

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Wednesday, June 25, 2025. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Review and consideration of a request from Julie Olson to operate a food cart at 39 South Main (02-051-0183)
- b. Consideration and approval of May 15, 2025, minutes

3. Adjourn

CUP Review Committee Meetings: Held as needed based on applications.

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

**CONDITIONAL
USE
ORDINANCE
CHAPTER
24-20**

24.20 CONDITIONAL USES

24.20.010 Purpose Of Conditional Use Provisions

24.20.020 Permit Required

24.20.030 Application

24.20.040 Required Documents

24.20.050 Public Notice

24.20.060 Conditional Use Review Committee

24.20.070 Factors To Be Considered By The Conditional Use Review Committee

24.20.080 Standards And Criteria For Conditional Use Permit

24.20.090 Reasonable Conditions Imposed

24.20.100 Expiration

21.20.110 Revocation

21.20.120 Appeals

21.20.130 Review

21.20.140 No Presumption Of Approval

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

24.20.010 Purpose Of Conditional Use Provisions

The purpose of the issuance of a conditional use permit is to allow the proper integration into Willard City of land uses which may be suitable only under special conditions and in specific locations in Willard City or in the applicable zoning district, or only if such uses are designed or conducted in a particular manner.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.020 Permit Required

A conditional use permit shall be required for all uses listed as conditional uses in the district regulations or elsewhere in this Ordinance.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.030 Application

A Conditional Use Permit Application shall be made to the City Planner on forms provided by the City Planner. Only property owners or their duly authorized agents shall make application for a Conditional Use Permit. No Conditional Use Permit may be processed without the submission of an application, payment of the processing fee, and providing all supporting materials as required by the City Planner, the Conditional Use Review Committee, and this Chapter.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.040 Required Documents

The Conditional Use Permit Application shall be submitted with the material listed in this Section. The City Planner and/or the Conditional Use Review Committee may determine and require items not listed

herein be submitted in order to evaluated the proposed conditional use application. The application for the Conditional Use Permit shall include at least the following:

- A. A written statement explaining details surrounding the proposed Conditional Use Permit Application is consistent with all the standards and requirements of this Chapter and other applicable sections of the Willard City Zoning and Land Use Ordinances.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.050 Public Notice

No public hearing need be held. However, a hearing may be held if the City Planner, Conditional Use Review Committee or the Planning Commission deem a public hearing to be necessary and in the public interest. When such public hearing is required, the City will send notice by mail, at the applicant's sole cost and expense, to all property owners within 500 feet from the location where the proposed conditional use is to be conducted, inform them of the nature of the intended use, the date, time and place of the public hearing, name and address of the applicant and location of the intended use. A complete list of names and addresses of all impacted property owners shall be forwarded to the City by the applicant and where such list is inaccurate or incomplete the conditional use may be denied or revoked.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.060 Conditional Use Review Committee

Upon submission of a Conditional Use Permit Application the City Planner will determine the completeness of the application. If the Conditional Use Application is complete, the City Planner will forward the application and all supporting materials to the Conditional Use Review Committee. The Conditional Use Review Committee shall be comprised of the following individuals: The Chief of Police, Fire Chief, City Attorney, a member of the Planning Commission, Director of Public Works, City Planner, City Engineer, and City Manager. Upon review of the application, proposed site plan if required, and any other necessary documentation or information, the Conditional Use Permit Review Committee will transmit a recommendation for the proposed Conditional Use Permit to the Planning Commission.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.070 Factors To Be Considered By The Conditional Use Review Committee

In considering an application for a Conditional Use Permit, the Conditional Use Review Committee should analyze the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed Conditional Use Permit meets the standards set forth in this Chapter:

- A. The suitability of the specific property for the proposed use;

- B. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- C. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
- D. The economic impact of the proposed facility or use on the surrounding area;
- E. The aesthetic impact of the proposed facility or use on the surrounding area;
- F. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;
- G. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection and pedestrian and vehicular circulation;
- H. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- I. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- J. The impact of the proposed facility or use on the health, safety and welfare of the City, the area and persons owning or leasing property in the area

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.080 Standards And Criteria For Conditional Use Permit

Upon receiving a recommendation from the Conditional Use Permit Review Committee, the Planning Commission shall consider the following general standards and criteria prior to approving or denying a conditional use permit:

- A. The Conditional Use is authorized in the zoning district where the use is proposed;
- B. The use applied for at the proposed location is necessary or desirable to provide service or facility that will contribute to the general well-being of the area and Willard City;
- C. Compatibility of the proposed use with the interest, function and policies established in the Willard City General Plan;
- D. Compatibility of the proposed use within the character of the site, neighboring properties and other existing and proposed development.
- E. Streets and other means of access to the Conditional Use are adequate to carry anticipated traffic and shall not materially reduce the level of service on adjacent streets;
- F. The Conditional Use shall not unreasonably interfere with the lawful use of surrounding property;
- G. Fencing, screening and landscaping, and other adequate buffering, is provided as needed to protect adjacent property from light, noise and visual impacts associated with the proposed use;
- H. The availability of or ability to provide adequate services, drainage, parking, fire protection, and safe transportation access.

- I. The proposed conditional use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or interests to property or improvements in the vicinity;
- J. In the event the Planning Commission determines that the standards of this Chapter cannot be met and that adequate mitigation measures cannot be imposed to bring the use into conformity with the applicable standards and criteria, the Planning Commission may deny the request for a conditional use permit.
- K. Within and adjoining the proposed site, the Planning Commission may impose reasonable conditions as deemed necessary for the protection of the site location and adjacent properties and the public interest.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.090 Reasonable Conditions Imposed

The Planning Commission may issue a Conditional Use Permit to be located within any zoning district in which the particular Conditional Use is allowed by the use regulations of this Chapter. In authorizing any Conditional Use, the Planning Commission shall impose such requirements and conditions as required by law and as may be necessary for the protection of neighboring properties and the general welfare of the public. Such conditions of approval may include, but shall not be limited to, limitations or requirements as to a street dedication, the height, size, location and design of structures, landscaping, density, ingress/egress, fencing, parking, screening, buffering parking, hours of operation, or lighting.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.20.100 Expiration

A Conditional Use Permit shall expire one (1) year after the date of approval and shall be null and void unless the property owner or their duly authorized agent has obtained a Building Permit, where required, or a Business License or other permits or licenses required for the operation. A one (1) year extension may be granted by the Planning Commission when deemed to be in the public interest.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

21.20.110 Revocation

A Conditional Use Permit may be revoked by the Planning Commission upon failure to comply with the conditions of the permit, for any violation of this Title occurring on the site for which the permit was approved, or if the use is not maintained or abandoned. Prior to taking action concerning revocation of a Conditional Use Permit, a meeting shall be held by the Planning Commission. Notice of the meeting and the grounds for consideration of revocation shall be mailed to the permittee at least ten (10) days prior to the hearing.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

21.20.120 Appeals

Any applicant shall have the right to appeal the decision of the Planning Commission to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 12-101-2. Any decision of the Hearing Officer may be appealed by the applicant or City to the District Court within thirty (30) days from the issuance of the written decision.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

21.20.130 Review

The Planning Commission may review compliance with an issued Conditional Use Permit at regular intervals at the discretion of the Planning Commission or upon recommendation of the City Planner.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

21.20.140 No Presumption Of Approval

The listing of a conditional use in any district does not constitute an assurance that the conditional use shall be approved by the Planning Commission or City Planner. Each conditional use application shall be evaluated individually to determine compliance with the standards set forth in this chapter, the standards of the district where the proposed use shall be located, and any standards applicable to the conditional use.

HISTORY

Amended by Ord. [2023-2](#) on 3/9/2023

Adopted by Ord. [2025-06](#) on 2/13/2025

24.44.030 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected structurally altered, enlarged or maintained in the multiple use, rural, or residential districts except as provided in this Ordinance. (See Table I)

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TABLE I	MU-40	A-3	A-5	R-1/2	R-1	Old Willard Township
1. Accessory buildings and uses customarily incidental to permitted uses...	P	P	P	P	P	P
2. Accessory uses and buildings customarily incidental to conditional uses...	C	C	C	C	C	C
3. Temporary buildings, for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work...	C	C	C	C	C	C
4. AGRICULTURE AND FORESTRY*						
a. Agriculture, except grazing and pasturing of animals	P	P	P	P	P	P
b. Agriculture, including grazing and pasturing of animals	C	P	P	P	P	P
c. Agriculture, business or industry	C	C	C	C	C	C
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises	P	P	P	P	P	P
e. Nursery or green house, wholesale or retail	C	P	P	P	P	P
f. The tilling of the soil, the raising of crops, horticulture and gardening	C	P	P	P	P	P
g. Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	C	C	C	C	C	C
h. Forestry, except forest industry	P	P	P	P	P	P
i. Forest industry, such as a sawmill, wood products plant, or others	C	-	-	-	-	
j. Small-Scale Retail	C	C	C	-	-	-
k. Limited and light manufacturing	C	C	C	-	-	-
l. Storage (Non-Agricultural, Small Scale)	C	C	C	-	-	-

5. APIARY, Private	P	P	C	C	C	C
6 APIARY, Commercial	C	C	C	-	-	-
7. AVIARY, Private or Commercial	C	C	C	C	C	C
8. PLANNED UNIT DEVELOPMENT (PUD) OR CLUSTER SUBDIVISION OF SINGLE FAMILY DWELLINGS: Moved to item 18)						
9. DWELLINGS:						
a. Single-family dwelling	P	P	P	P	P	P
b. Accessory Dwelling Unit, Detached - Per 24.96	P	P	P	P	P	P
c. Accessory Dwelling Unit, Attached - Per 24.96	P	P	P	P	P	P
d. Farm or Ranch Housing (Addressed by ADU, Detached)	C	C	C	C	C	C
e. Manufactured Housing	P	P	P	P	P	P
f. Mobile Homes when not located in a mobile home park or subdivision	C	C	C	C	C	C
10. DUDE RANCH, Family Vacation Ranch	C	C	C	-	-	-
11. Home occupation	P	P	P	P	P	P
12. Household Pets Per 16.12.050	P	P	P	P	P	P
13. Kennel per to 16.12.060	-	C	-	-	-	-
14. Power generation	C	P	P	P	P	P
15. PRIVATE PARK OR RECREATIONAL GROUNDS OR PRIVATE RECREATIONAL CAMP OR RESORT, including accessory supporting dwellings or dwellings	C	C	-	-	-	-
16. Public and quasi-public						
a. Churches	C	P	P	P	P	P
b. Parks, golf courses, swimming pools, and other recreation areas	C	P	P	P	P	P
c. Public buildings	C	P	P	P	P	P
d. Private schools	C	P	P	P	P	P
17. Public stable, riding academy or riding ring, horse show barns or facilities	C	P	P	-	-	-
18. Residential Housing Developments						
a. Master Planned Community	C	C	C	C	C	C
b. Mobile home park	C	C	C	C	C	C
c. Mobile home subdivision	C	C	C	C	C	C

d. Planned Unit Development (PUD) or Cluster Subdivision of Single-family Dwellings	-	-	-	-	-	-
19. SHORT-TERM RENTALS (subject to Short-Term Rental Ordinance)	C	C	C	C	C	C
18. Signs (See Sign Ordinance WZC 24.60)						

***Limited Non-Agricultural Use Provision**

Property owners in an agricultural zone (MU-40, A-3, A-5) may apply for a conditional use permit to utilize up to fifteen percent (15%) of their total parcel area for non-agricultural revenue-generating enterprises.

The proposed use must be:

- Compatible with the rural character of the area.
- Not a detriment to surrounding agricultural operations.
- Compliant with all applicable state and local regulations.

The conditional use permit shall be reviewed by the Conditional Use Review Committee and Planning Commission with conditions as necessary to mitigate potential impacts.

Examples of permitted non-agricultural conditional uses include, but are not limited to:

Small-scale retail sales (e.g., farm stores, artisan goods)

Agricultural tourism (e.g., farm stays, event venues)

Professional services (e.g., home-based businesses)

Limited light manufacturing (e.g., woodworking, small-scale food production)

The City may impose additional requirements regarding parking, traffic, noise, hours of operation, and environmental considerations

HISTORY

Amended by Ord. 2022-9 on 12/8/2022

Amended by Ord. 2025-04 on 3/27/2025

24.48.030 Uses Not Listed

The Table in this Section provides a listing of permitted and conditionally permitted uses for Commercial and Manufacturing zones within the city. The Table in this section is not comprehensive. In the event a sought-after use is not listed, the City Planner is empowered to interpret the list and determine if the unlisted use is substantially similar in character, origin, and impact to a listed use. In making this determination, the City Planner may, at their sole discretion, ask the Planning Commission for its review and interpretation.

(See TABLE I)

A. Accessory Buildings/dwellings/manufacturing/storage	M	C-G	C-N	TOD (Per 24.9 6)	C-R
Accessory uses and buildings customarily incidental to the permitted uses.	P	P	P	P	-
Single-Family Dwelling	C	C	P	-	-
Multi-Family, Twin Home (Subject to spacing requirements)	C	C	C	P*	-
Multi-Family, Attached (Subject to spacing requirements)	C	C	C	P*	-
Multi-Family, Stacked (Subject to spacing requirements)	C	C	C	P*	-
Accessory Dwelling Unit (ADU), Detached, per WCC 24.96	-	-	C	-	-
Accessory Dwelling Unit (ADU), Attached, per WCC	P	P	P	-	-
Manufacturing/Industrial Heavy	P	C	-	-	-
Manufacturing/Light	P	P	C	-	C
Refineries	-	-	-	-	-
Renewable Energy Systems	C	C	C	-	-
Storage Facility/Units	P	C	-	-	-
Temporary Buildings	C	C	C	-	C
Warehousing/Distribution	P	C	-	-	-
Warehousing/Distribution Motor Fuels/Propane/Plant/Storage Facilities	P	C	-	-	-
B. Public Facilities/Utilities	M	C-N	C-G	TOD	C-
Communication Towers and Antennas	C	C	C	C	C
Churches/Places of Worship	P	P	P	C	-
Community Garden	P	P	C	P	-
Educational Facilities (Public or Private)	p	p	p	C	-
Government or Municipal Offices	P	P	P	P	C
Library or Reading Room, Museum, and other Cultural Services	C	P	P	P	C

Parks, Public or Private/Open Space	P	P	P	P	-
Public Utility installations	P	P	P	P	-
C. Recreations/Entertainment	M	C-N	C-G	TOD	C-R
Auditorium or Performing Arts Center	C	C	C	C	P
Bowling Alley	P	P	-	C	P
Dance Studio	P	P	P	C	-
Dance Club	-	-	-	C	C
Fitness Center	P	P	P	C	C
Golf Course	P	p	C	-	-
Recreation Center	P	P	-	C	P
Recreational Vehicle Park	P	P	-	-	-
Sexually Oriented Businesses: See Willard City General Ordinances Title 9-600	C	-	-	-	-
Swimming Pool	C	P	C	-	-
Theater/Entertainment	C	C	-	P**	C
D. Retail	M	C-N	C-G		
Alcohol or Tobacco Specialty Store	P	P	-	-	P
Christmas Trees Sales	P	p	C	-	C
Convenience Store, With drive-thru	P	P	P	C	P
Convenience Store, Without drive-thru	P	P	P	C	P
Fireworks Stand	C	C	C	-	C
Florist Shop/Nursery	C	C	P	P Flouri st only)	C
Fruit Stand	P	P	P	-	P
Grocery Store	P	P	-	P	P
Pet Shop, Including pet grooming	P	P	P	p	p
E. Restaurant/Food Establishments	M	C-N	G-G		
Bakery	P	P	P	P	P
Candy/Ice Cream Store	P	P	P	P	PF
Food Truck, Temporary	P	P	P	P	P
Food Truck, Permanent	C	P	C	-	P
Private Club/Bar/Tavern	P	C P		-	C

Restaurant/Fast Food with drive-thru	P	P	P	C	P
Restaurant/Fast Food without drive-thru	P	P	P	P	P
F. Service	M	C-N	C-G	TOD	C-R
Agriculture, Existing	P	P	P	-	C
Agricultural Industry/Food	P	P	C	-	-
Automobile Service and Sales (Includes Fuel)	P	C	p	-	p
Bank/Credit Union/Financial with drive-thru	P	P	P	C	P
Bank/Credit Union/Financial without drive-thru	P	P	P	P	P
Barber/Beauty Salon/Tanning/Nails/Tattoo	P	P	P	P	P
Business/ Professional Office	P	P	P	P	C
Car Wash	C	C	C	-	C
Childcare/Daycare/Preschool, Commercial	P	P	C	C	C
Dry Cleaning	P	P	P	C	P
Hospital	P	P	P	-	-
Hotel/Motel	P	P	P	-	-
Kennel: See WCC 16.12.060	C	C	C	-	-
Locksmith/Key and Lock	P	P	P	-	P
Laundromat	P	P	P	C	P
Medical, Dental, and Physical Therapy Clinic	P	P	P	C	C
Nursing Home	-	C	C	-	-
Pharmacy	P	P	P	P	P
Residential Facilities for Persons With Disabilities	P	P	P	P	P
Slaughterhouse/Meat Processing	C	C	-	-	-
Towing/Impound Yard	P	C		-	-
Transportation/Trucking	P	P	-	C	C
*Subject to density limit in 24.58.080					
** TOD requires parking study					

HISTORY

Amended by Ord. 2023-2 on 3/9/2023Amended by Ord. 2025-04 on 3/27/2025

ITEM 2A

Willard City Planning & Zoning

Printed: 06/04/2025

39 S Main St

06/03/2025 - 06/02/2124

0507928

Conditional Use Permit

General

3f1ec470-40b3-11f0-bdd0-6d3dfe55dfd5

Under Review

Active

Application Review Status

Pre-Review	Approved	06/03/2025
City Planner	Reviewing	
City Manager	Not Reviewed	
Public Works	Not Reviewed	
Legal Department	Not Reviewed	
Fire Department	Not Reviewed	
City Recorder	Not Reviewed	
Planning Commissioner	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

Conditional Use Permit Fee	\$250.00	05/28/2025	Cash	\$250.00
Subtotal	\$250.00	Total Paid		\$250.00
Amount Paid	\$250.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name

Julie

Last Name

Olson

Contact Email

dolson-washol@hotmail.com

Phone Number

(801) 278-2735

Mailing Street Address

3385 N 1000 W

City

Pleasant View

State

UT

Zip Code

84414

Owner First Name

Spencer

Owner Last Name

Merrill

Email

spencer@grumpygoat.bike

Owner Street Address

39 S Main St

02-051-6183

City

Willard

State

UT

Zip Code

84340

Street Address

39 S Main St

City

Willard

State

UT

Zip Code

84340

Parcel Number	Legal Description	Legal Description
02-051-0183	Beginning at a point located 81 feet South of the Northwest corner of Lot 10, Block 9, Plat "A", Willard City Survey, and running thence South 81 feet to the Northwest corner of Parcel 02-051-0135, thence East 149 feet, thence North 81 feet, thence West 149 feet, more or less, to the point of beginning.	<i>No Answer</i>

What is the nature of the use of the property that requires a Conditional Use Permit?

Operating a food cart on the property.

Site Plan

 Site Map.pdf

 CUP Application - Olson.pdf

 DBA Receipt.pdf

 Lunchbox 101 - DBA Certificate.pdf

 Permission Letter.pdf

Signature

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

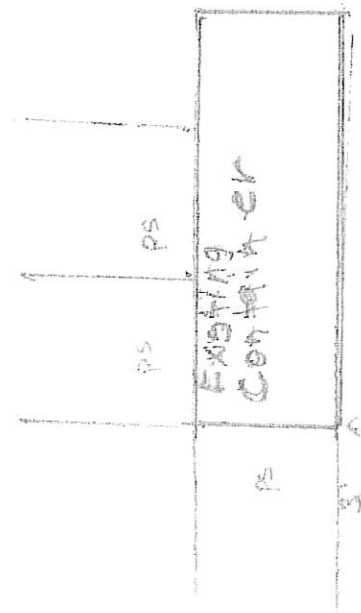
PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Julie Olson - 06/03/2025 1:45 pm

Julie Olson
 Danny Olson
 Lunch box 10/15/18
 Proposal for food cart
 Zoned C1

HWY 89



Existing building

39 South Main

Power
 Water

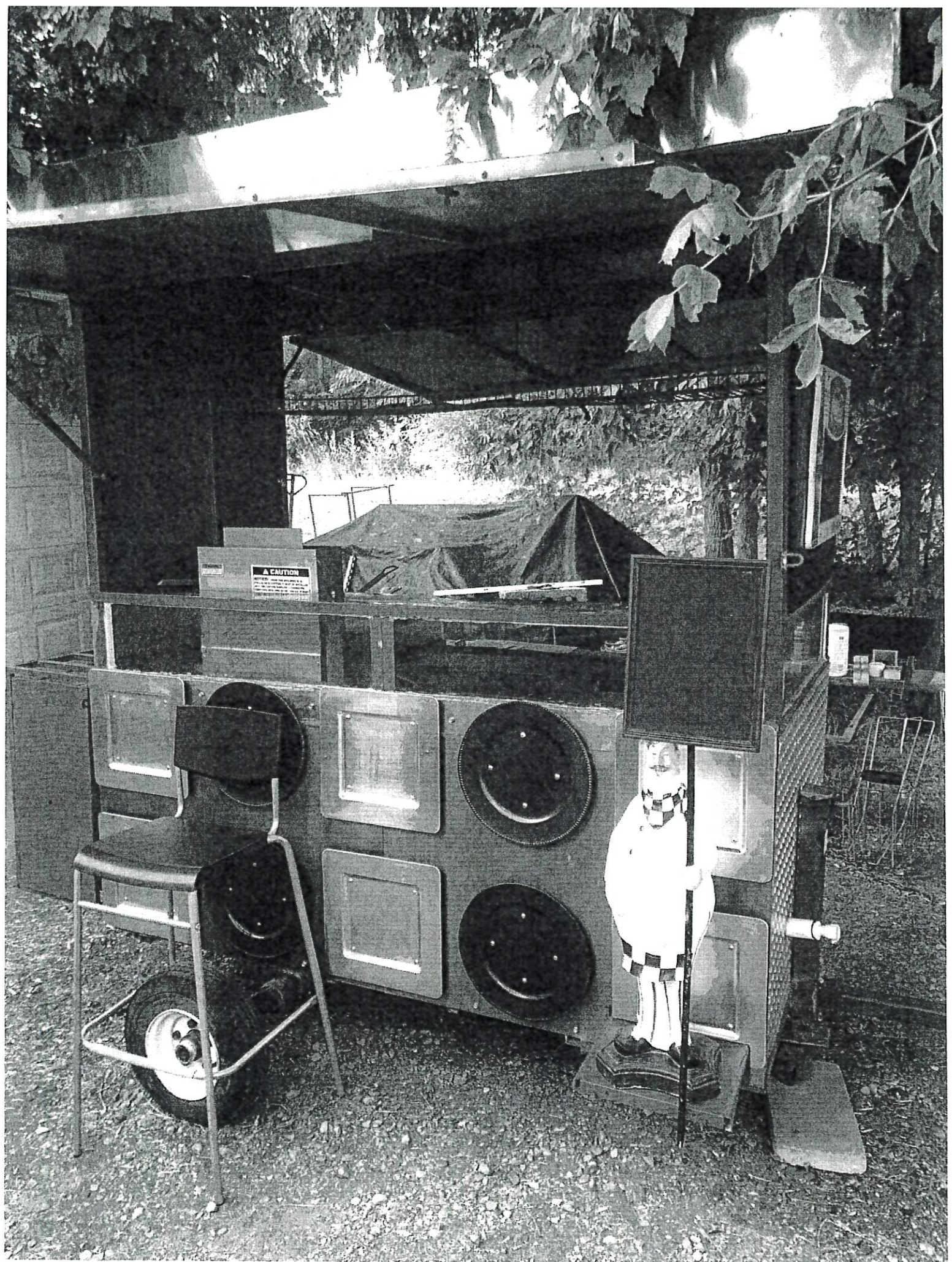
40'

21'

go to next building

North
 1 inch = 10 feet
 PS
 Parking Space
 food cart
 operates on 110-volt battery and propane

Gravel
 Mobil Homes



Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

Conditional Use Permit Application

Owner(s) of Record: Julie Olson
Mailing Address: 3385 N. 1000 W, Pleasant View, UT 84414
Phone: 801-278-2735 Email Address: _____

Authorized Representative to Whom All Correspondence should be sent:

Name: Julie Olson
Mailing Address: 3385 N. 1000 W, Pleasant View, UT 84414
Phone: 801-278-2735 Email Address: dolson-washol@hotmail.com

Project Information:

Address: 39 South Main Parcel Number: 02-051-0183

Subdivision Name: _____

Section: _____ Township: _____ Range: _____

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Owner(s) Signature: Julie Olson Date: 5-28-25

Submitter Name: Julie Olson
Submitter ID: 215366
Submitter Address: 3385 N 1000 W UT 84414
Submitter Email: dolson-washol@hotmail.com

Date/time: May 6, 2025
Receipt Version: 2

Receipt Summary

Total Transaction Fees: \$22.00
Total Payment Received: \$22.00

Receipt Details

Fees

Description / Transaction Type	Reference #	Work Order #	Filing Status	Filing Fees
Certificate of Assumed and of True Name - Lunchbox 101	250513360133B	W20250506621700	Approved	\$22.00
Total				\$22.00

Payment Information

Payment Type	Payment Details	Amount
Credit Card	681A782236F2CE0B00001BB6000052	\$22.00
Total		\$22.00

Submitter Account Information

WorkOrder #	Submitter ID	Submitter Name
W20250506621700	215366	Julie Olson



SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

UTAH DEPARTMENT OF COMMERCE

Division of Corporations and Commercial Code

MARGARET W. BUSSE
Executive Director

ADAM WATSON
Division Director

05/06/2025

Filing Type	Assumed Name (DBA) - Certificate of Assumed and of True Name		
Filing/EffectiveDate	5/6/2025 12:00:00 AM effective, 5/12/2025 12:00:00 PM		
Entity Name	Lunchbox 101		
Entity Number	14571173-0151	Entity Status	Active Current

The Assumed Name (DBA) Certificate of Assumed and of True Name for Lunchbox 101 was/were filed with the Utah Division of Corporations and Commercial Code on 05/06/2025, effective 05/12/2025.

Reference Information:

Work Order Item #	Tracking/Filing #	Submitter Name	Submitter Number
W20250506621700 - 451421	250513360133B	Julie Olson	215366



Filed in the Office of <i>Adam Watson</i> Director, Division of Corporations and Commercial Code Filed in the State of Utah	Filing Number 250513360133B
	Filed On May 12, 2025
	Entity Number 14571173-0151
	Number of Pages 2

State of Utah
Department of Commerce
Division of Corporations and Commercial Code

Assumed Name (DBA) - Certificate of Assumed and of True Name

ENTITY INFORMATION

Entity Name: Lunchbox 101

Entity Number: 14571173-0151

Effective Date: May 12, 2025

Effective Time: 12:00 PM

BUSINESS DETAILS

OWNER/APPLICANT INFORMATION

Name: Julie Olson

Address: 3385 N 1000 W, Pleasant View, UT 84414

FILING DETAILS

Purpose Statement:

Lunch offerings in Willard, UT

PRINCIPAL OFFICE INFORMATION:

Principal Office Address: 39 South Main Street, Willard, UT 84340

Mailing Address: 3385 N 1000 W, Pleasant View, UT 84414

REGISTERED AGENT

Agent Type: Individual

Name: Julie Olson

Address: 3385 N 1000 W, Pleasant View, UT 84414

REQUIRED SIGNATURES

- **Notice:**

The filing of this application and its approval by the Division of Corporations and Commercial Code does not authorize the use in the State of Utah of an assumed name in violation of the rights of another under federal, state, or common law (U.C.A. Section 42-2-5 Et seq.).

An Assumed Name (DBA) renews every 3 years. You will need to have the entity number and Renewal ID or Access ID in order to renew online.

- o **Electronic Signature:**Julie Olson
Title/Capacity:Applicant/Owner



Julie Olson (DHHS) <juolson@utah.gov>

Permission letter

1 message

Spencer Merrill <spencer@grumpygoat.bike>

Mon, May 5, 2025 at 5:02 PM

To: "juolson@utah.gov" <juolson@utah.gov>

Julie Olson has permission to operate a food cart on my property at
39 South Main Street
Willard, Utah 84340
We have discussed placement of the food cart.

Howard Merrill

ITEM 2B



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
May 15, 2025 – 3:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

4
5 The following members were in attendance:

6
7 Jeremy Kimpton, City Manager
8 Madison Brown, City Planner
9 Chris Breinholt, City Engineer
10 Theron Fielding, Police Chief
11 Van Mund, Fire Chief
12 Payden Vine, Public Works Director
13 Michelle Drago Deputy City Recorder
14

15 Excused: Colt Mund, City Attorney; Sid Bodily, Planning Commission Chair, and Chad Braegger, Planning
16 Commission.

17
18 Others in attendance: Kevin Lloyd, Box Elder County Fire Marshall; Austin Sackett; and Danielle Kupfer.

19
20 1. CALL TO ORDER

21
22 Madison Brown, City Planner, called the meeting to order at 3:31 p.m. The secretary recorded a roll call
23 attendance.

24
25 2A. REVIEW AND CONSIDERATION OF A REQUEST FROM AUSTIN SACKETT WITH DRAGON
26 DYNAMITE FIREWORKS FOR A CONDITIONAL USE PERMIT TO OPERATE STORAGE UNITS
27 ON PROPERTY LOCATED AT APPROXIMATELY 850 NORTH MAIN (02-042-0014)
28

29 Time Stamp – 1:33 05/15/2025
30

31 Madison Brown, City Planner, stated that Austin Sackett from Drago Dynamite Fireworks had applied for a
32 conditional use permit to place storage units on property located at approximately 850 North Main. Kevin
33 Lloyd, the Box Elder County Fire Marshall, had been invited to attend the meeting to fill in for Van Mund
34 who had recused himself due to a conflict of interest.
35

36 Ms. Brown stated that the initial application was filed in December 2024. At that time, the administration
37 determined that the property would have to be rezoned before the application could be approved. Since
38 that time, the Tables of Uses had been updated. Storage for non-agricultural uses had been added as a
39 conditional use in the A-3 and A-5 Zones. The property in question was zoned A-5. With the use
40 amendment, consideration of the conditional use permit application could proceed.
41

42 Ms. Brown stated that the site plan provided by Dragon Fireworks helped the staff understand where
43 containers would be located and how far they would be from property lines. The staff was aware that Dragon
44 Dynamite Fireworks would have to comply with current ATF (Bureau of Alcohol, Tobacco, Firearms, and
45 Explosives) requirements. The staff's biggest concern was the product that would be stored – fireworks.
46 City officials wanted to make sure precautions were taken. If building occurred on adjoining properties, the
47 storage containers would have to be moved, or the amount of stored product would have to be reduced.
48 Shet felt that should be the first condition.
49



WILLARD CITY

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Austin Sackett stated that if building occurred on adjacent properties, they would move the storage containers or limit what was stored in them.

Kevin Lloyd, Box Elder County Fire Marshall, stated that he wasn't too worried about the storage containers. They were semi containers, and they were pretty tough. Similar containers were stored on three other properties in Box Elder County. One was in a wildland area. There had not been any problems with any of them. The containers were inspected yearly by the ATF. He received a call after every inspection. Mr. Sackett would receive a yearly certification from the ATF.

Chris Breinholt, City Engineer, asked if Kevin Lloyd was concerned about distance to the nearest fire hydrant. Van Mund said the property in question was located between two hydrants. There was a hydrant about 100 feet to the south. There was another about 100 feet to the north. Kevin Lloyd felt the hydrants were placed perfectly in case something happened.

Madison Brown asked if there were other precautions Austin Sackett had to take. Austin Sackett stated that they had to keep the weeds cleared for 25 feet in all directions from the containers to prevent heat from a fire. There could be trees if they were alive. Dead trees had to be removed. They kept the area around the containers clear for 300 feet in case of a fire.

Kevin Lloyd stated that there was almost no vegetation whatsoever around the containers.

Payden Vine, Public Works Director, said his only concern was the distance to the nearest fire hydrants. If the fire marshal wasn't concerned, he wasn't concerned either.

Theron Fielding, Police Chief, asked about security. Did Austin Sackett have surveillance cameras or alarms? He wasn't sure how often fireworks containers were broken into. He was concerned there could be problems if kids learned there were fireworks in the containers. Austin Sackett said they had been storing fireworks since 2008. They had never had a break in. They were required to check weekly to make sure the locks were intact. If the locks were compromised, they were to call AFT first. Then they would call the Willard Police and Fire Departments to start an investigation. They currently didn't have security cameras for any of their locations.

Van Mund stated that the locks on the containers were not open. They consisted of three sealed hood locks.

Austin Sackett asked if Willard had a cost breakdown for getting power to the property. Van Mund said Mr. Sackett would have to contact Rocky Mountain Power.

Kevin Lloyd stated that there had not been problems at their other locations.

Chris Breinholt asked if they stored fireworks in the containers year-round. Mr. Sackett said they did. This year, they will probably run dry due to the tariff situation. All their fireworks came from China.

Chris Breinholt clarified that if someone built something within a certain radius of the containers, they would have to be moved. How did the city guarantee that would happen? Was the conditional use permit renewable every year? Madison Brown stated that the Planning Commission had started reviewing conditional use permits periodically. Van Mund stated that ATF would notice adjacent construction when they conducted their yearly inspection.



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Austin Sackett asked if neighbors were notified when the city received a building permit. Ms. Brown said notification wasn't required for building permits. Willard did notify adjacent property owners about planning issues, such as subdivisions and rezones. Those were prequels to possible building.

Chris Breinholt asked if a conditional use permit was revocable if the containers weren't moved. Madison Brown said it was.

Madison Brown felt that another condition should be compliance with the ATF requirements and submission of annual ATF certification if requested. Jeremy Kimpton agreed. Kevin Lloyd said the ATF was very strict.

Austin Sackett stated that every three years, ATF required them to go through the submission process again. They had to account for every shell. If they weren't following something, they would be out of business. They would be happy to provide Willard with whatever documentation was needed.

Van Mund suggested a condition that would allow the Fire Department to conduct periodic inspections. Ms. Brown agreed.

Madison Brown asked if a public hearing was necessary. The committee didn't feel a public hearing was needed.

Madison Brown moved to recommend that the Planning Commission approve a conditional use permit for storage units on property located at approximately 850 North Main subject to the storage containers being moved or product reduced if building occurred on adjoining properties within 300 feet; that the applicant comply with all ATF requirements and submit any reports or certificates to the city upon request; and that the Willard Fire Department be allowed to conduct periodic inspections. Theron Fielding seconded the motion. All voted "aye" (Kevin Lloyd voted in place of Van Mund). The motion passed unanimously.

Madison Brown stated that the next step would be approval by the Planning Commission on June 5th, their next scheduled meeting.

Austin Sackett asked if it would be possible to have the conditional use permit approved earlier than June 5th. They were running up against season deadlines.

Madison Brown stated that she would ask the Planning Commission if they would be willing to hold a special meeting on May 29th. (After the CUP meeting, the Planning Commission agreed to hold a special Planning Commission meeting at 5:00 p.m. on May 29th).

2B. CONSIDERATION AND APPROVAL OF FEBRUARY 27, 2025, MINUTES

Madison Brown moved to approve the minutes from February 27, 2025, as written. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

3. ADJOURN

Chris Breinholt moved to adjourn at 3:56 p.m. Jeremy Kimpton seconded the motion. All voted "aye." The motion passed unanimously.



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Minutes were read individually and approved on: _____

Madison Brown, City Planner

Michelle Drago, Deputy City Recorder

dc:CUP 05-15-2025