



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, June 4, 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
8 Sid Bodily
9 Alex Dubovik
10 Brian Gilbert
11 Jay Thackeray
12
13 Jeremy Kimpton, City Manager
14 Amy Hugie, City Attorney
15 Madison Brown, City Planner
16 Michelle Drago, Deputy City Recorder

17
18 Excused: Ken Ormond and Diana Baker

19
20 Others in attendance were Juston Dickson and Stephanie Dickson.

21
22 Chairman Bingham called the meeting to order at 6:30 p.m.

23
24 1. PRAYER: Brian Gilbert

25
26 2. PLEDGE OF ALLEGIANCE: Alex Dubovik

27
28 3. ADMINISTER OATH OF OFFICE FOR JAY THACKERAY

29
30 Jay Thackeray was sworn in by Michelle Drago, Deputy City Recorder.

31
32 4. GENERAL PUBLIC COMMENTS

33
34 No public comments were made.

35
36 5. CITY COUNCIL REPORT

37
38 Time Stamp: 02:57 – 06/04/2026

39
40 Madison Brown, City Planner, reported that during its May 28th meeting, the City Council discussed
41 restricting parking on 300 North to provide an open travel lane for trucks from the gravel pits. The Council
42 also talked about the status of the Granite contracts.

43
44 6A. DISCUSSION REGARDING PROPOSAL TO AMEND WILLARD CITY ZONING CODE 24.01.060
45 AND 24.44.050 (1) AND (3) TO DEFINE FRONTAGE REQUIREMENTS FOR CORNER LOTS

46
47 Time Stamp – 04:13 - 06/04/2026

48
49 Madison Brown stated that frontage requirements for corner lots currently found in the Zoning Code were
50 ambiguous. As the code was currently written, a corner lot was only required to have the minimum frontage,
51 or required lot width, on one street frontage. Because the orientation of a home was not determined until a
52 building permit was submitted, a dwelling might be constructed facing a street frontage that did not meet
53 the minimum frontage requirement. The ambiguity created uncertainty during both the subdivision and



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49 building permit reviews and did not clearly reflect the City's intent that both frontages of a corner lot meet
50 the minimum frontage requirement.

51
52 Ms. Brown said there were two solutions. The code could be amended to require a home on a corner lot to
53 face the 100-foot frontage, or the code could require that both frontages on a corner lot have 100 feet of
54 frontage. The staff recommended that the definitions for "Frontage, Lot" and "Lot, Corner" be amended, as
55 well as 24.44.050 to include language in the setback and height regulations table.

56
57 Chairman Bingham said this issue had been discussed in the past. At that time, the Planning Commission
58 wasn't concerned because there had to be adequate depth on the second frontage to meet the half-acre
59 size requirement.

60
61 Commissioner Thackeray felt a corner lot with an unusual shape might have a very shallow frontage on
62 one side. He agreed with the staff's recommendation that corner lots have 100 feet on each frontage.

63
64 Commissioner Dubovik also agreed with the staff's recommendation. A corner lot with 100 feet of frontage
65 on both sides would make a safer corner.

66
67 Madison Brown stated that the Zoning Code currently required corner lots to have two front yard and two
68 rear yard setbacks, which meant 30-foot setbacks on all four sides of a home. The required setbacks made
69 it difficult to place a home on a corner lot. Did the Planning Commission want to consider amending the
70 setback requirements for corner lots as well.

71
72 The Planning Commission did not want to change setback requirements for corner lots.

73
74 Commissioner Gilbert asked if the Zoning Code had line of sight requirements. Ms. Brown said fences on
75 corner lots could not be higher than four feet and could not restrict the line of sight.

76
77 Commissioner Thackeray asked if the Zoning Code required that driveways be a certain distance from the
78 corner. Jeremy Kimpton, City Manager, thought there was something in the Public Works Standards. He
79 would check to see where it could be found. Commissioner Thackeray asked if the distance requirement
80 addressed corner lots. Many corner lot owners wanted to have a driveway on both frontages.

81
82 Chairman Bingham wasn't opposed to a smaller frontage, such as 85 feet, on a corner lot if the other side
83 was 100 feet. However, there had to be a minimum frontage, so lots weren't too narrow.

84
85 Commissioner Bodily felt both frontages should be 100 feet; so, did Commissioner Gilbert.

86
87 Madison Brown stated that currently cul-de-sac lots had to meet the lot width requirement at the front
88 setback line. Did the Planning Commission want to address that requirement? Amy Hugie, City Attorney,
89 stated that it was pretty standard for the width of cul-de-sac lots to be measured at the setback line. The
90 Planning Commission didn't feel there was a need to change how the width of cul-de-sac lots was
91 determined.

92
93 Amy Hugie, City Attorney, stated that the staff would prepare an ordinance for the Planning Commission to
94 consider at its next meeting.



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6B. REVIEW AND DISCUSS PROPOSED CORRECTIONS TO THE WILLARD CITY ZONING MAP
REFERENCED IN 24.40.020 OF THE WILLARD CITY ZONING CODE

Time Stamp: 13:53 – 06/04/2026

Madison Brown stated that while reviewing zoning applications, she noticed that zoning for several parcels was incorrectly labeled on the Zoning Map. So, she had reviewed all the rezone applications that had been filed and approved during the past ten years to make sure the Zoning Map was as up to date as possible. The staff report in the Planning Commission packet included a list of the corrections that had been made. Corrections were based on the legislative action that was taken. She presented the corrected Zoning Map to the Planning Commission. (see copy in the Planning Commission packet).

Ms. Brown stated that changes to the Zoning Map meant changes were also needed on the Future Land Use Map. The proposed amendments to the Future Land Use Map were based on prior discussion and policy direction from the Planning Commission and City Council. She was particularly concerned about areas in the northern part of Willard that had been designated as PUD. Willard no longer had a PUD Zone, and there were some unusual PUD boundaries. She felt that area needed to be addressed.

Ms. Brown stated that the southern blue parcels on the Future Land Use Map were rezoned PUD (see proposed Future Land Use Map in the Planning Commission packet). She felt the future land use for the northern three parcels and accompanying road should be changed.

Commissioner Dubovik asked if all the PUD areas bordered R ½. Ms. Brown said they did. Commissioner Dubovik felt the areas of concern should reflect a future R ½ use. Commissioner Bodily agreed.

Chairman Bingham asked if the current property owner had development plans. Ms. Brown had not heard of any. Chairman Bingham asked if the zoning had been changed to PUD. Ms. Brown said it had not been changed.

Amy Hugie asked what the properties were currently zoned. Ms. Brown said they were zone A-5.

Commissioner Thackeray said the properties in question were part of the original development proposal from Nilson Homes. Nilson Homes was going to purchase all the land that was zoned PUD on the old Zoning Map. The sale fell through, and Nilson Homes no longer planned to buy all those parcels. That is why Nilson Homes was now only requesting an R ½ Zone. He agreed that the future land use of those parcels that were part of the Nilson development proposal should be R ½, including the old Ormond property.

Commissioner Dubovik agreed that the existing PUD zoning could not be changed, but everything else should be designated as future R ½. Commissioner Bodily agreed.

Madison Brown said another change to the Future Land Use Map was designation of the slopes on the eastern part of Willard as environmentally sensitive land due to their grade. She had changed some parcels in the middle of Deer Run that were not rezoned PUD, back to a future land use designation of R ½. Did the Planning Commission want to leave them as R ½ or change them back to PUD?

The Planning Commission felt the parcels in the middle of Deer Run should have an R ½ designation. Nothing should have a PUD designation unless it was actually zoned PUD.



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Chairman Bingham said there were a few parcels along Highway 89 that did not have a future Commercial General land use designation. He felt the Planning Commission and City Council intended to have a Commercial General designation the entire length of Highway 89. Those parcels should be corrected.

There was a discussion about whether the Planning Commission and City Council intended the commercial along Highway 89 to be Commercial General or Commercial Neighborhood. The Planning Commission felt the future commercial areas along Highway 89 should be Commercial Neighborhood/Residential.

Chairman Bingham felt the Commercial Neighborhood should run on both sides of Highway 89 the entire length of Willard and South Willard. He also felt the entire Flying J parcel in South Willard should be Neighborhood Commercial.

Madison Brown stated that a public hearing was required before the amended Future Land Use Map could be approved because it was part of the General Plan. She would make the changes to the Future Land Use Map recommended by the Planning Commission for them to review before a public hearing was scheduled.

Amy Hugie stated that a public hearing was not required to amend the Zoning Map.

Chairman Bingham really wanted to see the area east of Highway 89 changed to an A-3/A-5 designation and the A-3 designation in the middle of Willard changed to R ½, but he felt the City Council would push back on those changes. He felt those two changes were in keeping with the mission statement of the General Plan. The vision of Willard was orchards, not alfalfa farms. There were a lot of alfalfa farms, but there weren't many orchards. The orchards were up against the mountains where the land was steeper. He felt an A-5 designation would preserve orchards and help prevent development above the Canal Road. If land wasn't developed in Willard, it would be harder for land above and east of Willard to develop, even though those areas were in the unincorporated county. The area currently designated as A-3 was a good area for half-acre lots. If the area east of Highway 89 was designated for three to five acre lots, it would prevent property values and taxes from increasing so much that people could not afford to live in the old part of town. Hopefully, changing the A-3 designation would prevent mini farms that would limit development and loss of future income to Willard.

Chairman Bingham understood there was a group of people who wanted to keep Willard rural. He wasn't opposed to that thinking. However, he felt the way to keep Willard rural was to preserve the orchards and the mountain. The mountains were what everyone loved about Willard. It would be harder to run infrastructure up the mountain. He felt there should be less houses on the mountain, not more.

He asked the Planning Commission to think about it. He also asked that the Future Land Use Map be amended to reflect that proposal. Madison Brown asked how far south Chairman Bingham wanted the A-3/A-5 designation to extend. Chairman Bingham suggested that it run from the northern boundary to the Nature Park.



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- 6C. REVIEW CONDITIONAL USE PERMIT ISSUED TO JOSH BRAEGGER ON JUNE 19, 2020, FOR A BASEMENT APARTMENT LOCATED AT 53 NORTH 100 WEST (PARCEL NO. 02-047-0074). PREVIOUSLY REVIEWED ON SEPTEMBER 21, 2023

Time Stamp: 34:33 – 06/04/2026

Madison Brown stated that Josh Braegger's conditional use permit was reviewed in September 2023. Josh Braegger finished his basement apartment, or internal ADU, just before Willard adopted the ADU Ordinance. The City Attorney in 2023, recommended that Josh Braegger's conditional use permit be terminated. Did the Planning Commission need to make a motion to terminate the conditional use permit?

Michelle Drago, Deputy City Recorder, stated that in 2023, Josh Braegger was concerned about giving up his conditional use permit.

Ms. Brown said she had spoken with Josh Braegger and asked if he was willing to register his basement apartment as an ADU, so Willard had a copy of the floor plan for emergency services. Josh Braegger said he would be happy to do that. Once he was registered, he didn't feel there was a need to keep the conditional use permit.

Amy Hugie asked if Willard had received a written statement from Josh Braegger voluntarily terminating his conditional use permit. Ms. Brown said it had not. Ms. Hugie said the motion made by Commissioner Hulsey on September 21, 2023, was to revoke the conditional use permit subject to Willard receiving a written statement voluntarily terminating the conditional use permit. She felt a written statement from Josh Braegger was needed.

Commissioner Thackeray asked why the conditional use permit could not be canceled if the use fell under the ADU Ordinance. Why did Willard need something in writing? He felt it was a moot point.

Amy Hugie said the basement apartment was grandfathered in. Willard issued a conditional use permit for it before the ADU Ordinance was adopted. The prior City Attorney felt it would be wise to receive a written statement from the property owner voluntarily terminating the use.

Commissioner Dubovik asked if the staff could prepare a statement for Josh Braegger to sign. Ms. Hugie said it could. Chairman Bingham directed the staff to prepare a statement for Josh Braegger to sign.

Commissioner Dubovik moved to terminate the conditional use permit for a basement apartment located at 53 North 100 West (Parcel No. 02-047-0047) upon receipt of a written statement from Josh Braegger voluntarily terminating his conditional use permit. Commissioner Thackeray seconded the motion. All voted "aye." The motion passed unanimously.

Commissioner Gilbert asked if a conditional use permit was needed to have an ADU. Madison Brown and Amy Hugie said no.

Commissioner Gilbert asked why he had a conditional use permit for his detached ADU. Commissioner Dubovik asked if he received the conditional use permit before the ADU Ordinance was written. Commissioner Gilbert said he received his conditional use permit in May 2023. The ADU Ordinance was adopted in December 2022.

Madison Brown suggested that Commissioner Gilbert's conditional use permit be reviewed next.



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Commissioner Thackeray suggested that all conditional use permits for ADU's be reviewed. Madison Brown felt the conditional use permit for Call's ADU needed to remain. It was approved under different circumstances. Commissioner Thackeray agreed. Her conditional use permit was tied to her business.

7. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR APRIL 16, 2026

Commissioner Bodily moved to approve the regular minutes for April 16, 2026, as corrected. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

8. ITEMS FOR THE JUNE 18, 2026, PLANNING COMMISSION AGENDA

Time Stamp: 43:13 – 06/04/2026

The Planning Commission discussed agenda items for the June 18, 2026, meeting – ordinance review for corner lot frontage, ordinance review for Zoning Map and Future Land Use Map changes, and review of a conditional use permit for Brian Gilbert.

The Planning Commission asked for an update on the status of Canyon Bay, Mountain Bay, Granite Ridge Phase 6, and Romero's site plan/conditional use permit.

9. COMMISSIONER/STAFF COMMENTS

Time Stamp: 52:49 – 06/04/2026

There weren't any comments from the staff or Planning Commission members.

10. ADJOURN

Commissioner Thackeray moved to adjourn at approximately 7:27 p.m. Commissioner Dubovik seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Chandler Bingham

Planning Commission Secretary
Michelle Drago

dc:PC 06-04-2026