



WILLARD CITY
Planning Commission Meeting – Special Meeting
December 2, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a special 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 Hulse

Chris Davis, City Manager
Colt Mund, City Attorney
Bryce Wheelwright, City Planner
Michelle Drago, Deputy City Recorder

Others in attendance: David Grant, Chad Braegger, Travis Mote; Garth Day, Heritage Land Holdings; Jake Whitaker; and Doug Younger.

The meeting was called to order at 6:32 p.m. by Vice Chairman Bingham.

1. PRAYER: Alex Dubovik
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)

Travis Mote, 455 South 200 West, stated that he had listened to the last few SLUA meetings. He asked if 200 West and 200 South had been declared as collector streets.

Commissioner Baker said the current street designations could be found in Willard's Road Master Plan.

Mr. Mote did not feel the citizens would feel it was reasonable to cram 9,000 cars a day down those streets. That needed to be considered as the City moved forward with a traffic plan. In the November 24th SLUA meeting, it was assumed that the traffic capacity on those roads was 9,000 cars a day. When Dr. Perrin spoke to the Planning Commission he said the City needed to determine the capacity of those roads.

Commissioner Dubovik remembered that the master plan consultants talked about collector streets, but he couldn't remember which streets were supposed to be collectors.

Mr. Mote said 200 West probably would be a collector street, but he felt the City needed to do a traffic study to determine what and when that would be and what infrastructure would be needed to protect pedestrians and other traffic. At some point The Orchards Subdivision would come out on the north side of Bart Wade at approximately 220 South 200 West. That would be a very weird intersection. He felt traffic would need serious consideration there. He was concerned the City was presuming that 200 West would have 9,000 cars when a City official or body with authority had never made that determination.

Chairman Bodily and Commissioner Hulse arrived at 6:37 p.m.



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- 5A. PUBLIC HEARING TO CONSIDER A PETITION FROM DAVID GRANT TO REZONE APPROXIMATELY 3.99 ACRES LOCATED AT APPROXIMATELY 466 SOUTH MAIN FROM A5 TO R ½ (PARCEL NOS. 02-051-0172 AND 02-052-0039)

Commissioner Harrop moved to open the public hearing at 6:38 p.m. Commissioner Dubovik seconded the motion. All voted “aye.” The motion passed unanimously.

Chairman Bodily read Willard City's Rules of Order.

Bryce Wheelwright, City Planner, stated that David Grant owned three parcels at approximately 466 South Main. Mr. Grant wanted to adjust property lines to create a one-acre lot on the west side of his property. The lot would eventually have frontage on 100 West if 100 West went through.

Chairman Bodily clarified that there could eventually be three homes on this property if 100 West went through. Mr. Wheelwright said that was correct.

Mr. Wheelwright explained that Mr. Grant needed to rezone his property from A5 to R ½ in order to have a one-acre lot. The R ½ Zone in this area complied with the City's Future Land Use Map and the City's Master Plan.

David Grant stated that he intended to finish building the home he had already started on his property. He didn't have immediate plans for anything on 100 West. He purchased three parcels, and he wanted to keep three parcels by adjusting lot lines. If he needed income in the future, he would have a parcel that could possibly be sold.

Chairman Bodily opened the floor for public comments. There were none.

Commissioner Baker moved to close the public hearing at 6:41 p.m. Commissioner Hulseay seconded the motion. All voted “aye.” The motion passed unanimously.

Commissioner Dubovik asked if Colt Mund had completed his legal review. Colt Mund stated that Mr. Grant originally applied for a lot line adjustment. In his opinion the lot line adjustment could not be granted unless the rezone proceeded because it would create a non-conforming lot. If the Planning Commission recommended that the rezone be approved and the City Council approved the rezone, then the lot line adjustment would be appropriate.

Commissioner Baker asked if the lot line adjustment would create a flag lot. Colt Mund said it would not. The lot being created would have frontage on the future 100 West.

Bryce Wheelwright stated that David Grant could not sell the parcel being created as a building lot until 100 West went through. Until then the parcel would be a plot of ground.

Colt Mund recommended that approval of Mr. Grant's lot line adjustment be subject to the City Council's approval of the rezone.

Commissioner Bingham moved to recommend that the City Council approve a request from David Grant to rezone 3.99 acres located at approximately 466 South Main (Parcel Nos. 02-051-0172 and 02-052-0039) from A5 to R ½. Commissioner Dubovik seconded the motion.



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Commissioner Hulsey stated that the agenda did not include approval of the rezone. Could the Planning Commission act on the rezone? Colt Mund said the agenda indicated that the rezone petition would be considered. He was comfortable with approval of the rezone.

All voted “aye.” The motion passed unanimously.

5B. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR DAVID GRANT LOCATED AT APPROXIMATELY 466 SOUTH MAIN (PARCEL NOS. 02-051-0172 AND 02-052-0039)

Chairman Bodily asked if the Planning Commission members had any further discussion regarding the lot line adjustment. They did not.

Bryce Wheelwright recommended that the Planning Commission approve the lot line adjustment subject to the City Council's approval of the rezone.

Commissioner Dubovik moved to approve a lot line adjustment for David Grant located at 466 South Main (Parcel Nos. 02-051-0172 and 02-052-0039) contingent on the City Council's approval of his rezone request. Commissioner Bingham seconded the motion. All voted “aye.” The motion passed unanimously.

5C. CONSIDERATION OF PRELIMINARY APPROVAL FOR THE ORCHARDS AT WILLARD SUBDIVISION PHASE 2 LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST (PARCEL NOS. 02-051-0251 AND 02-051-0087) – CONTINUED FROM SEPTEMBER 16, AND OCTOBER 7, 2021

Bryce Wheelwright stated that the Planning Commission had discussed preliminary approval of The Orchards Phase 2 a few months ago. It had asked that the traffic on 200 West be counted. The City hired an individual to count the traffic. The City Engineer analyzed the traffic count and prepared a memo for the Planning Commission. The traffic count indicated there were about 35 cars per hour during the peak traffic hours, which meant there was a car about every 1 ¾ minutes. The City Engineer said the average household generated approximately 10 trips per day. The ten lots in Phase 2 would add an additional 100 trips per day for a total expected traffic volume of 440 trips per day. The City Engineer indicated that 200 West could support 3,700 trips per day without any significant delays. With the expected 440 trips per day on 200 West, there was not a concern regarding transportation issues in the area in the immediate future.

Chairman Bodily said that according to the City Engineer's memo 200 West could handle traffic from a completed Orchards Subdivision. Bryce Wheelwright said the corridor could. The road itself might need some work.

Garth Day, Heritage Land Holding, said they had improved their side of the road. He thought the other side was done as well. Mr. Wheelwright said it would be.

Garth Day stated that the only thing that might change on the preliminary plan presented to the Planning Commission was the size of Lot 107. It was currently three-fourths of an acre. They had been working with the Lemon family. The boundaries of Lot 107 might change based on the negotiation results. Whatever happened, Lot 107 would not be less than a half-acre.

Chairman Bodily asked about the size of the lots. Garth Day said all of the lots were at least a half-acre.



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Mr. Day said they were providing a second access on the south side of the subdivision. In accordance with City standards, the access would be a fully built road.

Chairman Bodily asked about the number of lots. Mr. Day said there were eleven lots.

Chairman Bodily asked if there were any comments from the audience. There were none.

Commissioner Baker stated that in the audio recording of the November 24th SLUA meeting, Bryce Wheelwright said most of the current residents on 200 West were older without kids. Bryce Wheelwright said most of the residents in the Three Peaks Subdivision were retired couples.

Commissioner Baker said the traffic study did not address the safety of kids walking on 200 West. If there was more than 300 cars on the road, what about the safety of the kids?

Chairman Bodily felt the safety of the road related to the amount of traffic. According to the City Engineer, the road could handle a lot more traffic.

Bryce Wheelwright stated that there was curb, gutter, and sidewalk on the new part.

Commissioner Bingham stated that 200 West was a residential street, and the current traffic was only 10% of the recommended residential capacity. In his opinion, if a street was only 10% of the State-recommended capacity, it was probably pretty safe.

Commissioner Baker asked about the one-way in and one-way out on 200 South. Commissioner Bingham said even if capacity on 200 South was double what it was on 200 West, the current traffic load was only 20%.

Commissioner Hulsey stated that the current traffic load on 200 South had not been established.

Commissioner Bingham said the majority of traffic on 200 South came from the southern part of 200 West. If the same amount from the north side of 200 West used 200 South, 200 South's capacity would be about 20%. That was still a lot less traffic than a residential road was designed to carry.

Bryce Wheelwright reminded the Planning Commission that traffic could also use 600 South.

Commissioner Harrop asked if the speed limit was 25 mph. Mr. Wheelwright said it was.

Commissioner Baker was still concerned about the one way in and one way out. She felt the residents of the Deer Run Subdivision would use 200 West, even if it was a dirt road, to take kids to school because it would be faster than using Highway 89. She asked if school buses would use 200 West to access the Deer Run Subdivision. She asked where the bus stops were located. Travis Mote said there were a couple of bus stops on 200 South. Then the bus turned south on Highway 89 and headed toward the Deer Run Subdivision.

Commissioner Bingham did not feel there was a traffic problem or a safety issue because the road was underutilized.

Commissioner Hulsey stated that based on the traffic study he was comfortable approving the second phase of The Orchards Subdivision. He felt that in the very near future Willard needed to decide what level



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of service it wanted for all of its roads. As connections were made with Deer Run, traffic on 200 West would hit higher thresholds. He did not feel the eleven homes in Phase 2 would get close to the limit on 200 West, but the City needed to know what that limit was. It all tied into the Master Plan. Capital improvements on 200 West also needed to be a high priority.

Chairman Bodily agreed that 200 West had more pedestrian traffic than other streets.

Commissioner Hulsey felt a trail or sidewalk on 200 West should be the first capital improvement project. Bryce Wheelwright stated that 200 West was designated as part of the HOP Trail (Historic Orchard Pathway Trail). It went north on 200 West. When the City got the funding, it was supposed to go through town to the Deer Run Subdivision and then south to the Box Elder/Weber County line.

Commissioner Bingham stated that a lot of the current traffic was being generated by the home construction. It wasn't coming from people who lived there. He felt the traffic study was a little heavy. When everything was built, the traffic would probably be a little less.

Commissioner Hulsey stated that for right now these eleven homes were fine. When the Master Plan and Transportation Plans were finished, the City would have a better idea what the thresholds would be. He did not feel these eleven homes would meet or exceed the threshold before the City could set them.

Commissioner Bingham moved to recommend that the City Council grant preliminary approval of The Orchards Subdivision Phase 2 located at approximately 300 South 200 West (Parcel Nos. 02-051-0251 and 02-051-0087) based on the recommendations of the City Engineer. Commissioner Harrop seconded the motion. All voted "aye," except Commission Baker who voted "nay." The motion passed on a four to one vote.

5D. DISCUSSION REGARDING REGULAR MEETING DATES FOR CALENDAR YEAR 2022

Chairman Bodily asked if there would be a meeting on December 16th. Bryce Wheelwright stated that there weren't pressing items for the December 16th meeting.

Chairman Bodily stated that the 2022 meeting dates were subject to change. Usually the Planning Commission meetings were held on the first and third Thursdays of each month. He asked if the Commission had any comments about the proposed meeting dates. There weren't any comments.

6. CONSIDERATION AND APPROVAL OF NOVEMBER 9, 2021, REGULAR PLANNING COMMISSION MINUTES

Commissioner Hulsey moved to approve the regular Planning Commission minutes of November 9, 2021, as corrected. Commissioner Dubovik seconded the motion. All voted "aye," except Commissioner Baker who abstained. The motion passed.

7. COMMISSIONER/STAFF COMMENTS

Bryce Wheelwright

The City's Christmas Appreciation Dinner had been rescheduled from December 10th to Wednesday, December 15th, at 6:30 p.m. The food would be provided by Maddox.



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300 East had been paved that day. The home that was being built was finished. The south end of 300 East was pretty much finished.

Granite Ridge No. 4 had some issues. They were on hold until improvements were brought up to City standards.

Chairman Bodily

What was the gas company doing on 300 East? Mr. Wheelwright said the gas company had to be on site because of the high pressure gas line. Chris Davis said the gas company was removing the old line on Haul Road.

Chris Davis

Did not have any comments.

Colt Mund

Did not have any comments.

Commissioner Harrop

Did not have any comments.

Commissioner Baker

Did not have any comments.

Commissioner Hulsey

Asked about the status of the Master Plan. Chris Davis said he would contact Bruce Parker. Mr. Parker had indicated a draft plan would be ready around Christmas.

Commissioner Dubovik

Asked if the new gas line was active. Mr. Wheelwright thought it was.

Commissioner Bingham

Asked that the next agenda include the Master Plan Zone. Bryce Wheelwright said the City Council had talked about holding a joint work session with the Planning Commission. Mr. Davis said the current Council had pushed the MPC on to the next Council in January. Commissioner Bingham felt the Planning Commission could talk about some things to get it going.

Asked that the City Engineer talk to the Planning Commission about the updated Storm Drain Capital Facilities Plan.



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8. ADJOURN

Commissioner Bingham moved to adjourn at 7:10 p.m. Commissioner Hulse seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 1/20/21

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 12-02-2021

