

**WILLARD CITY CORPORATION PC081816**

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

- 1. Prayer – Sid Bodily**
- 2. Pledge of Allegiance led by Leslie Meyer**
- 3. General Public Comment (Input for items not on the agenda)**

Willard City Planner Bryce Wheelwright read the Rules of Conduct for the Planning Commission.

- 4. Public Hearing to take public comment on a Re-Zone Request for Roger Wells for Parcels #02-046-0010, 0011 and 0012 located at 297 W 380 N from the A-5 Zone to the R 1/2 Zone**

Planning Commission Chairperson Ross asked for a motion to open the public hearing.

**A motion was made by Commissioner Meyer to open the public hearing for the Re-Zone request for Roger Wells for the above parcels. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote. The public hearing started at 6:37 p.m.**

City Planner Wheelwright gave an overview of the request stating Mr. Wells is requesting to re-zone his property from A-5 to R1/2. This property is located at the end of 380 North and will go to about 200 West and meets all the criteria for zoning and the master plan. He opened the floor for comments:

Roger Wells – 297 W 380 N – stated the reason he is wanting to re-zone his property is his house is connected to the 5 acre parcel in the A-5 zone and if he was to sell his house it would need to go with that parcel. He wants to have his house sit on a ¼ acre of the A-5 Zone and wants to have his house to be on a ½ acre parcel. At this time he has no plans for subdividing the property. There were no further comments and Chairperson Ross asked for a motion.

**A motion was made by Commissioner Bodily to close the public for the Roger Wells Re-zone request. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote. The public hearing closed at 6:42 p.m.**

**A Public Hearing to take public comment on a Re-Zone Request for Jon Sorensen for Parcels #02-051-0106, 0089, 0091 and 0092 located at approximately 400 South 200 West from the A-5 Zone to the R 1/2 Zone.**

**A motion was made by Commissioner Seamons to open the public hearing for the Jon Sorensen Re-Zone request for the parcels listed above. The motion was seconded by Commission Meyer. The motion carried with a unanimous vote. The public hearing opened at 6:42 p.m.**

City Planner Wheelwright stated the re-zone is for the old Braegger Dairy Farm located on 200 West with a zone change from A-5 to R1/2. Jon Sorensen the developer is looking to purchase the property to put in 14 homes, 4 lots will be located on 200 West with the remaining 10 lots in a cul-de-sac. This meets the criteria for no more than 10 homes with one access in and out. This is a concept plan and is contiguous with other ½ acre zones and meets the criteria of the Land Use Map.

Camille Klontz 6175 N 400 W Layton asked City Planner Wheelwright to show on the land use map her property so she could see where this request was located.

Jon Sorensen -2885 S 2800 W Perry – stated he is the developer and would like to purchase the Braegger property to build 14 homes with lots that are R ½ with some lots being slightly larger. They would like to build smaller homes so individuals can afford to live in Willard. Commissioner Seamons asked how small. Jon Sorensen stated 1,800 sq. ft. City Council member Fredde asked what the cost would be. Jon stated \$120.00 a sq. ft. Chairperson Ross stated Jon Sorensen would have a last rebuttal if needed and opened the floor for comments.

Helen Jane Lemon – 260 S 200 W – felt this would be a great improvement to the neighborhood. Her concerns are the additional traffic on 200 West per day. She asked about the possibility of a future egress on the east side of the development and suggested the city needed to look into this. She also stated at the last City Council meeting Pineview was at the meeting and there was discussion held on water. She said a 1/2 acre lot takes a lot of water and the city is still allowing ½ acre lots. She asked if the City was ever going to ask the Planning Commission or the City Council to look into possibility of smaller lots. She asked if this development will have secondary water. Chairperson Ross stated not at this time because Willard does not have secondary water. Helen Jane asked if there was any water that went with the property. City Council member Fredde stated there may be water shares. Nathan Braegger stated there are water shares with the property but not secondary water. She said when Dean Wells put in his development he put in secondary water. City Planner Wheelwright stated Dean Wells put in secondary water and Jon Sorensen will have to put it in. He also stated the water will stay with the land and they would need to put in an irrigation system if they want to use it. Helen Jane Lemon asked if this is something the developer would need to do. City Planner Wheelwright stated that would be discussed at the time they apply for a subdivision. Commissioner Bodily said the water did not need to go with the property. City Planner Wheelwright stated if it is Pineview water it needs to stay with the property but Willard Irrigation did not.

Janet Terry - 49 West 200 South – voiced concerns about the additional traffic on 200 South and recommended a paved second access be put in on 600 South. She also stated there are 4 way stops on Center Street and another on 1<sup>st</sup> but there is nothing on 200 and suggested there be a 3 way stop on 200 West.

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Jodi Wade – 220 S 200 W – voiced concerns about the additional traffic and recommended another possible access at 600 South. She said individuals already use the road. She was amazed at the amount of traffic the development to the south of her generates and felt since 200 West along the Bamburger has been paved 200 West has become a raceway with only a stop sign on Center and one on 100 North, but from there on felt there needed to be more stop signs to 750 North. She did not have any objections with the rezone only that there needed to be another way in and out. She also had questions about if you have smaller lots you would be using less water. Commissioner Meyer asked Jodi Wade where she would like to see another stop sign. Jodi Wade stated a 3 way stop at 200 South 200 West.

Travis Mote – 455 S 200 W – stated he has no objections to the rezone. He does not want to see a 3 way stop on 200 West but felt a stop sign on 200 South would be a good thing. He said there is a drain line in the field and stated Harvey Braegger had to clean it out every few years and stated in wet years it would percolate up and would roll onto his property. He explained where it was located on the property and stated the HOA would need to maintain the field drain. He stated the Land Use Map shows a proposed road between his property and the proposed rezone property going up 100 West and then a road going across 100 West. He stated he would give what was needed on his edge for a road and felt it would be on the edge of the drain field. He is in the A-5 zone and does not want to see it touched and stated he has a lot of animals and smells associated with those animals. He was not opposed to the rezone if the access and water issues are resolved.

Jon Sorensen asked Travis where the line was located. Roger Wells and Nathan Braegger explained where they thought the line was possibly located.

Jodi Wade – explained why the 4 way stop was needed.

Chairperson Ross asked for any additional comments or concerns.

Randy Lemon- 7365 S 65 W asked if any one addressed putting in ¼ acre lots. He felt with the water issues he stated the majority of ½ acre lots currently being developed those individuals do not use Willard Irrigation water for their yards and gardens and he felt that ½ acres lots use more water than a ¼ acre lot and stated the city needed to come up with a way to make the citizens use Willard Irrigation water. He suggested the Planning Commission look at ¼ acre lots versus 1/2 acre lots when it come to water usage. He also suggested looking at 100 West as an ingress/egress to alleviate the amount of traffic 200 West will have. He also stated it would not be too difficult to bring 100 West to 600 South.

Jon Sorensen – stated he would like to put in ¼ acre lots but they need to have open space and which will be required to be irrigated and maintained. He felt with ¼ acre lots you will still have more lots that need irrigating and felt if you have ¼ or ½ you are still using the same amount of water. He felt there were several issues with having to put in the second access such as the cost to put in asphalt from 200 South to 600 South he questioned having to put in asphalt all that way and then the next developer not having to absorb any of the cost. He stated he was open to putting in ¼ lots.

Travis Mote – stated he was a Willard Irrigation Board member and the one issue with the smaller lots using the water is they get it all at once. He felt whatever system was developed needed to meter the water. He suggested Willard City and the Willard Irrigation Company look at applying for a water smart grant for a pressurized system but was not sure the rest of the shareholders would be in favor of this. City Planner Wheelwright stated that Willard City is currently looking at secondary water.

Jon Sorensen stated he lived in South Willard 6 months ago and was there when he had to use a pump to water and then having secondary water come in and was all in favor of getting secondary water. He said it cost him approximately \$1,000 to have it put in but prior to secondary water coming in he burned up 2 pumps at \$650 for 2 pumps. If the city had the opportunity to get Pineview water it would be a good thing. Board member Seamons stated there was an article in the Box Elder News Journal on Pineview Water and Willard City.

Chairperson Ross asked for any additional comments or concerns and a motion to close the public hearing.

**A motion was made by Commissioner Seamons to close the public hearing on the Jon Sorensen Re-zone request. The motion was seconded by Commissioner Bodily. The motion carried with a unanimous vote. The public hearing ended at 7:15 p.m.**

**5. Discussion Items-**

**A. Re-Zone Request for Roger Wells for Parcels #02-046-0010, 0011 and 0012 located at 297 W 380 N from the A-5 Zone to the R 1/2 Zone and possible recommendation**

Chairperson Ross asked for any additional comments on the Roger Wells Re-zone request. There were no further comments and Chairperson Ross asked for a motion to recommend to City Council.

**A motion was made by Commissioner Bodily to recommend to City Council the Roger Wells Re-zone request for Parcels #02-046-0010, 0011 and 0012 located at 297 W 380 N from the A-5 Zone to the R 1/2 Zone. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.**

**B. on Re-Zone Request for Jon Sorensen for Parcels #02-051-0106, 0089, 0091 and 0092 located at approximately 400 South 200 West from the A-5 Zone to the R 1/2 Zone and possible recommendation**

Chairperson Ross asked for comments. Commissioner Bodily stated he did not have any concerns with the re-zone request but had several issues with the development with access being a big concern. Commissioner Meyer said she had no issue with the re-zone but also had concerns about access. Commissioner Seamons stated the water issues need to be resolved and also a second access needed to be addressed. Commissioner Hart stated he had no concerns with the re-zone but stated the other issues will need to be addressed. Chairperson Ross also stated he agreed with the re-zone but stated he has other issues that will need to be addressed. He asked for a motion to forward to City Council

**A motion was made by Commissioner Seamons to recommend to the City Council the Re-zone Request for Jon Sorensen for Parcels #02-051-0106, 0089, 0091 and 0092 located at approximately 400 South 200 West from the A-5 Zone to the R 1/2 Zone. The motion was seconded by Commissioner Meyer. The motion carried with a unanimous vote.**

**6. Approval of Minutes**

**The minutes of the August 4, 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 Seamons. The motion carried with a unanimous vote.**

**7. Commissioner Comments/Staff Comments**

City Council member Fredde appreciates all the hard work the Planning Commission has done. Chairperson Ross ask City Planner Wheelwright what happened at the City Council meeting. City Planner Wheelwright stated at the last meeting Ben Quick with Pineview water was present to discuss the possibility of putting in a secondary system. He felt there had been no study done to see if putting secondary water in was even feasible. He stated the feasibility study would cost \$65,000 up front which would include the total design of the system, maintenance, location, survey of the citizens. Once the feasibility study was done it would not cost to have it redone. He stated 50% of the citizens would need to in favor of putting in a secondary system. They would also do the research and collect the water shares from the landowners. 50% of those living on any block would be need to be in favor before it was installed. Commissioner Meyer stated there are 2 vacant lots by her house and there has been several individuals stop to look at the property and when they find out there is no secondary water they are no longer interested.

Commissioner Seamons asked what the difference was between Pineview and Willard Irrigation. City Planner Wheelwright explained that the Willard Irrigation Company owns stock in the Pineview Water and there are shares that come out of Pineview water as well as what comes out of the canyon. If a citizen has an irrigation share they have the right to use the water at a certain time but is not that citizens water but Willard Irrigation water. Pineview Water Company is controlled by Bureau of Reclamation and they assign water to a parcel of land and if you have a field with Pineview water you own the water but the water stays with the land if you sell the property and cannot sell it to someone else unless you lease it out. Commissioner Seamons asked if there were ditches that belonged to Willard City and Pineview. City Planner Wheelwright explained as far as Pineview is concerned when the water leaves the canal it is the property owner's responsibility to get the water to their property. Commissioner Meyer asked if they would need to run pipes. Chairperson Ross stated Willard City Irrigation already has the pipes in place. Commissioner Seamons asked if there were pipes already in place the development could use. City Planner Wheelwright stated no, but suggested in the future the Planning Commission could require the developer to put in secondary pipes. It was stated you cannot use the current pipes for the pressurized system. Commissioner Hart asked if it would cost less to use Pineview than put in another tank. City Planner was not sure but stated Pineview will not solve the problem. In the long run the city would use less water and as new residents come in they would be required to hook into the system. There was discussion held on the difference between  $\frac{1}{4}$  and  $\frac{1}{2}$  water usage and the putting in 100 West and also the amount of traffic that the development would bring in.

Commissioner Meyer asked if the Police Chief could look at the stop signs in the area. Chairperson Ross asked about the Master Planned 300 South Road and make a recommendation that 300 South go to 100 West and do away with the cul de sacs. Commissioner Hart asked about the right of way the city owns on 100 West. City

Planner Wheelwright stated the city owns a right of way of 33 ft. and city requires 60n ft. for a street. He stated at one time there was an agreement with the landowners to put in a road but the developer at that time could not afford to put the whole road in. Commissioners Meyer felt before Jon Sorenson puts more money into the development the issues needed to be worked out. City Planner Wheelwright stated Jon Sorensen would need to bring in a concept plan with the issue resolved at which time they will discuss. A discussion was held on streets and dead-end streets. Chairperson Ross asked what was happening with the Annexation Policy. City Planner Wheelwright stated BRAG (Bear River Association of Governments) is looking at the policy and how it can be updated. Chairperson Ross stated he would be going to the next City Council meeting to see about what can be done to push the some of the ordinance through faster. He did not want it to go away or be put on the shelf. He also asked about the Non-Motorized Vehicle Trails Ordinance. It was stated the city is looking at the numbering and where it fits into the General Ordinance.

**8. Adjourn**

**A motion was made by Commissioner Hart to adjourn the August 8, 2016 Planning Commission meeting. The motion was seconded by Commissioner Bodily. The motion carried. The meeting adjourned at 7:50 p.m.**

**Minutes were read individually and approved on September 15, 2016**

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Planning Commission Chair Person  
Terry Ross

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Planning Commission Secretary  
Gaylene Nebeker