

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

WILLARD CITY COUNCIL NOTICE

The Willard City Council of the Willard City Corporation will hold its Regular meeting on **Thursday, September 9, 2021**. The meeting will be held at the Willard City Offices 80 W 50 S. The meeting will be held in accordance with current COVID-19 guidelines. The meeting will begin promptly at 6:30 p.m. The agenda will be as follows:

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance

2. Open Comment Period (Individuals have three minutes for open comments. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.)

3. New Business

- a. Update by Cami Sabin Regarding Improvements to the Willard City Children's Park
- b. Presentation and Potential Approval of Water System Request by Dean Oyler
- c. Presentation by Chris Breinholt and Potential Approval of a Proposed ARPA Project to be Submitted to the State of Utah
- d. Update on the Master Plan Process by Bruce Parker
- e. Presentation and Discussion of Draft Special Planned Development Zone by Bruce Parker
- f. Discussion of Proposed Non-Exclusive Agreement with Connex for the Purpose of Internet Services
- g. Consideration of Resolution No. 2021-14 Authorizing the Mayor to Enter into a Contract with Box Elder County, Utah, to Provide Election Services
- h. Consideration of Review and Approval of Change Order No. 1 for Post Construction in the amount of \$3,000 for the 300 East Street Improvement Project
- i. Consideration of Review and Ratification of Pay Request No. 2 for Post Construction in the amount of \$14,410.72 for the 300 East Street Improvement Project
- j. Consideration of Review and Approval of Change Order No. 4 for Staker Parsons in the amount of \$38,020.00 for the 200 West Boundary Extension Project
- k. Consideration of Review and Approval of Change Order No. 5b for Staker Parsons in the amount of \$146,305.48 for the 200 West Boundary Extension Project
- l. Discussion and Possible Approval of the Purchase of Trees for the Willard City Baseball, Nature and Children's Park and Other Materials needed for the September 18, 2021, Service Project
- m. Consideration of Discussion and Potential Action Regarding the General Plan Update 2021 Survey – Council Member Ward

4. Planning Commission

- a. Consideration of Review and Approval of the Hurst Subdivision Application
- b. Consideration of Preliminary Approval of the Rod Braegger Subdivision Located at Approximately 100.South 400 West (Parcel No. 02-054-0003)

5. Approval of Minutes

August 8, 2021, Regular City Council Meeting

6. Financial

- a. Warrants
- b. Vouchers

- c. Reports

7. Department Reports

- a. Maintenance Department
- b. Police Department
- c. Fire Department

8. Council Member Reports

- a. Brad Robb
- b. Josh Braegger
- c. Fred Ward
- d. John Seamons
- e. Kaleb Kunzler

9. Mayor's General Correspondence and Information

10. City Manager's Report

- 11. Consideration of Motion to Enter a Closed Session (if necessary)** pursuant to UCA §52-4-205 (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual; (b) strategy sessions to discuss collective bargaining; (c) strategy sessions to discuss pending or reasonably imminent litigation; (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares; (f) discussion regarding deployment of security personnel, devices, or systems; or (g) investigative proceedings regarding allegations of criminal misconduct.

12. Adjourn

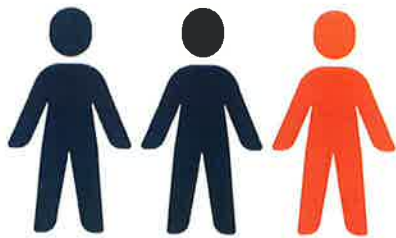
/s/ Michelle K. Snarr
City Recorder, Willard City

I, designated City Recorder for Willard City, hereby certify that the foregoing notice and agenda was posted at the Willard City Hall, on the State of Utah Public Meeting Notice Website <https://www.utah.gov/pmn/index.html>, on the Willard City Website www.willardcity.com and sent to the Box Elder News Journal September 3, 2021.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days.

Willard Children's Park

REPORT BY CAMI SABIN — SEPTEMBER 9, 2021



NEIGHBORHOOD SUPPORT

Of the 29 people I heard from, 28 supported improving the park, or at least replacing the equipment that has been removed.

FOCUS ON YOUNGER CHILDREN

By a 2-to-1 margin, they support a park with a few smaller activity zones over a large play structure.

DESIRED FEATURES

- Picnic area with shade (82%)
- Replace basketball standard (77%)
- Keep the swings (91%)
- Remove sand volleyball pit (82%)

OTHER SUGGESTIONS

- Inclusive playground equipment
- Zip line like Smith Family Park



Willard Children's Park Survey



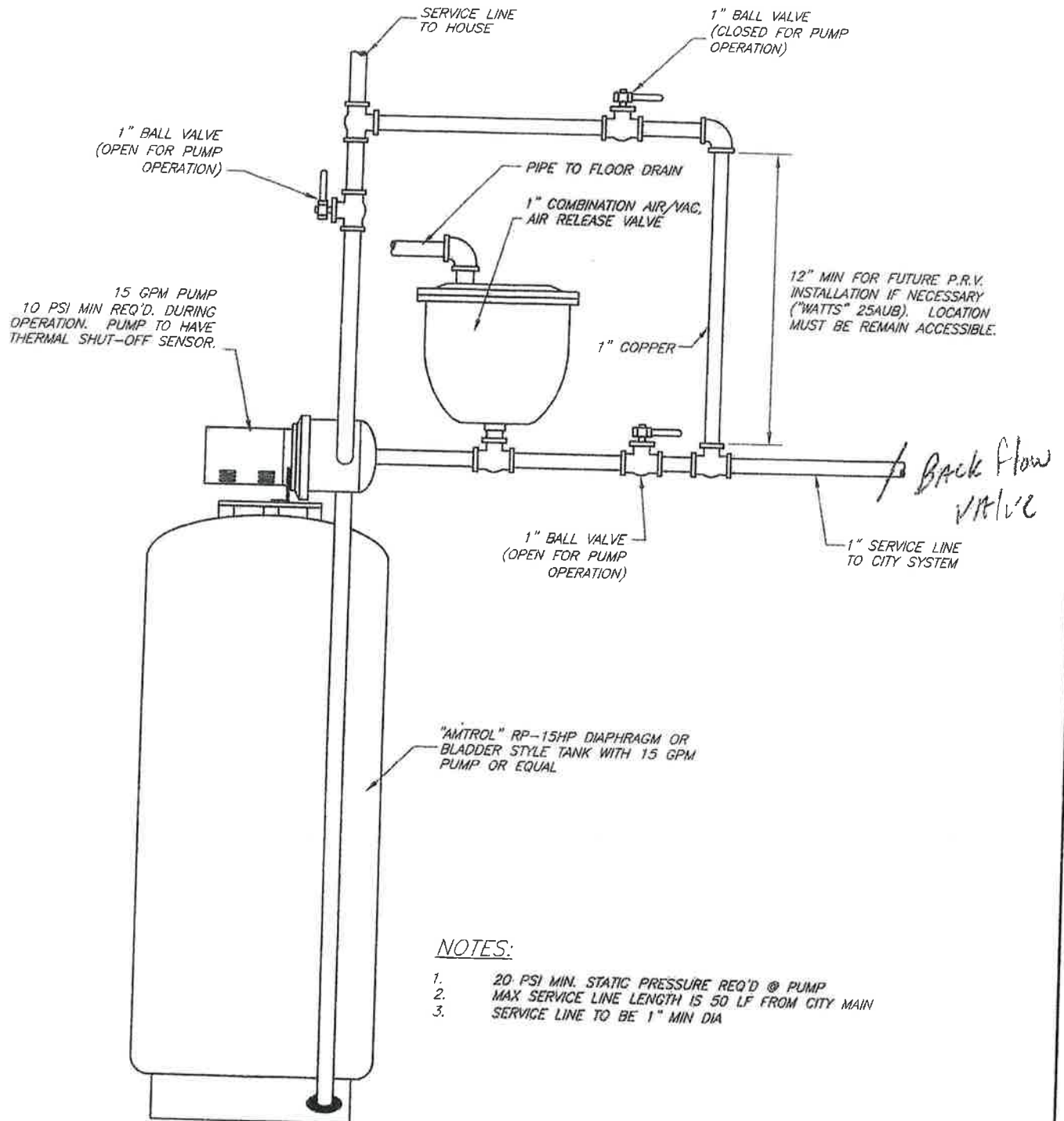
On June 24, I asked the Willard City Council to address the disrepair of the Willard Children's Park. They asked me to find out what my neighbors would like done and return and report. Please help me better represent the neighborhood by sharing your opinion about what the future of the children's park should look like.

Scan the QR code or go to bit.ly/childrenspark to take the survey

You can also contact me directly
Cami Sabin 801-389-8986

METHOD

My children and I distributed 120 flyers with a survey link and QR code to every house east of Main Street from 100 South to 600 South. I received 24 survey responses, three phone calls, two texts, an email, and three in-person visits regarding the park. Some of these were from the same people, so in total I heard from 29 people.



NOTES:

1. 20 PSI MIN. STATIC PRESSURE REQ'D @ PUMP
2. MAX SERVICE LINE LENGTH IS 50 LF FROM CITY MAIN
3. SERVICE LINE TO BE 1" MIN DIA



JONES & ASSOCIATES
Consulting Engineers

1716 East 5600 South
South Ogden, Utah 84403
476-9767 FAX 476-9768

NORTH OGDEN CITY

CITY STANDARDS

RESIDENTIAL BOOSTER PUMP

November 19, 2019

Marie Owens
Utah Division of Drinking Water
P.O. Box 144830
Salt Lake City, Utah 84114-4830

RE: SYSTEM #29014 System pressure and Home booster pump EXCEPTION REQUESTS

Dear Ms. Owens,

Request:

Pleasant View City, in accordance with R309-105-6(2)(b), requests exceptions to **R309-105-9(3)**, **R309-540-5(4)(c)** and **R309-550-11(3)**, individual home booster pumps.

Background:

- Three lot owners adjacent to the City's 800,000-gallon Jesse Creek tank (ST006) have requested culinary water service from the City.
- The service laterals for the proposed lots would connect to the 10" transmission line between the tank and the distribution system at elevations that will realize less than the standard pressures outlined in R309-105-9(2)(b)&(c).
- After review, Pleasant View City believes granting these exception requests will not jeopardize the public health and provides the following information for your consideration. Schematics are included at the end of this letter outlining the lot owners' proposed method of service.
 - The provided information is in accordance with the Draft "Policy for Reviewing an Exception to the Rules" for Individual Booster Pumps, provided by Ms. Camron Harry on Wednesday November 13, 2019):

Information for consideration:

1. Name and identification number of the public water system
 - *Pleasant View City Culinary Water, System #29014*
2. Name, contact information, and job title of the person requesting the exception (water system's representative or agent).
 - *Tyson Jackson, 801.668.6989, Water Superintendent*
3. The number and locations or addresses of individual booster pumps in a given pressure zone in the distribution system (Use of an individual booster pump will only be considered where no other reasonable alternatives exist. The number of booster pumps should be limited to the specific situation. For Example, if the request concerns a dead end water line serving three homes, only three booster pumps will be considered.)

- *The 3 lots to be served under the requested Rule Exception are located in the newly-platted Pole Patch Phase 3, with addresses of 5122 North (Lot 1), 5135 North (Lot 2) and 5192 North (Lot 3) Jesse Creek Drive, in unincorporated Weber County, Utah.*
 - *Please note that the subject lots are in unincorporated Weber County, but an agreement is in place wherein Pleasant View City will provide culinary water and sewer services to said lots.*
- 4. A description of how drinking water quality and public health will be protected.
 - *The standard meter setter in the city has a single check valve. The setters for these services will be equipped with dual check valves to help reduce the potential for backflow into the system.*
- 5. A description of how cross connection hazards will be addressed.
 - *Two of the lot owners (Lots 1 and 2) propose the installation of storage tanks in their homes to receive water from the City system, from which tanks the water will be boosted in their homes solely for domestic purposes.*
 - *The booster pumps for the homes will be separated from the City system by the in-home storage tanks, which will prevent the potential for a vacuum in the service line due to the booster pump, and also create a pressure-break to prevent unintentional reverse flow into the system.*
 - *The third lot owner (Lot 3) proposes installing a duplex booster pump immediately after the meter for its service, adjacent to the City's 10" transmission line and boosting into their home. It is undetermined at this time whether the booster system for Lot 3 will incorporate a bladder tank in the home or incorporate the use of variable frequency drives to maintain constant pressure.*
 - *In addition to the dual check, each pump will be equipped with a non-return valve to prevent unintentional reverse flow into the City system.*
- 6. The individual booster pump has to meet the requirements of International Plumbing Code, Section 606.5.
 - *The City inspectors will verify that the booster pump systems are designed and installed per IPC 606.5.*
- 7. The individual booster pump has to be inspected and approved by the local plumbing code official.
 - *Inspections mentioned in 6, above, will be performed by or under the direction of a certified building official.*
- 8. The individual booster pump has to be included in the public water system's ongoing cross connection control program.
 - *The pumping and plumbing facilities for these three lots will specifically be added to the Pleasant View City water system's cross connection control (CCC) plan.*

9. The public water system has to have access to inspect an individual home pressure booster pump.
 - *The City has or will have before approval is given for culinary water service to these lots, an agreement with the lot owners that City inspectors may inspect the pumping and plumbing facilities for each excepted lot, upon reasonable notice.*
10. The public water system has to have a standard operating procedure in place to conduct scheduled inspections of the individual booster pump and document the inspection date and results.
 - *The City has an established practice in place to inspect and document the inspection of each facility identified in its CCC plan, which will included these individual home booster stations.*
11. A note shall be added to the title or deed of the property with an individual home booster pump stating that an individual home booster pump is present and that the public water system has access to inspect it.
 - *Said note will be required on the plat for approval of this subdivision. Such a note will satisfy the intent of this requirement #11, because the plat is the "safest" place to keep such a note.*
 - *Deeds may be changed at will by landowners from one sale to the next but recorded plats require municipal approval for changes to be made.*

If you have any questions, please call me at (801) 668-6989.

Sincerely,

Tyson Jackson, Water Superintendent
Pleasant View City¹

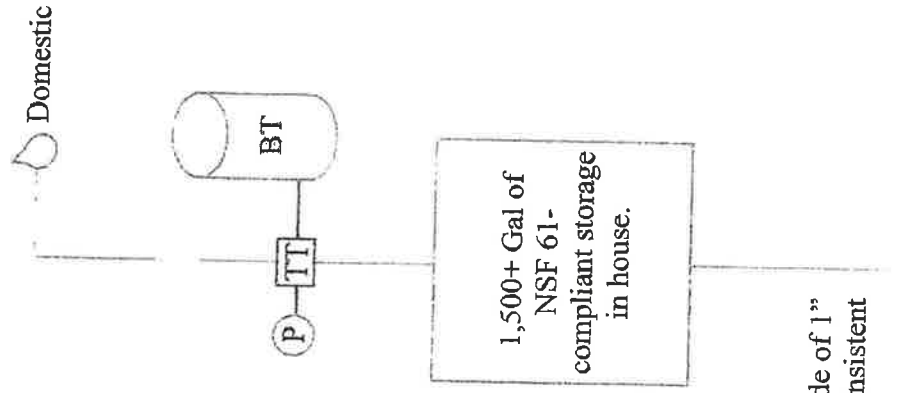
¹ Letter prepared by Dan White, PE, Gardner Engineering; Reviewed and concurrence given by Dana Shuler, PE, Jones and Associates.

Service schematic, Lots 1 and 2

Legend

M	=	Meter (>15# incoming). Order meter setter Mueller H-1434-2A (double check instead of PV City standard with single check)
TT	=	Tank Tee with Pressure Switch
P	=	Pump
	=	Water use (Type)
BT	=	Bladder Tank

Improvements will conform to IPC 2015, Section 606.5



2" service line from main to house with reducers on each side of 1" meter, 300' max length. Service lateral must be laid with consistent grade to discharge in house

M

Service schematic, Lot 3

Legend

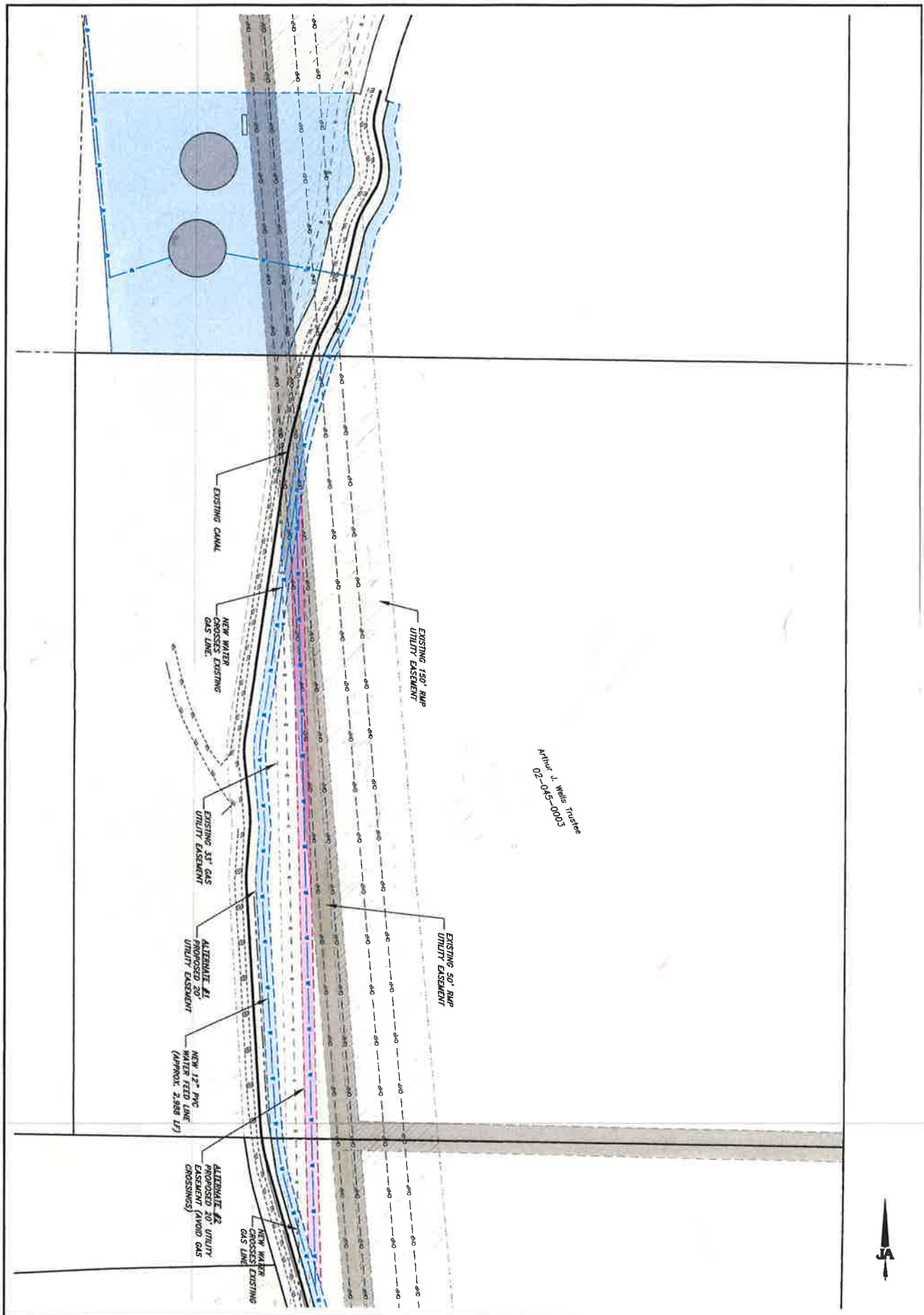
M	=	Meter (>15# incoming). Order meter setter Mueller H-1434-2A (double check instead of PV City standard with single check)
P	=	Duplex Pump system with backup generator and 10# low-pressure cut-out, either constant-pressure or in conjunction with bladder tank in the home.
D	=	Water use (Type)

Improvements will conform to IPC 2015, Section 606.5

Domestic

2" service line from main to tank with reducers on each side of 1" meter. Service line must be laid with consistent grade to discharge at tank.





Arthur J Wells Trusee
02-045-0003



SHEET: 1 OF 1 SHEETS	SCALE: 24" = 36' H: 1" = 60' V: 1" = 120'	SKT DESIGNED SKT DRAWN SKT CHECKED	REV. DATE APPR.	WILLARD CITY CORPORATION 750 NORTH TANK LOCATION TANK AND EASEMENT LOCATION ARTHUR J WELLS 02-045-0003	 JJA JONES & ASSOCIATES 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.joneschd.com

**WILLARD CITY, UTAH
SPECIAL PLANNED DEVELOPMENT (SPD) DISTRICT (PROPOSED)**

Section 1. Purposes.

The Special Planned Development (SPD) District is provided to:

1. Implement the Willard City General Plan.
2. In specific locations to allow appropriate opportunities for subdivision and development design flexibilities in the Zoning Districts where such flexibility is determined appropriate by the City Council, following a Planning Commission recommendation. The application of the SPD Zoning District shall respect the agricultural and naturally occurring features of the development location ("Subject Property"); and
3. To minimize impacts on the existing site features of the Subject Property including, but not limited to, agricultural, orchards, and horticultural uses and activities, wetlands, floodplains, vegetation, and steep slopes. The SPD District may be used to minimize disturbance to the naturally occurring and man-made features existing on the Subject Property, as much as practicable.

Section 2. Applicability.

The SPD Zoning District shall only be established by following the City's procedures required for a Land Use Ordinance amendment. The City Council shall find, and following the receipt of a Planning Commission recommendation, that all standards of Chapter ____ are met. Additionally, the City Council shall establish an SPD Zoning District to achieve the purposes (Section 1) and intent (Section 3) of this Chapter.

Section 3. Intent.

The SPD Zoning District is intended to provide subdivision and development options that:

1. Compliment the community image, attractiveness, and livability of the City.
2. Encourage imaginative and efficient subdivision and development configurations.
3. Conserves and protects viable agricultural areas, orchards, horticultural lands and activities, open spaces, and sensitive lands by setting aside those areas from future development.
4. Conserves and protects scenic, historic, natural features and resources, and sensitive lands, including those areas containing features such as steep slopes, wildlife habitat, floodplains, and wetlands, by setting aside these areas from development.
5. Provides active and passive recreational facilities, including trails.
6. Promotes efficiencies in the delivery of required services, including reduced infrastructure construction costs and ongoing maintenance costs
7. Reduces the amount of impervious surfacing and the length of required utility runs.

Section 4. Applicability.

1. The SPD Zoning District shall only be applied to properties located in the __<insert zones>__ Zoning Districts.
2. The SPD Zoning District shall only be established by following the procedures required for a Land Use Ordinance (Zoning Ordinance) amendment, as required by Chapter __<insert Chapter Reference>__.

Section 5. Required Minimum Subject Property Size.

An SPD Zoning District designation requires a minimum of five (5) acres. Owners and developers may combine their properties under an SPD Zoning Designation provided:

1. They file a Land Use Amendment Application for an SPD Zoning District designation jointly, and
2. Evidence is provided to the City that the owners and/or developers have executed a legal instrument establishing their relationships, roles, responsibilities, obligations, and privileges in pursuing a development under an SPD Zoning District designation. Such legal instrument shall provide evidence to the City of their rights and remedies, thereunder, and their mutual rights and obligations to the City. (Have City Attorney review and revise).

Section 6. Application and Application Requirements.

