



**Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, May 15, 2025 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340**

AGENDA

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

1. Prayer
2. Pledge of Allegiance
3. General Public Comments (Input for items not on the agenda. Individuals have three minutes for open comments)
4. Report from City Council
5. Discussion/Action Items
 - a. Review of a conditional use permit issued to Venture Outdoor Advertising on August 27, 1990, for an off-premise billboard sign on the Don Barker property located at 850 North Main (Parcel No. 02-043-0013) (continued from May 1, 2025)
 - b. Discussion regarding revisions to the Recreational Vehicles and Recreational Vehicle Parks Code found in 24.92.030 of the Willard City Zoning Code (continued from May 1, 2025)
 - c. Discussion regarding the proposed Master Road Plan (continued from May 1, 2025)
6. Consideration and approval of regular Planning Commission minutes for May 1, 2025
7. Discussion regarding agenda items for the June 5, 2025, Planning Commission meeting
8. Commissioner/Staff Comments
9. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 12th day of May, 2025.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

ITEM 5A

MASTER CONDITIONAL USE PERMIT SPREADSHEET

No.	Address	Applicant	Application Date	Fee	Approval Date	Type	Status and Review Date	Parcel No.
	26 South 500 West	Forbush, Molly	1/27/2025	\$250.00		Short-Term Rental/AirBnd	02-087-0005	
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)	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
105 South 100 East	Loveland, Judy		9/16/1996		Approved 9/20/96	Auto Repair - Home Business	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
155 South Spring Street (135 S 100 E)	Dean, Blair & Kathy Davis		6/21/1999		9/23/2005	Single Family Home On Sensitive Land	Active	Reviewed 12-7-23
275 East 200 South	Nielson, Seth		4/22/2024	\$25.00	6/6/2024	Pest Control Business	Active	02-050-0048
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
369 West 200 North	Dominguez, Duane		3/13/2024	\$25.00	4/22/2024	ATV Repair	Active	02-057-0030
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
481 North 200 West	Beard, Lynn				Approved 2/5/15	Multi-Family Dwelling/Duplex	Active	Reviewed 9/5/24
500 East 625 South	Nielsen, Darrell (Now Staker Parson)		3/20/1980		4/11/1989	Gravel Removal	Active	02-049-0001 & 02-053-0044
537 West 200 North	Gammom, Dan		12/18/2023	\$25.00	11/7/2024	Short-Term Rental/AirBnd		02-057-0005
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

WILLARD CITY PLANNING COMMISSION REQUEST FORM

Name(s): Dennis Riser Venture outdoor Advertising.
Address: PO Box 507 Garland Telephone: 801-458-3866
Date received: _____ Fee: _____ Receipt #: _____

Don Barker Property
It is required that any person or persons having business before the Willard City Planning Commission provide detailed information as described in the appropriate Willard City Ordinance.

TYPE OF REQUEST:

ZONING CHANGE ----- \$125.00
 CONDITIONAL USE PERMIT ----- \$25.00
 SUBDIVISION APPLICATION
 a. Sketch plan ----- \$200.00 + \$10.00 per lot.
 b. Preliminary and final plat - \$150.00 + \$15.00 per lot.
 c. Inspection ----- \$300.00 + \$30.00 per lot.
 MOBILE HOME APPLICATION ----- \$300.00 + \$30.00 per unit.
 RECREATIONAL COACH PARK APPLICATION - \$300.00 + \$30.00 per unit.
EXCAVATION APPLICATION
 a. Gravel Pit ----- \$500.00
 b. Minor ----- \$ 25.00
 OTHER (Specify) ----- \$25.00 initial fee + fees determined by Planning Comm.

ADDITIONAL INFORMATION:

Bill Board Sign

Fees will be charged on each application with no refund. In the event the developer applies more than once on the same project; there will be a fee charged for each time.

All applications with required data and fees must be to the Willard City Planning Commission Secretary two weeks prior to any meeting.

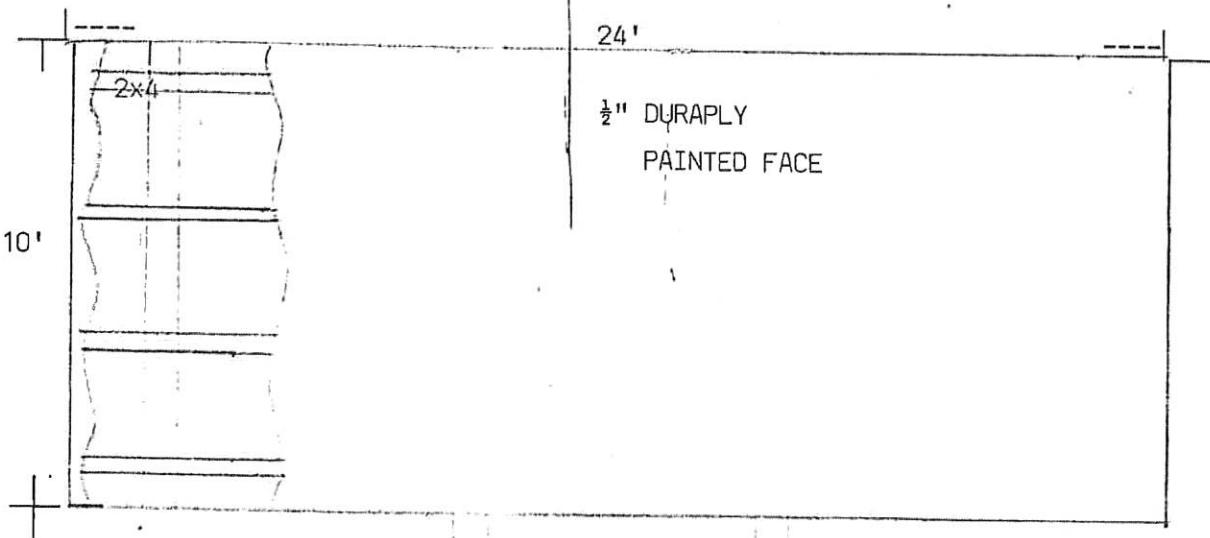


VENTURE
OUTDOOR ADVERTISING

BOX 507
GARLAND, UTAH 84312

DENNIS RISER

801-458-3866



8'

5'

8" POLE

CONDITIONAL USE PERMIT

Willard City, Utah

PERMIT NUMBER _____

Applicant's Name Dennis Riser Date Received _____
Address Box 507
Town Garland State Utah Zip 84312

Telephone (801)-458-3866

Application is hereby made to the Planning Commission requesting that _____

Bill Board Sign be permitted as a "conditional use" on _____
(Land Use) located at 850 N. Main
- (Sq. Ft. or acres) (Street Address)
in a CG zone (in accordance with attached site plan).

* * * * *

The applicant is hereby authorized to establish the requested use in accordance with the attached site plan subject to the following conditions:

1. Attached is the draft copy of the Off-Premises-sign
guidelines & conditions. The Conditional Use Permit
is subject to the final ordinance on the Off-Premise-
sign guidelines & conditions.

(See attached drawing for demensions)

Dennis Riser
(Applicant Signature)

8-23-90
(Date)

Stanley Riser
(Chairman of the Willard)
City Planning Commission

8-27-90
(Date)

White copy purchaser
Yellow copy Willard P.C.

OFF-PREMISES SIGNS

A. Off-premises signs may be allowed along certain major streets or highways in all zoning districts as conditional uses provided that the Planning Commission deems them appropriate and compatible with the character and quality of the surrounding area and streetscape, and further providing that these signs:

1. Shall be located only within 100 feet of the rights-of-way of highways US-89 and SR-315;
2. Shall not be detrimental to the health, safety, convenience or general welfare of persons residing, working or traveling in the vicinity, or injurious to the property, improvements or potential development of the vicinity;
3. Shall be the larger of either the front yard setback required by the zone district in which the sign is located, or the average, up to a maximum setback of 100 feet, of existing buildings within 1,000 lineal feet of the sign location, even if such average setback exceeds the maximum required by the zone requirement;
4. Shall be located no closer than 1,000 lineal feet to any other off-premises sign;
5. Shall be located at least 300 feet (or a further appropriate distance as determined by specific circumstances) from any adjacent residential use, and located so as to not obstruct the view of any residential building, and also be placed, and if illuminated, only in such a way as to not create a nuisance to neighboring property owners or tenants. Where a nuisance is alleged, and found to be so in a hearing before the Planning Commission, the owner of such sign shall either remove the offending sign or take necessary corrective action to eliminate the condition of nuisance.
6. Shall not exceed an area of seven hundred and fifty square feet in area;
7. Shall be landscaped appropriately around the base of such sign.
8. Shall be regulated by any other conditions prescribed by the Planning Commission to maintain the integrity of the area and zoning district wherein the sign is located.

WILLARD CITY PLANNING COMMISSION PC82290

DATE: August 22, 1990
TIME: 8:05 - 9:05 P.M.
PLACE: Willard City Hall, Council Chambers
ATTENDANCE: Stephen Bingham, Ray Beus, Fred Barker, Leland Jacobsen - absent, Craig Toone - absent, Dean Oyler -absent, PC Secretary Teresa Farley
Citizen: Mr. & Mrs. Dennis Riser (Venture Outdoor Advertising), Orville Gray

1. CALL TO ORDER: Chairman Bingham presiding.
2. INVOCATION: Fred Barker
3. APPROVAL OF MINUTES: The minutes of the Planning Commission meeting held August 22, 1990 were read individually prior to meeting. Commissioner Fred Barker made a motion to approve the minutes with the minor corrections. Commissioner Ray Beus seconded, voting unanimous.
4. NEW BUSINESS:

a. Orville Gray - Right of-Way: There was a storm in 1985, which caused some flooding down second south that needed to be diverted. Dell Braegger, with direction from Flood, Control dug up the road to divert the run off water. This is caused a problem with the road which leads to Mr. Gray's orchard. Mr. Gray felt that it was the City's obligation to fix the road. After some discussion the Planning Commission felt that this issue needed to go to City Council. Chairman Bingham asked the Planning Commission secretary to put Orville Gray on the next City Council agenda for September.

5. OLD BUSINESS:

a. Dennis Riser- Sign regulations: Chairman Bingham presented the Commission with the Off-Premise-Sign guidelines & conditions from City Planner Bob Buchanan, and stated that Mr. Buchanan will provide the Planning Commission with a final draft for possible adoption by the City. The guidelines were reviewed and after some discussion, Commissioner Ray Beus made a motion to grant Mr. Dennis Riser (Venture Outdoor Advertising) a Conditional Use Permit for placement of a sign on the Don Barker property (850 N. Main), as long as the attached Off-Premise-sign guidelines & conditions are met. Further, the Conditional Use Permit is subject to the final ordinance on the Off-Premise-sign guidelines & conditions. Chairman Bingham seconded the motion, voting unanimous.

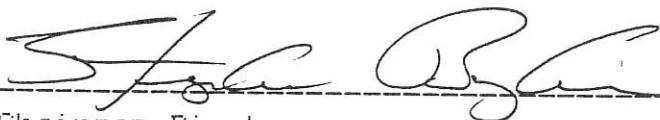
6. COMMISSION MEMBERS:

Stephen Bingham - Chairman Bingham asked Planning Commission secretary to check on a piece of property located at on the corner of 200 N. 200 W.

Chairman Bingham read a letter from Marlene Kap asking if she needed to deed back some property from lots 2 & 3 (see attached) to lot 1 to meet the RR1/2 zoning stipulation in order to allow a house and two car garage to be built on lot 1. After some discussion the Planning Commission recommended that a sufficient amount of property to be deeded to lot 1 from the existing lots 2 & 3 in order to comply with zoning - 1/2 acre, with 100 ft frontage.

Chairman Bingham asked the Commission what they thought about reviewing various cases before they are sent to the Board of Adjustment. Chairman Bingham felt that the zoning and other aspects needs to be taken into consideration before a variance is given. After reviewing a case to be sent to the Board, the Planning Commission would send there recommendation to the Board regarding the zoning. In turn, the Planning Commission would request a copy of the Board's minutes indicating reason for approval or denial of the variance. After some discussion the Commission felt that it would be a good idea. Planning Commission secretary was asked to send a letter to the City Council concerning this matter.

7. ADJOURNED: 9:05 P.M.



Chairman Bingham



Secretary Teresa Farley

ITEM 5B

**WILLARD CITY
ORDINANCE 2025-10**

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

SECTION 1: **AMENDMENT** “24.92.60 Standards” of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.92.60 Standards

AFTER AMENDMENT

24.92.~~60~~060 Standards

SECTION 2: **AMENDMENT** “24.92.70 Violations, Enforcement And Penalties” of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.92.70 Violations, Enforcement And Penalties

AFTER AMENDMENT

24.92.~~70~~080 Violations, Enforcement And Penalties

SECTION 3: **AMENDMENT** “24.92.030 Location And Use” of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.92.030 Location And Use

No Recreational Vehicle shall be located, placed, used, or occupied for residential purposes in any district except with in approved and licensed Recreational Vehicle Parks and Except as otherwise provided herein.

A. Recreational Vehicle Parks shall be generally located:

1. Adjacent to or in close proximity to a major traffic artery or highway.
2. Within or adjacent to a mobile home park.

B. No Space or spaces within a Recreational Vehicle Park shall be rented or leased to any owner or a Recreational Vehicle or one individual Recreational Vehicle for more than ninety (90) consecutive days, nor shall any space or spaces within a Recreational Vehicle Park be rented or leased to any one individual recreational vehicle for a period longer than ninety (90) days within a three- hundred sixty-five (365) day period, except under the following circumstances and conditions:

1. Recreational Vehicle Parks may reserve one (1) space for every twenty-five (25) spaces in the park for the sole use of park employees who provide on-site maintenance, and operations functions
2. Spaces may be used for long-term, temporary housing of transient employee(s) provided the employer provides a letter to the Recreational Vehicle Park stating that the Recreational Vehicle is not being used for permanent housing, explains the circumstances that make the need for longer-term temporary housing necessary, and provide a projected end date for the space lease not to exceed twelve (12) consecutive months with the option of renewal with a new letter from the employer at the end of the twelve (12) month period. Long-term use will be limited to one-quarter (1/4) of the spaces available in the Recreational Vehicle Park.
3. For the Purpose of this chapter, transient employee(s) shall mean a person in the service of another under any contract of hire, express or implied, oral or written, where the employer has the power or right to control and direct the employee in how the work is to be performed. Employer shall mean one who employs the services of others: one for whom employees work and who pays the employee's wages or salary.
4. Recreational Vehicles occupying space in a Recreational Vehicle Park on a longer-term, temporary (over ninety days but not permanent) basis must be owner occupied, have proof of ownership of the recreational vehicle, and must have a current license and registration, and the recreational vehicle must be operable for travel.

C. It shall be unlawful for the owner, operator, and/or property manager of a Recreational Vehicle Park to allow any guest to register under a different name in order to avoid the length of stay requirements as set forth herein. Moreover, an Owner, operator, and/or property manager shall not allow any Recreational Vehicle to move to a different Recreational Vehicle Space to avoid the length of stay requirements set forth herein.

D. Recreational Vehicles shall not be used for living quarters in Willard City or on any city right-of-way, except in properly designated Recreational Vehicle Parks. Except and solely limited to the following circumstances:

1. Temporary use, not to exceed seven (7) days, on an occupied residential lot, by residents or guests of the residents, will be permitted.

E. Recreational Vehicle 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 an required setbacks for front, rear, or side yards. Commercial storage of Recreational

Vehicles, maintenance operations, reconstruction, or construction activities are permitted only as provided in Willard City Zoning Ordinances.

1. Recreational Vehicles may be towed. Displayed, sold serviced, but not used for living quarters in a sales lot in a commercial or manufacturing district when such use is a permitted or conditional use.
- F. Recreational Vehicles may be accommodated in an approved and licensed mobile home park, provided that
 1. The Recreational Vehicle park or campground portion of the mobile home park is separated by barriers, screens, or otherwise from the area of mobile homes.
 2. The Recreational Vehicle use area shall have direct access to a collector or arterial street; and
 3. Separate ingress and egress shall be provided for Recreational Vehicles when required by the Planning Commission.

A F T E R A M E N D M E N T

24.92.030 Location And Use

No Recreational Vehicle shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed Recreational Vehicle Parks and Except as otherwise provided herein.

- A. Recreational Vehicle Parks shall be generally located:
 1. Adjacent to or in close proximity to a major traffic artery or highway.
 2. Within or adjacent to a mobile home park.
- B. No Space or spaces within a Recreational Vehicle Park shall be rented or leased to any owner or a Recreational Vehicle or one individual Recreational Vehicle for more than ninety (90) consecutive days, nor shall any space or spaces within a Recreational Vehicle Park be rented or leased to any one individual recreational vehicle for a period longer than ~~ninety twelve (9012) days month within a three hundred sixty-five (365) day~~ period, except under the following circumstances and conditions:
 1. Recreational Vehicle Parks may reserve one (1) space for every twenty-five (25) spaces in the park for the sole use of park employees who provide on-site maintenance, and operations functions
 2. Spaces may be used for long-term, temporary housing of transient employee(s) provided the employer provides a letter to the Recreational Vehicle Park stating that the Recreational Vehicle is not being used for permanent housing, explains the circumstances that make the need for longer-term temporary housing necessary, and provide a projected end date for the space lease not to exceed ~~twelve eighteen (1218)~~ consecutive months with the option of renewal with a new letter from the employer at the end of the ~~twelve eighteen (1218)~~ month period. Long-term use will be limited to one-quarter (1/4) of the spaces available in the Recreational Vehicle Park.
 3. For the Purpose of this chapter, transient employee(s) shall mean a person in the service of another under any contract of hire, express or implied, oral or

written, where the employer has the power or right to control and direct the employee in how the work is to be performed. Employer shall mean one who employs the services of others: one for whom employees work and who pays the employee's wages or salary.

4. Recreational Vehicles occupying space in a Recreational Vehicle Park on a longer-term, temporary (over ninety days but not permanent) basis must be owner occupied, have proof of ownership of the recreational vehicle, and must have a current license and registration, and the recreational vehicle must be operable for travel.
- C. It shall be unlawful for the owner, operator, and/or property manager of a Recreational Vehicle Park to allow any guest to register under a different name in order to avoid the length of stay requirements as set forth herein. Moreover, an Owner, operator, and/or property manager shall not allow any Recreational Vehicle to move to a different Recreational Vehicle Space to avoid the length of stay requirements set forth herein.
- D. Recreational Vehicles shall not be used for living quarters in Willard City or on any city right-of-way, except in properly designated Recreational Vehicle Parks. Except and solely limited to the following circumstances:
 1. Temporary use, not to exceed seven (7) days, on an occupied residential lot, by residents or guests of the residents, will be permitted.
- E. Recreational Vehicle 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 an required setbacks for front, rear, or side yards. Commercial storage of Recreational Vehicles, maintenance operations, reconstruction, or construction activities are permitted only as provided in Willard City Zoning Ordinances.
 1. Recreational Vehicles may be towed. Displayed, sold serviced, but not used for living quarters in a sales lot in a commercial or manufacturing district when such use is a permitted or conditional use.
- F. Recreational Vehicles may be accommodated in an approved and licensed mobile home park, provided that
 1. The Recreational Vehicle park or campground portion of the mobile home park is separated by barriers, screens, or otherwise from the area of mobile homes.
 2. The Recreational Vehicle use area shall have direct access to a collector or arterial street; and
 3. Separate ingress and egress shall be provided for Recreational Vehicles when required by the Planning Commission.

SECTION 4: ADOPTION "24.92.100 Annual Calls For Service" of the Willard City Zoning Code is hereby *added* as follows:

BEFORE ADOPTION

24.92.100 Annual Calls For Service (Non-existent)

AFTER ADOPTION

24.92.100 Annual Calls For Service(*Added*)

A. Equal to or greater than one call, but less than one and one-half per unit. Recreational Vehicle parks whose annual calls for service that are equal to or greater than one call for service per unit are required to meet the following additional conditions designed to deter crime to obtain a business license to operate in the city.

1. Every Recreational Vehicle park facility operator, and the clerk at the time of registration, must obtain and record the full names; dates of birth, of all unit occupants over the age of 18; and the make, model and license number of the vehicle being used by every unit occupant. Names and addresses of all unit occupants over the age of 18 must be verified by obtaining a copy of a valid driver's license, passport or other form of government-approved picture identification. The records required by this section shall be kept available for a period of not less than one year for inspection by any police or code enforcement officer with a valid administrative subpoena and/or search warrant.
2. At the request of the Recreational Vehicle Park, and in cooperation with the Recreational Vehicle Park management, the city's Police Department will provide training for the Recreational Vehicle Park staff regarding the recognition of criminal behavior.
3. At the request of the Recreational Vehicle Park, the city's Police Department will keep the Recreational Vehicle Park management apprised of criminal activity that occurs on the property.

B. Equal to or greater than one and one-half calls, but less than two per unit. All Recreational Vehicle Park whose annual calls for service are greater than or equal to one and one-half calls for service per unit, but less than two calls for service per unit are required to meet the following additional conditions designed to deter crime to obtain a business license to operate in the city:

1. Conform to the requirements set forth in division (A) above; and
2. Install and operate surveillance cameras (with recorder) in the areas open to the public on the premises, including any parking lot. Such surveillance cameras should be functional 24 hours a day, seven days a week.

C. Equal to or greater than two calls per unit. All Recreational Vehicle Park whose annual calls for service who are equal to or greater than two calls per unit are required to meet the following additional conditions designed to deter crime to obtain a business license to operate in the city:

1. Conform to the requirements set forth in divisions (A) and (B) above;
2. Hold semi-annual crime prevention employee training sessions, assisted by the city's Police Department;
3. Provide 24-hour front desk personnel;
4. Enforce the following guest rules:
 - a. No unit may be used for drunkenness, fighting, excessive noise or breaches of the peace. Excessive noises are those noises that disturb

the tranquility of the neighborhood or that would be disturbing to a reasonable person; and

b. Alcohol may not be consumed in common areas, except for designated banquet or reception rooms or area.

5. Issue parking passes to all vehicles allowed to park on the premises with each pass marked with the issue date and expiration date;

6. Remove all graffiti and repair all vandalism within seven days of the occurrence;

7. Permit a semi-annual inspection by a city officials to ensure that Recreational Vehicle Park is maintained according to the Uniform Health Code and Uniform Fire Code;

8. Ensuring that all common areas, including parking lots, are illuminated;

9. Submit to scheduled semi-annual audits by the city's Police Department to verify compliance with the above-referenced requirements.

SECTION 5: ADOPTION “24.92.090 Calls For Service” of the Willard City Zoning Code is hereby *added* as follows:

BEFORE ADOPTION

24.92.090 Calls For Service (Non-existent)

AFTER ADOPTION

24.92.090 Calls For Service(*Added*)

A. Calls for service for each Recreation Vehicle Park shall be compiled by the city's Police Department for a 12-month period concurrent with the Recreation Vehicle Park's and business license.

B. The city's Police Department shall be responsible to maintain a record of the annual calls for service for each Recreational Vehicle Park. An owner may request, in writing, a copy of his, her or their respective calls for service at the end of each license term and shall be provided the same within 30 days of said request. Upon notification of the number of calls for service a Recreation Vehicle Park has received per unit for the licensing period, a Recreations Vehicle Park shall have a period of 90 days to comply with the requirements of their tier level necessary to maintain, receive and renew their business licence.

SECTION 6: AMENDMENT “24.92.040 Requirements For Approval” of the Willard City Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

24.92.040 Requirements For Approval

Recreational Vehicle Park or campground may not be constructed unless first approved by the Planning Commission. Before such approval is given by the Planning Commission the proposed development will:

- A. Be in conformity and maintain the general character of the district within in which it is to be located.
- B. Be located on a parcel of land of not less than five (5) acres, unless attached to a mobile home park, in which case no minimum area is required.
- C. Have at least twenty-five (25) spaces completed and ready for occupancy before first occupancy is permitted, or an approved schedule of financing, construction, and phase completion, and approved security, to assure compliance and completion.
- D. Meet all standards and requirements of 12-705 of this chapter and all other requirements of any applicable ordinances, and state and local law.
- E. Meet all requirements and maintain compliance with "Recreational Vehicle Park Sanitation" under Utah Administrative Code R-392-301 et seq.
- F. Obtain written approval of the Local Health Official.
- G. Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development.

The Planning Commission shall not approve any application for a Recreational Vehicle Park if the developer cannot provide required water supplies and facilities, waste disposal systems, storm drainage facilities, access or improvements; if the developer cannot assure the Recreational Vehicle Park will be completed within a reasonable time; if the Planning Commission or Willard City Council determines there would be danger of flood, fire or other hazard; or if the proposed Recreational Vehicle Park would be of such character or in such a location that it would:

- A. Create excessive costs for public services and facilities.
- B. Endanger the health or safety of the public.
- C. Unreasonably hurt or destroy the environment.
- D. Cause excessive air or water pollution, or soil erosion; or
- E. Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.

AFTER AMENDMENT

24.92.040 Requirements For Approval

Recreational Vehicle Park or campground may not be constructed unless first approved by the

Planning Commission. Before such approval is given by the Planning Commission the proposed development will:

- A. Be in conformity and maintain the general character of the district within in which it is to be located.
- B. Be located on a parcel of land of not less than five (5) acres, unless attached to a mobile home park, in which case no minimum area is required.
- C. Have at least twenty-five (25) spaces completed and ready for occupancy before first occupancy is permitted, or an approved schedule of financing, construction, and phase completion, and approved security, to assure compliance and completion.
- D. Meet all standards and requirements of 12-705 of this chapter and all other requirements of any applicable ordinances, and state and local law.
- E. Meet all requirements and maintain compliance with "Recreational Vehicle Park Sanitation" under Utah Administrative Code R-392-301 et seq.
- F. Obtain written approval of the Local Health Official.
- G. Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development.
- H. An applicant pursuing a business license for an RV Park must provide a copy of the tenant contract for City review and that any modifications or updates to the contract be provided to the City

The Planning Commission shall not approve any application for a Recreational Vehicle Park if the developer cannot provide required water supplies and facilities, waste disposal systems, storm drainage facilities, access or improvements; if the developer cannot assure the Recreational Vehicle Park will be completed within a reasonable time; if the Planning Commission or Willard City Council determines there would be danger of flood, fire or other hazard; or if the proposed Recreational Vehicle Park would be of such character or in such a location that it would:

- A. Create excessive costs for public services and facilities.
- B. Endanger the health or safety of the public.
- C. Unreasonably hurt or destroy the environment.
- D. Cause excessive air or water pollution, or soil erosion; or
- E. Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.

SECTION 7: ADOPTION "24.92.110 Temporary RV Use In Agricultural Zone" of the Willard City Zoning Code is hereby *added* as follows:

BEFORE ADOPTION

24.92.110 Temporary RV Use In Agricultural Zone (Non-existent)

AFTER ADOPTION

24.92.110 Temporary RV Use In Agricultural Zone(*Added*)

- A. Purpose: To regulate the temporary use of recreational vehicles (RVs) on agricultural properties, ensuring compliance with health, safety, and environmental standards while supporting agricultural operations.
- B. Permit Requirements
 - 1. Property owners must obtain a temporary RV use permit from the Willard City Planner.
 - 2. The permit must specify the duration of RV use, not to exceed eighteen (18) months.
 - 3. Permits are renewable upon inspection and approval by Willard City Public Works Department
- C. Waste Disposal
 - 1. RVs must utilize an approved waste disposal system that complies with the Utah Administrative Code R315-301 through R315-311, which outlines standards for solid waste management, including facility design, operation, and closure.
 - 2. All sewage and greywater must be disposed of in accordance with Utah Code Title 19, Chapter 6, which governs waste management and radiation control.
 - 3. Property owners must provide documentation of compliance with these standards, including proof of connection to an approved sewage disposal system or access to a licensed waste disposal service.
 - 4. RVs must not discharge waste directly onto the ground or into unauthorized systems, as prohibited by state law.
- D. Water and utilities. RVs must have access to a potable water source and meet fire safety standards as specified by local regulations.
- E. Zoning Standards:
 - 1. RV use under this ordinance is limited to properties located within designated agricultural zones.
 - 2. The property must consist of a minimum of 25 contiguous acres of farmland actively used for agricultural purposes.
 - 3. RVs must be placed at least 100 feet from property boundaries and 30 feet from existing structures to maintain safety and privacy.
- F. Occupancy. RV's may only be occupied by individuals directly engaged in the property's agricultural activities. The maximum occupancy per RV shall not exceed 2 persons.
- G. Willard City reserves the right to inspect RV/s to ensure the compliance with this ordinance. Violations may result in fines, revocation of permits, and other penalties as deemed necessary.

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.

PASSED AND ADOPTED BY THE WILLARD CITY COUNCIL

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

Presiding Officer

Attest

Travis Mote, Mayor, Willard City

Susan Obrey, Recorder, Willard City

ITEM 5C



 DESIGNED <u>JTS</u> DRAWN <u>JTS</u> CHECKED <u>CLB</u>	SCALE: 1 in = 2,500 ft	JONES & ASSOCIATES CONSULTING ENGINEERS 6090 Fashion Point Dr, South Ogden, UT 84403 (801) 476-5767	WILLARD CITY GENERAL PLAN PROPOSED TRANSPORTATION MASTER PLAN
	PRINTED DATE: 12/13/2024		

ITEM 6