



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, April 2, 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, on the State of Utah Public Meeting Notice
3 website, on the Willard City website, and sent to the *Box Elder News Journal*.
4

5 The following members were in attendance:
6

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

12
13 Others in attendance were Ruth Ormond, Doug Younger, Lacy Richards, Nilson Homes; Sally Waite; Don
14 Waite; Leo Robertson; Julie Robertson; Dough Thompson; Virginia Thompson; Stephanie Dickson; Jen
15 Thorsted; Larry Holmes; Jeff Wells; Laura Wells; Brandon Jacobson; Steffanie Jacobson; Burt Miller; Kari
16 Miller; Marsha Christophersen; and Mayor Mote, who attended electronically.
17

18 Chairman Bingham called the meeting to order at 6:30 p.m.
19

- 20 1. PRAYER: Chandler Bingham
- 21
- 22 2. PLEDGE OF ALLEGIANCE: Ken Ormond
- 23
- 24 3. GENERAL PUBLIC COMMENTS
- 25

26 No public comments were made.
27

- 28 4. CITY COUNCIL REPORT
- 29

30 Time Stamp: 03:44 – 04/02/2026
31

32 Jeremy Kimpton, City Manager, reported that during its March 26th meeting, the City Council approved the
33 UTA interlocal agreement and revisions to the personnel manual and discussed increased funding for the
34 750 North crossing.
35

- 36 5A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PETITION FROM
37 NILSON HOMES TO REZONE APPROXIMATELY 40.29 ACRES LOCATED AT
38 APPROXIMATELY 1561 NORTH HARGIS HILL ROAD FROM A-5 (AGRICULTURAL FIVE ACRE)
39 TO R ½ (RESIDENTIAL HALF ACRE) (PARCEL NOS. 02-038-0072, 02-038-0073, 02-040-0210,
40 AND 02-043-0048)
- 41

42 Time Stamp – 05:00 - 04/02/2026
43

44 Chairman Bingham read the Willard City Planning Commission’s Rules of Order statement.
45

46 **Commissioner Bodily moved to open the public hearing at 6:35 p.m. Commissioner Dubovik**
47 **seconded the motion. All voted “aye.” The motion passed unanimously.**
48



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49 Madison Brown, City Planner, stated that Willard City had received a rezone application from Nilson Homes
50 for 40.29 acres located at approximately 1561 North Hargis Hill Road. Nilson Homes and the Kunzler's
51 were asking that the properties be rezoned from A-5 to R ½. She emphasized that only the rezone was
52 being considered for recommendation, not the subdivision concept plan. A conceptual plan was included
53 with the public hearing notice, but it was for illustrative purposes only. The concept plan was intended to
54 show one possible way the property could be developed with an R ½ Zone. If the rezone was approved,
55 any future development of the property, including a subdivision and/or road layout would require a separate
56 application, additional public notice, and a full review by staff and the ALUA (Administrative Land Use
57 Authority). Any development would have to comply with Willard City Code.

58
59 Amy Hugie, City Attorney, added that the Planning Commission could not answer questions about water,
60 the school district, or road placement. None of those issues were relevant. The only item under
61 consideration was the rezone application and whether it complied with Willard's General Plan and Future
62 Land Use Map.

63
64 Commissioner Dubovik asked if the Future Land Use Map showed that this area would be zoned R ½. Ms.
65 Hugie said it did.

66
67 Lacy Richards, Nilson Homes, Ogden, stated that they and the Kunzler family were requesting that 40.29
68 acres located at approximately 1561 North Hargis Hill be rezoned from A-5 to R ½. About six years ago,
69 Nilson Homes had proposed a development with a lot more homes. They were now proposing a
70 development with straight R ½ lots in keeping with Willard's Future Land Use Map, and they had submitted
71 a concept plan in line with the requested zoning. They were confident they could provide a beautiful
72 development in Willard. They were a local, family-owned company that had been around Northern Utah for
73 about 40 years. They looked forward to being part of the Willard community.

74
75 Chairman Bingham opened the floor for public comments.

76
77 Larry Holmes, 1561 North Hargis Hill Road, stated that there was a 20-foot roadway that ran west from
78 Hargis Hill Road to the railroad tracks. He had the 1904 documents that created the road. The documents
79 described a 20-foot road that consisted of 10 feet on either side of the property line. The documents also
80 said Woods Lane crossed the UIC/Bamberger Railroad, which is now 200 West. The original owners of the
81 property were the Woods. The Kunzler's later acquired the property. Nilson Homes told him they had
82 purchased the road. How could Nilson Homes buy a road that was Willard City property? Box Elder County
83 told him that no one paid property taxes on the road because it belonged to Willard City. The road was
84 listed as 1550 North on the GIS map. It had been listed as a road for many years. Now Nilson Homes
85 planned to take it out. There was a sewer line in that 20-foot road that ran west from Hargis Hill Road to the
86 west side of his corrals. If Nilson Homes took out the road, the sewer line would be covered with properties.
87 He didn't feel homeowner would be happy if the sewer line had to be dug up.

88
89 Mr. Holmes was not opposed to the subdivision. The Kunzler's had the right to sell and develop their
90 property. However, there were certain things, like the road, that needed to be addressed.

91
92 The Planning Commission members asked Larry Holmes to show them where the road was located on a
93 map.

94
95 Commissioner Gilbert stated that all the details would have to be worked out before the Planning
96 Commission considered a subdivision plan.

97



98 Jeff Wells, 1254 North Main, stated that they currently did not have much water pressure. He wanted to
99 make sure the proposed subdivision did not make it worse. He felt the water system should be addressed
100 before 40 more homes were built.

101
102 Lacy Richards appreciated the public comments. Nilson Homes was aware of both concerns. As they
103 worked through the engineering process, they would make sure both issues were addressed.

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

107
108 5B. CONSIDERATION AND RECOMMENDATION REGARDING A PETITION FROM NILSON
109 HOMES TO REZONE APPROXIMATELY 40.29 ACRES LOCATED AT APPROXIMATELY 1561
110 NORTH HARGIS HILL ROAD FROM A-5 (AGRICULTURAL FIVE ACRE) TO R ½ (RESIDENTIAL
111 HALF ACRE) (PARCEL NOS. 02-038-0072, 02-038-0073, 02-040-0210, AND 02-043-0048)

112
113 Time Stamp: 15:15 – 04/02/2026

114
115 Chairman Bingham asked for comments from the Planning Commission members.

116
117 Commissioner Ormond liked the concept and was totally in favor of the rezone; Chairman Bingham agreed.

118
119 Commissioner Gilbert felt the R ½ Zone was what Willard wanted.

120
121 Commissioner Baker said the General Plan was based on half-acre lots. The rezone would allow other
122 properties in this area to be zoned R ½. She was in favor of it.

123
124 Commissioner Dubovik was in favor of it.

125
126 Commissioner Bodily was in favor of the rezone as well. The design would be considered later.

127
128 **Commissioner Bodily moved to recommend that the City Council approve a petition from Nilson**
129 **Homes to rezone approximately 40.29 acres located at approximately 1561 North Hargis Hill Road**
130 **from A-5 to R 1/2. Commissioner Gilbert seconded the motion. All voted “aye.” The motion passed**
131 **unanimously.**

132
133 Michelle Drago, Deputy City Recorder, stated that this would be on the April 23rd City Council agenda.

134
135 5C. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSAL TO AMEND
136 SECTION 24.02-060 OF THE WILLARD CITY ZONING CODE TO PROVIDE DEFINITIONS FOR
137 AN ACRE AND A DEVELOPABLE ACRE

138
139 Time Stamp: 17:55 – 04/02/2026

140
141 **Commissioner Dubovik moved to open the public hearing at 6:45 p.m. Commissioner Bodily**
142 **seconded the motion. All voted “aye.” The motion passed unanimously.**

143
144 Chairman Bingham opened the floor for public comments. No public comments were made.

145



146 **Commissioner Baker moved to close the public hearing at 6:47 p.m. Commissioner Ormond**
147 **seconded the motion. All voted “aye.” The motion passed unanimously.**
148

149 5D. CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSAL TO AMEND
150 SECTION 24.02-060 OF THE WILLARD CITY ZONING CODE TO PROVIDE DEFINITIONS FOR
151 AN ACRE AND A DEVELOPABLE ACRE
152

153 Time Stamp: 19:22 – 04/02/2026
154

155 Chairman Bingham asked for comments from the Planning Commission members.
156

157 Commissioner Bodily felt the proposed ordinance was understandable.
158

159 Commissioner Dubovik felt the ordinance was exactly what the Planning Commission had discussed.
160

161 Commissioner Ormond felt the ordinance should read *developable acres*, not *developable acre*. Ms. Hugie
162 said the word *acre* needed to be singular, not plural, because of the way it was referred to in the rest of the
163 mixed-used zone.
164

165 Commissioner Baker asked the administration to explain the proposed amendment for the benefit of the
166 public in attendance.
167

168 Amy Hugie stated that the administration was proposing to add two definitions to the Zoning Code for an
169 *acre* and a *developable acre*. The administration and Planning Commission wanted to make it clear to all
170 developers that an acre meant 43,560 square feet. The administration also wanted to make it clear that a
171 developable acre was the portion of a total land tract actually used for constructing buildings, houses, or
172 infrastructure. It excluded unbuildable areas, such as wetland, steep slopes, roads, flood drainage, sensitive
173 areas, contamination, public parks, and stormwater facilities. It could also be referred to as net developable
174 acre. The definition made it clear to developers what Willard was looking for in density. The definitions
175 would help the staff process applications without so many questions.
176

177 The Planning Commission responded to a question from the audience. Would the definition affect the ability
178 of someone to divide an acre lot? Chairman Bingham said it would not if a homeowner had the proper
179 acreage. Madison Brown and Amy Hugie explained a half-acre lot meant a true half acre, or 21,280 square
180 feet.
181

182 Commissioner Ormond asked why public parks were excluded from developable acreage. Weren't public
183 parks part of the open space? Amy Hugie said developable acreage was what was available to construct
184 houses or infrastructure.
185

186 Commissioner Baker felt it would be helpful for the public and developers to know what the city was looking
187 for.
188

189 Chairman Bingham felt the ordinance clarified the City's existing policies.
190

191 **Commissioner Baker moved to recommend that the City Council approve a proposal to amend**
192 **Section 24.02.060 of the Willard City Zoning Code to provide definitions for an acre and a**
193 **developable acre. Commissioner Gilbert seconded the motion. All voted “aye.” The motion passed**
194 **unanimously.**



195 5E. CONSIDERATION AND RECOMMENDATION REGARDING APPROVAL OF THE DRAFT
196 ECONOMIC DEVELOPMENT STRATEGIC PLAN (CONTINUED FROM FEBRUARY 19, MARCH 5,
197 MARCH 19, AND APRIL 2, 2026)

198
199 Time Stamp: 29:58 – 04/02/2026

200
201 Commissioner Gilbert asked if the administration had answers for the Planning Commission's questions
202 about annexing South Willard and sales tax from Willard Bay State Park.

203
204 Jeremy Kimpton said he contacted the Utah State Tax Commission and was told the campground at Willard
205 Bay State Park did charge a transient tax, but he couldn't find that tax on the report he received. The tax
206 commission had not responded about where to find the tax. It appeared Willard should be getting revenue
207 from the campground, but he didn't know how much that was.

208
209 Commissioner Dubovik asked if tourism dollars from the Willard Bay State Park had been removed from
210 the plan. Jeremy Kimpton said no alterations had been made to the draft. Commissioner Dubovik felt
211 approval of the plan should be tabled until the staff knew what the real tourism dollars were.

212
213 Madison Brown reported that Box Elder County finally responded to her question about the annexation of
214 South Willard into Willard. Marcus Wagner felt annexation was the most likely route given the state's new
215 annexation laws. At this point, she felt it would be wise to keep South Willard in the Economic Development
216 Strategic Plan. She needed to schedule a meeting with Box Elder to figure out a way to make the two
217 zoning and future land use maps work together.

218
219 **Commissioner Bodily moved to table consideration and recommendation of the draft Economic**
220 **Development Strategic Development Plan. Commissioner Dubovik seconded the motion. All voted**
221 **“aye.” The motion passed unanimously.**

222
223 5F. REVIEW CONDITIONAL USE PERMIT ISSUED TO MOLLY FORBUSH ON MARCH 20, 2026,
224 FOR A SHORT-TERM RENTAL/AIRBNB LOCATED AT 26 SOUTH 500 WEST (PARCEL NO. 02-
225 087-0005)

226
227 Time Stamp: 33:56 – 04/02/2026

228
229 Madison Brown stated that last year Molly Forbush received a conditional use permit to operate a short-
230 term rental in her basement. The staff had tried to contact her about the review of her conditional use permit,
231 but they had been trading phone calls. Willard had not received any complaints about Ms. Forbush's
232 business.

233
234 Amy Hugie said she lived across the street from Molly Forbush. The Forbush home had been very quiet.
235 There had not been any issues. One wouldn't know she had a short-term rental. There wasn't a lot of traffic,
236 parking issues, or noise.

237
238 Commissioner Dubovik asked if Willard received transient tax from the short-term rental. Jeremy Kimpton
239 said it did. Part of the application process was verification that they were registered with the State Tax
240 Commission.

241



242 6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR
243 MARCH 19, 2026
244

245 **Commissioner Bodily moved to approve the regular minutes for March 19, 2026, as written.**
246 **Commissioner Ormond seconded the motion. All voted “aye.” The motion passed unanimously.**
247

248 7. ITEMS FOR THE APRIL 16, 2026, PLANNING COMMISSION AGENDA
249

250 Time Stamp: 37:33 – 04/02/2026
251

252 The Planning Commission discussed agenda items for the April 16, 2026, meeting – a possible subdivision
253 review, consideration of the Draft Economic Development Strategic Plan, and a conditional use permit
254 review.
255

256 8. COMMISSIONER/STAFF COMMENTS
257

258 Time Stamp: 40:29 – 04/02/2026
259

260 Amy Hugie

261 Did not have any comments.
262

263 Madison Brown

264 Madison Brown reported that the 600 South project was starting on Monday.
265

266 Commissioner Dubovik asked if 600 South would be closed. Ms. Brown said the street would be open to
267 local traffic only. Jeremy Kimpton said City Engineer Zac Burke had spoken with UDOT. The city would do
268 its best to keep 600 South as open as possible. The road might be closed intermittently but not for days at
269 a time. Willard didn't have any control over what happened on Highway 89.
270

271 Jeremy Kimpton

272 Did not have any comments.
273

274 Commissioner Bodily

275 Did not have any comments.
276

277 Commissioner Dubovik

278 Commissioner Dubovik stated that when one was traveling north on Highway 89, the street sign for 300
279 South was difficult to see. Could it be moved to make it more visible? Jeremy Kimpton said he would let the
280 Public Works Director know.
281

282 Commissioner Ormond

283 Did not have any comments.
284
285
286
287
288
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290



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291
292 Commissioner Gilbert
293
294 Did not have any comments.
295

296 Commissioner Baker
297
298 Did not have any comments.
299

300 Chairman Bingham
301
302 Did not have any comments.
303

304 10. ADJOURN

305
306 **Commissioner Baker moved to adjourn at approximately 7:14 p.m. Commissioner Ormond**
307 **seconded the motion. All voted in favor. The motion passed unanimously.**
308

309
310 Minutes were read individually and approved on: _____
311

312
313
314 _____
315 Planning Commission, Chairman
316 Chandler Bingham

314 _____
315 Planning Commission Secretary
316 Michelle Drago

317 dc:PC 03-19-2026