



WILLARD CITY

Planning Commission-City Council Work Session – Special Meeting

Thursday, June 25, 2025 – 5:00 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.

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5 The following members were in attendance:

6
7 Sid Bodily, Chairman

Jeremy Kimpton, City Manager

8 Ruth Beebe

Colt Mund, City Attorney

9 Chandler Bingham

Madison Brown, City Planner

10 Chad Braegger

11 Brian Gilbert

12 Ken Ormond

13 John Pierce

14
15 Mayor Travis Mote

16 Jacob Bodily

17 Michael Braegger

18 Rex Christensen

19 Jordan Hulsey

20
21 Excused: Alex Dubovik and Rod Mund.

22
23 Others in attendance: Kyle White; Wayne Harding; Keith Harding; Sheryl H. Crossley; Dan Harding; Kent
24 R. Harding. Randy Lemon; Brek Anderson; and Stephanie Taylor.

25
26 WORK SESSION TO DISCUSS A PROPOSED MASTER-PLANNED COMMUNITY CALLED CANYON
27 BAY LOCATED AT APPROXIMATELY 500 SOUTH 200 WEST (PARCEL NO. 02-052-0002 AND 0005)
28 WITH KYLE WHITE

29
30 Time Stamp: 00:00 – 06/25/2025 Work Session

31
32 Mayor Mote called the work session to order at 5:00 p.m.

33
34 Kyle White with Western Land Development presented a concept plan for the Mountain Bay subdivision.
35 The City Council and Planning Commission had a discussion about the number of lots, what the open space
36 should look like, and potential improvements for the subdivision plan. The Council and Commission agreed
37 that the number of lots should be closer to 50. Mr. White said they are considering a fee-in-lieu of the open
38 space. The funds deposited with the city could be used for off-site improvements or park improvements
39 elsewhere in the city. Mr. White said him and his team would adjust their plan further and come back for
40 more discussion with the city.

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42
43 The meeting was adjourned at 6:30 p.m.
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Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 06-25-2025