

WILLARD CITY CORPORATION PC010319

DATE: January 3, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioner: Sidney Bodily, John Seamons, Leslie Meyer, Chandler Bingham, Gary Hart
Del Fredde – City Council member (non-voting member)
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary

EXCUSED:
CITIZENS: See attached sheet

- 1. Prayer – Leslie Meyer**
- 2. Pledge of Allegiance led by Gary Hart**
- 3. Roll Call – all members present**
- 4. General Public Comment (Input for items not on the agenda)**
- 5. Discussion Item**

a. Rezone Request for Marvin Neff for Parcel #02-046-0009 located at 423 North 200 West to change the zoning from A-5 zone to the R1/2 zone and set for a possible public hearing

City Planner Wheelwright stated Mr. Neff has withdrawn his request until further notice and will be removed as an agenda item.

b. Review of Conditional Use Permit for Terry Ross Barber Shop located at 595 South Main

Chairperson Ross stated as the applicant for the above item he has excused himself as chairperson and asked Commissioner Bodily to step in as Chairperson Pro-Tem. City Planner Wheelwright reported that Terry Ross was issued a Conditional Use 2 years ago to operate a Barber Shop on his property. Mr. Ross is asking for an extension for items on the CUP. City Planner Wheelwright stated there have been no issues or complaints on the CUP. Chairperson Pro-Tem Bodily asked about the connection of sewer and water. Mr. Ross stated there are 2 items on the CUP he has not completed: 1) He has not completed the permanent structure and 2) he has not connected the sewer and water to the shop. He has been able to clear trees and bushes from the building and shed. He is currently doing business out of a trailer house and in 2 years no one has asked to use the restrooms. He is currently doing business by appointment only for the barbershop. He has not put any signs up because he did not want to draw attention to the business. He has recently purchase Willard Bay Gardens and most of his time is spent getting ready to open this business and Ross Barber Shop has been put on hold. He is asking for an extension but currently does not have a time frame for completion of projects. Commissioner Meyer felt there needed to be a time frame attached to the Conditional Use Permit. Mr. Ross asked for

another 2 year extension. Commissioner Meyer asked how he cuts hair without any water. Mr. Ross stated he has water in the trailer it is not hooked up to sewer. He has small dispenser heater that he keeps on the cupboard and puts the water into a small basin. City Planner Wheelwright asked what he does with the grey water. Mr. Ross stated it is such a small/minimal amount of water he usually throws outside. Chairperson Pro-Tem Bodily asked for any additional comments. Commissioner Meyer asked if they renew the whole CUP. Mr. Ross felt the permanent structure would not be built anytime soon. Commissioner Meyer suggested keeping the 2 year to get the building built, 12 months to get the sewer and water and review in 1 year to see where he is. City Planner Wheelwright stated all businesses should have sewer. Mr. Ross had a discussion with the Box Elder County Building Inspector and because it is a home business does not need to have separate restroom for the business. He will have a separate bathroom so he does not have clients going through his house. Commissioner Hart asked even though the business is not attached to the house it is considered a home business. It was stated yes. Commissioner Hart suggested putting in a small parking sign to keep individuals from parking on the road. Chairperson Pro-Tem asked for any additional comments and a motion.

A motion was made by Commissioner Seamons to approve the revision to the Terry Ross Conditional Use Permit this includes keeping the 2 year to get the building built, 12 months to get the sewer and water and review in 1 year to see where he is. The motion was seconded by Commissioner Meyer. The motion carried with a unanimous vote.

Chairperson Ross resumed as Chairperson.

c. Discussion/Action on revisions to Section 12-105 Conditional Use Ordinance and Section 12-112 Commercial and Manufacturing Zones

The Planning Commission reviewed the attached handouts. Items discussed where the numbers of employees that will be allowed in a small and large business, hours of operation, lights, traffic flow.

Gordon Sleeman 475 North Main asked if he could comment. Chairperson Ross stated he would allow comment. Gordon stated you need to address the number of employees on the premise instead the number of total employees because the total employees are not always on the premise at the same time.

Commissioner Bingham left at 7:05 p.m.

Commissioner Hart also felt there was more to it then the number of employees for a small, medium or large business. What about issues of traffic flow, the amount of cash the business brings in etc.

Commissioner Meyer asked if we needed to put a designation of small, medium or large. It was stated this would be something we needed to address. They will individually work on the first section of the handout for the next meeting addressing whether they will be a permitted or conditional use.

d. Discussion/Action on proposed revisions to Section 12-400 and Section 12-102 of the Willard City Zoning Ordinance to address curb, gutter and sidewalk requirements

City Planner Wheelwright reported he and Attorney McGaha are working on draft curb and gutter ordinance for the Subdivision Ordinance and will be ready for the next meeting. At the next meeting they will be working on the number of homes allowed on a single access. In September of 2017 the Planning Commission approve a recommendation to go with the International Fire Code of 30 homes. This item was never sent to the City Council for review and will be discussed during the next meeting.

e. Report on Capital Facilities Plan for Storm Drain

There is nothing new to report.

6. Approval of Minutes

A motion was made by Commissioner Bodily to approve the December 6, 2018 Planning Commission minutes with changes. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

7. Commissioner Comments/Staff Comments

City Council member Josh Braegger talked about the Capital Facilities Plan and Flood Control. He stated Jones and Associates will be at their next Flood Control meeting to discuss.

City Planner Wheelwright reported the traffic signal at 750 North in in full operation. He reported on a gift for the property located at 51 North Main from the King Family for a future fire station.

Commissioner Bodily asked when the water storage tank would be completed. City Planner Wheelwright stated it should be complete by the end of May. Commissioner Seamons asked if the developers are putting the money up front. City Planner Wheelwright stated not at this time. He also stated there issues with the Doug Young drawings.

Commissioner Hart asked how the Blue Ox Development in the county would affect Willard City. City Planner Wheelwright stated it may in the future but it would depend on what goes in and if they expand the county line. There will be a public hearing at the county on January 17th and they needed to go and express their concerns.

It was suggested cancelling the January 17, 2019 to allow Planning Commission members to go to the county meeting.

A motion was made by Commissioner Bodily to cancel the January 17, 2019 Planning Commission meeting. The motion was seconded by Commissioner Meyer. The motion carried with a unanimous vote. The next Planning Commission meeting will be held on February 7, 2019.

8. Adjourn

A motion was made by Commissioner Seamons to adjourn the January 3, 2019 Planning Commission meeting. The motion was seconded by Commissioner Hart. The motion carried. The meeting adjourned at 7:45 p.m.

Minutes were read individually and approved on March 7, 2018

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker