



Figure 14: Buildable lots overlooking Interstate 15 and Willard Bay

Future Land Use

The following map details the guide for future land use occurring in Willard City. These uses are reflective of both current uses and the pressures that the City faces as the Wasatch front continues to grow and change. Each of the land uses shown on the map are described in detail. This map was created with strong community input and through several drafts in cooperation with the City Council and Planning Commission, respectively. The map is based on the Land Use related goals that were listed at the beginning of the Land Use chapter. These are:

- ♦ **Land ownership and recognition and respect for private property rights.**
- ♦ **Existing land uses and the community's needs for housing, nonresidential land uses, including commercial and industrial activities, parks and open space, governmental facilities and services, and other land uses.**
- ♦ **Existing zoning patterns and consistencies between regulations and the community's vision.**
- ♦ **Regional development plans and pressures, and changing land use preferences; and The**
- ♦ **realities of direct and indirect connections between land uses and transportation need**

October Draft

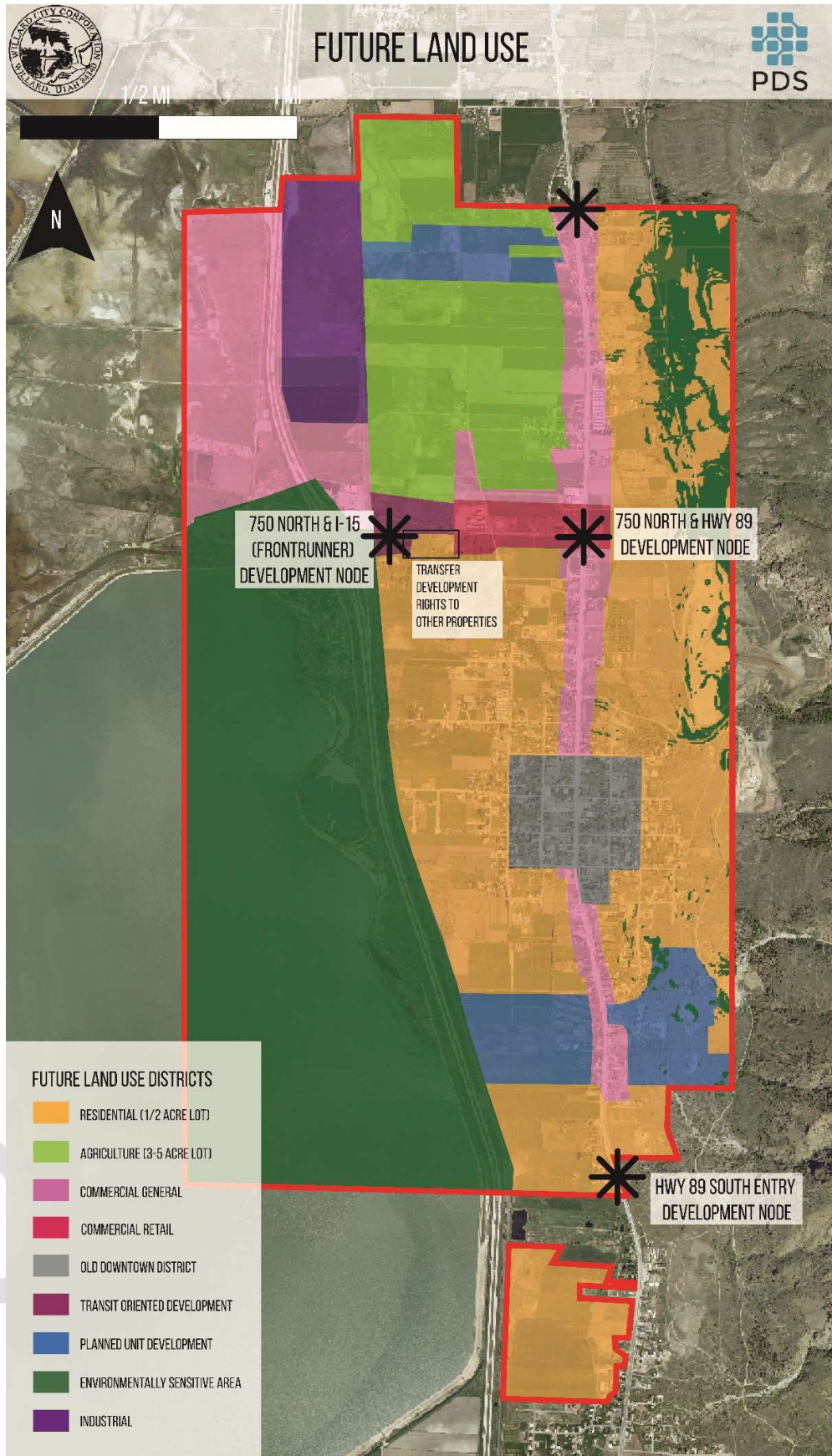
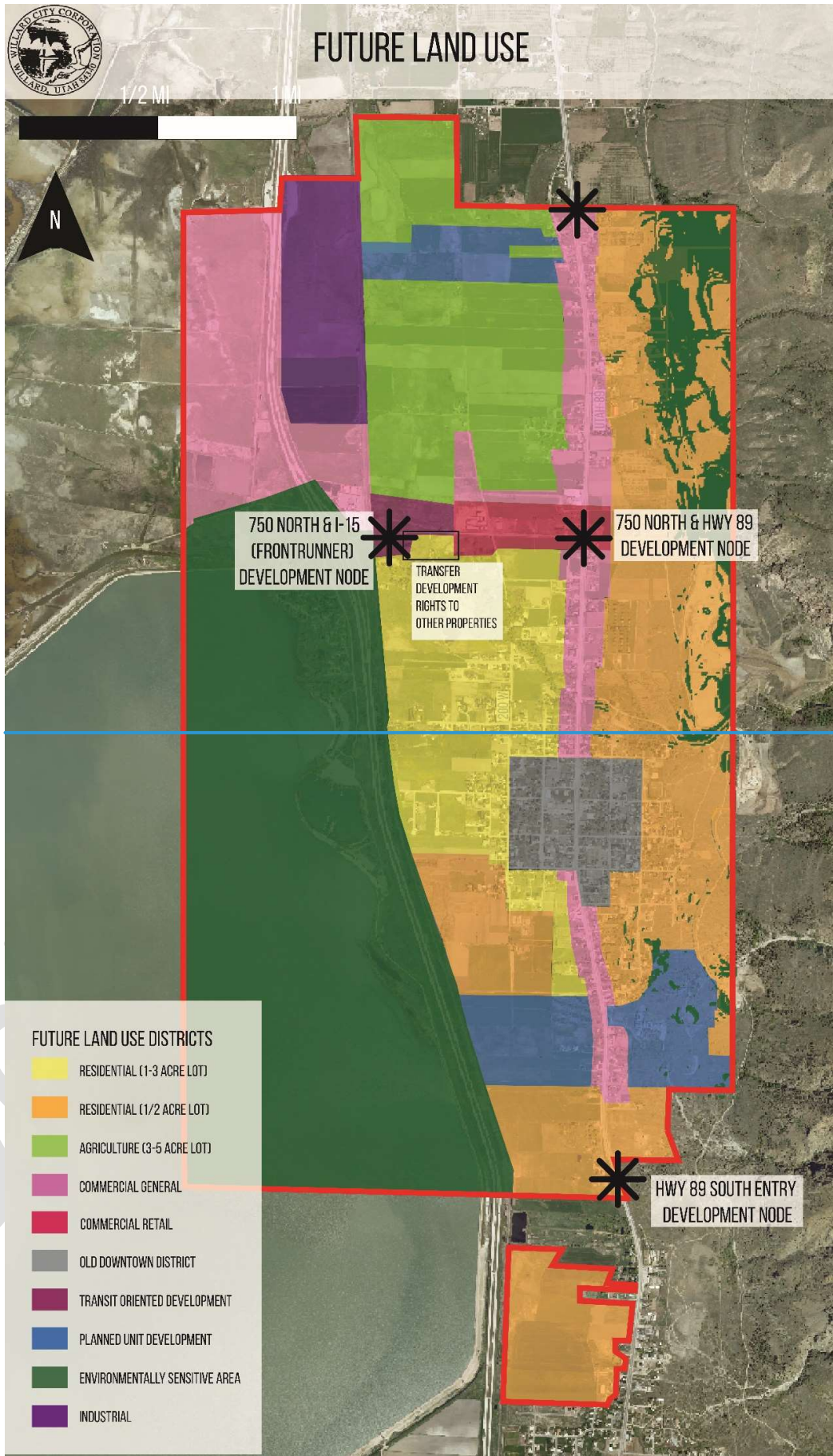


Figure 15: Willard Future Land Use Map (2023)



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Figure 15: ~~Willard Future Land Use Map (2023)~~

Residential:

The Future Land Use Map provides ~~one (1) two (2)~~ residential districts, Residential ~~(1-3 acre lot) and Residential~~ (0.5- 1 acre lot). For ~~this each~~ residential district, the lots sizes ~~identified~~ are minimum required standards.

The purposes of the ~~Residential (0.5- 1 acre lot) two (2)~~ residential districts ~~is are similar~~, to recognize existing development patterns and provide residential settings that are safe, attractive, convenient, and in desirable locations for long-term residential enjoyment, 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 – 1 acre, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Agriculture:

"Willard City has a rich rural, agricultural 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 the~~ heritage of areas where rural pursuits, agricultural activities, and the grazing of animals are allowed and protected.

Maintaining the 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, as determined by the landowner, based on the area used for viable agriculture, ~~and~~ the opportunity to qualify such areas under farmland, or green-belt, property taxation assessments. Agriculture ~~provides protection for~~ protects 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:

Two (2) “Commercial” districts are provided. “Commercial General” provides an opportunity for the establishment of to establish various nonresidential uses. These uses may include professional and government offices, light industrial, and various other nonresidential activities that are determined compatible with their adjacent Agriculture and Residential Use categories. The “Commercial Retail” district is provided for the exclusive use of retail sales of commercial goods and services. Both the Commercial General and Commercial Retail districts required that any uses proposed to be located proposed uses 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 by 200 North, 200 South, 200 East, and 200 West Streets is recognized as the City’s historic core. Presently, this 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 made to protect the continued integrity and amenity of this area this area’s continued integrity and amenity. Designated on the National Register of Historic Places, the City shall 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 transit-oriented neighborhood.

The provision of higher-density 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~~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~~Various residential uses and dwelling unit types can be offered, including providing moderate-income and affordable housing opportunities. Residential ~~use~~ areas will integrate ~~commercial~~commercial 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 – Master Planned Zoning:

The Future Land Use Map, 2022, provides three (3) areas for Master Planned Development opportunities. With the required General Plan amendment other areas of the City may also be appropriate for flexibly designed projects. For Willard City the Master Planned Zone can foster innovative subdivision and development designs by providing opportunities for a variety of residential densities and housing unit types. The Master Planned Zone allows development flexibility. In exchange, development must provide beneficial amenities for the development itself, the neighborhood, and for the City. Such amenities may include the protection of sensitive areas, parks and open spaces, infrastructure enhancements, design, and other benefits determined advantageous by City officials.

Recommended Use/Density – A variety of residential uses and housing types are allowed. Density shall be determined in conjunction with the project, neighborhood, and City benefits voluntarily being 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, high groundwater, and lands subject to seasonal or intermittent flooding. ~~The waters of Willard Bay are managed by the authorities of the State of Utah~~The authorities of the State of Utah manage the waters of Willard Bay. 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 private parcels exist in these steep slope areas, and access is safely available, the allowed residential density is one (1) dwelling unit per 40 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