

WILLARD CITY CORPORATION PC090519

DATE: September 5, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall, 80 W 50 S, Willard, UT 84340
ATTENDANCE: Chairperson – Sid Bodily, Commissioners: John Seamons, Chandler Bingham, Alex Dubovik, Bryce Wheelwright - City Planner (non-voting member), Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Gary Hart, Del Fredde – City Council member (non-voting member)
OTHERS: See attached sheet

1. **Prayer** – John Seamons
2. **Pledge of Allegiance led by** – Sid Bodily
3. **General Public Comment (Input for items not on the agenda)**
4. **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 reported on a meeting held with Mayor Kenneth Braegger, himself and Jared Erickson on the right of way easement for those individuals who farm the property to the west. Jared was asked if he could come up with different designs for the right of way to keep it open. He also stated Jared has new information from the School District.

Jared Erickson reported on working with Corey Shupe to come up with a design for the right of way that would allow the lane to remain open. In the new design they came up with a development that would allow them to donate the land to the school district. In the discussion with the Mayor and City Planner it would allow them a higher density that would still be within the requirements of the Planned Development Ordinance. He explained City Planner Wheelwright had previous conversations with the School District and they did not want to have the school located in the wetland area because it would be too expensive for mitigation. Jared reported on a meeting held with the Superintendent who stated they are interested in having land donated for a school but was not interested if they had to pay for wetland mitigation.

He gave an overview of the new proposal – Old Plan 2.8 unites per acres – 220 units – New Plan 3.4 units per acres – 270 units, farm lane rearranged to accommodate right of way, development more economical to donate land for school, road dead ends at track so there will be no through traffic at school drop offs. He explained this will be a long term development and will not be done quickly. He asked if there were any questions. City Planner Wheelwright said it would also be allowed to have a higher density. Chairperson Bodily voiced concerns about the amount of single family dwellings. Jared stated he lives in a community like this in Farmington and his family likes the grassy areas between the townhomes for the kids to play in.

He showed an alternate plan for a trail system throughout the wetland area if the school decided they did not want to build. He stated if the school does not go in no houses would ever be built and would remain as open space.

Commissioner Seamons asked Jared if the lane makes sence for his development 20 years from now. Jared said he and Corey Shupe looked at different options and felt

having the lane where it is works for the development and felt it was a good plan. He also felt speeding and traffic would not be an issue.

City Planner Wheelwright said they will require the 60 ft. roads because of the cars parking on both sides of the road. Jared stated the roads would be what is required in the ordinance. City Planner Wheelwright asked where the parking would be for the cluster houses. It was stated each would have their own driveway.

Chairperson Bodily asked what their smallest lot would be. The minimum lot size is 6,000 sq. ft. or .14 acre and the average lot size is 7,296 sq. ft. or .18 acre. Chairperson Bodily voiced concerns about adding 47 more lots and felt with those smaller lots there is no room for recreational toys (ATVs, trailers, boats etc.) and asked where they store them. Commissioner Bingham said he has been in developments where there is no parking for visitors. Jared suggest looking at adding pull out sections and felt that each individual would have the option of buying bigger or smaller lots depending on what their preferences were.

Willard City Attorney Colt Mund asked about the Impact Study Report. Jared stated they have not done one yet. City Planner Wheelwright suggested if they wanted a visual of what the townhomes would look like they could drive through the development in Pleasant View by the front runner station on 2700 North.

Commissioner Dubovik said high density will be the challenge and felt it will be market driven as far as who picks to live there. CCR's may be put in place for restrictions on parking ATV's, trailers etc. on the streets. He felt one of the positives was the location with respect to the Interstate because it is not in the center of town which would alleviate some of his concerns about traffic.

Commissioner Bingham said in their first proposal the open space was spread out among the development. Open space at the end of a development becomes an area where no one ever goes and felt it could become an eyesore. He liked the first plan better. Jared Erickson also liked the first plan and felt that having the school there will be a great benefit to the city. He stated with the first plan it was going to be really expensive to put the townhomes below.

Diana Baker – asked about the school being so close to the railroad tracks. Jared said in conversations with Rod Cook at the School District Office he was told it would need to be 900 ft. away and he was ok with the location.

Commissioner Dubovik asked what the cost was to donate the school on land that is never going to be developed and why they needed to add density to cover the cost. Jared said even though it is wetlands they still needed to factor in the market value of the school which has since been taken out of the equation. When the school was on the east side it took 10 acres of prime buildable land so the school would have ended up paying for it. When it was moved to the west it became more feasible to donate the land. City Planner Wheelwright discussed the Impact Study brought up by Attorney Mund and asked if this was something they wanted to address.

Attorney Mund stated in the Willard City Zoning Ordinance the Impact Study is part of the application process and felt it may be helpful to address traffic issues and what impact the school will have in that area and also address utilities. Jared Erickson said they had design approval and appeared before the Planning Commission with proposed changes on the lane. He asked if they could get design approval contingent on Impact Study being done so they knew what direction to proceed with. City Planner Wheelwright stated the

Planning Commission needs to look at the Subdivision Ordinance and make sure the proposal fits with all the requirements of the Planned Development Ordinance before it is sent to the City Council.

Chairperson Bodily asked if this was ready to be set for a public hearing to get public input. City Planner Wheelwright stated yes set it for a public hearing and review the public comments to see if they should move forward with the Impact Study. Chairperson Bodily asked for any additional comments or concerns and a motion to set a public hearing.

A motion was made by Commissioner Bingham to set a public hearing for October 3, 2019 Planning Commission meeting to take public comment on 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. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote.

Jared Erickson asked Attorney Mund if the plan was the same but they reduced lot sizes or showed the parking cutouts maybe lower density would that be an issue prior to the public hearing. Attorney Mund did not feel it would be an issue unless it was a substantial change. With the notification requirements Jared asked if they could move it to the October 17th meeting to allow them time to address possible changes.

A motion was made by Commissioner Bingham to amend the motion to move the public hearing from October 3, 2019 to the October 17, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. 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

Willard City Attorney Colt Mund asked what type of document the Planning Commission is looking for. Chairperson Bodily felt the issues were wording and formatting. Attorney Mund stated he and City Planner Wheelwright have met to discuss different options. He will work on having a document drafted for the next meeting. He suggested keeping the table and finding one that will work for the City. Commissioner Dubovik suggested have a descriptive table but incorporating a sentence that states "*any item not on the table is subject Planning Commission review.*" In previous trainings he stated they have been told if it not on table it would be approved. Attorney Mund stated Brigham City has a disclaimer that says if they have something that is not on their table that if it is similar to something else on their table it will be included under that category. He suggested updating ordinance to include something like that. He would meet with City Planner Wheelwright and look at other cities ordinances and have a draft document for the next meeting.

A motion was made by Commissioner Dubovik to table Item 5b. Revisions to Section 12-105 Conditional Use Ordinance and Section 12-112 Commercial and Manufacturing Zones. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

c. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported on a meeting with the City Engineer who reported the Flood Control is working with their Engineer on a water model. They are working hard to get it done before the gas line goes up 300 North.

5. Approval of Minutes

A motion was made by Commissioner Seamons to approve the August 15, 2019 Planning Commission meeting with corrections. The motion was seconded by Commission Dubovik. The motion carried with a unanimous vote.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright reported they have been putting in sod at the Nature Park. Moving forward on the pipeline.

Commissioner Dubovik asked for clarification on where the pipeline would be going. City Planner Wheelwright reported on a meeting he had with Dominion Energy they will be rebuilding the pipeline to the county line. The current pipeline goes through individual properties or close to properties and they have been asked to move the pipeline to the road along 300 East so they are not going through properties. The existing pipeline would then be eliminated.

Commissioner Seamons asked what could be done to increase traffic to the Nature Park. Could signs be purchased? City Planner Wheelwright stated they are waiting to get the restrooms done before signs are put up. Commissioner Bingham asked if there were plans to landscape the front of the dike. City Planner Wheelwright stated not at this time. Commissioner Seamons asked for update on storage tank. City Planner Wheelwright stated nothing new to report they have until December to get done.

Chairperson Bodily asked what the next steps were on the work session that was held that evening. City Planner Wheelwright suggested another work session with the City Council to have them discuss their plans and what benefit it would be to the city.

City Planner Wheelwright reported on the request from citizens and Commissioners to look at signs around town. He talked with the Police Department and they will be looking into it.

7. Adjourn

A motion was made by Commissioner Seamons to adjourn the September 5, 2019, Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote. The meeting adjourned at 8:20 p.m.

Minutes were read individually and approved on October 3, 2019

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker