



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, September 15, 2022 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

The meeting will be hold 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. Report from City Council
6. Discussion/Action Items
 - a. Presentation by Dr. Bruce Parker regarding Future Land Use Map and portions of the General Plan
7. Consideration and approval of the September 1, 2022, regular Planning Commission minutes
8. Commissioner/Staff Comments
9. 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/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 9th day of September, 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.



FUTURE LAND USE



1/2 MI

1 MI

N

750 N

TRANSFER
DEVELOPMENT
RIGHTS TO
OTHER PROPERTIES

1-15

FUTURE LAND USE DISTRICTS

- RESIDENTIAL (1-3 ACRE LOT)
- RESIDENTIAL (1/2 ACRE LOT)
- AGRICULTURE (3-5 ACRE LOT)
- COMMERCIAL
- OLD DOWNTOWN DISTRICT
- TRANSIT ORIENTED DEVELOPMENT
- PLANNED UNIT DEVELOPMENT
- ENVIRONMENTALLY SENSITIVE AREA
- INDUSTRIAL

**Willard City General Plan
Future Land Use Map
Future Land Use District Area Descriptions**

Residential:

The Future Land Use Map provides two (2) standalone “residential” districts, Residential (1–3-acre lot) and Residential (0.5-acre lot). For each residential district, the lots sizes identified are minimum requirements for each residential district.

The purposes of the two (2) residential districts are similar, to recognize the existing development pattern and to provide residential settings that are safe, attractive, convenient, and in desired locations for residential uses and associated activities. As these areas continue to develop, they must provide access to required transportation and circulation systems, including active transportation facilities, including trails, and biking routes.

Residential 1–3-acre lot – Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 1-3 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Residential 0.5-acre lot – Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 0.5 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Agriculture:

"Willard City has a rich rural, agriculture-based history. The citizens have worked to maintain the rural and small-town qualities of the City" (Annexation Policy Plan). Residents desire to continue to recognize that heritage of areas where rural pursuits, agricultural activities, and the grazing of animals are allowed and protected. Maintaining small-town and rural ambiance will not be easy as the City faces constant growth pressures from the north and south. City officials and residents must remain committed to protecting the small-town qualities of their City and protecting the City's agricultural heritage. This Plan provides various policy statements to guide future land use and community decisions applicable to the City's Agricultural Heritage Areas.

The Agriculture District (Future Land Use Map) provides areas of the City determined appropriate to provide opportunities for low density residential development patterns (minimum lot size 3 – 5 acres) and the protection of viable agricultural soils. The Agriculture

area promotes agriculture uses and as determined by the landowner, based on the area use for viable agriculture, the opportunity to qualify such areas under farmland, or green belt, property taxation assessments. Agriculture provides protections for existing agricultural and rural activities and uses, including alfalfa and other cropping, orchards, and associated fruit and produce stands, vegetable gardens, and the keeping of animals.

Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 3 to 5 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Commercial:

The areas provided by the Future Land Use Map and designated as “Commercial” provides opportunities for the establishment of various nonresidential uses. These uses may include retailing, professional and governmental offices, light industrial, and various other nonresidential activities that are determined compatible with their adjacent Agriculture and Residential Use categories. The Commercial on Highway 89 and 750 North Street must demonstrate and include necessary vehicular and pedestrian safety strategies in all site development plans.

Recommended Use/Intensity – Commercial uses, complying with the intensity standards of the City’s ordinances, as adopted.

Old Town District:

The area bounded generally by 200 North, 200 South, 200 East, and 200 West Streets is recognized as the City's historic core. Presently, this area includes a mix of uses, including residential, commercial, and civic activities, including the elementary school and city hall. This area contains historic buildings and features, including excellent examples of the City's rock-built homes and the City's original "grid pattern" of streets and lots.

Willard's Old Town District is centrally located. All efforts must be applied to protect the continued integrity and amenity of this area. Designated on the National Register of Historic Places, the City will work closely with various historic preservation agencies, including the Utah Division of State History, to protect, preserve, and enhance this area. The Old Town District must continue to be fully recognized and acknowledged in the City's history and as a centrally located civic gathering place.

Recommended Use/Density – Residential (and associated activities) / One Residential Dwelling Unit per 15,000 square feet.

Transit Oriented Development:

The Utah Transit Authority (UTA) has determined the location at the Interstate 15 (I-15) and 750 North Street as a location for UTA's FrontRunner station. The UTA desires to work with Willard City to promote this area as a desired location for a transit-oriented neighborhood.

The provision of higher density residential uses associated with various compatible nonresidential activities is reminiscent of the nation's historical development patterns with residential dwellings with convenient access to required supporting services. This pattern encourages efficiencies in providing necessary utilities and services, supporting pedestrian and biking convenience, and avoiding inefficiencies in the use of land, water, and other services.

The City provides a Transit-Oriented Development Zone (TOD). This zone is intended to provide a variety of uses in proximity to various public transit services, including the UTA's Willard City Front Runner Station. A variety of residential uses and dwelling unit types can be offered, including providing moderate-income and affordable housing opportunities. Residential use areas may integrate nonresidential uses, including compatible local and regional shopping and professional offices.

Recommended Use/Intensity – A variety of compatible residential and nonresidential uses. Density and intensity of use is not predetermined but shall be established during the project and site plan approval processes, complying with the intensity standards of the City's ordinances, as adopted.

Planned Unit Development:

The Future Land Use Map provides, in 2022, three (3) areas for Planned Unit Development. With the necessary General Plan amendment other areas of the City may also be appropriate for designation for Planned Unit Development style projects.

For Willard City the Planned Unit Development designation fosters innovative subdivision and development designs by providing opportunities for a variety of residential densities and housing unit types. The Planned Unit Development District allows development flexibility. In exchange, development must provide beneficial amenities for the development itself, the

neighborhood, or for the City. Such amenities may include the protection of sensitive areas, parks and open spaces, infrastructure enhancements, and other benefits determined advantageous by City officials.

Recommended Use/Density – A variety of residential use and housing types are allowed.

Density shall be determined in conjunction with the project, neighborhood, and City benefits voluntarily provided, complying with the intensity standards of the City's ordinances, as adopted.

Environmentally Sensitive Areas:

Lands designated as Environmentally Sensitive are so designated because of a naturally occurring landscape feature. These include the waters of Willard Bay, areas of steep slopes, and lands subject to seasonal or intermittent flooding. The waters of Willard Bay are managed under the authorities of the State of Utah. Included are the areas managed by Utah State Parks immediately adjacent to Willard Bay and including the Willard Bay State Park and its associated recreational and camping areas. An area of steep slopes exists on the eastern most boundary of the City. If any parcels exist in these steep slope areas, and access is available the allowed residential density is one (1) dwelling unit per 100 acres.

If any area is identified as suitable for any residential use several goals must be achieved, the most important being to protect the personal safety and property of all persons residing in any environmentally sensitive area. As secondary goals, activities occurring on any environmentally sensitive area shall; (a) reduce requirements for public utility and service expenditures, (b) avoid placing residents in harm's way, and (c) minimize damage to natural slopes, watershed areas, groundwater, and associated wildlife habitats, soil erosion, and avoidance of degradation uses and activities.

Recommended Use/Density – Recreation and in areas that are privately owned – Residential (and associated activities) / One Residential Dwelling Unit per 100 acres if access and a safe building location can be determined.

Industrial:

One (1) "Industrial" area is provided, located in the north-western portion of the City. It is envisioned that this area will provide opportunities to establish light manufacturing activities and provide associated light industrial, manufacturing, and warehousing services employment. This area provides immediate access to the interstate freeway system via the 750 North-Interstate-15 (I-15) interchange.

Recommended Use/Intensity – Light Industrial complying with the intensity standards of the City's ordinances, as adopted.

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