

WILLARD CITY CORPORATION PC020719

DATE: February 7, 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** – John Seamons
2. **Pledge of Allegiance led by** Leslie Meyer
3. **Roll Call**
4. **General Public Comment (Input for items not on the agenda)**

a. Presentation from Craig Bruderer with Rocky Mountain Power

Craig Bruderer reported on a meeting held with City Planner Wheelwright and Doug Thompson with Willard City Maintenance on improving the capacity and reliability of lines in the city. He stated there is going to be some significant loads going into a proposed development in South Willard. They will need to upgrade some of the power lines within the franchise area of the city. This project will start the beginning of 2020. He presented a map of areas they will be working on, 200 East above the city shop, 200 South Main and along 200 West from the Perry City limits to the south city limits. With the growth coming to Willard and South Willard the upgraded power line will improve the capacity within the city and will help with any new developments. Most of the lines will be above ground but stated an individual has a wheel line they may need to put the line underground.

Commissioner Meyer stated most subdivisions are burying their lines and asked why they would not bury them in the subdivisions. Mr. Bruderer said if it is underground they will continue underground. Commissioner Meyer felt underground was more esthetically pleasing. Mr. Bruderer stated underground is more expensive to put in. Commissioner Seamons asked the cost difference. Mr. Bruderer said it depends on what you are putting in. He stated there are areas that may need to be buried. Commissioner Bingham stated a few years ago Rocky Mountain Power updated lines and put a 3rd pole in front of his house he said the permit was never closed. There are power poles along 100 North that have never been removed and asked is they would be closing out the permit before they started this new permit. Mr. Bruderer was unaware of the issue and would check into it. Chairperson Ross asked if the power poles were metal or wood. It was stated they are wood and will be 45 ft. tall with new cross arms and larger conductors. He gave an overview of how electricity works with conductors. There were no further questions and Mr. Bruderer stated he would give updates to the city.

c. 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 explained Attorney McGaha sent an email with the draft ordinance but it was never received or sent out to the Planning Commission. He turned the time over to Attorney McGaha to present and the email will be sent out to the Planning Commission for review. Attorney McGaha stated the ordinance takes out the exception language from the Old Town Willard Ordinance that allow for the engineering and special exemptions to be brought before the Planning Commission for review with a recommendation to the City Council for waivers for curb and gutter and other issues that could arise and possible approval. If the Planning Commission recommends approval to the City Council it would be added to the Zoning Ordinance. The waiver would be done through an application process and will need to be supported by the engineer, flood control etc. and would need to appear before the Planning Commission for review. Commissioner Meyer felt the reason the Old Town Willard Ordinance was put in place was because the area was secure and now we are opening it up to the whole town and will need to hear every application that comes in with an issue and asked if there were concerns with this. Attorney McGaha said there could be concerns but there have been individual that have come in from outside the Old Town section that have letters from engineers stating it is not feasible for their area. Once we have a Capital Facilities study in place that addressed drainage issues will be resolved.

The email of the draft ordinance will be sent out for review at the next meeting.

Donald Waite -866 E 2800 N North Ogden asked if he could address the Planning Commission with questions on what they are discussing. He is talking about the family property located at 1127 North Main. His mother Jean Waite has been in a care facility for the last 3 years and the family is selling the property which consists of 11 acres with the house. The issue they are finding is the individuals who can afford the property do not want the house and those that want the house do not want the property. The house is in too good of shape to tear down. He has had discussion with City Planner Wheelwright on subdividing the property because the current zoning allows for ½ acre parcels, sell the house by itself and then sell the remainder of the property. Under the current ordinance they would be required to put in curb, gutter and sidewalk. He felt in this area it would be a hardship to put it in and it would be the only look out of place. He feels there are other options like escrowing for future curb and gutter, deferral agreements. If they were to put in curb and gutter it would be the only house between the post office and Perry City with curb and gutter. He asked the Planning Commission members to consider all the other properties outside of the Old Town Willard Zone and how it all flows together when done. It would be nice to have some type of waiver that they can work with. Chairperson Ross stated this is the issue they are trying to resolve.

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

A discussion was held on proposed changes to Section 12-105 of the Willard City Zoning Ordinance. It was suggested where Chairperson Ross had made changes to the document he continue with changes and send out marked up copy for review. The next meeting will address those changes.

d. Report on Capital Facilities Plan for Storm Drain

Keep on agenda for the next meeting.

6. Approval of Minutes

The minutes sent to the Planning Commission were the wrong minutes and will be reviewed and approved at January 21, 2019 Planning Commission meeting.

7. Commissioner Comments/Staff Comments

Planning Commission Secretary Nebeker sent out a few emails from other cities asking for information on businesses that outgrow the requirements on Conditional Use Permits and also licensing for booth rentals. She stated she had sent the information out so the Planning Commission could look at issues other cities are having and to see if these issues fit into the Conditional Use Permit Ordinance. A discussion was held on the booth rentals. Commissioner Bingham felt the owner of the business should have the license. Commissioner Bodily stated if a business outgrows their conditional use permit they should go by what conditions the permit had. Chairperson Ross felt they needed to follow the conditions put in the CUP. City Planner Wheelwright asked for the salon business does each individual stall pay a monthly fee, each get a business license or done under the business owner. Chairperson Ross asked how many licenses can be issued under one permit. Commissioner Meyer stated in a beauty salon the owner has the license but each beautician pays for their spot. Commissioner Seamons asked about farmers, flea, and antique markets and is there is only one license for the whole event. City Planner Wheelwright stated there was an event at Willard Bay that brought in food trucks etc. and he had to go down and license each vendor. Commissioner Seamons stated he has been to events where the owner of the property covers the event and then everyone pays him rent.

City Planner Wheelwright reported EK Bailey has come in with a Commercial Subdivision Application for the rezoned property. K&C Farms is also looking at expanding the number of stalls. City is still waiting for the funding for the water tank. Granite Ridge is wanting to move forward with Phase II. Nothing new on the northern developments.

Commissioner Meyer asked about the second access for Granite Ridge. City Planner Wheelwright stated this would come with Phase III. Planning Commission members thought the second access was for Phase II and asked City Planner Wheelwright to check into it. City Planner Wheelwright stated Phase II is only 10 lots. It was stated with the 10 lots between Granite Ridge and Willard Peak Ranches they exceed the 30 houses allowed under the fire code.

Commissioner Seamons reported on the County Planning Commission Public Hearing that was held on January 17th to discuss the proposed development going in South Willard. They denied the gravel pit and were ok with the housing portion. The Planning Commission makes their recommendations to the County Commissioners. Commissioner Seamons said they cannot build on the hill and asked what they are going to do with it. There are 146 acres and 60 of those are on the hillside.

Commissioner Bingham talked with the developers after the meeting and was told the reason for the gravel pit was to get the money to pay for the water. If they came to the city with water they will want to annex into Willard. They could get a small excavation permit and truck the product off and with a gravel pit they can excavate the product in place without having transportation costs. He felt the overall project was going to go through no matter what happens with the gravel. They are looking at doing a multiple use development that has never been done before in Utah and will need to remove the gravel in order to have this type development. Commissioner

Hart stated to the south of that proposed development there are houses on the hillside that did not need to excavate in order to build. Commissioner Meyer felt with all the homes already built it was not right to put a gravel pit right in their backyards. Commissioner Bodily felt the time frame they were asking for was too long and also stated there could be an extension put on the time frame. Commissioner Seamons asked what Willard City is going to do with a piece of ground that is too steep to build on. Discussion was held on buildable lots. City Planner Wheelwright said under current ordinance nothing can be built on a grade over 20%. There was no further discussion.

8. Adjourn

A motion was made by Commissioner Seamons to adjourn the February 7, 2019 Planning Commission meeting. The motion was seconded by Commissioner Meyer. The motion carried. The meeting adjourned at 7:55 p.m.

Minutes were read individually and approved on March 7, 2018

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker