



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, February 16, 2023 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah, 84340

AGENDA

The meeting will be hold 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 a lot line adjustment for Ryan Thurgood for property located at approximately 426 North 200 West (Parcel No. 02-046-0080)
7. Consideration and approval of the February 2, 2023, 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 10th of February, 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 25, 2023

STAFF REPORT RYAN THURGOOD LOT LINE ADJUSTMENT

The City has received a Lot Line Adjustment application from Ryan Thurgood for a lot line adjustment on his property at 426 N 200 W to include a shop that he has built on his father's property next door to the South at 402 N 200 W. A Legal lot should have 100 feet of frontage on a city street. This technically makes 402 N 200 W a legal nonconforming Flag Lot. The lot line adjustment would take that frontage and cut it down to about 40 feet creating an even smaller flag lot entrance.

Willard City Ordinance 12-102-3 paragraph 2 states that Flag Lots may not be created in any zone.

It is the recommendation of the Staff that the lot line adjustment not be approved as it violates Ordinance 12-102.

Bryce Wheelwright
Willard City Planner

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

Application Date: 1-10-23

Assessor's Parcel Number

Applicant: _____

02-046-0060

Ryan Thurgood
Mailing Address

Parcel Legal Description

P.O. Box 84

Willard NT 84340

426 N 200 W

Project Address

Willard

Phone Number 801-499-4912

Cell Phone 801-499-4912

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) Ryan Thurgood, 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 424 N 200 W 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 _____

Subscribed and sworn before me this 16 day of Feb 2023



Susan K. O Bray
Notary Public

Residing in Farr West, Utah
My commission expires: May 25, 2024

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

AGENT AUTHORIZATION

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

SIGNED _____

Property Owner(s)

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

Notary Public

Residing in _____

My commission expires: _____

XBP Confirmation Number: 136298605

Receipt for Payment to:
Willard City

Date/Time: 01/23/2023 8:46:26 AM
Transaction #: 191014209PT
Payment Method: Visa
Transaction Status: Successful

Items

CHARGES PC 25.00

Total: 25.00

KENDRA THURGOOD 84340

Receipt for Payment to:
Willard City

Date/Time: 01/23/2023 8:46:27 AM
Transaction #: 191014211PT
Payment Method: Visa
Transaction Status: Successful

Items

SERVICE FEE 1.25

Total: 1.25

KENDRA THURGOOD 84340

Payment Service Provided By
www.xpressbillpay.com

Eagle Nest Estates Subdivision

Amending Lots 1 and 2 of
A part of the Southwest Quarter of Section 23, T9N, R2W, SLBAM U.S. Survey
Brigham City, Box Elder County, Utah
August 2022



VICINITY MAP
NOT TO SCALE



Scale 1" = 40'

Graphic Scale

200 East Street

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 16

Lot 17

Lot 18

Lot 19

Lot 20

Lot 21

Lot 22

Lot 23

Lot 24

Lot 25

Lot 26

Lot 27

Lot 28

Lot 29

Lot 30

Lot 31

Lot 32

Lot 33

Lot 34

Lot 35

Lot 36

Lot 37

Lot 38

Lot 39

Lot 40

Lot 41

Lot 42

Lot 43

Lot 44

Lot 45

Lot 46

Lot 47

Lot 48

Lot 49

Lot 50

Lot 51

Lot 52

Lot 53

Lot 54

Lot 55

Lot 56

Lot 57

Lot 58

Lot 59

Lot 60

Lot 61

Lot 62

Lot 63

Lot 64

Lot 65

Lot 66

Lot 67

Lot 68

Lot 69

Lot 70

Lot 71

Lot 72

Lot 73

Lot 74

Lot 75

Lot 76

Lot 77

Lot 78

Lot 79

Lot 80

Lot 81

Lot 82

Lot 83

Lot 84

Lot 85

Lot 86

Lot 87

Lot 88

Lot 89

Lot 90

Lot 91

Lot 92

Lot 93

Lot 94

Lot 95

Lot 96

Lot 97

Lot 98

Lot 99

Lot 100

Lot 101

Lot 102

Lot 103

Lot 104

Lot 105

Lot 106

Lot 107

Lot 108

Lot 109

Lot 110

Lot 111

Lot 112

Lot 113

Lot 114

Lot 115

Lot 116

Lot 117

Lot 118

Lot 119

Lot 120

Lot 121

Lot 122

Lot 123

Lot 124

Lot 125

Lot 126

Lot 127

Lot 128

Lot 129

Lot 130

Lot 131

Lot 132

Lot 133

Lot 134

Lot 135

Lot 136

Lot 137

Lot 138

Lot 139

Lot 140

Lot 141

Lot 142

Lot 143

Lot 144

Lot 145

Lot 146

Lot 147

Lot 148

Lot 149

Lot 150

Lot 151

Lot 152

Lot 153

Lot 154

Lot 155

Lot 156

Lot 157

Lot 158

Lot 159

Lot 160

Lot 161

Lot 162

Lot 163

Lot 164

Lot 165

Lot 166

Lot 167

Lot 168

Lot 169

Lot 170

Lot 171

Lot 172

Lot 173

Lot 174

Lot 175

Lot 176

Lot 177

Lot 178

Lot 179

Lot 180

Lot 181

Lot 182

Lot 183

Lot 184

Lot 185

Lot 186

Lot 187

Lot 188

Lot 189

Lot 190

Lot 191

Lot 192

Lot 193

Lot 194

Lot 195

Lot 196

Lot 197

Lot 198

Lot 199

Lot 200

Lot 201

Lot 202

Lot 203

Lot 204

Lot 205

Lot 206

Lot 207

Lot 208

Lot 209

Lot 210

Lot 211

Lot 212

Lot 213

Lot 214

Lot 215

Lot 216

Lot 217

Lot 218

Lot 219

Lot 220

Lot 221

Lot 222

Lot 223

Lot 224

Lot 225

Lot 226

Lot 227

Lot 228

Lot 229

Lot 230

Lot 231

Lot 232

Lot 233

Lot 234

Lot 235

Lot 236

Lot 237

Lot 238

Lot 239

Lot 240

Lot 241

Lot 242

Lot 243

Lot 244

Lot 245

Lot 246

Lot 247

Lot 248

Lot 249

Lot 250

Lot 251

Lot 252

Lot 253

Lot 254

Lot 255

Lot 256

Lot 257

Lot 258

Lot 259

Lot 260

Lot 261

Lot 262

Lot 263

Lot 264

Lot 265

Lot 266

Lot 267

Lot 268

Lot 269

Lot 270

Lot 271

Lot 272

Lot 273

Lot 274

Lot 275

Lot 276

Lot 277

Lot 278

Lot 279

Lot 280

Lot 281

Lot 282

Lot 283

Lot 284

Lot 285

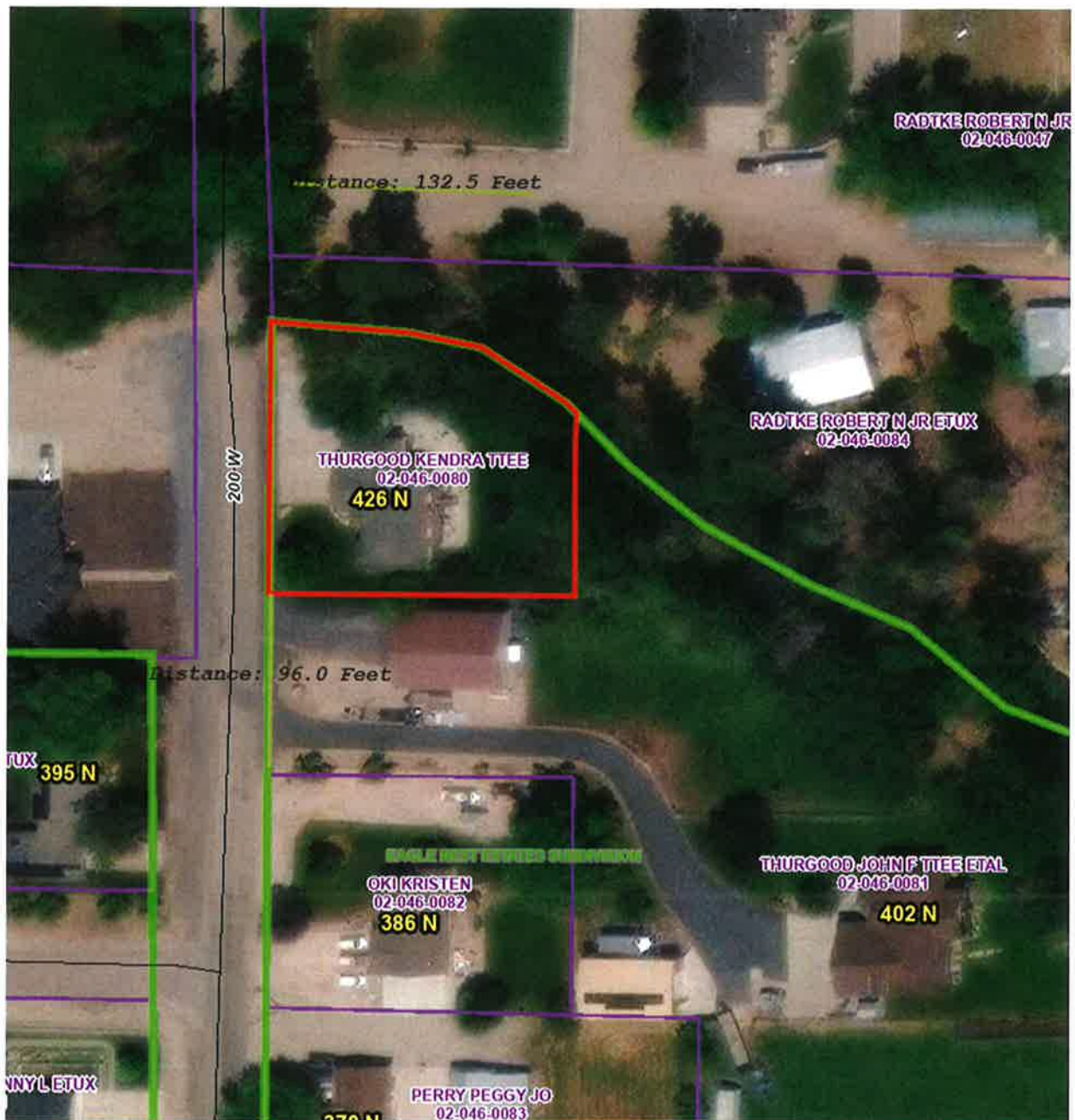
Lot 286

Lot 287

Lot 288

Lot 289

Lot 290



N↑



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 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 Chandler Bingham Michelle Drago, Deputy City Recorder
10 Alex Dubovik
11 Zack Hulse

12
13 Excused: Blake Harrop and Bryce Wheelwright

14
15 Others in attendance: Mayor Travis Mote, Councilman John Seamons, Rew Wiley, and Chad Braegger.

16
17 The meeting was called to order at 6:30 p.m.

- 18
19 1. PRAYER: Sid Bodily
20
21 2. PLEDGE OF ALLEGIANCE: Chandler Bingham
22
23 3. ROLL CALL: Attendance was recorded by the secretary.
24
25 4. GENERAL PUBLIC COMMENTS

26
27 There were no comments.

- 28
29 5. CITY COUNCIL REPORT

30
31 Time Stamp: 2:37 02/02/2023

32
33 Councilman John Seamons reported on the January 26th City Council meeting. The City Council discussed
34 excess property, and the really low bids that had been received. The Council decided to extend the bid date
35 to March 1st and to provide additional notification. The Council approved the annexation of property
36 providing tank access to the Old Farm Subdivision, and it was provided an update on employee evaluation
37 software. The City Council discussed light meters and audiometers. It determined that if the City purchased
38 one, it had to be good enough to withstand a court challenge, and its user would have to be certified. The
39 Council decided not to purchase one. There had been no progress on Dark Sky, but the Council was still
40 working on it. A policy was adopted to provide relief for large water bills when owners asked for meters to
41 be shut off. The Council asked the staff to pursue a Jake Brake ordinance. There was a reports about the
42 excellent job the Public Works staff had doing removing snow, and that the Police Department would soon
43 have four officers on the street again. Box Elder County was talking about creating a fire service district for
44 the entire county, which Willard was opposed to that. Mayor Mote had met with the Northwestern Band of
45 the Shoshone regarding the petroglyph that fell into the Granite Ridge Subdivision. The Shoshone agreed
46 to have the petroglyph placed in the historic cemetery. Sandbags would be filled and made available in the
47 spring. The Council also talked about turkeys. The City was the only entity working to catch them. The City
48 now had ID cards available for employees.



WILLARD CITY

Planning Commission Meeting – Regular Meeting

Thursday, February 2, 2023 – 6:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Mayor Mote stated that the Council had scheduled a work session to review the General Plan with the City's planning consultant on Monday, February 20th, at 11:00 a.m. He invited the Planning Commission to attend. It was a federal holiday, but it was the only day the Council had had available. He asked that the Council and Planning Commission review the plan and note any page number with an issue. He felt the focus of the meeting should be the action items and the Future Land Use Map.

Mayor Mote reported that he had spoken with the head of State Parks regarding their expansion and the right-of-way issue at Willard Bay. They wanted to see the area west of the freeway and north of the Bay developed into a commercial area that would support the Bay. They wanted to be involved in the City's General Plan. They would be invited to the February 20th meeting. The City would continue to work to resolve access to the City's sewer treatment plant and private property in the area.

6A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSAL TO AMEND THE CONDITIONAL USE REGULATIONS – CHAPTER 12-105 – OF THE WILLARD CITY ZONING ORDINANCE

Time Stamp 10:17 02/02/2023

Commissioner Bingham moved to open the public hearing at 6:40 p.m. Commission Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

Chairman Bodily read the Willard City Planning Commission rules of order statement.

Colt Mund, City Attorney, stated that this ordinance had been a few years in the making. About two years ago, the Planning Commission updated the conditional use tables. Last fall the City Council passed a moratorium on conditional use permits and asked that the City's Conditional Use regulations be updated. The Planning Commission had held several discussions about the CUP Ordinance. In its last conversation, the Planning Commission asked that the City Attorney and a member of the Planning Commission be added to the Conditional Use Permit Review Committee. Michelle Drago had reviewed the latest draft and made some comments that he felt should be incorporated. The first was about the notice requirements.

Mr. Mund said the City currently required that a conditional use applicant provide notice by certified mail to all property owners within 500 feet of the proposed site. Michelle recommended that the City send the notice by regular mail based on a list of affected property owners provided by the applicant. Then the City would have an accurate list of the notified property owners and could ensure that the notice had been sent. He echoed that recommendation and asked that the notification change be included in any positive recommendation to the City Council.

Mr. Mund said Michelle also noticed that the Table of Uses did not address Airbnb's, which the Planning Commission might want to consider. He had noted that Accessory Dwelling Units were listed as a conditional use in manufacturing areas. He asked that the Table of Uses be amended to make Accessory Dwelling Units a permitted use in all zones in order to comply with the State's new regulations. Any ADU applicant would have to follow the City's ADU Ordinance.

Chairman Bodily opened the floor for public comments.

Rew Wiley, 75 West 800 North, had a few questions. How often was a conditional use permit reviewed? If someone had a conditional use permit regulated by City ordinance, did the applicant have to comply with



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

that ordinance at some point in time? Did a conditional use permit mean an applicant did not have to comply with City ordinances? How was a conditional use permit revoked?

Chairman Bodily understood that a conditional use permit would be reviewed if a complaint was received. If an applicant did not comply with the conditions of the conditional use permit, a conditional use could be revoked.

Commissioner Dubovik asked if conditional use permits were reviewed annually. Chairman Bodily did not think there was an annual review. Colt Mund stated that conditional use permits were reviewed by the City Planner as needed.

Rew Wiley asked if there was a complaint form. Chairman Bodily said there was.

Colt Mund stated that if the City Planner observed that an applicant was in non-compliance, he could review the conditional use permit. He did not have to wait for a complaint.

Rew Wiley asked if a conditional use permit allowed an applicant to be exempt from complying with City ordinances. Chairman Bodily said an applicant was required to comply with all City regulations. Conditions for a conditional use permit were in addition to the City's regulations.

Commissioner Dubovik stated that a conditional use permit meant an applicant had more stringent requirements.

Rew Wiley stated that his next-door neighbor had a conditional use. It didn't seem like it was ever reviewed. He felt there were City ordinances his neighbor wasn't adhering to, but his neighbor seemed to feel that his conditional use permit granted him an exception.

Commissioner Dubovik stated that a conditional use permit did not allow an applicant to violate City ordinances. A conditional use permit simply allowed a use with additional, stringent regulations.

Rew Wiley asked who enforced the City ordinances. Chairman Bodily said that enforcement was one of the City's biggest problems. The City Planner could not take care of all of the enforcement issues.

Commissioner Bingham stated that the proposed ordinance included better enforcement provisions.

Mayor Mote felt the City would have to hire an enforcement officer to really nail down every issue. Until it did, enforcement was on a complaint basis. He would like to see conditional use permits reviewed annually, but the City currently didn't have the manpower.

Rew Wiley suggested hiring somebody and giving them a percentage of the fines he collected.

Chairman Bodily stated that the former mayor had suggested that a few cities pool their resources to hire an enforcement officer.

Mayor Mote stated the City's biggest issue was the cost of labor and the cost of keeping current employees with the revenue provided by the current tax rate. The City needed more businesses that could bring in more revenue. Right now Bryce Wheelwright, the City Planner, did most of the enforcement, but even he had personally chipped in to help.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Hulsey felt an annual review wouldn't necessarily be geared toward compliance. It would be a check to see if conditions were still applicable. If an applicant wasn't complying from the beginning, compliance needed to be addressed. Enforcement did not have to wait for the annual review.

Mayor Mote verified that the City could not change conditions of a conditional use permit. Colt Mund said there was case law that said a city did not have the authority to alter or modify a conditional use permit after the fact. A city could enforce provisions, but it could not add additional ones.

Mayor More stated that the Council's reason for the proposed amendments was to do a better review upfront so the City's hands weren't tied on the back end.

Rew Wiley asked if changes to a conditional use permit could be made during the annual review. Chairman Bodily reiterated that the City could not make changes to a conditional use permit after it was approved.

Commissioner Hulsey asked if the City could make conditional use permits expire. Colt Mund said the City could not do that. Conditional use permits were tied to the land. The City could issue temporary use permits for things like a concert or a seasonal business. Temporary use permits did expire.

Rew Wiley asked how many conditional use permits the City had. Commissioner Baker said the staff had a list of conditional uses, but she wasn't sure how many were on it.

Rew Wiley was frustrated by those who felt their conditional use permit meant they didn't have to comply with the City's ordinances.

Commissioner Baker stated that the proposed changes would apply to future conditional use permits, not ones that already existed.

Commissioner Dubovik said a conditional use permit was not a waiver or deterrent from City ordinances. The proposed changes included a review body that would allow a closer review of compliance before a conditional use permit was issued. He felt that would save the City a lot of grief in the future.

Chad Braegger, 3790 South 1200 West, Perry, really wanted to know how many conditional use permits were in Willard. He didn't feel there were as many as everyone thought there was. If there were 20 conditional use permits, the Planning Commission could review one every meeting to make sure it was up to snuff. He didn't feel it was appropriate to count on the public to bring violations to the attention of the City. If conditional use permits were reviewed annually, hopefully problems could be taken care of before they became problems for neighbors. If conditional use permits were approved by the Planning Commission, he felt they should be reviewed by the Planning Commission. If a conditional use permit was on the agenda, the City Planner could check it ahead of time. If neighbors knew the conditional use permit was on the agenda, they could come to the meeting to discuss any issues.

Chris Davis asked Michelle Drago to print the list of conditional use permits (see attached copy).

Mayor Mote felt the Planning Commission should have a list of the conditional use permits, and that they should be reviewed annually. There might be way for the City to operate more efficiently.

There was further discussion about enforcement.

Rew Wiley asked if a conditional use permit had to be tied to the property. Mr. Mund said it did.



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Baker moved to close the public hearing at 7:04 p.m. Commissioner Hulsey seconded the motion. All voted “aye.” The motion passed unanimously.

6B. CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSAL TO AMEND THE CONDITIONAL USE REGULATIONS – CHAPTER 12-105 – OF THE WILLARD CITY ZONING ORDINANCE

Time Stamp: 34:37 02/02/2023

Chairman Bodily stated that the Conditional Use Permit regulations had been amended by the City Attorney as directed by the Planning Commission. He agreed with the recommended change to the notification requirements and the addition of Airbnb's to the Table of Uses.

Commissioner Hulsey asked if the applicant would be responsible to reimburse the City for mailing expenses. Colt Mund said that Michelle had recommended that the City be reimbursed for all notification expenses.

Commissioner Bingham liked both of the recommendations from the City Attorney.

Commissioner Dubovik felt the proposed content put the Planning Commission in a much better position to make sound decisions.

Commissioner Hulsey asked for a clarification about expirations. Colt Mund explained that if a conditional use applicant had not applied for a business license or a building permit within a year of the Planning Commission's approval, the approval would become null and void. The paragraph also said that if a use was abandoned over time, the Planning Commission could revoke it.

Councilman Seamons asked what constituted an abandonment. Colt Mund stated that if it had been more than a year since a conditional use permit had been actively used at a site, the Planning Commission could revoke the use so that it no longer ran with the land.

Councilman Seamons asked if that time frame also applied to inactive mining operations.

Mayor Mote asked if abandonment was defined in the code. Mr. Mund said it was not. Mayor Mote felt it a definition for abandonment should be added to the regulations. He would make that suggestion when the amendments were discussed by the City Council.

There was a discussion about the Francom welding shop. Chairman Bodily felt it was a use the Planning Commission needed to review.

Commissioner Hulsey stated that the Planning Commission kept talking about an annual review, but he could not find an annual review requirement in the Conditional Use Regulations. Colt Mund said there wasn't one. Commissioner Baker thought there was a review requirement in the ordinance. Commissioner Hulsey asked if an annual review requirement should be added to the regulations, or should an annual review be a condition of the conditional use permit itself.

Colt Mund felt there had been some confusion between a conditional use permit and a temporary use permit. A temporary use permit was only good for a certain amount of time and had to be renewed annually. A conditional use permit would only be reviewed by the Planning Commission if there was a concern



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

regarding the use. The Planning Commission could include an annual review as a condition of a conditional use permit.

Commissioner Dubovik felt that would be a good addition for the City Council to consider.

Cold Mund reminded the Planning Commission that the staff recommended it forward the proposed amendments to the Conditional Use Regulations to the City Council for approval as written, except for changes to the notification requirements, the addition of Airbnb's to the Table of Uses as a conditional use in all three Zones, and that the Table of Uses be changed to allow Accessory Dwelling Units as a permitted use in all zones.

Commissioner Dubovik suggested that an annual review also be added. Commissioner Bingham felt an annual review would be a lot of paperwork if a use didn't have an issue. Maybe the review should be biannual. Commissioner Hulsey didn't feel four or five minutes once a year would be that much work. Commissioner Dubovik felt the Planning Commission should pass on the recommendation that there be a periodic review. The Council could determine how often the review should be done.

Commissioner Hulsey said the Mayor planned to have the City Council discuss the definition of abandonment.

Commissioner Bingham moved to recommend that the City Council approve the proposed amendments to the Conditional Use Regulations found in Chapter 12-105 of the Willard City Zoning Ordinance as drafted, except for changes to the notification requirements as recommended by staff, the addition of Airbnb's to the Table of Uses as a conditional use in all three zones, that the Table of Uses be changed to allow Accessory Dwelling Units as a permitted use in all three zones, and that a periodic review of a conditional use permit be required. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

7. CONSIDERATION AND APPROVAL OF JANUARY 19, 2023, REGULAR PLANNING COMMISSION MINUTES

Commissioner Baker moved to approve the January 19, 2023, minutes as corrected. Commissioner Bingham seconded the motion. All voted "aye." The motion passed unanimously.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 51:39 02/02/2023

Chris Davis

Did not have any comments

Colt Mund

Did not have any comments.

Commissioner Bingham



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 2, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Commissioner Bingham stated that there were crews doing surveying through the community. What was the survey for? Chris Davis said it might be the fiber optics company. It could be part of the prep work for the Highway 89 project planned during the summer.

Commissioner Dubovik

Commissioner Dubovik asked who would be liable for incidents that happened on the Canal Road, such as a dog bite from a loose animal. Would it be Pineview Water, the land owner, or would it be a civil case? Colt Mund felt the dog owners would be liable. Chris Davis suggested that he contact the Police Chief.

Commissioner Hulsev

Commissioner Hulsev asked about Dr. Beard's property. Chris Davis said the staff was waiting for Dr. Beard to submit the required paperwork and meet with UDOT regarding access from 750 North.

Commissioner Baker

Did not have any comments.

Chairman Bodily

Did not have any comments

9. ADJOURN

Commissioner Dubovik moved to adjourn at approximately 7:26 p.m. Commissioner Hulsev 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 02-02-2023