

WILLARD CITY CORPORATION PC072116

DATE: July 21, 2016
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Gary Hart, Leslie Meyer, Chandler Bingham
John Seamons
Bryce Wheelwright - City Planner (non-voting member)
Del Fredde – City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED:
CITIZENS: See attached sheet

1. **Prayer – Gary Hart**
2. **Pledge of Allegiance led by Terry Ross**
3. **General Public Comment (Input for items not on the agenda)**

4. **Discussion Item**

a. Discussion on a Re-Zone Request for Roger Wells for Parcels #02-046-0010, 0011 and 0012 from R1/2 and A-5 to R 1/2 located at 297 W 380 N and set for a possible public hearing

City Planner Wheelwright showed on the Land Use Map where Roger Wells is requesting the zone change. The proposed property is currently in the A-5 zone and is requesting a change to the R 1/2 zone and said he meets all the criteria for that zone. He said Mr. Wells has no plans for subdividing the property. The rezone will go from Mr. Wells house to the future 400 West road. Commissioner Seamons asked is there would be water issues. City Planner Wheelwright stated this is only a zone change and will need to be set for a public hearing. Chairperson Ross asked for any further comments and a motion.

A motion was made by Commissioner Bingham to set a public hearing for August 18, 2016 for the Roger Wells Re-Zone Request. The motion was seconded by Commissioner Meyer. The motion carried with a unanimous vote.

b. Discussion on a Re-Zone Request for Jon Sorensen for Parcels #02-051-0106, 0089, 0091 and 0092 located at approximately 400 South 200 West and set for a possible public hearing

City Planner Wheelwright showed on the map the proposed zone change for the property previously owned by the Harvey Braegger Dairy Farm. The property is currently zoned A-5 and is requesting a zone change to R 1/2 for 10 1/2 acres. He said it meets the criteria for the rezone. Jon Sorensen said the purpose of the rezone is to help with growth in Willard he went on to explain there are not many lots in Willard that can be built on. He would like to give individuals who want to live in Willard a place to build and live. He is proposing 1/2 acre lots, the cul de sac lots will be closer to 1 acre. There will be 4 lots on 200 West and the remaining 10 lots will be within the property. He has talked to the engineer about the water and was told as long as he did not build anything over 1800 sq. ft. on each level the 6 inch water line on 200 West would be ok but they would need to run an 8 inch line into the

development. Commissioner Meyer said at this time his request is only for the re-zone. Chairperson Ross said the request is only for the re-zone but felt he needed to talk with Travis Mote to the south about his concerns with springs in the area. Mr. Sorensen said he was aware of springs in the Northeast section and would look at putting no basements or daylight basements in that area but full basements further in the development. Chairperson Ross asked for any further comments or concerns and a motion.

A motion was made by Commissioner Bodily to set a public hearing for August 18, 2016 for the Jon Sorensen Re-zone Request. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

Chairperson Ross asked about the requirements of taking the 6 inch line into an 8 inch line. Roger Wells suggested they may have been misled on the 6 inch water line stating when he did his development he was required to put in an 8 inch line. Jon Sorensen was told by Jones and Associates that they went over the 1,800 sq. ft. per level they would need to put in an 8 inch line. Mr. Wells suggested he talk with the Fire Chief to make sure about fire this would be adequate for fire protection. City Planner Wheelwright stated this is all information that would be looked at when he submits his subdivision application.

b. Approval of the Willard City Planning Commission Rules of Order Statement

There was discussion held on any additional changes to the Rules of Order Statement. Planning Commission Secretary Gaylene Nebeker suggested after discussion with Teri Fellenz to add the wording Rules of Order instead of Planning Commission statement. The Planning Commission agreed with the addition of the word Rules of Order. Chairperson Ross asked for a motion to approve.

A motion was made by Commissioner Seamons to approve the Willard City Planning Commission Rules of Order Statement with the changes discussed. The motion was seconded by Commissioner Bodily. The motion carried with a unanimous vote.

6. Approval of Minutes

The minutes of the June 16, 2016 Planning Commission meeting were reviewed. A motion was made by Commissioner Meyer to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

7. Commissioner Comments/Staff Comments

City Planner Wheelwright felt the city is at the point where they need to address the water issues and he is putting together information to present to the City Council at their next meeting to start the process. He said with the problem the city had with the system going down the previous week shows there needs to be something done. He said in a discussion with Doug Thompson Willard City Maintenance the pumps have been running 24/7 to keep up with the demand. He said one of the city pumps is approximately 20 years old which is the life span for the pumps.

He reported Granite Ridge is starting to make headway and he apologized to Gary Hart for them taking so long with the roads. There was discussion held on water storage and where a tank could be put.

Commissioner Hart asked with all the approved subdivision is there any way to postpone them. City Planner Wheelwright stated if there is no water they cannot supply it to the homes and said we are bound by the rules of the Division of Drinking Water. Commissioner Meyer felt it will be a problem when they have already approved the developments. Commissioner Hart asked if the city had the funds to put in a storage tank. City Planner Wheelwright stated the city does not have the funds and they will be looking at different options starting with a discussion with the City Council to see what the Planning Commission can do to help move the issue along. It was asked if a recommendation from the Planning Commission would help. City Council member Fredde suggested the Planning Commission member attend the City Council meeting to show their support.

He stated after Jon Sorensen talked with the engineer he contact the engineer who said that water is not an exact science and said a few years ago there would be room for 37 more homes on the city water system with no improvements and we are getting close to that number. He said Chris Breinholt said he was being very conservative with that number and he would be ok with the infill home (existing homes with services) but did not feel good about signing off with new developments. He said if he signs off on a development that the city does not have water for he could lose his license.

Commissioner Bingham said if Granite Ridge is putting up money for a storage tank asked why Doug Young is not doing the same thing. City Planner Wheelwright stated Doug Young helped on some other stuff and will addressing additional requirements from the city including boring under Hwy 89 to loop the water system which is very expensive. Commissioner Bingham also said Jared Erickson would be the same. City Planner Wheelwright said we cannot approve the Kunzler development until there is a storage tank on the north side. Jon Sorensen's development will be done with the impact fees to help with tank. Commissioner Bodily said with the Sorensen development there is still only one way in and out and felt there needed to be a second access. City Planner Wheelwright said under our ordinance more than 10 homes requires a second access and he will have 4 homes on 200 West with the remaining in the development.

City Planner Wheelwright reported Jared Erickson had met with the land owners and have come up with a plan that he feels may work for the landowners. He is also working to get a written agreement.

Commissioner Seamons said there was a survey crew along Hwy 89 and was told they will be increasing the shoulder width 4 ft. on the west side and 8 ft. on the east side and will be done by the end of the year. He also asked about the status of the Nuisance Ordinance. It was stated the Police Chief is trying to clean up the wording and the City Council was reviewing.

Commissioner Hart stated he agreed with City Planner Wheelwright stating we need to address the water issues and where to put the tanks. He also asked what happens when the city runs out of water. City Planner Wheelwright explained the city is bound by certain criteria from the Division of Water Quality and they could come in and request a reduction in the amount of water that can be used per month and possibly increase the water rate. A discussion was held on what it would take to put in

secondary water. Chairperson Ross asked that secondary water be put on the agenda for the next meeting. He also asked what was happening with the irrigation line in the Granite Ridge development. City Planner Wheelwright stated he attended a meeting and felt they have come up with a solution that works best for those landowners. Chairperson Ross felt there needed to be some type of irrigation line easement that cannot be built on.

8. Adjourn

A motion was made by Commissioner Bingham to adjourn the July 21, 2016 Planning Commission meeting. The motion was seconded by Commissioner Meyer. The motion carried. The meeting adjourned at 7:40 p.m.

Minutes were read individually and approved on August 4, 2016

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker