



Willard City

Planning Commission Meeting – Regular Meeting

January 7, 2021 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website.

The following members were in attendance:

Sid Bodily, Chairman
Diane Baker
Chandler Bingham
Alex Dubovik

Chris Davis, City Manager
Colt Mund, City Attorney
Bryce Wheelwright, City Planner

Excused: Blake Harrop

Others in attendance: Brent Bailey, Jonathan Miller, and Julie Chaudoin.

1. PRAYER: Chandler Bingham

2. PLEDGE OF ALLEGIANCE: Diane Baker

3. ROLL CALL – All Commission members present, except Commissioner Harrop.

4. GENERAL PUBLIC COMMENTS (INPUT FOR ITEMS NOT ON AGENDA)

No comments were made.

5A. CONSIDERATION OF REVIEW AND RECOMMENDATION TO THE CITY COUNCIL REGARDING AN AMENDMENT TO THE BAILEY V

Bryce Wheelwright, Planner, presented the Commission with the proposed amendment to the Bailey V Subdivision consisting of a lot line adjustment.

Mr. Brent Bailey was present at the meeting to represent E. K. Bailey.

Discussion followed regarding the lot line adjustment, which would not create a new lot. It would only adjust the lot line between two existing lots.

Commissioner Bingham moved to approve the proposed amendment to the Bailey V Subdivision. Commissioner Baker seconded the motion. All voted in favor. The motion carried unanimously.

5B. CONSIDERATION OF A LOT-LINE ADJUSTMENT AND RECOMMENDATION TO THE CITY COUNCIL FOR JONATHAN AND IZANA MILLER FOR THE PROPERTY LOCATED AT 110 SOUTH 200 WEST – PARCELS 02-051-0008, 02-051-0009 AND 02-051-0168

Bryce Wheelwright, Planner, presented the Commission with the proposed lot line adjustment for the property located at 110 South 200 West.

Mr. Jonathan Miller was present to represent the petitioner.

Discussion followed regarding the lot line adjustment. The Commission believed that the lot line adjustment created a new building lot and subdivision of the property. Therefore, it needed to go through City staff.



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Commissioner Dubovik moved to recommend that the City Council deny the lot line adjustment requested by Jonathan and Izana Miller for property located at 110 South 200 West – Parcels 02-051-0008, 02-051-0009, and 02-051-0168 – based on the finding that it created a building lot and that a subdivision request needed to be submitted to the City. Commissioner Baker seconded the motion. All voted in favor. The motion carried unanimously.

Commissioner Dubovik move to recommend that the City Council repeal Chapter 12-106 – Planned Development – of the Willard City Zoning Ordinance. Commissioner Harrop seconded the motion. All voted in favor. The motion passed unanimously.

5C. CONSIDERATION OF DISCUSSION AND REVIEW REGARDING CHAPTER 12-106 – PLANNED DEVELOPMENT ORDINANCE AND OPEN SPACE REQUIREMENTS

The Planning Commission reviewed and discussed Chapter 12-106 – Planned Development and Open Space Requirements. It was determined that the Planning Commission would hold a public hearing on January 21, 2021, to consider repealing the ordinance in its entirety.

5D. CONSIDERATION OF DISCUSSION AND REVIEW REGARDING CHAPTER 12-500 – MOBILE HOME AND RECREATIONAL VEHICLE ORDINANCE

Discussion followed regarding Chapter 12-500 – Mobile Home and Recreational Vehicles. At the conclusion of the discussion, the staff was directed to prepare and bring back a draft amendment to said ordinance.

5E. REPORT ON CAPITAL FACILITIES PLAN FOR STORM DRAIN

The information required for this agenda item was not made available to Mr. Wheelwright prior to the meeting. This agenda item was tabled until staff was able to bring the agenda item and information forward to the Planning Commission.

6. APPROVAL OF DECEMBER 3, 2020, PLANNING COMMISSION MINUTES AND DECEMBER 3, 2020, CITY COUNCIL – PLANNING COMMISSION WORK SESSION – TABLED

The Planning Commission tabled consideration of the December 3, 2020, minutes for both the Planning Commission and City Council – Planning Commission Work Session.

7. ADJOURN

Commissioner Dubovik moved to adjourn at approximately 7:30 p.m. Commissioner Bingham seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: February 4, 2021

Planning Commission, Chairman
Sid Bodily

Deputy City Recorder
Michelle Drago

dc:PC 01-07-2021