



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 5, 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
Ruth Beebe
Chandler Bingham
Chad Braegger
Alex Dubovik
Brian Gilbert

Colt Mund, City Attorney
Madison Brown, City Planner
Michelle Drago, Deputy Recorder

Excused: Jeremy Kimpton, City Manager

Others in attendance: Mayor Travis Mote; Councilmember Jordan Hulsey; Councilmember Jacob Bodily; John Newhall, Granite Ridge; Ken Ormond; Ruth Ormond; David Jackson; Brett Scovill; Natalie Scovill; Dianne Bonnett; Bob Thorsted; Jen Thorsted; Verlene Cox; Josh Stott; Susan Orth-Wright; Jan Nielsen; Kristin Stevenson; Troy Stevenson; Pat Chapman; Greg Sagen; Brianna Sederholm; Kyle Price; Suzi Asay; Debra K. Frey; Janet Valle; Robert Roberts; Cindy Roberts; David Alan Cole; Daryl Frandsen; Karina Queen; Dale Zito; Linda Zito; and Linda Harper.

The meeting was called to order at 6:31 p.m.

1. PRAYER: Alex Dubovik
2. PLEDGE OF ALLEGIANCE: Sid Bodily
3. GENERAL PUBLIC COMMENTS

There were no comments.

4. CITY COUNCIL REPORT

Time Stamp 03:12 – 09/05/2024 Part 1

Mayor Mote reported that during the August 15th City Council meeting, the Council presented awards to good Samaritans that helped the city with recent, significant incidents at Willard Bay. Those receiving awards included officers and dispatch personnel. The Police Department provided crime statistics for Willard and South Willard and submitted a proposal for additional officers over the next four years. The City Council discussed vacating the sewer easement on Neil Braegger's property and a deferral agreement for the Xram Subdivision. The Council also certified an annexation request for the Nathan and Brian Rose property in South Willard.



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- 5A. PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING A PROPOSAL TO AMEND THE GENERAL PLAN FOUND IN 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

Time Stamp: 05:26 – 09/05/2024 – Part 1

Chairman Bodily read Willard's Rules of Order Statement.

Mayor Mote stated that in May Willard City invited Willard and South Willard residents to discuss future land use planning for South Willard. Because of changes to state and county code, Willard City was receiving a lot of annexation requests for undeveloped properties in South Willard. The county was concerned that properties west of Highway 89 in South Willard were losing their ability to percolate due to the drainage from properties on the east side. Willard City was opposed to providing sewer services for properties outside its incorporated boundaries. If properties wanted to connect to Willard's sewer system, they were required to annex. He felt that as South Willard built out, it would have to hook onto a sewer system. Willard City provided most of the emergency services to South Willard in the form of police and fire. Providing that service was an expense Willard City could not afford. Willard had informed the county it had to increase the cost of emergency services to South Willard to cover its costs. That increase would be passed on to South Willard residents.

Mayor Mote stated that Willard City was not trying to annex South Willard. This was a planning event. Willard was trying to handle the annexation requests it was receiving in a reasonable way that would protect Willard's infrastructure and finances. Personally, he didn't want to annex anybody, but the sewer system was built as a regional sewer with state funding. The sewer system was built to handle all the area south of Brigham City to the Box Elder County line. Because of the agreement with Perry City, Willard could not financially allow sewer through its lines unless the property was incorporated. He felt at some point, the county would start pushing South Willard to either annex into Willard or incorporate.

Mayor Mote stated that when Willard received an annexation request, the only planning tool it had was its own general plan. Willard had some idea what the county had planned for South Willard, but it had not received input from South Willard residents. How did South Willard residents want their surrounding neighborhoods to look? Willard had implemented a planning process for South Willard in order to have a tool when considering annexation requests. Willard needed input from South Willard residents. He hoped that Willard and South Willard would eventually look like one community with good road connections.

Mayor Mote explained that the area south of the Willard Stake Center at about 8300 South was recently annexed. He felt the proposed design of the property had been forced on the city because of the sewer situation. The property owners had been paying into the sewer system from the beginning and were part of a special service district.

Commissioner Braegger moved to open the public hearing at 6:43 p.m. Commissioner Bingham seconded the motion. All voted "aye." The motion passed unanimously.

Chairman Bodily opened the floor for public comments.

Brett Scovill, 7379 South 950 West, stated that he recently received a notice that property within 300 feet of his owned by the Mund's had requested annexation into Willard. He was concerned that annexation of



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individual properties took away his rights as a property owner. He could not vote in a Willard City election. He could not vote for a Willard City referendum. He loved this country because the people had a right to select their representatives and to have some say in their lives. Chunks of his neighborhood and community were being annexed into a city where he had no say. Owners of these chunks wanted to maximize their property values. He understood that. It was reasonable, but they were maximizing their property values with high density housing and apartment buildings. As far as he knew, there were no plans for apartments inside Willard City. He felt Willard was building its outhouse in his backyard because they didn't want it in theirs, and he had no say whatsoever. He was a mature adult. He understood land developed. The area was going to need commercial and industrial. However, he didn't need his property values tanked in the interest of someone else's. It was extremely frustrating to have no say.

Troy Stevenson, 7355 South 900 West, asked why property owners wanted to annex. Mayor Mote said the answers varied, but he felt the primary reasons were sewer and county code requirements. The county was requiring any South Willard property owners who wanted a land use change to request annexation into Willard City. It was in the county's interest to not be in the municipal business. If South Willard was interested in running its own show, it should incorporate. If South Willard couldn't come up with finances to incorporate, it would either be under the county's direction or Willard's. This situation was happening all over the state because the state legislature had removed the requirement for properties to be contiguous to annex. That change was allowing counties to shed themselves of municipal responsibilities. Counties were set up to run more rural situations. Cities were set up to handle higher densities. Willard City's ordinances provided for a master planned community, which allowed a higher density. However, the higher density was tied to the base density. Willard's lowest base density was a half-acre. Willard did have a plan for tighter densities. However, that plan did not exist in South Willard. When the city received annexation requests, there wasn't a way to tie them back to its own codes or future land use map. Once once there was an amendment tying South Willard's future land use to Willard's general plan, there would be a tie to Willard's ordinances and how Willard did land use planning. That was what Willard was trying to accomplish. He didn't want to see high density housing in South Willard either. South Willard was next door to Willard and would be part of Willard when it annexed.

Mr. Stevenson asked about the plans for the Mund annexation. Mayor Mote said the only information the city had about the Mund annexation was a notice from the county. It had not received an official application. Josh Stott said he had texted the Mund family who said they were only planning to build one home at this time. There might be another home in ten years. Mayor Mote said that was an example of the administrative burden Willard was facing. The county was requiring annexation for any type of land use change.

In answer to a question from Mr. Stevenson about the sewer, Mayor Mote stated that there were areas in South Willard that would not percolate. The affluent water from the east side of South Willard was filling up the drain fields on the west side. Septic systems would not work forever. The health department and county were concerned about septic. The only way to develop some of those properties was to tie into the sewer. Mr. Stevenson asked where the sewer went. Mayor Mote said it went into the sewer processing plant near Willard Bay.

Mr. Stevenson asked how Willard benefitted from annexations. Mayor Mote said it was debatable whether Willard benefitted or not. Willard was in good financial shape and had plenty of open ground to develop. Because of its agreement with Perry City, Willard would be hurt by properties in South Willard that hooked onto the sewer without annexation. Willard could not allow sewage to come through its system that would count against its portion of the plant unless it was annexed. In many ways Willard and South Willard were really one community. When he ran for mayor, he was completely opposed to annexations, but he had



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realized that together they were really one community. It came down to a matter of financing. In order for Willard to maintain some of the things it was helping South Willard with (such as police and fire services), the county had to pay the city back or properties had to annex into Willard. The county would pass whatever costs it paid to Willard on to the South Willard residents.

Mr. Stevenson asked if Willard was interested in commercial development. Mayor Mote said Willard was interested in commercial development in Willard and South Willard. It was necessary in both areas. After twenty years, residential development no longer paid for itself. If a city didn't have a commercial base, it would have to increase property taxes or finance itself some other way. Right now, Willard was having discussions with parties interested in development around the freeway. Mr. Stevenson asked if Willard could name any commercial development that had made commitments to build in Willard. There were so many rumors flying around. Mayor Mote said he could not.

Mr. Stevenson asked if Mayor Mote could stop an annexation. Mayor Mote said he could not. The city council could, but he did not have a vote. Mr. Stevenson asked if an annexation was approved by Willard or the county. Mayor Mote said both parties had to approve the annexation. Colt Mund, the city attorney, said the county approved an annexation before it was approved by the city.

Mr. Stevenson asked if Willard foresaw flex-warehousing along Highway 89. Mayor Mote said no one had approached the city with that type of request.

Mayor Mote was concerned that the water shed in Willard and South Willard was in danger due to the gravel pits. He hoped that creating a future land use plan for South Willard would identify water shed protection areas. He hoped the county would adopt the future land use plan for South Willard. Then all parties would be on the same page, which meant roads would be connected and water shed protection areas would be established on the bench. Water shed protection areas would negate gravel pits.

Brianna Sederholm, 7290 South 600 West, thanked Mayor Mote and the Willard Planning Commission for considering the South Willard citizens. She had looked over the drawings on the Willard website. She personally liked Option 2. It kept the residential areas residential. She asked what an MPC Zone was. It sounded like an MPC Zone limited density to half-acre lots. She also liked the flexibility of commercial on the south end of South Willard. She felt that was a good area because it didn't have as much residential growth. It was close to the freeway. She understood the need for commercial and sales tax revenue to augment property taxes. She didn't like the commercial along Highway 89 in Option 1. Although she did like the commercial on the west side of the freeway in Option 1.

Commissioner Dubovik provided a brief history of the PUD (Planned Unit Development) and MPC (Master Planned Community) zones. The previous PUD ordinance had loopholes that allowed developers to have more density than the city intended. Willard made the decision to rescind that zone and go back to straight half-acre. Then the MPC Zone was adopted. In the MPC Zone, density had to adhere to the planned density of an area. It incentivized developers to be creative rather than developing a grid, monopoly subdivision. It also included language to allow the city to make qualitative assessments. The city could determine if a plan was or wasn't in the best interest of Willard.

Chairman Bodily stated that a master planned community had to be at least twenty acres in size.

Gregory Sagen, 7465 South 425 West, agreed that there needed to be a plan for the growth that was going to happen in South Willard. He felt the plan also needed to consider what Weber County was doing. The



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West Davis Corridor would end at Smith and Edwards. All that traffic would end up at the south end of South Willard. OCA (Ogden Cycle Association), or the dirt bike track, would be going away. If there wasn't a plan, he felt something big would end up on the elk ranch. Was that what everyone wanted? Did people want big apartment complexes like those being built in Brigham City? There was a housing plan for the elk ranch that had a road going up and over the peak. He felt that would be a mess. A lot of work needed to be done to fix the way I-15 and Highway 89 connected.

David Jackson, 7359 South 950 West, thanked Willard for inviting them to do some planning. His subdivision only had one access. If it was blocked, they only had one dirt road, which technically they couldn't use, to get out. He liked the idea of a decent road being planned and built that would be wide enough to accommodate future growth. He also wanted to see some parks on the south end of South Willard for the children.

Dianne Bonnett, 7580 South Highway 89, stated that she didn't want to see houses built behind her because she had a clear view of Willard Bay. She moved to South Willard from Ogden because it was open without a lot of houses. She didn't want to see South Willard become like Ogden. She had a hard time getting out of her driveway now. She was okay with a septic tank. She didn't need sewer. Her neighbors felt the same way.

Natalie Scovill, 7379 South 950 West, stated that they moved to South Willard from Roy where they lived in a cul-de-sac by the golf course. The golf course was sold, and the zoning was changed. They tried to fight it with petitions and hearings. Then the developer claimed discrimination and brought in manufactured homes with one-car driveways, which meant everyone parked in the road. She was concerned about preventing a developer from arguing discrimination and doing what they wanted. She wanted South Willard to stay as rural as possible. She did understand the need for commercial development. She was also concerned about high-density housing. She had seen so many communities overdo high density. She hoped high density housing would not come and ruin their view of the mountains. She agreed with Mr. Jackson. There was a need for roads to be connected.

Josh Stott, 797 West 7425 South, asked if Willard could tell a developer they couldn't have high density if the plan called for one-third to one-half acre density. Commissioner Bingham stated that Willard didn't have any say right now because there wasn't a governing plan. Mr. Stott recommended that South Willard have an overall density of one-half an acre, or one-third at the lowest. Commissioner Dubovik said that the MPC Zone required a developer to stick with the base density. There could be a variety of lots within the zone, but the overall density had to comply with the base density. Willard was asking South Willard residents to help them understand what their desires were so it could be documented in a plan. If there was a plan, Willard would have some teeth to fight higher density proposals.

Mr. Stott agreed there was a need for tax revenue. Was there a way to get revenue from the gravel pits? Mayor Mote stated that sales tax on gravel used to be assessed at the point of sale. Now it was assessed at the point of scale. There were gravel pits that scaled in Willard; there were also a few in the county. However, the sales tax revenue from the gravel pits could only be used on road projects.

Debbie Frey, 8615 South Highway 89, stated that she lived in the mobile home park right next to the elk farm. Was the elk farm requesting annexation? Mayor Mote said it was not. It probably would someday if the codes stayed the same. Ms. Frey asked if they would have any say about what was done with the property. Mayor Mote said public hearing was required for an annexation. The hearing would require public notice. South Willard residents could come to the public hearing, but they could not vote for members of



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the Willard City Council. This planning process was the opportunity for South Willard residents to have a voice unless they were citizens of Willard.

Ms. Frey asked about the property south of the Willard Stake Center. Mayor Mote stated the White farm south of the stake center had been annexed. Willard could or could not have annexed the property. It chose to annex the property with the plan approved by Box Elder County because of the sewer. The property owners had been paying into the sewer system since its inception. The developers planned to pay to run the sewer south to their property. They would be reimbursed through impact fees for sewer over and above their capacity. The approved plan contained a mix of lot sizes. The sewer line had not been constructed; it was still in engineering. The sewer line would run the UTA easement.

Janet Valle, 573 West 7615 South, felt there were still unanswered questions relating to percolation, roads, and density. Willard was taking a lot of input, and South Willard had a lot of input to give. They were starting to understand the type of information Willard needed. How could they know that their input was being heard. Would they have an opportunity to look at an updated map and make further comments? Chairman Bodily said this was the second opportunity Willard had given South Willard residents. Willard had put together a proposed plan based on the comments received in May. Willard wanted to know what South Willard wanted. Where did South Willard want roads, parks, residential, and commercial development? He said Willard would probably provide another opportunity.

Commissioner Bingham stated that if there was a plan, the ordinances in Willard would apply to annexing property. If there wasn't a plan, South Willard residents would be at the mercy of the county commission and the county planning commission. Some of the subdivisions in South Willard had not been planned well. There weren't any connecting roads. Willard was trying to look at everything as a congruent city. Willard had ordinances requiring ingress and egress when a certain number of homes was reached. It had a minimum density of a half-acre. If properties were annexed into Willard, they had to follow Willard's ordinances. Unfortunately, Willard's hands had been tied when the White farm was annexed.

Janet Valle felt everything east of Highway 89 should be low density residential with curb and guttered roads.

Mayor Mote stated that he would make sure maps of South Willard would be provided at the city office for two weeks. Residents could make notes on those maps during business hours. The proposed map was based on the comments received in May.

Madison Brown stated that she would open the website for additional comments and send notifications to those who provided email addresses. The staff and Planning Commission would go through the comments and provide an updated map. There probably would be another public meeting. The county would also be able to provide input.

There was further discussion about notification.

Kyle Price, 990 West 7900 South, asked if there was a state law that would require everyone within a certain distance of the sewer to connect to it. Mayor Mote stated that the sewer would be a trunk line, not a service line. Commissioner Braegger said the distance requirement was 300 feet for a service line, not a trunk line. Mr. Price asked if Willard City had a trail system. Commissioner Braegger said a trail had been started on 200 West. It was called the Historic Orchard Pathway. Willard was working with Box Elder County on a state-funded grant to run the trail south through South Willard to the county line where it would connect with



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trails in Weber County. The trail would extend north through Perry to Brigham City. Mayor Mote said the trail would actually start in South Willard and work toward Willard.

Mr. Price said he was not against annexation. Ultimately change was inevitable. He felt annexation would give him more control. Willard was a lot more receptive than the county was.

Robert Thorsted, 7824 South 875 West, stated that he worked for Rocky Mountain Power. He had fought a lot of builders and developers. He wasn't sure who was hurting them more – developers, crooked contractors, or the county. He felt Willard and South Willard should combine, and the sooner the better. If they fought against combining, both would lose.

Jan Nielsen, 7980 South Highway 89, stated that she served on the original citizens committee formed by Box Elder County to plan South Willard. A professional planner helped them. After ten years, the plan had to be updated. During that time, residents also voted on whether to annex into Willard. The movement lost by eleven votes. She felt it was time to do it again. Both communities were cousins and needed to be united to keep the area as pristine as possible while still allowing property owners to use their properties under the guidelines of a good building plan. She liked the proposed MPC zones with the half-acre density with sewer being determined by percolation tests. She felt it was important to keep the fruit way. Both communities needed to be cautious about what laws and restrictions they chose. She would love to see the communities join because they did not have a very strong voice with the county. If the communities were joined, South Willard residents could give input and participate in elections.

Mayor Mote stated that if the residents of South Willard wanted to join Willard, they would have to instigate the movement. He and the city would help in any way he could.

Commissioner Bingham moved to close the public hearing at 7:39 p.m. Commissioner Dubovik seconded the motion. All voted “aye.” The motion passed unanimously.

5B. CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSAL TO AMEND THE GENERAL PLAN FOUND IN CHAPTER 12-00 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 (CONTINUED FROM APRIL 4, APRIL 18, MAY 2, MAY 16, AND JUNE 20, 2024)

Time Stamp: 01:09:00 – 09/05/2024 Part 1

Chairman Bodily suggested that this item be tabled to provide two weeks for South Willard residents to provide more input.

Commissioner Dubovik wanted the audience to know that once a plan was established, if a developer wanted to annex and do high density housing, it would have to follow the Willard City code. Willard's base density was a half-acre. He felt South Willard's concerns would be addressed by enforcement of Willard's standards.

See comments made in Item 7.



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- 5C. PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING A PROPOSAL TO AMEND THE DEFINITION OF THE SUBDIVISION LAND USE AUTHORITY (SLUA) FOUND IN CHAPTER 12-400-41 OF THE WILLARD CITY ZONING ORDINANCE TO INCLUDE A MEMBER OF THE PLANNING COMMISSION

Time Stamp: 01:02 – 09/05/2024 Part 2

Commissioner Bingham moved to open the public hearing at 7:41 p.m. Commissioner Beebe seconded the motion. All voted “aye.” The motion passed unanimously.

Madison Brown said this item related to Willard’s SLUA, which stood for Subdivision Land Use Authority. The proposed amendment would add a member of the Planning Commission to the SLUA as a voting member. The Planning Commission had assigned Commissioner Braegger as a liaison, but he had not been able to vote. She felt it would be helpful to have another voting member.

Chairman Bodily opened the floor for public comments. No comments were made.

Commissioner Dubovik moved to close the public hearing at 7:42 p.m. Commissioner Gilbert seconded the motion. All voted “aye.” The motion passed unanimously.

- 5D. CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSAL TO AMEND THE DEFINITION OF THE SUBDIVISION LAND USE AUTHORITY (SLUA) FOUND IN CHAPTER 12-400-41 OF THE WILLARD CITY ZONING ORDINANCE TO INCLUDE A MEMBER OF THE PLANNING COMMISSION

Time Stamp: 02:35 – 09/05/2024 Part 2

Madison Brown stated that Colt Mund had prepared a proposed draft to the definition of the SLUA.

Commissioner Gilbert asked about an alternate for Commissioner Braegger. Commissioner Bingham felt any Planning Commission member could serve on the SLUA.

Chairman Bodily felt the voting right applied to whatever Planning Commission member was attending as a liaison.

Commissioner Bingham made a motion to forward a recommendation to the City Council to amend the definition of the Subdivision Land Use Authority (SLUA) found in Chapter 12-400-41 of the Willard City Zoning Ordinance to include a member of the Planning Commission. Commissioner Beebe seconded the motion. All voted “aye.” The motion passed unanimously.

- 5E. CONSIDERATION OF A PRELIMINARY PLAN FOR GRANITE RIDGE SUBDIVISION PHASE 6 LOCATED AT APPROXIMATELY 675 SOUTH 450 EAST (PARCEL NOS. 02-053-0014 AND 02-053-0069) (CONTINUED FROM AUGUST 15, 2024)

Time Stamp: 04:24 – 09/05/2024 Part 2

Madison Brown stated that during its August 1st meeting, SLUA forwarded Granite Ridge Phase 6 to the Planning Commission for preliminary approval subject to documentation that there was an overall 33.3%



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of open space and that the soft trails shown on the master plan be shown on the Phase 6 construction drawings. John Newhall, from Granite Ridge, was in attendance to answer questions.

Chairman Bodily asked if the open space had been verified. Ms. Brown stated that Granite Ridge had provided tabulation of the open space in each phase. There was also a map showing the open spaces Granite Ridge had also provided verification that the soft trails had been added to the construction drawings.

Commissioner Bingham asked if the surface of the soft trail was bark. John Newhall, Granite Ridge, said it could be. Chairman Bodily thought there was a list of possible surface types in the construction plans. Commissioner Bingham did not feel soft trails would be easy to maintain. Mr. Newhall said the soft trails would be 6 feet wide and would be maintained by the homeowners' association.

Commissioner Braegger asked why Granite Ridge had chosen to use a soft trail. Mr. Newhall said the soft trails had been planned since the subdivision's inception. Commissioner Braegger felt it would be difficult for someone pushing a stroller or riding a bike to use a soft trail. Mr. Newhall said the trails were intended to access the Canal Road.

Chairman Bodily felt a second access for the Granite Ridge development was needed. Willard needed to determine if a second access was required in an earlier phase. The city had turned down developments on the west side of Willard because they didn't have a second access. Why was Granite Ridge being allowed to proceed?

Commissioner Braegger stated that he spoke with the previous mayor who thought there was a requirement for Granite Ridge to build a second access on 300 East. He also felt there needed to be some research to determine what Granite Ridge had agreed to.

Chairman Bodily thought there was a requirement for a second access when Phase 3 was approved.

Commissioner Dubovik stated that Willard required a second access when there were 30 or more homes. Granite Ridge now had 40 or 50 homes.

Chairman Bodily felt the city needed a written agreement from Parsons, if their road was the emergency access for Granite Ridge. The question about access needed to be answered before the subdivision proceeded.

Mayor Mote felt the city needed access that was legal.

Commissioner Braegger felt the Planning Commission needed to know what the actual agreement was.

Madison Brown said she would research the Granite Ridge records.

John Newhall asked for clarification. Chairman Bodily stated that Willard required a second access when a development had more than 30 homes. The Planning Commission needed to know if Granite Ridge was required to provide a second access. Mr. Newhall asked if he needed to work with the city attorney. Chairman Bodily said he needed to work with the city planner.

Chairman Bodily tabled this item pending staff research.



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- 5F. REVIEW OF A CONDITIONAL USE PERMIT ISSUED TO LYNN BEARD FOR A DUPLEX LOCATED AT 481 NORTH 200 WEST (PARCEL NO. 02-046-0075) ISSUED FEBRUARY 5, 2015 (CONTINUED FROM AUGUST 1 AND AUGUST 15, 2024)

Time Stamp: 15:30 – 09/05/2024 Part 2

Chairman Bodily stated that the staff had researched the February 5, 2015, minutes. During the meeting Commissioner Bingham asked that the conditional use be terminated if the property was sold. The motion to approve the conditional use did not include Commissioner Bingham's concern. The February 2015 draft of the conditional use permit needed to be signed without any changes. The city had not had any problems with the duplex.

Madison Brown stated that Lynn Beard still owned the duplex, and part of the duplex was occupied by a family member.

Commissioner Bingham asked if the conditional use could be amended to include language to terminate the use if the property was sold. Chairman Bodily said it could not, because that condition was not included in the motion to approve the conditional use permit.

Madison Brown agreed that the conditional use permit had to remain as it was drafted and approved. She would ask Mr. Beard to sign the permit.

- 5G. DISCUSSION REGARDING AMENDING THE TABLE OF USES FOUND IN CHAPTER 12-111-3 AND 12-112-3 OF THE WILLARD CITY ZONING ORDINANCE (CONTINUED FROM JUNE 6, JUNE 20, AND AUGUST 1, 2024)

Time Stamp: 19:51 – 09/05/2024 Part 2

Chairman Bodily suggested that the Commission hold a work session to go through the Table of Uses.

The Planning Commission agreed to hold a work session from 5:30 to 6:30 p.m. on August 19th.

6. CONSIDERATION AND APPROVAL OF THE AUGUST 15, 2024, REGULAR PLANNING COMMISSION MINUTES

Commissioner Beebe moved to approve the August 15, 2024, minutes as corrected. Commissioner Gilbert seconded the motion. All voted "aye." The motion passed unanimously.

7. COMMISSIONER/STAFF COMMENTS

Time Stamp: 25:15 – 09/05/2024 Part 2

Commissioner Bingham

Did not have any comments.



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Commissioner Dubovik

Did not have any comments.

Commissioner Beebe

Did not have any comments.

Commissioner Gilbert

Did not have any comments.

Commissioner Braegger

Commissioner Braegger asked about the possibility of another open house or work session with South Willard when the map was ready. The Planning Commission felt that was a good idea.

Mayor Mote felt the plan needed to be finished sooner rather than later because of the number of pending annexations. He felt the density had been determined. Willard's lowest density was a half-acre. The questions that needed to be answered were commercial locations. He was concerned that allowing multi-family in commercial zones could eat up the commercial areas. Acceptable areas for high density housing needed to be determined. Governor Cox had said that if cities did not allow areas for multi-family housing, the state would take over the zoning.

Commissioner Bingham felt South Willard residents had been open to what was proposed. Madison Brown felt a final map could be prepared and presented to South Willard in an open house or public meeting. Commissioner Braegger asked Ms. Brown to let South Willard residents know maps were available.

Commissioner Dubovik felt a final map should be prepared based on the two-week comment period. Then a final version could be presented. Mayor Mote felt the city might have to make some educated guesses on road locations. Willard needed to make sure 400 West could extend as far south as possible.

Madison Brown suggested a zoomed in road map for comments.

Colt Mund stated that the state code said that because Willard was modifying its Annexation Policy Plan, it had to hold a public meeting to allow input from impacted entities, such as the county, Bear River Water Conservancy District, the school district, and Willard Flood Control. At that point, the Planning Commission had to hold a public hearing to make a recommendation to the City Council. The City Council had to hold another public hearing as well.

Commissioner Braegger stated that when the sewer was constructed the city approached Lindsey Hansen about an easement for a road and on 300 West. Mr. Hansen said he never signed anything. While he was out of town, he received a call from a city representative asking if he would trade 300 West for 400 West. When he returned, the sewer was in 300 West. There was confusion about whether there was a road easement for 300 West or 400 West. There was a sewer easement for the sewer main. Commissioner Braegger didn't feel 300 West was feasible when there was a road at 250 West. Heritage Homes was stubbing in 300 West, which could be an issue if there wasn't a road easement through Lindsey Hansen's property. He felt it made more sense to have a road at 400 West. It didn't make a lot of sense to have roads



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, September 5, 2024 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

at 250 West, 300 West, and 400 West all in the same area. He didn't want to see Heritage Homes stub in a road that wasn't going to go anywhere.

Mayor Mote said that Rod Braegger had been required to put in 400 West. Commissioner Braegger said putting in 400 West would open up development on Center Street.

Madison Brown

Did not have any comments.

Mayor Mote

Did not have any comments.

Colt Mund

Did not have any comments.

Chairman Bodily

Did not have any comments.

8. ADJOURN

Commissioner Braegger moved to adjourn at approximately 8:16 p.m. Commissioner Bingham seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 09-05-2024