



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, March 2, 2023 – 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. Public hearing to receive public comments regarding a request from Lynn Beard to rezone approximately 7.423 acres located at approximately 750 North 200 West (Parcel Nos. 02-046-0001, 02-046-0004, and 02-046-0044) from A-5 to Commercial General, and approximately 2.207 acres located at approximately 481 North 200 West (Parcel Nos. 02-046- 0004, 0045, 0075, 0076, and 0077) from A5 to R1/
 - b. Consideration of a preliminary plan for the Black Willow Estates Subdivision located at approximately 481 North 200 West (Parcel Nos. 02-046- 0004, 0045, 0075, 0076, and 0077)
7. Consideration and approval of the February 16, 2023, 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/pmnn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 27th of February, 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 Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

January 25, 2023

STAFF REPORT PROPOSED CHANGES TO THE LYNN BEARD PROPERTY

The City has received application form Lynn Beard to change the property that he owns at 295 W 750 N.

The Changes include a rezone of the property facing 750 N from 200 W to his West boundary to Commercial General and adding a new parcel. This change is in line with the future land use map for that area.

The changes also include a rezone of the property facing 200 W at approximately 450 N to R-1/2 with four, one half acre lots. This is not in line with the future land use map that calls for that area to be an A-3 zone but it would be contiguous with other R1/2 zoning.

The remainder of the property would be put into a Conservation Easement to preserve the open space.

Mr. Beard would like to use the corner lot at 750 N 200 W to build some multi-unit housing and use the income from that project to maintain the property in the conservation easement.

Staff recommends that the Planning Commission take into consideration the future uses in that area. Such as the HOP trail and traffic in the decision to accept or reject or recommend changes to the proposed subdivision and rezone.

Bryce Wheelwright
Willard City Planner

WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date

LYNN BEARD

Applicant

295 W. FISON

Mailing Address

WILLARD

84340

435 237-9525

Phone Number

Cell Phone

Assessor Parcel Number *

62-046-0004, 0049, 0001, 0045
0074, 0075

Parcel Legal Description*

Present Zone

A-5

Proposed Zone

7.423 acres
Commercial General
2.207 R 1/2

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.

of possible subdivision, to show
d infrastructure, with emphasis on roads,

WILLARD CITY CORPORATION

80 W 50 S

PO Box 593

Willard UT 84340

Receipt No: 3.001435

435-734-9881

Jan 19, 2023

Lynn Beard Re-Zone

Misc Developer Fees

125.00

Total:

125.00

Check

Check No: 7623

Total Applied:

125.00

125.00

Change Tendered:

.00

Duplicate copy
01/19/2023 9:17 AM

strar, 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:
*Found home along 75th N.
3 bldg lots on 200W.*
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: _____

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Planning Commission of Willard City Corporation will hold a public hearing at 6:30 p.m. on Thursday, March 2, 2023. The hearing will be held during a regular meeting at the Willard City Hall, 80 West 50 South, Willard, Utah 84340.

The public hearing will be held to take public comment regarding a request from Lynn Beard to rezone approximately 7.423 acres located at approximately 750 North 200 West (Parcel Nos. 02-046-0001, 0004, and 0044) from A-5 to Commercial General and approximately 2.207 acres located at approximately 481 North 200 West (Parcel Nos. 02-046-02-046- 0004, 0045, 0075, 0076, and 0077) from A5 to R ½.

Written comments will be accepted at the Willard City Offices until March 2, 2023. If you have any questions, please contact Bryce Wheelwright at 435-734-9881.

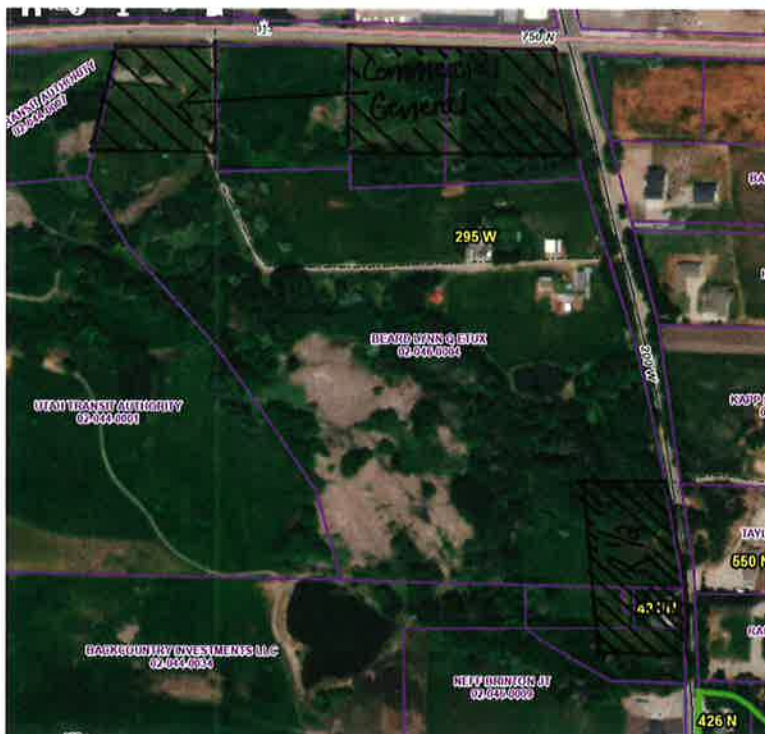
A copy of the proposal is available for review on the State of Utah Public Meeting Notice Website and at the Willard City Hall, 80 West 50 South, Willard, Utah 84340 during regular business hours Monday – Thursday 8:00 a.m. to 5:00 p.m. and Fridays 8:00 a.m. to 12:00 p.m.

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 City Hall and on the State of Utah Public Meeting Notice Website this 16th day of March, 2023.

A handwritten signature in blue ink that reads "Michelle Drago".

Michelle Drago
Willard City Deputy Recorder

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 Officer at 80 West 50 South, Willard, Utah 84340, phone number 435-734-9881, at least working days prior to the meeting.



CONCEPT 1

Commercial General

R 1/2

NOTICE

Call
BEFORE
digging

Underground utility lines are shown on this plan. It is the responsibility of the person digging to locate and mark all underground utility lines before digging. Failure to do so may result in damage to property and injury to persons. The person digging is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The person digging is also responsible for restoring the area to its original condition after digging is completed.

Engineer's Notice To Contractors

The existence and location of any underground utility lines or structures shown on this plan were determined from records and field investigation. The person digging is responsible for locating and marking all underground utility lines and structures before digging. Failure to do so may result in damage to property and injury to persons. The person digging is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The person digging is also responsible for restoring the area to its original condition after digging is completed.

Drawn By: MP Date: 1/23/2023

Checked By: RS

Approved By: [Signature]

Scale: 1" = 100'

Drawing Title: 22-2-157-157

LYNN BEARD

CONCEPT PLAN FOR

MILLARD CITY, BOX 6100, COUNTY, IOWA

A PART OF THE NORTHWEST QUARTER OF SECTION 22,

TOWNSHIP 8 NORTH, RANGE 2 WEST, S.1 & R.1

Sheet 1 of 1

Sheet

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

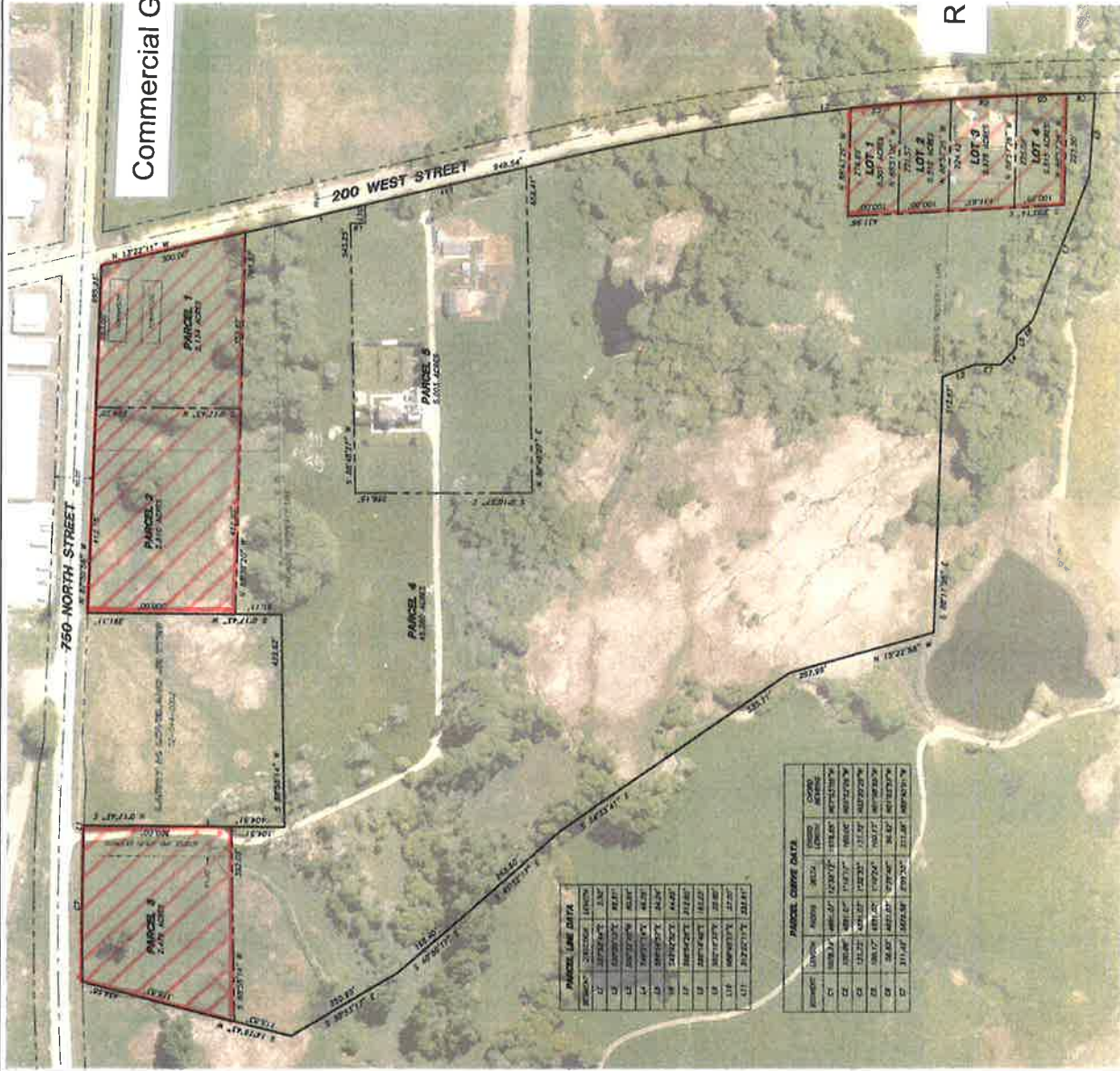
528 North Main Street, Des Moines, IA 50309

Phone: (515) 281-1111

Fax: (515) 281-1112

Web: www.hanseninc.com

Established over 65 years of business

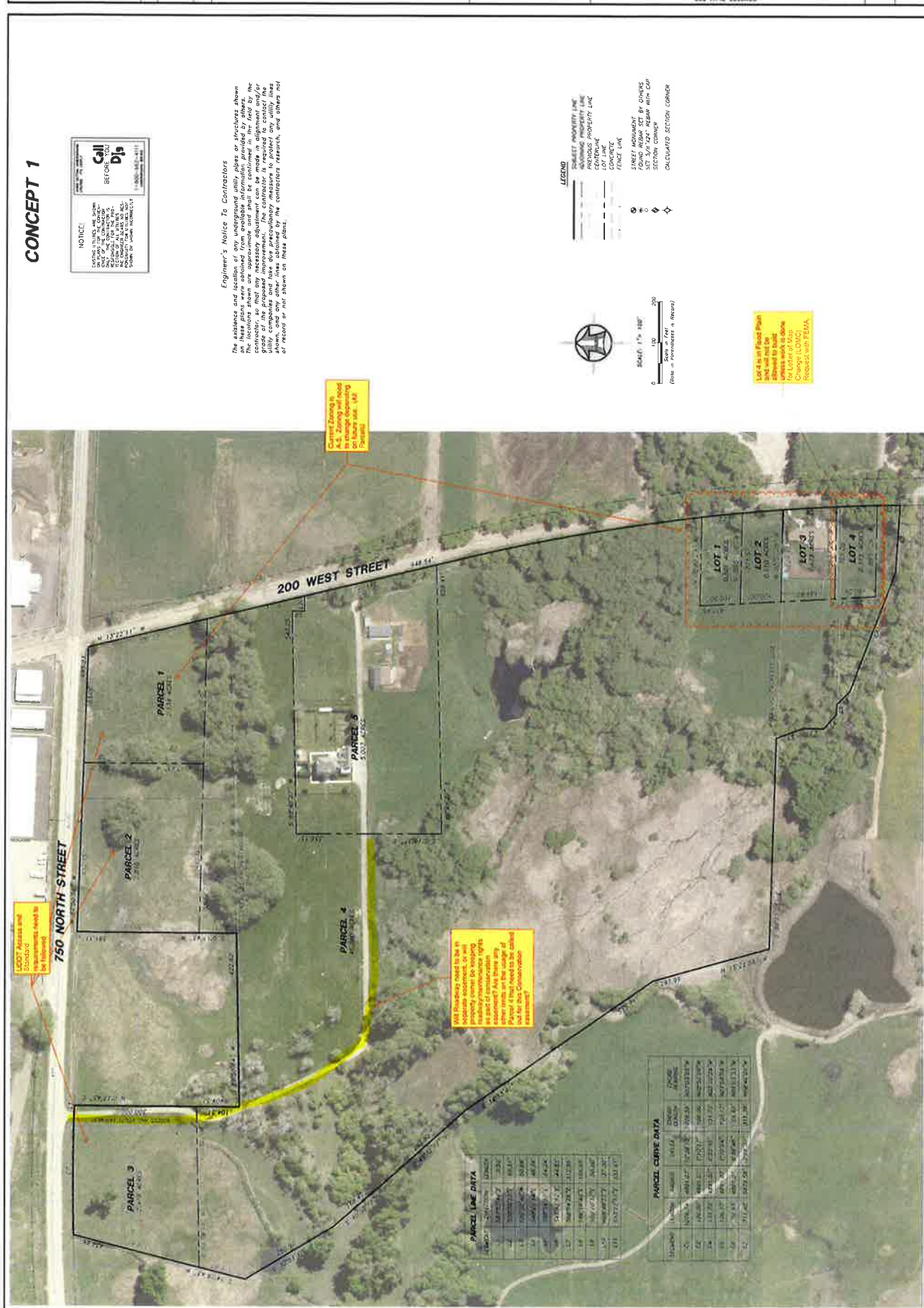


PARCEL LINE DATA

Parcel	Line	Length	Area
1	1	123.00	123.00
1	2	123.00	123.00
1	3	123.00	123.00
1	4	123.00	123.00
1	5	123.00	123.00
1	6	123.00	123.00
1	7	123.00	123.00
1	8	123.00	123.00
1	9	123.00	123.00
1	10	123.00	123.00
1	11	123.00	123.00
1	12	123.00	123.00
1	13	123.00	123.00
1	14	123.00	123.00
1	15	123.00	123.00
1	16	123.00	123.00
1	17	123.00	123.00
1	18	123.00	123.00
1	19	123.00	123.00
1	20	123.00	123.00

PARCEL CURVE DATA

Parcel	Curve	Length	Area
1	1	123.00	123.00
1	2	123.00	123.00
1	3	123.00	123.00
1	4	123.00	123.00
1	5	123.00	123.00
1	6	123.00	123.00
1	7	123.00	123.00
1	8	123.00	123.00
1	9	123.00	123.00
1	10	123.00	123.00
1	11	123.00	123.00
1	12	123.00	123.00
1	13	123.00	123.00
1	14	123.00	123.00
1	15	123.00	123.00
1	16	123.00	123.00
1	17	123.00	123.00
1	18	123.00	123.00
1	19	123.00	123.00
1	20	123.00	123.00



WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date 12-28-22

Proposed Subdivision Data

Subdivision Name _____

Applicant

Lynn Beard

Application Level (Check One)

Mailing Address

285 W. FSON-
WILLARD

☒ Sketch Plan

Date _____

Approval _____

Project Address

Same

☒ Preliminary Plat*

*(Not required for In-fill Subdivisions)

Date _____

Approval _____

Email Address

lynnbeard7@gmail.com

☐ Final Plat

Phone Number

435 237 9525

Date _____

Approval _____

Cell Phone

↓

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 AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) _____, 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 _____ 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]

RECEIVED JAN 31 2023

LYNN BEARD

L YNN BEARD
295 * 708 *
MILLAND CITY, BOX LOVER COUNTY, TEXAS
A PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 8 NORTH, RANGE 2 WEST, S.B.M.

Approved By: _____
 Initialed By: JS
 Initialed By: _____
 Date: 12/15/2008

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
500 North Main Street, Brigham, Utah 84302
Phone: (801) 734-4444 (Ext. 200-222)
Telex: 500000
Cable: 500000

Call
Dio
= DI USE VO
1-800-442-4411
1-800-442-4411

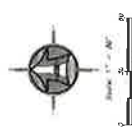
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, Salt Lake Base & Meridian

NORTH QUARTER CORNER OF SEC. 22.
T. 8 N., R. 2 W., S. 34 E.
FOUND B.L. ALUMINUM CAP MONUMENT
1925

SECTION LINE - BALD OF BEARING

218.15' 11° 00' 13" W

NORTHEAST CORNER OF SEC. 21.
T. 8 N., R. 2 W., S. 34 E.
FOUND B.L. ALUMINUM CAP MONUMENT
1925



LEGEND

—————	Industrial Property Zone
—————	Industrial Land Lease
—————	Residential Property Use
—————	Residential Property Use
—————	Commercial
—————	Public Utility Corporation (PUC)
—————	Existing water line

NOTE:
1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
2 - REBAR AND CAP SET ON ALL LOT CORNERS.



Developer:
LYNN BEARD
295 WEST 750 NORTH
WILLARD, UTAH 84540
(435) 237-9523

HAI

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Tel: 801 733-3661 Fax: 801 733-3662
E-mail: info@hansen.net
Brigham City, Utah 84302
HAI 225-3661

Celebrating over 65 Years of Business

APPROVED AS TO FORM THIS ____ DAY OF _____

APPROVED THIS 10 DAY OF NOVEMBER 2021, BY THE WILLARD CITY PLANNING COMMISSION

COUNTY RECORDER'S NO. _____

APPROVED THIS 10 DAY OF NOVEMBER 2021, BY THE WILLARD CITY PLANNING COMMISSION

11

I, WATT PREL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND HAVE BEEN LICENSED UNDER CHAPTER 236, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAN IN ACCORDANCE WITH SECTION 17-3-101, AND HAVE VERIFIED ALL MEASUREMENTS ON THIS PLAN TO BE TRUE AND CORRECT TO FOUR (4) DECIMAL PLACES HEREIN AS QUICK YELLOW ESTATE SURVEY.

ALL MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAN HEREIN.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 479–486

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A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 WEST

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 WEST

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CALLED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON A MAP AND PLAT SAID TRACT LIE WITHIN THE STATE OF MISSOURI AND THE COUNTY OF JACKSON, MISSOURI, HAVE HEREBY AGREED TO SET ASIDE FOR PUBLIC USE, AND TO CONVEY TO THE CITY OF BRIGHAM CITY, UTAH, THE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____ 2023.

K. J. HARRIS AND G. S. BLOOMFIELD

AGRICULTURE

STATE OF UTAH)
)

ON THIS DAY OF JULY, LYNN G. BEARD AND RENE C. BEARD, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DECLARATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE HEREIN MENTIONED.

1111

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SOUTHWEST QUARTER OF SECTION 23, T12N, R26W, S42E, UTAH BEARING THE CONVEYOR DED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING BOX FINDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 23, T12N, R26W, S42E.

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°10'17" WEST, UTAH NORTH, STATE BEARS, CALCULATED N.4.03 BEARING.

PARCEL CURVE DATA				
BEACON#	LENGTH	RADIUS	DELTA	CHORD BEARING
57	432.60	4097.237	5.504308	223.755347°
22	116.48	4889.337	1.119235	223.755347°
23	622.33	4493.162	1.116238	223.755347°
24	31.37	4493.162	1.116238	223.755347°
25	622.33	4493.162	1.116238	223.755347°

RECEIVED JAN 3 1 2023



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 16, 2023 – 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
8 Diana Baker
9 Chandler Bingham
10 Alex Dubovik
11 Blake Harrop
12

Colt Mund, City Attorney
Bryce Wheelwright, City Planner
Michelle Drago, Deputy City Recorder

13 Excused: Zack Hulse and Chris Davis

14
15 Others in attendance: Mayor Travis Mote, Councilman John Seamons, Ken Ormond, Ruth Ormond, and
16 Chad Braegger.

17
18 The meeting was called to order at 6:31 p.m.

- 19
20 1. PRAYER: Blake Harrop
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

27
28 There were no comments.

- 29
30 5. CITY COUNCIL REPORT

31
32 Time Stamp: 3:13 2/16/2023

33
34 Councilman John Seamons reported that during its March 9th City Council meeting, the City Council had
35 received an audit report and budget review. Chuck Palmer, the City's auditor, did not find any findings. On
36 December 31st, the City has half way through the fiscal year. Most everything was within budget. There
37 were a few exceptions which were explainable. There was a bid opening for the City's garbage services.
38 Bids were received from Econo Waste, Republic Services, and Waste Management. Republic Services
39 was the low bidder. They would begin picking up Willard's garbage on Tuesday, March 7th.

40
41 Commissioner Harrop asked how the bids compared to last year's bids. Councilman Seamons said they
42 were quite a bit higher. The increased cost wasn't just fuel because the bid included a fuel surcharge.

43
44 Councilman Seamons said Republic was pricing a service to repair broken garbage cans. Republic was
45 also willing to provide dumpsters for the City's spring cleanup.

46
47 Councilman Seamons said the Council was working on a City vehicle policy. The employee evaluation was
48 discussed, but was tabled due to financial work that needed to be done.
49



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, February 16, 2023 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Councilman Seamons invited the Planning Commission members to attend a work session regarding the Master Plan on Monday, February 20th, at 11:00 a.m. in the City Council Room. The City Council hoped to finalize the plan

The City was still working on waterline easements through the gravel pit for the north well and tanks. Due to drainage problems on Hargis Hill, Mike Braegger had negotiated some work with the Flood Control District. The District would pay for the work. Some City support might be needed.

Councilman Seamons said the Council had talked about pipes under Highway 89. Nothing would be done until Highway 89 was completed. UDOT planned to take Highway 89 down to bare dirt and remove all concrete. The Council and Bryce Wheelwright had discussed individual building permits not being evaluated by Willard Flood Control. Mr. Wheelwright was working on that issue. The fiber optics trunk line wasn't finished so Connex could not start offering services in Willard this spring. However Beehive, who had received the grant from Box Elder County, was coming in from the north. They might get to Willard before Connex. Willard Bay wanted Willard City to pay for the easement to access the Waste Water Treatment Plant. The HOP Trail was progressing. The City had agreed to the match.

Councilman Seamons stated that a bill had been proposed to the State Legislature to change sales tax distribution for gravel pits from the point of sale to the point of weight. That could mean some sales tax income for Willard City.

6A. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR RYAN THURGOOD FOR PROPERTY LOCATED AT APPROXIMATELY 428 NORTH 200 WEST (PARCEL NO. 02-048-0080)

Time Stamp 12:08 2/16/2023

Chairman Bodily noted that the applicant, Ryan Thurgood, was not in attendance.

Bryce Wheelwright, City Planner, stated that the lots in question were located in the Eagles Nest Subdivision on 200 West. The City had received an application for a lot line adjustment from Ryan Thurgood for property located at approximately 428 North 200 West. Mr. Thurgood had constructed a building on his father's property at 402 West 200 North. He wanted to incorporate that shop into his property. However, his request would violate two City Ordinances. If 53 feet of frontage were removed from Eagles Nest Lot 6 and added to Eagles Nest Lot 5, Lot 6 would become a flag lot. It would only have 46.99 feet of frontage instead of the required 100 feet. Willard City's Zoning Ordinance did not allow flag lots.

Commissioner Harrop asked how long Ryan Thurgood's shop had been there. Bryce Wheelwright said he did not know the history of the shop construction. Mr. Thurgood's home was built in 2007. Commissioner Harrop asked when the land was subdivided. Mr. Wheelwright said the Eagles Nest Subdivision was recorded in 2005.

Commissioner Dubovik felt approving Mr. Thurgood's request would not be consistent with what the Planning Commission had done in the past. It would set a precedence.

Commissioner Baker stated that the Planning Commission had denied flag lots in the past. She agreed that approving this request would set a precedence.

There was a discussion about possible solutions for Mr. Thurgood, such as an easement from his father or redrawing the lot line adjustment to maintain the required frontage on 200 West.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 16, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

99 **Commissioner Bingham moved to deny the lot line adjustment requested by Ryan Thurgood at 426**
100 **South 200 West. Commissioner Harrop seconded the motion. All voted “aye.” The motion passed**
101 **unanimously.**

102
103 7. CONSIDERATION AND APPROVAL OF FEBRUARY 2, 2023, REGULAR PLANNING
104 COMMISSION MINUTES

105
106 **Commissioner Baker moved to approve the February 2, 2023, minutes as written. Commissioner**
107 **Dubovik seconded the motion. All voted” aye.” The motion passed unanimously.**

108
109 8. COMMISSIONER/STAFF COMMENTS

110
111 Time Stamp: 20:31 02/16/2023

112
113 Bryce Wheelwright

114
115 Bryce Wheelwright stated that the State Legislature was considering Senate Bill 174, which could seriously
116 affect the Planning Commission. The bill dealt with how municipalities could approve subdivisions. It would
117 take the City Council out of the decision. All subdivision approval would be handled at the Planning
118 Commission level. The bill's purpose was to simplify the approval process for developers. If the bill passed,
119 Willard City would have to change its Subdivision Ordinance.

120
121 Commissioner Dubovik suggested that the City look at establishing a review committee similar to the one
122 established to review conditional use permits. Mr. Wheelwright said the City already had the SLUA
123 Committee. If the bill passed, a member of the Planning Commission should be added.

124
125 Bryce Wheelwright stated that on March 2nd the City would be meeting with UDOT regarding the Highway
126 89 repaving project.. The staff hoped to receive information about start dates.

127
128 Colt Mund

129
130 Did not have any comments.

131
132 Commissioner Bingham

133
134 Did not have any comments.

135
136 Commissioner Dubovik

137
138 Commissioner Dubovik asked if there were any past flood control issues that needed to be addressed
139 before the spring melt. Mayor Mote said the City Council talked about flood control a few weeks ago. The
140 Public Works Department had plenty of sandbags, but the City needed to get sand to fill them. Councilman
141 Mike Braegger, who served on the Flood Control Board, had reported that the Board had assigned
142 representatives to walk each Willard canyon to look for debris or other issues that could block drainage.
143 The Flood Control Board had been doing work in the canyons for the past few years. It wasn't a matter of
144 how much snow was in the mountains; it was a matter of how fast it would melt off.

145
146 Commissioner Harrop felt the biggest concern was debris and tree growth around Willard Creek.
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WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 16, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Baker said the Flood Control Board was seeking bids to clean debris out of the dike and dead fall just above Nature Park.

Bryce Wheelwright stated that quite a bit of work had been done by Flood Control. A box culvert had been installed on 300 North when the gas line went through. It now flowed much better. There was an issue in Granite Ridge where the developer had put dirt in the flood retention areas. The developer had cleaned the dirt out and completed some mitigation work above the Parson pit. He felt the City was better prepared than it was a year ago.

Commissioner Harrop

Commissioner Harrop stated that Palmer's had started putting up a fence in compliance with their conditional use permit. Was there anything else that needed to be done?

Colt Mund, City Attorney, said the primary remaining issues were the installation of a fence and landscaping. There had been communication back and forth between the City and Palmer's attorney. There might be a representative from the Palmer Barn at the next Planning Commission meeting to discuss options when the Planning Commission reviewed the Palmer conditional use permit. Commissioner Harrop asked how long the Palmer conditional use permit would last. Mr. Mund said it was indefinite. Bryce Wheelwright said a conditional use was attached to property, not people. Commissioner Bingham said the Palmer conditional use permit was only good as long as Palmer's owned the property.

Commissioner Baker

Did not have any comments.

Chairman Bodily

Chairman Bodily asked if there was a plan for the Planning Commission to review the list of conditional use permits prepared by the staff. He didn't want to see the matter dropped.

Mayor Mote felt the Planning Commission should determine how many it wanted to review each month. He suggested that the Planning Commission start by addressing conditional use permits that were no longer being used.

Colt Mund stated that the proposed amendments to the Conditional Use Permit Ordinance included the definition of *abandonment*. If a conditional use permit had not been used for years, the Planning Commission could recommend that it be revoked.

Commissioner Dubovik felt the Planning Commission should scrub the list first. The Planning Commission scheduled a discussion regarding the list of conditional use permits for March 16th.

Mayor Mote

Mayor Mote stated that a rock with a petroglyph had been discovered by the Granite Ridge developer. The rock was delivered to the City Shop. The City had been working with the Northwest Band of the Shoshone to determine what to do with it. The Shoshone had decided to place the rock in the City's Historic Cemetery. Placement of the rock would include a plaque and a ribbon cutting ceremony. Lync Construction had agreed to move the rock for the City.



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9. ADJOURN

Commissioner Baker moved to adjourn at approximately 7:05 p.m. Commissioner Bingham 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 02-16-2023