



WILLARD CITY  
**Planning Commission Meeting** – Regular Meeting  
Thursday, February 19, 2026 – 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.  
4

5 The following members were in attendance:  
6

7 Chandler Bingham, Chairman	Jeremy Kimpton, City Manager
8 Sid Bodily	Amy Hugie, City Attorney
9 Alex Dubovik	Madison Brown, City Planner
10 Brian Gilbert	Michelle Drago, Deputy City Recorder
11 Ken Ormond	

12  
13 Excused: Chad Braegger and Diana Baker.

14  
15 Others in attendance were Mayor Travis Mote; Ruth Ormond; Doug Younger, Stephanie Dickson; and Jen  
16 Thorsted.  
17

18 Chairman Bingham called the meeting to order at 6:31 p.m.  
19

- 20 1. PRAYER: Sid Bodily
- 21 2. PLEDGE OF ALLEGIANCE: Brian Gilbert
- 22 3. GENERAL PUBLIC COMMENTS

23  
24  
25 No public comments were made.  
26

- 27 4. CITY COUNCIL REPORT

28  
29  
30 Time Stamp: 02:28 – 02/19/2026  
31

32 Mayor Mote reported that during the February 12th meeting, the City Council approved an ordinance  
33 clarifying the City's garbage service; held a public hearing regarding amendments to the powers of the City  
34 Manager found in the Municipal Code; approved an ordinance amending the Zoning Code regarding  
35 setback and height regulations as recommended by the Planning Commission, except for the limitation on  
36 the height of an accessory building; reviewed and approved bids for Willard irrigation water; passed a  
37 resolution supporting and endorsing Willard's use of the Box Elder County Dispatch Center; and discussed  
38 and approved a new Planning Commission Chair.  
39

- 40 5A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSAL TO AMEND  
41 SETION 24.80.150, SECTION 24.080.050(D)(5), SECTION 24.24.190, SECTION 24.84.090, AND  
42 SECTION 24.72.070(C) OF THE WILLARD CITY ZONING CODE RELATING TO GUARANTEES  
43 FOR SUBDIVISION IMPROVEMENTS

44  
45 Time Stamp 07:19 – 02/19/2026  
46

47 Chairman Bingham read the Willard City Planning Commission's Rules of Order statement.  
48



49 **Commissioner Dubovik moved to open the public hearing at 6:38 p.m. Commissioner Gilbert**  
50 **seconded the motion. All voted “aye.” The motion passed unanimously.**  
51

52 Amy Hugie, City Attorney, stated that the administration was proposing to amend several sections of the  
53 Zoning Code to remove the option of a bond for an improvement guarantee for subdivision improvements.  
54 Willard would still accept a letter of credit or an escrow from a financial institution. The Planning Commission  
55 also provided a copy of a standard subdivision improvement agreement.  
56

57 Chairman Bingham asked if there were any public comments. No public comments were made.  
58

59 Commissioner Gilbert felt the proposed amendment made sense. The Planning Commission agreed.  
60

61 **Commissioner Bodily moved to close the public hearing at 6:41 p.m. Commissioner Ormond**  
62 **seconded the motion. All voted “aye.” The motion passed unanimously.**  
63

64 5B. CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSAL TO AMEND 24.80.150,  
65 SECTION 24.080.050(D)(5), SECTION 24.24.190, SECTION 24.84.090, AND SECTION  
66 24.72.070(C) OF THE WILLARD CITY ZONING CODE REGARDING GUARANTEES FOR  
67 SUBDIVISION IMPROVEMENTS, FACILITIES, AND AMENITIES (CONTINUED FROM  
68 FEBRUARY 5, 2026)  
69

70 Time Stamp: 12:08 – 02/19/2026  
71

72 Chairman Bingham asked if the Planning Commission members had any comments.  
73

74 Commissioners Bodily and Dubovik felt the ordinance was ready for recommendation to the City Council.  
75

76 Commissioner Ormond felt Section 12 of the Subdivision Improvement Agreement titled **Reduction of**  
77 **Security** should include language to allow a developer to make draws during construction. Ms. Hugie said  
78 that process was covered by the sentence, *“At the request of the Developer, the City will execute a*  
79 *certificate of release verifying the acceptance of the Improvements and waiving its right to draw on the*  
80 *Escrow the extent of such amounts.”*  
81

82 Commissioner Ormond asked about the 10% guarantee. Ms. Hugie said Section 12 stipulated that the  
83 maximum amount that could be drawn was 90% of the estimated cost of improvements. When all  
84 improvements were accepted by Willard, the remaining warranty would be retained until the end of the  
85 warranty period.  
86

87 Neither Commissioner Gilbert nor Chairman Bingham had any comments.  
88

89 **Commissioner Bodily moved to recommend that the City Council approve a proposal to amend**  
90 **Section 24.80.150, Section 24.080.050(d)(5), Section 24.24.190, Section 24.84.090, and Section**  
91 **24.72.070(c) of the Willard City Zoning Code regarding guarantees for subdivision improvements,**  
92 **facilities, and amenities as written. Commissioner Dubovik seconded the motion. All voted “aye.”**  
93 **The motion passed unanimously.**  
94  
95  
96  
97



98 5C. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSAL TO AMEND  
99 24.80.130 OF THE WILLARD CITY ZONING CODE TO INCLUDE ADDITIONAL LANGUAGE FOR  
100 DESIGN AND CONSTRUCTION STANDARDS RELATING TO MINOR/SMALL SUBDIVISIONS  
101

102 Time Stamp: 15:58 – 02/19/2026  
103

104 **Commissioner Gilbert moved to open the public hearing at 6:45 p.m. Commissioner Bodily**  
105 **seconded the motion. All voted “aye.” The motion passed unanimously.**  
106

107 Amy Hugie stated that the Planning Commission had asked the staff to prepare an amendment to the  
108 Subdivision Ordinance in the Zoning Code to allow for the possibility of deferment of certain subdivision  
109 improvements in subdivisions with three or less lots. The proposed amendment included a list of required  
110 conditions for the deferment. The only improvements that could be deferred were sidewalks, curbs, and  
111 gutters. The proposed amendment outlined the deferment approval process. If a deferment was approved,  
112 a deed restriction would be recorded on all lots in the subdivision. If or when Willard decided the  
113 improvements were necessary, the property owners would be responsible for their payment.  
114

115 Chairman Bingham opened the floor for public comments.  
116

117 Stephanie Dickson, 265 East 1000 North, asked if the deferment applied to a simple lot split? Could storm  
118 drain improvements be deferred? Amy Hugie said the proposed amendment only deferred sidewalks, curbs,  
119 and gutters. Stormwater improvements would have to be installed if the City Engineer felt they were needed.  
120

121 Stephanie Dickson stated that they were not developing their property. They just wanted to split it. In  
122 September they asked the Planning Commission to consider requirements for minor subdivisions that would  
123 allow improvement requirements to be deferred until land developed. Did the proposed amendment  
124 accomplish that? Ms. Hugie said the proposed amendment only deferred sidewalks, curbs, and gutters. If  
125 the Subdivision Ordinance required other improvements because of the lot split, they would have to be  
126 installed.  
127

128 Stephanie Dickson asked what storm drain requirements would be required for 1547 Hargis Hill. Jeremy  
129 Kimpton, City Manager, said the staff could not provide an answer without a subdivision application that  
130 had been reviewed by the City Engineer. Ms. Dickson said she and her husband submitted a subdivision  
131 application in May 2025. Mr. Kimpton said the application had not been reviewed because of the requested  
132 subdivision amendment.  
133

134 Stephanie Dickson asked if storm drain requirements could be added to the list of deferred improvements.  
135 Ms. Hugie felt drainage issues needed to be dealt with upfront. She did not recommend that storm drain  
136 requirements be deferred.  
137

138 Madison Brown, City Planner, stated that that the proposed amendment had been prepared based on  
139 direction from the Planning Commission  
140

141 Stephanie Dickson asked if the Planning Commission could go back to what they requested initially in  
142 September. They were not trying to develop their property. They just wanted to split it. The lot already had  
143 a house and a barn. The whole process had taken a really long time. She felt the proposed amendment  
144 was a step backward rather than forward.  
145



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146 Chairman Bingham asked why the Dickson's wanted to split the property. Ms. Dickson stated that they  
147 wanted to have the loan only on the house, and they wanted to have the remainder of the property  
148 designated as green belt to save on property taxes. They didn't plan to build anything.  
149

150 Commissioners Gilbert and Bodily didn't feel the Planning Commission could make rules for every individual  
151 property. The ordinances had to apply to everyone.  
152

153 Stephanie Dickson felt their request had started the whole amendment process. Their request was similar  
154 circumstances faced by other Willard property owners.  
155

156 Commissioner Dubovik asked if there was a small subdivision in Willard that had to put in drainage to solve  
157 a long-term drainage problem. Jeremy Kimpton was not aware of one.  
158

159 Commissioner Dubovik asked if there was a property with a drainage problem, would Willard tell the  
160 property owner to fix the problem even if it wasn't be subdivided, live with the problem, or would the city fix  
161 the problem. Ms. Hugie felt it would depend on the regional storm water plan. Jeremy Kimpton felt Willard  
162 had typically done the best it could to take care of the problem. Ms. Hugie felt a homeowner could be asked  
163 to fix a storm water problem if they caused it, such as filling in a swale.  
164

165 Amy Hugie said that if the City Engineer said there was a drainage problem, Willard wanted to be able  
166 address it. The City Engineer might review the Dickson's property and determine that drainage measures  
167 were not needed.  
168

169 Commissioner Ormond stated that the Dickson's may not always own the property. In the future it might  
170 develop, in which case all the utilities should be looked at. Ms. Dickson agreed that the utilities should be  
171 addressed during the building permit application process. Commissioner Ormond felt improvements should  
172 be installed when property was subdivided.  
173

174 Stephanie Dickson stated that they were not subdividing their property. They were creating a line on a piece  
175 of paper. There would not be any physical changes to the property.  
176

177 Commissioner Ormond felt Mrs. Dickson needed to discuss required improvements with the City Engineer.  
178 The Planning Commission could not exempt the Dickson's.  
179

180 Stephanie Dickson felt the whole minor subdivision process started with their request for a variance so they  
181 could split their property. They started working with a surveyor in February 2025, submitted a subdivision  
182 application, and paid the \$2,000.00 application fee. They met with the City Planner and City Manager at  
183 their property. The staff understood where their property was located. They had been attending Planning  
184 Commission meetings since September. She wasn't asking for special treatment. They requested a minor  
185 subdivision ordinance that would allow properties to be split. In December the minor subdivision ordinance  
186 was replaced with a Zoning Ordinance amendment that was totally different. She was trying to figure out if  
187 the proposed amendment would work for what they planned to do.  
188

189 Chairman Bingham felt the Dickson's should talk to the City Engineer. Ms. Dickson said the City Engineer  
190 had looked at their property when they submitted their application. She asked if there were any engineering  
191 notes.  
192



193 Madison Brown stated that the City Engineer did review their property and noted that curb, gutter, and storm  
194 water run-off plans were needed. Ms. Dickson said their surveyor felt those requirements were ridiculous  
195 because they weren't building or changing anything.  
196

197 Jeremy Kimpton stated that subdivisions always required improvements. Ms. Dickson agreed, but they  
198 were not subdividing or developing.  
199

200 Stephanie Dickson asked if the proposed amendment would work for what she was trying to do.  
201

202 Commissioner Dubovik asked about other methods to address storm water besides curb and gutter. Jeremy  
203 Kimpton said a swale could be required. The rural road option in Willard's Public Works Standards was not  
204 meant to circumvent putting in curb and gutter requirement. It was only applied when the City Engineer felt  
205 a swale fit with the neighboring area. He felt an argument could be made for a swale in the Dickson's case  
206 because there wasn't curb and gutter in this area. That was a decision that would be made by the City  
207 Engineer and the Public Works Director.  
208

209 **Commissioner Bodily moved to close the public hearing at 7:02 p.m. Commissioner Gilbert**  
210 **seconded the motion. All voted "aye." The motion passed unanimously.**  
211

212 5D. CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSAL TO AMEND  
213 24.80.130 OF THE WILLARD CITY ZONING CODE TO INCLUDE ADDITIONAL LANGUAGE FOR  
214 DESIGN AND CONSTRUCTION STANDARDS RELATING TO MINOR/SMALL SUBDIVISIONS  
215 (CONTINUED FROM SEPTEMBER 18, OCTOBER 2, NOVEMBER 6, NOVEMBER 20, AND  
216 DECEMBER 4, 2025)  
217

218 Time Stamp: 32:41 – 02/19/2026  
219

220 Commissioner Gilbert agreed with the City Attorney that only sidewalk, curb, and gutter should be deferred.  
221 Any storm water issues should be dealt with.  
222

223 Commissioner Ormond asked what would happen if a minor subdivision included a road without water and  
224 sewer. Amy Hugie said that an applicant had to show that water and sewer had been stubbed and that the  
225 subdivision was located on a dedicated, city road in order for a deferment to be considered. She read the  
226 other deferment requirements proposed in 24.80.130.R.1. Curbs, gutters, and sidewalks were only deferred  
227 in areas where all other improvements were taken care of. They were only being deferred because  
228 neighboring properties did not have them.  
229

