

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 Wednesday, January 18, 2023. Said meeting shall start at 4:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. 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)
- b. Approval of January 12, 2023, 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/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 13th 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 RE-ZONE APPLICATION

Application Date

Assessor Parcel Number *

LYNN BEARD
Applicant

Parcel Legal Description*

295 W. FISON
Mailing Address

WILLARD

84340

435 237-9525
Phone Number

Present Zone

Proposed Zone

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

Project Summary

(Please use additional pages as necessary to adequately address the answers.)

1. Location Map (showing nearest cross streets):
2. Site Address/Description:
3. Parcel Number(s):
4. Current and Proposed Zoning by parcel number and area in acres:
5. Road Access Provided:
6. Utility Plan:
7. Reason for the requested change:
*Frankoma along 75th N.
3 bldg lots on 2600W.*
8. Impacts (financial and other) of the change to surrounding properties and the city as a whole:

None

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 Kerry, 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: _____

SUBDIVISION APPLICATION

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

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.

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

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SIGNED _____
Property Owner(s)
AGENT _____

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

Notary Public

Residing in _____
My commission expires: _____

* 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 ____

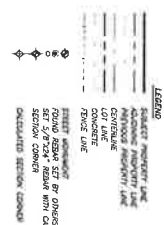
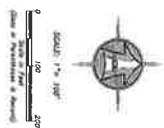
Notary Public

Residing in _____
My commission expires: _____

[illegible]

Engineer's Notice To Contractors

The existence and location of any underground utility shall be established by means of available information, provided by others. The locations shown on maps, drawings and plans shall be confirmed in the field by the contractor. The contractor shall be responsible for the location of all utilities in the project area. The contractor shall be responsible for the location of all utilities in the project area. The contractor shall be responsible for the location of all utilities in the project area.



295 W 750 N
WILLARD CITY, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 23,
AND A PART OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 8 NORTH, RANGE 2 WEST, S18 BM.

Drawn By: MP Date: 1/25/2002
Designed By: _____
Checked By: RS
Approved By: _____
Scale: 1" = 100'
Drawing Title: 22-3-11A11
JOB NUMBER: 22-3-157

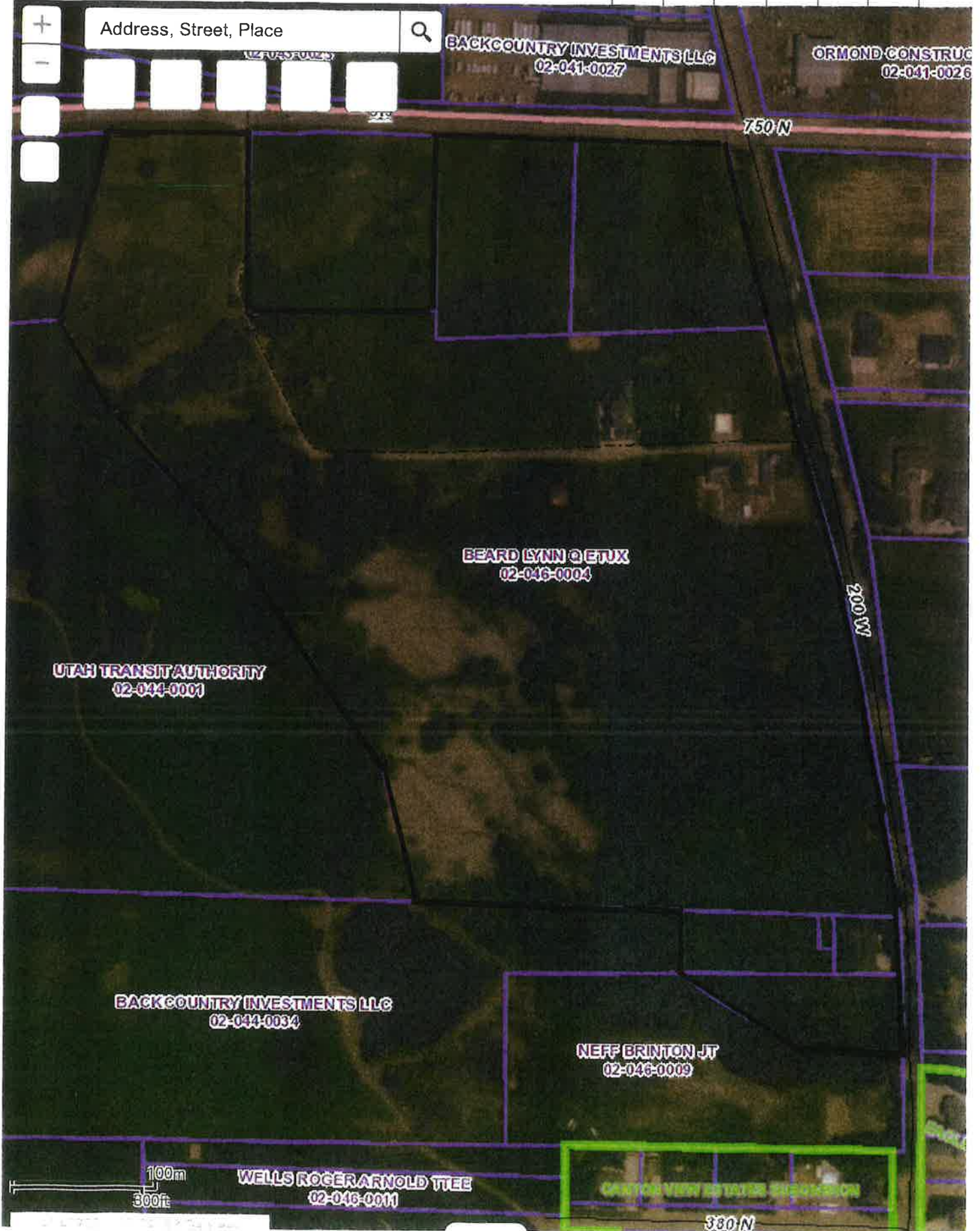


HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Richman, Utah 84302
Visit us at www.halex.net
Richman City Ogden Layton
(435) 722-3491 (801) 209-4900 (KAM) 712-8072
Celebrating over 65 Years of Business

[illegible]



Box Elder County Web Map





WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 12, 2023 – 3:00 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 Colt Mund, City Attorney
9 Bryce Wheelwright, City Planner
10 Zac Burke, City Engineer/Jones & Associates
11 Payden Vine, Public Works Director
12 Michelle Drago Deputy City Recorder

13
14 Excused: Van Mund, Willard Fire Chief.

15
16 Others in attendance: Keith Lammert

17
18 1. CALL TO ORDER

19
20 Bryce Wheelwright called the meeting to order at 3:02 p.m. A roll call attendance was recorded by the
21 secretary.

22
23 2A. CONSIDERATION OF A SKETCH PLAN AND A PRELIMINARY PLAN FOR THE REYES RANCH
24 SUBDIVISION LOCATED AT APPROXIMATELY 964 SOUTH MAIN (PARCEL NO. 02-055-0106)

25
26 Time Stamp – 0:48 01/12/2023

27
28 Bryce Wheelwright stated that the City had received an application for a sketch plan/preliminary plan for
29 the Reyes Ranch Subdivision located at approximately 964 South Main (Parcel No. 02-055-0106). The
30 parcel involved was currently owned by the Burton Franz Kunkel Family Trust. Reyes's wanted to cut off
31 .638 acres located on Tamms Road for a building lot. The remaining parcel would contain 19.243 acres.
32 The frontage along Tamms Road was zoned R-1/2 so the proposed lot size complied with the Zoning
33 Ordinance and Map. The proposed lot would be 135 feet in width, which more than the minimum lot width
34 requirement of 100 feet. The requested subdivision was pretty straight forward. He asked the SLUA
35 members if they had any concerns or questions.

36
37 Payden Vine, Public Works Director, did not have any concerns.

38
39 Zac Burke, City Engineer, checked the location of existing utilities. Keith Lammert stated that the proposed
40 lot would be located between his home at 950 South Main and the old family home at 980 South Main. He
41 felt the utilities would be close by.

42
43 Zac Burke stated that the sewer line was located behind the lot so the sewer would run to the west. The
44 water was located in Tamms Road. He didn't have any other engineering concerns.

45
46 Chris Davis, City Manager, verified that the lot would be located on Tamms Road, not Highway 89. If the
47 lots was located on Tamms Road there was not a need to involve UDOT. He asked if Mr. Lammert knew
48 what would ultimately happen to the remaining 19.243 acres. The family trust was owned by his wife and



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her two siblings. Mr. Lammert did not know what the long-term plans were. He was currently farming the property.

Colt Mund, City Attorney, asked if the proposed lot would interfere with City's Road Master Plan. Mr. Wheelwright said the proposed lot would not interfere with any planned roads. The Road Master Plan did not show a road in the middle of the larger parcel.

Mr. Mund asked about the size of Parcel No. 02-055-0119 located immediately north of the proposed lot. Mr. Lammert said it was .32 acres. His home located on Parcel No. 02-055-0118 was .55 acres. His father-in-law had given them the additional .32 acres. The two parcels combined were .87 acres in size. Mr. Mund pointed out that Parcel 02-055-0119 was not large enough to put a home on. He did not have any other concerns.

Keith Lammert stated they had made proposed lot wide enough to allow an existing gate on the south side to be used as the property access.

Michelle Drago, Deputy Recorder, asked if there would be any frontage requirements. Chris Davis said there wasn't any sidewalk or curb and gutter in front of the property now. Bryce Wheelwright felt this subdivision would be a good candidate for a deferral agreement.

Chris Davis explained that a deferral agreement deferred the requirement for sidewalk and curb and gutter to some future date when those improvements were being installed on the surrounding properties. At that time, the property owner would be responsible to put those improvements in.

Chris Davis moved to approve the sketch plan and preliminary plan for the Reyes Ranch Subdivision located at approximately 964 South Main (Parcel No. 02-055-0106) subject to a deferral agreement for the installation of future off-site improvements (sidewalk and curb and gutter). Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

Bryce Wheelwright stated that preliminary approval of the subdivision would be forwarded to the Planning Commission on January 19, 2023.

2B. 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)

Time Stamp – 12:30 01/12/2023

Bryce Wheelwright stated that Lynn Beard had asked that this item be tabled because he was unable to attend the SLUA meeting. The SLUA Board agreed to meet on Wednesday, January 18th at 4:00 p.m. if Mr. Beard was available.

Chris Davis moved to this item until a meeting could be scheduled with Lynn Beard. Payden Vine seconded the motion. All voted "aye". The motion passed unanimously.

2C. APPROVAL OF THE OCTOBER 6, 2022, MINUTES

Chris Davis moved to approve the minutes of October 6, 2022, as written. Payden Vine seconded the motion. All voted "aye," except Colt Mund who abstained. The motion passed.



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3. ADJOURN

Chris Davis moved to adjourn at 3:16 p.m. Colt Mund 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 01-12-2023