

**WILLARD CITY CORPORATION PC020620**

DATE: February 6, 2020  
TIME: 6:30 p.m.  
PLACE: Willard City Hall  
ATTENDANCE: Chairperson – Sid Bodily  
Commissioners: Chandler Bingham, Alex Dubovik, Diana Baker  
Bryce Wheelwright - City Planner (non-voting member)  
Gaylene Nebeker - Planning Commission Secretary  
EXCUSED: Gary Hart  
CITIZENS: See attached sheet

1. **Prayer** –Alex Dubovik
2. **Pledge of Allegiance led by** –Sid Bodily
3. **Roll Call** – Commissioners Dubovik, Bingham and Baker present along with Chairperson Bodily
4. **General Public Comment (Input for items not on the agenda)**  
Chairperson Bodily welcomed Diana Baker as the new Planning Commissioner

5. **Discussion Item**

**a. Discussion/Action on proposed Lot Line Adjustment submitted by Lauri Pence representing the Hemsley Family Trust for the property located at 250 East 300 South –Parcel #02-050-0191**

Craig Weaver representing the trust was present at the meeting to discuss a lot line adjustment for the property located at 250 East 300 South parcel #02-050-0191. He stated they are looking at closing off the lane on 300 east and moving the property line to the west side. Mr. Weaver was asked what the frontage for the property would be. He stated it would have a 200 ft. frontage one lot will be 1.5 acres and the other lot is just over .5 acres. He stated there is also a sewer easement that runs up the lane from 200 East to 300 East.

Willard City Attorney asked if we were properly following the requirements in Section 12-102-22 of the Willard City Zoning Ordinance. There needs to be a survey and legal description done and provided to the Planning Commission. Mr. Weaver stated that had all been done and given to the City Planner. Chairperson Bodily asked for additional comments and a motion.

**A motion was made by Commissioner Bingham to approve the Lot-Line Adjustment for the Hemsley Family Trust for the property located at 250 East 300 South Parcel #02-050-0191. The motion was seconded by Commissioner Baker. The motion carried with a unanimous vote.**

**b. Discussion/Action on Sketch Plan Review for the White Rock Ranch 2 Lot Subdivision submitted by White Rock Ranch LLC for the property located at 1127 North Main – Parcel #02-041-0002**

City Planner Wheelwright gave an overview of the property. He reported this is the Jean Waite property located at 1127 North Main. It is a narrow 11 acre parcel of land that runs from Hwy 89 to 200 West. There is a home on the south side of the property in the R ½ Zone and they would like to cut off the house and ½ acre parcel and keep the remaining 10.5 acres intact for possible future development. It meets all the criteria of the Subdivision Ordinance. The Planning Commission determines if it meets all the criteria of the Subdivision Ordinance would then make a recommendation to forward the proposal to SLUA (Subdivision Land Use Authority). Commissioner Dubovik asked if it would maintain the frontage needed along the hwy. City Planner Wheelwright stated they have approx. 130 ft. of frontage. Commissioner Bingham stated it would be hard to put a road off of the Hwy into the subdivision unless they worked with their neighbors. City Planner Wheelwright stated they would have 100 ft. with the home with 131 ft. left over. There are no plans to do anything with the remaining parcel. Chairperson Bodily stated 200 ft. off the highway the property changes to the A-5 zone and asked how this would come into play when they subdivide the remaining parcel. City Planner Wheelwright state they would have to go through a re-zone. Chairperson Bodily asked for additional comments and a motion.

**A motion was made by Commissioner Dubovik to recommend approval of the concept plan for the White Rock Ranch 2 Lot Subdivision and move it forward. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.**

**c. Discussion/Action on proposed changes to Conditional Use Permit for Willard Peak Campground located at 769 North Main – Parcel #02-041-0055 submitted by Brinton Neff**

City Planner Wheelwright reported he has talked with legal counsel and property rights ombudsman and was told the Planning Commission cannot require an applicant to do more than what is required in the ordinance but you can allow less. They have agreed to meet the ordinance with their design. The previous design did not meet the requirements of the ordinance. The new design shows the 15' buffer zone around the property and also installation of a privacy fence. They have also agreed to meet the 18 month compliance with the existing residents if the Planning Commission agrees. The handouts are only a draft and can be changed if needed. Commissioner Bingham asked if it would be a full height privacy fence. City Planner Wheelwright stated it would be up to the Planning Commission to decide what they want. He asked Marv Neff to explain what he is proposing. Mr. Neff presented pictures and stated they would be continuing the north/south privacy fence with slats and then by the road would be a rail type fence.

Commissioner Baker asked how many acres there were. Mr. Neff stated 3 acres. Commissioner Bingham asked about the plans for the storage units. Mr. Neff said he has submitted plans for review.

Commissioner Baker stated she likes the plan and cannot wait to see what they have planned for the area to bring business into town.

City Planner Wheelwright asked for input on the 18 months to come into compliance and read an email from Commissioner Hart expressing concerns about the approval of the Conditional Use Permit. Commissioner Dubovik felt to add those terms into the

CUP would be violation of the ordinance. The Planning Commission felt they were ok with allowing 18 months to come into compliance for the existing residents and look at changing the ordinance.

Commissioner Dubovik felt the applicant was in the business to make money so they would be formatting their rules and policies in order to attract business.

Commissioner Baker suggested for the existing residents they need to have addresses on their trailers so medical or police can find them easier. Mr. Neff stated he would be adding pedestal with numbers.

**Commissioner Bingham made a motion to approve version #2 Conditional Use Permit for Steelwater Ranches LLC Parcel #02-041-0055 submitted by Brinton Neff. The motion was seconded by Commissioner Baker. 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 with a possible recommendation to the City Council**

Willard City Attorney Colt Mund presented two versions of the Conditional Use Permit Ordinance. One that is alphabetical and one by use category. He has taken the current ordinance and cut it down 175 uses to 70 uses to make it easier to read and understand. Commissioner Dubovik stated in reviewing the ordinance the disclaimer was still written in the ordinance stating "that if something is not listed in the table it would be at the sole discretion of the City Council to approve or disapprove." The Planning Commission member liked the by category use the best. There was discussion held on the blank areas within the document. Attorney Mund stated some of the blanks were not previously listed and would need to be resolved. Chairperson Bodily suggested the Planning Commission table this item to allow the Planning Commissioners time to review the document and come back with proposed changes for the next meeting.

**A motion was made by Commissioner Dubovik to table discussion on Section 12-105 Conditional Use Permit and Section 12-112 Commercial and Manufacturing with a possible recommendation to the City Council. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.**

**e. Report on Capital Facilities Plan for Storm Drain**

The Flood Control is still working on this. Mayor Braegger reported they will be discussing this issue at the next Flood Control meeting. He has been in discussion with the City Engineer and Flood Control Engineer and will be working to get more information.

**6. Approval of Minutes**

Commissioner Bingham had questions on the minutes but did not have a copy of the minutes with him. Chairperson Bodily suggested to table this agenda item until the next meeting.

**A motion was made by Commissioner Bingham to table the approval of the January 16, 2020 Planning Commission meeting. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.**

**7. Commissioner Comments/Staff Comments**

Discussion was held on the speed limit coming into town and the possibility of future crosswalks with flashing lights for individuals who want to cross the highway to get to the new nature park. City Planner Wheelwright stated he has been working with UDOT but is not scheduled until 2025. Commissioner Baker explained the reason they removed the crosswalks was they did not want to encourage the kids to cross the main road. Mayor Braegger also stated the city did not want to pay for a crossing guard to sit there all day. He also stated the School Board does not want cross walks because they get paid for kids to ride the bus. He said there is a need for crosswalk because of future trails. City Planner Wheelwright stated he is part of a task force that is looking at issues and plans along the Hwy 89 corridor.

Chairperson Bodily asked for update on the pipeline project. Mayor Braegger gave an update stating they are working on getting the pipe under the culvert. Commissioner Baker asked what was happening on 100 N and 300 E. Mayor Braegger stated an individual is building a house west of the Wells property and they are installing a sewer line.

Mayor Braegger appreciates the hard work of the Planning Commission. He discussed the proposed annexation and how it would benefit Willard City. City Planner Wheelwright reported there would be a work session held during the next City Council meeting.

**8. Adjourn**

**A motion was made by Commissioner Baker to adjourn the February 6, 2020 Planning Commission meeting. The motion was seconded by Commissioner Dubovik. The motion carried. The meeting adjourned at 7:26 p.m.**

**Minutes were read individually and approved on February 20, 2020**

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Planning Commission Chair Person  
Sid Bodily

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Planning Commission Secretary  
Gaylene Nebeker