



WILLARD CITY
Planning Commission Meeting – Regular Meeting

Thursday, August 7, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

1 The meeting was a regular 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.

5 The following members were in attendance:

Sid Bodily, Chairman
Chandler Bingham
Chad Braegger
Alex Dubovik
Brian Gilbert
Ken Ormond

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

Excused: Jeremy Kimpton, City Manager

Others in attendance: Mayor Mote; Councilmember Jordan Hulsey; Ruth Ormond; and Jo Baird.

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

1. PRAYER: Alex Dubovik
2. PLEDGE OF ALLEGIANCE: Brian Gilbert
3. GENERAL PUBLIC COMMENTS

No public comments were made.

4. CITY COUNCIL REPORT

30 Mayor Mote stated that he didn't have a report because there wasn't a City Council meeting on July 24th. A
31 Truth in Taxation hearing was held on August 6th where both good and bad comments were heard regarding
32 the tax increase.

34 5A. CONSIDERATION OF A PRELIMINARY PLAN AND SUBDIVISION IMPROVEMENT PLANS FOR
35 THE MOUNTAIN BAY SUBDIVISION SUBMITTED BY VAL POLL LOCATED AT
36 APPROXIMATELY 8200 SOUTH HIGHWAY 89 (PARCEL NO. 01-045-0133) (CONTINUED
37 FROM JUNE 5, 2025)

39 Time Stamp: 02:13 – 08/07/2025

41 Madison Brown, City Planner, stated that the staff met with the developers of the Mountain Bay Subdivision
42 earlier in the day. The developers were looking at other options because they didn't feel it was financially
43 possible for them to put in the dry sewer lines.

45 Commissioner Dubovik asked what the other options were. Ms. Brown said they planned to disconnect
46 from Willard City so they could develop in the unincorporated county.

48 See Commissioner Bingham's comments in Item 8 beginning on Page 4.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, August 7, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

50 5B. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO QWEST/MAURICE ROCHE ON APRIL
51 19, 2001, FOR A COMMUNICATION TOWER LOCATED AT 1357 NORTH MAIN (PARCEL NO.
52 02-040-0005) (CONTINUED FROM JULY 17, 2025)

53

54 Time Stamp: 03:24 – 08/07/2025

55

56 Madison Brown stated that the staff had verified that the communication tower was there and found
57 Planning Commission and City Council minutes from July 19 and July 26, 2001. Qwest had reduced the
58 height of the tower to 60 feet to comply with Willard's height restriction. The Planning Commission then
59 recommended that the City Council approve the conditional use permit. On July 26, 2001, the City Council
60 approved the conditional use permit if it didn't exceed 60 feet in height. Ms. Brown said the conditional use
61 permit was still active. Willard had not had any issues with it.

62

63 5C. DISCUSSION REGARDING REVISIONS TO THE RECREATIONAL VEHICLES AND
64 RECREATIONAL VEHICLE PARKS CODE FOUND IN 24.92.030 OF THE WILLARD CITY
65 ZONING CODE (CONTINUED FROM MAY 1, MAY 15, JUNE 5, AND JULY 17, 2025)

66

67 Time Stamp: 5:35 – 08/07/2025

68

69 Madison Brown stated that Jeremy Kimpton had been working on updating the code based on the Planning
70 Commission's last discussion. Because he was out of the office this week, she asked that this item be
71 continued to the next meeting.

72

73 Chairman Bodily stated that there had been discussion about possible fees. He verified that fees would be
74 to be set by the City Council. Ms. Brown said that was correct. The Planning Commission could include
75 fees in its recommendation, but all fees would be set by the City Council.

76

77 Commissioner Dubovik asked if the City Council had talked about fees for recreational vehicle parks. Mayor
78 Mote felt it would be a good discussion for the City Council to have. He would add it to a future agenda.

79

80 5D. DISCUSSION REGARDING AMENDING THE FUTURE LAND USE MAP FOUND IN CHAPTER
81 3 OF THE GENERAL PLAN ADOPTED IN MARCH 2024 BY EXPANDING THE
82 ENVIRONMENTALLY SENSITIVE AREAS TO INCLUDE SENSITIVE WETLANDS AND TO
83 INCLUDE A COMMERCIAL CORRIDOR THROUGH THE OLD TOWN WILLARD ZONE

84

85 Time Stamp: 07:48 – 08/07/2025

86

87 Mayor Mote stated that there were wetlands throughout Willard. Most were located west of 200 West,
88 particularly on the north end of the city. There was concern that the Future Land Use Map might not reflect
89 their location and how potential development would be affected. Mayor Mote didn't feel the General Plan
90 included a good sensitive land map. Ms. Brown had pulled some wetland maps from the United States
91 Geological Survey. He felt the Planning Commission needed to make sure sensitive lands were discussed
92 in the General Plan, and that wetland maps were included. The General Plan should outline what kind of
93 development and density would be allowed around wetlands. Language might also be needed in the zoning
94 code.

95

96 Madison Brown stated that the Future Land Use Map designated commercial areas along both sides of
97 Highway 89, except in the Old Town Willard Zone.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, August 7, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

98 Chairman Bodily thought the commercial area extended the entire length of Highway 89. When was the
99 zoning changed? Commissioner Bingham wondered if the commercial was turned off when the Old Town
100 Willard Zone was created.

101 Madison Brown felt the Future Land Use Map should be amended to designate a commercial use along
102 Highway 89 in the Old Town Willard area. The zoning code needed to be updated as well.

103 Commissioner Dubovik asked if the Planning Commission needed to determine where the most sensitive
104 wetlands were located and whether the surrounding area should remain agricultural or could be residential,
105 commercial, or industrial. Mayor Mote said it did.

106 Mayor Mote said there were wetlands in the area designated for transit-oriented development on 750 North.
107 If Willard allowed development in wetland areas and owners experienced flooding issues, what liability
108 would the city have? The wetlands needed to be identified, appropriate uses should be determined, and
109 development guidance should be provided.

110 Madison Brown felt the areas of concern included freshwater immersion and/or high levels of hydric soil.
111 Most of the areas in Willard were designated as agricultural on the Future Land Use Map. One area of
112 concern was land proposed for the Deer Run development. Before building permits in Deer Run were
113 approved, a geo tech report was required to indicate the groundwater level.

114 In response to a question from Commissioner Gilbert, Ms. Brown stated that a geo tech report was required
115 for each home in Deer Run.

116 Ms. Brown said the Beard property was another wet area. Some of it was in a conservation easement. The
117 rest was designated R ½ on the Future Land Use Map.

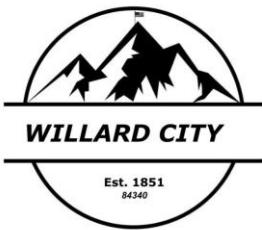
118 Chairman Bodily asked about the land north of the Beard property on the north side of 750 North. Ms.
119 Brown said that it was designated and zoned for transit-oriented development. Mayor Mote stated that
120 several developers had been very interested in the TOD property. It had been for sale for a long time. The
121 property owner had filled the wetlands. Developers were concerned about wetland violations and backed
122 away from the property. The landowner would have to mitigate the problem or wait until the definition of the
123 Waters of the US changed. He felt the land might sit in its current condition for some time.

124 Commissioner Dubovik asked if there was a standard that said what land could be used for based on the
125 percentage of hydric soil. Mayor Mote said the National Resources Conservation Service (NRCS) did have
126 a web soil survey that included ratings and classifications for different soil types. He had asked the staff to
127 check each proposed development for hydric soil. If there was a hydric indicator, the engineers were
128 notified, and geo tech information was required. The city needed to do its due diligence to ensure it wasn't
129 liable. He was concerned about the city ending up with infrastructure built on unstable ground.

130 Madison Brown asked if the Planning Commission felt this information should be included in the General
131 Plan. Planning Commission members felt wetland information needed to be part of the Future Land Use
132 Map along with relevant wording.

133 Commissioner Dubovik asked for a review to make sure land designated for residential development was
134 not undevelopable. He felt that should be a first red flag.

135



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, August 7, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

146 Mayor Mote suggested that Maddie overlay a wetland map over the zoning and Future Land Use Maps and
147 pull any relevant language from the zoning code about wetlands for the Planning Commission to review.
148

149 6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR
150 JULY 17, 2025
151

152 **Commissioner Bingham moved to approve the regular minutes for July 17, 2025, as written.**
153 **Commissioner Gilbert seconded the motion. All voted “aye.” The motion passed unanimously.**
154

155 7. ITEMS FOR THE AUGUST 21, 2025, PLANNING COMMISSION AGENDA
156

157 Time Stamp: 22:41 –08/07/2025
158

159 The Planning Commission discussed agenda items for the August 21st meeting – the RV Park ordinance,
160 the sensitive land and FLUM amendment, the next conditional use permit review, and an ordinance
161 amendment to extend commercial along Highway 89 in the Old Town Willard Zone.
162

163 8. COMMISSIONER/STAFF COMMENTS
164

165 Time Stamp: 24:17 – 08/07/2025
166

167 Commissioner Braegger

168 Did not have any comments.
169

170 Commissioner Gilbert

171 Did not have any comments.
172

173 Commissioner Ormond

174 Did not have any comments.
175

176 Commissioner Dubovik

177 Did not have any comments.
178

179 Commissioner Bingham

180 Did not have any comments.
181

182 Commissioner Bingham

183 Commissioner Bingham stated that Mountain Bay wanted to annex into Willard. Now they wanted to de-
184 annex because they didn't like the improvement requirements. Mayor Mote said Willard had to approve the
185 de-annexation. Commissioner Bingham felt it would be a disservice to the residents of South Willard not to
186 require dry sewer lines. The issue would be there whether the land was in Willard or not.
187

188 190 Madison Brown said the Mountain Bay developers want to begin developing the land immediately. They
189 didn't want to wait for the sewer line to be installed. Chairman Bodily said they could begin to develop the
190 property by putting in dry sewer lines. Ms. Brown said that was something they didn't want to do.
191



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, August 7, 2025 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

194 Commissioner Bingham didn't like that the developers felt they could develop in whatever jurisdiction suited
195 them best. Colt Mund stated that moving forward if an applicant was seeking annexation into Willard City,
196 their subdivision application would be considered concurrently with their annexation. There would be a
197 written agreement about what the development requirements would be.
198

199 Commissioner Gilbert asked about the status of the sewer trunk line. Mayor Mote said the holdup was a
200 wetland issue. The first developer just south of Willard' boundaries, had a wetland he wanted to cross for
201 his ideal sewer alignment. The developer had a difference of opinion with the Army Corps of Engineers
202 about whether the wetlands were Waters of the US. There had been some Supreme Court rulings that
203 supported the developer's side. Because the developer had not applied and started a timeline, the Army
204 Corps could stonewall him. At this point, the developer was talking about going around the wetlands.
205

206 Madison Brown

207 Did not have any comments.
208

209 Colt Mund

210 Did not have any comments.
211

212 Mayor Mote

213 Did not have any comments.
214

215 Chairman Bodily

216 Chairman Bodily asked about what was being built at 45 East Center. Madison Brown said it was a shed,
217 and it did meet the setback requirements.
218

219 9. ADJOURN
220

221 **Commissioner Bingham moved to adjourn at 7:02 p.m. Commissioner Ormond seconded the
222 motion. All voted in favor. The motion passed unanimously.**
223

224 Minutes were read individually and approved on: _____
225

226 Planning Commission, Chairman
227 Sid Bodily
228

229 Planning Commission Secretary
230 Michelle Drago
231

232 dc:PC 08-07-2025
233