

WILLARD CITY CORPORATION PC032119

DATE: March 21, 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** – Terry Ross
2. **Pledge of Allegiance led by** Chandler Bingham
3. **Roll Call** all member present at meeting
4. **General Public Comment (Input for items not on the agenda)**
6. **Approval of Minutes**

A motion was made by Commissioner Bingham to approve the March 7, 2019 Planning Commission minutes with changes. The motion was seconded by Commissioner Meyer. The motion carried with a unanimous vote.

5. **Discussion Item**

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

Commissioner Bingham felt with the information Meg Ryan with the Utah League of Cities and Towns presented at a previous work session the Planning Commission is over complicating the issues. He suggested improving the criteria in Section 12-105 and define the definitions in Section 12-112 and have something in place to keep the city from legal action. Also having something in place for an appeal process. Commissioner Meyer stated in looking at other entries one city was more concerned with the size of a building in the residential zone. She suggested because there are so many possibilities they would need to come in with a plan and let the Planning Commission decide what zone they belong in. Define a size that will conform to the residential neighborhood zone. The one ordinance allows for nothing more than 10,000 sq. ft. Chairperson Ross asked what the average size of a home was. City Planner Wheelwright stated 2,000 sq. ft. Commissioner Meyer said a statement that the Planning Commission would determine if is ok in a residential neighborhood.

Chairperson Ross asked if this would become arbitrary. It was stated it could be but there would need to be guidelines put in place. Current Willard City Zoning Ordinance 12-105 address the amount of parking required with a discussion held on the requirements for parking. Discussion was also held on the effect that traffic noise could have on neighborhoods. City Planner Wheelwright read the criteria from the Tremonton City Ordinance in their Mixed Use Zone. On their table they are either permitted, conditional use or not allowed. In their Zoning Ordinance there is a table that has 95 different businesses with a disclaimer that if the business is not on the list it is not allowed or subject to Planning Commission approval. Chairperson Ross felt there should not be a list that will need to be modified each time a new business comes in. City Planner Wheelwright suggested putting the same type of disclaimer in our ordinance. Commissioner Bodily said when the Planning Commission first started this process they were looking at changing the C's to P's and felt we need to go back and rework the current ordinance to make it easier for the city to review. Commissioner Bingham suggested expanding the criteria to make it more consistent. City Planner Wheelwright stated they cannot do away with all Conditional Uses and will need to set criteria. Commissioner Bingham talked about the Filmore City criteria. Commissioner Hart stated both the Planning Commission and City Council are the governing body and we have a say in what we want in the city and if they come in with something we do not allow we have the right to say we do not want it in the city. He felt it should not take months to review a document to see whether we want it in the city. We make the rules. Commissioner Seamons suggested a short and sweet ordinance with criteria that makes it defensible for each district. City Council member Fredde suggested not looking at other towns ordinances and do away with the list. City Planner Wheelwright will take the information the Planning Commission members have come up with for each zone and put together a document for the next meeting.

b. Discussion/Action on proposed revisions to Section 12-400-10-10 and Section 12-102-118 of the Willard City Zoning Ordinance to address curb, gutter and sidewalk requirements

The Planning Commission members reviewed the document. This item is scheduled for a Public Hearing on April 4, 2019.

c. Discussion/Action on revisions to Section 12-116-5 of the Willard City Zoning Ordinance addressing the number of residences allowed before a second access is required

The Planning Commission members reviewed the document. This item is scheduled for a Public Hearing on April 4, 2019.

d. Report on Capital Facilities Plan for Storm Drain

This item is currently being reviewed.

7. Commissioner Comments/Staff Comments

Commissioner Bodily asked if Doug Young development has been approved. City Planner Wheelwright stated it has been approved and they will be bringing in a final plat. They will not need to appear at Planning Commission but will need to return to SLUA (Subdivision Land Use Authority).

Commissioner Bingham suggested looking at the PUD Ordinance and the number of PUD allowed in the city. Developers want to put in PUD but do not want to improve the infrastructure. Look at charging a percentage of the impact fees up front to help with improvements of infrastructure. City Planner Wheelwright explained any requirement can be put in a development agreement and if they required a percentage to be put up front the city would be required to get the job done. If it was put in a development agreement the developer would be required to have it done.

Commissioner Meyer asked what the building was at the nature park. It was stated it is a restroom.

Commissioner Seamons asked if we had received money for the water tank. City Planner Wheelwright stated when the final plat is approved they will bring in a check.

8. Adjourn

A motion was made by Commissioner Meyer to adjourn the March 21, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried. The meeting adjourned at 7:35 p.m.

Minutes were read individually and approved on_____

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker