



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 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
Blake Harrop
Zack Hulseley

Chris Davis, City Manager
Colt Mund, City Attorney
Bryce Wheelwright, City Planner
Michelle Drago, Planning Secretary

Others in attendance: Councilman Brad Robb; Dr. Bruce Parker; Dr. Joe Perrin; Luke Dubai; Derrick Hurst; Monica Hurst; and Travis Mote.

The meeting was called to order at 6:35 p.m.

1. PRAYER: Chandler Bingham
2. PLEDGE OF ALLEGIANCE: Diane Baker
3. ROLL CALL – Attendance was recorded by the secretary.
4. GENERAL PUBLIC COMMENTS (INPUT FOR ITEMS NOT ON AGENDA)

There were not public comments.

5A. PRESENTATION BY DR. BRUCE PARKER FROM PLANNING AND DEVELOPMENT SERVICES AND DR. JOE A. PERRIN FROM A-TRANS REGARDING THE WILLARD CITY MASTR PLAN PROCESS

Chris Davis introduced the City's planning consultants Dr. Bruce Parker from Planning Development Services and Dr. Joe A. Perrin.

Dr. Bruce Parker stated that they were privileged to work on updating Willard City's General Plan. They were proposing to update seven elements of the General Plan:

- 1-Introduction
- 2-Process
- 3-Land use
- 4-Transportation
- 5-Housing study
- 6-Implementation
- 7-Glossary of terms

He asked the Planning Commission members to consider and identify what they valued the absolute most about Willard. What two or three things made Willard unique and separate and distinct from other



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communities? Why did they live in Willard rather than somewhere else? Council members and citizens would be asked the questions.

When updating the General Plan, the Planning Commission needed to discuss what the City's guiding principles were. What should guide zoning questions, land use changes, and budget allocations? The General Plan should address those types of questions. Why did the community want to have a General Plan? Why was it needed? A General Plan was needed was to protect and preserve things that were valued by the residents.

Dr. Parker explained that for the past month they had been collecting data about Willard. Now they would begin gathering citizen comments. There would be a public outreach to the entire community through an online survey. They wanted to interview as many of the community leaders as possible – those that played a key role. The Planning Commission members were part of those leaders. They wanted to have face-to-face interviews with each Commission member; each City Council member; the City Manager; the City Planner; and others. They wanted to know their thoughts about key issues the City was facing and what the City needed to plan for in the future. As members of the Planning Commission they saw both of those issues on a regular basis.

Dr. Parker talked about the existing land use pattern of Willard. How much land was vacant? How much land was presently in subdivisions? How much was being used for various utilities and highways? What about unincorporated boundaries? What would the future land use be for lands that were presently vacant? How would they be changed and modified in the future? If the use changed, when should the change occur? The City should be able to time those changes. That was how the City would grow in a responsible manner. The City would want to serve utilities in a logical way.

Dr. Parker said the City needed to look at how people moved around the community. Not everyone drove a vehicle. A significant part of the population walked. There was a role to be played by 'active' transportation. Active transportation meant someone had to be active to move himself around. He couldn't just sit behind a wheel; he had to pedal or walk. The City needed to decide how much of a role active transportation should play in the community. Dr. Perrin would be asked to speak the language of transportation engineers with UDOT and UTA. The City had to link up with both to find out what their plans were. Willard had a State highway coming right through the community. It was so important to collaborate and communicate with UDOT to make sure their plans coincided with Willard and to make sure Willard's plans coincided with theirs. The same thing needed to happen with UTA.

Dr. Parker said part of the housing study would inventory the existing housing in the community. The results of the US Census Bureau would be released at the end of the month. Part of that information related to housing. There was a requirement in State law that Willard was not subject to – the issue of moderate income housing. Communities with a population of 10,000 or larger were mandated by the State of Utah to have a Moderate Income Housing Plan. The moderate income was 80% of the area median income – Box Elder County. Low income was 50% of the area median income. The State of Utah was very concerned about the availability of housing in the state. The Governor and State Legislature were saying the cost and availability of housing was a potentially compromising element to the State's continued economic well-being. They didn't want to see the price of housing go so high that it caused a problem securing growth and development for the state. Willard wasn't required to have a low to moderate income housing plan, but he felt it was a valuable tool to have. Willard needed to think about how it would provide all types of housing long term; not just low to moderate.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

A person went through various stages of housing throughout his life –a child in a family home (three bedroom home); a student in college housing; apartment dwelling as a young single adult and as a young married couple; family home with family; and a senior adult in a smaller, more manageable home. Could a Willard resident go through the various life stages and still remain in Willard? Did a Willard native have to look elsewhere for a smaller unit? If Willard residents had to look elsewhere, it was a complete disruption of what they had come to know and love. The City had to think about the variety of housing provided in the community to allow people to stay. Those who were aged didn't want to leave the fabric of life they had spent years building. It wasn't just low and moderate housing; it was housing for all ages and stages. As the City's consultants, they felt it was important for the City to address that. They wanted to help Willard become a model of what small communities could do to address the issue of affordability. Although the State didn't require it, they felt Willard should take the proactive step to identify the needs of its residents for various types of housing.

Dr. Parker said there would be discussions about how the various types of goals would be implemented. As a consultant and college professor, he often saw small towns that had a long list of things they wanted to achieve. Such lists became overwhelming. Their task was to help the Planning Commission and City Council identify four or five items that were absolutely, critical to achieve now to maintain Willard's well-being and quality of life. Those items would be on the minds of the Planning Commission and City Council as decisions were made. They would be on the mind of the City Manager, City Planner, and staff as they made recommendations to the Planning Commission and City Council. An important event that occurred every spring was the development of the City's annual budget. Preparing a budget was one way to implement the General Plan. A General Plan and an annual budget with allocation of resources were brought together so progress could be made.

Dr. Parker said the last element of the General Plan would be a glossary of terms and an appendix. The General Plan needed to identify what different terms meant in language everyone could understand. Terms like transit oriented development, cluster subdivisions, or active transportation. Terms needed to be defined so the City didn't need a land use attorney or planning consultant to interpret the General Plan. A glossary would be a wonderful tool for the Planning Commission and the residents of the community.

Chairman Bodily asked how soon they wanted to meet with the Commission members. Dr. Parker hoped to begin scheduling meetings in a few weeks.

Commissioner Dubovik clarified the General Plan process. Dr. Parker planned to speak with the Planning Commission, City Council, staff, and residents. Would they discuss the community feedback with the Planning Commission? Dr. Parker said they would. What they heard they would share. The survey information would impact the Planning Commission's decisions going forward.

Dr. Joe Perrin stated that sometimes transportation could be contentious. To help prevent contention they really wanted to get input from the community. What was the community's vision? How would transportation support that vision? The General Plan would look at road sizes and critical intersections. It would also coordinate with transportation elements. UDOT liked to create corridor agreements so all entities were working toward the same goal. Besides UTA, how did Willard envision transit as part of its transportation solution? Some rural communities had been using micro transit, an Uber-type system ran by UTA. Transportation was meant to support the vision of the community. What would happen to transportation if a land use changed? How did Willard make sure there were opportunities for different types of transportation? How did it make sure that transportation didn't become an impediment? Seeking the vision and input of the community ahead of time meant transportation was supportive, not divisive.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
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Chairman Bodily stated that there had been a lot of discussion on Planning Commission about the amount of traffic on Willard's roadways. When the General Plan update was finished, would it tell the City how many cars per hour should be on the City streets? Would it show the capacity of the various City streets? Dr. Perrin said there were planning levels based on the size of the roads and the widths of the lanes. There were reasonable amounts for physical capacity and comfort level. Amounts were based on the classification of the road, such as arterial and collector. Arterial streets were meant to move a lot of cars. Collectors helped neighborhoods move to the arterial streets. The General Plan would list the current traffic numbers at peak morning and evening hours. Transportation also had to consider land use. What would happen when fields turned into houses and then into traffic. Understanding the community's needs might mean collecting data on different days to hit peak usage. They intended to provide current traffic numbers, what the capacities were, and what traffic numbers would be if land was used as envisioned. The General Plan would also look at critical intersections. Roads could handle a lot of traffic. It was slowing the traffic at critical intersections that caused problems. At the critical intersections, they would look at potential needs, such as roundabouts.

Dr. Bruce Parker stated that the transportation discussion would be driven by the City's vision of what it wanted Willard to become. He asked the Planning Commission members to consider what they held near and dear for their families and the community. Possible questions might be: What could the community do to retain its rural ambiance? What about the question of air quality? How would Willard maintain its sustainability long term? What about night noise? What about public safety? How could the night sky be protected?

Commissioner Dubovik pointed out a community dynamic that should be considered. There were some children in Willard who lived a block from the elementary school, but they couldn't walk to school because they lived on the east side of Highway 89. They had to take a bus. Children couldn't walk to a fishing pond because they had to cross Highway 89. How did Willard gain advocacy with the State to either put in infrastructure or lower the speed limit? Dr. Parker felt there needed to be discussions on how to make east/west connections in the community, as well as with UDOT and the school district. Dr. Perrin felt the transportation element should address how to join the two sides of the community and how to not make Highway 89 the impediment it was.

Commissioner Dubovik felt the General Plan needed to address how to preserve the most beautiful mountain range on the I-15 corridor from the gravel pits. Dr. Parker felt the City could have long term discussions with the operators. Commissioner Dubovik wondered if there was a State incentive that would entice them to go somewhere else.

Councilman Brad Robb stated that the Planning Commission and City Council were looking at a Master Plan Community Ordinance. Some had suggested that the City should update its General Plan before it adopted a Master Plan Community Ordinance. He asked Dr. Parker's opinion about a Master Plan Community Ordinance and the timeliness of the General Plan study. Dr. Parker stated that they had ten months to complete the General Plan update. He hoped to have it done sooner. The majority of their work would be finished by mid to late August. He hoped to have a very well developed draft in the hands of the Planning Commission and City Council at the beginning of September. Then the Planning Commission and City Council could begin their deliberations.

Did the City need to have a General Plan in place before it had a Master Plan Community Ordinance? Dr. Parker said many communities had zoning without a master plan. He understood the discussion about the Master Plan Community Zone was a priority. He felt it could be advanced before the end of the planning process.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Travis Mote, 455 South 200 West, asked long Covid would affect transportation. Due to Covid, many people were still working from home. He was concerned about traffic counts being taken now when traffic was lower due to Covid or when school was out. How would the traffic study reflect those issues? Dr. Perrin said they had an adjustment factor for Covid. There were permanent counting stations throughout the State. They knew how much lower traffic counts were due to Covid. They had methods for adjusting traffic data collected during the summer. They had historic data for Highway 89 and any of the federal aid routes. They would also pull data from the local Automatic Traffic Recorders to make seasonal adjustments. Automatic Traffic Recorders counted traffic for every hour of every day throughout the year.

Commissioner Bingham asked what could be done to preserve farms. He saw big farms disappearing. How could Willard protect even the small farms? Dr. Parker said there were some options and some ideas that could be explored. However, the options were few and far between. How did Willard maintain its agricultural integrity? It was clear the community valued openness. That was why it was important for residents to be able to stay in the community as they aged.

Travis Mote felt the problem was the sale of land after farmers passed on. He didn't feel the City owed anything to their descendants. The citizens of Willard should plan the community how they wanted it. If the citizens wanted one, two, three, or five acre lots, the City should be planned that way. Then when land developed, it would have to fit within the mold the City had determined.

Dr. Parker asked the Planning Commissioners to email their questions to Bryce Wheelwright. Bryce would then send them to him.

5B. SET A PUBLIC HEARING FOR JUNE 3, 2021 TO RECEIVE PUBLIC COMMENTS REGARDING PRELIMINARY APPROVAL OF THE HURST SUBDIVISION LOCATED AT APPROXIMATELY 100 SOUTH 200 WEST (02-051-0007)

Bryce Wheelwright stated that the City had received an application from Derrick and Monica Hurst to subdivide property at approximately 100 South 200 West from one lot into three. The existing home on the property was formerly owned by Pearl. Nay. The two lots proposed on 200 West were in the Old Town Willard Zone. Both lots complied with the minimum frontage requirement of 85 feet and minimum lot size of 15,500 square feet. The lot proposed on 250 West was zoned R-1/2. Because Lot No. 3 wasn't part of the Old Town Willard Zone, curb, gutter, and sidewalk became an issue. The City Engineer did not feel installation of curb, gutter, and sidewalk on 250 West would be conducive at this time. The curb, gutter, and sidewalk requirement could be waived per 12-102-18. The Subdivision Ordinance required that the Planning Commission hold a public hearing to receive public comments before approving a preliminary subdivision plan. The staff recommended that the Planning Commission schedule a public hearing for June 3, 2021.

Chairman Bodily asked about the lot sizes. Monica Hurst said Lot Nos. 1 and 2 were each about one-third of an acre (15,000 square feet). Lot 3 was two-thirds of an acre (29,000 square feet).

Commissioner Bingham asked if 12-102-18 was superseded by the Subdivision Ordinance. Colt Mund felt a variance request could be made to the City Council outlining facts and the staff and City Engineer's recommendations. Then the Planning Commission wouldn't be picking and choosing which ordinance to follow.

Chris Davis said another potential was a deferral agreement which said that if or when the City improved 250 West, the owner would put in curb, gutter, and sidewalk in front of his property at his own expense. A



WILLARD CITY
Planning Commission Meeting – Regular Meeting
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Willard City Hall – 80 West 50 South
Willard, Utah 84340

third option was a fee in lieu of, which could become an accounting nightmare if escrow funds showed up on the City's accounts for 30 years.

Colt Mund stated that the City Engineer had recommended a deferral agreement.

Commissioner Bingham felt there should be some type of requirement to handle storm drainage, even in the Old Town Willard Zone. There needed to be some type of control, but it didn't have to be curb and gutter.

Commissioner Harrop asked if there could be a fee in lieu of with a time clause that would expire in five to 10 years. Mr. Mund felt that a time clause could be addressed by a deferral agreement. When the City decided it was in the best interest of the City to have curb, gutter, and sidewalk, it could have available funds because of deferral agreements. Commissioner Harrop didn't want to hold property owners hostage for 20 to 30 years. Right now curb and gutter in front of Lot No. 3 wouldn't tie into anything on the north or the south and would just be an eyesore. He felt the City should accept a fee in lieu of with a time clause. If the improvements weren't installed in a certain period of time, the money could be released back to the property owners.

Commissioner Dubovik pointed out that decisions regarding curb, gutter, and sidewalk would be made after the public hearing.

Commissioner Bingham moved to set a public hearing for June 3, 2021, at 6:30 p.m. to receive public comments regarding preliminary approval of the Hurst Subdivision. Commissioner Harrop seconded the motion. All voted unanimously. The motion carried.

Monica Hurst stated that they would not be in town on June 3rd. Commissioner Dubovik said the June 3rd meeting would be to allow for public comments. The Planning Commission would discuss the public comments during its June 17th meeting.

5C. SET A PUBLIC HEARING FOR JUNE 3, 2021, TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSED AMENDMENT TO WILLARD CITY ZONING ORDINANCE CHAPTER 12-400-14 DEFINITION FOR SUBDIVISION LANDUSE AUTHORITY (SLUA)

Chris Davis asked that the Planning Commission schedule a public hearing to receive public comments regarding the proposed amendment to the SLUA definition.

Commissioner Bingham moved to set a public hearing for June 3, 2021, at 6:30 p.m. to receive public comments regarding a proposal to amend the definition of the Subdivision Land Use Authority (SLUA) found in the Willard City Zoning Ordinance Chapter 12-400-14. Commissioner Dubovik seconded the motion. All voted unanimously. The motion carried.

5D. SET A PUBLIC HEARING FOR JUNE 3, 2021, TO RECEIVE PUBLIC COMMENTS REGARDING A REQUEST TO REZONE 34.57 ACRES LOCATED AT APPROXIMATELY 3630 SOUTH 1200 WEST (200 WEST IN WILLARD) FROM A-5 TO R-1/2 (02-035-0060, 0061, AND 0079)

Bryce Wheelwright stated that the City had received an application to rezone 34.57 acres located at approximately 3630 South 1200 West (200 West in Willard) from A-5 to R-1/2. The property was currently owned by Chet Fitzgerald.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Chairman Bodily asked where the property was located. Mr. Wheelwright said the property was located along the north perimeter of the City. The Fitzgerald home was located at the bottom of the KOA road. It was on the west side of 1200 West in Perry. Chris Davis said the property was just north of Chad Braegger's home.

Commissioner Harrop asked about the current zoning. Mr. Wheelwright said the property was currently zoned A-5, which was a minimum lot size of five acres. The Future Land Use Map showed this area with A-3 or A-5 Zones. The requested zoning was R-1/2.

Commissioner Dubovik stated that the Planning Commission would have discuss the pros and cons of changing the Future Land Use Map.

Commissioner Hulsey moved to set a public hearing for June 3, 2021, at 6:30 p.m. to receive public comments regarding a request to rezone 34.57 acres located at approximately 3630 South 1200 West (200 West in Willard) from A-5 to R-1/2. Commissioner Baker seconded the motion. All voted unanimously. The motion carried.

- 5E. CONSIDERATION OF RECOMMENDATION TO THE CITY COUNCIL REGARDING REVISIONS TO WILLARD CITY ZONING ORDINANCE CHAPTER 12-500 MOBILE HOMES, MOBILE HOME PARKS, AND MOBILE HOME SUBDIVISIONS AND ADOPTION OF CHAPTER 12-700 RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

Colt Mund stated that he had not made the revisions discussed by the Planning Commission at its last meeting. He asked that this item be tabled until those revisions could be made.

Commissioner Dubovik moved to table consideration of revisions to Willard City Zoning Ordinance Chapter 12-500 Mobile Homes, Mobile Home Parks, and Mobile Home Subdivisions and adoption of Chapter 12-700 Recreational Vehicles and Recreational Vehicle Parks until the latest revisions were made and could be discussed. Commissioner Hulsey seconded the motion. All voted unanimously. The motion carried.

- 5F. CONSIDERATION OF PROPOSAL TO REPEAL WILLARD CITY ZONING ORDINANCE CHAPTER 12-101 BOARD OF ADJUSTMENT AND ADOPTION OF CHAPTER 12-101 APPEAL AUTHORITY AS HEARING OFFICER

Colt Mund stated that this amendment was desperately needed. The City had not had a Board of Adjustment for quite some time. Each city was required to designate a body or appeal authority for land use decisions. Willard previously had a Board of Adjustment, but it had not been active for as many as eight years. Right now the City Council was acting as the City's appeal authority. Last week the staff and City Council discussed designating a hearing officer rather than a Board of Adjustment. The hearing officer would be an individual the City would hire for the purpose of hearing variance requests, appeals from land use decisions, or even fees imposed by the City. The City would look for someone with experience in making land use decisions. An amendment to the Willard City Zoning Ordinance had been prepared that would repeal the current Chapter 12-101, which contained regulations for a Board of Adjustment, and adopt a new Chapter 12-101 containing regulations for an appeal authority as a hearing officer. Mr. Mund asked that the Planning Commission review and comment on the proposed amendment. Approval of the proposed amendment would bring Willard City into compliance with the State Code. A recommendation to the City Council was needed.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Dubovik asked if the hearing officer would have power to reverse decisions. Mr. Mund said the hearing officer would have authority to reverse decisions. If an applicant didn't like a decision made by the staff, he could appeal it to the hearing officer. If the applicant didn't like the decision made by the hearing officer, he could file an appeal with district court.

Commissioner Hulsey asked if this would be a fulltime staff position. Colt Mund said it would not. He felt the City would use a hearing officer very sparingly; maybe once or twice a year.

Chairman Bodily asked if the hearing officer would a current staff member. Bryce Wheelwright said a hearing officer was usually a land use attorney that the City contracted with.

Colt Mund stated that a lot of cities were switching from a Board of Adjustment to a single hearing officer. It was easier than trying to get an entire body of people together. When he started, he observed that a glaring issue was the lack of an active appeal authority.

Commissioner Baker asked if the City's budget allowed for the expense of a hearing officer. Chris Davis felt the expense would be pretty nominal. It would probably be only a couple of thousand dollars a year.

Commissioner Hulsey asked if the applicant was responsible for the cost of the appeal, or was it a City expense. Colt Mund said there was an application fee for the appeal, but the City paid for the appeal authority.

Commissioner Dubovik asked what would happen if the hearing officer made a decision that was contrary to what the Planning Commission or City Council wanted. Colt Mund said the hearing officer's decision would stand. The hearing officer would have to make independent findings of fact and conclusions to support his decision.

Commissioner Harrop moved to set a public hearing for June 3, 2021, at 6:30 p.m. to receive public comments regarding a proposal to repeal Chapter 12-101 Board of Adjustment and adoption of Chapter 12-101 Appeal Authority as a hearing officer. Commissioner Bingham seconded the motion. All voted unanimously. The motion carried.

5G. CONSIDERATION OF PROPOSAL TO AMEND WILLARD CITY ZONING ORDINANCE
CHAPTER 12-116-5 DEDICATION OF STREETS, RIGHTS-OF-WAY, AND EASEMENTS

Colt Mund stated that the current Street Ordinance did not allow more than thirty homes in a subdivision without two access points. Mayor Braegger stated that when the Street Ordinance was implemented, it was supposed to have mirrored the International Fire Code. The International Fire Code included exceptions to the thirty home limit if an individual installed their own sprinkling system or if the City had an eminent plan for roads and development. The lack of an exception to the thirty home limit had impacted decisions on land use requests. The Mayor asked that the ordinance be amended to comply with the International Fire Code. An amendment to Chapter 12-116-5 of the Willard City Zoning Ordinance had been prepared.

Commissioner Bingham moved to set a public hearing for June 3, 2021, at 6:30 p.m. to receive public comments regarding a proposal to amend Willard City Zoning Ordinance 12-11-6 – Dedication of Streets, Rights-of-Way, and Easements. Commissioner Dubovik seconded the motion. All voted unanimously. The motion carried.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

6. CONSIDERATION AND APPROVAL OF MAY 6, 2021, REGULAR PLANNING COMMISSION MINUTES

Commissioner Dubovik moved to approve the May 5, 2021, regular Planning Commission minutes as corrected. Commissioner Bingham seconded the motion. All voted unanimously. The motion carried.

7. COMMISSIONER/STAFF COMMENTS

Bryce Wheelwright, Chris Davis, and Colt Mund had no comments.

Commissioner Bingham asked about the status of the Master Plan Community Zone. Chris Davis said the staff had sent information about the Master Plan Community Zone to Dr. Bruce Parker. Dr. Parker planned to work on it and send something back to the City before the General Plan was complete. Developers shouldn't have to wait the ten months until Dr. Parker was ready to present the General Plan.

Commissioner Hulsey asked if the staff was aware of any UDOT projects being planned for Willard City. Bryce Wheelwright stated that Highway 89 would be resurfaced in 2025. Commissioner Hulsey asked if the resurfacing would include sidewalk. Mr. Davis doubted sidewalk would be included.

Commissioner Dubovik asked about the possibility of a pedestrian bridge or tunnel. Mr. Wheelwright said the City had been talking about a pedestrian bridge or tunnel for years.

Commissioner Baker had no comments.

Commissioner Harrop asked if the City had talked to UTA about their master plan in relation to their recent land purchase in Willard and if it incorporated the City's roads. Chris Davis stated that Beth Holbrook, from the UTA Board, recently made a presentation to the City Council. UTA wanted to work with the City on transportation. Mr. Davis explained that UTA was purchasing a 66-foot right-of-way from UDOT. If the Planning Commission wanted a further update, it could attend the next Council meeting. The Council would be discussing leasing part of the UTA corridor. One of UTA's Board members would be there. Bryce Wheelwright said there were also community meetings being held on Zoom to coordinate roads between UDOT and UTA. Chris Davis said 10 feet of the corridor would be reserved for a trail. Mr. Wheelwright said the trail would tap into the Weber County trails at the Rail Trail and come north.

Commissioner Hulsey stated that the City was concerned about whether the amount of water in its aquifer would be enough for the growth it was anticipating. Would the General Plan consultant look at the City's aquifer capacity when considering densities? Chris Davis said the aquifer was regulated by the State Engineer's Office. The State regulated how much water could be taken out. He wasn't sure if Dr. Parker would look at the aquifer. It was something the staff and City Council talked about on a regular basis. The City had an ordinance that talked about one acre foot per ERU (equivalent residential unit). The State was considering if that amount of water was necessary. Councilman Seamons had looked at the City's culinary water usage. His quick, initial analysis showed the City was using 75%, if not more, of the City's culinary water for landscaping. The City typically used 3 million gallons a month. In the summertime, the use was 25 million gallons. Commissioner Dubovik thought the concern in previous water discussions was storage capacity, not the amount of available water. Chris Davis said both were an issue. The staff was exploring secondary water options. If the City could use good water for culinary and secondary for landscaping, Willard was in great shape water wise. Commissioner Dubovik asked, "At what point did the City not have enough culinary water to consider a change to its Master Plan?" Commissioner Hulsey wanted everyone



WILLARD CITY
Planning Commission Meeting – Regular Meeting
May 20, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

to be aware that the aquifer was limited as subdivisions were being approved. Chris Davis stated that the State wasn't allocating anymore water rights for this area. There was sufficient water for the water rights the City had.

Commissioner Harrop asked if the General Plan consultant would have the ability to provide water use information for a one-acre zoning versus half-acre zoning versus one-third acre zoning. Chris Davis felt that information could be provided by the City Engineer. Commissioner Harrop felt that information would be helpful. Bryce Wheelwright said a water study was completed several years ago. It was based off of the current Future Land Use Map. At those densities, Willard had plenty of water. Commissioner Hulsey asked how closely the City was following the Future Land Use Map. Mr. Davis said the other issue was a secondary water source. If the City had a secondary water source, there was plenty of water.

Commissioner Harrop asked if it was feasible to assess a new home a fee for future secondary water. Chris Davis said an impact fee had to be based on what currently existed. Colt Mund said the City could only require a developer to pay for the impact they would have on the City.

Chairman Bodily wanted to make sure UTA knew Willard was interested in a Front Runner Station. Chris Davis said UTA knew Willard was interested. The City staff spoke with UTA at least once a month. UTA was planning on a TOD development in Willard.

8. ADJOURN

Commissioner Hulsey moved to adjourn at 8:08 p.m. Commissioner Dubovik seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 6/3/21

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 05-20-2021