

WILLARD CITY CORPORATION PC022020

DATE: February 20, 2020
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioner: Chandler Bingham, Gary Hart, Alex Dubovik
Bryce Wheelwright - City Planner (non-voting member)
EXCUSED: Gaylene Nebeker - Planning Commission Secretary
CITIZENS: See attached sheet

- 1. Prayer – Gary Hart**
- 2. Pledge of Allegiance led by Alex Dubovik**
- 3. Roll Call**
- 4. General Public Comment (Input for items not on the agenda)**
- 5. Discussion Item**
 - a. 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**

Discussion was held on the proposed changes to the handout prepared by Attorney Colt Mund. The Planning Commission addressed each line item to determine if there were permitted, conditional or not allowed uses. Planning Commission Secretary Gaylene Nebeker will input the information and send out the draft copy to the Planning Commission for review for the next meeting.

A motion was made by Commissioner Dubovik to table discussion on Section 12-105 Conditional Use Ordinance and Section 12-112 Commercial and Manufacturing Zones until the next meeting. The motion was seconded by Commissioner Bingham. The motion carried with a unanimous vote.
 - b. Report on Capital Facilities Plan for Storm Drain**

City Planner Wheelwright stated there is nothing new to report.
- 6. Approval of Minutes**

The minutes of the January 16, 2020 and February 6, 2020 Planning Commission meeting were individually read and reviewed. A motion was made by Commissioner Bingham to approve the minutes with proposed changes. The motion was seconded by Commissioner Baker. The motion carried with a unanimous vote
- 7. Commissioner Comments/Staff Comments**

City Planner Wheelwright reported on the installation of a gas and sewer line on 100 North and 300 East for an individual who will be building a house in the area.

Commissioner Baker asked if they would be accessing their property off the north side of the dike or 100 North. City Planner Wheelwright stated off of north side. Chairperson Bodily asked for an update on the City Council meeting with Blue Ox. City Planner Wheelwright stated they presented the same information from the previous meeting. The City Council is looking at a third party reviewing to see if annexation is possible. Commissioner Baker said in the meeting if they could not get the gravel pit they would not be interested in the project. Chairperson Bodily stated until they bring in an application on what they want to do there is nothing for the city to act on. There was discussion held on secondary water and culinary water. Commissioner Bingham stated in discussion during the last meeting they would be working with EK Bailey and the water they would be bringing. Commissioner Dubovik felt they keep coming to meetings with the same information and getting the same response he felt there was an economic break-even point for a 7 year gravel pit and less tonnage and less benefit to the city. Is there a breaking point that they and the city could meet in the middle? Commissioner Baker asked if they have offered the city an environmental impact statement. She stated in the Annexation Ordinance that was one of the requirements. City Planner Wheelwright was not sure. Commissioner Bingham stated the legislature is going to open up gravel pits and then there would be no benefit to Willard City. Commissioner Hart stated the City Council told them if they wanted to build they were fine but no one wants the gravel pit. Commissioner Bingham stated if they build they would have to take gravel out which would put more truck traffic on the road. With a gravel pit the trucks would only be leaving as they sell the gravel and would not be a constant string of trucks leaving. Commissioner Dubovik asked at what point this would come up for a public vote. Chairperson Bodily stated there would be public hearing input but no public vote and would be voted on by the City Council. Chairperson Bodily asked for an update on the water tank. City Planner Wheelwright reported the tank is done and filled.

8. Adjourn

A motion was made by Commissioner Baker to adjourn the February 20, 2020 Planning Commission meeting. The motion was seconded by Commissioner Hart. The motion carried. The meeting adjourned at 7:35 p.m.

Minutes were read individually and approved on June 18, 2020

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker