't like a plan. Control was still very much on the table. The proposed changes restricted developers from bringing in plans with smaller lots. Hopefully, plans would be more in keeping with what Willard wanted.

Commissioner Gilbert asked if the staff would have flexibility to determine if an application was complete. Colt Mund stated that application requirements had been added to the ordinance. The City Planner could now review an application for completeness before a plan was submitted to the Planning Commission.

After discussion, the Planning Commission agreed to hold a public hearing on March 6th so there was time to review the ordinance and discuss it again at the next meeting.

Commissioner Bingham moved to set a public hearing on March 6th to receive public comments regarding the proposed amendments to the MPC Ordinance. Commissioner Braegger seconded the motion. All voted "aye." The motion passed unanimously.

5F. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO MARVIN NEFF ON FEBRUARY 7, 2020, FOR AN RV CAMPGROUND LOCATED AT APPROXIMATELY 769 NORTH MAIN (PARCEL NO. 02-053-0059) (CONTINUED FROM JANUARY 2 AND 16, 2025)

Time Stamp: 31:32 – 02/06/2025

Madison Brown stated that she had given the Planning Commission all the information that Brinton Neff had sent her. The staff had started reviewing the list of occupants to see if any had been there more than 90 days in a calendar year.

Rew Wiley, 75 West 825 North, stated that he lived next door to the campground. He witnessed the periodic moving days where tenants shifted from one space to another. Every 90 days the RV's rotated. Nobody was enforcing the ordinance. He understood that Neff's had a conditional use permit. Did that mean they didn't have to follow the rest of the ordinances? The ordinance required that garbage cans be enclosed. The campground's garbage cans weren't enclosed. Was the campground obligated to comply with the city's ordinances? Brinton Neff didn't feel he had to do more than what was in the conditional use permit.

Commissioner Bingham stated that a conditional use permit contained requirements above and beyond the rest of the ordinances. The conditional use permit required a recipient to follow the city ordinances. The Planning Commission could require an applicant to do more than was required in the city ordinances, but it could not allow an applicant to do less.

Rew Wiley said the city ordinance said that if a tenant wanted to stay in the campground for more than 90 days, he had to have a letter from his employer explaining why it was critical that he be allowed to remain. There was a wooden RV house in the campground which was moved within the campground every 90 days. During the winter, chunks of insulation blew into his yard. That meant trailers had set themselves up for the winter.

Commissioner Dubovik stated that occupancy had been discussed during many meetings before the campground's conditional use permit was approved. The Planning Commission talked about an enforcement mechanism. Neff's were supposed to submit reports to the city that could be tracked. He asked if that system was in place.

Jeremy Kimpton did not feel enforcement had been happening until the Planning Commission brought it up. The city requested information from Brinton Neff, which he had supplied. The staff had discussed an enforcement method.

Chairman Bodily questioned the legitimacy of the list provided by the campground.

Mr. Kimpton stated that he and Madison Brown would drive through the campground to try to match trailers with the that had been provided. The Commission felt that periodic inspections were needed.

Commissioner Braegger stated that in 2020, Marvin Neff was given 18 months to come into compliance.

Jeremy Kimpton said the staff would work on enforcement and report back. Chairman Bodily asked that this item remain on the agenda.

5G. DISCUSSION REGARDING THE ROAD MAP OF THE PROPOSED TRANSPORTATION MASTER PLAN

Time Stamp: 41:15 02/06/2025

Madison Brown stated that the staff prepared a proposed road map with the South Willard Future Land Use Map, which had been formalized by Jones & Associates. She also sent the proposed map to UDOT. UDOT had returned the map with some comments about accesses onto Highway 89 that needed to be eliminated or moved. Mayor Mote asked that the Planning Commission review the proposed roads as well.

Diana Baker stated that the proposed map showed only a few blocks of 300 West. She felt 400 West was more reasonable than 300 West. Commissioner Braegger stated that 300 West could not be eliminated because that was where the sewer was located. Roads had to be built over the sewer. Otherwise, there would be a 20-foot utility easement that would have to be blocked off. He agreed that 400 West should be the main north/south road, but the sewer was located in 300 West.

Diana Baker didn't feel Lindsey Hansen would allow 300 West to go through his property. Commissioner Braegger said Lindsey Hansen had agreed to allow 300 West for the sewer. After the sewer was installed, the city told Lindsey Hansen it really wanted 400 West, not 300 West. So, Lindsey Hansen agreed to change the road location to 400 West. However, there was still a sewer easement at 300 West.

Ken Ormond, Alternate Planning Commissioner, 150 North Main, stated that there was a house on Center Street right where the intersection with 300 West needed to go. Commissioner Braegger said the sewer and the road would be between the home and the property line.

Diana Baker stated that the map showed 200 East extending to the north through the dike's walking path. Chairman Bodily said that someday the walking path might become a road.

Commissioner Dubovik felt the Planning Commission should accept the changes recommended by UDOT and have a new map prepared. Commissioner Gilbert agreed.

Chairman Bodily stated that Planning Commission just needed a map to follow when making decisions.

Diana Baker said the previous administration had told her the road map was a guideline.

Larry Holmes, 1561 Hargis Hill Road, stated that one map identified an east/west road on the south end of Hargis Hill as 1450 North. He didn't feel that road would ever be built because Nilson Homes had proposed a different road plan for the Kunzler property.

Jeremy Kimpton said it might not. Chairman Bodily agreed. Roads shown on the proposed plan might or might not be built.

Larry Holmes stated that on the city's proposed road plan and the county's plat maps there was a 20-foot roadway identified as 1550 North that ran from Hargis Hill to the railroad tracks. Nilson Homes said they had purchased the roadway, and they were going to take it out. He questioned whether they had purchased the roadway. He had legal paperwork documenting the creation of the roadway in 1904. The deed divided the roadway with 10 feet coming from each side. His grandfather had one half of the road; Kunzler's had the other half. Nilson Homes had purchased the Kunzler property, so they felt they had purchased the entire

road. The road had been there for more than 100 years. The UIC claimed it as a roadway. No one paid property taxes on it. When he built his shop in 1975, he had to move it 30 feet because of the road on Willard's maps. He didn't understand how or when the road disappeared. The county's digital records didn't show the roadway. The county didn't have the original record.

Colt Mund stated the Planning Commission approved the Kunzler plan in 2019 under the PUD Ordinance. The plan had not been approved by the City Council.

Commissioner Braegger didn't feel a developer could put houses on a road proposed in the Master Transportation Plan.

Commissioner Bingham didn't feel Nilson Homes could change what had been approved.

Commissioner Dubovik felt the Master Transportation Plan was applicable for every development that came in. If a developer moved a road or put a house on a planned road, it was a red light for the Planning Commission. If Nilson Homes proposed a development agreement that eliminated that roadway or a road on the master road plan, there would be a discussion. He felt the City Council needed to be aware of the road issue because the Kunzler plan wasn't coming back to the Planning Commission.

Larry Holmes said Nilson Homes felt they could get rid of the roadway because they were putting in other roads. It didn't make sense for the road to disappear after 100 years.

Jeremy Kimpton said he and Madison Brown had talked about rummaging around the county recorder's office to see if there were old maps that had been lost.

Commissioner Braegger suggested an ordinance to require a developer or project to come back to the Planning Commission before proceeding with the City Council if a certain amount of time had passed. He felt that would help protect the city. Then the Planning Commission could make sure things hadn't been changed. Commissioner Beebe felt that was a good idea. Colt Mund stated that when a project was approved, work was supposed to start within a year.

There was a discussion about the status of the Kunzler project.

Madison Brown stated that she had sent UDOT's comments to the City Engineer who had incorporated them into the proposed transportation master plan. An online map had also been created. She would have the roads around Larry Holmes added to the map. She asked if there were other existing roads that needed to be added.

Chairman Bodily said the north end of Hargis Hill was going to change, but the north end was in Perry City.

6. CONSIDERATION AND APPROVAL OF THE JANUARY 16, 2025, REGULAR PLANNING COMMISISON MINUTES

Commissioner Beebe moved to approve the January 16, 2025, minutes as corrected. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 1:09:36 02/06/2025

Commissioner Braegger

Did not have any comments.

Commissioner Gilbert

Did not have any comments.

Commissioner Beebe

Did not have any comments.

Commissioner Dubovik

Deferred to the staff's presentation on Granite Ridge.

Commissioner Bingham

Did not have any comments.

Madison Brown

Madison Brown stated that she checked out the building being constructed at 537 South Main. It was a home addition, and it did have a building permit.

Madison Brown provided the update on Granite Ridge requested by the Planning Commission during the last meeting. She said the city had not received new information from Granite Ridge since the preliminary plan for Phase 6 was tabled. Granite Ridge had been told that Phase 6 could not proceed until the city received a contract from Staker Parson regarding use of the Haul Road as an emergency access.

Commissioner Dubovik understood that Phase 5 had over 30 lots with a single entrance from 600 South. He thought the second entrance for Phase 5 was the Haul Road, but he now realized the Haul Road was only for Phase 6. As it stands now, Phase 5 only had one entrance because Granite Ridge did not plan to continue 300 East to the north. They only planned to stub 300 East to the property line. He wanted to know who approved Phase 5? If the subdivision was in violation of city ordinances, who was the accountable authority?

Jeremy Kimpton stated that the subdivision was approved before the current staff began working for Willard. It would have been approved by the Planning Commission and City Council.

Commissioner Dubovik did not feel the Planning Commission had reviewed it. Did the plans for Phase 5 match the original development agreement submitted to the city? He felt the Planning Commission had to be consistent in order to have credibility and to be serving effectively. It seemed Phase 5 was in violation

of the city ordinance if it had more than 30 lots with only one entrance. He did not remember reviewing Phase 5.

Chairman Bodily felt the lots in all the phases added up. If there were more than 30 lots in Phase 5, it didn't mean anything because there were already more than 30 homes with one access.

Commissioner Braegger felt Phase 5 should have access to the Haul Road.

Commissioner Dubovik felt discussion of Granite Ridge should be an agenda item so a full review could be discussed. If Phase 5 had less than 30 lots on one entrance and was consistent with the original development agreement, he didn't have any issues.

Commissioner Braegger said Phase 5 was part of the overall Granite Ridge development. The number of lots from earlier phases added up. It was still the same subdivision.

Commissioner Bingham stated that Granite Ridge was approved before he began serving on the Planning Commission. He understood the Planning Commission at that time made a lot of recommendations regarding a sunset clause and access. When the development was reviewed by the City Council the Planning Commission's recommendations were waived because they wanted to sell sewer connections. Ever since, it didn't seem the city had much control over Granite Ridge. Ownership of the development had changed hands multiple times since it was originally approved.

Commissioner Braegger understood the development had seven more lots than was originally approved. This was an example of why periodic reviews would be helpful. Then problems would not be continually kicked down the road.

Commissioner Gilbert asked about the city's liability if a one-year sunset clause was added. Colt Mund did not feel there would be liability. The state code said a development with an approved application had to commence with reasonable diligence.

Colt Mund stated that Granite Ridge was approved in 2015 under the PUD Ordinance. If a PUD development was approved by the Planning Commission and City Council, a developer should not be able to add lots or deviate from the original agreement. The original development agreement did not require the developer to receive approval from the Planning Commission for the individual phases. The phases were submitted to the City Engineer. He wasn't sure if there had been amendments to the development agreement. The agreement said Granite Ridge had to secure emergency access via the Haul Road owned by Staker Parson by Phase 3. A breach of the agreement was enforceable

Commissioner Gilbert asked if building permits could be halted until Granite Ridge had the signed agreement with Staker Parson. Colt Mund stated that a plat had been signed and recorded. The developer arguably had a vested right to develop it.

Commissioner Gilbert felt it was important for the city to have a development agreement. It was a contract between the city and a developer that could be policed. Colt Mund felt the current staff was paying attention to issues. They were doing a very good job.

Colt Mund stated that the Planning Commission required Heritage Land to submit each phase for review. That requirement wasn't included in the Granite Ridge agreement. The PUD Ordinance only required

modifications to go through the City Council. He didn't know if modifications had been approved by the City Council because the approval date was five years before he started. Since he started, Granite Ridge had not approached the City Council or the Planning Commission about making changes.

Chairman Bodily did not feel the Planning Commission knew what the City Council had agreed to. It seemed like there was always a second access in mind, but the development kept progressing without one.

Colt Mund stated that the city had made changes to its access requirements over time.

Commissioner Dubovik stated that there had been several cases where people in the past had been denied things or granted things the Planning Commission denied. The Planning Commission could not change the past. All the Planning Commission could do was be fair and equitable from this point forward. He understood the current administration was not involved in the approval of Granite Ridge. However, he asked that the staff look at the audit trail and determine if the original development plan and agreement had been changed. Was it authorized to be changed? He wanted to use what power the city and Planning Commission had at this point in time to preserve consistency. He felt a review of Granite Ridge should be an agenda item to be fair and transparent, even if it took a month to complete the research. He felt it was worthy of the city's time. He wasn't anti-development, but he wasn't about inconsistency and different rules for different people.

Colt Mund stated that he would research what the city could and could not do.

Chairman Bodily asked how hard it would be to figure out if the development had more lots than were approved. Colt Mund felt the individual phases could be compared to the exhibit in the development agreement.

Jeremy Kimpton

Did not have any comments.

Colt Mund

Colt Mund was impressed with the work Jeremy Kimpton and Madison Brown had done since they had been with the city. The Planning Commission agreed.

Chairman Bodily

Chairman Bodily stated that he received a call about the condition of the flag at the Historic Cemetery. Public Works took it down, and a new one had been provided.

Chairman Bodily asked if a box for retired flags would be placed in the city offices. Mr. Kimpton said a box had been placed outside the Police Department.

9. ADJOURN

Commissioner Dubovik moved to adjourn at 7:57 p.m. Commissioner Bingham seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

_____ _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 02-06-2025

DRAFT