

WILLARD CITY CORPORATION PC090315

DATE: February 18, 2016
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Gary Hart, Chandler Bingham, John Seamons, Del Fredde – City Council member (non-voting member)
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Leslie Meyer member)
CITIZENS: See attached sheet

1. **Prayer –Sid Bodily**
2. **Pledge of Allegiance – Chandler Bingham**
3. **General Public Comment (Input for items not on the agenda)**
4. **Discussion Item**
 - a. **Discussion on a concept plan for a Planned Development - Jared Erickson representing Samuel Kunzler for Parcels #02-035-0046, 02-038-0056, 02-040-0002, 02-043-0013, 02-038-0009, 02-040-0001 and 02-040-0011 from A-5 to PD at approximately 1469 Hargis Hill**

Jared Erickson stated he had come before the Planning Commission in November with a re-zone application and during the discussion of the item at that time the Mayor suggested they go back to the drawing board. He also suggest they talk to the School Board about the possibility of putting a school on part of their property. Jared stated they have meet with the School Board and they are in favor of putting an elementary school in North Willard. The proposed plan for a school is what the School Board has given them and they were told this is the plan they would need to have. They will need at least 10 acres and this plan is closer to 11 acres. He stated during the last meeting the Mayor suggested the city would be willing to work with them on a higher density in exchange for a school. Willard City requires 30% open space and the proposed plan shows 25% open space and the school adds an additional 14% for a total of 39% and wanted to make sure the school could count as open space. City Planner Wheelwright stated yes. Jared put multi-unit housing at the bottom and felt the way the property is situated they felt does not make a lot of since to put in ¼ acre lots. The lots for the duplexes will be 10,000 sq. ft. and are asking for some multi-units to compensate for the 10 acres for the school and 25% open space. He said in reviewing the PD Ordinance it requires 4 units per acre and the plan show 2 units per acre. He asked if this was gross acreage. He also asked about the 10,000 sq. ft. and said the ordinance does not address lot sizes for multi-units. City Planner Wheelwright stated this would be open for debate. They have not signed any papers with the school and was told by the School Board they were on board with putting in a school. Jared stated after discussion with the Kunzler's they would either sell the School Board the property for a good price or trade the land for property the school owns in South Willard. He asked the Planning Commission members for their comments. City Planner Wheelwright said there were some staff concerns about the road on the south side of the development and asked if they would be giving up all the road. Jared stated he had talked to Dave Ormond and was told the lane was on Sam Kunzlers property. City Planner Wheelwright asked if they would be dedicating a 60 ft. right of way. Jared felt the only other option would be to make the lots wider and ask Dave to half the road. City Planner Wheelwright said there were right of way issues to the north of the development that would need to be addressed so that landowners could get to their property

west of the development. Jared stated the landowners would still be able to access their properties until they start to develop the property and come up with an agreement to change the access to the properties. There was discussion on where the access would need to be located so the property owners can get their equipment (bailers, tractors etc.) to their property and said they would need to come up with a plan to address this. Jared stated they would be starting at the top and working down and a lot would depend on how fast the school wants to build. Commissioner Bingham asked about the exits along the south side and how they all exit onto one road and asked if they would be required to have a second access. City Planner Wheelwright said there was other roads in the development they could access to get out. He asked the Planning Commissions members if they were ok with him proceeding forward. Commissioner Bodily felt this plan was what we asked them to do. City Planner Wheelwright said if the development gets approval it would be up to them to get water and infrastructure to their development. Jared said when talking to the School Board they have money set aside to help with the cost of putting in water. Commissioner Bingham said it was a good plan. City Planner Wheelwright said they would have to go through the re-zone process for a Planned Development. Commissioner Bingham had concerns about the townhomes at the bottom becoming a small community of townhouses. City Planner Wheelwright asked what the dark area was around the townhouses. Jared stated it was wetlands and it will remain wetlands forever and will be dedicated as open space. There was discussion on if the trails could be connected as a way to get to the school. Chairperson Ross was happy with the plan and recommended they move forward. Commissioner Hart asked what the right of way for the property owner entailed and if they move forward with the plan could there be a lawsuit. City Planner Wheelwright said the landowners need to be able to get to their property and a plan needed to be put in place as soon as possible to protect them. Jared said they would work with the property owners to come up with a plan they can all agree to. Commissioner Hart also asked how big the townhouses would be. Jared said at this time he was not sure and there could even be less of them with the wetlands. Commissioner Bodily felt there needed to be extra parking for the townhouses. There was discussion held on different developments around the area and the problems or solutions they have for parking and suggested he look at wider roads when putting his plan together. Chairperson Ross suggested he put some type of tie in for roads for future phases. The Planning Commission gave him the ok to proceed with submitting a final concept plan and then we would address the rezone for a PD Zone. There was discussion on the 200 West Trail and how it could be incorporated through their open space.

5. The minutes of the February 4, 2016 Planning Commission meeting were reviewed. A motion was made by Commissioner Bodily to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright reported the SLUA (Subdivision Land Use Authority) held a meeting to approve Phase 1 of the Granite Ridge Subdivision. They are moving forward with moving dirt and putting in all the underground infrastructure. The Future Land Use Map for the Commercial Neighborhood Zone was approved by the City Council. The Nuisance Ordinance is moving forward there are some verbiage issues addressed and the final draft is being looked at by the City Attorney to make sure it will be a legal document. The Police Chief has reviewed and addressed a few issues on the Non-Motorized Trail Ordinance and will be addressed at the next meeting. He has been approached by a developer who is looking at the 5 acre parcel of land on 200 West 750 North to put in a 1 acre commercial pad and then put in townhouses on the remaining 4 acres. It would be a PD with a minimum of 4 units per acre, with 30% open space. There would be no building put on the pad and the townhouses would have wider streets with public access and would not have a HOA (Home Owners Association). He would like to have Planning Commission input to see

if they would want something like this in the community. Commissioner Bodily said it is what the area is zoned for and had concerns about what type of commercial would be going in. City Planner Wheelwright said it would be cleaner than having a trucking company there. It was asked if the commercial pad would be a convenience type store. It was stated more than likely. The townhouse would be more like a gated community with fences around the property as a buffer. Commissioner Bingham felt there may be too many PUDs going in and felt that with the area being commercial and industrial this would not be a place for a PUD. Chairperson Ross felt it was better than having the trucking company there and it is currently zoned for commercial. Commissioner Bodily stated 5 acres is not a big piece of property and there would not be a lot he could do by the time they put in roads etc. City Planner Wheelwright also felt with the 30% open space required for a PD he would be limited with what could go in. There was discussion held on the open spaces in developments not being well maintained. Commissioner Hart felt they would not have that many homes and it would be no worse than the RV Park on the Hwy and did not want to see another open space and development like what he lives in. Chairperson Ross felt it would be a good area to put in housing because it is close to the freeway and would be easy on and off and close to home. He would like to see it screened enough to not to be bothersome. Any businesses would need to have cutoff lights so you do not have the glare. City Council member Del Fredde appreciated the Planning Commission for all their hard work and looks forward to much more coming in the future. Chairperson Ross stated he was looking at properties west of Ogden that have subdivisions with one pear shape access and stub roads and asked how a developer puts in a second access roads when they only have one small entrance. City Planner Wheelwright stated developments with stubs out are put in by the developer to connect into the next developments. Chairperson Ross asked if 2 access are viable in a subdivision. City Planner Wheelwright stated yes for fire protection and emergency services. Commissioner Bingham stated with the discussion held at the last meeting on not many cars being on the road at one time in the Granite Ridges Subdivision and stated he has being doing work in the Mountain Shadows subdivision and with Center Street having only one access it becomes very congested between 5-6 pm so he is questioning if two access are enough for developments. City Planner Wheelwright stated before long there would be a second access. Chairperson Ross said with the overall plan for Granite Ridge he felt they had gave him a hard time about the homes and not being able to access roads. He felt as long as he provides something that could tie into a development if one should be put in. City Planner Wheelwright stated that was the decision on this development that that would be good enough. Chairperson Ross said a lot of the developments that he looked at had 20-40 homes with only one entrance in and out and felt maybe the city was being unreasonable. Commissioner Bingham stated the Granite Ridge Subdivision will have over 100 homes so that will be an issue. City Planner Wheelwright said this development is unique because it is on a hillside. He also stated when the development was first approved the potential for a second access was discussed. Chairperson Ross asked for a motion to close the meeting.

7. Adjourn

A motion was made by Commissioner Bingham to adjourn the February 18, 2016 Planning Commission meeting. The motion was seconded by Commissioner Hart. The motion carried. The meeting adjourned at 7:25 p.m.

Minutes were read individually and approved on _____

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker