

WILLARD CITY CORPORATION PC100319

DATE: October 3, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioner: John Seamons, Chandler Bingham, Alex Dubovik
Del Fredde – City Council member (non-voting member)
Bryce Wheelwright - City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Gary Hart
CITIZENS: See attached sheet

- 1. Prayer – Chandler Bingham**
- 2. Pledge of Allegiance led by Del Fredde**
- 3. Roll Call**

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

Tammy Isakson 142 West 1050 North – talked with City Planner Wheelwright about the ordinance on the curb and gutter waiver and was told it is on hold because of formatting issues. She expressed frustration on how long it is taking to get formatting done. She asked what is going to happen when it is formatted and the City Council rejects it and they are back to square one. She would like to have a recommendation to move the document forward and then do the formatting.

Chairperson Bodily asked who does the formatting for the city. City Planner Wheelwright explained that formatting is done by office staff. The document has been turned over to City Council but the formatting needs to be done prior to going to City Council so the document is ready to be put in books.

Tammy Isakson stated the Old Town Willard Ordinance was not formatted and was passed through Planning Commission and City Council really fast. Commissioner Bingham explained this waiver ordinance affects more parts of the ordinance.

City Council member Fredde asked where this ordinance was on the priority list. City Planner Wheelwright stated at the top of the list and it is being worked on.

Commissioner Seamons asked what needed to be done to move it forward. City Planner Wheelwright explained this was an amendment to several ordinances and the city is trying to get the ordinances online and they are requesting the ordinance be formatted to immediately go into the books or online. He stated it is being worked on but takes some time to do. This is the first ordinance to be formatted and takes time to get done.

Commissioner Bingham stated if they wanted to move forward they could just put in the curb and gutter. Tammy stated if they put curb and gutter in it will be causing big issues and it would not be their issue but a city issue. She stated they are only asking for one house and not a subdivision. It was stated it affects the whole city in what the Planning Commission does. Chairperson Bodily asked the Planning Commission Secretary to keep up on the document so it does not get put on the back burner.

5. Discussion Item

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

City Planner Wheelwright reported that Attorney Colt Mund was at a legal conference and would not be at the meeting. He prepared a document to review at the meeting and submit for changes. Commissioner Dubovik sent an email with comments. The attorney has made it abundantly clear anything not listed will NOT be automatically authorized, rather it will be a city decision. He suggested they look at the areas that are prohibited to ensure everyone is aware of those things we say we do not want. Look at the dashes and blank cells, add headings for each zone across the top of each page and number pages. A short paragraph defining what each zone (M, C-N and C-G) is so it could be a more stand-alone document. Commissioner Bingham stated the dashes meant businesses would not be allowed and look at changing some dashes to conditional uses. Commissioner Seamons felt the list was exactly what we started with and if the dashes meant they would not be allowed they would need to address items that show business with dashes that the city has allowed. He felt if they keep the table addressing the table tonight will only cause arguments as in previous meetings. He felt it would be more productive to individually look at the list for the next meeting and come back with a list of what works/not works. He stated this is a better list than the last list but still needs some work. Chairperson Bodily suggested reviewing the document and coming back with changes at the next meeting.

A motion was made by Commissioner Seamons to table the above agenda item to the next meeting to allow the Planning Commission member time to review document and come back with input. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.

b. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported the Willard City Engineer has meeting with the Flood Control and they are close to coming up with a draft document that should be ready within the next few weeks. They are also close to having a draft document on the Water Impact Study.

6. Approval of September 5, 2019 Planning Commission minutes

A motion was made by Commissioner Seamons to approve the September 5, 2019 Planning Commission minutes with changes. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.

7. Commissioner Comments/Staff Comments

City Planner Wheelwright reported the pipe line along Hwy 89 is ready to turn onto 300 North. The water storage tank floor has been poured and are working on the walls and will be using 200 South as their access while 300 North is under construction. They are working on an Eagle Scout project at the park ball diamond. Chairperson Bodily asked if the city would ask the pipeline project to move the traffic sign off the access on Center Street stating it is too hard to see oncoming traffic at the Hwy. City Planner Wheelwright stated he was trying to get a work session with Blue Ox for the end of October first part of November for the Planning Commission and City Council.

Commissioner Seamons talked to Brad Sweetin from Granite on the gravel pit. He felt there are three types of business they use gravel for – home, commercial and public works. He went on to explain in a recession the first gravel to go away is the

home then commercial and then public works. Then when the recession starts back up the public works comes back online first and then works backwards to the homes. Mr. Sweetin encouraged the Planning Commission to consider the gravel pit as part of the project. He stated there will be a gravel pit whether it is in the city or in Box Elder County and felt there was no reason for Box Elder County to get the money when the city could use the money for any number of projects.

Chairperson Bodily asked if annexation was a long process. City Planner Wheelwright stated yes there are lots of public meetings and public hearings etc. Chairperson Bodily stated the hard part is getting the citizens on board.

Commissioner Dubovik stated if it is going to happen one way or another and you look at the proposed benefits with them wanting the city to have advisors it would be nice to have a committee on board. It will be hard for those living in close proximity to the area. If the proposed development is going to happen it would be nice to have the benefits.

Commissioner Bingham felt there will be two large arguments from citizens the water and the gravel pits. City Planner Wheelwright stated with the water if they want to annex they will need to bring water with them. He stated there is a way to transfer irrigation rights to culinary water through the State.

City Council member Fredde asked the Planning Commission to drive around town and look at the newly painted fire hydrants that were done as an Eagle Scout project.

8. Adjourn

A motion was made by Commissioner Bingham to adjourn the October 3, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried. The meeting adjourned at 7:15 p.m.

Minutes were read individually and approved on October 17, 2019

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker