

WILLARD CITY CORPORATION PC041819

DATE: April 18, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson Pro-Tem – Leslie Meyer
Commissioners: John Seamons, Chandler Bingham, Gary Hart, Alex Dubovik
Del Fredde – City Council member (non-voting member)
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Sidney Bodily
CITIZENS: See attached sheet

1. Prayer – John Seamons

2. Pledge of Allegiance led by Chandler Bingham

3. Roll Call

Chairperson Pro-Tem Meyer explained that Terry Ross has been released from his duties as Chairperson and has been replaced by Sid Bodily who had an emergency and would not be at the meeting. She thanked Terry Ross for his hard work and dedication to the Planning Commission. She also welcomed Alex Dubovik as the Commissioner replacing Sid Bodily.

4. General Public Comment (Input for items not on the agenda)

Terry Ross thanked the Planning Commission for their dedication and hard work and encouraged them to keep moving forward. He would like to continue working in the background when he has the time.

5. Discussion Item

a. Concept Plan Review submitted by Bailey Properties for the Peaks Commercial Subdivision located at 100 West 750 North – Parcel #02-041-0052 and 0053

Brent Bailey – 4215 Alder Creek Drive, Ogden is present at the meeting to address any questions.

City Planner Wheelwright explained this property was rezoned to Commercial General about 1 year ago. Mr. Bailey has met with SLUA (Subdivision Land Use Authority) and has met all the zoning requirements.

Commissioner Seamons commented on the plans stating he liked what he saw and if they looked like what is being built in Pleasant View would look nice in our city. He asked what he proposed for the flag lot looking parcel by the house. Mr. Bailey owns the property to the east and it will be part of those lots and is currently being used as a secondary access to the back. He went on to say the house will eventually be removed. Chairperson Pro-Tem Meyer asked for any additional comments and a motion.

A motion was made by Commissioner Seamons to approve the Concept Plan submitted by Bailey Properties for the Peaks Commercial Subdivision located at 100 West 750 North – Parcel #02-041-0052 and 0053. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

b. Re-zone request for Paul and Michelle Breider for Parcel #02-053-0010 to change the zone from R ½ to Commercial Neighborhood located at 705 South Main and set for a possible public hearing

Michelle Breider – 705 South Main is present at the meeting to answer any questions.

She is requesting a zone change to commercial for the shop to the south of their house. They have 1.86 acres they are wanting to split down the middle so the business is separate from their house. Her husband is wanting to do a rental business out of the shop.

City Planner Wheelwright reported they have enough frontage to split the parcel in half and Hwy 89 is zoned for Commercial Neighborhood and meets all criteria.

Commissioner Hart asked where the business is located on Hwy 89 would the business need to be approved through UDOT. City Planner Wheelwright stated there may be some approval through UDOT.

Commissioner Dubovik asked if the business would be internal storage only or would it be outside also. Michelle Breider stated she is wanting her husband home and not on the road and just wants something for him to do. She stated the shop is 40x60 and is set up to do commercial. Commissioner Dubovik stated he had done research prior to the meeting and in a Commercial Neighborhood there are different requirements for outdoor and indoor storage. Mrs. Breider felt it would be mostly an indoor business. Chairperson Pro-Tem Meyer stated there would be some restrictions that can be addressed with City Planner Wheelwright. City Planner Wheelwright explained the first part of the process is the rezone and they would need to come back for a 2 lot subdivision. Chairperson Pro-Tem Meyer asked for any additional comments and a motion.

A motion was made by Commissioner Bingham to schedule a public hearing for May 16, 2019 for the rezone request for Paul and Michelle Breider for Parcel #02-053-0010 to change the zone from R ½ to Commercial Neighborhood located at 705 South Main. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

c. Discussion/Action on proposed revisions to Section 12-400-10-10 and Section 12-102-18 of the Willard City Zoning Ordinance to address curb, gutter and sidewalk requirements with possible recommendation to the City Council

City Planner Wheelwright reported Attorney Kevin McGaha was scheduled to be at this meeting to address Section 12-102-118 of the Willard City Zoning Ordinance but was stuck in traffic coming from Salt Lake City. Chairperson Pro-Tem Meyer asked for a motion to table until the next meeting.

A motion was made by Commissioner Seamons to table the discussion on Section 12-102-18 of the Willard City Zoning Ordinance until the next meeting. The motion was seconded by Commission Dubovik. The motion carried with a unanimous vote.

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

Discussion was held on the draft document City Planner Wheelwright sent out.

Chairperson Pro-Tem Meyer suggested changing the wording in the heading so the wording flows better in the document. She explained to Commissioner Dubovik there are tables associated with this ordinance that have become cumbersome and they wanted to get away from the tables and allow the Planning Commission to have the say on how they want the business to look. Commissioner Seamons suggested wording in each zone that states "*These are the local standards that need to be followed.*" City Planner Wheelwright stated in reviewing the document a Commercial Residential Zone that anything that creates more activity than the average household will not be allowed. He went on to say that all of Hwy 89 is zoned that way and suggested creating another zone. Keeping the Commercial Residential and adding back in the Commercial Neighborhood for mom and pop type businesses. Commissioner Bingham talked about keeping the table and adding examples of the types of businesses allowed in that zone. He was asked if he would come up with

examples for each zone for the next meeting. It was suggested wording be added that states "*If it is not on the list does not mean it will be allowed.*"

Commissioner Seamons asked how Conditional Use Permits fits into this ordinance. Does this ordinance do away with Conditional Uses? Do they just add conditions as they apply without being arbitrary and capricious? City Planner Wheelwright will talk to the attorney for clarification. He will also take all the changes and come up with a new draft for the next meeting.

e. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported the City Engineer is working with Flood Control and is making progress.

6. Approval of Minutes

A motion was made by Commissioner Seamons to approve the April 4, 2019 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 Planner Wheelwright reported on a SLUA meeting held this morning with Doug Young for approval of Phase 1 Part 1. They presented a check for the water tank with the document being signed by the Mayor for the awarding of the tank. Discussion was held on the location of the tank, the development out north determining if a second storage tank will be required. Commissioner Dubovik asked if there were any plans for putting curb and gutter in along 300 South. City Planner Wheelwright stated not at this time but there had been talk of putting in gravel along the sides of the road. Commissioner Hart asked how long it would take to build the storage tank. City Planner Wheelwright said 5 months

8. Adjourn

A motion was made by Commissioner Hart to adjourn the April 18, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried. The meeting adjourned at 7:25 p.m.

Minutes were read individually and approved on May 2, 2019

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker