



Willard City Open House

May 2024

Utah Annexation issues 80's-90's

- Municipalities annexing commercial areas and excluding residential areas.
- Calls from unincorporated area residents and county officials demanded that these revenue-grabbing annexations be curtailed.
- A myriad of other issues began to mix into the fray as well, such as the lower tax rates that citizens in unincorporated areas were generally paying than those in the adjacent municipalities,
- Utah chapter American Planning Association

Current Utah Annexation issues

The major difference between the battles of the 1990s and what's happening today is that the previous issues were over the disposition of areas that were already developed – established communities, and how they should best move forward. Today, it's more about new development on unincorporated land adjacent to existing communities.

- Utah chapter American Planning Association

Current Utah Annexation issues

- A general political theory is that urbanized areas should be governed by bodies capable of handling urban operations. That is, the local government in urban areas should be set up to handle urban, not rural, functions. On the whole, these functions are carried out most economically and satisfactorily under city rule — as annexation studies bear out.

- Utah chapter American Planning Association

Utah Code

- 10-2-402 Annexation

A municipality may annex an unincorporated area within a specified county that does not meet the requirements of Subsection (1)(b), leaving or creating an unincorporated island or unincorporated peninsula, if:

- (i) the area is within the annexing municipality's expansion area;
- (ii) the specified county in which the area is located and the annexing municipality agree to the annexation;
- (iii) the area is not within the area of another municipality's annexation policy plan, unless the other municipality agrees to the annexation; and
- (iv) the annexation is for the purpose of providing municipal services to the area.

County Ordinance

5-1-360. Annexation Policy. (Ordinance 573) The Box Elder County Commission, Planning Commission, or Community Development Office shall not take action on any proposed Land Use Application or Legislative Application within unincorporated Box Elder County (except building permits that are not using municipal utilities) if the Land Use Application or Legislative Application is: a. Located within any municipal annexation policy plan as defined in Utah Code 10-2-401.5

Willard Concerns

- Willard Annexation Plan adopted..
- Emergency services currently provided to So. Willard
- Regional Sewer Plant
- Repeated Annexation request over the last 2 years.
- No plan for the South Willard area.

Available Sewer Capacity

Sewer Plant Capacity												
Date	Homes	Approved Homes	Flow (Gal)/home estimate	Current Willard Flow /day	Acutal flow (Gal)/ home/day	Plant Capacity per/day	Willard Share/day 34%	remainging Capacity/per day	Actual remaining %	Approved Future flow /day	Approved Future available flow/day	Avaiable ERUs
Jan-22	783	1593	300	161050.63	300	2000000	680000	518949.37	76%	477900	41049.37	136.831233

The 10-year growth rate of Willard is around 2.2%. If a growth rate of 2.5% is assumed, it would take 40 years to use the flow capacity of the sewer treatment plant. At 3% growth, it would take 34 years. We may experience a temporary bump in the growth of the City, but the long-term growth rates always seem to reassert themselves. (Chris Breinholt City Engineer)

Annexations will be require to provide water

Willard City Culinary Water System

Capacity Check - System Specific Sizing

ERC Summary		Peak Day Supply Check					Storage Check					
Year	ERC's	Peak Day Flow Available (gpm)	Projected Peak Day Flow (gpm)	Req'd State Standard Peak Day Flow (gpm)	ERC's avail. (system limit)	ERC's avail. (state standard)	Storage Provided (gallons)	Demand Storage (gallons)	Fire Storage (gallons)	Total Storage Required (gallons)	Excess Storage (gallons)	ERC's Available
2017	612	1800	844.5	929.1	692	574	1,100,000	523,260	330,000	853,260	246,740	289
2018	653	1800	901.0	991.3	651	533	1,100,000	558,315	330,000	888,315	211,685	248
2019	737	1800	1017.0	1118.8	567	449	1,100,000	630,135	330,000	960,135	139,865	164
2020	756	1800	1043.2	1147.7	548	430	1,600,000	646,380	330,000	976,380	623,620	729
2021	786	1800	1084.6	1193.2	518	400	1,600,000	672,030	330,000	1,002,030	597,970	699
2022												
2023												
2024												
2025												

* Note: Deer Run and Granite Ridge have paid for storage for 351 more lots as of Jan 2022. This leaves 282 lots remaining in current storage.



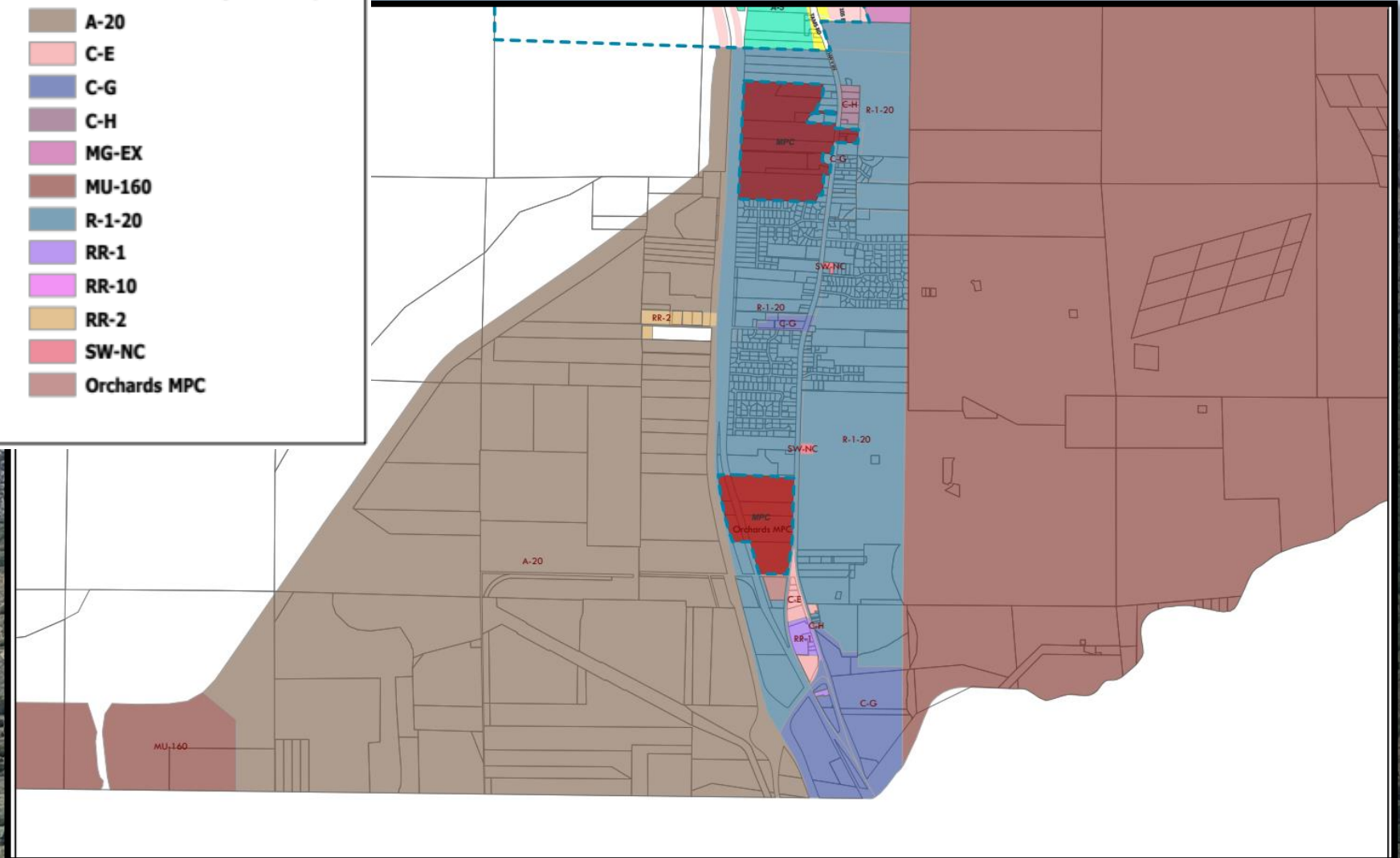
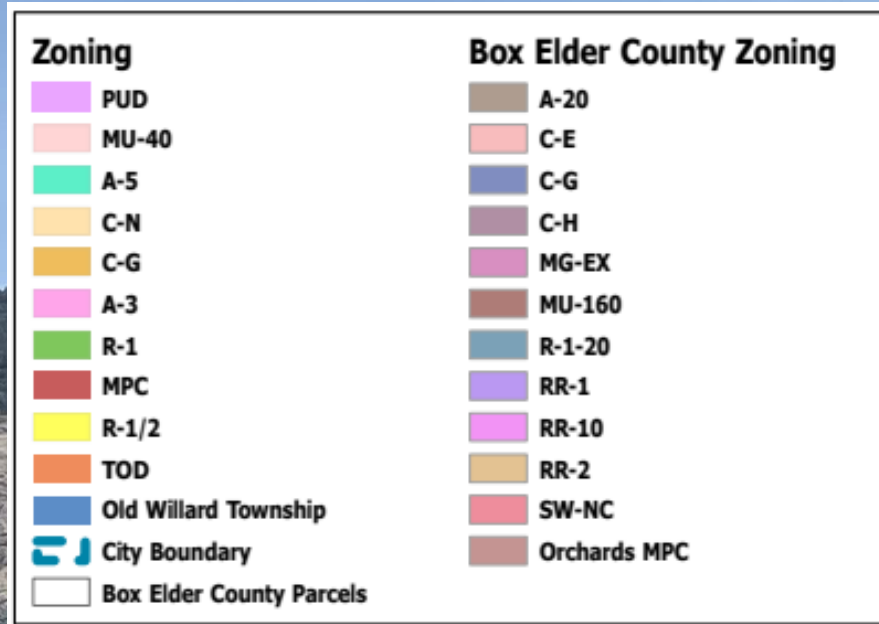
Future Growth Planning

Willard General Plan 2024

- Key concepts from Public meetings
 - Citizen desire to maintain open space, scenic view and agriculture
 - Citizens are not apposed to growth but want to do it incrementally and maintain a rural feel
 - Growth need to pay for the expansion in infrastructure required.
 - Housing
 - Preference for single family dwellings
 - Preference to preserve ½ acre lots
 - Transportation









Hwy 89 is a concern due to high speeds and lack of crossings
Need some bike and pedestrian trails

Annexed Areas









Current South Willard Zoning

Legend

-  State Highway
-  Federal Highway
-  Highway Ramp
-  Class B County Roads
-  Class D County Roads
-  City Roads
-  County Boundary
-  Cities

County Zoning

Zoning

-  A-20 (Agricultural - 20 Acre lots)
-  C-G (Commercial- general)
-  C-H (Commercial - Highway)
-  MU-160 (Multiple Use - 160 acre lots)
-  R-1-20 (Residential - 20,000 sq. ft. lots)
-  RR-1 (Rual Residential - 1 acre lots)
-  Unzoned

