



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, January 5, 2023 – 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. Consideration of final site plan for FiiZ Drinks located at approximately 30 North Main (Parcel 02-047-0115)
 - b. Training – Open and Public Meetings Act
7. Consideration and approval of the December 1, 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/pmnn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 3rd day of January, 2023.

/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

January 3, 2023

STAFF REPORT FIZ SOFT DRINKS

On December 1, 2022 the City Engineer reported that they had completed their final review of the Fiz Soft Drink Business that wanted to move into the building where the Shack was located At 30 North Main Street.

The city has been included in meetings with UDOT on how this site would be accessed from Highway 89. UDOT has approved the access plan.

The Existing building will be remodeled to create a drive through on the North side with an access easement from the neighbor on the North.

That Access Easement will be recorded at the County before a building permit will be issued.

Staff wanted to bring this business request before the Planning Commission one more time to see if there are any other concerns or issues that should be addressed before letting them move forward.

Bryce Wheelwright
Willard City Planner

From: Bryce Wheelwright
Sent: Tuesday, January 3, 2023 11:52 AM
To: Michelle Drago
Subject: Fwd: Fiiz Site

Michelle,
Here is the final review of the Engineer on the Fiz sight plan

----- Forwarded message -----

From: **Zac Burk** <zacb@jonescivil.com>
Date: Thu, Dec 1, 2022 at 3:03 PM
Subject: Fiiz Site
To: Bryce Wheelwright <brycewillardcity@gmail.com>
Cc: Chris Breinholt <chrisb@jonescivil.com>

Bryce,

Attached is my final review on the fiiz site. UDOT approved this set, and other than the tight turns and small parking stalls I don't see anything that would cause us to restrict this site. The access easement will have to work, so long as they get it recorded with the county. If everything else is good on your end, then you can send this to Chace Lutz.

Thanks,

Zac Burk, PE | Project Engineer

Jones & Associates Consulting Engineers

6080 Fashion Point Dr. South Ogden, UT 84403

P: (801) 476-9767 | C: (435) 730-5000

The logo for Jones & Associates Consulting Engineers. It features a stylized 'JA' monogram in a square, followed by the text 'JONES & ASSOCIATES' in a bold, sans-serif font, and 'CONSULTING ENGINEERS' in a smaller, all-caps, sans-serif font below it.

Bryce Wheelwright
Willard City Planner
435-734-9881 Office
801-814-7189 Cell

CONDITIONAL ACCESS PERMIT



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
11/17/2022	Region 1	(22-101) 30 N Main St. Access (FiiZ)	130399
Physical Address	City	Permit Type	Access Use Type
30 N Main St. Willard, UT	WILLARD	Improvement	Commercial

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Chace Lutz	Lutz Chace	(801) 866-4881	chace@alliancerealtynet.com

LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0089	427.64			100	5 - Reg. Priority Urban
0089	427.64	41.4093769	-112.0362637	100	5 - Reg. Priority Urban
0089	427.64	41.4093728	-112.0362638	100	5 - Reg. Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

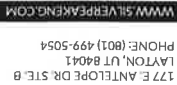
By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations

**SILVERPEAK**
ENGINEERING

F!!Z - WILLARD
30 NORTH MAIN STREET
WILLARD, UTAH

DATE: 9/04/2022
PROJECT: 22-169
DRAWN BY: J.T.F.
REVISIONS:

DEMOLITION PLAN

HEET NUMBER:
C100

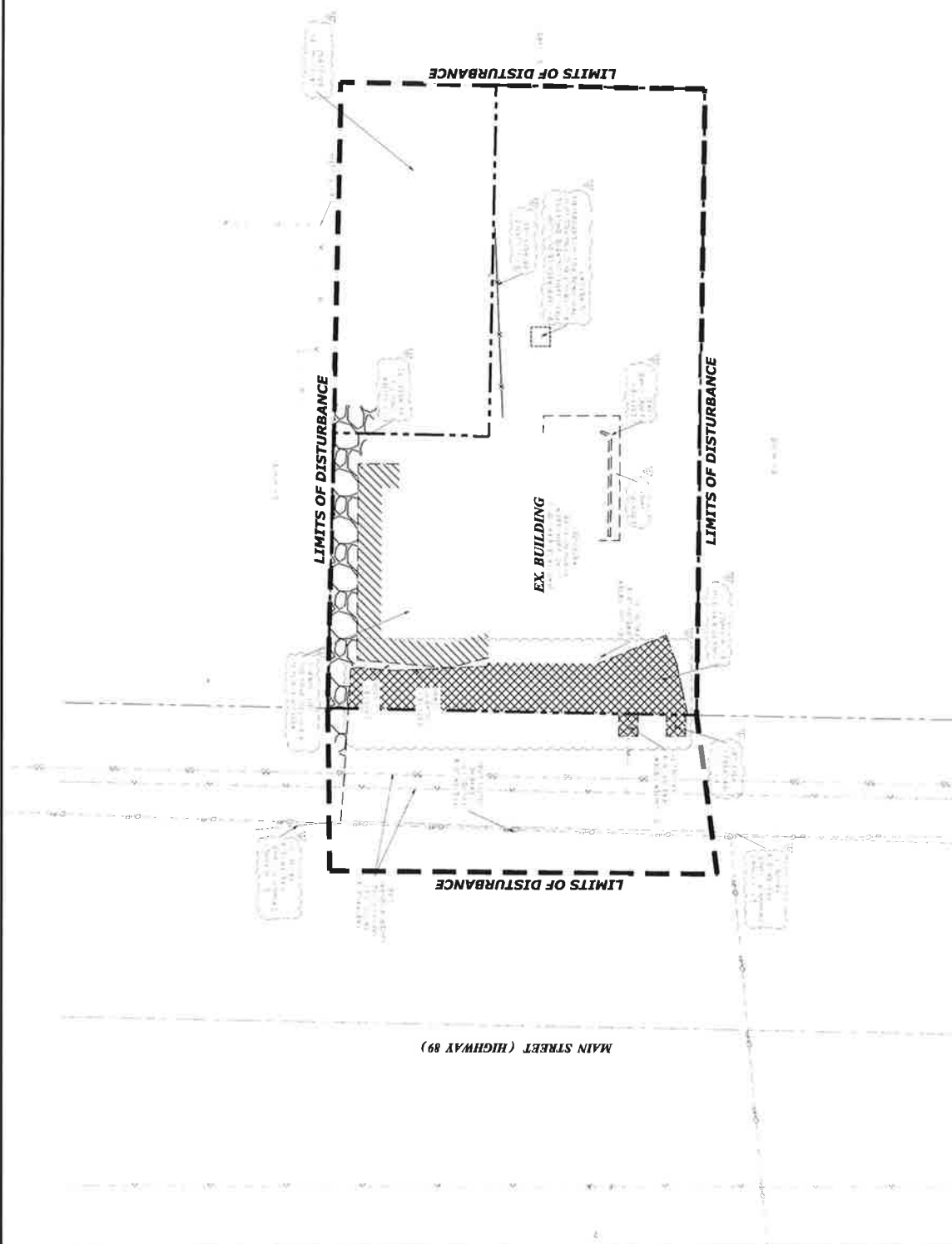


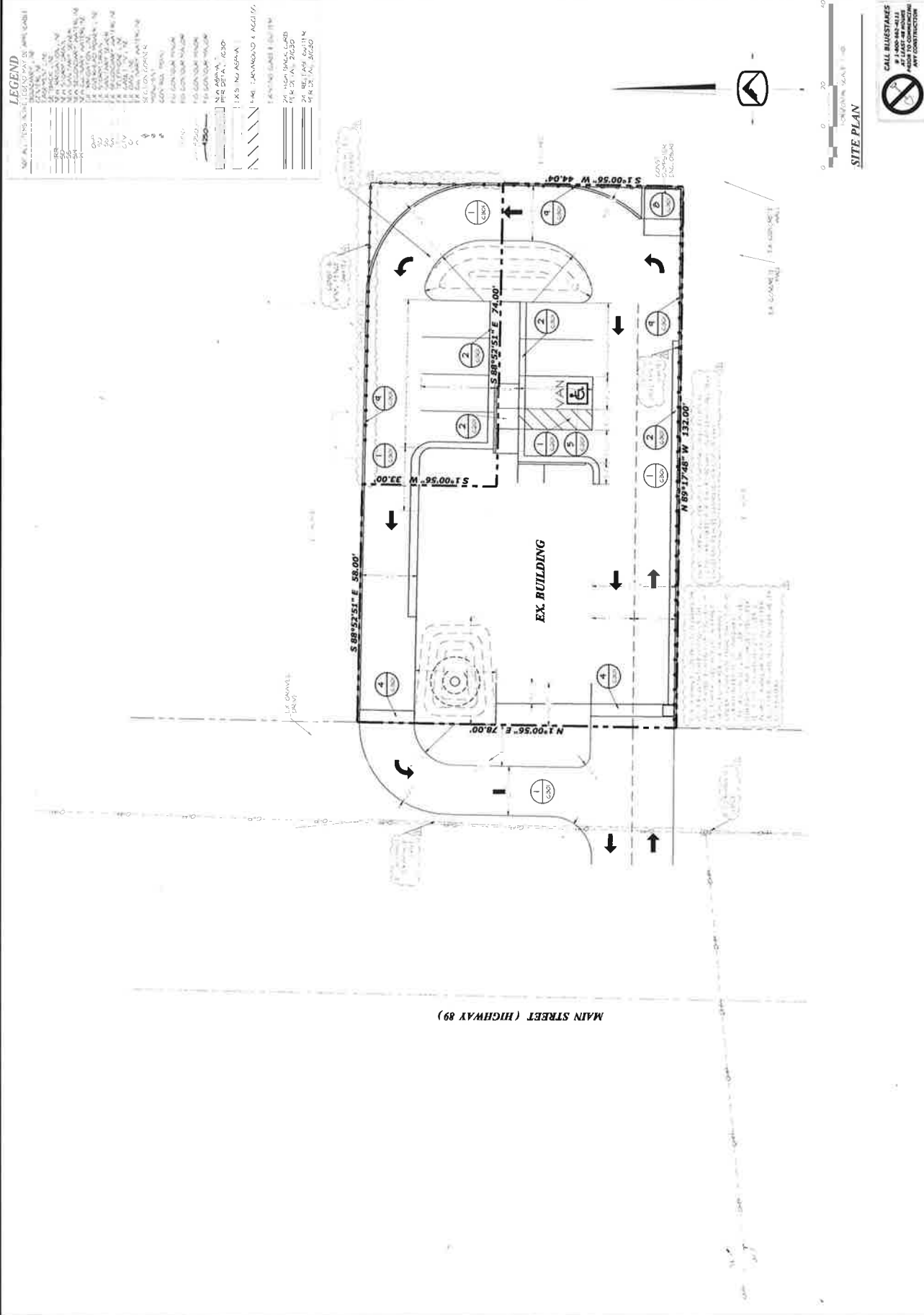
20

DEMOLITION PLAN



CALL BLUESTAKES
 @ 1-800-582-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING







Open and Public Meetings Act

A Summary of Key Provisions for Legislators | May 2018



The Open and Public Meetings Act (OPMA) requires that members of a public body be "provided with annual training on the requirements of [the Open and Public Meetings Act]" (Section [52-4-104](#)). This document is intended to facilitate compliance with that requirement and to help legislators understand OPMA. This summary is intended for a state legislative audience and does not attempt to explain or address requirements for other public bodies. Key terms are defined at the end of the document.

OPMA's stated goal is to ensure that the state, its agencies, and its political subdivisions deliberate and take action openly (Section [52-4-102](#)).

Public Notice (Section [52-4-202](#))

A public body is required to provide public notice of a meeting at least 24 hours before the meeting. The public notice is required to:

- specify the date, time, and place of the meeting;
- include an agenda that specifies topics the public body will consider;
- be posted on the Utah Public Notice Website and at the location of the meeting; and
- be provided to a newspaper or local media correspondent.

A public body may discuss an item raised by the public that is not listed on the agenda but may not take final action on the item at the meeting.

Minutes and Recordings (Section [52-4-203](#))

- A public body is required to keep written minutes and a recording of all meetings unless the meeting is a site visit or traveling tour where no vote or action is taken.
- A recording of the open portions of the meeting must be posted on the Utah Public Notice Website within three business days after the public meeting.
- Draft minutes are required to be made available to the public within 30 days after the meeting.
- The approved minutes and any public materials distributed at the meeting must, within three business days after their approval, be:
 - posted on the Utah Public Notice Website; and
 - made available at the public body's office.

2018 Amendments to OPMA

Substantive Changes to OPMA:

- A unit of the executive branch of state government and a political subdivision are now required to provide the required annual OPMA training online in a web-based format under certain circumstances ([H.B. 179](#)).
- A public body may reclassify a record of a closed meeting in accordance with the Government Records Access and Management Act ([S.B. 137](#)).

Now Exempt from OPMA:

- A convening of a three-member board of trustees of a large public transit district if the members do not take a tentative or final vote or only discuss day-to-day management and operation of the public transit district ([S.B. 136](#)).
- A routine conversation between members of a board of trustees of a large public transit district if no tentative or final vote is taken ([S.B. 136](#)).
- A meeting of certain subcommittees of the Legislative Management Committee when meeting to select or evaluate a candidate for employment, except when voting to recommend a candidate for employment ([S.B. 238](#)).
- A taxed interlocal entity ([S.B. 178](#)).

Closed Meetings (Sections [52-4-204](#) and [52-4-205](#))

A public body may hold a closed meeting only for certain reasons, including to discuss:

- a person's character, competence, or health;
- pending or imminent litigation;
- certain matters regarding acquisition or sale of real property, including water rights or shares;
- the deployment of security personnel, devices, or systems;
- an investigation of alleged criminal conduct;

- the receipt or review of an ethics complaint, if the public body is the Independent Legislative Ethics Commission;
- certain matters under the jurisdiction of a legislative ethics committee; and
- certain deliberations and decision making involved in the procurement process.

A public body may close a meeting only by a two-thirds vote with a quorum present, except that a majority vote is sufficient for closing a meeting of:

- the Health and Human Services Interim Committee to review a fatality review report;
- the Child Welfare Legislative Oversight Panel to review a fatality review report or review and discuss an individual case; or
- an ethics committee of the Legislature to receive legal advice or deliberate on a complaint.

No vote is required to close a meeting of the Independent Legislative Ethics Commission to review an ethics complaint if the publicly distributed agenda for the meeting states that the meeting will be closed.

A public body that closes a meeting is required to announce and record in the minutes the reasons for closing the meeting.

A public body may not close a meeting to discuss filling a midterm vacancy or temporary absence for an elected position, or to discuss a person whose name was submitted to fill a midterm vacancy or temporary absence for an elected position.

An ordinance, resolution, rule, regulation, contract, or appointment may not be approved during the closed portion of a meeting.

Definitions *(Section 52-4-103)*

Meeting means a convening of a public body with a quorum present to discuss, receive public comment about, or act upon a matter over which the public body has jurisdiction or advisory power.

Meeting does not mean a chance or social gathering or a convening of a public body that has both legislative and executive responsibilities in certain circumstances.

Public Body means an administrative, advisory, executive, or legislative body of the state or its political subdivisions that:

Emergency Meetings *(Section 52-4-202)*

A public body may hold an emergency meeting and is not required to give 24-hour notice if unforeseen circumstances arise that require the public body to consider matters of an emergency or urgent nature. However, a public body may not hold an emergency meeting unless it attempts to notify all members of the public body and a majority of its members approve the meeting.

Electronic Meetings *(Sections 52-4-207 and IR3-1-105)*

A public body may not convene or conduct a meeting by electronic communications unless it has adopted procedures to govern electronic meetings. The Legislature's rule governing electronic legislative meetings states that a committee member may remotely participate in a public meeting if:

- the member will be more than 50 miles away from the meeting location;
- the member requests permission of the chair to participate from a remote location; and
- the chair obtains permission from the speaker of the House of Representatives and president of the Senate to conduct an electronic meeting.

