

**WILLARD CITY CORPORATION
Planning Commission Meeting
October 17, 2019**

WILLARD CITY CORPORATION PC101719

DATE: October 17, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioner: John Seamons, 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: Chandler Bingham
CITIZENS: See attached sheet

- 1. Prayer – Alex Dubovik**
- 2. Pledge of Allegiance led by John Seamons**
- 3. Roll Call – Chandler Bingham excused**
- 4. General Public Comment (Input for items not on the agenda)**
- 5. Public Hearing**
To take public comments 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, 02-040-0011, and 02-043-0013 from A-5 to PD at approximately 1469 Hargis Hill.
Chairperson Bodily asked for a motion to open the public hearing at 6:30 p.m.

A motion was made by Commissioner Seamons to open the public hearing 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, 02-040-0011, and 02-043-0013 from A-5 to PD at approximately 1469 Hargis Hill. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.

City Planner Wheelwright gave an overview of the proposal. He stated he has been working with Jared Erickson on a plan for access for the property owners to the west of the proposed development to keep the lane open. Jared has come up with a new plan and a public hearing will be held to discuss changes to the design of the development.

Jared Erickson stated during the last meeting there was discussion and concerns about lot sizes and after talking with Corey Shupe it was determined the lot sizes were too narrow. They have removed 24 total units, 16 single family and 8 multi-family units. This will increase the lot size from 8,000 sq. ft. to 9,800 sq. ft. Chairperson Bodily thanked him for addressing this issue.

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Jared reported the roads will be standard 60 ft. as required in the ordinance allowing for plenty of parking on the street. Everything else on the plan will remain the same. Commissioner Dubovik also appreciated him addressing the lot sizes of the single family and multi-family lots.

The time was turned over to the public for comments.

Doug Thompson – 1370 North Main- Property owner west of the development appreciated them coming up with a plan for the easement for the landowners to access their property. He felt that once you leave 200 West he would be going straight through the school with his equipment to get to his property and voiced concerns about safety.

Chairperson Bodily asked what the property currently was. Doug Thompson stated it is currently a lane that starts at the top and goes west to the railroad tracks. Chairperson Bodily asked if the lane would always be there. Doug was hoping it would but was not sure. He asked Jared if they are going to let the property owners cut through the school with farm equipment. He has an old homesteaded easement that shows on the deed each property owner giving 10' on both sides of the lane for the easement.

Commissioner Dubovik asked what hazards they would anticipate with kids walking from the school to the tennis courts. Doug stated there may not be issues if they are allowed to move equipment down the lane. Commissioner Seamons and Chairperson Bodily stated if he has an easement then the lane would have to remain open. It was asked if Doug has a copy of the easement. City Planner Wheelwright has a copy of the easement from another landowner. Chairperson Bodily asked if it was on the Master Road Plan. City Planner Wheelwright stated yes, and it would need to remain open but was not sure it was going to be an improved road.

Donald Waite – 866 East 825 North, North Ogden – property owner in close proximity to the proposed development. He said this would affect him in the long run. He stated they have a good balance between the property rights of the adjacent property owners and the future development of those who will live there and also the city. He felt it was highly unlikely the school would ever be built. In past discussions it was stated if the school did not buy the property the property would be dedicated to the city. If the city does get the property what are the plans for 25 acres of swamp. Chairperson Bodily stated if the school does not build it would remain open space and nothing could be built and would be dedicated to the city.

Willard City Attorney Colt Mund reported under the current ordinance it would be dedicated to the city. Donald Waite suggested they look forward as to what the plans would be stating It would be a great asset for the city to have the open space for walking trails etc. They also need to take into consideration the artesian wells and land drains and storm water issues. The plan looks good but felt there are a lot more questions that need to be addressed.

Diane Baker- 276 West Center asked with the high density town houses would there be sound walls around the development. Chairperson Bodily stated this is a concept plan and will need to be addressed during the preliminary phase.

Chairperson Bodily asked for a motion to close the public hearing.

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A motion was made by Commissioner Dubovik to close the public hearing on the 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, 02-040-0011, and 02-043-0013 from A-5 to PD at approximately 1469 Hargis Hill. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote. The public hearing ended at 6:52 p.m.

6. Discussion/Action Items

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, 02-040-0011, and 02-043-0013 from A-5 to PD at approximately 1469 Hargis Hill with a possible recommendation to City Council

Chairperson Bodily asked for additional comments.

Commissioner Dubovik asked if there would be timeframe for the school district to make a decision on developing the property and if they decide not to develop would it be up to the city to develop the trails. City Planner Wheelwright stated part of it would be up to the developer. He asked Jared Erickson if their plan was to donate the land to the school. Jared stated the plan was to donate the land to the school with an agreement that the land would be their when they decide to develop but they would not be able to sell the property but would check with their attorney. Attorney Mund stated the city would have to approve the land being donated to the school and would be done as part of the Development Agreement.

Commissioner Seamons asked if there was any alternative uses for the property other than a school etc. Jared Erickson said they have had a wetland delineation on the property and they could do a wetland mitigation to build on the property. They would need to work with the Army Corp of Engineers to come up with a plan. As far as this plan it would remain open space. Commissioner Seamons felt they did not want to leave it as 27 acres of nothing for many years and said part of planning is coming up with a plan for what it could be used as for future planning. Jared stated a walking trail would be one option but would like it to see it as open space. Commissioner Seamons said there is a walking trail in Perry City that goes through some type of wetland.

Commissioner Hart liked the plan and felt there needs to be a secondary plan if the school does not come in and does not want to see it left as weeds.

Chairperson Bodily reminded Jared he needs to address storm water as part of his plan.

Jared Erickson talked with Doug Thompson about the plan for the lane and reassured him the lane would remain a dedicated lane on the plan.

Chairperson Bodily asked additional comments and a motion.

A motion was made by Commissioner Hart to forward the 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, 02-040-0011, and 02-043-0013 from A-5 to PD at approximately 1469 Hargis Hill to the City Council for approval. The motion was seconded by Commissioner Seamons. The motion carried with a unanimous vote.

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

The Planning Commission reviewed the draft ordinance and made changes to the table. They will continue to review at the next meeting.

c. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported the Flood Control and City Engineer are making progress on the plan.

7. Approval of Minutes

A motion was made by Commissioner Seamons to approve the April 4, 2019 Planning Commission minutes as written. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote.

8. Commissioner Comments/Staff Comments

City Planner Wheelwright reported on an upcoming work session with Blue Ox Development October 14th at 5:00 p.m. prior to the City Council meeting. Commissioner Seamons stated he would not be able to attend the work session and felt that there were items discussed during the Planning Commission work session that he did not feel were presented truthfully and suggested they not hold a work session until items can be clarified. City Planner Wheelwright stated they could address those issues during the City Council work session. There were several other Planning Commission members who would not be able to attend the work session. City Planner Wheelwright stated he would look at the November 14th City Council meeting.

City Council member Fredde was excited the Planning Commission moved an item to the City Council.

9. Adjourn

A motion was made by Commissioner Hart to adjourn the October 17, 2019 Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried. The meeting adjourned at 8:00 p.m.

Minutes were read individually and approved on November 7, 2019

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeke