

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Subdivision Land Use Authority (SLUA) of the Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Thursday, January 12, 2023. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Consideration of a sketch plan and a preliminary plan for the Reyes Ranch Subdivision located at approximately 964 South Main (Parcel No. 02-055-0106)
- b. Discussion regarding Lynn Beard lot line adjustment/subdivision and rezone request for property located at approximately 200 West 750 North (Parcel No. 02-046-0004)
- c. Approval of October 6, 2022, minutes

3. Adjourn

SLUA Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmnn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 9th day of January, 2023.

/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 SUBDIVISION APPLICATION

Application Date 1-3-2023

Proposed Subdivision Data
Subdivision Name

Applicant
KEITH LAMMERT

REYES RANCH

Mailing Address
950 S. MAIN
WILLARD UT 84340

Application Level (Check One)

☒ Sketch Plan

Project Address
APPROX 964 S. MAIN

Date _____ Approval _____

☒ Preliminary Plat*
*(Not required for In-fill Subdivisions)

Email Address KBL5@DIGIS.NET

☐ Final Plat

Phone Number 801 458 0389

Date _____ Approval _____

Cell Phone _____

Assessor Parcel Number 02-055-0106

Fax Number _____

Number of lots 1

FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.

FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	
			\$50 + \$5/Lot	

WILLARD CITY CORPORATION
80 W 50 S
PO Box 593
Willard UT 84340

435-734-9881
Jan 3, 2023

Receipt No: 1.015934

LAMMERT, KEITH PRE SUB APP

Charges for Services
Charges - PC & B of Adj

Total:

Cash
Total Applied:

Change Tendered:

Duplicate Copy
01/03/2023 9:32 AM

on may be sold or offered for sale until the
incil.

DIVISION APPLICATION.DOCX

Form SD-1 Rev. 01/11/05



WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date

Assessor Parcel Number *

LYNN BEARD
Applicant

Parcel Legal Description*

295 W. FISON
Mailing Address

WILLARD
84340

Present Zone

Proposed Zone

435 237-9525
Phone Number

Cell Phone

This completed application, must be submitted at least 15 days prior to the April or October Planning Commission meeting and be accompanied by:

- 1) Proof of ownership.* *see Tax Notice*
- 2) Non-refundable application fee of \$125.00.
- 3) Written petition designating the change desired and the reason for such change, bearing the signature(s) of the fee title owner(s) of the parcel or designated agent. (See reverse of this form for required Applicant's Affidavit.)
- 4) List of all property owners within 1/4 mile of the parcel.* *Already on file*
- 5) Map (Assessor's Plat* or suitable drawing) of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.
- 6) If a subdivision is planned, supply sketch of possible subdivision, to show compatibility with existing and planned infrastructure, with emphasis on roads, water supply and other utilities.

* Available at the office of the Box Elder County Registrar, 01 South Main Street, Brigham, Utah, 84302

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Lynn Beal, 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 _____ 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 _____
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 29 day of Nov 20022



Michelle Drago
Notary Public

Residing in Kearney, 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 _____ 200____

Notary Public

Residing in _____
My commission expires: _____

WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date <u>12-28-22</u> Applicant <u>Lynn Beard</u> Mailing Address <u>295 W. Fison</u> <u>Willard</u> Project Address <u>Same</u> Email Address <u>lynnbeard7@gmail.com</u> Phone Number <u>435 237 9525</u> Cell Phone <u>↓</u> Fax Number _____	<u>Proposed Subdivision Data</u> Subdivision Name _____ Application Level (Check One) ☒ Sketch Plan _____ Date _____ Approval _____ ☒ Preliminary Plat* *(Not required for In-fill Subdivisions) _____ Date _____ Approval _____ ☐ Final Plat _____ Date _____ Approval _____ Assessor Parcel Number _____ Number of lots _____
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FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.

FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	
Final Plat	\$50 + \$5/Lot	Billed to the Developer	\$50 + \$5/Lot	

CAUTION: No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the Willard City Council.



Box Elder County Web Map

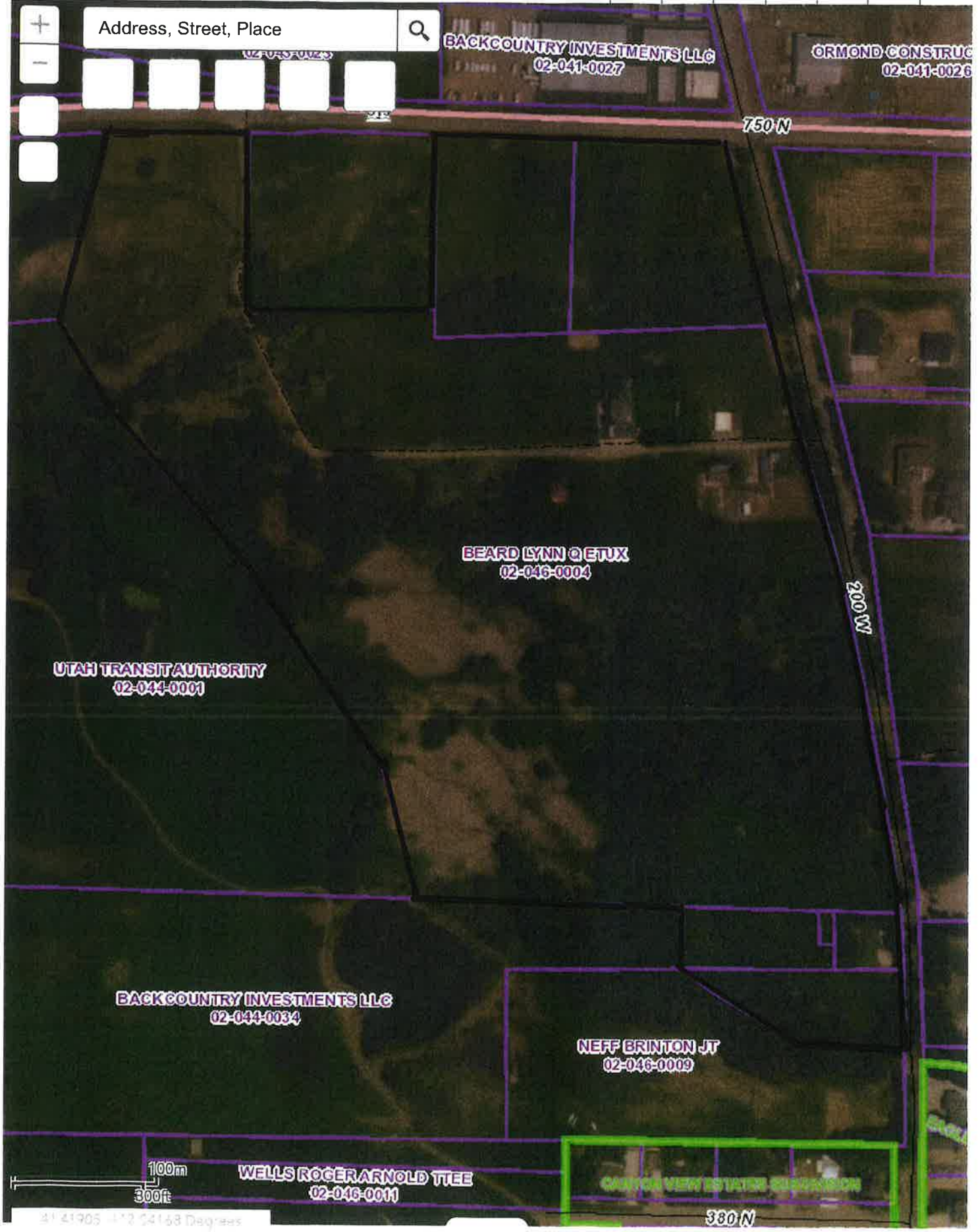
Back to Top

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Address, Street, Place

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WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
October 6, 2022 – 2:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

4
5 The following members were in attendance:

6
7 Chris Davis, City Manager
8 Bryce Wheelwright, City Planner
9 Chris Breinholt, City Engineer/Jones & Associates
10 Payden Vine, Public Works Director
11 Van Mund, Fire Chief
12 Michelle Drago Deputy City Recorder

13
14 Excused: Colt Mund, City Attorney.

15
16 Others in attendance: Ryan Wicknick; Dave Laloli; Landon Thompspon; and Jason Adam.

17
18 1. CALL TO ORDER

19
20 Bryce Wheelwright called the meeting to order at 2:04 p.m. A roll call attendance was recorded by the
21 secretary.

22
23 2A. DISCUSSION REGARDING CONCEPT PLAN FOR TRANSPORTATION ORIENTED
24 DEVELOPMENT (TOD) LOCATED AT APPROXIMATELY 500 WEST 750 NORTH (PARCEL NO.
25 02-043-0044 AND 02-043-0047)

26
27 Time Stamp – 0:55 10/06/2022

28
29 Bryce Wheelwright, City Planner, stated that the City had received a request for a concept discussion
30 regarding a Transit Oriented Development at approximately 500 West 750 North.

31
32 David Laloli stated that engineer, Reeves and Associates, had prepared a concept plan for Parcels 02-043-
33 0044 and 02-043-0047. The concept plan proposed by the existing owner had residential located on the
34 east side of the property. Their concept plan moved the residential west side. They felt it was counter
35 productive to have residential far from the proposed UTA station because most people preferred to not walk
36 far. Their concept plan included 216 apartments units (121 one bedrooms and 96 two bedrooms) and 58
37 two-car garage townhomes. Their engineer made sure their concept plan had sufficient parking. The
38 previous concept plan didn't have enough parking. They didn't feel this was a good area for commercial. It
39 might not be for quite a long time. Their concept plan included two multi-tenant commercial buildings on the
40 east side of the property fronting 750 North.

41
42 Van Mund, Fire Chief, asked if this property was immediately west of the storage bays on 750 North. Mr.
43 Laloli said it was.

44
45 Ryan Wicknick stated that his background was in retail leasing. He worked with a lot of restaurants and
46 service-oriented users. He felt the two 6,000 square foot commercial buildings could be filled and kept full
47 and vibrant with good restaurant concepts on the ends with drive throughs and service-oriented businesses
48 in the middle. They didn't want to build a large development with buildings and pads that sat vacant for
49 years and years.



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David Laloli said their concept plan included more amenities for the users. The previous concept plan did not include any. Better amenities would bring and keep occupants. The amenities would include a club house, pool, and pool house.

Chris Breinholt, City Engineer, stated that a lot of stuff had been added, but they had removed the 80-foot right-of-way that was shown on the previous concept plan and the 60-foot right-of-way that was located on the east end. Mr. Laloli asked if the rights-of-ways were required in the zone. Mr. Breinholt said they were and would be required by UDOT. Mr. Laloli felt his engineer was very familiar with UDOT's requirements.

Chris Breinholt stated that the streets proposed on the concept did not extend all the way through to the north side of the property. Bryce Wheelwright said Willard City had a Master Road Plan that called for rights-of-way to be extended and stubbed to the north. Mr. Laloli felt the roads could be changed. Mr. Breinholt said the roads would be located where UDOT would allow connections to happen.

Landon Thompson asked if the UTA parcels were zoned commercial. Mr. Laloli felt UTA's parcels would just be big parking lots. Chris Davis, City Manager, stated that UTA owned property on the north side of 750 North and about 40 acres on the south side. Initially UTA planned to locate the station on the north side of 750 North. Then they ran into an issue about trains interrupting traffic on 750 North. So UTA purchased the property on the south side of 750 North.

David Laloli asked if there was a chance the station might not be located on the north side of 750 North. Mr. Wheelwright felt it probably would not. A station located on the south side of 750 North meant UTA could have trains stopped in either direction further off of the road. Mr. Laloli felt they needed to contact UTA. Mr. Davis said they needed to speak with Hal Johnson.

Van Mund asked how many floors the apartments would have. Mr. Laloli said the apartment buildings would be three stories with a total of 216 units. There would be 58 two-story townhomes. Fire Chief Mund stated that there would be requirements for roof hatches when the buildings were designed.

Payden Vine, Public Works Director, did not have any comments.

Chris Davis asked about the water requirements. Chris Breinholt said the waterline would have to be upsized from 200 West. Mr. Wheelwright asked if a 10-inch line would be sufficient. Mr. Breinholt felt it would. He would need fire flow information when the project got to that point.

Landon Thompson asked if there already plans to upside the line. Mr. Breinholt said there was. Van Mund asked if there was a 10-inch line under 200 West. Mr. Breinholt said there was.

David Laloli stated that they would have a professional HOA manage the apartments and townhomes. Willard City wouldn't have anything to do with the inside of the development. He asked if the 80-foot right-of-way would need to be public. Mr. Breinholt said it would. The 80-foot right-of-way needed to be located more in the center of the development. The 60-foot right-of-way needed to be located along the east side. Wherever UDOT required them. Mr. Laloli planned for all of the connections on 750 North to be full access.

David Laloli said they might reconfigure their concept plan if they learned there wouldn't be a station on the north side of 750 North. Chris Davis said UTA would not commit to a station location.

Mr. Laloli said they were also conducting an apartment study. If the study indicated that the number of apartments was too high, they would need to redo their plan. The apartment study would also tell them



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99 what mixture of apartment and townhomes they should have. The current concept plan showed maximum
100 numbers.

101
102 Van Mund asked if the project would be completed all at once or in phases. Mr. Laloli felt the project would
103 have to be done in phases.

104
105 Ryan Wicknick felt they could have one of the retail buildings filled almost immediately. Then construction
106 could begin on the second one. If both buildings were full and healthy, it would attract other retail. Energy
107 would attract energy.

108
109 Bryce Wheelwright stated that the main issue was inclusion of the rights-of-way.

110
111 Chris Breinholt asked about the zoning requirements for the mix of commercial and residential. Mr. Laloli
112 said there wasn't a requirement. The zone said the development could be either or. There wasn't a ratio.
113 The zone was pretty open. Chris Davis said there was a maximum of 20 multi-family units per acre.

114
115 Chris Davis stated that Willard City was in the process of updating its General Plan. The City Council and
116 Planning Commission considered 750 North to be a commercial area. It was near Willard Bay State Park
117 with good access from I-15. The proposed concept plan had very little commercial. He felt it would receive
118 significant push back from both the Planning Commission and the City Council.

119
120 Ryan Wicknick felt the retail units needed to be around 1,500 square feet. That was the amount of space
121 most retailers wanted. He felt it would be better to locate the commercial on the west side of the site because
122 it was visible from the Interstate. There only so much commercial that Willard could support right now and
123 be vibrant.

124
125 David Laloli felt it would help if the property on the south side of 750 North was zoned commercial.
126 Commercial development always followed residential. The number of units they were proposing were
127 allowed by the current zone.

128
129 Chris Breinholt stated that if he were on the Planning Commission and City Council, he would be concerned
130 that the proposed plan gave up prime commercial real estate along the Interstate for a bunch of multi-family
131 housing. From an engineering point of view, the proposed concept plan needed to be considered with
132 UDOT's input regarding the locations of rights-of-way for an 80-foot street and a 60-foot street. He felt they
133 would only get two streets and a driveway. He felt their layout would be completely different after they met
134 with UDOT.

135
136 David Laloli confirmed that when they had a site plan that was ready, the staff would take it to the Planning
137 Commission for approval. Willard City would have to follow the code and the ordinance. If they proposed a
138 plan that met the ordinance, the staff had to give it a thumbs up. Mr. Davis said the staff would have to tell
139 the Planning Commission and City Council that it met the requirements of the ordinance. Mr. Laloli said the
140 Planning Commission and City Council would have to approve a plan that complied with the ordinance.

141
142 Bryce Wheelwright stated approval included a development agreement.

143
144 Chris Breinholt was really concerned about giving up prime commercial real estate. Jason Adam stated that
145 right now commercial development just wouldn't fly. The residential component was needed to get the
146 commercial. Mr. Breinholt pointed out that land with apartment buildings would never be commercial.



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Jason Adam stated that their engineer told them the apartment units needed to be closer to the UTA station. All of their studies showed tenants would not walk very far. David Laloli said the Pleasant View Station was the perfect example. It had to be shut down because the residential development wasn't close enough.

Chris Breinholt stated that the proposed residential development didn't do anything for Willard City. Mr. Adam felt it would. The tenants would bring the commercial. Without the rooftops, the commercial wouldn't come.

Chris Davis stated that one and two-bedroom apartments would generate enough residential growth to attract fast food. Mr. Adam said fast food was a good tax base.

David Laloli asked if the south side of 750 North was zoned commercial. Mr. Davis said it could be zoned commercial. It was currently zoned agricultural. Eventually it would be zoned TOD.

David Laloli said the TOD Ordinance was fairly new. Mr. Wheelwright said it was adopted in 2008. The city had never had a development approved under it.

Ryan Wicknick felt the closer the commercial development was to I-15 the better. What commercial development would Willard like to see? Chris Davis and Bryce Wheelwright said that when the TOD was first proposed, there was discussion about a hotel/motel, fast food, and a convenience store or a small grocery store. The city administration understood the demographics. Mr. Wheelwright said there had been some push to attract retail that would appeal to and support those who used Willard Bay State Park.

Chris Davis stated that Willard Bay was expanding. They were changing the location of the entry gate to the north to allow more entrance room and an area for shops.

Ryan Wicknick felt this would be a good location for Maverik. People preferred Maverik over a truck stop.

Landon Thompson asked about the minimum rights-of-way. Mr. Breinholt said that would be determined by UDOT.

David Laloli asked about the site plan approval process. Mr. Wheelwright stated that the site plan would be reviewed and approved by the SLUA who would recommend it to the Planning Commission. The Planning Commission would review it and hold a public hearing. Then it would make a recommendation to the City Council. The City Council might hold a public hearing as well.

Chris Davis asked if the City's current fire equipment could provide fire suppression for a three-story building. Mr. Mund said it could, but it would have to have some support from Brigham City. Building requirements, such as roof hatches and accesses and a flow test, would also be needed...

David Laloli stated that they probably would not submit another concept plan until they had met with UDOT and received the results of their apartment study.

2B. APPROVAL OF THE JUNE 23, 2022, MINUTES

Chris Davis moved to approve the minutes of June 23, 2022, as written. Chris Breinholt seconded the motion. All voted "aye." The motion passed unanimously.



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3. ADJOURN

Chris Davis moved to adjourn at 2:40 p.m. Payden Vine seconded the motion. All voted “aye.” The motion passed unanimously.

Minutes were read individually and approved on: _____

Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

dc:SLUA 10-06-2022