



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 3, 2022 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a regular 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

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

Excused: Zack Hulseley

Others in attendance: Mayor Travis Mote; Councilman Jack Seamons; Police Chief Theron Fielding; Chad Braegger; and Doug Younger.

The meeting was called to order at 6:30 p.m.

1. PRAYER: Sid Bodily
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 weren't any public comments.

5A. REVIEW CURRENT DRAFT OF CHAPTER 12-106 MASTER PLANNED COMMUNITY ZONE AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chris Davis, City Manager, stated that the Planning Commission had discussed this issue more than a few times. The Planning Commission had received the most current version of the Master Planned Community Zone that had been drafted by the City Attorney. It contained comments made by the Planning Commission and City Council during the January 26th work session. During the work session, the Mayor suggested that the Planning Commission might want to hold another public hearing. Willard City's ordinances required that the Planning Commission make a formal recommendation regarding the proposed zone to the City Council. So far the Planning Commission had not made a formal recommendation. Mr. Davis said the Planning Commission had four options:

1. Hold a discussion, set a public hearing for February 17th, take public comment, and then make a recommendation for or against to the City Council;
2. Determine that the public hearing which had been held was sufficient, have a discussion, decide that it didn't like the ordinance, and send that recommendation to the City Council;
3. Hold a discussion and make a recommendation to the Council that the ordinance be approved with modifications; and
4. Hold a discussion and forward a recommendation to the Council that the ordinance be approved as written.



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Chairman Bodily asked if the Planning Commission had had a chance to read the proposed draft. Commission members indicated that they had. Chairman Bodily asked how Commission members felt about the proposed draft.

Commissioner Baker stated that questions were brought up and discussed at the Council/ Commission workshop. She felt the new draft prepared by City Attorney Mund addressed concerns about the Master Plan and open spaces. She was okay with the proposed draft.

Commissioner Dubovik appreciated the work that had gone into the current draft. He didn't feel it was possible to have a perfect ordinance due to the dynamic world we live in. The proposed draft gave the City maximum flexibility to be the master of its own destiny. It gave the City leadership the ability to approve or disapprove a development plan and not be constrained by countless hard requirements. The proposed draft covered past concerns and gave the City the flexibility to be City leaders and make judgment calls.

Commissioner Bingham agreed with Commissioners Baker and Dubovik. The Planning Commission and City Council went through the proposed ordinance. He didn't know that it had everything that everybody wanted, which probably made it a pretty good ordinance.

Commissioner Harrop had read the proposed ordinance, and he liked that it. He felt it gave the City flexibility. He was concerned about open space, and that the City would end up with a little space here and a little space there. He was more in favor of a park fee so the City could maintain and improve existing parks. He didn't want little parks here and there. He felt the proposed ordinance would save an immense amount of ground that would be used up otherwise, which would create open space. He had asked Bryce Wheelwright for information regarding permits pulled in 2019, 2020, and 2021. From 2019 to 2020, there was a 285% increase in building permits in Willard City. In 2021 there was a 200% increase over 2019. If those numbers continued for 10 years, under the proposed MPC Zone versus half-acre lots, 175 acres of land would be saved. That was a lot of open space. It might not be small pockets here and there, but it might be farm ground as Mayor Mote had talked about. The proposed ordinance could create that much open space.

Chairman Bodily was disappointed that the proposed ordinance did not include a minimum lot size. He was concerned that smaller lots would lead to storage of recreational vehicles stored in the City right-of-way, which would require enforcement using the City's Nuisance Ordinance. He felt lots should be large enough to allow property owners to store extra vehicles or trailers. That was the reason he wanted 15,000 square foot lots. He was okay with the rest of the ordinance.

Commissioner Harrop asked about frontage. Commissioner Bingham said that frontage would be addressed in a development agreement. Commissioner Harrop felt that maintaining frontage would provide a more open atmosphere. The ordinance did talk about side yards for trailers.

