

WILLARD CITY CORPORATION PC081519

DATE: August 15, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioner: 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:
CITIZENS: See attached sheet

1. **Prayer** – Alex Dubovik
2. **Pledge of Allegiance led by** Sid Bodily
3. **Roll Call** – All Commissioners present
4. **General Public Comment (Input for items not on the agenda)**
Diana Baker – 276 West Center Street -asked if the city could put a sign on West Center Street that states "No Outlet" She said there is a no outlet sign on 200 North and felt there needed to be one on Center Street also.
5. **Discussion Item**
a. Discussion/Action on a proposed revisions to the Planned Development for Jared Erickson representing Samuel Kunzler for Parcels #02-035-0046, 02-038-0009, 02-038-0056, 02-040-0001, 02-040-0002, 02-043-0011, and 02-040-0013 from A-5 to PD at approximately 1469 Hargis Hill and set for a possible public hearing

City Planner Wheelwright introduced Colt Mund as the new City Attorney. Colt stated he was excited to be working for Willard City. He stated the entire firm of Mann, Hadfield and Thorne will be involved but he will be the lead attorney.

City Planner Wheelwright stated that since Mr. Mund has just taken over the position as attorney we should table this item to allow him time to review. He did say they could discuss some issues but no decision could be made. The Planning Commission was emailed the latest changes to the development. There has been conversations with Jared Erickson addressing the easements for the landowners to the west. He asked Jared to address those concerns and Jared has come up with the new plan to turn the lane into a road. City Planner Wheelwright showed on the map the new location of the road. In the previous design the school was put on the west side of 200 West but in discussions with the School Board they felt with the wetland issues it would be too expensive to put the school there. If the school does not come in the Jared have a plan for a park and trail. The new plan shows more cluster houses and smaller lots. An email from Jared that address the new plan – 270/3.4 units per acre

(under the 4 max allowed) farm lane preserved and kept in the new plan, less wetlands for school area (with the way they positioned the school leaves them less area to mitigate) – the new plan for school costs is more economically favorable and would give the land to the BESD. Commissioner Dubovik stated they cut the single family lot area in half and doubled the multi-family lot are. City Planner stated they will have to look at this to see if it would be acceptable. He has had discussions with Rod Cook at BESD and they are still interested in having the land donated for a school – moving the school to the west allows for the new drop off area to be in a street with no thru traffic. When the proposal was on the east side they were going to sell the land to the school. There may be issues with the school being on the west side because it will be too close to the railroad tracks.

Chairperson Bodily asked each Planning Commission member to carefully look at the current and previous plan prior to the next meeting and come up with what they are going to require.

City Council member Fredde asked if Box Elder County was still doing an EDA (Economic Development Assessment) in that area. City Planner Wheelwright sated he has not heard back from them because they are waiting on the completion of the water tank but was not sure if the study was going that far north.

Chairperson Bodily asked for a motion to table this item to allow Willard City Attorney Colt Mund time to review and Jared Erickson is present at the meeting,

A motion was made by Commissioner Seamons to table the Jared Erickson request. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

b. Discussion/Action on revisions to Section 12-105 Conditional Use Ordinance and Section 12-112 Commercial and Manufacturing Zones with a recommendation to the City Council

A motion was made by Commissioner Dubovik to table item 5 b, on Section 12-105. The motion was seconded by Commissioner Seamons. The motion carried.

Commissioner Seamons explained to Attorney Mund the Planning Commission has been working on this item for a long time and suggested this item is high priority.

Chairperson Bodily stated the next meeting will be on September 5th which is the work- session with the City Council and Planning Commission on the Blue Ox Development and would also be a regular Planning Commission after. City Planner Wheelwright stated that Blue Ox's goal is annexing into Willard City.

c. Report on Capital Facilities Plan for Storm Drain

Nothing new to report on this item. Chairperson Bodily asked for timeframe information for the next meeting. City Council member Fredde asked that they attend the next meeting with an update.

6. Approval of Minutes

A motion was made by Commissioner Bingham to approve the July 18, 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 that Lt. Governor Spencer Cox visited Willard City, the Tour of Utah passed through Willard and residents came out for pizza and fun. Approval of new legal counsel.

Colt Mund stated he is looking forward to working with Willard City and said he is available if anyone had questions or concerns.

Upcoming events- Work- Session September 5th 6:00 p.m. – Dominion Energy pipeline will be going up 300 North and not Center Street – Fire on the Bay – August 17th – Willard Car Show –August 31st.

Commissioner Hart – reported on the upcoming car show to be held on August 31st at the Willard Park, there are 130 cars currently registered and in conjunction with the car show will be a vintage trailer show.

Commissioner Dubovik said in the previous meeting he talked about speed limit signs and suggested he get with City Planner Wheelwright and drive around Willard to see if there are places signs could be placed.

Chairperson Bodily asked about the progress of the water tank. City Planner Wheelwright stated they are still working on installing and have until December to complete.

Chairperson Bodily asked JoAnn Fifield who just arrived at the meeting if she had anything she needed to discuss. She stated on upon exiting Hwy 89 onto 200 South it is a very narrow road and has had some issues with the asphalt breaking away. She also stated by the time individuals come down the hill they are going above the 25 mph speed limit and felt it was the Willard residents who were speeding. There are no speed limit signs on the east side of town but quite a few on the west side.

8. Adjourn

A motion was made by Commissioner Hart to adjourn the August 15, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote. The meeting adjourned at 7:00 p.m.

Minutes were read individually and approved on September 5, 2019

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker