

**Willard City Council Meeting**  
**June 27, 2024, 6:30 pm**  
**Willard City Council Chambers**  
**80 West 50 South**

**Officials Present:**

Mayor Pro-Tem Mike Braegger  
Council Member Jordan Hulse  
Council Member Jacob Bodily

**Officials Excused:**

Mayor Travis Mote  
Council Member Rex Christensen  
Council Member Rod Mund

**Staff Present:**

Jeremy Kimpton, City Manager  
Madison Brown, City Planner  
Colt Mund, City Attorney  
Susan O Bray, City Recorder  
Payden Vine, Public Works Director  
Theron Fielding, Willard City Chief

**Others Present:**

Rolin Hinrichsen  
Ronda Hinrichsen  
Jeannine Jensen  
Lynn Murphy  
James Settelmeyer  
Pat Burns  
Ruth Ormond  
Ken Ormond

**1. Call to Order**

The meeting was called to order by Mayor Pro-Tem Mike Braegger, and an invocation was offered by Council Member Hulse. Council Member Bodily led the Pledge of Allegiance.

**2. Conflict of Interest Declaration**

Mayor Pro-Tem Braegger confirmed that there were no conflict-of-interest declarations from the council members present.

### **3. Open Comment Period**

Multiple individuals from the community provided comments:

- Roland Hinrichsen: Rolin Hinrichsen: One of my dad's favorite stories was of a man a government was setting up to be a cattle rancher. They gave him 24 heifers and a bull. He decided to celebrate his new business by inviting his friend to a dinner party. For the meat, they slaughtered the bull.

It seems like we are trying to slaughter the bull here. You spent years working on the Master Plan for the city that included a wonderful description of your farming legacy. On page 56 agriculture, it says, Willard City has a rich rural agricultural history. The citizens have worked to maintain the rural and small-town qualities of the city. The residents desire to continue to recognize the heritage of the areas where all pursuits are accepted.

City Officials and residents must remain committed to protecting the small-town qualities of their city and protecting the city's agricultural heritage. I fully support that. This plan provides various policy statements to guide the city's agricultural heritage areas has a land use map. And then it goes on to talk about minimum lot sizes for those areas 3 to 5 acres the protection of the viable agricultural soils. It goes on with that it protects existing agricultural and rural activities and uses including alfalfa and other crops, etc. Recommended use residential and a dwelling unit per 3 to 5 and larger for lower seeking property assessment under the Utah Assessment Greenbelt Act. Now only a couple of months after publishing the plan, it is being discussed to develop and to allow a developer to take one of the last places that would fit that and fill it with houses.

The Planning Commission meetings I've attended, The developer continually makes false claims that it would be allowed because it borders another higher density development across the street and argued in one of the meetings with the landowner of the property saying that it did border even though they own the land in between those 2 developments, which it does. He questioned where I got my numbers. It was off his map at one of the meetings. He said, well, I want to put 55 houses in is what I read in his map. Are there any developments between Chad Braegger and myself?

Talking to Chad, we talked that we both want to remain farms. So, you want to put a subdivision in between two farms. And you know there will be conflicts between the new residents because they will not like the dust, smells, and noise inherent to farming. The developer purchased the land knowing the zoning of the property. You are not required to change it or to accommodate him.

His obvious goal is simply making as much money as he can without regard to any problems or burdens it will cause. In the end, he will walk away with his money and taxpayers will be, Willard already raising taxes for developing, left to pay the extra burden of the development. This includes maintaining infrastructure, snow removal, schools, police, fire. I always thought the city would make money by having a large tax base, but the math never works. Yes. More taxes from more new people, but your current

residents pay more too because the new taxes are not enough to pay for all the services. It is a false economy. Friends and neighbors frequently tell me the development will be approved no matter what I do. Why? What does the city get out of capitulating to developers?

Residents get higher taxes and lose their small-town atmosphere, which is what your city plan says you want to maintain. The last Planning Commission I attended was a couple of weeks ago and there was some confusion. I was confused because I read the newspaper which had incorrect information in it. So that started it. And that was never corrected.

At the Planning Commission meeting there were three members present. One supported the development while the other two were vocally opposed. One member called a motion to support it. No 1 seconded it. And the conversation stopped until the chair finally moved on to another business.

It was later brought up that a motion should be taken to dispose of the motion. The supporting member said he had attended a meeting at Salt Lake the day before. He learned the Commission's role was to support the City Council, so it must be approved. If not, the State legislature was going to take over your meetings, which I did not understand all of what they were saying, but that was the gist of it. This time it was seconded because the second member believed the vote must pass by two. So, seconding it would not change anything. And unfortunately, you were not here to help guide us what to do. So anyway, the developer ended up saying it was passed by a majority and so it stands, but that was not what was supposed to happen. You had two people out of three.

You do not have to go with the recommendation which was not what was intended in the first place. I have been to quite a few planning meetings over this at time there have been quite a few neighbors that have attended. None of them have supported it. The only person I have heard that did support it was one of the relatives who does not even live in the area. One acre lots are not rural. They are subdivisions. Some of us have to live with your decisions. Thank you for your time.

- James Settlemyer provided remarks on zoning changes and their potential impact, stressing the need to preserve agricultural areas and manage growth responsibly.
- Jeannine Jensen raised concerns about infrastructure, particularly sewer connections, and the potential impact of rising water tables on land development.

#### **4. Planning Commission Report**

Madison Brown, City Planner commented from the Planning Commission meeting and provided updates on recent activities:

- The concept plan submitted by the Deardon's to subdivide their 5 acres was denied due to a single access road issue.
- Garth Day presented changes to his concept plan for the Orchard's development; feedback was given, and further discussion will be required.

- A short-term rental ordinance was approved, pending enforcement confirmation from relevant authorities.
- An open house meeting for further South Willard land use plan discussions was scheduled for September 5th, aiming to incorporate more South Willard residents' input.

## **5. Presentations and New Business**

### **a. Approve Ordinance 2024-08 for the Rezone for Lync Construction, Parcel numbers 02-35-0061, 02-035-0063, 02-035-0079, and 02-035-0075. Present zone A5-A-3 proposed zone R-1/2. Developer Dan Jones, Lync Construction.**

Pat Burns from Lync Construction discussed the requested rezoning of specific parcels. There were dialogues regarding infrastructure readiness and the effects of the proposed development on local services.

A motion to table the rezone request until the July 11th meeting, making time to address concerns of police, fire, and infrastructure impacts through a work session scheduled for July 8, 2024, 5 PM, was made.

**Motion:** Council Member Bodily moved to table the rezone request to July 11 and schedule a work session on July 8 at 5 PM. Seconded by Council Member Hulsey. Motion carried.

### **b. Discussion regarding vacant home located 96 South and 250 West. Disconnected utility on May 31, 2018, for non-payment of services.**

The council addressed a situation involving an outstanding balance on a vacant home. It was confirmed that there were significant arrears mainly due to non-usage charges. The homeowner requested a partial forgiveness considering the circumstances.

A decision was made to settle the outstanding balance for \$1500.

**Motion:** Council Member Bodily moved to settle the outstanding balance for \$1500. Seconded by Council Member Braegger. Motion carried.

## **6. Approval of Minutes**

### **a. Approval of the June 13, 2024, City Council Minutes**

The minutes of the June 13, 2024, City Council meeting were approved.

**Motion:** Council Member Hulsey approve the minutes of June 13, 2024. Seconded by Council Member Braegger. Motion carried.

### **b. Approval of the June 20, 2024, City Council Minutes**

The council decided to postpone the approval of the June 20, 2024, minutes to the next meeting.

## **7. Financial**

Financial reports, warrants, and vouchers were not discussed during the meeting, Payment approval was signed by Mayor pro-Tem and Council Members present.

## **8. Department Reports**

### **a. Public Works**

Payden Vine, Public Works Supervisor reported on the ongoing issues and maintenance:

- Curbs and gutters were being adjusted after driveway works.
- The pump house faced cooling challenges; potential solutions like adding an air conditioner were discussed to prevent pump shut-downs during peak demand.

### **b. Police Department**

Theron Fielding, Police Chief updated the council on the building remodel progress:

- New doors and painting were underway, with additional work expected to conclude soon.

## **Fire Department**

Fireworks for the 4th of July came in at \$9,800.

## **9. Council Member Reports**

Council Member Jacob Bodily-nothing to report

Council Member Mund-nothing to report

Council Member Braegger-nothing to report

Council Member Hulsey reported the water pipe was broken on the water fountain on 200 west.

## **10. Mayor's General Correspondence and Information**

Mayor was absent from the meeting.

## **11. City Planner's Report and City Manager's Report**

- The City Manager provided updates from a meeting with the county on developing a County Master Water Plan.
- The City Planner informed that inquiries to UTA about installing benches at bus stops had been made and reviewed options for citizens to adopt bus stops.

## **12. Next Agenda Items**

The council planned to include the rescheduled rezone request and additional necessary items for future discussions.

## **13. Adjourn**

A motion to adjourn the meeting was made and approved.

**Motion:** Council Member Bodily moved to adjourn the meeting. Seconded by Council Member Hulseby. Motion carried.