



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, May 5, 2022 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

The meeting will be held in accordance with current COVID-19 guidelines.

(Agenda items may or may not be discussed in the order they are listed and may be tabled or continued as appropriate.) Public comment may or may not be taken

1. Prayer
2. Pledge of Allegiance
3. Roll Call
4. General Public Comment (Input for items not on the agenda. Individuals have three minutes for open comments)
5. Discussion/Action Items
 - a. Consideration of concept approval for Steven and Tammy Brimberry Subdivision located at approximately 42 South 250 West (Parcel No. 02-051-0001)
 - b. Consideration of a petition from Shan Bartholme to rezone approximately 2.4 acres located at approximately 672 North 200 West (Parcel No. 02-046-0096)
 - c. Discussion regarding Open and Public Meetings Act training video
6. Consideration and approval of the April 21, 2022, regular Planning Commission minutes
7. Commissioner/Staff Comments
8. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of 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/pmnl/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 2nd day of May, 2022.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American 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 prior to the meeting.

**WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING**

Application Date:

4/7/2022

Assessor's Parcel Number 020510001

Applicant:

Steven/Tammy Brimberry

See Attachment

Mailing Address

425. 250 W.

Willard

Parcel Legal Description

Project Address

Same as above

I hereby request a hearing before the Willard City Planning Commission in behalf of my application for:

☐

Conditional Use Permit \$25 Fee

☒

Lot Line Adjustment \$25 Fee

☐

Other Fee variable, \$25 Min.

Phone Number

Cell Phone

435-730-0030

436-720-3339

NOTE: Fees will be charged on each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)

Complete Applicant Affidavit on back of this page.

Wanting to sub divide the property.

WILLARD CITY CORPORATION

80 W 50 S

PO Box 593

Willard UT 84340

435-734-9881

Receipt No: 3.001361

Apr 7, 2022

BRIMBERRY, TAMMY PC APPLICATION

Charges for Services

Charges - PC & B of Adj

25.00

Total:

25.00

Check

Check No: 5779

Total Applied:

25.00

25.00

Change Tendered:

.00

Duplicate Copy

04/07/2022 12:53 PM

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Steven/Tammy Brimberg being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 42 S. 250W. Willard UT 84340 in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED

Steven Brimberg
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 7th day of April 2002



Michelle Drago

Notary Public

Residing in Utah

My commission expires: 2/2/25

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____

Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 20 _____

Notary Public

Residing in _____

My commission expires: _____

Tax Account**Summary**

Account Id R0007615
 Parcel Number 020510001
 Owners BRIMBERRY STEVEN DALE TTEE
 BRIMBERRY TAMMY KAY TTEE
 BRIMBERRY FAMILY LIVING TRUST 05/21/2013
 Address 42 S 250 W
 WILLARD, UT 84340
 Situs Address 42 S 250 WEST
 Legal PT NW4 NW4 SEC 26 T8N R2W SLM & SW4 SW4 SEC 23 T8N R2W SLM,DESC AS N2 LOTS 9 & 18 & ALL LOTS 10 & 17
 BLK 12 PLT A WILLARD, MORE DESC AS FOL: BEG N0*40'2E 4.13 FT FRM NW COR SD NW4,SD PT DESC AS NW COR
 LOT 17 BLK 12 PLT A,S88*51'28E ALG N/L SD LOT 17 421.75 FT TO NE COR LOT 10 SD BLK 12,S0*40'2W 151.45 FT M/L
 TO S/L OF N2 LOT 9 SD BLK 12,N89*0'1W 421.75 FT M/L TO W/L SD BLK 12,N0* 40'2E 152.50 FT M/L TO POB. LESS:E 17
 FT DEEDED TO WILLARD CITY CONT 1.412 AC M/L

Inquiry

As Of 02/16/2022

Total Due \$0.00

Value

Area Id	Tax Rate	
132 - WILLARD	0.0105360000	
	Actual	Assessed
LAND RESIDENTIAL - 1	85,000	46,750
RESIDENTIAL BUILDING - 3	207,267	113,997
AG REAL ESTATE - 50	14,350	14,350
Total Value	306,617	175,097
Taxes		\$1,844.82

43,500.0

1.412 Acres
W.

1733 Acres

421.75

easement

35 feet

E

116.45

151.45

421.75

1733 Acres

S



Box Elder County Web Map

boxeldercounty

Address, Street, Place



SELL LOUISL JR TTEE ETL
02-047-0160

HIGLEY JANNALIE TTEE
02-047-0049

HIGLEY JANNALIE TTEE
02-047-0049

PEARCE TAYLOR MCKAY JT
02-047-0050

WHITE ROBERT JT
02-047-0051

WALKER RIE SCOTT
02-047-0168

SMITH MIKE JT
02-047-0200

50 N

36 N

LARKIN JUDY
02-047-0076
6 N

LARKIN JUDY
02-047-0138

BARELA MARLE
02-047-0144

288 W

BAKER DWYAN ANN
02-047-0032

268 W

GALLEGOS YVETTE A
02-047-0053

295 W

285 W

275 W

10 S

KING LARRY R
02-051-0141
2 S

250 W

HANSEN DAVID W ETUX
02-051-0140
20 S

LUTZ NOLAN J ETUX
02-051-0142
16 S

195 W
175 W

BAIRD TED G JT
02-051-0144

BRIMBERRY STEVEN DALE TTEE
02-051-0001
42 S

02-051-0202
02-051-0201
40 S

02-054-0019
null

ANDERSON STEVEN JT
02-051-0018
72 S

HURST DERRICK JT
02-051-0007
60 S

02-051-0233
null

02-051-0234
null

LARSEN L BRADLEY
02-051-0002
96 S

180 W
160 W

40m

200ft

WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING

Application Date:

4-18-2022

Assessor's Parcel Number

Applicant:

Shane Bartholome

Mailing Address

672 N. 200 W.

Willard, UT 84340

02-046-0096

Parcel Legal Description

Project Address

I hereby request a hearing before the
Willard City Planning Commission in
behalf of my application for:

☐

Conditional Use Permit \$25 Fee

☐

Lot Line Adjustment \$25 Fee

☒

Other Fee variable, \$25 Min.

Phone Number

801-686-5071

Cell Phone

NOTE: Fees will be charged on each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)

Complete Applicant Affidavit on back of this page.

I would like to rezone my property,
Parcel # 02-046-0096 to "Commercial Genral."

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Shane Bartholme, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 672 North 200 West in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED

Shane Bartholme
Property Owner(s)

AGENT _____



Subscribed and sworn before me this 18th day of April 2022

Michelle Drago

Notary Public

Residing in Keny, UT

My commission expires: 8/2/25

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____ as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____

Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 20 _____

Notary Public

Residing in _____

My commission expires: _____



Willard City
80 W 50 S | PO Box 593
Willard, UT 84340
(435) 734-9881
willardcity@comcast.net

XBP Confirmation Number: 118996883

► Transaction detail for payment to Willard City. Date: 04/18/2022 - 12:28:20 PM MT

Transaction Number: 170925002PT
VisaXXXX-XXXX-XXXX-0807
Status: Successful

Account #	Item	Quantity	Item Amount
	Charges PC	1	\$25.00

Notes: barthlome rezone

TOTAL: \$25.00

► Transaction detail for payment to Willard City. Date: 04/18/2022 - 12:28:21 PM MT

Transaction Number: 170925004PT
VisaXXXX-XXXX-XXXX-0807
Status: Successful

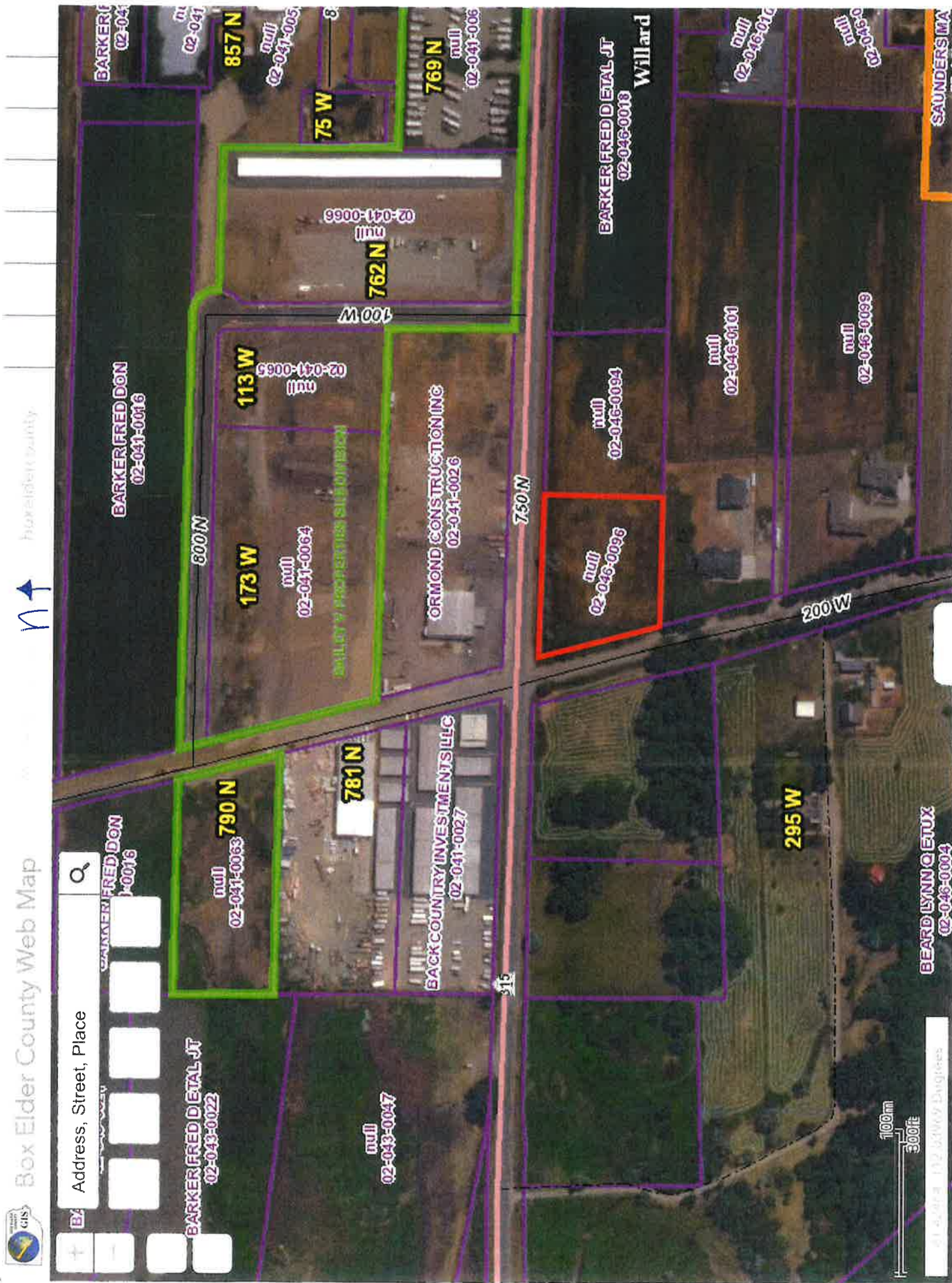
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$1.25

Notes: barthlome rezone

TOTAL: \$1.25

Billing Information
SHANE BARTHLOME
, 84340

Transaction taken by: Admin mdragoCaselle MD



Current Zoning - September 2021



0 0.1 0.25 0.5 0.75 1



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, April 21, 2022 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

1 The meeting was a regular meeting designated by resolution. Notice of the meeting was provided 24 hours
2 in advance. A copy of the agenda was posted at City Hall and on the State of Utah Public Meeting Notice
3 Website.

4
5 The following members were in attendance:

6		
7	Sid Bodily, Chairman	Chris Davis, City Manager
8	Diane Baker	Colt Mund, City Attorney
9	Chandler Bingham	Michelle Drago, Deputy City Recorder
10	Alex Dubovik	
11	Zack Hulsey	

12
13 Excused: Blake Harrop and Bryce Wheelwright, City Planner.

14
15 Others in attendance: Mayor Travis Mote; Councilman Kaleb Kunzler; Chad Braegger; Ken Ormond; Ruth
16 Ormond; Doug Younger; Lynn Beard; and Nora Dubovik.

17
18 The meeting was called to order at 6:32 p.m.

19
20 1. PRAYER: Chandler Bingham

21
22 2. PLEDGE OF ALLEGIANCE: Alex Dubovik

23
24 3. ROLL CALL – Attendance was recorded by the secretary.

25
26 4. GENERAL PUBLIC COMMENTS (INPUT FOR ITEMS NOT ON AGENDA)

27
28 There weren't any public comments.

29
30 5B. DISCUSSION REGARDING ADOPTING STANDARDS FOR ACCESSORY DWELLING UNITS

31
32 Time Stamp: 04/21/2022 2:30

33
34 Chris Davis, City Manager, stated that Bryce Wheelwright was excused. He was attending a Walkability
35 Conference in Provo to learn about trails and pedestrian walkways.

36
37 Colt Mund, City Attorney, stated that in the last year both Brigham City and Perry City had passed
38 ordinances that regulated Accessory Dwelling Units. In 2021, the State passed legislation governing internal
39 accessory dwelling units. Internal units were those located within the footprint of an existing dwelling.
40 Detached accessory dwelling units were detached from the primary dwelling. The State had not passed
41 legislation on detached ADU's but probably would at some point. The State's legislation said a city could
42 not prohibit the existence of internal accessory dwelling units, but it did list things the City could impose.
43 The City could require the homeowner to reside in the main dwelling. It could prevent an ADU from being
44 leased on a short-term basis. A lease had to be longer than 30 days. A city could require a business license.
45 A city could prohibit an ADU in a home with a failing septic tank. Mr. Mund felt Willard needed to get an
46 ADU ordinance in place. The Planning Commission had had a few ordinances to look at. He asked what
47 regulations the Planning Commission would like to see.
48



WILLARD CITY
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49 Mayor Mote felt the Planning Commission needed to address both internal and external units. There already
50 were some external ADU's located in Willard. The City was receiving building permits that indicated future
51 homes would have them. He was not opposed to small, detached ADU's as long as they complied with
52 safety regulations and as long as residents didn't have four tiny homes, or Airbnb's, in one backyard
53

54 Chairman Bodily didn't want ADU's to become rental properties. He felt there needed to be adequate
55 parking. Detached ADU's needed to have the same setbacks as a main dwelling so they didn't end up too
56 close to a street.
57

58 Colt Mund stated that Brigham City's ordinance was very particular about detached ADU's. It talked about
59 lighting, landscaping, and the need for a fence. Bryce Wheelwright felt there was a need to clarify that there
60 could only be one ADU per lot.
61

62 Chairman Bodily felt the ADU regulations needed to address how water was billed.
63

64 There was a discussion about how to meter and bill for water usage and other utilities.
65

66 Chairman Bodily asked who could reside in an ADU. Could it only be occupied by a family member?
67 Commissioner Bingham felt it should be treated like an apartment. Commissioner Hulsey had read that an
68 ADU could only be occupied by one family or up to three unrelated people. There were some ordinances
69 that limited the number of bedrooms to try to limit the number of occupants.
70

71 Commissioner Bingham felt there needed to be regulations about how many families could occupy a home
72 and an ADU. He was aware of a home near him that was occupied by several families. What was the
73 difference between a homeowner charging rent for an ADU and a landlord who had to have separate utilities
74 for each apartment? Every family doubled the water and sewer usage. He felt an ADU should be a
75 conditional use so the City could keep track of them.
76

77 Commissioner Hulsey felt a conditional use was a good idea. Every ADU would have its own setup. A
78 conditional use permit would allow the Planning Commission to apply specific conditions for each rather
79 than having a blanket statement for the entire City.
80

81 Commissioner Bingham felt there needed to be a way to enforce violations when people took advantage of
82 a situation. Trying to evict someone was not any easy thing to do.
83

84 Commissioner Dubovik liked felt the Brigham City ordinance did a good job of laying out very specific
85 requirements. He felt the Planning Commission needed to start with the health and safety of those
86 occupying the ADU and the standards, safety, and livability of the community that surrounded the ADU.
87

88 Commissioner Hulsey did not feel the City should allow an accessory dwelling unit if the main dwelling unit
89 was not up to a certain standard.
90

91 Colt Mund felt that one reason ADU regulations were so important was to have a remedy if there was a
92 violation. Right now the City didn't have any enforceability.
93

94 Commissioner Hulsey felt there needed to be adequate off-street parking to limit the amount of parking on
95 the street. Commissioner Dubovik agreed that parking was important.
96



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Commissioner Baker asked how the City would know about an ADU and when to require a conditional use permit. How would the ordinance be enforced? Commissioner Hulseley felt it would be a matter of getting caught.

Mayor Mote felt only detached ADU's should require a conditional use permit.

There was a discussion about enforcement.

Commissioner Dubovik asked if the City had any specific regulations for Airbnb's in Willard. Colt Mund thought Airbnb's were included when the conditional use tables were updated, but the City didn't have any specific regulations about Airbnb's. ADU's would not qualify as Airbnb's because they could not be leased on a short-term basis.

Commissioner Hulseley asked how the City enforced rentals owned by landlords. Colt Mund said enforcement of rentals in any City was by tenant or neighbor complaints. When the City received a complaint about certain behavior, it investigated and provided enforcement if needed.

Commissioner Hulseley didn't have a problem with a property owner having an ADU as long as there weren't any problems. If there were issues, the City needed to have an ordinance to provide enforcement. Commissioner Dubovik agreed,

Commissioner Bingham felt it was important for the main dwelling to be occupied by the homeowner. Otherwise, the home would be a duplex, which was regulated by separate zoning regulations. An accessory dwelling unit was an accessory use for the homeowner. He didn't want to create a duplex loophole.

Commissioner Dubovik felt internal ADU's would be a simple issue. Regulations for detached ADU's would be complicated.

Commissioner Hulseley felt ADU regulations should address parking and a conditional use permit as an enforcement method.

Chairman Bodily asked how the Planning Commission wanted to proceed.

Colt Mund felt he had enough information from tonight's discussion to prepare a draft ordinance for the Planning Commission to review. That would give the Planning Commission a starting point. He would try to have the draft ready for the next Planning Commission meeting.

5A CONSIDERATION OF CONCEPTION APPROVAL FOR LYNN BEARD SUBDIVISION LOCATED
 AT APPROXIMATELY 295 WEST 750 NORTH (PARCEL NOS. 02-046-0004, 02-46-0044, 02-046-
 0001, 02-046-0077, 02-046-0076, 02-046-0075, AND 02-046-0045)

Time Stamp: 04/21/2022 25:51

Chris Davis stated that Dr. Lynn Beard wanted to present a proposed concept to the Planning Commission that involved a potential Master Plan Community Zone development.

Lynn Beard, 295 West 750 North, stated that he owned 55 acres in seven different parcels west of 200 West and south of 750 North. His goal was to keep as much of it as rural as possible. His ultimate intent was to put a conservation easement on the vast majority so that it could never be subdivided beyond what



WILLARD CITY

Planning Commission Meeting – Regular Meeting

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146 it was. However, he did want to some things with lot line adjustments. He wanted to create four one-half
147 acre lots on 200 West for his children, and he wanted to develop one acre of property on 750 North into
148 some townhouses. He showed the Planning Commission a rough drawing of what he was proposing. The
149 one acre he wanted to develop on 750 North was slated for commercial development on the City's Future
150 Land Use Map.

151
152 Dr. Beard felt his proposal was a win-win for the City. He wanted to put 12 townhouses on the southwest
153 corner of 200 West 750 North. His design did not propose any additional streets, waterlines, or sewer. The
154 townhouses would provide revenue for the City and some affordable housing. He felt there was a need for
155 affordable housing. He was frequently asked if he had any places to rent. A lot of people wanted to keep
156 Willard rural. From a personal standpoint he was trying to create an income stream from the townhouses,
157 which he would rent, to take care of his property indefinitely after he was gone. He did not feel his proposal
158 needed subdivision approval. It could be accomplished with lot line adjustments. He already had seven
159 parcels. He would still have seven parcels after all of the lot lines were adjusted. In the past, if a lot line
160 adjustment created a half-acre lot, it was a legal building lot. Bryce Wheelwright had implied that was no
161 longer the case.

162
163 Dr. Beard summarized his goals: Keep the farm space in perpetuity; provide lots for his four children;
164 provide a revenue stream to manage the property when he was dead; and provide some affordable housing
165 in Willard. He did want to keep some commercial options open on 750 North. He wanted to develop the
166 minimum amount of his property as possible. Benefits to Willard included a very large chunk of property
167 that remain open in perpetuity; and affordable housing. If he was charged a full impact fee for each
168 townhouse, it would not be affordable housing. He felt he should only be charged two impact fees, rather
169 than 12, because he was only proposing two buildings. The City could afford to do that because his proposal
170 did not include any roads or additional water and sewer lines. The City would collect revenue from utility
171 bills for each unit. The amount of water used by each townhouse would be less than a home on a half-acre
172 lot. His townhouses would not have much landscaping. The water usage would be minimal.

173
174 Chairman Bodily asked if UDOT had given Dr. Beard permission to access 750 North. Dr. Beard said he
175 already had three legal accesses to 750 North in the form of three gates. He felt the best entry for the
176 townhouses would be from 200 West.

177
178 Commissioner Dubovik asked about disposition of the land in the conservation easement. Would it be open
179 public space? Dr. Beard said it would not. It would be privately owned, but it could never be developed. It
180 could be sold, but whoever purchased it would have a conservation easement to deal with. The land could
181 be bought and used as farm land, but it could not be subdivided. The conservation easement would
182 preserve the rural feel, but it would be privately owned property.

183
184 Commissioner Baker asked if the townhouses would consist of two buildings with six units each. Dr. Beard
185 said that was correct. The two buildings would face each other. Based on townhouses he owned in Brigham
186 City, he felt one acre was adequate for 12 units and the required parking. Commissioner Baker asked how
187 tall the buildings would be. Dr. Beard said they would be two stories. Commissioner Baker asked about the
188 four lots on 200 West and flood zoning due to their proximity to the creek. Dr. Beard said there were many
189 springs that originated on his property. Those lots would not be able to have basements.

190
191 Dr. Beard said the townhouses would have City water and sewer. The City would collect water and sewer
192 bills from each unit. Their overall impact would be low because they wouldn't have much yard space. There
193 wouldn't be extra roads or utility lines for the City to maintain. The increased traffic would be on 750 North



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194 where there was direct access to the freeway. UTA had purchased the Zundel property. At some point, he
195 felt UTA would want to put in high density, multiple housing.

196
197 Commissioner Hulsey asked if Dr. Beard would have a homeowners' association to manage the
198 townhouses. Dr. Beard said he would maintain ownership. The townhouses would be the revenue stream
199 needed to maintain the property in the conservation easement.

200
201 Commissioner Bingham stated that Dr. Beard's proposal was what the City had been hoping for when it
202 adopted the Master Plan Community Zone.

203
204 Dr. Beard asked for a general approval from the Planning Commissioner before he started spending a lot
205 of money on surveying and engineering.

206
207 Commissioner Dubovik said there staff notes about access onto 200 West interfering with the Historic
208 Orchard Pathway. Chris Davis stated that Bryce Wheelwright had talked with Wasatch Front and UDOT
209 about the trail. Commissioner Hulsey asked if Dr. Beard would be willing to work with the trail on 200 West.
210 Dr. Beard did not think that would be a problem. There was quite a bit of space between the pavement and
211 his property. The City had enough right-of-way to put a trail along his property.

212
213 Mayor Mote felt the trail would have to flip to the east side of 200 West at some point because of where the
214 City right-of-way was located further south on 200 West.

215
216 Commissioner Dubovik agreed with Commissioner Bingham. Dr. Beard's proposal was what the City had
217 been looking for.

218
219 Commissioner Baker felt she could live with two-story townhomes.

220
221 Commissioner Hulsey said the City was scared of townhomes, but Dr. Beard's proposal was next to where
222 other multi-family was being proposed as part of the TOD. Dr. Beard felt it made sense to have multi-family
223 housing near a freeway entrance and close to the Front Runner Station.

224
225 Colt Mund cautioned the Planning Commission about giving Dr. Beard any kind of approval. Feedback was
226 appropriate. The next step for Dr. Beard was to submit a preliminary site plan as required by ordinance,
227 which would provide more specific details.

228
229 Dr. Beard felt he had submitted a preliminary site plan. Commissioner Hulsey felt Dr. Beard's drawings
230 were rough conceptual ideas. A preliminary site plan would specifically lay out what the plan really was.

231
232 Colt Mund stated that the City recently adopted a Master Plan Community Zone. It contained a specific list
233 of information the City was looking for before it could consider an application. Chris Davis said the City
234 would provide Dr. Beard with a copy of the new ordinance. The staff would be meet with Dr. Beard to
235 answer any questions.

236
237 Mayor Travis Mote asked who would hold the conservation easement. Dr. Beard was not sure. He had
238 hired an attorney to prepare the easement. He would like to put it in a farm land trust. He was not looking
239 for any money. The value of his property would go down dramatically once the easement was in place
240 because it could no longer be developed. If he could do townhomes, he would not need to develop any
241 commercial along 750 North.



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Commissioner Hulsey asked if Dr. Beard intended to maintain ownership of the townhomes Dr. Beard said he did. His heirs might decide to do something differently. He did not feel 12 impact fees would be affordable. If there were only two impact fees, one for each building, it could work financially.

Chairman Bodily said Dr. Beard would have to work with the City on impact fees.

Dr. Beard asked if the next step was to meet with Chris Davis and Bryce Wheelwright. Mr. Davis said it was. They would review the ordinance with him so he could prepare something more specific for the Planning Commission.

There was a discussion about the need for a motion.

Commissioner Hulsey did not feel the Planning Commission had received an official concept. He didn't feel any motion was needed.

5C. DISCUSSION REGARDING OPEN AND PUBLIC MEETINGS ACT TRAINING VIDEO

Time Stamp: 04/21/2022 49:15

Commissioners Baker, Bingham, and Hulsey stated that they had watched the video.

Chris Davis asked that they sign an affidavit in front of Michelle Drago after the meeting.

6. CONSIDERATION AND APPROVAL OF APRIL 7, 2022, REGULAR PLANNING COMMISSION MINUTES

Commissioner Dubovik moved to approve the regular Planning Commission minutes of April 7, 2022, as corrected. Commissioner Baker seconded the motion. All voted "aye." The motion passed unanimously.

7. COMMISSIONER/STAFF COMMENTS

Time Stamp: 04/21/2022 52:08

Commissioner Baker

Commissioner Baker said there was a massive solar field that could be viewed from Promontory right now.

Commissioner Hulsey

Commissioner Hulsey asked how many hours of annual training Planning Commission members were required to have. Chris Davis said each member was required to have four hours of annual training.

Commissioner Hulsey asked if the Open and Public Meetings Act video could count for two hours as it was two hours long.

Commissioner Dubovik

Did not have any comments.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, April 21, 2022 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Bingham

Did not have any comments.

Chris Davis

Chris Davis stated that the City had received an official petition for annexation from Lou Swain and Brent Bailey for property west of Highway 89. The annexation process would now begin. They had also filed a petition with Box Elder County because the property was not contiguous to Willard City. Box Elder County would have to approve the petition as well.

Commissioner Baker asked how big the gap was between the Swain/Bailey property and Willard's southern boundary. Chris Davis said he would find out.

Colt Mund

Did not have any comments.

8. ADJOURN

Commissioner Hulseley moved to adjourn at 7:28 p.m. Commissioner Baker seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 04-21-2022