



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, November 9, 2021– 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

(Agenda items may or may not be discussed in the order they are listed and may be tabled or continued as appropriate.) Public Comment may or may not be taken

1. Prayer
2. Pledge of Allegiance
3. Roll Call
4. General Public Comment (Input for items not on the agenda. Individuals have three minutes for open comments)
5. Discussion/Action Items
 - a. Set a public hearing for December 2, 2021, at 6:30 p.m. to consider a petition from David Grant to rezone approximately 3.99 acres located at approximately 466 South Main from A5 to R ½ (02-051-0172 and 02-052-0039)
 - b. Consideration of a Lot Line Adjustment for Betty Child located at approximately 458 West 200 North (Parcel Nos. 02-057-0035 and 02-057-0036)
 - c. Discussion regarding proposed Ordinance 2021-2 – Master Planned Community Zone
6. Consideration and approval of the October 7, 2021, regular Planning Commission minutes
7. Commissioner/Staff Comments
8. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website this 5th day of November, 2021.

/s/ Michelle Drago

Deputy City Recorder

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Michelle Snarr at (435) 734-9881. I, the undersigned duly appointed and acting Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website this 5th day of November, 2021

/s/ Michelle Drago
Deputy City Recorder

WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date

10-19-2021

Assessor Parcel Number *

02-052-0039 | 02-051-0172

Applicant

David & Tara Grant

Parcel Legal Description*

Attached

Mailing Address

488 S. Main St.

Willard, UT 84340

Present Zone

Proposed Zone

Phone Number

Mix of
A5 + R1/2

R1/2

Cell Phone

801-430-0218

This completed application, must be submitted at least 15 days prior to the April or October Planning Commission meeting and be accompanied by:

- 1) Proof of ownership.*
- 2) Non-refundable application fee of \$125.00.
- 3) Written petition designating the change desired and the reason for such change, bearing the signature(s) of the fee title owner(s) of the parcel or designated agent. (See reverse of this form for required Applicant's Affidavit.)
- 4) List of all property owners within 1/4 mile of the parcel.*
- 5) Map (Assessor's Plat* or suitable drawing) of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.
- 6) If a subdivision is planned, supply sketch of possible subdivision, to show compatibility with existing and planned infrastructure, with emphasis on roads, water supply and other utilities.

* Available at the office of the Box Elder County Registrar, 01 South Main Street, Brigham, Utah, 84302

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Davis & Tara Grant, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 466 S. Main St. in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED [Signature]

Property Owner(s)

AGENT _____

Subscribed and sworn before me this 20th day of October 2001



[Signature]
Notary Public

Residing in Permy, UT
My commission expires: 2/2/25

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____

Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 200____

Notary Public

Residing in _____
My commission expires: _____

Project Summary

(Please use additional pages as necessary to adequately address the answers.)

1. Location Map (showing nearest cross streets):

Attached

2. Site Address/Description:

Approx: 466 S. Main St.
Willard, UT

3. Parcel Number(s): 02-052-0039
02-051-0172

4. Current and Proposed Zoning by parcel number and area in acres:

Mix of A5 + R^{1/2} currently. Want all
to be R^{1/2}

5. Road Access Provided:

Main + 100 W.

6. Utility Plan:

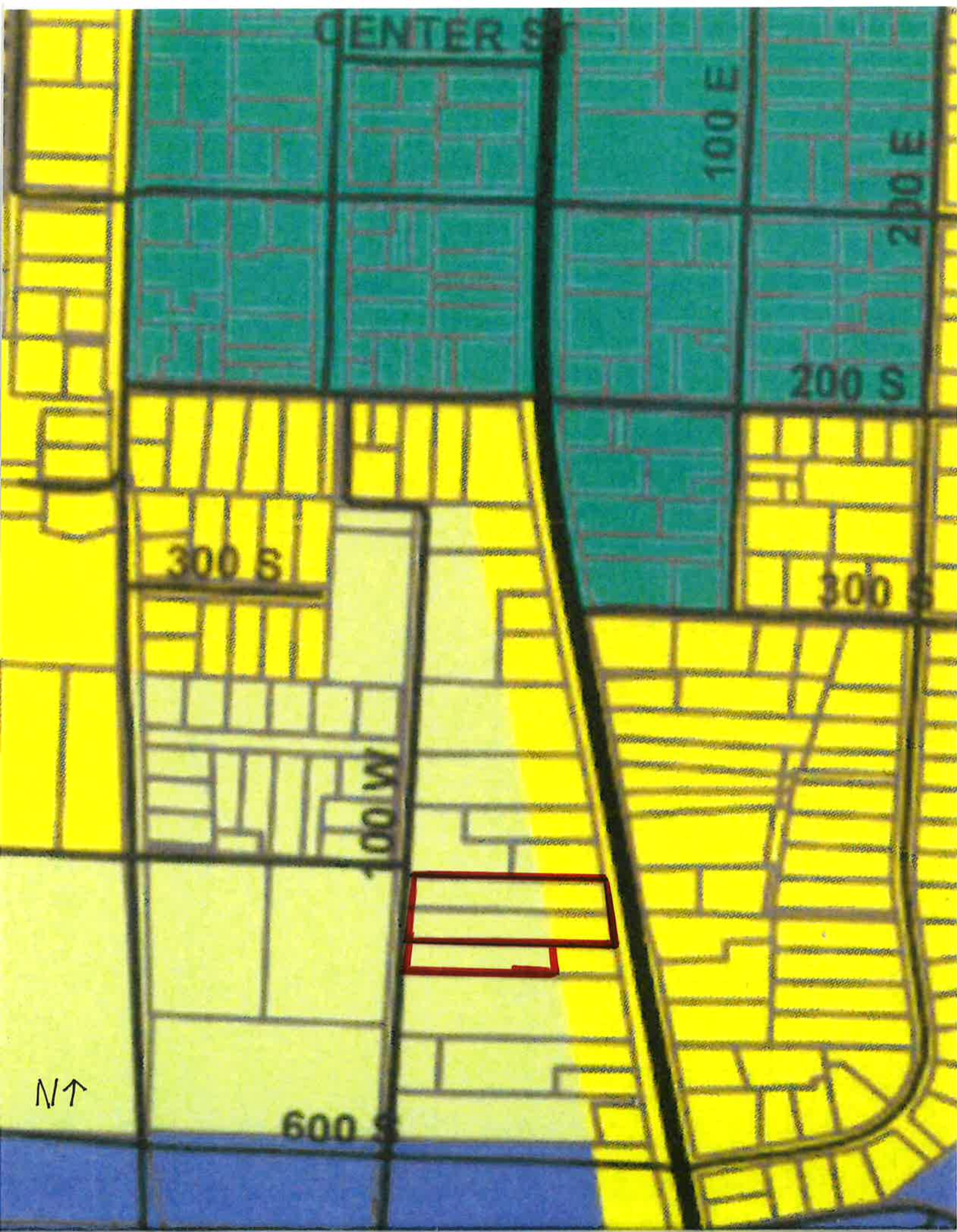
N/A

7. Reason for the requested change:

Lot line adjustment

8. Impacts (financial and other) of the change to surrounding properties and the city as a whole:

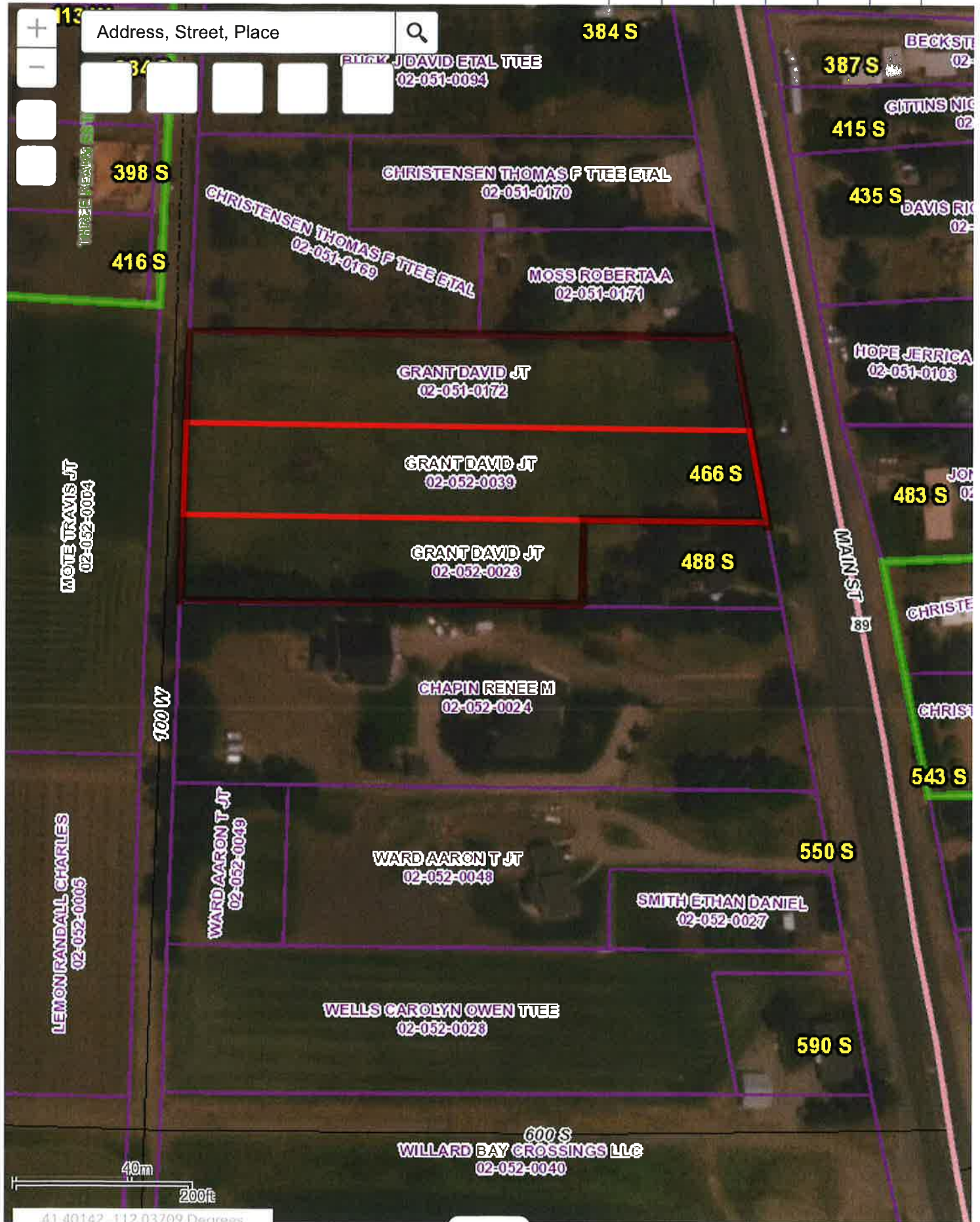
NONE.





