

WILLARD CITY ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF WILLARD CITY, UTAH, BY REZONING CERTAIN PROPERTY FROM AGRICULTURE 5 ZONE TO RESIDENTIAL 1/2 ZONE.

WHEREAS, Willard City, Utah (the "City"), is authorized under Utah Code Annotated Title 10, Chapter 20, to regulate land use within its jurisdiction; and

WHEREAS, an application for a zoning map amendment ("Rezone Application") was submitted by NILSON LAND DEVELOPMENT on behalf of KUNZLER LAND HOLDINGS LLC for the property located approximately at 1550 N 200 W, including parcels 02-038-0073; 02-038-0072; 02-040-0210; 02-043-0048 (the "Property"); and

WHEREAS, the proposed rezone is consistent with the goals and policies of the Willard City General Plan and promotes the orderly development of the city; and

WHEREAS, the Willard City Planning Commission held a duly noticed public hearing on April 2, 2026, reviewed the application, received public comment, and forwarded a favorable recommendation to the Willard City Council; and

WHEREAS, the Willard City Council held a duly noticed public meeting on May 14, 2026 and, after considering the recommendation of the Planning Commission, public input, and applicable land use regulations, determined that the proposed rezone is in the best interest of the health, safety, and welfare of the residents of Willard City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WILLARD CITY, UTAH, AS FOLLOWS:

SECTION 1: AMENDMENT TO ZONING MAP

The Official Zoning Map of Willard City is hereby amended to rezone the following described property from A5 to R1/2:

Property Description:

02-038-0073

BEG 6.10 CHS W AND 3 CHS S OF SE COR OF SW/4 OF SEC 11, T 08N, R 02W, SLM, N 88°50' W 18.97 CHS, N 8.43 CHS, S 88°46' E 17.98 CHS, S 6°34' E 8.63 CHS TO BEG. LESS ROADS. SEC'S 11 & 14, T 08N, R 02W. LESS: [02-038-0043] BEG AT A PT ON W/L OF HARGIS HILL ROAD, W 765.51 FT & N 183.81 FT FROM S/4 COR OF SEC 11, W 263.15 FT, N 92.26 FT, S 90°00'00" E 236.06 FT TO W/L OF SD ROAD, S 15°42'49" E ALG SD LINE 100 FT TO POB. LESS: [02-038-0045] BEG AT A PT N 183.81 FT & W 765.51 FT FROM S/4 COR OF SEC 11, N 15°42'49" W 100 FT TO TRUE POB, N 15°42'49" W 100 FT, N 88°31'42" W 209.05 FT, S 00°00'00" E 101.63 FT, S 90°00'00" E 236.06 FT TO TRUE

POB. LESS: [02-038-0048] LOT 2, SAMUEL W KUNZLER MINOR SUB, DESC AS: BEG ON THE WESTERLY R/W LINE OF STATE HWY AT A PT 262.99 FT N & 485.31 FT N 89°03'53" W FROM THE S/4 COR OF SEC 11, T 08N, R 02W, SLM, TH S 06°18'39" E 100.89 FT ALG SD WESTERLY R/W LINE, N 89°03'53" W 235.90 FT TO THE EXISTING EASTERLY R/W LINE OF HARGIS HILL RD, N 15°51'04" W 104.45 FT ALONG SD EASTERLY R/W LINE, S 89°03'53" E 253.35 FT TO POB. LESS: [02-038-0049] LOT 1, KUNZLER MINOR SUB #1, DESC AS: BEG ON THE WESTERLY R/W LINE OF STATE HWY AT A PT 363 FT (5 CH) N AND 496.39 FT N 89°03'53" W FROM THE S/4 CORNER OF SEC 11, T 08N, R 02W, SLM, S 06°18'39" E 100.81 FT ALONG SAID WESTERLY R/W LINE, N 89°03'53" W 253.35 FT TO THE EXISTING EASTERLY R/W LINE OF HARGIS HILL RD, N 15°51'04" W 104.45 FT ALONG SAID EASTERLY R/W TO ADJOINERS SOUTHERLY BOUNDARY LINE (#02-038 0036 & 0020), S 89°03'53" E 270.80 FT ALONG BOUNDARY LINE TO POB. LESS: [02-038-0050] DESC AS: PART SE/4 SEC 11 T8N R2W SLM, BEG AT PT ON NEWLY DEDICATED WLY R/W/L OF HARGIS HILL RD LOC S89°2'23W 717.00 FT ALG S/L SD SE/4 & N16°47'26W 191.05 FT FRM SE COR SD SE/4, S16°47'26E 100.00 FT ALG SD R/W/L, S89°2'23W 241.82 FT, N0°0'0E 96.22 FT, N89°2'23E 212.93 FT TO POB. LESS: [02-038-0053, 0054, 0055] LOTS 1,2,3 KUNZLER THREE LOT SUBD. [DOCUMENT #156385]. LESS: [02-040-0210] A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 135.47 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 114.15 FEET SOUTH 00°55'15" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) SOUTH 88°12'41" EAST 235.26 FEET; (2) NORTH 00°55'15" WEST 233.46 FEET; (3) SOUTH 88°12'41" EAST 1,307.77 FEET TO A SOUTHERLY EXTENSION OF THE WEST LINE OF THE SAMANTHA SHUPE PROPERTY, TAX ID. NO. 02-038-0050; (4) NORTH 01°11'48" EAST 10.10 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89°45'49" EAST 240.98 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF HARGIS HILL ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 15°35'38" EAST 174.25 FEET; (2) SOUTH 16°29'10" EAST 126.73 FEET TO THE LARRY GRANT HOLMES PROPERTY, TAX ID. NO. 02-040-0009; THENCE ALONG THE BOUNDARY LINE OF SAID HOLMES PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 88°12'41" WEST 989.02 FEET; (2) SOUTH 00°19'31" WEST 547.22 FEET ALONG THE WEST LINE OF SAID PROPERTY AND A SOUTHERLY EXTENSION TO THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-040-0038; THENCE NORTH 87°54'46" WEST 862.13 FEET TO THE NORTHWEST CORNER OF SAID ORMOND PROPERTY BEING A POLNT ON THE SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°55'15" WEST 580.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

02-038-0072

BEG SW CORNER OF SEC 11, T 08N, R 02W, SLBM. THENCE NORTH 5.57 CHS; S 88°46'00" E 15.40 CHS; SOUTH 8.34 CHS; N 88°50'00" W 15.40 CHS M/L TO SEC LINE BETWEEN SEC 14 & 15, SD TOWNSHIP AND RANGE ABOVE WRITTEN; NORTH 2.78 CHS TO BEG. LESS: RR R/W CONTAINED IN SECTIONS 11 & 14, T 08N, R 02W, SLBM. LESS [02-040-0210]: A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 135.47 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 114.15 FEET SOUTH 00°55'15" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) SOUTH 88°12'41" EAST 235.26 FEET; (2) NORTH 00°55'15" WEST 233.46 FEET; (3) SOUTH 88°12'41" EAST 1,307.77 FEET TO A SOUTHERLY EXTENSION OF THE WEST LINE OF THE SAMANTHA SHUPE PROPERTY, TAX ID. NO. 02-038- 0050; (4) NORTH 01°11'48" EAST 10.10 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89°45'49" EAST 240.98 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF HARGIS HILL ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 15°35'38" EAST 174.25 FEET; (2) SOUTH 16°29'10" EAST 126.73 FEET TO THE LARRY GRANT HOLMES PROPERTY, TAX ID. NO. 02-040-0009; THENCE ALONG THE BOUNDARY LINE OF SAID HOLMES PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 88°12'41" WEST 989.02 FEET; (2) SOUTH 00°19'31" WEST 547.22 FEET ALONG THE WEST LINE OF SAID PROPERTY AND A SOUTHERLY EXTENSION TO THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-040-0038; THENCE NORTH 87°54'46" WEST 862.13 FEET TO THE NORTHWEST CORNER OF SAID ORMOND PROPERTY BEING A POLNT ON THE SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°55'15" WEST 580.00 FEET ALONG SAID EAST RIGHT- OF-WAY LINE TO THE POINT OF BEGINNING.

02-040-0210

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 135.47 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 114.15 FEET SOUTH 00°55'15" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; (1) SOUTH 88°12'41" EAST 235.26 FEET; (2) NORTH 00°55'15" WEST 233.46 FEET; (3) SOUTH 88°12'41" EAST 1,307.77 FEET TO A SOUTHERLY EXTENSION OF THE WEST LINE OF THE SAMANTHA SHUPE PROPERTY, TAX ID. NO. 02-038-0050; (4) NORTH 01°11'48" EAST 10.10 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89°45'49" EAST 240.98 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF HARGIS HILL ROAD; THENCE

ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 15°35'38" EAST 174.25 FEET; (2) SOUTH 16°29'10" EAST 126.73 FEET TO THE LARRY GRANT HOLMES PROPERTY, TAX ID. NO. 02-040-0009; THENCE ALONG THE BOUNDARY LINE OF SAID HOLMES PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 88°12'41" WEST 989.02 FEET; (2) SOUTH 00°19'31" WEST 547.22 FEET ALONG THE WEST LINE OF SAID PROPERTY AND A SOUTHERLY EXTENSION TO THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-040-0038; THENCE NORTH 87°54'46" WEST 862.13 FEET TO THE NORTHWEST CORNER OF SAID ORMOND PROPERTY BEING A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°55'15" WEST 580.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

02-043-0048

A PART OF THE NORTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 69.40 FEET SOUTH 89°45'50" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO SAID WEST RIGHT-OF-WAY LINE, AND 125.03 FEET SOUTH 00°55'15" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 14; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°55'15" EAST 566.97 FEET TO THE NORTH LINE OF THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-043- 0031; THENCE ALONG THE NORTH LINE OF SAID PROPERTY NORTH 87°54'43" WEST 674.91 FEET; THENCE LEAVING SAID NORTH LINE NORTH 00°25'35" EAST 562.47 FEET; THENCE SOUTH 88°15'16" EAST 661.48 FEET TO THE POINT OF BEGINNING.

SECTION 2: EFFECTIVE DATE

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

SECTION 3: SEVERABILITY

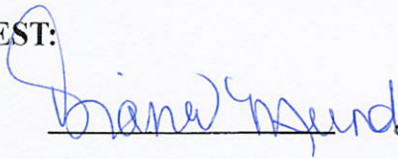
If any section, clause, or provision of this Ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

PASSED AND ADOPTED this 14 day of May 2026.

	AYE	NAY	ABSENT	ABSTAIN
Jacob Bodily	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Rod Mund	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Mike Braegger	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Rex Christensen	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jordon Hulsey	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>

WILLARD CITY

ATTEST:



Willard City Recorder



Travis Mote, Willard City Mayor