Penalties *(Sections 52-4-302 and 52-4-305)*

Open Meetings - Any final action taken in a meeting that is in violation of certain open-meeting provisions of OPMA is voidable by a court.

Closed Meetings - It is a class B misdemeanor to knowingly or intentionally violate the closed meeting provisions of OPMA.

- is created by the Utah constitution, state statute, rule, ordinance, or resolution;
- expends, disburses, or is supported in whole or in part by tax revenue; and
- is vested with the authority to make decisions regarding the public's business.

Public body does not include a political party, political group, or political caucus, or a conference committee, rules committee, or sifting committee of the Legislature.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, December 1, 2022 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

4
5 The following members were in attendance:

6		
7	Sid Bodily, Chairman	Chris Davis, City Manager
8	Diana Baker	Colt Mund, City Attorney
9	Alex Dubovik	Bryce Wheelwright, City Planner
10	Zac Hulse	Michelle Drago, Deputy City Recorder
11	Blake Harrop	

12
13 Excused: Chandler Bingham and Blake Harrop

14
15 Others in attendance: Mayor Travis Mote; Councilman John Seamons; Rew Wiley; Travis Wells; Tammy
16 Brimberry; Jo Baird; and Dan Gilmore.

17
18 The meeting was called to order at 6:31 p.m.

- 19
20 1. PRAYER: Al Dubovik
- 21
22 2. PLEDGE OF ALLEGIANCE: Diana Baker
- 23
24 3. ROLL CALL: Attendance was recorded by the secretary.
- 25
26 4. GENERAL PUBLIC COMMENTS

27
28 Time Stamp: 1:51 12/01/2022

29
30 Tammy Brimberry, 425 South 250 West, asked about the status of the Accessory Dwelling Unit Ordinance.
31 The staff reported that the ordinance itself had been approved by the City Council. However, the City
32 Council had to approve it with an ordinance, which had not been done. Mr. Davis said it would be added to
33 the next Council agenda.

34
35 Jo Baird, 175 West Center, and Tammy Brimberry, 425 South 250 West, spoke in favor of the Palmer Barn
36 Events Center. There had been a lot of controversy surrounding it recently. Some police reports had been
37 filed against Morgan Palmer, and there had been some articles in the newspaper. They felt Morgan Palmer
38 had gone above and beyond. She had not had a fair shake. Willard City was trying to bring businesses
39 in. They felt the last thing the community should do was drive a business out. The City needed to protect
40 the rights of business owners.

41
42 Commissioner Dubovik asked if any citations had been issued. Mrs. Baird said reports had been filed, but
43 no citations had been issued. Commissioner Dubovik asked if there were repercussions for filing a false
44 police report. Colt Mund, City Attorney, said there was a criminal statute for filing a false police report.

45
46 There was a discussion about prosecution. Colt Mund did not have any information regarding prosecutions
47 because they were handled by a different attorney. Commissioner Dubovik asked about the general
48 standard. Mr. Mund said that if a police officer saw that there was a Noise Ordinance violation, he could
49 either cite an individual or send it to the prosecutor for charges.



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Colt Mund provided some context regarding the Palmer Barn. The City did send a letter to Ms. Palmer some months ago regarding concerns about violations of her conditional use permit. The City representatives also met with her. The City had received correspondence from her attorney. The City had responded with its perspective. In the coming weeks, this might be an issue that would be brought to the Planning Commission for review.

Jo Baird asked if the Planning Commission had the authority to revoke Ms. Palmer's business license, or would that be the responsibility of the City Council. Bryce Wheelwright, City Planner, said conditional use permits were reviewed and approved or revoked by the Planning Commission. Commissioner Hulsey said a conditional use permit was tied to property. A business license was issued by the City administration.

5. CITY COUNCIL REPORT

Time Stamp: 8:40 12/01/2022

Councilman Seamons reported stated that the City Council was trying to get a zoning change on ground the City owned up on the hill. The City Council had held an open house and a public meeting on the gravel pit. There had been subsequent meetings with the City Council and interested parties. The City hoped to get on the Box Elder Planning Commission agenda for December 15th, but had been unable to do so because Box Elder County placed a moratorium on its Subdivision Ordinance. The City was trying to find a way to work around the moratorium. At this point, the gravel pit issue was hung up at the County.

Commissioner Dubovik asked for a clarification. He had read that the rezone would extend access above its current location. Councilman Seamons said the City owned 178 acres. It wanted to rezone 12 acres so that minerals could be extracted. Commissioner Dubovik asked if the rezone would give the City a voice in the restoration of the area. Councilman Seamons said restoration was part of the three-party agreement the City was trying to negotiate, but it could not do anything until it received a zoning change.

Commission Dubovik asked if the rezone would provide Granite with years of mining in an area that would eventually become improved versus spreading laterally. Councilman Seamons stated that if nothing happened, the Wells and Granite would continue to mine the mountain until there was a residual piece. If the City allowed mining on property it owned, the mining could go back to bedrock, which would help the dust problem. There would be additional income for both the Wells and the City because Granite would have more material. The additional income was not all the City was trying to get.

6A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A REQUEST TO AMEND
TABLE 1 LINE ITEM 4g FOUND IN CHAPTER 12-111-3 – MULTIPLE USE, AGRICULTURAL OR
RURAL AND RESIDENTIAL DISTRICTS – OF THE WILLARD CITY ZONING ORDINANCE

Time Stamp 12:36 12/01/2022

Chairman Bodily read the Willard City Planning Commission Rules of Order Statement.

Bryce Wheelwright, City Planner, stated that in the City's Multiple Use, Agricultural, or Rural, and Residential Districts, 12-111, there was a Table of Uses which listed uses that were allowed, uses that were conditional, and uses that were not allowed. Line 4g allowed farms for chickens, turkey, or other fowl or poultry, fish, or frogs, including wholesale and retail sales. It did not include the business of meat processing, which was cutting and wrapping, not slaughtering. Travis Wells had requested that the ordinance be amended to allow farms for cattle and other bovine.



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99 **Commissioner Hulsey moved to open the public hearing at 6:46 p.m. Commissioner Baker**
100 **seconded the motion. All voted in favor. The motion passed unanimously.**
101

102 Chairman Bodily asked if the applicant had any comments.
103

104 Travis Wells, 1215 North Main, felt that the ordinance amendment should also include swine and sheep.
105

106 Chairman Bodily opened the floor for public comments.
107

108 Travis Mote, 455 South 200 West, was in favor the proposed amendment. He felt it should include large
109 animals and big game. He felt that would cover beef, swine, sheep, and wild game. He felt having a local
110 meat processing business would be a benefit to the community.
111

112 There were no further comments.
113

114 **Commissioner Dubovik moved to close the public hearing at 6:49 p.m. Commissioner Hulsey**
115 **seconded the motion. All voted in favor. The motion passed unanimously.**
116

117 6B. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO
118 AMEND TABLE 1 LINE ITEM 4g FOUND IN CHAPTER 12-111-3 – MULTIPLE USE,
119 AGRICULTURAL OR RURAL AND RESIDENTIAL DISTRICTS – OF THE WILLARD CITY
120 ZONING ORDINANCE
121

122 Commissioner Hulsey agreed that the amendment should be more general to provide more flexibility.
123

124 Commissioner Baker was in favor of the amendment.
125

126 Commissioner Dubovik also agreed that the amendment should be more general to allow large animals
127 and wild game. If it was more general, it wouldn't be brought back to address a different animal.
128

129 Commissioner Hulsey asked if there would be an issue if someone did an illegal hunt. Commissioner
130 Dubovik felt there were already State laws in place to address that issue.
131

132 Chairman Bodily felt the proposed amendment should be simple and general. He was not opposed to it.
133

134 **Commissioner Baker moved to recommend that the City Council amend Table 1 Line Item 4g of**
135 **Chapter 12-111-3 to include large animals and wild game. Commissioner Dubovik seconded the**
136 **motion. All voted in favor. The motion passed unanimously.**
137

138 6C. DISCUSSION REGARDING AMENDMENTS TO CHAPTER 12-105 CONDITIONAL USE
139

140 Time Stamp 12:22 12/01/22
141

142 Bryce Wheelwright stated that in October the City Council had placed a moratorium on conditional use
143 permits. The Planning Commission discussed the Conditional Use Permit Ordinance at its last meeting.
144 The staff had provided the Planning Commission with an updated Conditional Use Permit application and
145 the Conditional Use Permit Ordinance it proposed to the City Council in the fall of 2020. Had the Planning
146 Commission had a chance to review those documents? Were there any changes the Planning Commission
147 wanted to make?



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Chairman Bodily felt the updated application would provide the Planning Commission with more information than it had had in the past.

Commissioner Dubovik said he had reviewed the proposed ordinance and did not see any glaring problems. If the City ran into an issue that wasn't covered, the ordinance could be amended.

Colt Mund stated that the City Council had discussed having a staff committee review conditional use permit applications and make written recommendations to the Planning Commission. Some jurisdictions used review committees. The City already had a staff review committee in place called the SLUA.

Commissioner Dubovik asked if a review committee needed to be included in the ordinance. Colt Mund if the Planning Commission wanted to go that route, the ordinance should include language that all conditional use permit applications would be reviewed by staff prior to being reviewed by the Planning Commission.

Commissioner Dubovik stated that a review committee was discussed by the Planning Commission at its last meeting. He was in favor of a review committee. Chairman Bodily was too.

Commissioner Hulsey felt a review committee would provide the Planning Commission with a filter.

Colt Mund felt a review committee would provide the Planning Commission with a list of issues to address, such as lighting, parking, or landscaping.

Commissioner Dubovik asked if the Planning Commission could recommend that the City Council approve the Conditional Use Permit Ordinance it had submitted in 2020 with the addition of a review committee. Mr. Mund felt it could.

Commissioner Baker reminded the Planning Commission that the SLUA no longer included the Police Chief.

Bryce Wheelwright felt there should be a different committee to review conditional use permits that would include all of the City departments - Police, Fire, Public Works, City Planner, and City administration.

Commissioner Hulsey did not feel the need to re-review the Conditional Use Permit Ordinance as the Planning Commission had reviewed and recommended it to the City Council in 2020.

Bryce Wheelwright suggested that Colt Mund add the review committee to the Conditional Use Permit Ordinance and present a draft form for the Planning Commission to review. Then the Planning Commission could hold a public hearing to receive public input before forwarding it to the City Council

Commissioner Baker asked how existing conditional use permits would be affected by the new ordinance. Mr. Wheelwright said they would be grandfathered.

Commissioner Dubovik moved to table discussion regarding amendments to Chapter 12-105 pending editing of verbiage for the next Planning Commission session on January 5, 2023. Commissioner Baker seconded the motion. All voted in favor. The motion passed unanimously.

6D. TRAINING

Bryce Wheelwright stated that there would not be any training.



WILLARD CITY
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7. CONSIDERATION AND APPROVAL OF NOVEMBER 3, 2022, REGULAR PLANNING COMMISSION MINUTES

Commissioner Hulsey moved to approve the November 3, 2022, minutes as corrected. Commissioner Baker seconded the motion. All voted" aye." The motion passed unanimously.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 31:29 12/01/2022

Bryce Wheelwright

Bryce Wheelwright stated that the Fizz business proposed at 30 North Main was in its final engineering phase. They hoped to open in the spring.

Chris Davis

Chris Davis stated that the City Engineer had received approval to begin potholing service locations on Highway 89 in preparation for UDOT's reconstruction project.

There were no comments from Colt Mund, Chairman Bodily, Commissioner Husley, Commissioner Baker, and Commission Dubovik.

9. ADJOURN

Commissioner Dubovik moved to adjourn at approximately 7:04 p.m. Commissioner Hulsey seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Planning Commission, Chairman
Sid Bodily

Planning Commission Secretary
Michelle Drago

dc:PC 12-01-2022