

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

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, on the State of Utah Public Meeting Notice website, on the Willard City website, and sent to the *Box Elder News Journal*.

The following members were in attendance:

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

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

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

1. PRAYER: Chandler Bingham
2. PLEDGE OF ALLEGIANCE: Ken Ormond
3. GENERAL PUBLIC COMMENTS

No public comments were made.

4. CITY COUNCIL REPORT

Time Stamp: 03:44 – 04/02/2026

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

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

Time Stamp – 05:00 - 04/02/2026

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

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



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

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

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

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

Chairman Bingham opened the floor for public comments.

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

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

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

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



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

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

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

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

Time Stamp: 15:15 – 04/02/2026

Chairman Bingham asked for comments from the Planning Commission members.

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

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

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

Commissioner Dubovik was in favor of it.

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

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

Michelle Drago, Deputy City Recorder, stated that this would be on the April 23<sup>rd</sup> City Council agenda.

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

Time Stamp: 17:55 – 04/02/2026

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

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



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

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

Time Stamp: 19:22 – 04/02/2026

Chairman Bingham asked for comments from the Planning Commission members.

Commissioner Bodily felt the proposed ordinance was understandable.

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

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

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

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

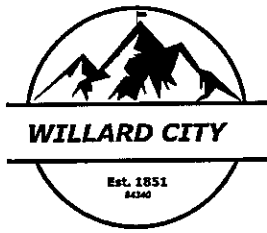
The Planning Commission responded to a question from the audience. Would the definition affect the ability of someone to divide an acre lot? Chairman Bingham said it would not if a homeowner had the proper acreage. Madison Brown and Amy Hugie explained a half-acre lot meant a true half acre, or 21,280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

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

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

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

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



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

Time Stamp: 29:58 – 04/02/2026

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

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

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

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

**Commissioner Bodily moved to table consideration and recommendation of the draft Economic Development Strategic Development Plan. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.**

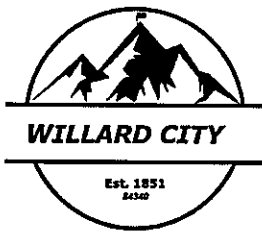
- 5F. REVIEW CONDITIONAL USE PERMIT ISSUED TO MOLLY FORBUSH ON MARCH 20, 2026, FOR A SHORT-TERM RENTAL/AIRBNB LOCATED AT 26 SOUTH 500 WEST (PARCEL NO. 02-087-0005)

Time Stamp: 33:56 – 04/02/2026

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

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

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



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

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

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

Time Stamp: 37:33 – 04/02/2026

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

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 40:29 – 04/02/2026

Amy Hugie

Did not have any comments.

Madison Brown

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

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

Jeremy Kimpton

Did not have any comments.

Commissioner Bodily

Did not have any comments.

Commissioner Dubovik

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

Commissioner Ormond

Did not have any comments.



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Commissioner Gilbert

Did not have any comments.

Commissioner Baker

Did not have any comments.

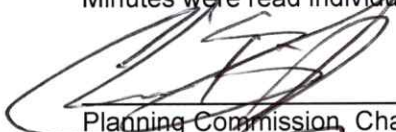
Chairman Bingham

Did not have any comments.

10. ADJOURN

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

Minutes were read individually and approved on: 4/16/26

  
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Planning Commission Chairman  
Chandler Bingham

  
\_\_\_\_\_  
Planning Commission Secretary  
Michelle Drago

dc:PC 03-19-2026