



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, September 1, 2022 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

The meeting will be held in accordance with current COVID-19 guidelines.

(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. Report from City Council
6. Discussion/Action Items
 - a. Public hearing to receive public comments regarding a proposal to amend the Supplementary Regulations - Chapter 12-102 - of the Willard City Zoning Ordinance by adding regulations for Accessory Dwelling Units
 - b. Consideration and recommendation to City Council regarding a proposal to amend the Supplementary Regulations – Chapter 12-102 – of the Willard City Zoning Ordinance by adopting regulations for Accessory Dwelling Units
 - c. Consideration of a Conditional Use Permit for Jeff and Brenda Moyes for a mechanic shop located at approximately 51 North Main (Parcel No. 02-047-0177)
 - d. Review and recommendation regarding Future Land Use Map and portions of the General Plan
7. Consideration and approval of the July 21, 2022, regular Planning Commission minutes
8. Commissioner/Staff Comments
9. 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 Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 12th day of August, 2022.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE OF PUBLIC HEARING WILLARD CITY PLANNING COMMISSION

Notice is hereby given that the Willard City Planning Commission will hold a public hearing to receive public comment regarding a proposal to amend the Supplementary Regulations - Chapter 12-102 - of the Willard City Zoning Ordinance by adding regulations for Accessory Dwelling Units.

The public hearing will be held on Thursday, September 1, 2022, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular Planning Commission meeting.

Information regarding this matter is available during business hours by contacting the Willard City Planner at 435-723-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah, phone number (435) 734-9881, at least three working days prior to the meeting.

I, the undersigned duly appointed Deputy City Recorder for Willard City Corporation hereby certify that a copy of the foregoing notice and agenda was posted at the Willard City Hall; two other places in the community; on the State of Utah Public Meeting Notice website <http://www.utah.gov/pmn/index.html>; on the Willard City website www.willardcity.com; and sent to the Box Elder News Journal this 19th day of August, 2022.

/s/Michelle Drago
Deputy City Recorder

CHAPTER 12-102-23. Accessory Dwelling Units

12-102-23-1 Purpose.

Accessory Dwelling Units in single-family residential zones are an important tool in the overall housing goals and needs of the city and allow for alternative and flexible housing options in owner-occupied single-family residences. The purposes of this section are to:

- (1) Allow new housing units while respecting the appearance, neighborhood character, and reducing the adverse impacts to surrounding areas and property owners.
- (2) Provide more housing choice in residential zones.
- (3) Provide housing options for family caregivers, adult children, and aging parents.
- (4) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

12-102-23-2 Definitions.

For the purpose of this chapter, whenever any of the following words, terms, or definitions are used herein, they shall have the meaning ascribed to them in this section.

(1) Detached Accessory Dwelling Unit. Means a stand-alone permanent structure, as an entirely separate unit or constructed as part of an existing accessory structure (such as a detached garage or shed) with typical footing and foundation that is not attached to the Primary Dwelling and which provides fully connected utility services to the unit and is used as a dwelling and for the purpose of offering a long-term rental of thirty (30) consecutive calendar days or longer. A Detached Accessory Dwelling Unit must be located on the same lot of record as the Primary Dwelling.

(2) Internal Accessory Dwelling Unit. Means an accessory dwelling unit created (i) within the footprint of the primary dwelling at the time the Internal Accessory Dwelling unit is created; (ii) for the purposes of offering long-term rental of thirty (30) consecutive calendar days or more; (iii) located on the same lot of record as the primary dwelling; and (iv) includes separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit Occupants.

(3) Primary Dwelling. Means a single-family dwelling that is (i) detached; and (ii) occupied as the primary residence of the owner of record.

12-102-23-3. Location.

A maximum of one (1) Accessory Dwelling Unit shall be allowed per lot of record. Under no circumstance shall a lot be allowed to have both a Detached Accessory Dwelling Unit and an Internal Accessory Dwelling Unit.

12-102-23-4. General Regulations.

The following regulations must be met in order to have an Accessory Dwelling Unit:

- (1) An application shall be filed with the City prior to the creation or establishment of an Accessory Dwelling Unit.
- (2) Upon approval of an Accessory Dwelling Unit application, the owner of the Primary Dwelling shall obtain a rental business license issued by Willard City; before the Accessory Dwelling Unit is rented. Such rental business license must remain valid and must be renewed, as required by Willard City.
- (3) Before occupancy, the City Administrator shall confirm the Accessory Dwelling Unit complies with all Willard City building, health, and fire codes, as adopted.
- (4) Accessory Dwelling Units shall be allowed as a Permitted Use in R-1, R-1/2, and C-N Zones.
- (5) An Accessory Dwelling Unit shall not be rented or occupied for a period of less than thirty (30) consecutive calendar days. It is prohibited for any Accessory Dwelling Unit to be used as a short-term rental unit.
- (6) The Accessory Dwelling Unit shall include separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit occupants.
- (7) One (1) additional on-site-hard-surface (concrete, asphalt, pavers) parking space shall be provided for the exclusive use of the Accessory Dwelling Unit, regardless of whether the Primary Dwelling is existing or a new construction.
- (8) The Accessory Dwelling Unit parking space shall not be located within the clear view area on a corner lot.
- (9) All Internal Accessory Dwelling Units shall have a separate, accessible entrance or stairway.
- (10) Drive approaches and curb cuts shall comply with the Willard City Public Works Standards.
- (11) No portion of a mobile home, mobile home park, motor home subdivision as defined within the Willard City Zoning Ordinances, Recreational Vehicle, or Recreational Vehicle Park shall be entitled to any use as an Accessory Dwelling Unit.
- (12) No construction to create or establish an Accessory Dwelling Unit shall commence without the issuance of the necessary building permits and zoning approval, as required by Willard City.
- (13) The owner of a Primary Dwelling shall reside on the property, either occupying the Primary Dwelling or the Accessory Dwelling Unit.
- (14) Accessory Dwelling Units are exempt from the residential density standard of the Willard City Zoning Code.
- (15) Each Accessory Dwelling Unit shall have the same street and mailing address as the primary dwelling, but shall add the letter "B" to the Accessory Dwelling Unit's address.

12-102-23-5. Standards for Internal Accessory Dwelling Units.

- (1) An Internal Accessory Dwelling Unit shall be designed in a manner that does not change the appearance of the Primary Dwelling as a single-family residence.
- (2) The Owner of the Primary Dwelling shall replace any parking spaces contained within a garage or carport if an Internal Accessory Dwelling Unit is created within an attached garage or carport.
- (3) An Internal Accessory Dwelling Unit is prohibited if it will be served by a failing septic tank, as determined by Willard City or the Box Elder County Health Department.
- (4) The Internal Accessory Dwelling Unit shall be served by the utility meter serving the Primary Dwelling. The installation of a separate utility meter for an Internal Accessory Dwelling Unit is prohibited.

12-102-23-6. Standards for Detached Accessory Dwelling Units.

1. A Detached Accessory Dwelling Unit shall be a permanent structure. Trailers, mobile homes, and other movable structures shall not be permitted as a Detached Accessory Dwelling Unit.
2. Exterior lighting for a Detached Accessory Dwelling Unit shall provide illumination directed downward with the light source shielded from adjoining properties. Any light source for a Detached Accessory Dwelling Unit shall not encroach be visible from adjacent properties.
3. A Detached Accessory Dwelling Unit shall have the same or similar design as the Primary Dwelling.
4. A Detached Accessory Dwelling Unit shall be complementary to the Primary Dwelling's architectural character by using similar exterior building materials, window types, door and window trims, roofing materials, roof pitch, and permanent foundation.
5. A Detached Accessory Dwelling Unit shall maintain the same or similar color of the Primary Dwelling.
6. Be designed or appear so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the Primary Dwelling (exterior materials, color, and roof pitch).
7. The height shall not exceed the height of the Primary Dwelling.
8. Exterior stairways and landings shall not encroach into a setback.
9. A Detached Accessory Dwelling Unit shall:
 - a. Not be less than three hundred (300) square feet or more than one thousand (1,000) square feet.
 - b. Not occupy more than twenty five percent (25%) of the rear yard area of the lot.

c. Meet all accessory building standards for lot coverage, rear yard coverage, height, and any other standards for the zone in which it is located.

10. Balconies and rooftop decks are prohibited.

11. Windows on a Detached Accessory Dwelling Unit located above a detached garage facing adjoining properties are prohibited, unless required by building, health, and fire codes, as adopted. If required, a frosted, translucent, or stained type of non-see-through window shall be installed.

12-102-23-7. Impact Fees

The creation or construction of a Detached Accessory Dwelling Unit shall result in the assessment of the following impact fees:

- a. Water: Sixty-six percent (66%) of the single-family water impact fee.
- b. Sewer: Sixty-six percent (66%) of the single-family sewer impact fee.
- c. Internal Accessory Dwelling Units shall not be required to pay impact fees.

12-102-23-8. Non-Transferability.

Upon the sale or transfer of the home, a permit allowing an Accessory Dwelling Unit on the lot shall expire. The new record owner of the lot shall be required to submit a new application and obtain a new permit as outlined herein. The Primary Dwelling and Accessory Dwelling Unit must be on the same parcel or lot, shall not be subdivided, and shall not be sold separately.

12-102-23-9. Recordation Required.

The City shall record a notice in the Office of the Box Elder County Recorder that provides:

- (1) A description of the Primary Dwelling.
- (2) A statement that the Primary Dwelling or Primary Dwelling lot of record contains an Accessory Dwelling Unit.
- (3) A statement that the Accessory Dwelling Unit may only be used in accordance with Willard City's land use regulations.
- (4) Upon recording the notice described herein, the City shall mail a copy of the notice to the owner of the Internal Accessory Dwelling Unit.
- (5) Meet all standards and requirements of 12-504 of this Ordinance and all other requirements of any applicable ordinances.

12-102-23-10. Enforcement.

- (1) Willard City may, in addition to any other legal or equitable remedies available, pursue a lien against the subject property in an amount of \$100.00 for each day of violation (after notice of noncompliance has been provided) for:

- (a) Any violation of Utah Code Section 10-9a-530; or
- (b) Any violation of this Section.

12-102-23-11. Notice and Hearing.

Willard City adopts the lien notice and hearing notice requirements set forth in Utah Code Section 10-9a-530. An owner appealing a violation may appeal that decision to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 12-101-2. Any decision of the Hearing Officer may be appealed by the owner or City to the District Court within thirty (30) days from the issuance of the written decision.

12-102-23-12. Criminal Penalty

Violation of any of the provisions of this Chapter may be punishable by a Class C misdemeanor upon conviction and subject to a \$500.00 fine.

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

August 29, 2022

STAFF REPORT FOR J & B AUTO BODY CONDITIONAL USE PERMIT

Jeff and Brenda Moyes applied for a Conditional Use Permit and business license to operate an Auto Repair Shop out of the building at 51 North Main.

The building has previously been used for the same type of business and has an existing Conditional Use Permit that was issued in April 2018 under the name of Alex Gillispie. (See attached).

It is the recommendation of Staff that Jeff and Brenda Moyes be approved to operate the business at 51 North Main as an Auto Repair Shop under the same conditions as the original Conditional Use Permit, and that a business license be issued after the property has been approved by the Fire Marshal.

If the Planning Commission wants to impose other conditions on the property, this is the opportunity and time to do so.

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

Conditional Use Permit

Date Issued: April 9, 2018

Applicant's Name: Alex Gillespie
51 North Main
Willard UT 84340

Parcel # 02-047-0177

A Conditional Use Permit is issued for an Automobile Repair Shop,
With the following conditions.

- 1 The property must be kept neat and clean at all times with no more than 4 vehicles in any stage of disassembly at any one time
- 2 Noise level will be limited to regular business hours of 8:00 am to 6:00 pm Monday thru Saturday with no work done on Sunday.
- 3 All waste products will be contained properly with labels and in accordance with EPA regulations and standards with no more than four 55gallon drums on site at any one time.
- 4 There will be no more than 4 employees at any one time and there will be no off-street parking.

Applicant's Signature

Date

City Representative – City Planner

Date

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

CONDITIONAL USE PERMIT

Date Issued: September 1, 2022

Applicant's Name: Jeff and Brenda Moyes
51 North Main
Willard UT 84340

Parcel No: 02-047-0177

A Conditional Use Permit is issued for an Automobile Repair Shop at 51 North Main, with the following conditions.

- 1 The property must be kept neat and clean at all times with no more than 4 vehicles in any stage of disassembly at any one time
- 2 Noise level will be limited to regular business hours of 8:00 am to 6:00 pm Monday through Saturday with no work done on Sunday.
- 3 All waste products will be contained properly with labels and in accordance with EPA regulations and standards with no more than four 55gallon drums on site at any one time.
- 4 There will be no more than 4 employees at any one time and there will be no off-street parking.
- 5 Parking behind, or west, of the shop shall be enclosed with screen fencing.

Applicant's Signature

Date

City Representative – City Planner

Date

**WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING**

Application Date:

7-26-2022

Assessor's Parcel Number

Applicant:

299 Paxton Place

Mailing Address

Brigham City

Ut 84302

51 N. Main

Project Address

Willard, Ut 84340

801-648-8131 (Brenda)

Phone Number

801-528-8461 (Jeff)

Cell Phone

51 North Main

Parcel Legal Description

Opd Willard, Ut 84340
02-047-0177

Leasing a mechanic shop

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) Jeff & Brenda Moya 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 51 North Main Willard, UT 84 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

Property Owner(s)

AGENT

N/A

Subscribed and sworn before me this 26 day of July 2022



Michelle Drago
Notary Public

Residing in

Perry, 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 _____ 20 ____

Notary Public

Residing in _____

My commission expires: _____



Willard City
80 W 50 S | PO Box 593
Willard, UT 84340
(435) 734-9881
willardcity@comcast.net

XBP Confirmation Number: 125178034

Transaction detail for payment to Willard City.			Date: 07/26/2022 - 12:16:36 PM MT
Transaction Number: 178182745PT VisaXXXX-XXXX-XXXX-0597 Status: Successful			
Account #	Item	Quantity	Item Amount
	Developer Fees	1	\$25.00
Notes: CUP APPLICATION FOR JEFF AND BRENDA MOYES			

TOTAL: \$25.00

Transaction detail for payment to Willard City.			Date: 07/26/2022 - 12:16:37 PM MT
Transaction Number: 178182750PT VisaXXXX-XXXX-XXXX-0597 Status: Successful			
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$1.25
Notes: CUP APPLICATION FOR JEFF AND BRENDA MOYES			

TOTAL: \$1.25

Billing Information
JEFF MOYES
BRIGHAM CITY, UT 84302

Transaction taken by: Admin mdragoCaselle MD

City of Willard

BUSINESS LICENSE DIVISION

80 W 50 S, PO Box 593, Willard, Utah 84340

Phone (435) 734-9881

Fax (435) 723-6164

FOR OFFICE USE ONLY

Business License Category _____

Date Application Received 8/23/22

Application / License Fee _____

Other Fee: _____

☐ Check ☐ Cash

Total _____

Receipt No. _____ Date Rec'd _____

BUSINESS LICENSE APPLICATION

PLEASE COMPLETE ALL ITEMS - INCOMPLETE APPLICATIONS WILL BE RETURNED
WITHOUT BEING PROCESSED.

SECTION I: Business Information - Please type or print clearly

Change of: ☐ Location ☒ Ownership ☐ Business Name

Date of Application 8-19-2022

Business Name JGB Auto

Is this name registered with the State of
Utah? ☒ Yes ☐ No

Type of Business (Be Specific) Mechanic shop - General repair

Business Address 51 North main St. willard UT 84340
Street City State Zip

Bus. Phone No. 435-720-3960

Mailing Address _____

Bus. Start Date _____

Owner's Name Jeff and Brenda Moyes
Street/PO Box City State Zip

Phone No. 801-648-8131
801-928-8461

Owner's Address 299 Paxton place Brigham UT 84302
Street City State Zip

Manager's Name Brenda Moyes

Phone No. 801-648-8131

Manager's Address 299 Paxton Place Brigham City UT 84302
Street City State Zip

Federal License (if any) _____ No. _____ Expires _____

Federal ID: ☐ SSN or ☒ EIN 88-1656591 Utah Corporation, LP or LLC No. 12794565-0160

State Sales & Use Tax No. _____

If not applicable please sign here: _____

15530510-003-STC

Filing: ☐ Annual ☐ Monthly ☒ Quarterly

DBA File No. _____

Professional License / State Contractor Number (If Applicable): _____

Continued on Back of Page

435-720-3960

SECTION II: Check All That Apply
☐ Approximate Number of Employees: 3

- | | |
|--|---|
| ☐ Commercial | ☐ Home Occupation |
| ☐ Sole Proprietorship | ☐ General Partnership |
| ☐ Limited Partnership | ☒ Limited Liability Co. |
| ☐ Profit Corporation | ☐ Non-Profit Corporation |
| ☐ Outside City Limits | ☐ Sexually-oriented |

Business or Employee

SECTION III: Describe Business

We are ~~an~~ Auto mechanic Shop
we repair cars trucks tractors and
equipment and small engines.

SECTION III: Verification of Accuracy - Acknowledgment of Responsibility

Under penalty of perjury, I hereby certify that the information provided for this entire application is complete, accurate and in accordance with Willard City Ordinances. I further certify that updated information will be provided in writing, as required, to the City of Willard Business License Division within 10 days of any change to the business, name, organization, or location. I hereby acknowledge that illegal or fraudulent business practices are grounds for revocation of the business license, as is delinquent payment of the business license fee. This form is an application for a business license. The receipt for payment of license fees thereof does not constitute being approved to operate a business. The actual license will be issued only when all inspections are completed and signed off by the various departments and approval is given by the Business License Office. To open and or operate a business without final approval is a Class "B" misdemeanor and is subject to a \$1,000 fine and/or a six month jail sentence. It is the responsibility of the licensee to be familiar with the ordinance under which the license is applied for. All business licenses are to be renewed yearly. The application and fees provided for herein shall be due and payable by the 31st of December of each year, or before commencing a new business, trade, service, or profession. All license fees not paid before March 1st of each year shall thereafter be considered delinquent and shall be subject to a 50% penalty. Responsibility of renewal is that of the licensee. Failure to receive a renewal notice does not excuse this responsibility.

Signature of Authorized Business Agent/Owner

Date 8-19-2022

FOR OFFICE USE ONLY: Planning Commission / Conditional Use Requirements

 Conditional Use Permit Required ☐ Yes ☐ No If yes give date approved by Planning Commission _____

FOR OFFICE USE ONLY: Application Review/Comments Section

BUILDING & ZONING DIVISION	BEAR RIVER HEALTH DEPARTMENT	POLICE & FIRE DEPARTMENT
Inspection Required: ☐ Yes ☐ No If yes, Date of Inspection _____	Inspection Required: ☐ Yes ☐ No If yes, Date of Inspection _____	Inspection Required: ☐ Yes ☐ No If yes, Date of Inspection _____
Property Zoned Appropriately? ☐ Yes ☐ No ☐ Approved ☐ Denied Reason: _____	☐ Approved ☐ Denied Reason: _____	☐ Approved ☐ Denied Reason: _____
Signature _____	Signature _____	Signature <u>[Signature]</u>

FOR OFFICE USE ONLY: Approval of Business License Administrator

Business License Administrator _____	Date _____	Approval of _____
--------------------------------------	------------	-------------------

City of Willard
Home Occupation Business License
Standard Conditions for Administrative Approval

80 W 50 S, PO Box 593, Willard, Utah 84340

Phone (435) 734-9881

Fax (435) 723-6164

Standard Conditions:

The following items are prohibited:

1. Outdoor storage and/or display,
2. Signage without a permit, (Attach permit as needed)
3. Vehicles in excess of twelve thousand pounds (12,000 lbs.) gross vehicle weight,
4. Employees other than residents of the home,
5. Any alteration to the physical appearance of the home or change which impacts the neighborhood,
6. Increased demand for municipal (city) services,
7. Hazardous or combusive materials, and
8. Unsolicited door to door sales.

Special Conditions (If required):

Can we put a sign in the parking lot anywhere. The building is set way far back from the street and is hard to see so customers keep missing it

Owners Acknowledgment

I hereby certify that I shall comply with the above conditions and understand that failure to comply with all conditions is grounds for revocation of my business license and may include other fines and penalties. Responsibility of renewal is that of the licensee. Failure to receive a renewal notice does not excuse this responsibility.

Signature of Owner



Date 8-19-2022

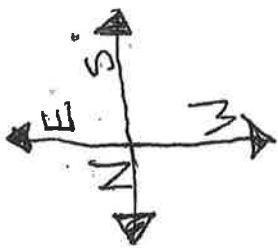


Box Elder County Web Map

Records: 1/1/2022

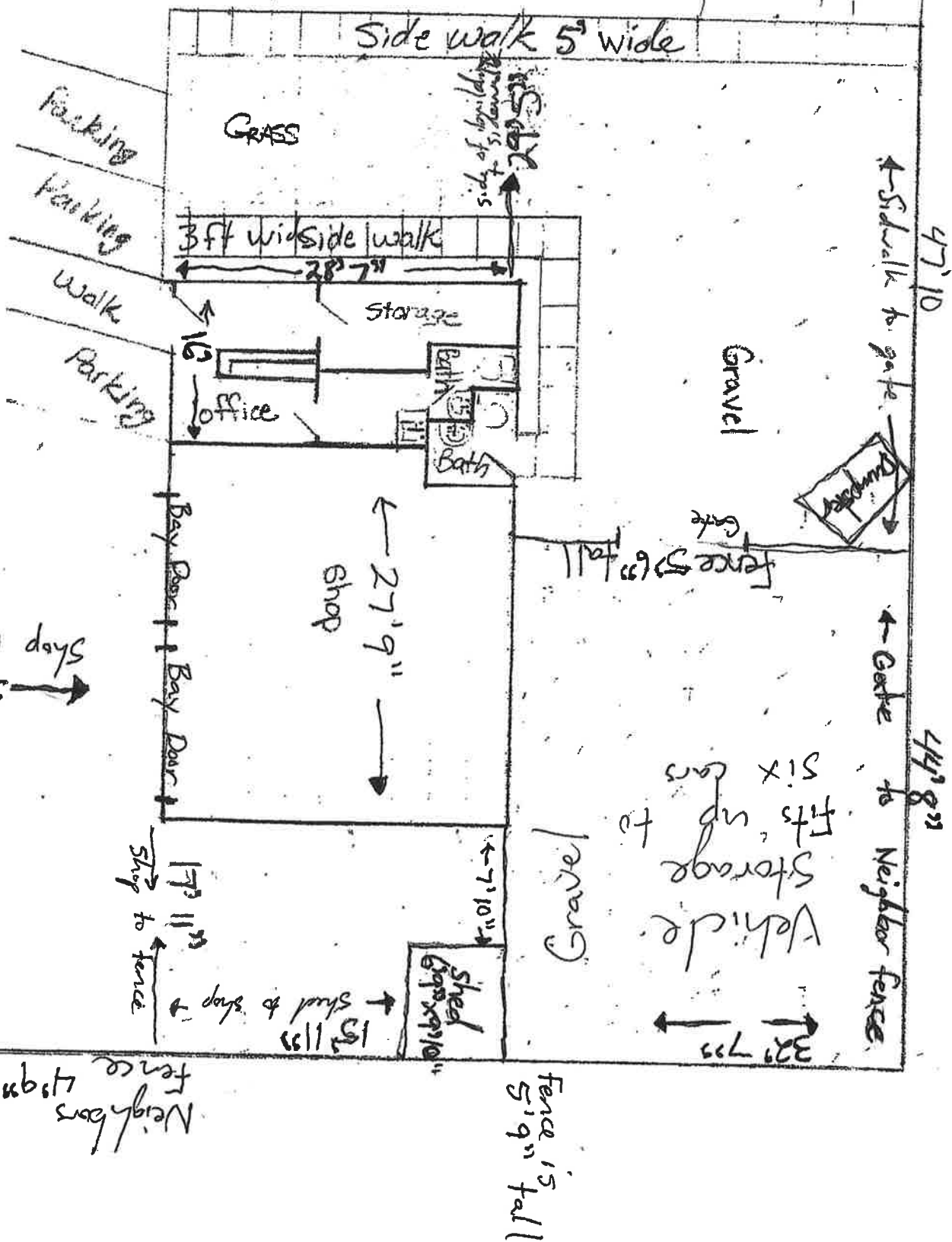


41.40968 -112.03613 Degrees



N. Center Street

Hwy 89





FUTURE LAND USE



1/2 MI

1 MI

N

750 N

I-15

TRANSFER
DEVELOPMENT
RIGHTS TO
OTHER PROPERTIES

FUTURE LAND USE DISTRICTS

- RESIDENTIAL (1-3 ACRE LOT)
- RESIDENTIAL (1/2 ACRE LOT)
- AGRICULTURE (3-5 ACRE LOT)
- COMMERCIAL
- OLD DOWNTOWN DISTRICT
- TRANSIT ORIENTED DEVELOPMENT
- PLANNED UNIT DEVELOPMENT
- ENVIRONMENTALLY SENSITIVE AREA
- INDUSTRIAL

**Willard City General Plan
Future Land Use Map
Future Land Use District Area Descriptions**

Residential:

The Future Land Use Map provides two (2) standalone "residential" districts, Residential (1–3-acre lot) and Residential (0.5-acre lot). For each residential district, the lots sizes identified are minimum requirements for each residential district.

The purposes of the two (2) residential districts are similar, to recognize the existing development pattern and to provide residential settings that are safe, attractive, convenient, and in desired locations for residential uses and associated activities. As these areas continue to develop, they must provide access to required transportation and circulation systems, including active transportation facilities, including trails, and biking routes.

Residential 1–3-acre lot – Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 1-3 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Residential 0.5-acre lot – Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 0.5 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Agriculture:

"Willard City has a rich rural, agriculture-based history. The citizens have worked to maintain the rural and small-town qualities of the City" (Annexation Policy Plan). Residents desire to continue to recognize that heritage of areas where rural pursuits, agricultural activities, and the grazing of animals are allowed and protected. Maintaining small-town and rural ambiance will not be easy as the City faces constant growth pressures from the north and south. City officials and residents must remain committed to protecting the small-town qualities of their City and protecting the City's agricultural heritage. This Plan provides various policy statements to guide future land use and community decisions applicable to the City's Agricultural Heritage Areas.

The Agriculture District (Future Land Use Map) provides areas of the City determined appropriate to provide opportunities for low density residential development patterns (minimum lot size 3 – 5 acres) and the protection of viable agricultural soils. The Agriculture

area promotes agriculture uses and as determined by the landowner, based on the area use for viable agriculture, the opportunity to qualify such areas under farmland, or green belt, property taxation assessments. Agriculture provides protections for existing agricultural and rural activities and uses, including alfalfa and other cropping, orchards, and associated fruit and produce stands, vegetable gardens, and the keeping of animals.

Recommended Use/Density – Residential (and associated activities) / One Dwelling Unit per 3 to 5 acres, and larger for owners seeking property assessment under the Utah Farmland Assessment Act or Greenbelt Act.

Commercial:

The areas provided by the Future Land Use Map and designated as “Commercial” provides opportunities for the establishment of various nonresidential uses. These uses may include retailing, professional and governmental offices, light industrial, and various other nonresidential activities that are determined compatible with their adjacent Agriculture and Residential Use categories. The Commercial on Highway 89 and 750 North Street must demonstrate and include necessary vehicular and pedestrian safety strategies in all site development plans.

Recommended Use/Intensity – Commercial uses, complying with the intensity standards of the City’s ordinances, as adopted.

Old Town District:

The area bounded generally by 200 North, 200 South, 200 East, and 200 West Streets is recognized as the City's historic core. Presently, this area includes a mix of uses, including residential, commercial, and civic activities, including the elementary school and city hall. This area contains historic buildings and features, including excellent examples of the City's rock-built homes and the City's original "grid pattern" of streets and lots.

Willard's Old Town District is centrally located. All efforts must be applied to protect the continued integrity and amenity of this area. Designated on the National Register of Historic Places, the City will work closely with various historic preservation agencies, including the Utah Division of State History, to protect, preserve, and enhance this area. The Old Town District must continue to be fully recognized and acknowledged in the City's history and as a centrally located civic gathering place.

Recommended Use/Density – Residential (and associated activities) / One Residential Dwelling Unit per 15,000 square feet.

Transit Oriented Development:

The Utah Transit Authority (UTA) has determined the location at the Interstate 15 (I-15) and 750 North Street as a location for UTA's FrontRunner station. The UTA desires to work with Willard City to promote this area as a desired location for a transit-oriented neighborhood.

The provision of higher density residential uses associated with various compatible nonresidential activities is reminiscent of the nation's historical development patterns with residential dwellings with convenient access to required supporting services. This pattern encourages efficiencies in providing necessary utilities and services, supporting pedestrian and biking convenience, and avoiding inefficiencies in the use of land, water, and other services.

The City provides a Transit-Oriented Development Zone (TOD). This zone is intended to provide a variety of uses in proximity to various public transit services, including the UTA's Willard City Front Runner Station. A variety of residential uses and dwelling unit types can be offered, including providing moderate-income and affordable housing opportunities. Residential use areas may integrate nonresidential uses, including compatible local and regional shopping and professional offices.

Recommended Use/Intensity – A variety of compatible residential and nonresidential uses. Density and intensity of use is not predetermined but shall be established during the project and site plan approval processes, complying with the intensity standards of the City's ordinances, as adopted.

Planned Unit Development:

The Future Land Use Map provides, in 2022, three (3) areas for Planned Unit Development. With the necessary General Plan amendment other areas of the City may also be appropriate for designation for Planned Unit Development style projects.

For Willard City the Planned Unit Development designation fosters innovative subdivision and development designs by providing opportunities for a variety of residential densities and housing unit types. The Planned Unit Development District allows development flexibility. In exchange, development must provide beneficial amenities for the development itself, the

neighborhood, or for the City. Such amenities may include the protection of sensitive areas, parks and open spaces, infrastructure enhancements, and other benefits determined advantageous by City officials.

Recommended Use/Density – A variety of residential use and housing types are allowed. Density shall be determined in conjunction with the project, neighborhood, and City benefits voluntarily provided, complying with the intensity standards of the City's ordinances, as adopted.

Environmentally Sensitive Areas:

Lands designated as Environmentally Sensitive are so designated because of a naturally occurring landscape feature. These include the waters of Willard Bay, areas of steep slopes, and lands subject to seasonal or intermittent flooding. The waters of Willard Bay are managed under the authorities of the State of Utah. Included are the areas managed by Utah State Parks immediately adjacent to Willard Bay and including the Willard Bay State Park and its associated recreational and camping areas. An area of steep slopes exists on the eastern most boundary of the City. If any parcels exist in these steep slope areas, and access is available the allowed residential density is one (1) dwelling unit per 100 acres.

If any area is identified as suitable for any residential use several goals must be achieved, the most important being to protect the personal safety and property of all persons residing in any environmentally sensitive area. As secondary goals, activities occurring on any environmentally sensitive area shall; (a) reduce requirements for public utility and service expenditures, (b) avoid placing residents in harm's way, and (c) minimize damage to natural slopes, watershed areas, groundwater, and associated wildlife habitats, soil erosion, and avoidance of degradation uses and activities.

Recommended Use/Density – Recreation and in areas that are privately owned – Residential (and associated activities) / One Residential Dwelling Unit per 100 acres if access and a safe building location can be determined.

Industrial:

One (1) "Industrial" area is provided, located in the north-western portion of the City. It is envisioned that this area will provide opportunities to establish light manufacturing activities and provide associated light industrial, manufacturing, and warehousing services employment. This area provides immediate access to the interstate freeway system via the 750 North-Interstate-15 (I-15) interchange.

Recommended Use/Intensity – Light Industrial complying with the intensity standards of the City's ordinances, as adopted.

DRAFT



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Councilman Seamons stated that he and Bryce Wheelwright had been part of a Walkability Institute for the past seven weeks where they had training. They had one more obligation to complete before October 1st – a walkability audit.

Bryce Wheelwright said a population sample of Willard had to walk the proposed trail area and provide input regarding challenges they might have or what would be best for the trail. They needed people who might be sight impaired, physically impaired, mentally impaired, or have any other kind of disadvantage. In addition, they needed people who biked, hiked, or ran. They also wanted to involve the Planning Commission. The audit needed to be completed on a weekend in September. After a discussion, the Commission settled on September 24th, the last Saturday in September

Commissioner Baker suggested sampling those that used the trail around the Nature Park. Councilman Seamons said that would be part of the audit, but they needed to reach others in the community.

Mayor Mote suggested that they interview people during the Day of Service on September 17th. He felt that would offer a broad sample of the community.

6A. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR JEFF AND BRENDA MOYES FOR A MECHANIC SHOP LOCATED AT APPROXIMATELY 51 NORTH MAIN (PARCEL NO. 02-047-0177)

Time Stamp 11:11 8/18/2022

Bryce Wheelwright stated that the building located at 51 North Main had been used as a mechanic shop for many years. The most recent business was AMG Mustang Mechanics owned by Alexander Gillespie closed a few months ago. Jeff and Brenda Moyes were interested in leasing the space for a business known as J & B Auto. They have applied to have the name on the conditional permit changed. If the Planning Commission felt additional conditions should be applied to the conditional use permit, now was the time to bring them up.

Mr. Wheelwright was aware that in the past Chairman Bodily had been concerned about parking. Jeff and Brenda Moyes had been given access to the rear of the building, which he felt would alleviate some of the parking concerns. Commissioner Dubovik agreed that parking was a condition that was violated often.

Chairman Bodily asked if the condition regarding hazardous material, as well as other conditions, would remain the same. Mr. Wheelwright said they would. Chairman Bodily asked what the other conditions were. Mr. Wheelwright said the hours of operation were limited to 8:00 a.m. to 6:00 p.m. The number of vehicles was limited. There was also a condition about handling of hazardous material, as had been mentioned.

Chairman Bodily asked if the Moyes were okay with the conditions. Jeff and Brenda Moyes said they were.

Bryce Wheelwright asked if Jeff and Brenda Moyes wanted to make any comments.

Brenda Moyes, Brigham City, stated that their business, J & B Auto, was previously located at 7130 South Highway 89 in South Willard. They shared space with Karen's Kars. They had been asked to leave their lease because they wanted to use the entire building and lot. AMG Mustang was a restoration business, which meant long term vehicles. The vehicles they fixed were usually in and out in three to four days. In South Willard, they had been limited to four vehicles, which did not include the three vehicles owned by themselves and their employees. Chairman Bodily did not feel personal vehicles should be counted.



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98 Ms. Moyes said they had one vehicle that needed massive work, but it would be parked behind the building
99 when it wasn't in a bay. They didn't have long term projects.

100
101 Bryce Wheelwright asked how many employees they had. Brenda Moyes said their shop was run by her
102 husband, her daughter, and herself. Her daughter worked in the morning. She worked in the afternoon. Her
103 husband was there all day. There were usually only two employee cars at one time.

104
105 Chairman Bodily asked if the Commission had any questions. Planning Commission members indicated
106 they did not have any concerns if the conditions were the same as the previous business owner.

107
108 Colt Mund, City Attorney, cautioned the Planning Commission about moving forward with the conditional
109 use permit due to a lack of information. The Planning Commission had not seen a site plan. It had not
110 received comments from Public Works, the Fire Chief, or the Police Chief. The Planning Commission did
111 not know what the old conditional use permit said. He had not reviewed the new conditional use permit,
112 and the staff had not provided any findings. He felt the applicants should provide a statement about their
113 business plan; something the Planning Commission could rely on. He felt it would be appropriate for staff
114 to do a little more research and have the applicant provide a statement about their business, including hours
115 of operation, and a site plan indicating where parking and lighting would be located. Then the staff could
116 seek input from the Fire Chief, Police Chief, and Public Works. The Planning Commission should have a
117 totality of facts to review.

118
119 Brenda Moyes understood that they had to apply for a Willard business license. The business license review
120 would include a fire inspection. However, they didn't think they could apply for the business license until the
121 conditional use permit was approved. Their insurance would require a fire inspection, proper storage of
122 flammable materials, security cameras, and floodlights.

123
124 Commissioner Hulseley asked about the approval process. He assumed that an item on the agenda had
125 already been reviewed by all of the appropriate staff.

126
127 Commissioner Dubovik asked if the Planning Commission had to make a decision before the different
128 departments could begin their review. It felt like a chicken and egg problem.

129
130 Chairman Bodily felt applicant's needed a checklist to follow.

131
132 Jeff Moyes said they had been under the impression that they could not get a business license until the
133 Planning Commission approved a conditional use permit. Brenda Moyes explained the approval process
134 they had followed in Box Elder County and their insurance requirements.

135
136 Bryce Wheelwright stated that this was a unique situation. The property already had a conditional use permit
137 for an auto repair business. He thought all the Planning Commission needed to do was change the name
138 on the permit. Apparently, there was more the staff needed to do.

139
140 Commissioner Bingham stated that the property had a conditional use permit for an auto shop. The Moyes
141 should be able to apply for a business license and receive the necessary fire inspection.

142
143 Commissioner Hulseley felt this was a good time to review the existing conditional use permit.
144



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145 Commissioner Dubovik stated that a conditional use permit did not give them permission to do business
146 until they received their business license. A conditional use permit said a property could be used for a
147 particular use under Willard City's Zoning Ordinance based on certain conditions.
148

149 Commissioner Bingham stated that technically the Planning Commission didn't to do anything because
150 there was an existing conditional use permit. When the Moyes applied for a business license, the name on
151 the conditional use permit could be changed. The Planning Commission had the information it needed to
152 move forward.
153

154 After further discussion, the Planning Commission felt consideration of the Moyes' conditional use permit
155 should be tabled until the City had received a business license application that had been reviewed by
156 appropriate departments. It could be approved in conjunction with the conditional use permit.
157

158 Bryce Wheelwright stated that the staff would gather the appropriate documentation and bring everything
159 back for the Planning Commission to review. The Planning Commission could review the conditional use
160 permit and the business license application at the same time.
161

162 Commissioner Hulseay wanted to make sure the Moyes would not be delayed if the Planning Commission
163 did not take any action. Commissioner Bingham stated that the conditional use was attached to the
164 property. The Planning Commission would not be holding the Moyes up.
165

166 Commissioner Dubovik asked what the Planning Commission was approving if the conditional use was
167 already attached to the property. Commissioner Bingham said the Moyes just wanted to change the name
168 on the conditional use permit, and the Planning Commission needed to make sure the conditional use
169 permit was still applicable to what they were proposing. If the Planning Commission didn't take action
170 tonight, the existing conditional use permit would allow them to proceed with a business license application
171 and fire inspection.
172

173 Colt Mund stated that conditional use permits ran with a property. The Moyes would have to comply with
174 the conditional use that was in effect. He felt it would be prudent for the Planning Commission to review the
175 existing conditional use permit to make sure the Moyes understood what would be required. He did not feel
176 they would be precluded from applying for a business license. The Fire Chief could conduct a fire inspection
177 and provide feedback about any concerns. It would be helpful for the Moyes to provide a statement about
178 the business they were proposing in order for the Planning Commission to determine if additional conditions
179 would be needed.
180

181 Mr. Mund stated that there was a conditional use permit process that needed to be followed. The City's
182 Conditional Use Ordinance said the applicant needed to provide documents, a statement, a site plan, and
183 anything else required by the Planning Commission. He felt it would be helpful for the applicant to start with
184 a statement and a site plan. That would give the Planning Commission a baseline to start from. There
185 wasn't anything to hold up the Moyes. They could receive a fire inspection. The Planning Commission
186 needed to review the conditional use permit along with input from the staff, Fire, Police, and Public Works.
187

188 Chairman Bodily felt the Planning Commission needed to have the information recommended by the City
189 Attorney to make sure the use would remain the same.
190

191 Mayor Mote asked if the Moyes had been given a copy of the conditional use permit. Mr. Wheelwright said
192 they had not. Chairman Bodily said the Moyes didn't even know what they were agreeing to.
193



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194 Bryce Wheelwright stated that the business application included a business statement.
195

196 Commissioner Dubovik stated that ideally the Planning Commission should have a statement outlining how
197 an applicant was complying with a conditional use. Mr. Mund said that statement should be accompanied
198 by a site plan. The Planning Commission should also have staff recommendations from the City Planner,
199 Fire Chief, Police Chief, and Public Works.
200

201 Chairman Bodily directed that conditional use permit discussion to remain on the agenda for the next
202 meeting.
203

204 6B. CONSIDERATION OF CONCEPT PLAN FOR LYNN BEARD SUBDIVISION LOCATED AT
205 APPROXIMATELY 295 WEST 750 NORTH (PARCEL NOS. 02-046-0001, 02-046-0004, 02-046-
206 0044, 02-046-0045, 02-046-0075, 02-046-0076, 02-046-0077)
207

208 Time Stamp 34:16 08/18/2022
209

210 Lynn Beard, 295 West 750 North, stated that he was proposing lot line adjustments, not a subdivision. He
211 currently had seven parcels, and he would still have seven parcels when all of the lot lines had been
212 adjusted.
213

214 Bryce Wheelwright stated that the Lynn Beard property currently consisted of seven different parcels. Mr.
215 Beard wanted to adjust lot lines to create a parcel on 750 North for high density housing, four half-acre
216 building lots for his children on 200 West, and a parcel on 750 North for potential commercial development.
217 He planned to put a conservation easement on the remainder of his property. The lot line adjustments
218 included Mr. Beard's current home. However, the lot line adjustments did not provide his home with street
219 access. That issue would have to be resolved. Mr. Wheelwright felt Mr. Beard's proposal would qualify for
220 a Master Plan Community Zone because of all the different uses and lot sizes. Mr. Beard wanted to move
221 forward if the Planning Commission felt his plan was advantageous to Willard City.
222

223 Lynn Beard wanted to leave as much of the land open as possible. He planned to put a conservation
224 easement on the majority of it. He also wanted to provide half-acre lots for his children and leave an option
225 for potential commercial and high density on 750 North. He did not feel the commercial would happen in
226 his lifetime.
227

228 Bryce Wheelwright stated that the HOP Trail was located along the west side of 200 West. There had been
229 discussion about shifting the trail to the east side of 200 West from 750 North to 200 North due to high
230 traffic proposed by Mr. Beard. Then the trail could be shifted back.
231

232 Commissioner Hulsey stated that the Planning Commission could not vote on anything because the
233 property wasn't zoned correctly. This appeared to be a concept. Mr. Wheelwright stated that if the Planning
234 Commission was open to Mr. Beard's proposal, he could move forward with the required engineering. Mr.
235 Beard wanted to know if his plan was worth pursuing.
236

237 Commissioner Dubovik asked what had changed since Mr. Beard's last discussion with the Planning
238 Commission in April. Mr. Beard said nothing had changed. He had simple submitted a surveyed drawing
239 with dimensions. He might sell of 200 to 300 feet on 750 North, but he might be able to recoup his
240 investment with the high density housing. Then he could develop even less.
241



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Commissioner Hulsey asked about Mr. Beard's plans for Parcel 1. Would it be a mixed use of high density and commercial? Mr. Beard said it would just be commercial development. He didn't want it to be included with the high density housing on the corner. He wanted it to have more flexibility.

Bryce Wheelwright stated that the property would have to be rezoned. Mr. Beard asked if a rezone was necessary for a planned unit development. The Planning Commission said the property would have to be zoned MPC for any high density housing.

Commissioner Hulsey asked if Mr. Beard planned to zone all seven parcels MPC. Mr. Beard said he wanted to have flexibility for Parcel 1. An MPC Zone appeared to be the only zone with flexibility.

Bryce Wheelwright said the staff felt Mr. Beard's property met the requirements for and MPC Zone.

Commissioner Dubovik asked if the entire acreage would be zoned MPC with a development agreement to address the different uses. Mr. Wheelwright said the development agreement would specify the different uses. Commissioner Dubovik said the MPC was designed to allow different uses in one project.

Lynn Beard felt his proposal was a win/win for the City and himself. There would be a huge amount of land that would never be developed. There would be an area with high density housing, which he hoped would be affordable. The affordability would depend on the City's application of impact fees. Commissioner Dubovik did not feel the City's impact fees would affect housing affordability. Lynn Beard felt \$15,000 in impact fees per unit for 12 units would raise the cost significantly.

Commissioner Dubovik didn't see anything wrong with Mr. Beard's proposal. He still had to pursue a rezone and receive approval of a development agreement. Commissioner Hulsey could not see any glaring issues; neither did Chairman Bodily.

Commissioner Bingham said the only issue he could see was access for Mr. Beard's existing home, which was shown as Lot 5. It was a potential flag lot, but in the MPC Zone maybe the access lane could become a City road.

Lynn Beard asked if the roads in the multi-family area would have to be City roads. Commissioner Hulsey said access for the townhomes would be located on the same. Right now street access for Lot 5 was located on a different parcel. It did not have its own access. If all of the parcels around it were sold, it would be blocked from street access. After further discussion, the Planning Commission felt the next step was to extend Lot 5 to 200 West.

Lynn Beard felt his next step was to meet with his surveyor and change the deeds.

Bryce Wheelwright felt it was important to note whether access for the high density housing would be from 200 West or 750 North. Lynn Beard said it could be both. He had three accesses on 750 North. However, he intended for the access to be on 200 West.

Commissioner Dubovik did not have any concerns about Mr. Beard's proposal.

Commissioner Hulsey stated that the City wanted 750 North to be its commercial corridor. If Mr. Beard included the portion of 750 North located in Parcel 2 in his conservation easement, it could block potential development.



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Councilman John Seamons asked if an agricultural, or conservation, easement would create an obligation for the City. Mayor Mote stated that it would depend on who held the easement. The easement would have a right of enforcement. If the property wasn't being maintained, whoever was holding the easement could enforce the deed restrictions. Whoever held the easement had an obligation and some leverage. The easement transferred with the property. It was advantageous for a non-profit organization to hold the easement. Mr. Beard planned to have the easement held by a non-profit.

Councilman Seamons was concerned about losing a key part of the commercial corridor on 750 North to an agricultural easement. Lynn Beard said the property was already in an ag easement. It was a done deal.

Commissioner Baker was in favor of Mr. Beard's proposal.

Lynn Beard asked what he needed to do next. Bryce Wheelwright said the next step was submission of an MPC Zone application, engineering, and approval of a development agreement.

Commissioner Dubovik did not feel anyone on the Planning Commission had concerns about what Lynn Beard was proposing.

Lynn Beard stated that his property would have to be surveyed before he could record deeds adjusting lot lines. He hoped the City would discuss impact fees for multi-family housing. The amount of impact fees for 12 units was almost \$200,000. That dollar figure did not lead to affordable housing. The amount of impact from this type of development was minimal. There wouldn't be additional street lines, water lines, or sewer lines. Mr. Wheelwright explained that the City Engineer said impact fees for multi-family could be assessed at 2/3 the amount of an ERU (equivalent residential unit), which would be \$9,900 in Willard. Mr. Beard felt that was still too high.

Chairman Bodily felt the Planning Commission was in favor of Mr. Beard's proposal. Mr. Beard needed to submit final details.

6D. DISCUSSION REGARDING ADOPTING STANDARDS FOR ACCESSORY DWELLING UNITS

Time Stamp 58:21 08/18/2022

Commissioner Dubovik asked if the verbiage requiring a dedicated kitchen in an internal ADU had been changed. Colt Mund said it had not been changed. Commissioner Dubovik's comments had been noted.

Commissioner Dubovik understood the needed for an internal ADU to have a dedicated bathroom. He asked about the possibility of changing the verbiage to require an internal ADU to have a fully dedicated kitchen, or full access to the kitchen of the main dwelling unit. Commissioner Hulsey felt a rental unit should be a fully self-contained unit. Chairman Bodily agreed.

