

WILLARD CITY CORPORATION PC060415

DATE: June 4, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Leslie Meyer, Chandler Bingham
Bryce Wheelwright - City Planner (non-voting member)
Michelle Mund - City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Jasmine Baker, Gary Hart
CITIZENS: See attached sheet

- 1. Prayer – Sid Bodily**
- 2. Pledge of Allegiance lead by Michelle Mund**
- 3. General Public Comment (Input for items not on the agenda)**
There was no public comments for this meeting
- 4. a. Work session training on Applications and Procedures**

Chairperson Ross asked City Planner Wheelwright to give an update on Doug Young before we start the work-session. City Planner Wheelwright stated Doug has withdrawn his plan and will be coming back with a new design that will include all the properties, but this does not include the Wells and Watkins properties. Doug is requesting a meeting with Willard City's Attorney to discuss what he can and cannot do in a Planned Development a copy of the Planned Development Ordinance has been sent to Doug so he can review prior to that meeting. Commissioner Meyer stated he would need to do one section at a time because it is not contiguous with his other property. City Planner Wheelwright stated Doug had presented a design and stated Doug has added a street so the sewer will work and stated it is all lots with no open space. He state it does not even work as a subdivision because the lots are less than 1/2 acre. He said the Doug told him he has given the 100 ft. frontage. The Planning Commission stated they thought we had changed the 100 ft. frontage requirements to 85 ft. City Planner Wheelwright stated this was only for in-fill lots. He also stated we would have to wait to see what he brings in and felt it was best to start over from the beginning. City Council member Mund asked what is it that Willard City has that makes it so hard for developers to develop. City Planner Wheelwright felt it was the lot sizes he stated most cities have 1/3 acre lots with 100 ft. frontages. City Council member Mund stated where her son in Perry has a 1/3 acre parcel and said the side yards are not very big but he has a large back yard and big front yard and they neighbors are close but not too close and she felt these type developments would look nice in Willard. City Planner Wheelwright stated most houses even have RV pad on the side. Chairperson Ross asked if there was something the Planning Commission could do to reevaluate the frontages. City Planner Wheelwright said this is something we would need to look at but stated the ordinance requires 1/2 acre with 100 ft. frontage. He stated after the General Plan is

approve we can then go back and look at the Zoning Map and decide what we would like to do. City Council member Mund felt the city wants growth but we tend to stop it at every turn. Commissioner Bingham asked what the lot sizes were in Perry City. City Planner Wheelwright stated the ones he has built have been 1/3 acre and is 15,000 sq. ft. Commissioner Bingham stated our PD allows for 10,000 sq. ft. City Council member Mund asked the difference between a subdivision and a planned development. City Planner Wheelwright stated a subdivision does not have any open space and in a planned development the lot size is 10,000 sq. ft. and they are only allowed 4 units per acre. Commissioner Bingham stated if you change the lot sizes you would need changing the density of the PD because you could not have anything more than 4 units per acre with open space. It would still be the 1/2 acre but you would be cramming more houses in. City Council member Mund asked why he is not doing a subdivision rather than a PD. City Planner Wheelwright stated that is what he is looking into. He said the open space can be designated as a conservation easement which could be something like a club house with a swimming pool etc. He also stated with the drawing he submitted there are a wide variety of lot sizes 1/3, 1/2, 3/4 and 1 acre. Chairperson Ross stated if he is going to put in a lot of house having a variety of sizes makes the most sense. Commissioner Bingham stated he also likes the variety of lots sizes. City Planner Wheelwright stated this type of development would work best for Willard but is not allowed under our ordinance. It was asked how do we change it or if we want to change it. City Planner read from the (attached) handouts on general ethics and noticing requirements.

City Council member Mund asked if there are different rules for the way the city ordinances are set up and can you set up different rules for subdivisions that are not applicable throughout the whole city. City Planner Wheelwright stated a subdivision has to follow the guidelines of the general plan and ordinances and if they do not meet those requirements they will not be allowed to build. City Council member Mund asked if you could put in the General Plan that subdivisions could be considered individually on a case by case situation. Chairperson Ross felt this could be considered favoritism. Commissioner Bingham asked if you could create a planned development with a variety of lots and then eliminate a portion of the open space if a percentage of the lots are bigger. It would need to meet the 1/2 acre average for the property but you would have the variety of sizes. There was discussion on different size lots and open space and it was stated they like the developments with different size lots. City Council member Mund stated we need to make it so developers want to develop in Willard. She also felt the City Council made a mistake when they left the time limit to develop open ended. City Planner Wheelwright stated we can make changes to the ordinances but the City Council would need to approve any changes that are made. Chairperson Ross stated Commissioner Meyer needed to leave and asked that we approve the minutes while we have a quorum.

5. Approval of Minutes

The minutes of the May 21, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Bingham to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Bodily. The motion carried.

Chairperson Ross suggested we review the Planned Unit Development before the

next meeting to see if there is any changes that need to be addressed. He felt there is a real stigma among the public that Willard City is a horrible place to build in. He has talked to individuals who do not want to see growth in Willard City. He suggested we look at the business district to encourage businesses to come in and streamline the process. Commissioner Bodily felt there could be some changes and felt that lots could be smaller and stated with the Planned Unit Development and approval they are allowed to have smaller lots. He said there are those individuals who complain about not being able to build on their lots but the ordinances we have to follow do not allow it. He felt we cannot make rules for everyone that comes in and felt we needed to be very careful on how it is handled. City Planner Wheelwright stated in the handout it states it will be for the benefit of the community and not individuals. Commissioner Meyer stated it is easy to point a finger of blame and the problem is in the presentation which we are trying to get cleaned up and we are not sending information to the City Council that has not been fully reviewed and stated as a Planning Commission we are going to continue to do our job.

Commissioner Bodily felt we need to address some changes but felt overall we are in good shape.

City Planner Wheelwright said that Doug is not upset and is not blaming the city for anything. City Council member Mund stated as a business man Doug is only trying to make his development cost effective. City Planner Wheelwright stated with what is happening or could happen with South Willard we need to look at updating the Annexation Plan and suggested this be an item for the next meeting.

A discussion was held on the matrix in the General Plan for commercial areas. Chairperson Ross asked if the bicycle shop should be taken out of Item #5. There was discussion held on bicycle shops. Commissioner Bingham stated it depends on if it is a home business or a large scale business. Chairperson Ross suggested we specify bicycle manufacturing not bicycle assembly. City Council member Mund stated bicycle manufacturing is not allowed in a commercial neighborhood. Chairperson Ross stated a bicycle shop would be a good fit in a neighborhood. City Council member Mund asked about Larry's Service and what type of business he did. It was stated he is an auto repair shop. She asked if the matrix addressed repair shops. It was stated it addressed body repair shops. She stated at one time there was an individual who had problems with his shop. City Planner Wheelwright stated Larry's Service has a Conditional Use Permit and the issues the individual had with him were covered under the CUP and have since been taken care of. City Council member Mund asked if his shop is against our policy in a residential neighborhood. Commissioner Bingham stated Larry's Service falls under a Home Occupation business. A Home Occupation has requirements for the amount of cars that can be on the property or the number of employees etc. Chairperson Ross stated looking at the matrix there could be some discrepancies on conditional and permitted uses.

City Planner Wheelwright said he has been talking to BRAG about Hwy 89 being a commercial corridor and they suggested he talk with UDOT about the number of access they are going to allow. He stated he would get more information before the public hearing. City Council member Mund asked if they limit the number of turnouts. It was stated there are restrictions on how far apart the turnouts can be. Chairperson Ross stated for the next meeting we need to look at the PD Ordinance, Annexation Ordinance and also what we want to see in a Commercial Neighborhood.

6. **Commissioner Comments/Staff Comments**

City Council member Mund said she explained to the City Council members about the Planning Commission not doing their job and stated the Planning Commission has the backing of the City Council.

7. **Adjourn**

A motion was made by Commissioner Bodily to adjourn the June 4, 2015 Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried. The meeting adjourned at 7:40 p.m.

Minutes were read individually and approved on **July 16, 2015**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker