

WILLARD CITY CORPORATION PC082020

DATE: August 20, 2020
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioner: Chandler Bingham, Gary Hart, Alex Dubovik, Gary Hart, Blake Harrop
Bryce Wheelwright - City Planner (non-voting member)
Chris Davis – City Manager
Colt Mund – City Attorney
Gaylene Nebeker - Planning Commission Secretary

EXCUSED:
CITIZENS: See attached sheet

- 1. Prayer – Sid Bodily**
- 2. Pledge of Allegiance – Gary Hart**
- 3. Roll Call – all present for meeting**
- 4. General Public Comment (Input for items not on the agenda)**
- 5. Discussion/Action Items**

a. Report from Attorney Colt Mund on the Re-zone request submitted by Vern and Catherine Price for the property located at approximately 412 West Center – Parcel 02-057-0011 and 0020

Attorney Mund reported he has asked that this agenda item be tabled to allow him time to address a letter submitted by the Price's on the uniqueness of the property. He will submit a report at the next meeting.

A motion was made by Commissioner Bingham to table the above agenda item to allow Attorney Mund time to review documents submitted by Vern and Catherine Price. The motion was seconded by Commissioner Hart. The motion carried with a unanimous vote

b. Discussion on Planned Development Ordinance and Open Space Requirements

City Planner Wheelwright reported there are several PD coming into the city and each one has issues with the open space requirements. He asked the Planning Commission member to have an open discussion on open space requirements. Issues discussed were: doing away with the number of units per acre, changing the density to allow smaller lots, keeping the rural feel of the city. Upkeep of open space was a big issue for most Planning Commission members. Discussion on ½ acre parcels being hard to maintain, smaller lots may be better answer to keeping the city looking nice and retaining the rural feel. Suggestions of Planned Developments over 20 acres should have some type of open space for a park etc. but anything under 20 acres would not be required to have any open space. Who would maintain the open space the city or HOA? Implementation of park impact fees. Does Planned Developments pay for themselves?

City Manager Chris Davis reported the 3 proposed developments to the south of Willard City will pay for themselves. He went on to say they will pay for improvements upfront without a big cost to the city. It was stated in order to have commercial in the area

there needs to be roof tops. City Planner Wheelwright felt the Planning Commission has given him great information and would be putting together a draft document for future review.

Chairperson Bodily asked about the email he received from Police Chief Fielding addressing some of the issues at the Willard Peak Campground. He asked if they were in violation of their Conditional Use Permit. City Planner Wheelwright explained at this time they are not in violation and there would be nothing they could do. City Manager Chris Davis stated he has been in contact with Rich Jones their attorney about the project and they are trying to come up with impact fees so the building permit can be issued. Discussion was held on some of the issues within the park, certain types of individuals living in the park, being allowed to move from one lot to another lot so they are able to stay there indefinitely. It was asked if they could revoke the Conditional Use Permit. City Manager Davis stated no even if the ordinance was changed they would still be grandfathered under the current ordinance. Commissioner Hart wanted the record to show that when the discussion on the Conditional Use Permit was first held he told the Planning Commission there would be issues and they would figure out a way so they could stay there longer than 90 days. He asked if they were not following the conditions of the Conditional Use Permit can they look at changing the CUP. City Manager Chris Davis stated probably not. Chairperson Bodily felt that enforcement was the biggest issue the city has and suggested hiring an outside enforcement agency.

More discussion will be held on this agenda item in upcoming meetings.

c. Report on Capital Facilities Plan for Storm Drain

City Planner Wheelwright reported the city has received information for the Flood Control to review.

6. Approval of July 16, 2020 Planning Commission meeting minutes

The minutes of the July 16, 2020 were individually read and reviewed. A motion was made by Commissioner Hart to approve the minutes as written. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.

7. Commissioner/Staff Comments

City Planner Wheelwright reported on the potential of having 200 West paved from Perry City to 750 North. This will allow the trail to stay. City Manager Davis reported Perry City has a 90% UDOT-10% Perry City match grant from UDOT with additional funds available and the potential of \$800,000 and thought Willard City might be interested in participating and would need to pay the 10% that Perry City would have paid. This would pay for the extension, curb, gutter and asphalt to the south. The city had conversation with Brent Baily who is ready to move forward with his development on 750 West about Willard City paying for the extension of the asphalt and Brent paying for the extension of the 200 West waterline from 750 North northward. Brent stated he would be willing to look into that. This would open up the road along 200 West to 1200 West in Perry City.

Commissioner Baker asked about the signs on the fence by the school and asked if they were legal signs. City Planner Wheelwright reported he was approached by the school asking if they could put the signs up as a fundraiser project. He will talk to the school once school starts to discuss more.

Chairman Bodily asked what was happening above the east park. City Planner Wheelwright stated it was the Dominion Gas Line. Chairman Bodily stated they have blocked the access east of the park to the mountain and asked if there was a right of way access. City Planner Wheelwright stated not that he was aware of the property belonged to the Hilliam's. Chairperson Bodily said back before the haul road (300 North) was put in this was the only access to the mountain for landowners to get their cattle to the mountain and felt there should still be a right of way access through the property. City Planner Wheelwright stated there is nothing on the plat maps suggesting that.

8. Adjourn

A motion was made by Commissioner Baker to adjourn the August 20, 2020 Planning Commission meeting. The motion was seconded by Commissioner Hart. The motion carried. The meeting adjourned at 7:40 p.m.

Minutes were read individually and approved on October 15, 2020

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker