



**Notice is hereby given that the  
WILLARD CITY PLANNING COMMISSION  
Will meet in a regular session on  
Thursday, November 7, 2024 – 6:30 p.m.  
Willard City Hall, 80 West 50 South  
Willard, Utah, 84340**

### **AGENDA**

*(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. Swearing in of John Pierce as an alternate Planning Commission member
4. General Public Comments (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 input regarding an application from Neldon Kapp to subdivide property located at approximately 620 North 200 West (Parcel No. 02-046-0005)
  - b. Consideration of a preliminary subdivision plat and a reciprocal easement agreement for the Kapp Subdivision located at approximately 620 North 200 West (Parcel No. 02-046-0005)
  - c. Consideration of a request from Dan Gammon for a Conditional Use Permit to operate a short-term rental/Airbnb located at approximately 537 West 200 North (02-057-0005)
  - d. Consideration and recommendation to the City Council regarding a proposal to amend the General Plan found in Chapter 12-000 of the Willard City Zoning Ordinance to include a future land use map for the South Willard area included in Willard's Annexation Policy Declaration (continued from April 4, April 18, May 2, May 16, and June 20, 2024)
  - e. Discussion regarding amending the Table of Uses found Chapter 12-111-3 and 12-112-3 of the Willard City Zoning Ordinance (Continued from August 1, 2024)
  - f. Discussion regarding a proposal to amend requirements for detached Accessory Dwelling Units found in 12-102-23-6(5a) to allow units larger than 1,000 square feet in R-1, A-3, and A-5 Zones
  - g. Review of a conditional use permit review issued to Morgan Palmer for a wedding reception center located at 683 North Main (Parcel No. 02-046-0102) issued on May 6, 2021
7. Consideration and approval of the October 3, 2024, 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](http://www.willardcity.com), and sent to the Box Elder News Journal this 1<sup>st</sup> day of November, 2024.

*/s/ Michelle Drago*

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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.