



WILLARD CITY  
**Planning Commission and  
City Council** – Work Session  
Thursday, March 19, 2025 – 5:00 p.m.  
Willard City Hall – 80 West 50 South  
Willard, Utah 84340

1 The meeting was a work session. Notice of the meeting was provided 24 hours in advance. A copy of the  
2 agenda was posted at City Hall and on the State of Utah Public Meeting Notice website.

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4 The following members were in attendance:  
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6 City Council: Staff:  
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8 Travis Mote, Mayor Jeremy Kimpton, City Manager  
9 Jacob Bodily Colt Mund, City Attorney  
10 Mike Braegger Madison Brown, City Planner  
11 Jordan Hulsey

12 Planning Commission:  
13

14 Sid Bodily, Chairman Brian Gilbert  
15 Chandler Bingham, Vice Chairman Ken Ormond  
16 Ruth Beebe John Pierce  
17 Chad Braegger

18 Excused: Alex Dubovik and Michelle Drago  
19

20 Others in attendance: Garth Day – Heritage Land Development; Kyle White – Western Land Development;  
21 and Diana Baker  
22

23 The meeting was called to order at 5:00 PM  
24

25 1. WORK SESSION TO DISCUSS WILLARD CITY ORDINANCE 24.4 MASTER PLANNED  
26 COMMUNITY ZONE AND A REZONE APPLICATION FROM HERITAGE LAND DEVELOPMENT  
27 TO REZONE APPROXIMATELY 48.19 ACRES LOCATED AT APPROXIMATELY 300 SOUTH  
28 300 WEST FROM R ½ TO MPC  
29

30 Discussion was held regarding the MPC ordinance and the intended use of the MPC Zone. The density  
31 calculations and density of the Orchards subdivision in particular were also discussed in depth. The Council  
32 and Commission members present told Mr. Day how many homes they would be comfortable with on the  
33 plat. All present said they would like to see the number of lots between 90 and 98 homes to decrease the  
34 overall density to closer to 2 lots per acre. Mr. Day agreed that he would decrease the number of lots on  
35 the plat and in the Development Agreement. Mr. Day said he would revise his plan and come back to the  
36 Council for another work session.  
37

38 2 ADJOURN  
39

40 The meeting was adjourned at 6:32 pm.  
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42 Minutes were read individually and approved on: \_\_\_\_\_  
43

44 \_\_\_\_\_  
45 Planning Commission, Chairman  
46 Sid Bodily  
47 dc:PC 03-19-2025  
48

49 \_\_\_\_\_  
Planning Commission Secretary  
Michelle Drago