



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 4, 2025 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

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

The following members were in attendance:

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

Jeremy Kimpton, City Manager
Colt Mund, City Attorney
Michelle Drago, Deputy Recorder

Excused: Madison Brown

Others in attendance: Mayor Travis Mote; Ruth Ormond, Diana Baker, and Jay Thackery.

Chairman Bodily called the meeting to order at 6:32 p.m.

1. PRAYER: Sid Bodily
2. PLEDGE OF ALLEGIANCE: Chandler Bingham
3. GENERAL PUBLIC COMMENTS

No public comments were made.

4. CITY COUNCIL REPORT

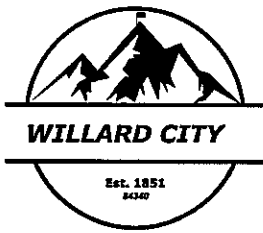
Time Stamp 00:00 – 09/04/2025

Mayor Mote reported that during its August 28th meeting, the City Council finalized the budget and ratified Diana Baker as an alternate Planning Commission member.

Mayor Mote stated that all Planning Commission and City Council members received an email from Stephanie Dickson regarding improvement requirements for small subdivisions. She would like small landowners to be able to divide their property without being required to install infrastructure at the time of division. He was concerned about making sure infrastructure was installed at the expense of developers and property owners, not the city.

Commissioner Bingham felt the Planning Commission had discussed small subdivision requirements in the past and made changes to the Zoning Code to make them a little easier.

Jeremy Kimpton, City Manager, thought there was a clause in the Zoning Code that said if there was existing infrastructure, the approval process could be expedited. The staff didn't feel there was a mechanism to give the city authority to waive infrastructure requirements for a simple lot split, or minor subdivision. The issue involved two arguments. The city needed to make sure infrastructure was installed versus a property owner that wanted to create a single lot. Balance was needed between the two. There was a risk the city would end up on the hook for infrastructure no one wanted to put in.



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 4, 2025 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Commissioner Bingham felt infrastructure should be required as soon as building occurred.

Commissioner Braegger asked about the benefit of splitting the property and then waiting to build. Mayor Mote said it would provide an avenue for estate planning. He felt it was worth pursuing if it was reasonable for all residents. It should not be pursued if there was a risk to the city.

After further discussion, the Planning Commission agreed to invite Ms. Dickson to make a presentation at the next meeting.

Colt Mund arrived at 6:42 p.m.

5A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSAL TO AMEND THE RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS CODE FOUND IN 24.92.030 OF THE WILLARD CITY ZONING CODE

Time Stamp: 14:58 – 09/04/2025

Chairman Bodily read Willard's Rules of Order Statement.

Commissioner Dubovik moved to open the public hearing at 6:46 p.m. Commissioner Bingham seconded the motion. All voted "aye." The motion passed unanimously.

Jeremy Kimpton stated that the Planning Commission had extensively discussed proposed changes to the Recreational Vehicles and Recreational Vehicle Parks Code. At the last meeting, Chairman Bodily asked that the code match the city's Noise Ordinance. The city didn't have a Noise Ordinance. The only reference the staff could find in the Municipal or Zoning Codes regarding noise reduction was for short-term rentals and industrial uses. So, he left the hours the way it was written. He would ask the City Council if it wanted to adopt a Noise Ordinance.

Chairman Bodily opened the floor for public comments. No public comments were made.

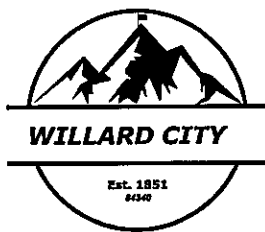
Commissioner Bingham moved to close the public hearing at 6:48 p.m. Commissioner Gilbert seconded the motion. All voted "aye." The motion passed unanimously.

5B. CONSIDERATION AND RECOMMENDATION 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, MAY 15, JUNE 5, AND JULY 17, AUGUST 7, AND AUGUST 21, 2025)

Time Stamp: 18:30 – 09/04/2025

Chairman Bodily asked if the Planning Commission had reviewed the proposed changes. Planning Commission members did not have any comments.

Commissioner Bingham moved to forward the proposed changes to the Recreational Vehicles and Recreational Vehicles Park Code found in 24.92.030 of the Willard City Zoning Code to the City Council. Commissioner Gilbert seconded the motion. All voted "aye." The motion passed unanimously.



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 4, 2025 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

- 5C. DISCUSSION REGARDING AMENDING THE FUTURE LAND USE MAP FOUND IN CHAPTER 3 OF THE GENERAL PLAN ADOPTED IN MARCH 2024 BY EXPANDING THE ENVIRONMENTALLY SENSITIVE AREAS TO INCLUDE SENSITIVE WETLANDS (CONTINUED FROM AUGUST 7 AND AUGUST 21, 2025)

Time Stamp: 19:45 – 09/04/2025

Jeremy Kimpton stated that Madison Brown had compiled a list of the proposed changes to the General Plan to protect wetlands:

1. A paragraph had been added on Page 54.
2. The updated Future Land Use Map had been added on Page 55.
3. A paragraph had been added to Page 61, and a table had been updated.
4. The Transportation Master Plan on Pages 52 and 63 had been updated.
5. The Zoning Map on Page 79 had been updated.
6. A Protecting Wetlands section was added on Page 85.
7. A Sensitive Land Use map had been added to Page 86.

He asked if the Planning Commission had any comments or concerns.

Commissioner Gilbert liked the language that had been added.

Chairman Bodily asked that this item be continued to the next meeting to allow time for Commission members to view the proposed changes.

- 5D. DISCUSSION REGARDING AMENDING THE FUTURE LAND USE MAP FOUND IN CHAPTER 3 OF THE GENERAL PLAN ADOPTED MARCH 2024 BY EXTENDING A COMMERCIAL CORRIDOR ALONG HIGHWAY 89 THROUGH THE OLD TOWN WILLARD ZONE (CONTINUED FROM AUGUST 7, 2025)

Time Stamp: 22:08 – 09/04/2025

Jeremy Kimpton stated that while reviewing a conditional use permit application, the staff discovered that there weren't provisions for commercial uses along Highway 89 in the Old Town Willard Zone. The staff proposed that the Old Town Willard Zone be added to the Table of Uses found in 24.48.030 for Commercial and Manufacturing Zones. He asked the Planning Commission to review the Table of Uses to determine if there were uses that should not be allowed in Old Town Willard or if there were uses that should be added. The staff proposed that the uses be like those in the Neighborhood Commercial Zone. Language had been included to indicate that commercial uses in the Old Town Willard Zone only applied to lots fronting Highway 89.

The Planning Commission thought commercial uses were allowed in the Old Town Willard Zone. They didn't know when the ordinance was changed.

Chairman Bodily asked that the Planning Commission review the Table of Uses and be prepared to discuss it on September 18th.



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 4, 2025 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

- 5E. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO SETH NIELSON ON JUNE 6, 2024, FOR A PEST CONTROL BUSINESS LOCATED AT 275 EAST 200 SOUTH (02-050-0048)

Time Stamp: 25:38 – 09/04/2025

Jeremy Kimpton stated that Madison Brown had contacted Seth Nielson. Mr. Nielson said he was still in operation; nothing had changed. The city had not received any complaints regarding Mr. Nielson's business. The staff wasn't aware of any violations of his conditional use permit.

The Planning Commission didn't have any concerns.

Chairman Bodily asked about the conditional use permits on the list for which there wasn't documentation. Michelle Drago stated that she had researched the first two - Chandler Bingham and Jacob Bodily. Madison Brown wanted to review the findings with the City Attorney before proceeding.

6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR AUGUST 21, 2025

Commissioner Gilbert moved to approve the regular minutes for August 21, 2025, as written. Commissioner Ormond seconded the motion. All voted "aye." The motion passed unanimously.

7. ITEMS FOR THE SEPTEMBER 18, 2025, PLANNING COMMISSION AGENDA

Time Stamp: 29:22 – 09/04/2025

The Planning Commission discussed agenda items for the September 18th meeting – presentation by Stephanie Dickson, the sensitive land and FLUM amendment, amendment to allow commercial in Old Town Willard, the next conditional use permit review, and swearing in Diana Baker.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 30:18 – 09/04/2025

Colt Mund

Did not have any comments.

Jeremy Kimpton

Did not have any comments.

Commissioner Bingham

Commissioner Bingham asked about the status of Mountain Bay's de-annexation request. Jeremy Kimpton said a decision had not been made. The developers were going back to the drawing board. Willard made it clear that the sewer dry line had to be installed. Mr. Kimpton didn't feel there was anything that exempted them from that requirement. Willard's ordinance clearly gave the City Engineer the authority to require the dry lines if there would be future infrastructure in that neighborhood.



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 4, 2025 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Commissioner Dubovik

Commissioner Dubovik asked if Connex, the company installing fiber optic lines in Willard, planned to trench above 200 East. He received notice that they wanted to provide aerial service to his property. Mr. Kimpton did not know. The City Engineer might know more about their plans.

Commissioner Gilbert

Did not have any comments.

Commissioner Ormond

Did not have any comments.

Commissioner Braegger

Commissioner Braegger stated that there was an issue with dog feces being left on the trail on 200 West. Most people bagged the feces, but they left the bags. There was a pile of bags near his driveway. He suggested that the city provide a can along the trail. Mayor Mote said the same issue had been brought up regarding the trail at the Nature Park. Commissioner Braegger said bottles were also being left on the trail. It would be nice to have a garbage can along the trail between his house and 750 North. Mayor Mote felt there would have to be some kind of structure to prevent theft of the can. Jeremy Kimpton said he would talk to the Public Works Director.

Chairman Bodily

Chairman Bodily stated that he had watched the Republic driver pick up his garbage can. The driver did flip the lids on the cans. He wasn't sure if the problem was the driver or the truck. Mr. Kimpton said he had contacted Republic about the problem. Jay Thackery said he had a video of his cans being picked up. He had had the same garbage can since 2001, and his can was now broken. Mayor Mote asked Mr. Thackery to send the video to Jeremy Kimpton.

9. ADJOURN

Commissioner Dubovik moved to adjourn at 7:12 p.m. Commissioner Braegger seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 9/18/25

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 09-04-2025