Commissioner Dubovik asked about the advantage of an ADU. Colt Mund felt the main advantage was economic; more income for the homeowner.

Commissioner Hulsey stated once the ordinance was adopted, the City would have some teeth for enforcement.

Commissioner Dubovik was fine with the proposed ordinance.



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Commissioner Baker liked the ordinance, but felt it would be a double-edged sword. It would provide an advantage for current residents with large lots and family, but some property owners would take advantage of the ordinance and create problems like the RV Park had.

Commissioner Dubovik commented that Air BNB's were allowed in the Commercial General Zone as a conditional use. Did that mean an Air BNB was not permitted in a residential zone? Mr. Mund wasn't sure if they were not allowed in a residential zone or allowed as a conditional use. He would have to check.

Commissioner Bingham felt the ordinance should be recommended to the City Council.

Commissioner Bingham moved to set a public hearing on September 1, 2022, at 6:30 p.m. to receive public comments regarding the proposed Accessory Dwelling Unit Ordinance. Commissioner Baker seconded the motion. All voted unanimously. The motion carried.

6C. REVIEW AND RECOMMENDATION REGARDING FUTURE LAND USE MAP AND PORTIONS OF THE GENERAL PLAN

Time Stamp: 1hr 05:51 08/18/2022

Mayor Mote stated that Chris Davis was trying to get the City's General Plan consultant, Bruce Parker, to attend a Planning Commission meeting to discuss the proposed Future Land Map.

Bryce Wheelwright asked that this item remain on the agenda until the consultant could attend a meeting.

Chairman Bodily asked that the Planning Commission review the proposed Future Land Use Map and attached descriptions. He asked that the staff provide the Planning Commission with digital and hard copies of the proposed Future Land Use Map.

There was a discussion about where to add future commercial areas. Commissioner Bingham didn't feel commercial development generated as much tax revenue as everyone thought. It wasn't the panacea everyone thought because the State collected and redistributed sales tax. Commercial was a solution, but it wasn't the only solution.

Mayor Mote said point-of-sales received twice as much from sales tax revenue. The law on point-of-sales had been changed for online purchases. That change had really helped Willard. The City was now receiving sales tax revenue for purchases from internet purchases.

Mayor Mote stated a lot of vehicles that visited Willard Bay every year. If the City could find businesses that catered to that type of clientele it would be a huge benefit.

Bryce Wheelwright stated that there was land north of Flying J that could be used for commercial development.

7. CONSIDERATION AND APPROVAL OF JULY 21, 2022, REGULAR PLANNING COMMISSION MINUTES

Commissioner Dubovik moved to approve the regular Planning Commission minutes of July 21, 2022, as written. Commissioner Baker seconded the motion. All voted" aye." The motion passed unanimously.



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8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 1 hr 13:35 08/18/2022

Bryce Wheelwright

Bryce Wheelwright stated that there had been an issue with the conditional use permit for Morgan Palmer's reception center located 683 North Main. The City had sent her a letter of non-compliance, which Ms. Palmer had rebuffed. The staff was working with the City Attorney to try to resolve the issue.

Colt Mund

Did not have any comments.

Commissioner Bingham

Did not have any comments.

Commissioner Dubovik

Commissioner Dubovik stated that the recent rainfall had caused flooding on 300 South. There was a cement gutter on 200 South. Did the City run out of money to do 300 South? Commissioner Bingham thought the City was waiting for UDOT to make improvements before installing the gutter on 300 South.

Bryce Wheelwright stated that if the City had the money, it would be great to install the cement gutters on all of the streets on the east side of town.

Councilman Seamons stated that they had to have a place for the storm water to go. Mayor Mote stated that UDOT was working on a project that would address drainage issues in Willard. It would be completed next summer. He planned to address the Flood Control Board about partnering with the City to address storm drainage.

Commissioner Baker said she attended the last Flood Board meeting. An engineer was there that said UDOT had approached the Flood Board about what drains were needed and where they should be located and what needed to be cleaned out.

Bryce Wheelwright stated that the City Engineer had been asked storm drainage. He had come up with some ideas to help slow the flow.

Commissioner Bingham stated that the Fairbanks Subdivision in South Willard which was just past Grammy's, had an open berm on a steep hill. The hill had been terraced to resolve flooding issues. The terracing allowed storm water to perk into the ground. When storm water didn't move, it didn't cause erosion. The ground in Willard would absorb water, if the water could be stopped long enough. Councilman Seamons encouraged Planning Commission members to look at the terraced hill in the Fairbanks Subdivision. It wasn't something the County had done or required. The hill was terraced by the homeowners. The hill was much steeper than 300 South, and the terracing worked.



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Commissioner Dubovik stated that he recently spent a few days in Sun Valley. Sun Valley had one of the nicest trail systems he had seen. He had pictures he could share. He wanted to be part of the walkability audit. Bryce Wheelwright said a big issue was getting pedestrian traffic across 750 North and Highway 89.

Commissioner Hulsey

Commissioner Hulsey asked if the Planning Commission could get a list of the Planning Commission's responsibilities for different planning issues. He felt it would be helpful for citizens and members of the Planning Commission to understand the whole process.

Bryce Wheelwright felt it would also be helpful for the Planning Commission to receive additional training. There were training videos available on the Utah League of Cities and Towns website on a variety of different subjects.

Commissioner Hulsey felt it would be beneficial for the Planning Commission to understand Willard's unique process. Then a lot less things would slip through the cracks.

Mayor Mote felt it would be helpful to go through the City code and create checklists.

Commissioner Baker

Commissioner Baker stated that Mike Braegger was flooded during the recent rain storms. All of the driveways on the east side of Hargis Hill were sloped. The low spot was in front of Mike Braegger's house. The storm water drained across the street onto Mike Braegger's property.

She stated that she had driven through the City after the recent rain storms. She had seen the flooding. There had been talk about putting down gravel on 300 South to help prevent flooding, but it had never happened. She felt the City needed to step up.

Commissioner Baker thought the City did run out of money to do more curbing like 200 South.

She asked about the expiration of the City's permit at the gravel pit.

Chairman Bodily

Chairman Bodily asked about the covered storm drains on 600 South. Where did they drain to? Bryce Wheelwright said they drained to the storm drains behind Willard Peaks Ranches. It was a catch-22 situation. When the contractor started the project he had to come up with a SWPPP (Storm Water Pollution Prevention Plan), which was approved. However, until the project was completed the SWPPP was in place. The development cannot dump storm water until the State signs off on the SWPPP. That is why there were covers on the storm drains. The covers were supposed to be permeable. The covers had filled up with silt, so they weren't draining as they were supposed during the recent storms. The contractor was responsible for damage from the storm water.

Chairman Bodily asked if 300 East was a City street. There was a sign on the street that said *No Thru Traffic*. Bryce Wheelwright said the sign predated the City street project.



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9. ADJOURN

Commissioner Hulsey moved to adjourn at approximately 7:58 p.m. Commissioner Dubovik 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 08/18/2022