1. All requests to establish a PD Zoning District shall be made by the submission of a Land Use Ordinance Amendment Application to the city planner as required by Chapter ____.
2. In addition to the application requirements of Chapter ____ all applications to establish an SPD Zoning District shall include:
 - a. The Agricultural Lands Plan as required by Section 7, herein.
 - b. Open Space Lands Plan, as required by Section 8, herein.
 - c. The Sensitive Lands Plan as required by Section 9, herein.
 - d. A Master Development Plan as required by Section 10, herein. The Master Development Plan shall demonstrate how the Subject Property would be developed with the SPD Zoning District. The Master Development Plan shall be provided for illustrative purposes only and shall demonstrate how the SPD Zoning District provides a preferred development option for the Subject Property. The Master Development Plan shall be accompanied by a narrative description(s), as determined by the applicant, to highlight and identify the private and public benefits of developing the Subject Property under the SPD Zoning District over the Base Zoning District only.
 - e. Adjoining Property Compatibility Plan. The Adjoining Property Compatibility Plan shall identify all property owners immediately adjacent to the Subject Property, including the name and mailing address. The Adjoining Property Compatibility Plan shall show the Zoning Districts of all adjoining properties, the existing uses, use densities and intensities, and the location of all adjoining agricultural, open space, and sensitive lands, as applicable, and as defined by this Chapter.

Section 7. Agricultural Lands Plan.

1. Plan Required. Applications for an SPD Zoning District designation shall include an accurate agricultural land(s) plan (a map), at a scale of _____ and prepared as required by this Section.
2. Requirements. The agricultural lands plan shall identify all agricultural lands located on the Subject Property, including, but not limited to all fields, grazing lands, orchards, and horticultural use areas of one (1) acre or larger. The agricultural lands plan shall accurately identify the use(s) of all agricultural lands existing on the Subject Property and located within four hundred feet (400') of the Subject Property.
3. Applicant Responsibility: Applicants are solely responsible for ensuring the accuracy of the agricultural lands plan.
4. Continuing Productivity and Maintenance of Agricultural Lands. As practicable, agricultural lands identified by the agricultural lands plan shall continue as productive agricultural lands and shall continue to qualify for assessment under the Farmland Assessment Act.

Section 8. Open Space Lands Plan.

1. Plan Required. Applications for an SPD Zoning District designation shall include an accurate open space land(s) plan (a map with necessary narrative materials), at a scale of _____ and prepared as required by this Section.
2. Requirements. The open space lands plan shall identify all areas of the Subject Property proposed to remain open and for use as a public or private amenity. The open space lands plan shall accurately identify the use(s) of all open space lands existing on the Subject Property and located within four hundred feet (400') of the Subject Property.
3. Applicant Responsibility: Applicants are solely responsible for ensuring the accuracy of the open space lands plan.

Section 9. Sensitive Lands Plan.

1. Plan Required. Applications for an SPD Zoning District designation shall include an accurate, sensitive land(s) plan (a map with necessary narrative materials), at a scale of _____ and prepared as required by this Section.
2. Requirements. The sensitive lands plan shall identify all areas of the Subject Property determined to be floodplains, wetlands, geological hazards, steep slopes, and all other areas with some form of development constraint, including all areas identified by a Federal or State Department or Agency, with authority. The sensitive lands plan shall accurately identify the use(s) of all sensitive lands existing on the Subject Property and located within four hundred feet (400') of the Subject Property.
3. Applicant Responsibility: Applicants are solely responsible for ensuring the accuracy of the sensitive lands plan.

Section 10. Master Development Plan Required.

Applications for an SPD Zoning District designation shall include a Master Development Plan for approval concurrent with the approval of an SPD Zoning District designation. The Master Development Plan shall demonstrate:

1. How the Subject Property would be developed with the SPD Zoning District. The Master Development Plan shall be provided for illustrative purposes only and shall demonstrate how the SPD Zoning District provides a preferred development option for the Subject Property. The Master Development Plan shall be accompanied by a narrative description(s), as determined by the applicant, to highlight and identify the private and public benefits of developing the Subject Property under the SPD Zoning District over the Base Zoning District only. The proposed Master Development Plan shall show.
 - a. Use Locations. Show the location of all proposed uses, including the location of all roads and streets, uses (by type), dwelling units (by type), public and private uses, the location and size of agricultural, open space, sensitive lands. All proposed active and passive recreational facilities and improvements and proposed private and publicly accessible features and facilities.
 - b. Design Features and Consistencies. All developments proposed in an SPD Zoning District shall provide and incorporate a consistent architectural and design theme, including, but not limited to street signage, lighting, fencing, entry treatments and features, landscaping, and architectural building styles, including consistency in material colors and quality.
 - c. Improvements and Enhancements. All developments proposed in an SPD Zoning District shall include, as applicable, all measures to stabilize sensitive areas, including stabilizing drainageways, the protection of wetlands, enhancements to wildlife habitat areas, improvements to open space areas to facilitate public use, various other open space area improvements and amenities, the provision of a publicly accessible and improved trail system and providing appropriate linkages and connections to existing sensitive lands, existing or proposed open spaces and existing or proposed trails.
2. Lot Standards. The owner or developer of Subject Property proposed in an SPD Zoning District shall identify on the Master Development Plan at a clearly legible scale and readable the following lot standards. If the Master Development Plan does not address any required lot standard, as provided by this Section, the minimum requirements of the Base Zoning District shall apply. To achieve the purposes and intent of the SPD Zoning District lots located in the SPD Zoning District may.
 - a. Lot Area: Be smaller than the minimum size required in the underlying Zoning District, as approved, and as required by the Land Use Ordinances of the City.
 - b. Lot Width and Frontage. Be reduced from the minimum lot width and frontage requirements of the underlying Zoning District, as approved and as required by the Land Use Ordinances of the City.

3. Consistent with the purposes and intent of this Chapter, the location standards for all primary and accessory buildings and structures shall be shown on the Master Development Plan as follows.
 - a. Front Setback: The minimum front yard setback for all primary and accessory buildings or structures.
 - b. Maximum Lot Coverage: The maximum impervious surface proposed for all lots.
 - c. Rear Setback: The minimum rear yard setback for all primary and accessory buildings or structures.
 - d. Side Yard Setback: The minimum side yard setback for all primary and accessory buildings or structures.
 - e. Side Yard Setback; Corner Lots: The minimum side yard setback for all corner lots for all primary and accessory buildings or structures.
4. Building Height. The maximum building height as provided by the Base Zoning District shall apply to all primary buildings and structures proposed in an SPD Zoning District.
5. Base Zoning District Applicability. Except and unless modified by the Master Development Plan, as approved concurrently with the approval of an SPD Zoning District all other standards of the Base Zoning District shall apply.

Section 11. SPD Zoning District Approval Criteria.

The approval criteria for establishing an SPD Zoning District shall be the same criteria as provided for a Land Use Ordinance amendment. In addition, the Planning Commission and City Council shall consider and find the proposed SPD Zoning District:

1. Will better preserve and enhance desirable site features than would be achieved by the Base Zoning District.
2. Achieves the purposes of the General Plan and does not create a conflict with any applicable General Plan goal or policy.
3. Meets the purposes and intent of this Chapter.

Section 12. Allowed Uses – Dwelling Unit Variety. Master Development Plan to Identify.

The uses allowed as either a permitted, conditional, accessory, temporary, seasonal, or other use in the Base Zoning District shall apply. However, to allow for various dwelling unit types, the SPD Zoning District may also provide other dwelling unit types as specifically identified and referenced, including the number of dwelling unit types proposed, by the Master Development Plan, and its accompanying narrative(s).

Section 13. Standards and Requirements of Base Zoning District Apply, Unless Modified by an Approved SPD Zoning District Master Development Plan.

1. All developments, including all subdivisions, land use permit applications, and all other land use permits, proposed in an SPD Zoning District shall comply standards of the Base Zoning District.

2. As provided by this Chapter, an SPD Zoning District and the accompanying approved Master Development Plan may modify the requirements of the Base Zoning District.
3. The Master Development Plan, as approved by the City Council, following the receipt of a Planning Commission recommendation, shall be controlling for all subdivision applications, all land use permit applications, and all other land use permit applications to the extent provided by the Master Development Plan.

Section 14. Proposed Minimum Agricultural, Open Space, and or Sensitive Land Area(s) Designation.

1. The SPD Zoning District requires a minimum of twenty percent (20%) of the total Subject Property acreage to be conserved, under an approved conservation instrument, for continued agricultural uses (including but not limited to grazing lands, orchards, and horticultural uses), for open space land conservation, and/or sensitive lands protection. The proposed agricultural, open space, and/or sensitive land area(s) shall:
 - a. Be as contiguous as possible to create one (1) parcel, as practicable, and
 - b. Not include any private lot areas, roads, streets or other right of way, or any areas proposed to be used for schools, churches, public facilities, or other similar uses.
 - c. Be located to be part of a larger continuous and integrated area for continued agricultural uses, open space land conservation, and/or sensitive lands protection.
 - d. Add to the area's amenities, including the maximization of visibility to the agricultural, open space, and/or sensitive land areas.
 - e. As applicable, provide adequate public and private active transportation access via a trail system and proper maintenance access to all agricultural, open space, and/or sensitive land areas.
2. **Proposed Active Recreation and Landscape Areas:** All areas of the Subject Property not identified for continued agricultural uses, open space land conservation, and/or sensitive lands protection, or included in a private lot or area shall be identified as to proposed ownership, use, improvements, and maintenance.

Section 15. Minimum Conservation Area Requirements and Ownership.

1. **Conservation Instrument.** A proposed conservation instrument shall accompany the proposed Master Development Plan. Such instrument shall be legal and binding in the State of Utah. It shall include all areas of the Subject Property proposed to be conserved as either agricultural, open space or sensitive lands.
2. **Ownership and Maintenance of Conservation Areas.** The proposed Master Development Plan shall provide the ownership and maintenance obligations for all areas included under the conservation instrument. Subject to City Council approval, the ownership and maintenance of all conservation areas may remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, a conservation organization, governmental entity, or private individual. No lands subject to conservation shall be subdivided.

Section 16. Nonqualifying Areas.

The SPD Zoning District shall not include any lands that are:

1. Not owned or controlled by the owner or developer at the time of application, or
2. Are protected from development by law, deed, easement, or other enforceable instruments.

Section 17. Land Use Application Approval Process and Amendment Process.

As defined by Utah Code, all Land Use Applications for any use, subdivision, or other activity proposed in an SPD Zoning District shall.

1. Comply with all applicable Federal and State laws, requirements, and standards.
2. Comply with all requirements and standards of the City, as applicable.
3. Comply with all requirements and standards of the Master Development Plan, including all attachments and documents thereto.

Section 18. Allowed Base Density.

The maximum density allowed in an SPD Zoning District shall be determined by dividing the total acreage of the subdivision site by the minimum lot size requirement of the Base Zoning District. All fractions shall be rounded down.

Section 19. SPD District Allowed Density Bonus.

For the Subject Property complying with the requirements of the Base Zoning District and the SPD Special Zoning District, including its accompanying Master Development Plan, the following density bonuses are available for the conservation of agricultural lands, open space lands, and sensitive lands, as identified by such plans. Density bonuses shall be as provided by Table 1.

Table 1
Maximum Allowed Special Planned Development Zoning District Density Bonus by Conserved Lands

Percentage of Total Subject Property Area							
Minimum Required Subject Property Percentage	Conserved Agricultural, Open Space, and/or Sensitive Lands, as applicable	Proposed Productive Agricultural Lands to be conserved	Maximum Bonus Density	Proposed Open Space Lands to be conserved	Maximum Bonus Density	Proposed Sensitive Lands to be conserved	Maximum Bonus Density
20	20		0		0		0
		25	30	25	30	25	5
		30	35	30	35	30	10
		35	40	35	40	35	15
		40	45	40	45	40	20
		45	50	45	50	45	25
		50	55	50	55	50	30

Need to include illustrative materials sufficient to communicate intent and understanding.

Definitions to Follow..

RESOLUTION 2021-14

**A RESOLUTION OF THE WILLARD CITY COUNCIL AUTHORIZING THE MAYOR
TO ENTER INTO A CONTRACT WITH BOX ELDER COUNTY, UTAH, TO PROVIDE
ELECTION SERVICES**

WHEREAS, Willard City will hold a Municipal Election in 2021; and

WHEREAS, Willard City is desirous of obtaining the assistance of Box Elder County, Utah, in connection with the election to be conducted by Willard City; and

WHEREAS, Willard City acknowledges and recognizes that the Box Elder County Clerk's office will provide assistance only and the responsibility for the election process shall remain with Willard City and Willard City shall conduct its election appropriately and in accordance with all applicable laws.