230 Amy Hugie stated that a subdivision was a subdivision. If a property owner was splitting land, he was  
231 splitting land. Improvements had to be dealt with one way or another. She felt the proposed amendment  
232 would prevent the staff having to pick and choose when improvements were required.  
233

234 Commissioner Ormond agreed with the proposed amendment.  
235

236 Commissioner Dubovik stated that it was hard to anticipate every eventuality. The whole point of the  
237 proposed amendment was to allow a lot line movement or simple division without incurring the cost of curb,  
238 gutter, and sidewalk until property was developed. He felt the proposed amendment met that intent.  
239

240 Commissioner Bodily wasn't sure the proposed amendment intended what the Planning Commission had  
241 started out to do. He wasn't sure it was needed.



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242 Chairman Bingham agreed that storm drainage needed to be addressed. It was an immediate need for any  
243 property. If a drainage solution was required up front, what would happen if Willard felt a different solution  
244 was needed in the future? Drainage plans and needs changed as an area was built out. Amy Hugie said it  
245 would depend on what the drainage was based on and why it might need to be changed later.  
246

247 Commissioner Dubovik asked if there was a reason Willard could not provide Stephanie Dickson an answer  
248 before she had to decide whether to split her property. Amy Hugie stated that Stephanie Dickson applied  
249 under the Subdivision Ordinance that did not allow deferments. The City Engineer had considered what  
250 improvements would be needed based on the existing subdivision requirements. The Dickson's property  
251 was a triangular shape with a city road on the west side and a state-owned road on the east side. Willard  
252 could not control or defer UDOT requirements.  
253

254 Commissioner Dubovik asked if there was a reason Willard could not tell a property owner, who had  
255 submitted a subdivision application, what would or would not be required before said property owner made  
256 a decision about whether to move forward.  
257

258 Jeremy Kimpton stated that after the Dickson's original application, the City Engineer asked if there would  
259 be improvement drawings that showed how roadway frontage would be conducted and aligned with the US  
260 Highway 89 intersection. The only information the Dickson's provided to the city was a plat. The Dickson's  
261 engineer did not provide information that Willard's engineer could review. The review process did not  
262 progress because the Dickson's application was not complete.  
263

264 Commissioner Dubovik thought the Planning Commission's intent was to prevent a property owner from  
265 incurring costs if he was simply dividing property without development. He didn't recall the Planning  
266 Commission limiting what improvements would be deferred. He asked if it would be better for the Planning  
267 Commission to not recommend that the proposed amendment be approved, or should the Planning  
268 Commission recommend that all improvements be waived?  
269

270 Jeremy Kimpton stated that under the proposed amendment, curb, gutter, and sidewalk would typically be  
271 deferred. The only time they would be required was if the City Engineer felt they were needed for drainage.  
272

273 Chairman Bingham stated that in a prior ordinance amendment, the Planning Commission replaced the  
274 words curb and gutter with drainage plan because curb and gutter didn't fit in all parts of Willard.  
275

276 Commissioner Bodily felt it was up to the City Engineer to determine what was needed for drainage.  
277

278 Chairman Bingham liked the proposed amendment.  
279

280 Commissioner Bodily felt the Planning Commission should recommend that the proposed amendment be  
281 approved although he wasn't sure it accomplished everything the Planning Commission thought it would.  
282

283 Chairman Bingham didn't feel an ordinance could address everything. Most of the time a lot was subdivided  
284 so something could be built. He felt there needed to be a plan in place to address small divisions.  
285

286 Commissioner Dubovik clarified that if property was just being divided without any development, the  
287 proposed amendment would allow a note to be put on the deed to require improvements if development  
288 occurred. He asked why the deferment was being limited to curb, gutter, and sidewalk if the only change  
289 was in a legal description.  
290



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291 Chairman Bingham felt the proposed amendment addressed a lot division without building as well as a  
292 division that would result in a building.  
293

294 Commissioner Dubovik thought the whole point of the proposed amendment was to allow a property owner  
295 to divide property without development by providing a lien that said improvements would be required if the  
296 property ever developed. If property was being subdivided with development, then all improvements would  
297 be required. He thought the purpose of the amendment was to allow property not being developed to be  
298 divided without incurring improvement costs. Improvement costs would only be incurred if property was  
299 developed or sold.  
300

301 Amy Hugie felt the proposed amendment addressed both types of divisions. She did not feel subdivisions  
302 should be treated differently.  
303

304 Commissioner Dubovik asked why the Planning Commission was even talking about a deed restriction if a  
305 subdivision was a subdivision. Ms. Hugie said an amendment had been proposed because the Planning  
306 Commission was concerned about the upfront cost for property owners.  
307

308 Commissioner Ormond wasn't sure a home or building could be built on the portion of land the Dickson's  
309 wanted to divide off. If building could not occur because of size, could the water and sewer be waived?  
310 Jeremy Kimpton stated that a subdivision could not create a non-conforming lot. He felt a home could be  
311 built on the property.  
312

313 Mayor Mote felt that each subdivision would have to be considered case by case. If a subdivision changed  
314 nothing, he felt the likelihood of any infrastructure issues would be minimal unless there was a pre-existing  
315 problem the City Engineer knew about.  
316

317 Chairman Bingham called for a motion.  
318

319 **Commissioner Bodily moved to recommend that the City Council approve a proposal to amend**  
320 **24.80.130 of the Willard City Zoning Code to include additional language for design and**  
321 **construction standards relating to minor/small subdivisions as written. Commissioner Ormond**  
322 **seconded the motion. All voted "aye." The motion passed unanimously.**  
323

324 5E. CONSIDERATION OF A REQUEST TO AMEND THE CONDITIONAL USE PERMIT ISSUED TO  
325 DAN GAMMON ON NOVEMBER 7, 2024, FOR A SHORT-TERM RENTAL LOCATED AT 537  
326 WEST 200 NORTH (PARCEL NO. 02-057-0005)  
327

328 Time Stamp: 51:04 – 02/19/2026  
329

330 Michelle Drago, Deputy Recorder, stated that Dan Gammon had requested that Condition 5 of the  
331 conditional use permit approved on November 7, 2024, be removed. Condition 5 required submission of  
332 annual water testing. Mr. Gammon had asked that Condition 5 be removed because there were no state or  
333 local testing requirements for private wells. Mr. Gammon spoke with Ben at the Bear River Health  
334 Department who said neither the state nor Box Elder County currently required annual testing for private  
335 wells.  
336

337 Ms. Drago said she had also spoken to Ben at the Bear River Health Department who confirmed the same  
338 thing. She also spoke with Cameron Draney with the Division of Drinking Water. He said the state does not  
339 require annual testing for private wells not serving a public water system. Private wells were outside the



340 jurisdiction of the Division of Drinking Water. Ms. Drago said there were no annual testing requirements  
341 that Mr. Gammon needed to comply with. Mr. Gammon would like to get a business license.  
342

343 Commissioner Ormond asked about the issue with the fence and the sewer. Jeremy Kimpton said the fence  
344 was a civil issue.  
345

346 Michelle Drago stated that Fire Chief Van Mund had verified that Dan Gammon had complied with the other  
347 conditions of the conditional use permit.  
348

349 **Commissioner Bodily moved to remove Condition 5 from the conditional use permit issued to Dan**  
350 **Gammon on November 7, 2024, for a short-term rental located at 537 West 200 North. Commissioner**  
351 **Dubovik seconded the motion. All voted “aye.” The motion passed unanimously.**  
352

353 5F. DISCUSSION REGARDING THE DRAFT WILLARD CITY ECONOMIC DEVELOPMENT  
354 STRATEGIC PLAN  
355

356 Time Stamp: 54:23 – 02/19/2026  
357

358 Jeremy Kimpton stated that the State really wanted the Economic Development Strategic Plan to be  
359 approved in the next 30 days. He asked the Planning Commission to review the draft and be ready to  
360 approve it at the next meeting.  
361

362 Commissioner Dubovik asked if Willard had an Economic Development Director. Jeremy Kimpton said it  
363 did not. Economic development has handled by the Mayor, City Planner, and himself.  
364

365 Commissioner Gilbert asked if the plan included South Willard. Mr. Kimpton said the plan was centered  
366 around Willard, but it did show South Willard’s population, growth, economic infrastructure, and what  
367 activities would be a better fit.  
368

369 Commissioner Gilbert asked if there had been any further discussion about annexing South Willard. Mayor  
370 Mote had not heard anything. As Willard provided more emergency services, the residents of South Willard  
371 would probably see increases in their property taxes. Willard was also planning their city without their voice.  
372

373 6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR  
374 FEBRUARY 5, 2026  
375

376 **Commissioner Bodily moved to approve the regular minutes for February 5, 2026, as corrected.**  
377 **Commissioner Gilbert seconded the motion. All voted “aye.” The motion passed unanimously.**  
378

379 7. ITEMS FOR THE MARCH 5, 2026, PLANNING COMMISSION AGENDA  
380

381 Time Stamp: 1:01:28– 02/19/2026  
382

383 The Planning Commission discussed agenda items for the March 5, 2026, meeting – consideration of the  
384 Draft Economic Development Strategic Plan and review of a conditional use permit.  
385  
386  
387  
388



389 8. COMMISSIONER/STAFF COMMENTS

390  
391 Time Stamp: 1:03:23 – 02/19/2026

392  
393 Amy Hugie

394  
395 Did not have any comments.

396  
397 Jeremy Kimpton

398  
399 Did not have any comments.

400  
401 Madison Brown

402  
403 Did not have any comments.

404  
405 Commissioner Bodily

406  
407 Did not have any comments.

408  
409 Commissioner Dubovik

410  
411 Commissioner Dubovik asked in the Chevron gas station at 8720 South Highway 89 was in Willard. Jeremy  
412 Kimpton said it was in the unincorporated county.

413  
414 Commissioner Ormond

415  
416 Commissioner Ormond asked about the definition of a developable acre in figuring density. There wasn't  
417 anything in the definitions about open space. There was a definition of open space in the MPC Ordinance.  
418 He would like to see a definition of a developable acre tied to a definition of open space.

419  
420 Jeremy Kimpton said open space would only be required in a Master Planned Community, not a regular  
421 subdivision. He thought the definition of a developable acre would be addressed when there was an  
422 amendment to define the size of an acre.

423  
424 Commissioner Ormond asked if the open space excluded storm drains, roads, and sidewalks. If they were  
425 excluded for open space, were they included in the overall density of a Master Planned Community? Jeremy  
426 Kimpton felt density was based on developable land. Land considered as open space in a Master Planned  
427 Community had to include a recreational amenity, such as a trail or playground equipment. Amy Hugie said  
428 a recreational amenity was not required on an agricultural conservation easement.

429  
430 Madison Brown stated that the MPC Code said. *"Open space shall be calculated based on the total area*  
431 *of the land requested to be zoned as MPC minus sensitive areas, streets, and storm water detention basins,*  
432 *except if said storm water detention basins provide recreational amenities... Open space that is unbuildable*  
433 *because of slope, wetlands, flood drainage, or contamination, shall not be considered as open space."*

434  
435 Commissioner Ormond asked if those areas would be considered in the overall density even though they  
436 weren't open space. Commissioner Dubovik felt density should be based on the developable acreage. Was  
437 that written somewhere?



438 Amy Hugie felt there needed to be a better definition of a developable acre in the MPC Zone.

439

440 Commissioner Gilbert

441

442 Did not have any comments.

443

444 Chairman Bingham

445

446 Chairman Bingham stated that normally open space was deeded to Willard. An agricultural easement was  
447 private property. He asked if the MPC Zone should include language to require a developer or landowner  
448 to purchase the land from the city because its creation did not provide a monetary benefit to Willard. Mayor  
449 Mote stated that a fee-in-lieu-of was the purchase of development rights from the city. When an ag  
450 easement was created, the developer deeded the development rights to the city. When a park was created,  
451 the city owned both the land and the development rights.

452

453 Chairman Bingham asked if the city should be compensated for the development rights. Amy Hugie said  
454 that depended on what the city valued. When an agricultural easement was created, the developer was  
455 giving the development rights to the city.

456

457 Commissioner Bodily said an ag easement was open space at no cost to the city.

458

459 Chairman Bingham stated that the developer was providing open space with no skin in the game. Ms. Hugie  
460 said it was a positive and a negative. The developer was losing money by providing the land for the ag  
461 easement. It was a better economic deal for a developer to just build half-acre lots. It depended on what  
462 Willard wanted. Did Willard want open space or homes?

463

464 10. ADJOURN

465

466 **Commissioner Dubovik moved to adjourn at 7:50 p.m. Commissioner Bodily seconded the motion.**  
467 **All voted in favor. The motion passed unanimously.**

468

469

470 Minutes were read individually and approved on: \_\_\_\_\_

471

472

473

474

475 \_\_\_\_\_  
476 Planning Commission, Chairman  
477 Chandler Bingham

478

\_\_\_\_\_

Planning Commission Secretary  
Michelle Drago

dc:PC 02-19-2026