Box Elder County Web Map

Records: Survey



Received 9/20/02
Receipt# 106698813

WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING

Application Date: _____

Assessor's Parcel Number

02-057-0036 NO 3

02-057-0035 NO 2

02-057-0035 NO 1

Applicant: _____

Betty Child

Mailing Address

458 W. 200 N.

Willard, ut 84340

Parcel Legal Description

3 acres of the 10 acres

6.98 acres of the 10 acres

House with 6 acres west of house

Project Address

458 W. 200 N.

Willard, ut 84340

Phone Number

Cell Phone

801 458 7121

I hereby request a hearing before the
Willard City Planning Commission in
behalf of my application for:



Conditional Use Permit \$25 Fee



Lot Line Adjustment \$25 Fee



Other Fee variable, \$25 Min.

NOTE: Fees will be charged on each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)

Complete Applicant Affidavit on back of this page.

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Betty Child, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 458 W. 200 N. Willard 84310 in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED

Betty Child
Property Owner(s)

AGENT _____

Subscribed and sworn before me this

17th day of September 2021



Jalyn T. Huggins
Notary Public

Residing in

Box Elder County
My commission expires: 05/31/2024

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____

Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 20 ____

Notary Public

Residing in _____

My commission expires: _____

PART OF SE1/4 OF SECTION 22 TOWNSHIP 8N RANGE 2W

S.L.B.&M.
SCALE 1" = 200'

Book 2 Page 57

WILLARD CITY SURVEY



SEE PAGE 44

PREFIX 02-057 TAX UNIT 32
THIS PLAT IS A REFERENCE ONLY
AND NO LIABILITY IS ASSUMED
FOR ACCURACY OR VARIATIONS
WITH THE ACTUAL SURVEY.

THIS OWNERSHIP PLAT IS FOR
REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR
ACCURACY OR VARIATIONS WITH
THE ACTUAL SURVEY.

WILLARD BAY

SEE PAGE 44

UTAH DEPT. OF TRANSPORTATION

INTERSTATE 1-15

O. S. L. RAILROAD

NOTE: 72.0'

ALICE H. NEFF TRS ETAL

10.26 AC

0001

RUSSELL CHILD

0025

RUSSELL R. CHILD
ETAL

0021

0026

BRUCE W.
KELLER TRS
ETAL

5.77 AC

WHISTLE WATERS
ESTATES SUBD.

DANIEL J. GAMMON ETAL

2.84 AC

0005

CHRISTINE B. MOORE

2.82 AC

0016

ALAN E. BADLEY
ETAL

0006

SEE PAGE 47

PHILIP B. BARLOW

4.8 AC

0008

VERN L. PRICE JR

0040

SHERYL DEARDEN
TRRS ETAL

5.07 AC

0010

MOUNTAIN SHADOWS SUBD.1

SEE PAGE 18

0039

2.46 AC

SEE PAGE 54

DATE LAST REVISED _____
LAST NO. _____

MAP NUMBER: 02-057

Surveyed by: S. L. B. & M.

171037

12/20

DRAFT ORDINANCE 2021-2

**AN ORDINANCE OF THE WILLARD CITY COUNCIL ADOPTING CHAPTER 12-106 OF
THE WILLARD CITY ZONING ORDINANCE ESTABLISHING A MASTER PLAN
COMMUNITY ZONE**

~~WHEREAS~~ the Willard City Council has previously repealed Chapter 12-106 of the
Willard City Zoning Ordinance authorizing Planned Unit Developments; and

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~~WHEREAS~~ the Willard City Council finds that having an ordinance which allows
additional development options within Willard City to be beneficial; and

~~WHEREAS~~ the Willard City staff has prepared an ordinance to address a new Master
Plan Community Zone; and;

~~WHEREAS~~ the Willard City Planning Commission held a public
hearing on March 4, 2021 to receive input and has given their input regarding the proposed
Master Plan Zone ordinance; and

~~WHEREAS~~ the Willard City Council has held a public hearing on March 11, 2021 to
receive public input regarding the Master Plan Zone ordinance.

~~NOW THEREFORE BE IT ORDAINED~~ that the Willard City Council approves the
attached Chapter 12-106 of the Willard City Zoning ordinance establishing a Master Plan
Community Zone.

~~Section 1. Reenactment.~~ Chapter 12-106 shall be reenacted as follows:

CHAPTER 12-106 MASTER PLANNED COMMUNITY ZONE

~~MASTER PLANNED COMMUNITY ZONE SECTION:~~ _____ : Master Planned Community Zone
_____: (project) Master Planned Community Zone

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MASTER PLANNED COMMUNITY ZONE:

Each Master Planned Community Zone, or MPC Zone, is intended to allow a master planned,
architecturally designed development where customized zoning requirements apply in order to permit
flexibility and initiative in a large-scale site development in accordance with an approved plan
and compliance with the general requirements and Willard City zoning ordinances. The following
requirements shall apply to the establishment of any MPC zone:

A. Minimum Size::Size: Each MPC zone shall be at least ten (10) acres. Parcels must form one (1)
contiguous area and cannot be bisected except by a public right-of-way, easement, or natural barrier.

B. Open Space Required: A minimum of ~~twenty~~ 20-percent (20%) to a maximum of ~~fifty percent~~ (50%) ~~percent~~ open space shall be provided to include natural open space, improved trails or improved parks as approved by the City Council. ~~Areas with unique geographic features such as wetlands that are not suitable for development shall not be considered as Open Space. The City shall also not consider dedicated streets, curb, gutter, sidewalk, planter strips, or any other such improvement as Open Space for the purposes of this chapter.~~

C. Fee in Lieu of Open Space: As an alternative, the City Council may at its discretion charge a fee in lieu of open space to allow for more centralized parks or other municipal off-site improvements as the City Council determines.

D. Lot Size: ~~The minimum lot size shall be no less than 15,000 square feet.~~

Commented [CM1]: Slightly larger than a 1/3-acre lot.

EE. Petition: A petition shall be submitted for a text and zoning map amendment as provided in section 12-106 of this title, ~~said petition shall including at least~~ the following materials:

Commented [CM2]: What does it mean to submit a petition and receive a "text and zoning map?"

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1. The proposed zone name and location;

2. A proposed development agreement;

3. The proposed zone text including:

a. Permitted, conditional, and accessory uses and

b. Proposed development standards providing:

i. Land use standards establishing mix of land use types, location and density;

ii. Lot standards establishing requirements for lot area and dimensions;

iii. Building setback standards for front, side and rear yards; and

~~iv.~~ Building regulations addressing building height, building orientation, and architectural design guidelines; and

~~iv.~~

- 4. A conceptual master plan showing:

a. ~~General design showing~~ ~~The location of proposed land uses, parking, easements, rights-of-way,~~ and proposed residential densities;

b. ~~Parking, and any public uses;~~

~~beb.~~ The location, arrangement and configuration of ~~open space, space, parks and trails; and~~

~~cde.~~ The location and design of street infrastructure and that the proposed street infrastructure is in harmony with the City's road master plan;

~~de.~~ Impact statement, showing effect on environment, city utilities, traffic, and schools. The City Engineer may on their own or at the request of the Planning Commission or City Council conduct a traffic and/or environmental studies to determine the impact the proposed Master Planned Community Zone may impose on existing infrastructure and future development.

Formatted: Indent: Left: 1", Hanging: 0.13", Right: -0.5", Outline numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 2 + Alignment: Right + Aligned at: 0.25" + Tab after: 0.5" + Indent at: 0.5", Font Alignment: Baseline, Border: Top: (No border), Bottom: (No border), Left: (No border), Right: (No border), Between: (No border), Bar: (No border)

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FĐ. Development Standards: The development standards may include development regulations regarding processing of applications, common and private open space guidelines, natural resource protections, grading, drainage and street standards.

GE. Modification By City Council: In considering a petition for an MPC zone, the proposed zone text and zoning map amendment may be modified by the City Council to meet the intent and requirements of this section and may include regulations and standards other than those proposed by the applicantpetitioner.

HF. Development Agreement: An MPC zone shall only be established with the concurrent approval of a development agreement.

IG. Findings Required ~~For~~ Approval: The proposed MPC text and zoning map amendment and schematic development plan shall be approved only if the Ccity Council makes the following findings:

1. The proposed zone conforms to the guidelines and policy of the General Plan.
2. The zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through conventional zoning.
3. The zone provides equal or greater compatibility with surrounding land uses than would occur with conventional zoning.
4. The zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
5. The zone avoids incompatible development on lands subject to natural hazards.
6. The zone promotes efficient land use by allowing housing and commercial development at densities that are appropriate for the area.
7. The zone provides equal or greater opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:
 - a. Encouraging or requiring significant ~~mixed-use~~mixed-use development where appropriate; and
 - b. Providing a master plan with direct and convenient pedestrian or ~~—~~bicycle connections between all land uses.

JH. Designation: Upon approval, each MPC zone shall be given a unique name following the designation "MPC--" and shall be independent of any other MPC zone.

KI. Permit approval: Within an MPC zone, applications for subdivision approval, site plan, conditional use permits and any other needed permits shall be submitted and approved as required to implement the conceptual master plan. The conceptual master plan shall meet the conceptual subdivision review requirement of title 12 of this code.

LJ. Amendments To Plan: Amendments to an approved conceptual master plan shall be obtained by following the procedures required for first approval as set forth in this section.

MK. Sunset provision: Any Master planned community zone created under this ordinance shall be commenced within one (1) year of the date which the City Council grants approval of the Zone and the accompanying development agreement, or the Master Planned Community Zone application shall be denied and the zone shall revert to the previous zone.

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~~NE.~~ HOA: The City Council shall not typically allow Homeowners' Associations to govern and assume responsibility for govern the developments created by this zone. However, an applicant may submit a proposal to allow for an HOA to manage the development. Any approval of an HOA shall be for initial probationary period for one (1) year, during which time the City Council shall monitor the effectiveness of the HOA. If at the end of the one (1) year probationary period it is determined by the City Council that the HOA is unable to adequately meet the requirements established by the City in maintaining the open space of the development as articulated in the Willard City Ordinances or pursuant to the Development Agreement, the City Council may create a Special Assessment Area for the purposes of financing the costs of improvements, operations, and maintenance for the benefit of the open space areas.

~~OM.~~ Performance Bonds: Prior to the commencement of "Development Activities" as defined in Utah Code Ann. §10-0A-101 *et seq.*, or the recording of any subdivision plat, a developer must file a cash bond, or an escrow bank account bond, or an irrevocable letter of credit as an improvement assurance in a form approved by the Willard City attorney.

~~Section 2. Effective Date.~~ This ordinance shall take effect immediately upon posting and publication in the manner as required by law.

PASSED by the City Council on this _____ day of _____, 2021, by a vote of _____ for and _____ against.

KENNETH BRAEGGER, MAYOR

ATTEST:

MICHELLE VEST-SNARR,
CITY RECORDER



WILLARD CITY
Planning Commission Meeting – Regular Meeting
October 7, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

4
5 The following members were in attendance:

6
7 Sid Bodily, Chairman
8 Diane Baker
9 Chandler Bingham
10 Alex Dubovik
11 Zack Hulseley
Chris Davis, City Manager
Bryce Wheelwright, City Planner
Michelle Drago, Planning Secretary

12
13 Excused: Blake Harrop and Colt Mund, City Attorney

14
15 Others in attendance: Dr. Joe Perrin, Mayor Kenneth Braegger, Councilman John Seamons, Travis Mote,
16 Bart Wade, Jodi Wade, Randy Braegger, Lindsay Wells, Trisha Heath, and Chad Braegger.

17
18 The meeting was called to order at 6:32 p.m.

19
20 1. PRAYER: Chandler Bingham

21
22 2. PLEDGE OF ALLEGIANCE: Diana Baker

23
24 3. ROLL CALL – Attendance was recorded by the secretary.

25
26 4. GENERAL PUBLIC COMMENTS (INPUT FOR ITEMS NOT ON AGENDA)

27
28 Randy Braegger, 120 South 100 West, thanked the City for installing the benches at Nature Park. They
29 looked good.

30
31 Bart Wade, 220 South 200 West, wanted to follow up on the traffic discussion from the last Planning
32 Commission meeting. He had counted a total of 152 homes between 100 South and 750 North, excluding
33 the houses on Highway 89. He asked the Planning Commission to visualize that the only access to and
34 from the City for all of those homes was 200 West to 200 South to the highway. The roads would probably
35 hold up, but that would be a lot of traffic. He compared that visual to the traffic that would be generated by
36 the new developments being discussed.

37
38 There were currently 48 homes below 200 West. He heard the Heritage Land Development would have
39 106 homes, which brought the total to 154. That number did not take into consideration the homes proposed
40 on the Barker property. The City was creating a situation similar to the one he had just described. Mr. Wade
41 was just as concerned about 200 South as he was 200 West. The traffic was a real problem. The homes in
42 these new developments would double the west side of town. The City didn't have a 300 South, 400 South,
43 or 500 South to alleviate the traffic. The City didn't even have a 100 West. All of the traffic would use 200
44 West to get to 200 South and the highway. Everyone knew growth was inevitable. He supported growth,
45 but he asked the Planning Commission to stipulate that 600 South be finished in conjunction with Phases
46 2 and 3 of The Orchards Subdivision.

47
48 Travis Mote, 455 South 200 West, stated that 200 West would have to be finished to 600 South to make
49 that connection work.



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- 50
51 5A. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR DAVID GRANT LOCATED AT
52 APPROXIMATELY 466 SOUTH MAIN (PARCEL NOS. 02-052-0039 AND 02-051-0172) –
53 CONTINUED FROM SEPTEMBER 16, 2021
54

55 Chairman Bodily understood that the City Attorney was not ready for this item to proceed.
56

57 Bryce Wheelwright stated that David Grant was aware that the City Attorney had asked that this item be
58 tabled.
59

60 **Commission Dubovik moved to table consideration of a lot line adjustment for David Grant located**
61 **at approximately 466 South Main. Commissioner Baker seconded the motion. All voted “aye.” The**
62 **motion passed unanimously.**
63

- 64 5B. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR BETTY CHILD LOCATED AT
65 APPROXIMATELY 458 WEST 200 NORTH (PARCEL NOS. 02-057-0035 AND 02-057-0036)
66

67 Bryce Wheelwright stated that the City Attorney had asked that this item be tabled due to questions about
68 the application.
69

70 **Commissioner Hulsey moved to table consideration of a lot line adjustment for Betty Child located**
71 **at approximately 458 West 200 North. Commissioner Bingham seconded the motion. All voted**
72 **“aye.” The motion passed unanimously.**
73

- 74 5C. CONSIDERATION OF PRELIMINARY APPROVAL OF THE ORCHARDS AT WILLARD
75 SUBDIVISION PHASE 2 LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST (PARCEL
76 NOS. 02-051-0251 AND 02-051-0087) – CONTINUED FROM SEPTEMBER 16, 2021
77

78 Chris Davis stated that Garth Day from Heritage Land Holding had a conflict and had asked that this item
79 be tabled. However, he had invited Dr. Joe Perrin from A-Trans Engineering to answer the Planning
80 Commission's questions regarding traffic on 200 West.
81

82 Dr. Joe Perrin stated that he had not done a traffic study on 200 West, but he could answer general
83 transportation questions about how much traffic a home generated and how much capacity a road had. He
84 was a resource. He did not have specific information.
85

86 Commissioner Bingham asked if Dr. Perrin was familiar with 200 West. Dr. Perrin said he was.
87

88 Commissioner Bingham stated that a lot of residents were concerned about getting traffic from where it was
89 right now to build out in a few years. How did the City handle that transition period? Dr. Perrin clarified the
90 question. What growing pains would the City experience before there were alternate traffic routes to
91 Highway 89 and 750 North?
92

93 Dr. Perrin stated that a home typically generated ten trips per day – five going and five returning. Those
94 trips would all be on the same roadway; just in different directions. A comfortable capacity for a typical two-
95 lane collector street, such as 200 West, was 9500 cars a day. A collector street was meant to collect
96 neighborhood traffic and convey that traffic to the arterial roads. A residential street had a similar capacity,
97 but 9,500 cars was not a comfortable number. A residential street usually had about 1,500 cars per day.
98 Traffic over 1,500 cars meant the road was functioning as a minor collector street. To put those numbers



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99 into houses, a residential street served about 150 homes. A collector street could handle 900 to 950 homes.
100 Roads and intersections were classified A through F. The classification system was used throughout the
101 country.
102

103 Commissioner Hulsey asked what the City needed to do to change on a road from a residential street to a
104 collection street. Dr. Perrin said a residential street had the same capacity as a collector street. The City
105 needed to identify which roads were residential and which were collector. Usually speeds on a residential
106 street was 25 mph; and collector streets were 30/35 mph. Speeds in the 40's were on minor arterial or
107 arterial streets. If there were 9,000 cars a day on a residential street, it was functioning as a collector.
108 Residential, collector, and arterial streets could all have driveways. It was a matter of how the road was
109 being utilized.
110

111 Commissioner Hulsey stated that if 200 West became a collector road, it was likely that the speed would
112 be increased to 30/35 mph. Did Dr. Perrin see that 200 West would become a collector route? Dr. Perrin
113 said that as 200 West was completed and connected, it would become a collector road by default. It would
114 run the length of the City, and it would probably have some type of enhanced intersection at 750 North. It
115 was the nature of the infrastructure, and how it was laid out. Speed limits were normally set on an 85th
116 percentile. If speed limits were artificially set too low, there would be violations. The City needed to
117 determine which roads it wanted to be collector streets and set the speed limit accordingly. The purpose of
118 a collector street was to funnel traffic from the hierarchy of residential, collector, to arterial. He could see
119 200 West with a 30 mph speed limit. On long, straight stretches of road speeds tended to creep up.
120

121 Commissioner Hulsey said the City was anticipating more traffic on 200 West. To accommodate the
122 increased traffic, more residential roads would be added. Dr. Perrin stated that Willard had a certain
123 limitation to the east. It also hit a wall to the west in the form of I-15. Willard was defined by a geographical
124 area. It could only get so much traffic depending on its land use decisions. The geographical constraints
125 would limit how much traffic developed. When the City did its transportation master plan, the City would
126 look at what the build-out conditions would be. All of the residential streets on the west side would feed 200
127 West. Then the City had to look at the natural connections between 200 West and Highway 89. If collector
128 streets on Highway 89 were limited and defined, they were more likely to qualify for traffic signals.
129

130 Commissioner Dubovik asked if Dr. Perrin's work under the master plan contract would include a traffic
131 study, or would it all be statistical. Dr. Perrin said the contract was for a master plan; it would be the guiding
132 policy. Transportation was simply one element of that plan. Usually a city completed a master plan, and
133 then it moved on to the individual elements. A future transportation plan would include more details about
134 trails, bicycle paths, micro transit, and long-range plans for a commuter rail system with TOD (transit-
135 oriented development) overlays. Dr. Perrin said that Willard's general plan would include more
136 transportation work than they normally did. It would include base data that would help when the forming a
137 future transportation plan. When he looked at Willard's base data, all of its intersections were in the A to B
138 classification range. From a traffic standpoint, Willard would not be considered congested. It had a fair
139 amount of capacity on its roadways.
140

141 Commissioner Dubovik asked if there were any special road planning considerations, access, and housing
142 density due to Willard's geography of mountains to the east, Willard Bay to the west, and only two
143 north/south arteries. Willard really only had two ways to exit - north and south if there was an earthquake or
144 wildfire or other natural disaster. Should the limited access change the way Willard planned its roads and
145 housing densities? Dr. Perrin said UDOT would always maintain the alternate route of Highway 89. It would
146 not give up capacity on Highway 89. Unfortunately, Willard had to deal with a five-lane arterial and I-15.
147 However, because of its geographical constraints Willard would only be able to develop a certain amount



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of traffic. Dr. Perrin pointed out that the City really didn't have a north/south collector road on the east side of Highway 89. There needed to be a 200 West on the east side of Highway 89.

Commission Dubovik asked about the ultimate deliverable Dr. Perrin would provide to the City. The Planning Commission had been putting off some discussions and decisions based on the master plan results, but the Planning Commission wasn't sure what information the master plan update would actually provide. Dr. Perrin said the General Plan update was being managed by Dr. Bruce Parker. He was part of the support team because transportation as only one element of General Plan. The General Plan was a guiding vision and principle. He was trying to give added value to the General Plan. Some key issues that had come from the survey were: How to get across Highway 89; and how could there be more pedestrian connection with Willard Bay. Answers to those questions would be in the details of the Master Transportation Plan, which would not be part of the General Plan. He would try to give some options for the critical questions.

Chris Davis asked that Dr. Perrin explain the progression of a master plan to implementation. Dr. Perrin stated that the first step was adoption of a master plan, which would be the guiding vision and principles for the City. Then specific, detailed plans and costs were developed for the different elements, such as parks and transportation. Those plans led to a capital improvement plan for each element. Capital improvement plans allowed cities to begin charging impact fees. Then those causing the need for expanded infrastructure helped to pay for it. The City could not arbitrarily charge impact fees. Utah law required cities to identify growth and population through master plans and capital improvement plans. The process was laid out. If the City followed those steps, it would have the backing to charge impact fees.

Dr. Perrin also explained that when the City had followed the planning steps necessary to begin charging impact fees, it could also begin to apply for grant monies. There were different funding mechanisms available to the City for capital improvement projects it could not afford. Class B and C road monies received from the State had to be used for maintenance and operations. Capital improvement projects and new construction could receive funding through various grants from different funding sources managed by the Wasatch Front Regional Council, such as STIT, SEMAC, Bikes and Trails. Impact fees were the best way to make sure the City could build its infrastructure, but every once in a while it could find other funding sources that helped.

Chris Davis stated that part of the reason for updating the Master Plan was to have the necessary documentation in place to begin applying for grant monies. Wasatch Front Regional Council would like to extend the trail from 750 North going south, but Willard needed to have its documents in place.

Commissioner Hulsey asked if the City had all of the documents, and it was just working to update them. Chris Davis said the City did not have a Capital Facilities Plan for transportation. In the year he had been working for the City, Public Works and the City Engineer had started to identify which roads should be upgraded. Willard did not receive a lot of Class C Road funds, and what it did receive did not go very far.

Chairman Bodily asked if the State had an interest in 200 West. Bryce Wheelwright said he had talked with BRAG (Bear River Association of Governments) about the 200 West Trail. At one time there was a plan to extend the trail through town. BRAD was interested in looking at that plan again. UDOT and WFRC would be conducting a visual tour on November 10 to look at continuing the trail to the south.

Chairman Bodily asked if 200 West was a City road or a State road. Mr. Wheelwright said it was a City road. Chris Davis said UDOT wanted to give roads to cities. It didn't want to take on any new ones. He did not foresee that UDOT would ever be interested in taking over 200 West. Dr. Perrin agreed. UDOT was



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interested in regional routes. They didn't want anything smaller because their job was to move traffic regionally, not locally. They were trying to give back roads they didn't feel were part of their regional network. They preferred freeways and arterials. They didn't want collector routes, and 200 West was definitely a City collector street. However, UDOT facilitated federal monies for building city streets.

Commissioner Hulsey moved to table consideration of preliminary approval of The Orchards at Willard Phase 2 located at approximately 300 South 200 West. Commission Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

5D. CONSIDERATION OF A PROPOSAL TO AMEND WILLARD CITY ZONING ORDINANCE CHAPTER 12-116(2) DEDICATION OF STREETS, RIGHTS-OF-WAY, OR EASEMENTS, COMMERCIAL OR INDUSTRIAL SUBDIVISION, OR PLANNED UNIT DEVELOPMENT – CONTINUED FROM SEPTEMBER 2, 2021

Bryce Wheelwright stated that the City Attorney was not able to attend tonight's meeting. The City Attorney had suggested that this amendment be tabled until the General Plan was updated because there seemed to be a conflict between the two.

Commissioner Baker moved to table consideration of a proposal to amend Willard City Zoning Ordinance Chapter 12-116(2) Dedication of Streets, Rights-Of-Way, or Easements, Commercial or Industrial Subdivision, or Planned Unit Development. Commissioner Hulsey seconded the motion. All voted "aye." The motion passed unanimously.

6. CONSIDERATION AND APPROVAL OF SEPTEMBER 16, 2021, REGULAR PLANNING COMMISSION MINUTES

Commissioner Bingham moved to approve the regular Planning Commission minutes of September 16, 2021, as corrected. Commissioner Hulsey seconded the motion. All voted "aye." The motion passed unanimously.

7. COMMISSIONER/STAFF COMMENTS

Bryce Wheelwright stated that there was quite a discussion regarding culinary water at the last Planning Commission meeting, and the Planning Commission had asked for pertinent information. Willard City currently had three sources of culinary water – two wells and the spring. Willard started with just the spring. It dug the first well, known as the Lower Well, in 1962. When that well was dug, water was hit at 246 feet. Casing was extended down from there. Most of the City's water was piped from the Lower Well. The second well, known as the Upper Well, was dug in the 1980's. It was located on the north side of Willard Canyon; the Lower Well was on the south side. A SCADA system was installed, but I had never worked right. In 2019, the SCADA system was updated. To date, it showed that throughout the year the water level dropped from 50 in January to 42/40 during the summer. It dropped about 10 units, then it charged back up to 50 in the winter. At present, the water level had risen from the original 246 feet to 233 feet. The City's water was doing quite well.

Chairman Bodily asked how many new homes the City could add. Bryce Wheelwright said the City's aquifer was in great shape. All the City needed to be concerned about was its storage capacity. According to the City Engineer, if every subdivision that was currently approved was built out – Deer Run, Granite Ridge, and The Orchards, there would still be enough capacity for about 70 more homes. There was plenty of capacity at the present time, and the City was in the process of adding more storage capacity around 750



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North. Mr. Wheelwright reiterated that the City only needed to be concerned about its ability to store water, not to get it out of the ground.

Chris Davis stated that the City Engineer was working on a more detailed water report.

Bryce Wheelwright reminded the Commission that BRAG was looking into continuing the 200 West Trail south to the Box Elder/Weber County line. Chris Davis stated that UTA wanted to extend the trail and to develop 500 West. The trail did not have to wait for Front Runner.

Mayor Braegger stated that while most currently serving on the Planning Commission and City Council would not live to see Front Runner reach Willard, it was possible for UTA to create a terminal on 750 North now from which bus service would be provided. Transportation service would still exist, it would just be for a lower capacity of people until the need for Front Runner was reached. The City did not have to wait 50 to 60 years or until it reached a certain population. The TOD District could happen, it would just be a bus for right now.

Bryce Wheelwright stated that BRAG was also looking at an east/west trail from Willard By to the mountains. Commissioner Hulsey asked if it would run through the culvert under the freeway. Mr. Wheelwright said it would.

Commissioner Bingham thanked the staff for the water information.

Commissioner Bingham asked about the PUD Ordinance. He felt the Planning Commission could work on it in conjunction with the Master Plan update. He also felt the Planning Commission could work on the Street Ordinance amendment and Subdivision Ordinance.

Commissioner Dubovik also thanked the staff for the culinary water information.

Commissioner Dubovik asked if the latest phase of the Granite Ridge Subdivision would exit onto 600 South. Mr. Wheelwright said it would. Commissioner Dubovik asked if it would have another way out that would not include the gravel pit road. Mr. Wheelwright said it would connect to 300 East.

Commissioner Dubovik asked how Willard's impact fees compared to other cities in the area. Bryce Wheelwright stated that last time he checked, Willard was about the same as North Ogden, Farr West, Brigham City, and others. However, the increased culinary water impact fee, which would go into effect on November 10th, would make Willard higher. Gordon Sleeman said that Willard was higher than Mantua, a comparable city.

Commissioner Dubovik asked if the administration had any idea what a secondary water system would cost and if secondary water was something the City should focus on. Mr. Wheelwright felt it was something the City needed to focus on. The cost of a secondary water system was comparable to a culinary water system. Chris Davis stated that the administration was consistently working on secondary water. It had met with an engineering firm, Pineview Water District, and the National Resource Conservation Service. The NRCS had funding available up to \$25 million for projects. The City was considering a joint project between Perry and Willard. Funding for flood control from NRCS was 100%. Secondary water was more like 50%, plus engineering costs. In the near future, he felt the City would put out an RFP for engineering. The challenge was farmers who had Pineview Water shares. They didn't want to give up those shares for pressurized irrigation. The administration would keep the Planning Commission updated.



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Commissioner Hulsey didn't want to get the cart before the horse. He wanted to have the Master Plan and Capital Facilities Plan completed before discussing the PUD Ordinance. Then the City would know what impact fees should be charged when developers came in and how roads would connect. He asked when the Master Plan and Capital Facilities Plan would be finished. Chris Davis said the City was currently working on a park impact fee. The City really couldn't work on a transportation capital facilities plan until the Master Plan and Master Transportation Plan was finished. The City did have updated water and sewer capital facilities plans. The City just finished looking at the culinary water impact fee. It was now in the process of upgrading sewer impact fees. There might be a road impact fee after all of the necessary steps were completed.

Mayor Braegger stated that the planning consultant planned to present a draft General Plan to the City just before Christmas. Chris Davis stated that another General Plan Open House was scheduled for October 18th. Due to a conflict it had been moved to Monday, October 25th. The final plan would be considered by the Planning Commission and City Council in public hearings after the first of the year. It might be spring before the actual master plan was adopted.

Commissioner Bingham stated that the City was holding things up. He felt there were things the Planning Commission could work while it was waiting.

Commissioner Hulsey reminded the Planning Commission about the Wasatch Front Regional Council Meeting on Tuesday, October 12th from 4:00 to 6:00 p.m. The meeting would be virtual. Chris Davis and Bryce Wheelwright said they would resend the meeting link to the Planning Commission members. Councilman. Travis Mote asked if the meeting would be open to the public. John Seamons said the meeting link was available on the WFRS website.

Chairman Bodily asked about the street lights in Granite Ridge. The first street had four to five lights, and one light needed to be repaired. Would there be street lights on other streets? Bryce Wheelwright said street lights were required on other streets as well. The City would not start the warranty period until the street lights were installed. The City was still waiting on street lights, stop signs, street signs, and speed limit signs.

8. ADJOURN

Commissioner Bingham moved to adjourn at 7:35 p.m. Commissioner Hulsey seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 10-07-21