



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, March 21, 2024 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

The meeting was a regular meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at City Hall and on the State of Utah Public Meeting Notice Website.

The following members were in attendance:

Sid Bodily, Chairman
Diana Baker
Chandler Bingham
Chad Braegger
Alex Dubovik
Brian Gilbert

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

Others in attendance: Mayor Travis Mote; Ruth Beebe; Ken Ormond; Ruth Ormond; Clyde Westley; Doug Younger; Mary Younger; and Jo Baird.

The meeting was called to order at 6:32 p.m.

1. PRAYER: Chad Braegger
2. PLEDGE OF ALLEGIANCE: Sid Bodily
3. GENERAL PUBLIC COMMENTS

There were no comments.

4. CITY COUNCIL REPORT

Time Stamp: 04:15 03/21/2024

Mayor Mote reported that during the March 14th City Council meeting, the City Council adopted the updated General Plan subject to changes to the Future Land Use Map. He hoped the final version of the General Plan would soon be posted on the City's website.

Mayor Mote reminded the Planning Commission members that the City's municipal code was now available online. He encouraged them to review the ordinances. Future ordinance updates would be made directly online. He felt hard copies of the code would become irrelevant.

Mayor Mote reported that the City Council agreed to proceed with the annexation of Bob Davis's property and declared a few trucks as surplus.

- 5A. ANNUAL OPEN AND PUBLIC MEETINGS ACT TRAINING

Time Stamp: 06:08 03/21/2024

Colt Mund provided the annual Open and Public Meetings Act Training.



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- 5B. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO LINDSEY B. HANSEN FOR A SINGLE-FAMILY DWELLING LOCATED AT 188 SOUTH 250 WEST (PARCEL NO. 02-055-0217) ISSUED IN 2006 (CONTINUED FROM MARCH 7, 2024)

Time Stamp: 21:02 03/21/2024

Bryce Wheelwright, City Planner, stated that in May 2006, Lindsey Hansen applied for a conditional use permit to build a home on his property at 188 South 250 West. At that time, there was a city right-of-way running through his parcel to extend 250 West to the south. Michelle Drago researched the Planning Commission and City Council minutes between May 2006 and February 2010, when a building permit was issued for the Hansen home. She did not find any record of a conditional use permit being issued. She did find that in October 2009, the City Council approved an ordinance vacating 250 West in exchange for an easement at approximately 400 West. Because a conditional use permit had never been issued, he felt Mr. Hansen should be removed from the conditional use permit list.

Chairman Bodily asked if Mr. Wheelwright had spoken with Lindsey Hansen. Mr. Wheelwright said Lindsey Hansen had wondered what was going on. He was told the conditional use permit was just being reviewed. He did not seem to have any issues.

Commissioner Baker said there had been discussion about Lindsey Hansen giving Willard an easement for 150 West. If a conditional use permit was never issued, Willard could not hold Mr. Hansen to that agreement.

There was a discussion regarding emergency access and the construction of 400 West between the Mountain Shadows Subdivision and The Orchards at Willard Subdivision.

Jo Baird, 175 West Center, asked why a conditional use permit for Lindsey Hansen was never issued. She felt the process needed to be more uniform. She was concerned that some people had to abide by the rules and some did not.

Colt Mund said it appeared Lindsey Hansen applied for a conditional use permit. Instead of going through the conditional use permit process, the City Council vacated the right-of-way.

Jeremy Kimpton did not feel there was anything for the Planning Commission to act on. The agreement in the minutes was not structured as a conditional use permit.

Commissioner Braegger stated that the City Council made a decision in 2009. The Planning Commission needed to move forward. This was the very reason the Planning Commission wanted to the conditional use permits.

The Planning Commission agreed that Lindsey Hansen should be removed from the master list because a conditional use permit was never issued.



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5C. CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING AN AMENDMENT TO THE GENERAL PLAN 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

Time Stamp: 34:16 03/21/2024

Mayor Mote reported that he had emailed Scott Lyons about setting up an appointment to initiate a uniform plan. Mr. Lyons had agreed to meet with Willard next week. That would kick off the City's objective. He encouraged the Commissioners to review the South Willard map and identify areas for future commercial and residential development.

Commissioner Bingham asked if UDOT had plans to build another off-ramp on I-15 between Smith and Edwards and 750 North. A planned off-ramp would make a big difference to future land use. Bryce Wheelwright stated that as of five years ago, UDOT officials said there would not be another off-ramp. They felt it would be too close to Smith and Edwards and 750 North and would be unsafe. They even said there would not be an off-ramp between 750 North and 1100 South in Brigham City.

Mayor Mote said city officials had repeatedly discussed options for pedestrian crossings on Highway 89. UDOT was willing to put in crosswalks at stop lights only. Right now, the only stop light in Willard was at 750 North. UDOT did not want to stop the traffic flow on Highway 89. They had given the city grief about the 45-mph traffic speed.

Bryce Wheelwright stated that UDOT updated their plans every five years. Things could change as growth occurred. Nothing was set in stone.

Ruth Beebe asked about Legacy Highway and Trax. Mayor Mote stated that Legacy Highway would not extend this far north. UTA did not plan to extend Trax to Willard for another 40 years. UTA was experimenting with other types of transportation services, such as Uber services for seniors and shorter bus runs to hubs.

Mayor Mote reported that Willard had applied for and received funds for an economic development plan.

Commissioner Dubovik asked about soils maps. Mayor Mote said he had some documents. Commissioner Dubovik hoped to see a map that delineated *keep-out* areas.

Mayor Mote felt Willard needed a plan to know how to process the annexation petitions it was receiving from South Willard.

Chairman Bodily encouraged Commission members to continue looking at South Willard and developing land use ideas. He asked that this item be included on the next agenda.

6. CONSIDERATION AND APPROVAL OF THE MARCH 7, 2024, REGULAR PLANNING COMMISSION MINUTES

Commissioner Baker moved to approve the March 7, 2024, minutes as corrected. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.



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7. COMMISSIONER/STAFF COMMENTS

Time Stamp: 51:37 03/21/2024

Bryce Wheelwright

Bryce Wheelwright stated that a business license had been issued for the Fiiz store. They had their soft opening. The grand opening would be March 30th. He had checked the fence. Commissioner Braegger felt the parking lot design needed to be addressed. It did not work. Mr. Wheelwright agreed it was tight.

Bryce Wheelwright said the city had received requests for conditional use permits for short-term rentals, also known as Airbnbs. Short-term rentals were addressed in commercial zones, but they were not addressed in residential zones. He felt it would behoove the Planning Commission to look at the residential zones so see if there were areas where short-term rentals could be allowed. There was already some short-term rentals operating in town, which the staff was trying to identify. He felt an ordinance was needed to address them.

Mayor Mote felt it was a double-edged sword. If a home was purchased solely as an Airbnb, there could be traffic issues. The city passed a hotel tax last year. Did that tax apply to short-term rentals? If it did, that could be a revenue source.

Commissioner Braegger suggested that the city require a homeowner to live in the home whether it was an ADU or a short-term rental.

Colt Mund stated that ADUs were intended to be long-term rentals; Airbnbs were short-term.

Commissioner Braegger was concerned about noise and partying. He also suggested that adjacent property owners be notified.

Chairman Bodily asked if there was guidance from other cities. Colt Mund felt there was. It was an interesting gap. When the conditional use ordinance was updated, there was a lengthy discussion about Airbnbs in commercial areas, but the ordinance did not address residential zones. He felt it needed to be addressed. It was becoming more of an issue.

Jeremy Kimpton stated that Richmond City recently adopted short-term rental regulations. Richmond limited how many short-term rentals were allowed in a city block and adopted noise and parking regulations and a curfew. He could get a copy of the ordinance for the Planning Commission to review.

Bryce Wheelwright reported that the city staff held a pre-construction meeting with Connex regarding fiber internet. They planned to start in the next few months.

Bryce Wheelwright stated that this was his last Planning Commission meeting. He had appreciated working with all the Commission members.

Jeremy Kimpton

Did not have any comments.



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Colt Mund

Did not have any comments.

Commissioner Bingham

Commissioner Bingham felt the Planning Commission needed to look at the Master Planned Community Zone to determine how to make it work better with the updated General Plan.

Commissioner Dubovik

Did not have any comments.

Commissioner Braegger

Did not have any comments.

Commissioner Baker

Commissioner Baker reported that the Donald Eldridge home had been demolished.

Commissioner Gilbert

Commissioner Gilbert asked about the status of the HOP Trail. Jeremy Kimpton said the trail would start on the south end of the county and work its way north. Willard needed to solidify which parts of the trail were city and which were county. Everyone hoped the trail would start this year. When the final plan had been solidified, there would be open houses that residents could attend. Property owners would be contacted a few days ahead of construction.

Bryce Wheelwright stated that some preliminary engineering work had been done and some sidewalk maps had been prepared.

Chairman Bodily

Did not have any comments.

8. ADJOURN

Commissioner Dubovik moved to adjourn at 7:36 p.m. Commissioner Braegger seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 4/4/24

Sid Bodily
Planning Commission, Chairman
Sid Bodily
dc:PC 03-21-2024

Michelle Drago
Planning Commission Secretary
Michelle Drago

