



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, March 5, 2026 – 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:

Chandler Bingham, Chairman
Sid Bodily
Alex Dubovik
Brian Gilbert
Ken Ormond
Diana Baker, Alternate

Jeremy Kimpton, City Manager
Amy Hugie, City Attorney
Madison Brown, City Planner

Excused: Chad Braegger and Michelle Drago

Others in attendance were Mayor Travis Mote and Ruth Ormond.

Chairman Bingham was stuck in traffic. The Planning Commission members in attendance voted to have Sid Bodily act as temporary chairman.

Sid Bodily called the meeting to order at 6:35 p.m.

1. PRAYER: Sid Bodily
2. PLEDGE OF ALLEGIANCE: Alex Dubovik
3. GENERAL PUBLIC COMMENTS

No public comments were made.

4. CITY COUNCIL REPORT

Time Stamp: 02:05 – 03/05/2026

Mayor Mote reported that during the February 26th meeting, the City Council discussed and approved a resolution adopting a new personnel policy manual/employee handbook subject to a few changes; appointed Mike Braegger as the Mayor Pro Tem; and discussed and approved the boundary adjustment with Perry City.

Mayor Mote stated that his employer was sending him to Maine for the next few months. If he couldn't attend Planning Commission meetings, the City Council report would be made by the City Manager. He would be available via email and phone calls.



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because there really wasn't a good place for commercial development in Willard. He felt residents of South Willard were already part of Willard. Some had lived there their entire lives and had helped to build Willard. Their biggest reason for opposing annexation was an increase in property taxes. Box Elder County wanted South Willard to annex because it was losing money trying to provide services.

Commissioner Gilbert asked about the purpose of the plan. Would it be submitted to the State? Jeremy Kimpton said the Economic Development Strategic Plan belonged to Willard City. Its creation had been funded by a State grant.

Mayor Mote said the plan had been instigated by a discussion about how to start encouraging economic development. Mitch Zundel volunteered to help Willard because he had been Box Elder County's Development Director. Then Willard received an opportunity to apply for a grant. The plan was based on community input regarding what development was desirable and what development was available. It included a study to determine where Willard residents spent their money to see if there was a way to capture sales tax revenue in the city. The company that prepared the Economic Development Strategic Plan – LRB Public Finance Advisors (formerly Lewis, Young Robertson & Burningham, Inc.) - could help identify property and landowners and could market properties. The first step was to adopt a plan. It would be incorporated into the General Plan. He agreed the next step after that might be to annex South Willard.

Commissioner Dubovik stated that the Economic Development Strategic Plan showed that Willard had significant tourism income from Willard Bay State Park. Did Willard City receive any revenue from Willard Bay State Park? If it didn't, he did not feel the state park should be included in the study because it would skew the data and perception that Willard didn't need any help with tourism.

Mayor Mote stated that the only income Willard received from Willard Bay State Park was sales tax revenue from places like Flying J. He hoped a way could be found to capitalize on the 600,000 annual visits to Willard Bay. Most of those visitors used the Willard gate.. He agreed tourism was an area Willard needed to focus on.

Chairman Bingham stated that the Stakeholder Committee talked about the South Marina. It was probably the best area for development, but it was currently a dump. Mayor Mote said the General Plan protected land north of Willard Bay that could be used for development.

Commissioner Dubovik felt the North Marina had great access from Interstate 15. It would be a great place for a hotel or a place to get boat parts. He felt those types of businesses would help the area explode. He felt there was a lot of potential there.

Commissioner Dubovik asked if the administration could determine what type of income from Willard Bay State Park the Economic Development Plan was referring to. He felt the real numbers for Willard needed to be in the plan.

Mayor Mote stated that the Willard Bay State Park campground was located in Willard City limits. Willard had adopted a transient tax. Did Willard receive a transient tax from the campground? Jeremy Kimpton said it did not. He wasn't sure a State agency could be charged a tax.

Commissioner Gilbert asked if the campground collected sales tax revenue. Jeremy Kimpton stated that government entities did not pay taxes to each other. He wasn't sure if the campground collected sales tax, or if it could be assessed Willard's transient tax.



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for residential development, would Box Elder County direct them to petition for annexation into Willard? Mayor Mote felt it would.

Mayor Mote had encouraged Box Elder County to adopt the South Willard future land use map that Willard had prepared so everyone would be on the same planning page. That would prevent a tug of war between Willard and Box Elder County if a developer wanted a use that Willard's future land use map did not allow. He felt Willard and Box Elder County had the same goal – incorporate the South Willard area.

Commissioner Dubovik asked if Willard had formally presented the South Willard future land use plan to Box Elder County. Madison Brown, City Planner, stated that Box Elder County had been involved in planning South Willard.

Jeremy Kimpton said Box Elder County had told Willard it could do what it wanted, but they didn't guarantee they would honor it.

Mayor Mote felt Willard should talk to the County Commissioners about South Willard's future land use plan.

Commissioner Gilbert pointed out that Willard had just annexed a prime commercial area in South Willard for residential development because the property owner threatened to request development approval from Box Elder County.

Chairman Bingham's main concern about annexing South Willard was road conditions and connectivity. There could be a huge expense to bring roads up to Willard's Public Works Standards.

There was a discussion about emergency services for South Willard.

Jeremy Kimpton stated that he would do some fact-finding regarding tax revenue. Did the Planning Commission want to leave South Willard in the Economic Development Strategic Plan?

Commissioner Bodily did not feel South Willard could be completely dropped from the plan.

Chairman Bingham felt there needed to be some kind of agreement with Box Elder County to prevent developers from pitting Willard against Box Elder County. There needed to be some congruence.

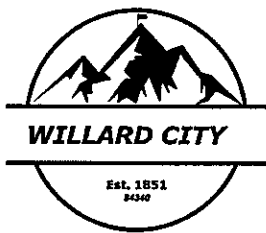
Mayor Mote said he would talk to Commissioner Perry about the process for annexing South Willard.

5B. REVIEW CONDITIONAL USE PERMIT ISSUED TO MATTHEW FRANCOM ON MARCH 7, 2024, FOR A WELDING SHOP LOCATED AT 432 NORTH MAIN (PARCEL NO. 02-046-0086)

Time Stamp: 36:59 – 03/05/2026

Madison Brown stated that during the two years since Matthew Francom's conditional use permit was approved, Willard had not received any complaints about his business. During the March 7, 2024, Planning Commission meeting there was discussion about Matthew Francom completing an access to Highway 89 on the north side of his property. She didn't feel the access affected the conditional use permit.

Commissioner Bodily asked if the conditional use permit only applied to the building and welding shop. Ms. Brown said the conditional use permit was for welding and powder coating in the shop at 432 North Main.



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8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 50:28 – 03/05/2026

Amy Hugie

Did not have any comments.

Jeremy Kimpton

Jeremy Kimpton reported that he had city email addresses for each Planning Commission member. He also asked that each Commissioner read Willard's new Personnel Manual and sign an acknowledgement form.

Madison Brown

Did not have any comments.

Commissioner Bodily

Did not have any comments.

Commissioner Dubovik

Commissioner Dubovik asked if 300 South was on the City's improvement plan. Mayor Mote and Jeremy Kimpton said it was, but 600 South was a higher priority. The 600 South improvement project would start in April.

Commissioner Ormond

Commissioner Ormond referred to Doug Younger's concern that an agricultural easement did not provide a benefit to Willard. Had anyone tried to figure out a way to change that? From a developer's perspective, an agricultural easement was a big advantage. A developer would get paid for land with an ag easement, but a fee-in-lieu of or a park would cost him money.

Mayor Mote stated that he was a proponent of agricultural easements. One of the goals of the General Plan was to find ways to keep agricultural uses. During the General Plan process, Willard residents said they wanted pieces of agriculture to remain. He felt that to accomplish that goal, Willard would have to allow some parcels to remain as protected agricultural. The city code required that an MPC be compatible with adjacent properties. An agricultural easement could be used as a buffer between a large agricultural use and residential development. An agricultural easement might not be an amenity Willard owned, but it provided a rural atmosphere that brought value to Willard.

Commissioner Bodily stated that an agricultural easement did not cost Willard anything to maintain it.

Commissioner Ormond understood that preserving agricultural land was something the public wanted, but an agricultural easement did not provide a financial benefit to the city like it did for a developer.

There was further discussion.