Commissioner Bingham felt the proposed ordinance made all options available. There would be development that weren't residential housing. The ordinance was designed to address them as well. If lot sizes were limited, the City's ability to address different types of developments would be limited.

Chairman Bodily asked about holding another public hearing.



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Commissioner Harrop asked how many public hearings had been held. Chris Davis said that one public hearing was held on March 4, 2021. The proposed ordinance had been on the Planning Commission a number of times for discussion but it had not made a formal recommendation to the City Council. Chairman Bodily felt it would be best to hold a public hearing so the Planning Commission could not be accused of slamming the ordinance through. The hearing could be held at the next meeting.

Commissioner Bingham asked about notification requirements. Chris Davis said the City was required to provide a 10-day notice of the public hearing, which could be accomplished before the next meeting.

Michelle Drago, Deputy Recorder, felt that a public hearing to receive public input regarding adoption of Chapter 12-106 fell under the State's new public notice requirements. Ten calendar days prior to the hearing, the City was required to post a notice in three locations throughout the municipality, post a notice on the City's website, and post a notice on the Utah Public Notice website. There was time to provide the required notice before a hearing on February 17th. A notice could also be published in the local newspaper, but it wasn't a State requirement.

Commissioner Harrop felt the Planning Commission should hold another public hearing. If the public was okay with the proposed ordinance, the Planning Commission could forward it to the City Council. If the citizens were okay with the proposed ordinance, he didn't see a reason to hold it up.

Commissioner Baker moved to set a public hearing for February 17, 2022, at 6:30 p.m. to receive public input regarding the proposed Chapter 12-106 Master Planning Community Zone. Commissioner Harrop seconded the motion. All voted "aye." The motion passed unanimously.

Chris Davis stated that Chairman Bodily's concern about parking for recreational vehicles could be dealt with in a development agreement. The Planning Commission could ask a developer to show where recreational vehicles would be parked and stored. There were developments that had that type of parking.

6. CONSIDERATION AND APPROVAL OF JANUARY 20, 2022, REGULAR PLANNING COMMISSION MINUTES

Commissioner Dubovik moved to approve the regular Planning Commission minutes of January 20, 2022, as corrected. Commissioner Baker seconded the motion. All voted "aye." The motion passed unanimously.

7. COMMISSIONER/STAFF COMMENTS

Chris Davis

Did not have any comments.

Colt Mund

Did not have any comments.

Bryce Wheelwright

Mr. Wheelwright stated that the City had received inquiries about some possible commercial uses. One was an industrial, distribution-type business that wanted to locate west of the freeway. There had also been



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inquiries about using The Shack on Main Street as a drive-through soda shop. Both of the uses would need conditional use permits.

Commissioner Bingham

Commissioner Bingham felt the Planning Commission needed to update the Subdivision Ordinance regarding secondary water, fiber optics, and curb and gutter. Someone also needed to review the Storm Drain Capital Facilities Plan with the Planning Commission.

Chris Davis provided a quick update on a Connex franchise agreement for fiber optics approved by the City Council. Connex was working on a marketing campaign to gauge the citizens' interest.

Mayor Mote said he would love to see the Planning Commission hold a work session and make recommendations to the City Council regarding ordinances.

Commissioner Dubovik

Commissioner Dubovik appreciated the way the Master Planned Community Zone came together.

Commissioner Harrop

Commissioner Harrop felt the proposed MPC Zone provided a way for it to evolve if the Planning Commission realized something had been missed.

Commissioner Baker

Commissioner Baker liked the way the proposed MPC Zone was tied to the Master Plan. Her big concern regarding the Master Plan was the road situation and resolving dead-ends. She hoped everything could be tied together so that City services and emergency responders could find addresses.

Chairman Bodily

Did not have any comments.

8. ADJOURN

Commissioner Baker moved to adjourn at 6:55 p.m. Commissioner Bingham seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 2/17/22

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 02-03-2022