NOW THEREFORE, be it resolved by the City Council of Willard City, State of Utah, by the Mayor and the Willard City Council as follows:

Section 1. The City Council of Willard authorizes the Mayor to enter the attached Contract with Box Elder County, Utah, to provide election services for the 2021 Municipal Election.

Section 2. That this Resolution shall become effective immediately upon the passage thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WILLAR CITY, STATE OF UTAH this _____ day of September 2021.

Kenneth Braegger,
Mayor, Willard City

ATTEST:

Michelle Vest Snarr
City Recorder

ROLL CALL

AYE

NAY

Council Member Braegger
Council Member Kunzler
Council Member Robb
Council Member Seamons
Council Member Ward

CONTRACT FOR ELECTION SERVICES

This agreement made and entered into by and between BOX ELDER COUNTY, State of Utah, (hereinafter "County") and WILLARD, a municipal corporation located in Box Elder County, State of Utah (hereinafter "City/Town").

RECITALS

WHEREAS, City is desirous of obtaining the assistance of County in connection with an election to be conducted by City; and

WHEREAS, County, by and through the Box Elder County Clerk's office, is willing to provide assistance to City in connection with an election to be conducted by City; provided that City remains responsible for the election process; and

WHEREAS, City acknowledges and recognizes that County will provide assistance only and that responsibility for the election process shall remain with City and City shall conduct its election appropriately and in accordance with all applicable laws;

NOW THEREFORE, based upon these recitals and other good and valuable consideration, County and City do hereby agree as follows:

1. County, by and through the Box Elder County Clerk/Election's Office agrees to provide the following assistance in connection with the City's election process:

- Test, program, assemble and make available to City, over the counter ballots, any equipment and/or supplies specifically needed for by-mail voting.
- Arrange printing and mailing of ballot packet to active registered voters within the city/town jurisdiction.
- Provide a ballot drop box for by-mail ballots and retrieve returned ballots frequently from said drop boxes.
- Provide information systems assistance which includes, but is not necessarily limited to election programming, tabulation, programmer and technician, and election result reports.
- Provide personnel and technical assistance throughout the election process including signature verification, ballot processing, contacting voters for any inconsistencies in signatures or returned ballots (cure letters), and tabulation.
- Provide training for poll workers (if applicable) or city/town staff.
- Provide early voting training if city/town chooses to hold early voting.
- Set-up and take down equipment for early voting (if applicable).
- Provide preparation and personnel for the public demonstration of the tabulation equipment.
- Verify and process provisional ballots.
- Provide result data for canvass.
- Conduct the election audit as required by the policy set by the Lt. Governor.

2. City agrees to do the following:

- Provide and act as the Chief Election Officer and assume all duties and responsibilities as outlined by law.
- Accept all Declaration of Candidacy forms, publish notice of candidates, notify county of all declarations upon receipt.
- Provide County with ballot information which includes, but is not necessarily limited to races, candidates and ballot issues.
- Notify candidates of financial disclosure statement deadlines, accept disclosure forms, post disclosures to city/town website, forward disclosures to County Clerk and Lt. Governor.
- Identify polling locations (if applicable) and drop box locations.
- Recruit poll workers.
- Compensate poll workers.
- Publish all legal notices which include, but are not necessarily limited to election notice, polling locations, drop box locations, sample ballots, public logic and accuracy testing date, time and location, canvass notice, results, and audit notice.
- Proof and approve ballot formats.
- Accept by-mail ballots and be available for pick-up of election returns on Election Day until approximately 8:30 p.m.
- Arrange and conduct election canvass.
- Perform all other election related duties and responsibilities not outlined in this agreement and required by law for the entire election process.
- City agrees to pay County repair or replacement costs for damaged voting equipment which occurs at a polling location beyond the normal wear and tear.

3. City agrees to conduct the election according to the statutes, rules, executive orders, and policies of the Lieutenant Governor as the Chief Elections Officer of the state. In addition, City shall defend, indemnify and hold harmless of and from any and all liability arising out of or in any way related to County's performance of the Agreement, except for any negligent, intentional or criminal conduct of the County.

4. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Schedule "A". The payment shall be made within thirty (30) days of receiving the invoice prepared by the County.

5. This Agreement shall be effective as of the date of execution by all parties.

6. This Agreement shall continue in effect until terminated by either party.

7. The individuals executing this Agreement on behalf of the parties confirm that they are duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate, each of which shall be deemed an original.

Dated this 2nd day of September 2021.
BOX ELDER COUNTY

By 
Marla Young
Box Elder County Clerk

Dated this _____ day of _____ 2021.

WILLARD

By _____
Willard City Mayor

ATTEST:

Willard City Recorder

April 6, 2021

Willard Recorder
PO Box 593
Willard, UT 84340

~~2019~~ ²⁰²¹ MUNICIPAL ELECTION (by mail) ESTIMATE

Ballot Set-up				\$	150.00
Ballots (# of ballots x printing cost)	1200	\$	2.20	\$	2,640.00
Counting of Ballots				\$	250.00
Canvass Preparation				\$	25.00
Total				\$	3,065.00

Ballot Set-Up: Programming of the ballots and all counting machines, Audio programming, Programming for ballot on demand printing

Ballots: Printing cost per ballot, Cost of envelopes, Postage, Scanning returned ballots, Verifying of signatures, Opening and removing ballots,

Counting of Ballots: Scanning of ballots through ballot tabulation machine

Canvass Preparation: Consolidation of canvass information for presentation to City/Town Council

Number of UOCAVA voters: 6

This document is now complete.

CLOSE

Change Order No. #1

Project: 300 East Street Improvement Project
Owner: Willard City
Contractor: Post Construction Company

Notice to Proceed: 5/11/2021
Substantial Completion: 6/11/2021
Original Contract Price: \$73,450.00

SUMMARY OF CHANGE ORDER

Description of Change(s): Set Rock Wall

Total Amount of Change: \$3,000.00**Total # of Days: -*****Revised Contract Price: \$76,450.00*****Revised Substantial Completion: 6/11/2021**

Attachments: Cost Breakdown

DocuSigned by:

Eat Burke

Recommended for Approval by Engineer

8/9/2021 | 12:35 PM MDT

Date

DocuSigned by:

Chris Davis

Approved by City Manager

8/18/2021 | 6:02 AM PDT

Date

DocuSigned by:

Eric Post

Received by Contractor

8/10/2021 | 12:52 PM MDT

Date

APPROVED CHANGES TO DATE*(additional days)**

CO #1:	\$	-	-
CO #2:	\$	-	-
CO #3:	\$	-	-
CO #4:	\$	-	-
CO #5:	\$	-	-
Total Changes:	\$	-	- days



300 East Street Improvement Project

Contractor: Post Construction Company
 1762 West 1350 South
 Ogden, UT 84401



Original Contract: \$73,450.00
 *Revised Contract: \$76,450.00

Notice to Proceed: 5/11/2021
 Substantial Completion: 6/11/2021
 *Revised Substantial Completion: 6/11/2021
 Final Completion: 7/11/2021
 *Revised Final Completion: 7/11/2021

PAY REQUEST SUMMARY

Estimate #: 2
 Invoice Date: 8/3/2021

Total Work Completed & Materials Stored to Date: \$82,826.54
 Less 5% Retainage: \$4,141.33
 Less Previous Payments: \$64,274.49

Amount Due This Request: \$14,410.72

Work Completed to Date: 108%
 Time Used to Date: 271%

DocuSigned by:

Eric Post

4ED7DC1C0467465

Contractor: Post Construction Company

DocuSigned by:

Eac Burk

345F6350771D425

City Engineer, Jones & Associates

DocuSigned by:

Chris Davis

1C3AAB49500F42C

Director of Public Works

City Administrator

Director of Finance

Account Number

*APPROVED CHANGES TO DATE			(additional days)	PREVIOUS PAYMENTS	
CO #1:	\$	3,000.00	-	Pay Request #1	\$ 64,274.49
CO #2:	\$	-	-	Pay Request #2	\$ -
CO #3:	\$	-	-	Pay Request #3	\$ -
CO #4:	\$	-	-	Pay Request #4	\$ -
CO #5:	\$	-	-	Pay Request #5	\$ -
Recon CO:	\$	-	-	Pay Request #6	\$ -
Total Changes:	\$	3,000.00	- days	Total Payments:	\$ 64,274.49

By signing, the Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Pay Requests; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Pay Request, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interests, or encumbrances); and (3) All Work covered by this Pay Request is in accordance with the Contract Documents and is not defective.



Consulting Engineers

300 East Street Improvement Project

Post Construction Company

Estimate #: 2

Invoice Date: 8/3/2021

Date Prepared: 8/5/2021



ITEM NO.	LINE ITEM DESCRIPTION	QTY	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
1	Mobilization	1	LS	\$ 1,800.00	LS	1 LS		\$ 1,800.00
2	Traffic control	1	LS	\$ 850.00	LS	1 LS		\$ 850.00
3	Sawcut asphalt	200	lf	\$ 2.00	75 lf	200 lf	\$ 150.00	\$ 400.00
4	Remove and dispose existing asphalt	5,100	sf	\$ 0.65	sf	5,100 sf		\$ 3,315.00
5	Road Base	150	ton	\$ 14.00	154 ton	476 ton	\$ 2,158.10	\$ 6,666.10
6	Pre-lower existing manhole	6	ea	\$ 250.00	ea	5 ea		\$ 1,250.00
7	Pre-lower existing valve box	5	ea	\$ 250.00	ea	ea		
8	Install new curb and gutter	620	lf	\$ 19.50	lf	623 lf		\$ 12,148.50
9	Install new 6" thick concrete (drive approach)	580	sf	\$ 9.00	sf	1,219 sf		\$ 10,971.00
10	Fine grade road base for paving	1	LS	\$ 4,500.00	1 LS	1 LS	\$ 4,500.00	\$ 4,500.00
11	3" thick APWA asphalt mix with 15% RAP	475	ton	\$ 69.00	31.32 ton	482.26 ton	\$ 2,161.08	\$ 33,275.94
12	Raise manhole to grade with new collar	6	ea	\$ 450.00	ea	3.22 ea		\$ 1,450.00
13	Raise valve box to grade with new collar	5	ea	\$ 350.00	ea	ea		
14	Relocate existing mailbox	3	ea	\$ 100.00	3 ea	3 ea	\$ 300.00	\$ 300.00
15	Backfill behind new curb and drive approaches with appropriate grade (as per detail)	1	LS	\$ 2,900.00	1 LS	1 LS	\$ 2,900.00	\$ 2,900.00
101	Change Order 1 - Set Rock Wall	1	LS	\$ 3,000.00	1 LS	1 LS	\$ 3,000.00	\$ 3,000.00
TOTAL VALUE OF WORK COMPLETED								\$ 15,169.18
THIS ESTIMATE								\$ 82,826.54
								TO DATE

Change Order No. #4

Project: 1200 West Boundary Extension Project
Owner: Perry City
Contractor: Staker & Parson

Notice to Proceed: 7/20/2020
Substantial Completion: 10/15/2020
Original Contract Price: \$876,254.10

SUMMARY OF CHANGE ORDER

Description of Change(s): Signage

Total Amount of Change: \$38,020.00

Total # of Days: 30

***Revised Contract Price: \$1,817,106.25**

***Revised Substantial Completion: 9/30/2021**

Attachments: Cost Breakdown

DocuSigned by:

Eac Burk

345F635D771B425

Recommended for Approval by Engineer

8/10/2021 | 10:02 AM MDT

Date

DocuSigned by:

Robert Barnhill

BE62C30DD7CDA75

Approved by Perry City Administrator

8/10/2021 | 11:01 AM MDT

Date

DocuSigned by:

Chris Davis

TC3AAB4BS00F421

Approved by Willard City Administrator

8/15/2021 | 12:16 PM PDT

Date

DocuSigned by:

Blake Bowcutt

0426D7C0B93A07

Received by Contractor

8/16/2021 | 6:52 AM PDT

Date

*APPROVED CHANGES TO DATE (additional days)

CO #1:	\$	22,104.00	201	
CO #2:	\$	847,657.15	27	
CO #3:	\$	33,071.00	92	
CO #4:	\$	-	-	
CO #5:	\$	-	-	
Total Changes:	\$	902,832.15	320	days



Consulting Engineers

**Cost Breakdown
Change Order No. #4**

No.	Description	Quantity		Unit Price	Total Price
401	25 MPH Speed Limit Sign w/ Radar Sign Ahead and Solar Power Pole	2	ea	\$ 9,500.00	\$ 19,000.00
402	Farm Machinery Sign and Post with Tractor Crossing Sign	4	ea	\$ 1,150.00	\$ 4,600.00
403	25 MPH Speed Limit Sign and Post	2	ea	\$ 830.00	\$ 1,660.00
404	No Heavy Truck Sign and Post	2	ea	\$ 1,100.00	\$ 2,200.00
405	No Thru Truck Traffic Sign	2	ea	\$ 1,100.00	\$ 2,200.00
406	Stop Sign and Post	1	ea	\$ 860.00	\$ 860.00
407	Private Property No Public Access Sign and Post (to be installed by City or Property Owner)	15	ea	\$ 500.00	\$ 7,500.00

Total Change in Contract Price: \$ 38,020.00

Additional Time Required

Additional Time Required	30	days
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Total Change in Contract Time: 30

Change Order No. #5b

Project: 1200 West Boundary Extension Project
Owner: Perry City
Contractor: Staker & Parson

Notice to Proceed: 7/20/2020
Substantial Completion: 10/15/2020
Original Contract Price: \$876,254.10

SUMMARY OF CHANGE ORDER

Description of Change(s): Additional Work in Willard - Trail and Roadwork

Total Amount of Change: \$146,305.48

Total # of Days: -

***Revised Contract Price: \$1,967,178.73**

***Revised Substantial Completion: 9/30/2021**

Attachments: Cost Breakdown

DocuSigned by:

Eac Burk

Recommended for Approval by Engineer

8/24/2021 | 10:39 AM MDT

Date

DocuSigned by:

Robert Barnhill

Approved by Perry City Administrator

8/24/2021 | 1:10 PM MDT

Date

Approved by Willard City Administrator

Date

Received by Contractor

Date

*APPROVED CHANGES TO DATE (additional days)

CO #1:	\$	22,104.00	201	
CO #2:	\$	847,657.15	27	
CO #3:	\$	33,071.00	92	
CO #4:	\$	38,020.00	30	
CO #5a:	\$	3,767.00	-	
CO #5b:				
Total Changes:	\$	944,619.15	350	days



Consulting Engineers

Cost Breakdown
Change Order No. #5b

No.	Description	Quantity	Unit Price	Total Price
501b	New 4" asphalt roadway	476 ton	\$ 77.25	\$ 36,771.00
502b	Remove existing trail asphalt (approx STA 40+00 to 60+00)	12,954 sf	\$ 0.37	\$ 4,792.98
503b	Trail excavation, clear and grub, haul and disposal of excess material, and grading to subgrade	450 cy	\$ 17.50	\$ 7,875.00
504b	Untreated base course (where needed)	600 ton	\$ 25.75	\$ 15,450.00
505b	New 3" asphalt (8' wide trail approx. ST 40+00 to 60+00)	320 ton	\$ 75.25	\$ 24,080.00
506b	Saw cut asphalt	500 lf	\$ 1.27	\$ 635.00
507b	Remove existing asphalt	13,000 sf	\$ 0.40	\$ 5,200.00
508b	New 15" RCP (CL-III)	40 lf	\$ 150.00	\$ 6,000.00
509b	Construct single catch basin	1 ea	\$ 4,013.50	\$ 4,013.50
510b	Roadway excavation, haul and disposal of excess material	300 cy	\$ 17.50	\$ 5,250.00
511b	Granular borrow	230 ton	\$ 30.35	\$ 6,980.50
512b	Untreated base course	180 ton	\$ 31.00	\$ 5,580.00
513b	New curb and gutter	814 lf	\$ 25.25	\$ 20,553.50
514b	New 6" thick concrete (drive approaches)	440 sf	\$ 7.10	\$ 3,124.00

Total Change in Contract Price: \$ 146,305.48

Additional Time Required

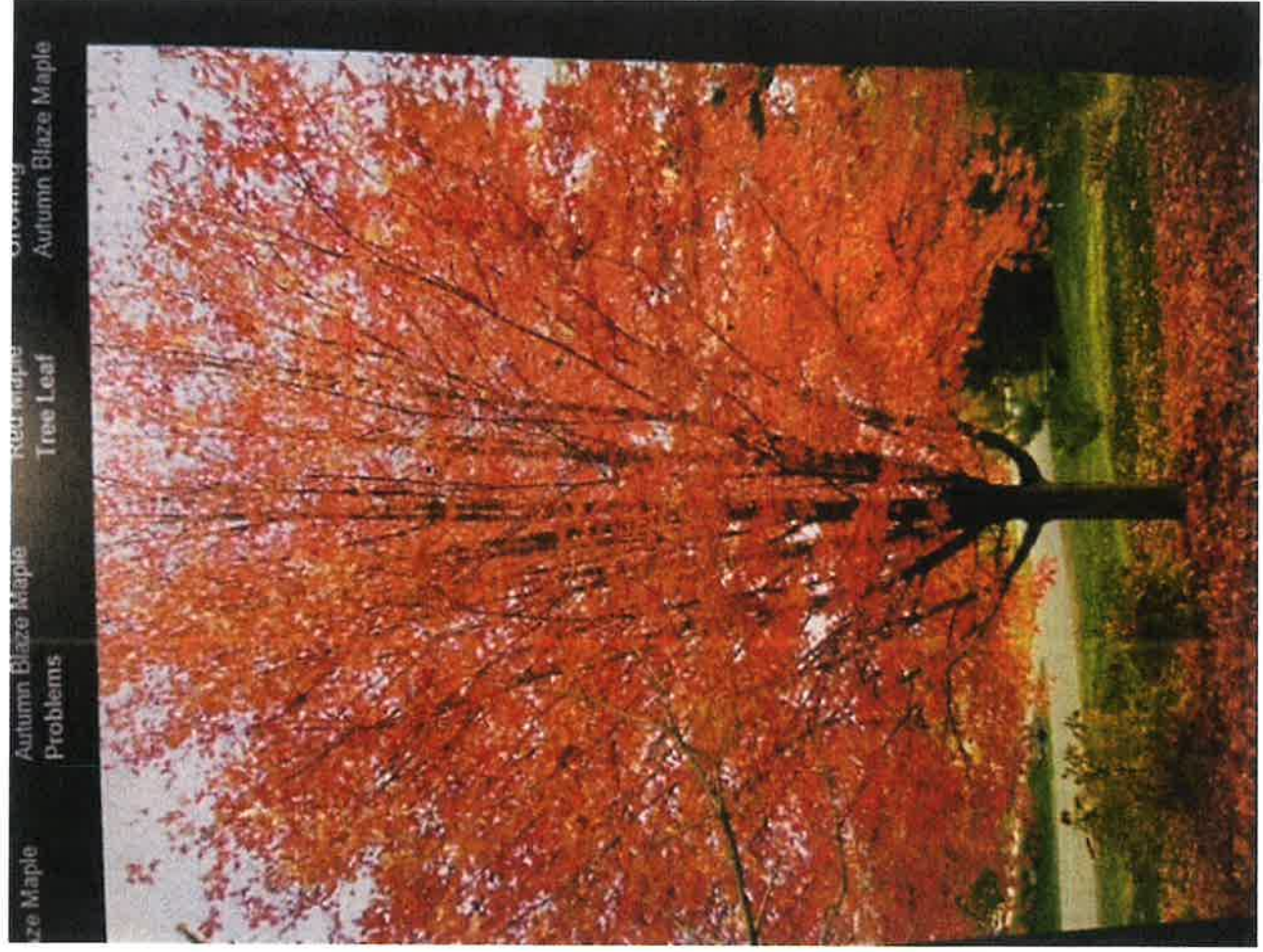
Additional Time Required	-	days
--------------------------	---	------

Total Change in Contract Time: -

Maple Emerald Queen
50' H x 40' W



Autumn Blaze Maple
50' H x 40' W



Norwegian Sunset Maple
40' H x 30' W





PO Box 30, Kaysville, UT 84037. 801-546-1372

WILLARD CITY

Terms:

Billing Address	On-Site Contact Information	Shipping Address
Willard City		

Item #	Item Description	Quantity	Unit Price	Amount	Comments
1037R	Platanus acenfolia Exclamation - London Planetree, Exclamation #25	35	\$184.00	\$6,440.00	Sub for London Planetree
207TH	Acer platanoides Emerald Queen - Maple, Emerald Queen #25	12	\$186.95	\$2,243.40	
1049U	Acer freemanii Autumn Blaze (Jeffersred) - Maple, Autumn Blaze #25	12	\$197.66	\$2,371.92	
107W0	Acer truncatum platanoides Keithsform - Maple, Norwegian Sunset® #25	12	\$186.95	\$2,243.40	

Disclaimer:

Plant material pricing and availability valid for 30 days from quotation data. Freight rates valid for 14 days. Freight rates are calculated at maximum shipping capacity, shipments smaller than maximum capacity are subject to rate variance.

Subtotal: \$13,298.72

Tax: \$0.00

Estimated Freight: \$1,273.10

Grand Total: \$14,571.81

Accepted by: _____

Date: _____



Willard's General Plan Update

Community Engagement

How can I get involved?

- **Community Survey-** Due July 31st. Available in paper form or online.
- **Website:** For more information in how to get involved, updates on the general plan, and providing community feedback please visit: planwillard.weebly.com

Willard General Plan Survey

What is a General Plan?

General Plans synthesize data and community engagement to establish a vision for the future of a community. The General Plan's comprehensive analysis and goals will serve to guide decision-making for Willard. In Utah, it is State law for each municipality and county to adopt a general plan.

Why is it important to fill out this survey?

A significant component of updating Willard's Plan will be examining current conditions and future projections. However, it is also crucial to obtain feedback and input from the residents of Willard. Completing this survey will be the easiest and most effective way you can make an impact on this general plan. Surveys are crucial in that it guides the updating process by giving a sense of what is essential to the residents of Willard.

How do I submit back my Survey response?

- Place the completed paper survey in the return envelope
- Complete the survey online at planwillard.weebly.com

For your feedback to be heard,
the survey should be completed
and submitted by July 31, 2021.



Willard General Plan Survey

Willard City is in the process of updating its General Plan. Willard City's General Plan will guide the vision, growth, safety, and welfare of present and future citizens of the city.

Please submit the survey by July 31, 2021. More information about the General Plan purpose and process can be found at planwillard.weebly.com. This website will be kept up to date with opportunities for additional community engagement opportunities as work on the General Plan Update progresses.

Your input is vitally important so thank you in advance for your participation!

1. What do you consider the most critical issues facing Willard? **Select your top three.**

- a. Land use conflicts (location of commercial, residential, and industrial uses)
- b. Housing affordability
- c. Open space, parks, trails, and recreation
- d. Responsible government spending and long-term infrastructure maintenance
- e. Economic development and employment opportunities
- f. Traffic
- g. Air pollution
- h. Active transportation opportunities (including biking, walking)
- i. Government transparency and citizen information and engagement
- j. Increased community events (to build civic pride, neighborliness, and helpfulness)
- k. Other _____

Community Values

2. How important is it that Willard retains its rural feel?

- a. Very important
- b. Important
- c. Neutral
- d. Slightly important
- e. Not at all important
- f. Rural feel does not exist.

3. What aspects of life in Willard are the most important to retain into the future?

Select your top three.

- a. Open space and views
- b. Sense of community and neighborliness
- c. Agricultural land
- d. Quiet streets
- e. Public safety
- f. Less City restrictions
- g. What type of restriction? _____

4. How do you think Willard City is currently doing on each of these topics? **Scale: 1 = doing a very poor job; 5 = doing an excellent job.**

- a. Offers a variety of recreation ____
- b. Housing affordability for all economic classes and age groups ____
- c. Preservation of open space and agricultural land ____
- d. Recreational options for all citizens ____
- e. Retaining a "small town" feel and charm ____
- f. Fostering a healthy, inclusive, and diverse population ____
- g. Consistent community engagement and citizen outreach ____
- h. Fiscal responsibility and transparency ____
- i. Providing economic and employment opportunities ____
- j. Meeting the service needs of residents in a fiscally conservative way ____
- k. Creating or maintaining a safe community ____
- l. Protecting a family-friendly environment ____
- m. High quality educational opportunities ____

5. What image do you want for Willard City in 20 years?

- a. Rural, Agricultural Small Town Community
- b. Natural Resource Destination and Tourist Draw
- c. Suburban Residential & Commuter-Oriented City
- d. Part of a Metropolitan Center

Housing

6. What types of housing best fit your vision for Willard? **Select your top three.**

- a. Single-family detached homes
- b. Single-family attached homes, such as townhomes
- c. Duplexes/Triplexes
- d. Small Apartment Buildings
- e. Large Apartment Buildings (50 units +)
- f. Senior Living/Assisted Living
- g. Mobile Homes
- h. Accessory Dwelling Units / Mother-in-Law Units
- i. Other _____

7. How important is it to provide affordable housing opportunities for all residents?

- a. Very important
- b. Important
- c. Neutral
- d. Slightly important
- e. Not at all important

8. Do you agree or disagree with the following: Cluster Subdivisions, which are neighborhoods with large shared open space and slightly smaller lots, are a good option for Willard.

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

9. Do you agree or disagree with the following: Transit Oriented Development, a development with increased residential and commercial units located in close proximity to public transit stops, would be a welcome change when the UTA Frontrunner is extended to Willard.

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

9. Do you agree or disagree with the following: There should be more opportunities for individuals of all ages and abilities to rent in Willard.

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Transportation

10. How often do you travel outside of Willard for work, shopping, or another purpose in a typical week?

- a. 7 or more times per week
- b. 3 to 6 days per week
- c. 1 or 2 days per week
- d. Less than once a week

11. What is the most common reason why you would travel outside Willard?

- a. Commuting to work
- b. Shopping
- c. Recreation
- d. Medical
- e. Education
- f. Visiting Others
- g. Other _____

12. What is your typical means of transportation to locations within Willard?

- a. Walking or Biking
- b. Public Transit (Busses)
- c. Personal Vehicle
- d. Other _____

13. How important is increasing alternative modes of transportation, such as walking, biking, and public transportation?

- a. Very important
- b. Important
- c. Neutral
- d. Slightly important
- e. Not at all important

14. **On a scale from 1 to 5**, how comfortable do you feel taking the following modes of transportation in Willard (**1=very uncomfortable/unsafe, 5= very comfortable/safe**)?

- a. Walking in my neighborhood. ____
- b. Walking to school or work. ____
- c. Biking for recreation. ____
- d. Biking to school or work. ____
- e. Taking the bus to a destination in Willard. ____
- f. Taking the bus to a destination outside of Willard. ____
- g. Driving a personal vehicle to a destination in Willard. ____
- h. Driving a personal vehicle to a destination outside of Willard. ____
- i. Utilizing rideshare programs such as Lyft or Uber. ____

15. What are your biggest transportation concerns in Willard? **Select your top three**

- a. Lack of access to public transit.
- b. Unkept or unsafe transit stops.
- c. Inadequate infrastructure for walking or biking.
- d. Traffic congestion.
- e. Speeding.
- f. Unsafe intersections.
- g. Barrier imposed by State Route 89.
- h. Availability of rideshare programs.
- i. Inadequate Park-and-Rides or other infrastructure / programming to support transit usage and/or carpooling.

16. What things do you think are needed to improve Transportation in Willard?

Land Use

17. How would you describe the growth rate of Willard in the last ten years?

- a. Too slow
- b. Slow
- c. Just right
- d. Fast
- e. Too Fast

18. What types of development would you like to see more of in Willard? **Choose any that apply.**

- a. Commercial (retail, office, restaurant)
- b. Residential
- c. Agricultural
- d. Manufacturing
- e. Tourism
- f. Healthcare
- g. Parks, Recreation, and Open Spaces
- h. Community Centers
- i. None of the above

19. Do you agree or disagree with the following: I would appreciate having more retail and commercial options within Willard City.

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

20. What types of commercial development would you like? **Choose any that apply.**

- a. Retail (shopping)
- b. Restaurants
- c. Office
- d. Industry
- e. Entertainment
- f. Personal Services
- g. Other _____
- h. None of the above

21. How important is it that Willard preserves agricultural lands within the city?

- a. Very important
- b. Important
- c. Neutral
- d. Slightly important
- e. Not at all important

22. Presently, Willard City is a small community. In responding to pressures for urbanization due to its location on the Wasatch Front how should the city grow?
Select your top three.

- a. Large lot subdivisions
- b. Preservation of open space and ecologically sensitive lands
- c. Concentration of development in designated centers
- d. Cluster Development
- e. Transit Oriented Development
- f. Agricultural land preservation
- g. Development of a Town Center
- h. Protect views
- i. Create a community-wide network of parks and open spaces

23. Is there anything else you would like to tell us about Willard?



#2



Willard City General Plan Update 2021

Community Participation

How can I get involved?

- **Community Survey:** Due July 18th. Available in paper form or online.
- **Website:** For General Plan updates and to complete the citizen survey online, go to: **planwillard.weebly.com**

Willard City General Plan Survey

Why is it important to fill out this survey?

A significant component of updating Willard's Plan is examining current conditions and future projections. It is also important that the General Plan process obtain information and input from Willard City residents. Your participation by completing this survey will ensure your input is fully considered. The results of this survey will guide the General Plan updating process.

All Willard City residents are invited to participate. The opinions and comments of everyone are important. Therefore, multiple survey responses from the same home or household are encouraged.

How do I submit back my Survey response?

- Place the completed paper survey in the return envelope
- Submit the completed paper survey at the Community Engagement event on July 13th.
- Complete the survey online at planwillard.weebly.com

**For your feedback to be heard,
the survey should be completed
and submitted by July 18th, 2021.**



Willard General Plan Survey

Willard City is updating its General Plan. The General Plan will guide future decisions affecting the existing and future residents of the City.

Please submit the survey by July 18, 2021. More information about the General Plan purpose and process can be found at planwillard.weebly.com. This website will be kept up to date with opportunities for additional community engagement as work on the General Plan Update progresses.

Your input is vitally important. Thank you in advance for your participation!

1. What do you consider the most critical issues facing Willard? **Select your top three.**

- a. Land use conflicts (location of commercial, residential, and industrial uses)
- b. Housing affordability
- c. Open space, parks, trails, and recreation
- d. Funding for long-term infrastructure maintenance
- e. Economic development and employment opportunities
- f. Traffic
- g. Active transportation opportunities (including biking, walking)
- h. Opportunities for more citizen participation
- i. Increased community events (to build civic pride, neighborliness, and helpfulness)
- j. Other _____

Community Values

2. What aspects of life in Willard are the most important for you? **Select your top three.**

- a. Open space and views
- b. Sense of community and neighborliness
- c. Agricultural land
- d. Quiet streets
- e. Public safety
- f. Less City restrictions
- g. Other _____

3. How do you think Willard City is currently doing on each of these topics? **Scale: 1 = doing a very poor job; 5 = doing an excellent job.**

- a. Offers a variety of recreation ____
- b. Housing affordability for all economic classes and age groups ____
- c. Preservation of open space and agricultural land ____
- d. Recreational options for all citizens ____
- e. Fostering a healthy, inclusive, and diverse population ____
- f. Consistent community engagement and citizen outreach ____
- g. Providing economic and employment opportunities ____
- h. Meeting the service needs of residents ____
- i. Creating or maintaining a safe community ____
- j. Protecting a family-friendly environment ____

4. What image do you want for Willard City in 20 years?

- a. Rural and Agricultural Small Town
- b. Tourist Destination
- c. Suburban Residential & Commuter-Oriented City
- d. Urban Center
- e. Other _____

Housing

5. What types of housing best fit your vision for Willard? **Select your top three.**
- a. Single-family detached homes
 - b. Single-family attached homes, such as townhomes
 - c. Duplexes/Triplexes
 - d. Small Apartment Buildings (less than 10 units)
 - e. Large Apartment Buildings (50 units +)
 - f. Senior Living/Assisted Living
 - g. Mobile Homes
 - h. Accessory Dwelling Units / Mother-in-Law Units
 - i. Other _____
6. How important is it to provide affordable housing opportunities for existing and future residents?
- a. Very important
 - b. Important
 - c. Neutral
 - d. Not at all important

Transportation

7. How often do you travel outside of Willard for work, shopping, or another purpose in a typical week?
- a. 7 or more times per week
 - b. 3 to 6 days per week
 - c. 1 or 2 days per week
 - d. Less than once a week
8. What is the most common reason why you would travel outside Willard?
- a. Commuting to work
 - b. Shopping
 - c. Recreation
 - d. Medical
 - e. Education
 - f. Visiting Others

9. What is your typical means of transportation to locations within Willard?

- a. Walking or Biking
- b. Public Transit (Buses)
- c. Personal Vehicle
- d. Ride Sharing
- e. Other _____

10. How important is increasing alternative modes of transportation, such as walking, biking, and public transportation?

- a. Very important
- b. Important
- c. Neutral
- d. Slightly important
- e. Not at all important

11. **On a scale from 1 to 5**, how comfortable do you feel taking the following modes of transportation in Willard (**1=very uncomfortable/unsafe, 5= very comfortable/safe**)?

- a. Walking ____
- c. Biking ____
- d. Transit ____
- e. Ride Sharing ____
- f. Driving a personal vehicle ____

12. What are your biggest transportation concerns in Willard?

13. What is needed to improve Transportation in Willard?

Land Use

14. What types of development would you like to see more of in Willard? **Choose any that apply.**

- a. Commercial (retail, office, restaurant)
- b. Residential
- c. Agricultural
- d. Manufacturing or Other Industry
- e. Tourism
- f. Healthcare
- g. Parks, Recreation, and Open Spaces
- h. Community Centers

15. Do you agree or disagree with the following: I would appreciate having more retail and commercial options within Willard City.

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

16. What types of commercial development would you like? **Choose any that apply.**

- a. Retail (shopping)
- b. Restaurants
- c. Office
- d. Industry
- e. Entertainment
- f. Personal Services
- g. Other _____

17. Presently, Willard City is a small community. In responding to growth pressures due to its location on the Wasatch Front, how should the city grow?

18. What would you like to see preserved in Willard?

19. Is there anything else you would like to tell us about Willard?



Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

CITY COUNCIL AGENDA ITEM REQUEST FORM

All agenda items and any materials to be presented to the City Council need to be submitted the City Office **by noon on the Friday prior** to the meeting. **8 copies** of all items are required. In addition an electronic copy (CD or email) will be required for all documents containing more than 8 pages or larger than 11" x 17".

All meetings are open meetings and the information presented will become part of the permanent public record.

Please note there is a three minute public comment period at the beginning of each City Council meeting for individuals to make comments. Items requiring action by the City Council will be placed on the agenda for a future meeting.

Date of meeting requested: Sept 9th Date form submitted: Aug 26 2011

Time allotment requested: ☐ 2 min. ☒ 5 min. ☐ 10 min. ☐ Other _____

Subject to be presented: Hurst Subdivision Application
(Please use specific language as to how you want the item noticed)

Person &/Or Organization submitting item: Planning Commission

Contact information: _____

Phone number: _____

Reason for request: 250 W Road width was questioned
as to City Ownership

Official action requested: Approve Motion To Approve The Hurst Subdivision

Suggested Motion: Approve The Hurst Subdivision with
deferred Agreement for Curd Cutten and Sidwalk
on 250 West

Please remember to submit 8 copies of all materials that will be presented to the City Council and electronic copies if required.

Have contracts, ordinances, resolutions and/or agreements been approved by the City Attorney? Yes ☐ No ☐



CONSULTING ENGINEERS

To: Willard City Planning Commission
From: Chris Breinholt, City Engineer
Date: April 30, 2021
Subject: **Hurst Subdivision**
Preliminary Plat Review

Our office has completed a review of the **Preliminary Plat** for the above mentioned subdivision. Prior to granting approval to this project, an issue needs to be addressed by the Planning Commission.

Preliminary Plat

1. 250 West Street is not in the "Old Town Willard" zone. Therefore, by ordinance, curb and gutter and sidewalk are required to be installed by the developer along the frontage on 250 West. This location is not suitable for either due to the location of the existing street as it runs just a few feet from the property line.

I recommend waiving the requirement for the improvements and entering into a Deferral Agreement with the developer for the cost of the improvements.

cc: Chris Davis, City Manager
Bryce Wheelright, Building Official

Willard City Corporation

80 West 50 South
Box 593



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Please note there is a three minute public comment period at the beginning of each City Council meeting for individuals to make comments. Items requiring action by the City Council will be placed on the agenda for a future meeting.

Date of meeting requested: Sept 9 2021 Date form submitted: Sept 3 2021

Time allotment requested: ☐ 2 min. ☒ 5 min. ☐ 10 min. ☐ Other _____

Subject to be presented: Rod Braegger Subdivision Preliminary Approval
(Please use specific language as to how you want the item noticed)

Person &/Or Organization submitting item: Planning Commission

Contact information: _____

Phone number: _____

Reason for request: The Planning Commission Held a Public Hearing on
This Subdivision and moved To Send it To CC For Preliminary
approval of The design

Official action requested: Approve Preliminary Subdivision application

Suggested Motion: Move To Accept design of Rod Braegger
Subdivision

Please remember to submit 8 copies of all materials that will be presented to the City Council and electronic copies if required.

Have contracts, ordinances, resolutions and/or agreements been approved by the City Attorney? Yes ☐ No ☐

[illegible]

Subdivision



Box Elder County	Freeway Exits	Highway	County D Road	Addresses
Cities		Ramp	City Road	Subdivisions
Roads Interstate				
Mile Markers County B Road			Private	Minor Subdivisions

WILLARD CITY CORPORATION – CITY COUNCIL

The City Council of Willard City met in **Regular Meeting**, on August 12, 2021, at 6:31 p.m. in the Council Chambers of the Willard City Offices, located at 80 West 50 South, Willard, UT 84340.

Present: Kenneth Braegger, Mayor
John Seamons, Council Member
Kaleb Kunzler, Council Member
Josh Braegger, Council Member
Brad Robb, Council Member
Fred Ward, Council Member

Staff Present: Chris Davis, City Manager
Colt Mund, City Attorney
Theron Fielding, Police Chief
Bryce Wheelwright, City Planner
Crystal Holmes, Police Sergeant
Michelle Snarr, City Recorder

Others in Attendance: Diana Baker, Carla Moser, Larry Holmes, Fred Philpot, Travis Mote, Randy Bragger, Chad Braegger, Lindsey Wells, Travis Wells, Jordan Hulsey, Joe Perry, Gordon Sleeman and Roger Wells

Call to Order

Mayor Braegger called the meeting to order at 6:31 p.m.

- a. Invocation
The invocation was offered by Council Member Robb.
- b. Pledge of Allegiance

Open Comment Period (Individuals have three minutes for open comments. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.)

Travis Mote, 455 South 200 West

Mr. Mote addressed the Council, and he stated he would like to encourage the city to be transparent with the General Plan. He went on to say, something that had come back to him has been, “do you think they (the city) will do what our input is?” He said he would like to see the city put the raw data on its website, and he would like the City Council to be involved in the process.

Mr. Mote referred to the General Plan Update 2021 Survey. He pointed out that the survey that was mailed out to the citizens had a few questions and/or answers to questions removed. He went through a list of questions that were removed. He noted that with two of the questions that had to do with development, the “none of the above” option was removed. He stated if you take out the “no” option, it messes up the stats. He went on to say from his discussions with his neighbors, those were all important questions.

Mr. Mote questioned if he could get a commitment that the Council would post the raw data on the city’s website. Council Member Robb indicated that he did not know if the Council could give him a commitment. Mr. Mote stated if the Council didn’t, he would just request the information through a GRAMA request and post it on Facebook. Council Member Robb encouraged him to do so. He went on to say he would suggest his neighbors contact their City Council Members with questions.

Mr. Mote said he was not saying they would; however, there are people that are concerned that they have influence as they go through this process, and it was a good way to show what the citizens said and here was what our (the city’s) decision was. He thought that was important

Mayor Braegger pointed out the question, “How important is it that Willard retains its rural feel?” He thought that was a pretty obvious answer to everyone; it was very important. Was there anyone that would not want to maintain the rural atmosphere? He was pretty sure that was what Willard was all about and that was why the question was removed. It was pretty obvious; it was a no-brainer. Mr. Mote noted in statistics, there were no-brainers. Council Member Robb added he would think it was a no-brainer after the open house if you were there.

WILLARD CITY CORPORATION – CITY COUNCIL

1 Mr. Mote went on to say, it would be nice to see as the decisions came out, what the process was; what did the
2 citizens say; and what did the Council think was more important.

3
4 Council Member Seamons stated he would like to go on the record that Mr. Mote was standing before the Council
5 saying he would like them to be transparent. Mr. Mote agreed. Council Member Seamons said he implied they
6 were not. Mr. Mote indicated he was not implying they were not; however, would the city have posted the data on
7 the website without it being requested? Council Member Seamons said probably, but he didn't know the answer.
8 Mr. Mote was asking something that could not be answered right now. Mr. Mote inquired why it could not be
9 answered. Why couldn't the Council commit to anything that wouldn't be a breach of privacy.

10
11 Mr. Robb indicated what they were saying, was there was not anyone present from the firm the city hired at the
12 meeting that was conducting the General Plan update. Mr. Mote pointed out the firm would send each Council
13 Member a packet of information and at a minimum, they could upload that packet of information. Mr. Robb
14 added there would be more input from the citizens. There would be more information forthcoming. Council
15 Member Braegger stated as far as he was concerned, anyone that wanted to read anything that he was ever given,
16 was public information.

17
18 Council Member Seamons said he still did not like the implication that Mr. Mote was saying the city was not
19 transparent. Mr. Mote indicated he was not necessarily making that implication; he was saying please be involved.
20 He added that every one of the questions that were removed, you as a Council removed. He thought the issue at
21 hand was being made out to be a little more than it was. All he was saying was please post the information on the
22 internet, so it was publicly available as they went through the process.

23
24 Council Member Robb said it almost seemed like Mr. Mote thought the Council was involved with the questions
25 that might have been removed. Mr. Mote indicated no; he was asking. He said he didn't think they were. In
26 addition, he did not think they even saw the surveys before they were sent out or the questions ran past the
27 Council. He thought that was a decision made by staff – right or wrong. However, the Council was the decision-
28 making body, and he thought that some of that decision making should be ran by the Council as the decision-
29 making body before it was sent back to the firm the city hired to put the plan together.

30
31 Council Member Ward indicated he did not see the questionnaires. Mr. Mote stated that was part of his point.
32 Council Members Braegger and Seamons indicated they did. Mr. Mote said that was part of his question. The
33 decision-making body should be very involved in this process. He thought it was an important process to the
34 community. In his opinion, it was the future of the community.

35
36 Council Member Seamons inquired what Mr. Mote thought he was going to see when the firm presented the city
37 with the first draft of the Master Plan. Mr. Mote said he didn't know. He noted that he knew people were
38 somewhat comfortable with the current plan and that was a little bit of his concern. He referred to a previous
39 planning commission meeting and one of the commissioners made a comment regarding a note that was put in the
40 SLUA notes that when a certain subdivision came in and Willard approved a high-density zone. The
41 commissioner had some concerns about that. Council Member Seamons stated there was an answer to that
42 question. Mr. Mote agreed, but he thought there were some concerns with that. He questioned what the future of
43 Willard City was. He went on to say, being on the outside and in the dark, it made him wonder, and that was why
44 he wanted the transparency to see how the progress was going and what decisions were being made.

45
46 Council Member Seamons questioned again what Mr. Mote expected to see out of the plan; would it answer all
47 his question; would it have everything laid out perfectly. Mr. Mote replied, no. It should dictate the pattern of
48 growth, where the high-density areas may or may not be, how the city was going to bring infrastructure into the
49 city – in his option, the city should bring infrastructure into the city as it was developed; and it should be well
50 thought out. He acknowledged he did not have the answers, he just wanted to see the process. He went on to say
51 he had an idea of what Willard looked like and it looked a lot like what it looked like today; however, it wasn't
52 necessarily feasible, and it wouldn't always be that way – there would be growth but how would that growth
53 happen? This was the process that laid that out. He reiterated he wanted to see how that processed happened and
54 see how the decisions were made he because did not have the decision-making authority.

55
56 Mr. Mote added that he thought a lot of people came to him because he came to the meetings. Council Member
57 Robb said other people could talk to the Council Members as well. He went on to say, other than Mr. Mote
58 speaking to the Council, he had not heard a word, but he would love to have the discussion.

WILLARD CITY CORPORATION – CITY COUNCIL

New Business

Presentation of Citizen of the Year for Willard City, Larry Holmes

Mayor Braegger stated the city appreciated Mr. Holmes as a citizen, his dedication to the community, and everything he had done over the years.

Presentation of Business of the Year for Willard City, Gordon Sleeman Construction

Mayor Braegger said the city appreciated Mr. Sleeman's dedication to the community and everything he did at the city's nature park.

Request from Carma Gregerson for Recycling Options and Opening a Willard City Library

Carma Gregerson requested to be removed from the city council agenda at this time.

Public Hearing – Public comment regarding the city's intent to modify the Culinary Water Impact Fee

Mayor Braegger entertained a motion to open the public hearing

Motion: Council Member Kunzler moved to open the public hearing. Council Member Ward seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward.
Members voting nay: None. The motion passed unanimously.

The public hearing opened at 6:48 p.m.

Mr. Fred Philpot, Lewis, Young, Robertson & Burningham, addressed the Council. He informed the Council that in their packet of information was the updated culinary water impact fee analysis (IFA), and following the public hearing, they had the option to adopt the IFA as presented, amended it, or object to it. He noted they could not modify it to a higher fee than what was already being proposed. In addition, if they chose to accept it, there would be a 90-day waiting period.

Mr. Philpot explained the proposed impact fee that was calculated was \$6,361, which was an increase from \$3,618. Mr. Philpot reiterated if the Council chose to increase the impact fee, the city would have to wait 90 days to assess the higher rate. In addition, the impact fee was only a fee on new development activities to pay for their impact on the infrastructure.

Travis Mote, 455 South 200 West

Mr. Mote discussed the units that were projected, which were 820 units today and that was an increase of 265 units. He went on to say that would be an increase over the next ten years for 1,013 units. He said his understanding of costs per units was it declined per unit toward the end of development. He thought the number of units would be closer to 700. He said he was all for an impact fee, but he questioned if they were overshooting the number of units.

Mr. Philpot indicated in previous discussions; the city talked about annexation. He noted it was a risk if growth disappeared and infrastructure was smaller. He went on to say most entities do not sit on their impact fees for very long; they reevaluate them every three to five years. If growth disappeared, it may trigger an update sooner than that. Mr. Philpot went on to say what the city was trying to do was handle infrastructure and growth, which was a consideration. He added they got their analysis from the city engineers and the projected annexation.

Mr. Sleeman clarified if the growth was not there, the fee would be higher.

Mr. Philpot explained there were two components. If an entity had wells or distribution tanks, they could recalculate for items that were already built. In this analysis they were using annexations, which was pushing the impact fees up. He went on to say depending on the equation, the fee could go up or down. If they dropped the

WILLARD CITY CORPORATION – CITY COUNCIL

units down to 800, the impact fee could go down. The impact fees would go toward facilities that were already built instead of new infrastructure. He noted as you build larger infrastructure, it tends to have lower cost per unit, and that could be a variable that could potentially push it up. He pointed out there was quite a bit of development potential, and the impact fees were calculated on those assumptions. They had calculated the maximum allowable impact fee.

Council Member Braegger indicated if the market crashed, the next council would have to reevaluate the impact fees, which could be lower. It was questioned if impact fees had ever been lowered. Mr. Philpot indicated they had.

Council Member Ward described a worst-case scenario. He indicated if a developer had to put in a water tank to support their development, and they only built 20 houses and the economy tanked, the citizens would have to pay for the water tank if there were no impact fees. Mayor Braegger disagreed. He stated the total responsibility would fall on the developer to build homes. The city would not be bound by the agreement and the money was out of their pocket. Council Member Ward indicated the training he had said otherwise. The developer could request the impact fees that had not been utilized to be reimbursed by impact fees. Mayor Braegger disagreed; if the developer built the infrastructure, the funds had been utilized. Mr. Philpot noted his understanding was if the city had funds that were unspent, collected impact fees, they would have to be paid to the developer.

Mr. Mund informed the Council there was a refund provision and if the funds were not utilized in the timeframe allotted, the fees should be refunded. Council Member Ward reiterated if a development tanked, it was going to fall on someone; the banks would want their money. He expressed that he thought it would fall on the citizens.

Mr. Philpot explained where a city was at on the continuum regarding existing or new infrastructure, the impact fee act required a city to use the original cost of the infrastructure. He pointed out entities that had to build new infrastructure, had higher impact fees and buying in fees were lower.

It was pointed out the city was currently updating its General Plan, and it was inquired if the modification of the impact fees should happen after the General Plan update. It was also questioned how the two played together. Mayor Braegger explained the city had several homes coming into the city and the city was missing out on funds that could come to the city. He went on to say, the General Plan influences density, any change in density could change the impact fees and it would require the city to relook at things.

Mr. Larry Holms indicated when he was on the city council, the city needed water. They needed to put in new tanks and fix a lot of waterlines, which would have been a 1.3-million-dollar loan at that time. Everyone said no, we can't do that. He stated they couldn't just sit back and do nothing. He went on to say two years later they put in a 500-million-gallon water tank, and it cost the city 5 million dollars. He indicated they needed to look toward the future, if they didn't do something, someday, they may turn the tap on and not have any water. He said he had been there on that side. They need to keep going; if they just sit there, they will get passed.

Mayor Braegger said they could pretend building was never going to happen, and he saw multiple people in attendance that owned property and someday they may want to develop that property. He stated that he thought people had the right to develop their property; he didn't think they could deny that right. However, how dense they allowed the housing was still to be determined.

Council Member Robb inquired how many approved homes the city had right now in the city without annexation. Mr. Wheelwright indicated there was close to 1,000 homes. Council Member Robb pointed out they were looking at almost doubling the city's impact fee for infrastructure that they would be missing out on. He went on to say this process had been going on for quite a while, and it was what they think would happen in ten years, but it may not happen. However, over the next five years, his crystal ball says housing was not going to slow down.

WILLARD CITY CORPORATION – CITY COUNCIL

The money for infrastructure was going to have to come from somewhere. If the market stays the same, and we don't do anything, we are going to miss out (on impact fees). Mr. Homes added if they sit and do nothing, they were going to be in trouble.

Motion: Council Member Robb moved to close the public hearing. Council Member Braegger seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

The public hearing closed at 7:13 p.m.

Consideration of Adopting Ordinance No. 2021-10, an Ordinance Adopting Amened and Updated Impact Fee Analyses for Culinary Water; Establishing Certain Policies Related to Impact Fees; Establishing Services Areas; and/or Other Related Matters

Motion: Council Member Seamons moved to adopt Ordinance No. 2021-10, an Ordinance Adopting Amened and Updated Impact Fee Analyses for Culinary Water; Establishing Certain Policies Related to Impact Fees; Establishing Services Areas; and/or Other Related Matters. Council Member Ward seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Consideration of Resolution 2021-12, a Resolution of the Willard City Council Approving an Increase in the Amount Charged for Garbage Cans Due to Increased Costs Charged by the Supplier

Mr. Davis informed the Council the garbage can rates from the supplier had increased 60 percent in the last six months. The fee for a garbage can this past month went up to \$115.85, and staff was recommending increasing the fee to \$120.

Mayor Braegger said he did not think they had a choice but to raise the fee. Council Member Kunzler inquired if they wanted to raise the fee a bit higher in case the fee went up again. Mayor Braegger thought they should raise it for now and raise it again if the fee went up again.

Motion: Council Member Ward moved to approve Resolution 2021-12, a Resolution of the Willard City Council Approving an Increase in the Amount Charged for Garbage Cans Due to Increased Costs Charged by the Supplier. Council Member Braegger seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Consideration of Resolution 2021-13, a Resolution of the Willard City Council Approving the Box Elder Communications Amendment Cooperative Agreement

Mayor Braegger explained the proposed amendment was for the 911 dispatch.

Motion: Council Member Ward moved to approve Resolution 2021-13, a Resolution of the Willard City Council Approving the Box Elder Communications Amendment Cooperative Agreement. Council Member Kunzler seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Consideration of Change Order No. 3 for Staker & Parson in the amount of \$33,071.00 for the 200 West Boundary Extension Project

It was noted Change Order 3 represented Willard City's ten percent of the total cost. Mr. Davis indicated he met with Council Member ward regarding the change order, and he would try to get the engineers to give the city a specific break down of the Willard City costs. He added that Jones and Associates had reviewed and approved the

WILLARD CITY CORPORATION – CITY COUNCIL

change order.

Motion: Council Member Seamons moved to approve Change Order No. 3 for Staker & Parson in the amount of \$33,071.00 for the 200 West Boundary Extension Project. Council Member Ward seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Consideration of Payment to Perry City in the amount of \$37,246.04 representing Willard City's 10 percent portion for the 200 West Boundary Extension Project

Mr. Davis explained the reason these were change orders was because the Willard City portion was never considered. Every time the Council saw something, it would be a change order. It was not a part of Staker Parson's project.

Motion: Council Member Kunzler moved to approve Payment to Perry City in the amount of \$37,246.04 representing Willard City's 10 percent portion for the 200 West Boundary Extension Project. Council Member Robb seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Consideration of Discussion and Approval of Connex as a Potential Provider of Internet Services to Willard City

Mr. Davis pointed out David Brown, Connex, had been before the Council a few times. As of now, they are not looking to be the only Internet source; however, they have a survey that they would like to send out to gauge the interest of the city.

Mr. Davis said prior to allowing Connex to be a provider, if approved by the Council, a franchise agreement and an ordinance to specify that new subdivision had to lay conduit for fiber, would need to be adopted. He explained staff was looking at getting those two things. In addition, they are looking at Connex as being a non-exclusive provider. Mr. Davis noted they are looking at both Connex and Strata.

Mr. Davis indicated this would approve letting the city get a franchise agreement together and drafting an ordinance. In addition to, putting out the survey. He noted that Council Member Seamons received a survey that they wanted to send out, but staff was not comfortable doing that with them as Willard City's exclusive provider.

Motion: Council Member Kunzler moved to approve Connex as a Potential Provider of Internet Services to Willard City. Council Member Robb seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Report on Pineview Water and Secondary Water

Mr. Davis addressed the Council and reported that in talking with Ben Quick, manager of Pineview Water, he still did not know what the available water was until their audit was complete. Mr. Davis went on to say, Bob Barnhill, Perry City Manager, Bret Jones and Chris Breinholt, city engineers, and himself meet with Bowen Collins and Associates engineering firm, and using the Natural Resources Conservation Service (NRCS), they could apply for up to 25 million dollars. He added that the suggestion was made for the two cities to identify projects and Bowen Collins would take that to the NRCS and get an initial take on if that was a worthwhile project. If so, an RFP would go out to decide on which engineering firm would be utilized.

Mr. Davis informed the Council that Bowen and Collins currently had nine (9) projects. He noted that flood control projects were funded 100 percent by grant and secondary water project were funded 50 percent by grant. Mr. Davis explained a PIFR study was a proposal, which took weeks or months to put together. In identifying

WILLARD CITY CORPORATION – CITY COUNCIL

projects, the one the city was interested in was secondary water and coordinating with Pineview Water. He noted if there were other projects, the aggregate total was 25 million dollars. Mr. Davis reiterated that Jones and Associates was going to be working with the city and coming back to the Council with some potential projects. Then they would look for an RFP for engineering services.

Council Member Ward thought that was a lot of money for secondary water; and that still didn't get the water onto a resident's property. They would have to pipe and pay for the water from the main line to their property.

Approval of Minutes

July 8, 2021, Regular City Council Meeting

Motion: Council Member Ward moved to approve the Regular City Council meeting minutes of July 8, 2021, as presented. Council Member Seamons seconded the motion. Members voting aye: Council Members Kunzler, Robb, Seamons, Braegger and Ward. Members voting nay: None. The motion passed unanimously.

Financial

Warrants

Vouchers

Reports

Purchases

The Warrants and Vouchers were presented to the Council for review. The items were reviewed individually.

Department Reports

Maintenance Department

Mr. Davis reported the maintenance department has been busy. He went on to say on the corner of 200 West and 750 North there was a temporary stop sign put in and then UDOT installed a permanent sign. He added that they repaired a leak that has been ongoing for a year, and they asphalted an area at 200 West and 750 North. Finally, they are starting to install some of the new water meters.

Police Department

Chief Fielding recalled there was a question about fees for animal services. He indicated that there was not an annual fee; the only thing the city was charged for was if an animal was picked up and then not picked up by the owner. Chief Fielding reported the new radar signs came in today (August 12, 2021). Finally, Officer Mabrey acquired two more vehicles; a 2009 Ford Explorer with 29,000 miles and a truck.

Fire Department

Chief Mund was not present at the meeting. There wasn't anything to report from the Fire Department.

Council Member Reports

Brad Robb

Council Member Robb did not have anything to report at this time.

Josh Braegger

Council Member Braegger did not have anything to report at this time.

Fred Ward

Council Member Ward addressed signage on 200 West; he thought there should be signage that indicated there was a full intersection coming into the main state road. Mr. Davis said UDOT was aware of the intersection, and he was sure they would put in the standard signage.

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John Seamons

Council Member Seamons addressed the city's garbage cans. He inquired if there was any way to fix them. Mayor Braegger said he thought the problem could be the garbage provider jamming the can down when they drop it. It was mentioned that Ogden City employees repair their cans. It was questioned if staff could talk to the manufacture about their design or look at another supplier. Mayor Braegger noted they could also go with a different garbage collection company and get a new company. Mayor Braegger requested staff to look into the different options.

Kaleb Kunzler

Council Member Kunzler did not have anything to report at this time.

Mayor's General Correspondence and Information

Mayor Braegger did not have anything to report at this time.

City Manager's Report

Mr. Davis reminded the Council that on September 18, 2021, would be a service day provided to the city, and they would have three different projects. He noted that last year they had 900-plus volunteers. He said they would be doing service at the Children's Park, Nature Park and the Baseball Park. He indicated the group had been asking how many people the city thought they needed and what they needed. He asked the Council to think about those items.

Consideration of Motion to Enter a Closed Session (if necessary) pursuant to UCA §52-4-205 (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual; (b) strategy sessions to discuss collective bargaining; (c) strategy sessions to discuss pending or reasonably imminent litigation; (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares; (f) discussion regarding deployment of security personnel, devices, or systems; or (g) investigative proceedings regarding allegations of criminal misconduct.

No closed session at this time.

Adjourn

With no further business coming before the Council at this time, Council Member Ward moved to adjourn the meeting. Council Member Seamons seconded the motion. The meeting adjourned at 7:42 p.m.

Minutes were read individually and approved on: _____.

Recorder

Mayor