

WILLARD CITY CORPORATION PC120320

DATE: December 3, 2020
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Sid Bodily
Commissioners: Chandler Bingham, Alex Dubovik, Diana Baker, Blake Harrop
Chris Davis – Willard City Manager
Colt Mund – Willard City Attorney
Bryce Wheelwright – Willard City Planner (non-voting member)
Gaylene Nebeker - Planning Commission Secretary

EXCUSED:
CITIZENS: See attached sheet

1. **Prayer – Sid Bodily**
2. **Pledge of Allegiance led by Alex Dubovik**
3. **Roll Call – all present at the meeting**
4. **General Public Comment (Input for items not on the agenda)**
5. **Discussion Item**
 - a. **Preliminary Plan Review submitted by Heritage Land Development for the proposed- The Orchards at Willard 6 lot Subdivision located at approximately 350 South 200 West – Parcel #02-051-0238 and 02-051-0088**

City Planner Wheelwright gave a brief overview of the proposed Preliminary Plan. The applicant submitted the application in September and was heard in SLUA (Subdivision Land Use Authority) in October. He stated this is a basic plan which meets the requirements of the Willard City Zoning Ordinance. The applicant is looking for preliminary approval at this meeting.

Garth Day is representing Sierra Homes who is purchasing the property from the Lemon Family. This portion of the development will be a 6 lot Subdivision facing 200 West and approximately 300 South.

Chairperson Bodily stated there are 2 proposed roads one at 300 South and the other at 600 South and stated the Master Road Plan shows another road. Mr. Day said there would be a road next to Lot #106 that will go west. Chairperson Bodily asked if when they looked at this developments did they look at the Master Road Plan to make sure they are not putting in houses where roads will be going?

Commissioner Baker questioned adding another 6 homes when there are more than 30 houses with no second access other than dirt roads. She asked if they would have to wait until a second access is put in. City Planner Wheelwright stated all they have to have is an emergency all weather surface road. Chairperson Bodily asked if a traffic counter could be installed to count the traffic going in and out of the area. City Planner Wheelwright stated he would look into it. Commissioner Bingham asked about implementing an impact fee to help with putting in road at 600 South. City Planner Wheelwright said that 600 South will be an improved road for the Deer Run Subdivision. Commissioner Bingham felt there needed to be a plan in place to help with the construction of roads. Commissioner Dubovik asked if the route on 200 West

to 600 South qualifies as a secondary access. City Planner Wheelwright said it would need to be improved. If there were no plans to improve the road it would not meet our ordinance until Doug Young put in the road. Mayor Braegger stated 600 South will be improved by Doug Young before spring and would be an all-weather surface road and would meet the requirements for a secondary access. It will need to be done prior to him selling further lots. City Manager Davis said there could be a potential road impact fee but is currently not in place. The City Council has been talking with the individuals who are working on the water impact fee study about potential impact fees. He has also been in conversation with the Mayor and City Planner Wheelwright stating the International Fire Code was where they got the number of 30 homes on a single access. The codes states "you can only have 30 homes on an access unless there is a future road to be developed," He stated there are future roads that will be coming in with multiple access. They need to look at modifying the ordinance to reflect what the International Fire Code shows.

Commissioner Dubovik stated this was Phase 1 and asked what the total number of lots would be. Mr. Day said at this time they were not sure of numbers and it would be a 5-7 year build out. Commissioner Dubovik asked if the request is to go against the current PD Ordinance and if other phases would be grandfathered in. It was stated this is a subdivision and not a planned development.

Commissioner Baker asked because of the future 400-500 West Center Street proposed why are the Prices not allowed to build? It was stated at this time the ordinance does not allow and one of the reasons for this discussion.

Vern Prices asked how long it would be for future access. Chairperson Bodily stated the ordinance would need to be changed and could be addressed in the next few months.

A motion was made by Commissioner Bingham to approve the Preliminary Plan Review submitted by Heritage Land Development for the proposed- The Orchards at Willard 6 lot Subdivision located at approximately 350 South 200 West – Parcel #02-051-0238 and 02-051-0088. The motion was seconded by Commissioner Harrop. The motion carried with a unanimous vote.

6. Approval of Minutes

The minutes of the November 19, 2020 Planning Commissioner were individually read and reviewed. A motion was made by Commissioner Baker to approve the minutes as written. The motion was seconded by Commissioner Dubovik. The motion carried with a unanimous vote.

7. Commissioner Comments/Staff Comments

After discussion it was decided there would not be a second meeting held in December.

Commissioner Bingham suggested adding a discussion on the Willard Peak Campground and some of the issues there. Commissioner Dubovik again asked if Dominion was going to come and level out 300 East. There are portions of the concrete that is higher than the ground that was tore up that could potential damage a snow plow if they cannot see and suggested bringing in road base to level it out. City Planner Wheelwright stated it will get plowed but not sure how well.

Chairperson Bodily stated he had seen activity at the store and asked what was happening. City Planner Wheelwright explained the store had been purchased and they are remodeling to put in a candy/chocolate store.

8. Adjourn

WILLARD CITY CORPORATION PC071620
Planning Commission Meeting
December 3, 2020

A motion was made by Commissioner Dubovik to adjourn the December 3, 2020 Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried. The meeting adjourned at 7:00 p.m.

Minutes were read individually and approved on February 4, 2021

Planning Commission Chair Person
Sid Bodily

Planning Commission Secretary
Gaylene Nebeker