

WILLARD CITY CORPORATION PC011515

DATE: January 15, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Jasmine Baker, Gary Hart
Bryce Wheelwright - City Planner (non-voting member)
Michelle Mund - City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Helen Jane Lemon, Leslie Meyer
CITIZENS: See attached sheet

6:00 -7:00 p.m. Plan Your Community Open House

The Willard City Planning Commission held an open house to give the public an opportunity to talk with the Planning Commission members about the community. They were able to put their ideas onto a blank zoning map and fill out a short questionnaire. There were approximately 10 citizens that came to the open house.

7:00 p.m. Regular Planning Commission meeting

1. **Prayer – Terry Ross**
2. **Pledge of Allegiance**
3. **General Public Comment (Input for items not on the agenda)**
4. **Discussion Item**
 - a. **Review of proposed changes to Section 12-000 Willard City General Plan and set for public hearing**

Chairperson Ross asked that we address the open house comments before we discuss this item.

b. Discussion on Plan your Community Open House

City Planner Wheelwright stated there were nine (9) handouts turned in at the open house. Commissioner Hart asked how many residents are in Willard. City Planner Wheelwright stated there are approximately 600 families and 1700 citizens. He went over the results of the questions.

1. Do you think Willard’s current zoning is sufficient to encourage responsible growth in both commercial and residential? Yes ___4___ No___5___
2. Do you think Willard City should allow a mixed use of residential and commercial zoning on both sides of Hwy 89 (Main Street)? Yes___8___ No___1___
3. Do you think Willard City should change all residential zones to ½ acre lot minimum? (Those living on a larger parcel of land would have the right to keep their current zoning if they want) Yes ___3___ No___6___

4. Do you think Willard City should allow 1/4 and 1/3 acre lots in residential zones?
Yes__6__ No__3__

5. Do you think Willard City should allow those living in A-3 and A-5 zones to rezone their property to smaller lots? Yes__6__ No__3__

Some of the comments addressed on the questionnaire were: smaller lots are becoming more of a need, need a good mix of lot sizes, smaller lots will bring in more people which will bring in commercial, make all of Hwy 89 commercial but keep it organized not spread out and it would need to comply with quality/environmental/aesthetic regulations, need balanced growth that will bring in more tax dollars, protect and create a water supply then look at zoning, preserve natural resources and open space, larger lots are too hard to keep maintained, keep the rural feel of Willard, PUD's could be a way of keeping a quality of life for Willard residents, open space, parks and trails should be added to the plan, topography of zones should be analyzed to make sure development is not creating a hazard.

Chairperson Ross asked where we go from here. City Planner Wheelwright stated those who came are in the mindset of smaller lots. There are those individuals who are wanting to rezone to smaller lots are not allowed to because of the size of their parcels and with the steps they have to go through to rezone and Willard does not allow spot zoning so you have a big parcel of land that you have to rezone. He stated most time anyone wants to do something different with their land they are wanting to rezone smaller. Commissioner Hart asked if there were any large land owner who have come in and asked to have 1/2 acre parcels. City Planner Wheelwright stated there are those who have come in with 5 acres that want to sell off a couple of acres but they are in an A-5 zone and he would need to rezone his property to smaller acres and also petition those around him to come in on that rezone. It is a costly time consuming process. City Planner Wheelwright stated with the few that came to the open house and the questionnaire that was sent out with the newsletter of the 100 we received back most residents wanted smaller lots. Chairperson Ross asked what the next steps would be. City Planner Wheelwright stated the proposed General Plan Amendment dictates how we put our ordinances together. If we approve what is proposed in the amended ordinance we would be able to go through and look at changing some of our ordinances to facilitate making the process easier. City Council member Mund stated the City Council was looking at holding a work session with the Planning Commission to discuss the questionnaires and make sure we are all in agreement before it goes much further. The work session was scheduled for January 29th. City Planner Wheelwright stated the General Plan Amendment can be discussed during that time to make any changes before a public hearing is set for approval. Commissioner Bodily asked if the results of the questionnaire were going to be posted on the website or put in the newsletter. He felt there may be further responses from those who did not speak up. The public hearing will be set for some time in February. The draft form of the ordinance will be sent out for review prior to the meeting on the 29th. Chairperson Ross felt there were still issues with the ordinance and it needed to be condensed. Chairperson Ross suggested the Planning Commission review the proposed changes to make sure they are ok with what is being proposed.

5. Approval of Minute

a. Approval of the December 4, 2014 minutes

The minutes of the December 4, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Baker to approve the above minutes as written. The motion was seconded by Commissioner Hart. The motion carried.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright stated at our next meeting on February 5th there will be two (2) Conditional Use Permits. Joel Murray is requesting a Conditional Use Permit to level out an area for a gravel staging area to allow trucks to load trucks and exit back to the highway. City Council member Mund asked if there was going to be a limit on the weight limit on the trucks coming off the hill. City Planner Wheelwright stated he wants to get the truck off the hill and lower on the mountain and will require a weigh station and stated more will be discussed at the next meeting. The other Conditional Use Permit will be for Lynn Beard who is remodeling a home he has purchased at 481 North 200 West he is wanting to put in a duplex. The property is located in an A-5 zone where duplexes are allowed with conditions. He will send out the information prior to the next meeting.

Chairperson Ross stated the Joel Murray gravel pit was in the county. City Planner Wheelwright stated the gravel pit is in the county but the area he is wanting to stage the gravel is in Willard City in an MU 40 zone. He stated it is R ½ along the highway in front of his house and will need to go up 200 ft onto his property to stage. City Council member Mund asked if UDOT was going to give him a turnout. It was stated UDOT has already given him one. City Planner Wheelwright stated whatever he sells he will need to pay sales tax on which the city will get revenue from. Chairperson Ross asked where we were at on the Nuisance Ordinance. City Planner Wheelwright stated the Willard City Attorney Kevin McGaha and Police Chief Jean Loveland have met and are rewriting the ordinance and will be resubmitting the revised edition. He stated there are issues within the city that could be addressed with the new ordinance. Commissioner Baker asked if they could be addressed with the current ordinance. City Planner Wheelwright stated Chief Loveland talked to the individual and then gave him a report on what happened. He wrote and sent a certified letter to the individual who came into the office and discussed what needed to take place.

7. Adjourn

A motion was made by Commissioner Bodily to adjourn the January 15, 2015 Planning Commission meeting. The motion was seconded by Commissioner Baker. The meeting adjourned at 7:45 p.m.

Minutes were read individually and approved on **February 5, 2015**