

**WILLARD CITY CORPORATION PC021915**

DATE: February 19, 2015  
TIME: 6:30 p.m.  
PLACE: Willard City Hall  
ATTENDANCE: Chairperson – Terry Ross  
Commissioners: Sidney Bodily, Leslie Meyer, Jasmine Baker, Gary Hart, Chandler Bingham  
Bryce Wheelwright - City Planner (non-voting member)  
Michelle Mund - City Council member (non-voting member)  
Gaylene Nebeker - Planning Commission Secretary

EXCUSED:  
CITIZENS: See attached sheet

1. **Prayer** – Chandler Bingham
2. **Pledge of Allegiance**
3. **General Public Comment (Input for items not on the agenda)**
4. **Discussion Item**
  - a. **Ryan Tingey representing Buckskin Land and Livestock (Willard Bay Estates) located at approximately 800 South Main. The proposed request is for revisions to the Development Agreement, proposed changes to the plan to include a new 600 South off ramp, Commercial Center, Front Runner Station and Skywalk over freeway to Willard Bay State Park. The proposed plan will also increase the density in Phase 1 from 3.6 units per acre to 4.0 units per acre and will address design changes to Phase 1.**

Ryan Tingey stated the proposal for a new 600 South off ramp, Commercial Center, Front Runner Station and Skywalk over freeway to Willard Bay State Park should be taken off the agenda he was not sure how that was included in the handout. He said he was not sure if Doug Young was ever approved for the 3.6 units and will find out more from Doug. The Development Agreement does not show what he is approved for and will get with City Planner Wheelwright and go through the minutes. Doug Young is asking for 4 units per acre per the requirements of the Planned Development Ordinance 12-106-3. 4 "The maximum overall density of dwelling units in a Residential PD is four units per acre in the development." They were also asking that the lot size be reduced from 10,000 sq. ft. to 6,000 sq. ft. because the math does not work out. Ryan, Kevin McGaha and City Planner Wheelwright met and talked about the ordinance conflicting that you cannot put 4 units per acre on a 10,000 sq. ft. lot and have 30% open space. They would like to address some of these issues at a work session. He is asking for a public hearing to be held on March 5<sup>th</sup> and will be asking for a decision at that time. They would also like to ask that the side yard requirements meet the International Fire Code which requires 10 ft. and Doug is asking for 15 ft. City Planner Wheelwright stated that would be 7½ ft. on each side. City Council member Mund asked if there would be side yard fences. Ryan stated there would be no side yard fences per the CCR's but they will be allowed back yard fencing as part as the CCR's. They are only allowed to be vinyl fencing in either white or tan and can only be 6 ft. tall. There will be precast cement walls on the corner lots.

The Development Agreement is an ordinance and with the changes it requires a public hearing be held to change the lot sizes from 10,000 sq. ft. to 6,000 sq. ft. He also stated in the Planned Development Ordinance does not address Multi Family Dwellings and felt this was something that needed to be addressed in the work session. Ryan stated there would be Multi Family Dwellings in Phase 2 and above and would need to be addressed before that time. He has called around to other cities to see how they handle Planned Developments and it feels like ours in encumbering. He talked to the St. George Planner who stated they have 30% open space four

WILLARD CITY CORPORATION PC021915  
Planning Commission Meeting- February 19, 2015

units per acre and rather than come up with lot sizes on a 200 acre subdivision they times 200 by 4 and they are allowed 800 units with 30% open space. The developer knows that he has to put 800 homes on the remaining 70%. Ryan stated it just simplify the process. He said parks are very expensive for municipalities to maintain. They are aware they need a park in the area and asked if the city needs a 56 acre park they have land put aside for a school and have talked to the school district and they are not sure where they want the school. The Mayor has put an idea out there about putting some of the open space in the front yards of some of the homes and with 6,000 sq. ft. homes it could work. He stated he will have a complete packet by the end of next week with exactly what they are going to propose. He stated at the public hearing the Planning Commission will need to address and approve the new ordinance first and the development agreement second at the public hearing.

Chairperson Ross asked for comments from the Planning Commission.

Commissioner Meyer felt that 6,000 sq. ft. was too small of a lot. Commissioner Bodily stated with 7½ ft. side yards you would not be able to get in the back yard. He also felt that Doug Young keeps coming up with changes. Commissioner Bingham stated by doing the smaller lots he is saving a lot of money. Ryan stated yes he is saving on roads and utilities but he is putting in the infrastructure for open space and has agreed to bore under Hwy 89 to loop the water line at the south end. Commissioner Bodily stated he agreed and was approved the last time to loop the water line. Ryan stated if he cannot go 4 units per acre he will have to put in ½ acre lots. City Council member Mund stated he would be building \$160,000 home and is a tiny home on a ½ acre parcel and felt by looking at the pictures the home looks good on a ¼ acre parcel. Ryan suggest the Planning Commission set up a field trip to Salt Lake go and see one of Doug's developments. He does a high quality product replicating what Willard currently has. Commissioner Bingham stated most houses on smaller lots usually have 2 cars and no place to put a trailer and no parking for individuals who come to visit. Ryan asked the Planning Commission not to assume that everyone wants a house where they can park a trailer and if they want something else they need to look at bigger properties. He also stated Doug's houses are set far enough back that cars are not parked on the sidewalks and the garages are 28 ft. wide by 29 ft. deep. Commissioner Meyer asked what the sq. footage of the houses are. Ryan stated he did not know. City Planner Wheelwright stated they are approximately 1800-2000 sq. ft. with an unfinished basement and would be a main floor and upstairs. There was discussion held on the 4 units per acre versus and a previous recommendation of 2 units per acre. Commissioner Bingham asked what the dimension of the lot would be. Ryan stated for a 6000 sq. ft. lot it would be 50 ft. wide by 110 ft. deep and a 10,000 sq. ft. lot would be 80 ft. by 120 ft. He will have all the information in time for the work session. He also stated during the meeting with Kevin McGaha, Kevin suggested taking the square footage minimum out of the ordinance. City Planner Wheelwright stated the different scenarios would be to leave the 10,000 sq. footage and 4 units per acre which would encourage multi-family units, leave the 10,000 sq. ft. reduce the density to 3, change the lot size or do like St. George does. Ryan would like to hold a work session on February 26<sup>th</sup> to discussion the issues before the March 5<sup>th</sup> public hearing. City Planner Wheelwright stated the City Council will be holding a combined work session on March 12<sup>th</sup>. Ryan was told the requirements for posting a public hearing requires the notice be posted in the paper of circulation 10 days prior to the meeting and the notice would be in Wednesday February 25<sup>th</sup> paper and March 5<sup>th</sup> would not be enough time. A discussion was held on addressing the issues at the March 12<sup>th</sup> work session and schedule the public hearing for March 19<sup>th</sup> and then turned over to the City Council on March 26<sup>th</sup>. Commissioner Meyer asked for more information prior to the work-session. City Planner Wheelwright stated while we are changing the development agreement we need to address the road widths before it is approved. He stated the development agreement is an incomplete agreement. He stated he would do look at the last plat map that was presented and get additional information out to them for review.

Ryan wants to have everything in writing so both parties know what is expected. There was discussion held on the different type of houses in the handout. Ryan stated this will not be a cookie cutter development. There was also discussion held on the placement of the garages.

Chairperson Ross stated he had questions and concerns the first being we are still at the development stage of the proposal but that will be addressed at the work session. Ryan stated the concept of how the house will look is not what the public hearing is for. The public hearing will be to address the issues he is proposing. As for the layout of the houses he is not sure how they will be laid out and will be addressed when a decision is made on if they are allowed 2 or 4 units per acre. He has had Kenny Braegger put in 17 services for 2 units per acre and knows he will have to go back in put in more. Commissioner Bodily stated that Doug had an approved plan a few years ago and now all of a sudden he is in a hurry to get the ball rolling. Commissioner Meyer felt the Planning Commission did not have enough information to have a public hearing. Ryan stated he would have all the information to them prior to the public hearing. Commissioner Bodily stated Doug could start building with the plan that was approved 4 years ago. The Planning Commission made a recommendation that he had to start building within 2 years or he would have to come back to the Planning Commission and the City Council took that out of the agreement. Ryan stated in the development agreement it states all infrastructure will need to be put in as shown on the final plat and in compliance with the standards and the will have 2 years from the time of the approval of the final plat. He has not have approval of a final plat so it remains open ended. Chairperson Ross stated the ordinance would need to be addressed first then the development agreements second. Address the issue of changing the lot size from 10,000 sq. ft. to 6,000. Ryan stated if they want to leave the 10,000 sq. ft. he would address that with Doug. They are requesting the side yard requirements adhere to the International Fire Code allowing for 7 1/2 ft on each side yard. Address ordinance for lot sizes for multi-family dwellings. There was discussion held on if multi-family dwellings were approved for any of the phases. City Planner Wheelwright stated if he had gone with the prior agreement he would already be building. Ryan stated the Planning Commission has the option of denying Doug's request at the public hearing but it is Doug's right to come back and ask for something different. He did say items discussed would be for all phases not just Phase 1. He was asked about the Wells and Watkins properties. Ryan stated they are not in Phase 1 and if approved they will be purchased in Phase 2 or more. There was discussion held on the maximum overall density and if 4 units per acre would work and it was decided yes. Items on the development agreement were discussed. City Council member asked if multi-family dwellings would fit the requirements for low income housing. It was stated yes. Ryan also stated Doug would be pre-paying all the impact fees. 10 days after approval Doug would be sending the city a check for \$136,000 for water impact fees and \$277,000 for sewer impact fees and will be paid before he starts the development. There will be no Certificate of Occupancies issued until all the infrastructure and landscaping is done including platting and recording, boring for the water line. The HOA will be run by a group of lawyers and not the citizens of the development. He will need to put in a trail system per phase and the open space will be done on a ratio per phase. He will have all the information prior to the next meeting.

**A motion was made by Commissioner Bodily to schedule a public hearing for March 19, 2015 for the Willard Bay Estates Development Agreement, discussion of item #7 of Section 12-106-3 of the Planned Development Ordinance. The motion was seconded by Commissioner Bingham. The motion carried.**

**b. Review of proposed changes to Section 12-000 Willard City General Plan and set for public hearing**

Chairperson Ross asked that the ordinance be cleaned up so they have a clean version. City Planner Wheelwright stated at the next meeting he would have the overlay maps showing the different scenarios for zoning.

**5. Approval of Minutes**

There were no minutes to approve.

**6. Commissioner Comments/Staff Comments**

Commissioner Bodily voiced concerns about an already existing plan for Willard Bay Estates and

Planning Commission Meeting- February 19, 2015

now wanting to change the plan again and stated 6,000 sq. ft. was way too small. He suggested the Planning Commission be very careful.

Commissioner Bingham stated with small lots you are not able to do anything with your lot or house.

City Council member Mund stated that Joel Murray presented his proposal to the City Council. Chairperson Ross also agreed on the smaller lots and not being able to drive a vehicle into the back yard.

**7. Adjourn**

**A motion was made by Commissioner Meyer to adjourn the February 19, 2015 Planning Commission meeting. The motion was seconded by Commissioner Baker. The motion carried. The meeting adjourned at 8:30 p.m.**

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

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Planning Commission Chair Person  
Terry Ross

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Planning Commission Secretary  
Gaylene Nebeker