

WILLARD CITY CORPORATION PC040419

DATE: April 4, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioner: Sidney Bodily, John Seamons, Leslie Meyer, Gary Hart
Del Fredde – City Council member (non-voting member)
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Chandler Bingham
CITIZENS: See attached sheet

1. **Prayer** – Leslie Meyer
2. **Pledge of Allegiance led by** Sid Bodily
3. **Roll Call**
4. **General Public Comment (Input for items not on the agenda)**
5. **Public Hearing to hear public comments on –**
Chairperson Ross asked for a motion to open the public hearing.
A motion was made by Commissioner Seamons to open the public hearing to
take public comment on Items A and B. The motion was seconded by
Commissioner Meyer. The motion carried with a unanimous vote.

a. Proposed Revisions to Sections 12-400-10-10 of the Willard City Subdivision Ordinance addressing waivers to the curb, gutter and sidewalks and Section 12-102-18 of the Willard City Zoning Ordinance addressing waivers to the curb, gutter and sidewalks.

Roger Wells 297 North 200 West asked for more information on what is being proposed.

City Planner Wheelwright explained in Section 12-400-10 in the Subdivision Ordinance explains that every development will have curb, gutter and sidewalks. The city has found it could be a problem in smaller developments and this waiver will give developers an alternative plan for a possible waiver to curb, gutter and sidewalks. He read the proposed waiver requirements and stated if the city determines it is a detriment to the city a waiver could be issued.

There were no further comments.

b. Proposed Revisions to Section 12-116-5 of the Willard City Zoning Ordinance increasing the number of residences allowed on a single access road before a second access is required

City Planner Wheelwright explained under Section 12-116-5 it states for safety reasons a residence generates 10 vehicular trips per day in any residential subdivision or planned development that contains a street that provided access to 10 homes must provide at least 2 distinct points of access to a public street for ingress and egress. The city has determined this

also limits what can be done in town. In review of the ordinance it was determined this is for cul de sac locations. The International Fire Code has been adopted by the State of Utah that has approved city standard width roads could handle 30 homes. It was suggested raising the number to coincide with the International Fire Code. There were no further comments and Chairperson Ross asked for a motion to close the public hearing.

A motion was made by Commissioner Bodily to close the public hearing. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote. The public hearing closed at 6:40 pm

6. Discussion/Action Items

a. 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 with possible recommendation to the City Council

City Planner Wheelwright explained nothing has been received from the Willard City Attorney on Section 12-102-118 and how the waivers also need to be included in this section. He suggested proposing any action on 12-102-118 until the document is received so it can be forwarded along with 12-400-10-10. If Section 12-102 does not move forward with 12-400 there could be legal issues if challenged.

A motion was made by Commissioner Meyer to table this request until Section 12-102-118 until the city receives and reviews the document. The motion was seconded by Commissioner Bodily. The motion carried with a unanimous vote.

b. 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 with possible recommendation to the City Council

There was no further discussion.

A motion was made by Commissioner Meyer to forward Section 12-116-5 to the City Council for consideration. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote.

c. Discussion on proposed Conditional Use Permit for Morgan Palmer for a barn located at 683 South Main – Parcel #02-046-0102

City Planner Wheelwright gave a brief overview of the proposal. He stated a CUP was given to the Palmers to live in their trailer while building their home and she stated she would be back in with a request to build a reception/barn. This is a concept hearing and meets the zoning requirements for commercial. Commissioner Bodily asked if the request for fencing meets fencing requirements. He stated Morgan is asking for a waiver to the height requirements. City Planner Wheelwright stated the height requirement is 2 ft. visual or 4 ft. see through on a city street. Chairperson Ross asked if the Planning Commission can give waivers for fencing. City Planner Wheelwright was not sure in a commercial setting and would check into it. Morgan Palmer - 683 North Main – is looking a building a barn for a possible business venue. She has been a wedding planner for the last 12 years and has traveled to put on events but is now a stay at home mom who does not want to travel as much. She

is looking at a small business where families can meet. She was looking at a 60 x 60 barn with parking for 30 vehicle on each side with possible overflow on her residential property. She is looking at revising the plan to extend the length of the barn. There is a total of 1 ½ acres with the barn being on ½ acre. They are looking at fencing for privacy and protection of children. She explained where she would be putting the fence and said it would not be on any easements. If she is not allowed to have the 6 ft. privacy fence she would be ok with 4 ft. Chairperson Ross asked what is across the street from the proposed barn. Morgan stated houses with one of those houses having a 6 ft. fence out front. City Planner Wheelwright explained the fence was put in illegally. Chairperson Ross asked about set back requirements. Morgan Palmer stated it would be 25 ft. back. After discussion it was suggested if she move the fence back 30 ft. she would be allowed to put in the 6 ft. fence. Commissioner Hart asked if there would be adequate parking. It was stated yes. City Planner Wheelwright asked if she could present a 2 scale concept plan that includes all setbacks dimensions. Commissioner Seamons asked how tall the barn would be. Morgan stated 18 ft. Commissioner Meyer asked what the name of the business would be and was told Palmer Barn. City Planner Wheelwright stated under current ordinance she would be required to have 2 stalls per 100 ft. Discussion was held on separate sewer, water and electricity. Morgan asked if they could waive the impact fees. It was stated the Planning Commission cannot waive impact fees but felt she would be required to pay for them. Morgan asked about selling the parcel. City Planner Wheelwright stated she would be required to subdivide the property. She was asked to bring in a 2 scale concept plan but could move forward.

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

Discussion was held on doing away with table and coming up with criteria, adding the ordinance (code) that addresses lighting, signage etc. Commissioner Meyer will come up additional verbage for the next meeting.

e. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported they are moving forward.

7. Approval of Minutes

A motion was made by Commissioner Meyer to approve the March 21, 2019 Planning Commission minutes with changes. The motion was seconded by Commissioner Bodily. The motion carried with a unanimous vote.

8. Commissioner Comments/Staff Comments

City Planner Wheelwright presented information on request from EK Bailey for Commercial Subdivision for the next Planning Commission meeting.

9. Adjourn

A motion was made by Commissioner Seamons to adjourn the April 4, 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_____

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker