



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, November 6, 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.

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5 The following members were in attendance:

6
7 Sid Bodily, Chairman

Jeremy Kimpton, City Manager

8 Diana Baker

Colt Mund, City Attorney

9 Chad Braegger

Madison Brown, City Planner

10 Alex Dubovik

Michelle Drago, Deputy City Recorder

11 Brian Gilbert

12 Ken Ormond

13
14 Others in attendance: Mayor Travis Mote; Chandler Bingham; Ruth Ormond; Justin Dickson; Stephanie
15 Dickson; Kristin Mote; Kyle White; Sam Barlow; J. Russell Hunt; Brian Barrett; Robert Radtke; Lorelee
16 Darley; Cal Davidson; Dianna Davidson; Aaron Ward; Jeremiah Burge; and Todd Hutchinson.

17
18 Chairman Bodily called the meeting to order at 6:33 p.m.

19
20 1. PRAYER: Brian Gilbert

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22 2. PLEDGE OF ALLEGIANCE: Sid Bodily

23
24 3. GENERAL PUBLIC COMMENTS

25
26 No public comments were made.

27
28 4. CITY COUNCIL REPORT

29
30 Time Stamp 02:39– 11/06/2025 – Part 1

31
32 Mayor Mote reported that during the October 23rd meeting, the City Council discussed the Utah Inland Port
33 Authority meeting scheduled for November 6th. The land west of the railroad tracks, which was recently
34 rezoned for industrial use, was accepted. Into the Golden Spike Inland Port. That meant Willard had access
35 to financial tools at the state level to help develop the area and attract businesses. The City Council also
36 reviewed the city's employee handbook and sent it back to the administration for some revisions. A fiber
37 company loosely associated with AT&T was trying to get a franchise agreement with Willard to use existing
38 lines. The City Council asked for a map of the existing lines and their future plans. The City Council was
39 still reviewing amendments to the Recreational Vehicle Code forwarded by the Planning Commission. It
40 approved amendments to the General Plan that were recommended by the Planning Commission relating
41 to the Future Land Use, Transportation, and Sensitive/Wetland maps.
42



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- 5A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PETITION FROM WESTERN LAND DEVELOPMENT TO REZONE APPROXIMATELY 24.83 ACRES LOCATED AT APPROXIMATELY 500 SOUTH 200 WEST FROM A-5 TO MASTER PLANNED COMMUNITY (MPC) (02-052-0001, 02-052-0002, AND 02-052-0005)

Time Stamp 06:33 – 11/6/2025 – Part 1

Chairman Bodily read the Planning Commission's Rules of Order Statement.

Commissioner Gilbert moved to open the public hearing at 6:40 p.m. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

Madison Brown, City Planner, stated that Western Land Development was proposing a subdivision to be known as Canyon Bay on property located between The Orchards and Deer Run Subdivisions at approximately 500 South 200 West. Kyle White and Sam Barlow were representing Western Land Development. They had met with the Planning Commission several times to discuss what kind of development Willard would like to see. They were requesting that 24.83 acres be rezoned from A-5 to MPC.

Kyle White, Western Land Development, introduced the project. This was their second formal presentation, but they had had the opportunity to meet with the Planning Commission and City Council in several work sessions. After receiving feedback from both bodies, they had materially altered their plans. The biggest change was the reduction in the number of lots from 84 to 50 units to comply with the two units per acre requirement. The proposed plan included a variety of lot sizes in an area that was adjacent to a lot of different uses. There was really high density in the Deer Run development to the south. A new subdivision was proposed to the north, and there was existing open land to the east. He felt the MPC Zone was a good tool to blend those three types of neighborhoods. They were excited about the proposed open space. It consisted primarily of an agricultural easement over three acres. They were proud to be able to retain an existing peach orchard. The orchard would continue to be farmed, which would keep Willard's strong tradition of a peach harvest going. They were excited about what that would mean for this neighborhood and Willard at large. The MPC Zone allowed for growth while harmonizing the preservation of rural character and agricultural roots. The orchard would create a little buffer for the east side where there was still open land.

Mr. White said the project would also create a substantial infrastructure investment. On 200 West there would be a 10-foot asphalt trail as part of the Historic Orchard Pathway. There would also be a network of walking trails throughout the subdivision that would foster a tight-knit sense of community that Willard was known for. The trails would be low maintenance. The feedback they received from Willard said it wouldn't be a great time to be create a lot of individual parks in this area because they weren't needed and would be a financial burden. The maintenance and upkeep of the agricultural easement would not be Willard's responsibility, and Western Land wouldn't have to create a homeowners' association. They felt that would be a real win-win and complied with the General Plan. It preserved rural character without putting a maintenance burden on the city.

Mr. White said they had listened to the feedback from the city and the public. They felt the proposed plan reduced density, provided low maintenance open space, created a variety of lot sizes, and transitioned from adjacent uses in a way that made sense. The largest lots were on the east, and the smallest lots were on the south. There were more traditional lot sizes in the middle. They were proud of the proposed plan and were excited to receive public comments and to answer the Planning Commission's questions.



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Chairman Bodily opened the floor for public comments.

Loralee Darley, 374 South 200 West, stated that she and her husband moved from Lehi to Willard to get away from development. Mr. White talked about how they were blending their development into Deer Run, but how did they plan to blend it into their half-acre lots? They wanted lot sizes to remain half-acre. She didn't feel anybody would want a walkway behind their backyard. She realized that Governor Cox thought more housing was needed. She disagreed. Jobs didn't pay for the price of housing in Utah. She recently listened to the news about Vineyard, and the problems it was having. She didn't want the extra traffic in front of her house. They moved to Willard to have some land. She enjoyed walking through the fields. Children being educated in Utah were not staying in Utah because jobs did not pay and housing prices were terrible. She just wanted the lot sizes to remain a half-acre.

Brian Barrett, 365 South 250 West, recognized that developers wanted to build houses. That was how they made their living. The more houses they could put on a piece of property, the more money they could make. They moved to Willard because of the half-acre lots. He felt a half-acre lot provided enough land to live on. He too moved from Lehi. Lehi was a complete mess because they were stuffing so many houses in such a small area, and crime had increased. He felt Western Land was trying to skirt around the half-acre lot rule. Some of the lots were about .48 acres in size, but those lots were long and narrow. The proposed plan had six houses in the same frontage area as three lots and a roadway in his subdivision. He felt the lots would be too narrow to be useful for the people who lived there. The developer was trying to stuff as many lots on this land as possible. He was looking at it from the perspective of his investment in his home. The home values would be affected if an area of higher density housing was put in. He hoped this would be the last home he ever bought. It was frustrating to have only been in his home a few months and seeing a pretty dramatic change. He felt the proposed lots needed to have the same frontage as his subdivision.

Aaron Ward, 550 South Main, agreed with the comments about the lot sizes. His property was located on the east side of the proposed 100 West. In some ways it might be beneficial to have a road there. When his property was rezoned, the city was very strict about the half-acre lot size. It didn't seem right that Willard was no longer being strict about it. He realized the developer owned the land, and they had a right to develop it. He did allow the developer a 12-foot easement along the east side of 100 West. He was concerned the developer would take more than 12 feet. He wanted to make sure that 12-foot was honored, and that it didn't end up being more. What should he do if the developer took more than 12 feet?

Commissioner Braegger asked if the 12 feet was a right-of-way for the future road. Mr. Ward was not sure.

Jeremiah Burger, 383 South 250 West, agreed that the lot size should remain a half-acre. He realized there would be houses on this property. It was just a matter of what size the lots would be. He asked how many lots the development would have if the lot sizes were a half-acre. Kyle White said there would be 42 to 43 lots versus the 50 they were proposing. Mr. Burger felt seven to eight extra lots was a big deal to those who lived in the area. Was there a plan or a need for the retention ponds? What was being done to build infrastructure to support a whole bunch of houses? He felt Willard needed commercial businesses to bring in revenue. He asked that the lot size remain a half-acre.

Aaron Ward asked about the plans to handle traffic on 200 West. He felt a lot of people would travel north on 200 West to access the freeway and there could potentially be speeding.

Kristin Mote, 455 South 200 West, loved the proposed agricultural easement. What guarantee was there that the agricultural easement would not be sold? Who was going to hold the easement? How would it be maintained? Would it just be a weed patch? She felt those things needed to be clearly spelled out. She



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141 loved her cows, and she worried about people complaining about them. She worried about how long it
142 would be before they were pushed out. They would have nine acres sitting in the middle of all these houses.
143 As a city, residents had asked for a minimum lot size of a half-acre, not half-acre density. Why couldn't they
144 have the half-acre lots all the citizens of Willard had asked for? Two hundred car rides per day for 50 houses
145 was a lot. The traffic was already busy, and it was going to get worse. She dreaded the paving of the road
146 in front of her house. She felt the proposed quarter-acre lots would lead to parking on the roads because
147 property owners wouldn't have room for their vehicles. That is what was happening in Deer Run. She didn't
148 feel it was too much to ask for the half-acre lots the citizens had asked for. She understood property rights
149 and wanting to get the maximum investment. Willard was almost built out. It would be awesome if it could
150 be built out in a way that everyone wanted.

151
152 Lorelee Darley stated that The Orchards did not put in a detention pond, and her neighbor was getting all
153 the storm water. She used to walk the Jordan River Pathway. She felt the proposed walkways were too
154 narrow. No one wanted people walking in their backyards. She felt the walkways should be removed, and
155 that the lots should be a half-acre.

156
157 Stephanie Dickson, 265 East 1000 North, stated that most people with half-acre lots couldn't take care of
158 them. Utah was usually in a drought. Without water, how were people supposed to take care of half-acre
159 lots with grass and landscaping so they would look nice? She understood why people wanted to live in
160 Willard, but growth was inevitable. There wasn't any way to get around it.

161
162 Lorelee Darley stated that if people wouldn't take care of a large lot, they wouldn't take care of a small one.
163 People were responsible to take care of their property no matter what size.

164
165 Todd Hutchinson, 135 West 370 South, stated that when he moved into the Three Peaks Subdivision, they
166 had to have a half-acre lot. Why was the city moving away from half-acre lots? It was a good plan, and he
167 felt the city should stick with it.

168
169 Brian Barrett stated that a half-acre lot with the large frontage was the reason a lot of people moved to
170 Willard. He grew up in Utah County. Utah County had grown to the point that it was almost unrecognizable.
171 The whole point of moving to Willard was the large lot. He loved walking out of his house and seeing the
172 mountains. He felt the city could control the size of lots coming with new development. He was realistic and
173 realized the land would be developed. If Willard kept half-acre lots, it would remain an awesome place to
174 live, and it wouldn't end up with the density that caused so many problems elsewhere.

175
176 Mayor Travis Mote, 455 South 200 West, asked that the Planning Commission and developer address his
177 concerns regarding the development agreement. There were about five references to maximum density in
178 the agreement. He felt that language was too loose and suggested that the agreement define the exact
179 number of lots. He felt the agreement should specify single-family dwellings so there wouldn't be an
180 opportunity for multi-family. The orchard was currently on a drip system. It appeared there were enough
181 water rights to keep ground water for the drip system, but he felt the agreement should address water for
182 the agricultural easement. The agreement discussed payment for upsizing infrastructure. He felt the
183 language needed to be massaged. He understood the city needed to pay for upsizing infrastructure, but he
184 didn't feel the developer should be able to tell the city no.

185
186 There were no further comments from the audience.

187
188 Kyle White thanked the public for their input. He addressed the questions and concerns that had been
189 brought up. A lot of the concerns were things they had thought through and were open to further discussion



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about. The biggest concern seemed to be the lot size average. The concern about lot sizes was heard loud and clear the first time they met with the Planning Commission. The average lot size for this project was 0.41 acres, which did not include open space. He acknowledged the average lot size was a little smaller than a half-acre. One of the great things about the MPC Zone was that the lot size average was 0.41 acres plus five acres of open space. They felt preserving a peach orchard in Willard was a really awesome trade for having slightly smaller lots. They really believed that the open space was meaningful. The minimum lot frontage in an R ½ Zone was 100 feet. The lots they were proposing were 80 to 85 feet in width. They were not proposing lots like those in Deer Run. The homes in Deer Run were so close together one could almost touch two houses at the same time. In their subdivision, the minimum side yard setback would be 10 feet. There would be at least 20 feet between homes. In reality, there would probably be more. There would be a lot more space between homes than the reflected concerns. All their lots would be wide enough for three-car garages. The only place they had quarter-acre lots was directly across the street from Deer Run. There would be a dramatic difference between their quarter-acre lots and the patio homes in Deer Run. They felt it was totally appropriate for one strip, or one small part of their project, to transition from 2,500 square foot lots to the larger lots they were proposing in the remainder of their development.

Mr. White said there had been some comments about the walking trails. The walking trails were not a requirement. They thought the trails would be a nice amenity for the community. He agreed the trails used real estate and did shrink the lot sizes. If the trails were an inconvenience, it would be very easy to move forward without them. He asked for feedback from the Planning Commission about the trails. They didn't want to push something onto the community that people were not interested in.

Mr. White stated that lots could be created in all shapes and sizes. The lots they were proposing were a little narrower than those in an R ½ Zone. Based on the type of home that would most likely be built in the subdivision, they felt the proposed frontages were more than adequate. They strongly disagreed that slightly narrower lots would reduce their usefulness. The lots would allow for larger backyards. He did not feel side yards were useful space. He preferred having a deeper backyard for a private oasis rather than a wider front yard. Throughout Willard there were homes with narrower frontages.

Mr. White said there had been questions about why the R ½ Zone had been applied in some areas and not in others. The MPC Zone did have a minimum size requirement. It took a bigger piece of land to have the benefits of the flexibility allowed by the MPC Zone. There was a question about storm water detention. They had nearly two acres of storm water detention that would be located on the southwest corner adjacent to the storm water detention for The Orchards/Heritage Homes. Putting the two detention areas together meant more efficient management.

Mr. White stated that 200 West was a critical part of the Willard transportation plan. It would be totally appropriate and fair to think about some of the consequences and change that would happen when it was constructed. It was a huge piece of infrastructure that was needed for the long term. Its construction was a significant investment they were being asked to put in as part of their development.

Mr. White said they had a significant number of half-acre lots. If the open space was included, the average lot size increased to 0.70 to 0.85. They felt their proposal made sense by balancing smaller lots adjacent to Deer Run with larger lots and open space. He felt the Mayor's legal comments about the development agreement were totally appropriate. He asked the Planning Commission to consider their proposal and forward a recommendation to the City Council.

Commissioner Baker moved to close the public hearing at 7:27 p.m. Commissioner Braegger seconded the motion. All voted "aye." The motion passed unanimously.



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- 5B. CONSIDERATION AND RECOMMENDATION REGARDING A PETITION FROM WESTERN LAND DEVELOPMENT TO REZONE APPROXIMATELY 24.83 ACRES LOCATED AT APPROXIMATELY 500 SOUTH 200 WEST FROM A-5 TO MASTER PLANNED COMMUNITY (MPC); A DEVELOPMENT AGREEMENT; AND A PRELIMINARY PLAT (02-052-0001, 02-052-0002, AND 02-052-0005)

Time Stamp: 56:25 – 11/06/2025 Part 1

Commissioner Baker asked if the west road along the railroad track would be known as 500 West. Mr. White thought that was the correct designation. Commissioner Baker was concerned about what would be located behind Lots 45 through 50. Kyle White said that area was outside of their development. It was part of The Orchards Subdivision.

Commissioner Dubovik understood the public's concern about half-acre lots. The spirit of the MPC Zone was to allow for smaller than half-acre lots in a creative manner. The intent was also to have the smaller lots offset by larger than half-acre lots so the overall net density was a half-acre. That was a hard line for him because that was the spirit and intent. He realized it made citizens unhappy to have lots with less than a half-acre. The tradeoff for quarter-acre or other size lots was larger lots that created more open space that wasn't just a retention pond. He felt Western Land's proposal violated the spirit and intent of the MPC Zone.

Kyle White did not feel they were violating the spirit and intent of the MPC Zone. In discussions they had had with the Planning Commission and City Council, they were told the density had to be two units per acre. The MPC Zone also required them to have five acres of open space. When they adhered to the two-units per acre and the required open space, the proposed plan was the result. They tried to manage the requirements the best they could. The mayor had suggested bigger lots with deed restrictions for a permanent conservation easement. They didn't feel it would be appropriate or viable to have eight possible homeowners responsible for making sure the peach orchard existed.

Commissioner Gilbert asked who would own and be responsible for the peach orchard. Kyle White said the peach orchard would be its own lot, which they would own. The conservation easement would be held by Willard City. If Western Land failed to do its job, the city had an enforcement stick. The land would remain in private hands, but there would be restrictions spelled out in the development agreement and the conservation easement. They planned to lease or sell the land to a farmer.

Commissioner Gilbert was concerned about Western Land owning and managing the land in perpetuity. He liked the idea of having a peach orchard there, but he didn't feel the developer would want to own or maintain it.

Chairman Bodily agreed that at some point in time, Western Land would wash their hands of the property. Then who would take care of it? Kyle White stated that whoever owned the land would be responsible for it.

Commissioner Braegger asked how the city would enforce its maintenance. Having to use legal counsel would cost the city money, just like enforcing an HOA would. Where would the water go after the orchard was irrigated? Everything flowed to the south and west, which could affect adjoining homeowners. Somehow the water would have to be controlled. What about cultivating, the dust, and spraying? Lots backed up to the orchard. Trees could be touching fencing. He wasn't sure the peach orchard would be as great as they thought it would. What would Willard end up with in the long run?



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Chairman Bodily asked how Western Land could ensure the land remained a peach orchard if it was sold. Kyle White said it didn't have to remain a peach orchard, but it did have to remain agricultural land.

Commissioner Gilbert did not want the agricultural land to be a liability for the city.

Chandler Bingham stated that the agricultural land was only three acres in size. Would the property taxes be residential or agricultural? He didn't feel three acres of land would ever generate enough revenue to pay the taxes. Mayor Mote felt taxes were based on the value. A conservation easement would reduce the value of the land. The land would never sell for residential prices because that right would have been stripped from the land.

Commissioner Ormond asked why the open space wasn't located on 600 South where the public could see it and enjoy it.

Kyle White stated that based on past conversations with the Planning Commission and City Council, Willard didn't have a lot of appetite to actively manage a park or open space, and there was definitely opposition to a homeowners' association. They felt the peach orchard would provide an open space that would have value for Willard without the city having primary responsibility for it. Willard would have a secondary role if enforcement was needed. The orchard would be an agricultural amenity the City shouldn't have to deal with on a regular basis. The other alternatives were open space the City maintained, open space a homeowners' association maintained, or a fee in lieu of. They were open to no open space and just giving Willard a fee in lieu of. The financial math would work better for them that way. However, he felt doing so went against the spirit of the MPC. If they gave the city a check and did different lot sizes, why shouldn't the zone be R ½? He felt this was a unique opportunity to save an existing orchard.

Mr. White stated that in a previous plan the open space was located near the middle of the development along 200 West. The open space was attractive, but it was going to be grazing land. They felt preserving the orchard was a way to lean into what made Willard so special. It had pros and cons. They felt the proposed orchard had the smallest list on the con side and the biggest list on the pro side.

Commissioner Braegger sometimes felt it would be easier to go back to straight half-acre lots.

Commissioner Baker asked about the open space on the southwest corner of the development. Kyle White said it would be used for storm drainage and walking trails. Commissioner Baker asked if the storm drainage would be connected with the detention area in The Orchards, which would be located on the west side of 500 West. Mr. White said it would. Commissioner Gilbert said there would be a pipe under the road to connect the two detention areas.

Commissioner Braegger agreed with the comments about the walking trail in back yards. He felt the city would end up with an alley because everyone would fence their backyards. Who would be responsible for plowing the trails in the winter? He felt the trails should be in front of the houses.

Commissioner Braegger was also concerned about people backing from their driveways onto 600 South because it would be a main traffic corridor. Kyle White said there would be twice as many driveways on the Deer Run side of 600 South. He agreed with the point, which was why they had moved away from 200 West because it was a main traffic corridor as well. Commissioner Braegger believed 600 South would be busier than 200 West would be. Kyle White felt the proposed plan complied with Willard's Transportation Plan.



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Commissioner Baker felt 400/500 West would be busy and that 200 West would become a minor artery.

Commissioner Braegger asked if Kyle White had responded to the City Engineer's comments. Mr. White said he had.

Commissioner Dubovik felt Western Development had submitted a good plan. There were just a few minor tweaks that bothered the Planning Commission and the public. He liked preserving the orchard, but there needed to be a way to maintain it. He referred to the MPC Ordinance where the big trade off was half-acre or larger lots. He wondered how many tweaks could be made for larger lots, especially if the walking trail was removed. Mr. White said that removing the walking trails would add 0.60 acres across the site.

Commissioner Braegger stated that the 0.60 acres of open space would have to be made up somewhere else. Kyle White felt that was when the fee in lieu of would make sense.

Commissioner Ormond felt 100 feet frontages would help, even if the lots were less deep. The lots would then look like half-acre lots. He felt the average lot size of 17,886.1 square feet listed in General Note 6 on the Sheet 2 of the Civil Plan was inaccurate. Mr. White said they would double-check the math.

Commissioner Dubovik asked if Kyle White had solid direction. Chairman Bodily felt Mr. White knew what he needed to work on.

Kyle White understood there were specific things they needed to do, such as removing the walking trails and the Mayor's comments about the development agreement. He asked the Planning Commission to forward a recommendation of approval to the City Council subject to those specific changes. He wanted to avoid following the same approval path of Heritage Homes and The Orchards Subdivision.

Commissioner Braegger didn't feel comfortable about making a recommendation of approval.

Chandler Bingham stated the Planning Commission couldn't make a recommendation for approval until everything was ready, which included a revised plat and development agreement.

Commissioner Dubovik did not feel the City Council would approve a plan with quarter-acre lots.

Commissioner Braegger felt it would be faster to come back to the Planning Commission that sending the forward.

Commissioner Braegger moved to table consideration of a rezone petition from Western Land Development until the Planning Commission's comments were addressed. Commissioner Ormond seconded the motion. All voted "aye." The motion passed unanimously.

Commissioner Gilbert suggested that Western Land revise their plan and hold another work session with the Planning Commission and City Council.



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5C. DISCUSSION REGARDING AMENDING 24.80 OF THE WILLARD CITY ZONING CODE TO ADOPT REQUIREMENTS FOR MINOR/SMALL SUBDIVISIONS (CONTINUED FROM SEPTEMBER 18 AND OCTOBER 2, 2025)

Time Stamp: 00:25 – 11/06/2025 Part 2

Madison Brown stated that she had prepared information regarding minor subdivisions for the Planning Commission to review and discuss.

Chairman Bodily felt the Planning Commission's biggest concern was the liability for improvements a future property owner might face. Had that concern been addressed?

Jeremy Kimpton, City Manager, stated that every option the administration had considered had problems. He hadn't found a good solution. It might come down to the comfort level of the Planning Commission and City Council. He explained that the staff and Planning Commission were concerned about who would be responsible for installing improvements in front of property that was divided from the original home.

Colt Mund, City Attorney, stated that it circled back to a deferral agreement or a deed restriction. Willard had had problems with deferral agreements in the past, but that was what the Planning Commission would have to be comfortable dealing with. Another option was to waive improvements for small subdivisions altogether. There were inherent problems with enforcement with a deferral agreement or a deed restriction.

Commissioner Dubovik asked if a deed restriction was filed with the county. Mr. Mund said it was.

Commissioner Dubovik understood that subdividing property meant installing improvements. He felt everyone agreed that if a property owner was simply dividing property for tax reasons, and not building, he shouldn't have to bear the improvement cost. The problem with installation of improvements occurred if the property was sold, or if the owner decided to build later. In those circumstances, he felt a deed restriction would be valuable. It would raise a flag if the property was sold, or if it was reviewed for a building permit. Building would trigger the installation of improvements.

Commissioner Gilbert asked how many lots should be allowed in a minor subdivision. He suggested a limit of four lots. Chairman Bodily felt a minor subdivision shouldn't have more than two to three lots. Jeremy Kimpton said he had seen minor subdivisions that ranged in size from two lots to ten lots. After discussion, the Planning Commission agreed that a minor subdivision should be limited to three to four lots.

Commissioner Gilbert felt a minor subdivision should have to have a deed restriction for each lot.

Mayor Mote felt the building permit review process would have to be adjusted to check for deed restrictions.

Commissioner Bingham felt a deed restriction would be the easiest way to circumvent improvements requirements for minor subdivisions.

Jeremy Kimpton felt the Zoning Code and subdivision application could be amended to require a deed restriction clearance. An application would have to provide documentation for the administration to review to make sure it was clear of a deed restriction.

Commissioner Dubovik asked if the deed restriction would remain if a home or parcel was sold to another party. Colt Mund said a deed restriction would run with the land.



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Madison Brown asked if the same clearance would be required for a building permit. Mr. Kimpton said it would. Mayor Mote felt it would be good practice for the administration to check for deferral agreements, deed restrictions, and easements before issuing building permits.

Colt Mund stated that Brigham City used deed restrictions all the time, but he had never had to enforce one.

Jeremy Kimpton stated that other cities he had worked for had required deed restrictions, but he had never had to enforce one either.

Commissioner Dubovik felt that a deed restriction would prevent issuance of a building permit until there was compliance.

Mayor Mote stated that Willard's infrastructure had been mapped by the City Engineer. He wondered if lots with deed restrictions could be flagged on the infrastructure maps. That would provide Willard with another layer of enforcement.

Commissioner Braegger asked if Stephanie or Justin Dickson had any comments about deed restrictions. Justin Dickson felt it made sense to require improvements if there were improvements surrounding a minor subdivision. In a more rural area, improvement requirements should match surrounding properties.

Stephanie Dickson felt improvements should be required when a building permit was submitted.

Justin Dickson felt buyers knew they would have to install improvements when purchasing property.

Colt Mund felt it was important to note that Willard used Box Elder County to administer building permits. Willard would have to adjust its administrative process to check for deed restrictions so there wouldn't be a loophole.

Jeremy Kimpton stated that the staff could put together an ordinance for minor subdivisions with a deed restriction.

Mayor Mote asked the staff to check with the State Ombudsman to see if they had any experience with deed restrictions. Communicating with them might help Willard avoid some pitfalls.

Stephanie Dickson felt minor subdivisions were meant for people who wanted to divide land without building. Improvements should be required when building was involved. She did not feel that deferral agreements Willard had done in the past protected the city.

Commissioner Braegger asked how the original property should be addressed. Mayor Mote felt the original parcel would have to be included in a deed restriction so building would trigger installation of improvements for it as well.

Jeremy Kimpton felt this option was worthwhile. There just needed to be a mechanism to make sure improvements were not at the city's expense. The staff would work on a proposed ordinance for the Planning Commission to consider at its next meeting.



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- 5D. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO GARRICK CALL AND DOROTHY CALL ON MAY 15, 2023, FOR AN ACCESSORY DWELLING UNIT LOCATED AT 1348 NORTH MAN (02-039-0055)

Time Stamp: 17:10 – 11/06/2025

Madison Brown stated that this conditional use permit was issued shortly after the ADU Ordinance was approved.

Jeremy Kimpton stated that the only restriction they found was for an emergency vehicle turnaround. They weren't sure if it applied to the new home or the ADU. Because an ADU was now a permitted use, should the conditional use be discontinued?

Chairman Bodily thought the Call's planned to remove the old house when they no longer needed itinerant workers for their orchard. Commissioner Braegger stated that Dorothy Call had a long term lease for her orchard. He wasn't sure how that affected the ADU.

After a brief discussion, Chairman Bodily asked the staff to check on the status of the ADU before the next meeting.

6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR OCTOBER 2, 2025

Commissioner Baker moved to approve the regular minutes for October 2, 2025, as written. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

7. ITEMS FOR THE NOVEMBER 20, 2025, PLANNING COMMISSION AGENDA

Time Stamp: 22:15 – 11/06/2025

The Planning Commission discussed agenda items for the November 20th meeting – public hearing and discussion regarding height and setback clarifications; preliminary review for The Orchards at Willard/Heritage Homes; the continuation of the Call ADU conditional use permit; and the minor subdivision discussion.

There was discussion about canceling the second meeting in December. The Planning Commission tentatively decided to cancel the December 18th meeting, unless there was something pressing.

8. DISCUSSION REGARDING UPCOMING CITY EVENTS

Time Stamp: 25:57 – 11/06/2025

Chairman Bodily referred to the calendar of events in the packet.

9. COMMISSIONER/STAFF COMMENTS

Time Stamp: 25:08 – 11/06/2025



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, November 6, 2025 – 6:30 p.m.

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Jeremy Kimpton

Did not have any comments.

Colt Mund

Did not have any comments.

Madison Brown

Did not have any comments.

Commissioner Baker

Commissioner Baker asked what was happening in the building located at 51 North Main. Madison Brown stated that the building had been purchased by a construction company that was using it for office space.

Commissioner Dubovik

Commissioner Dubovik asked about the status of Granite Ridge. Did the developer get a passage in perpetuity for the Hall Road? Roads in Granite Ridge Phase 5 had been completed and paved. How many building permits had been issued? Madison Brown said the developer had asked to meet with the staff to provide an update.

Commissioner Dubovik appreciated the staff holding the line on Phase 6.

Commissioner Ormond

Commissioner Ormond asked what was happening with the garage/shop being built on 100 North. Madison Brown stated that the building would be dismantled.

Commissioner Gilbert

Did not have any comments.

Commissioner Braegger

Did not have any comments.

Chairman Bodily

Chairman Bodily wasn't happy about the proposed boundary adjustment with Perry. What would Willard get out of it? Chad Braegger explained the reasons for the proposed adjustment. Water to serve this area was coming from Perry. Willard could not provide sewer for his property or property north of him without putting in a lift station, which would mean a lot of work for Willard; and all addresses for the new homes would have Perry addresses. Perry had invested a lot of money to provide water for this area. There were three Perry utilities running through his property. He had grown up in Willard and wanted to remain in Willard, but it made more sense for this area to be in Perry.



WILLARD CITY

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10. ADJOURN

Commissioner Dubovik moved to adjourn at 8:33 p.m. Commissioner Baker seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 11-06-2025