



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, March 16, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

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

The following members were in attendance:

Sid Bodily, Chairman
Diana Baker
Chandler Bingham
Alex Dubovik
Zack Hulsey

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

Excused: Blake Harrop

Others in attendance: Mayor Travis Mote, Councilman John Seamons, Nate Swain, Morgan Palmer, Ken Ormond, Ruth Ormond, Chad Braegger, Vanji Christensen, Nathan Anderson, and?.

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

1. PRAYER: Sid Bodily
2. PLEDGE OF ALLEGIANCE: Al Dubovik
3. ROLL CALL: Attendance was recorded by the secretary.
4. CITY COUNCIL REPORT

Time Stamp: 3:33 03/16/2023

Councilman John Seamons reported on the March 9th City Council meeting. The Council heard a presentation from a financial consultant, Lewis Young Robertson Burningham, regarding economic development. The Council did not make a decision regarding a contract. It reviewed and approved bids for the City's surplus property and approved the Lynn Beard rezone. The Council scheduled Willard's Spring Clean Up for the 18th, 19th, 20th, and 22nd of May. The Public Works employees were thanked for providing such great snow removal this winter. The City had received a \$1 million grant. Those funds needed to be encumbered. Councilman Seamons felt the City was very responsive. During the Council meeting, it was noted that sandbags were needed. The Mayor brought in the CERT committee and a sandbag project, was organized. The project was carried out on Saturday, March 11th.

Councilman Seamons updated the Planning Commission on the status of the HOP Trail. He provided each member a copy of the latest engineering plans and reviewed them plans so they could answer questions from citizens.

5. GENERAL PUBLIC COMMENTS

There were no comments.



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6C. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR THE OLD FARM STONE HOUSE LOCATED AT APPROXIMATELY 7140 SOUTH HIGHWAY 89 (02-055-0042 AND 02-055-0067)

Time Stamp 15:10 03/16/2023

Bryce Wheelwright, City Planner, stated that Willard Land, LLC was requesting approval of a lot line adjustment for the stone house they owned at 7140 South Highway 89. They needed to adjust lot lines to meet the 60-foot road width requirement from the City Engineer. The road would provide the second access the State was requiring for their development. The adjusted lot line and new road meant the old home would become a corner lot. In Willard City, a corner lot was required to have a 30-foot setback on each frontage. In order to comply with the setback requirement, Willard Land planned to remove a wooden structure on the south side of the house. The home in question was part of the annexation, so it was located in Willard City. If the home complied with the City's setback requirement, the staff didn't have any issue with the requested lot line adjustment.

Commissioner Bingham arrived at 6:49 p.m.

Commissioner Dubovik asked if the lot line adjustment should be approved subject to removal of the wooden structure. Mr. Wheelwright said it should.

Commissioner Hulse verified that a new parcel would not be created by the adjusted lot lines. Bryce Wheelwright and Nate Swain, Willard Land, explained how the lot line would be adjusted. A new lot was not being created.

Commissioner Baker moved to approve a lot line adjustment for the Old Farm stone house located at approximately 7140 South Highway 89 (02-055-0042 and 02-055-0067) subject to compliance with the 30-foot setback requirement by removal of a wooden structure. Commissioner Dubovik seconded the motion. All voted "aye." The motion passed unanimously.

6A. REVIEW OF CONDITIONAL USE PERMIT FOR MORGAN PALMER FOR A RECEPTION CENTER LOCATED AT APPROXIMATELY 683 NORTH MAIN (PARCEL NO. 02-048-0098)

Time Stamp 23:115 03/16/2023

Bryce Wheelwright stated that there had been some issues with the conditional use permit issued to Morgan Palmer for a reception center in May 2021. The issues being contested were landscaping, fencing, and noise.

Colt Mund, City Attorney, stated that the Commission members had been provided minutes from the 2021 meetings, recordings of the meetings, and a copy of the conditional use permit itself. The Commission had also received copies of correspondence between himself and Morgan Palmer's attorney, Nathan Anderson. The three principal issues were the fence, landscaping, and noise complaints. Since the latest correspondence, Ms. Palmer had installed a fence along the south side of her property. Several months ago, noise complaints were made about Ms. Palmer's event center. As far as he knew, the complaints never resulted in citations; there had not been any legal or criminal action. Complaints were made, but no further steps were taken by the Police Department. He reminded the Planning Commission that this was not a public hearing and no action was being taken.



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Commissioner Dubovik stated that according to the correspondence, there was going to be a fence on three sides. Morgan Palmer said the landscape plan she submitted in 2021 only showed fence on one side.

Colt Mund said there was a proposal for a fence, and a diagram of the fence was included in the legal correspondence. Commissioner Dubovik wondered about the status of the fence. Commissioner Bingham said there was now a fence on the north, east, and south sides of the Palmer property.

Chairman Bodily invited Morgan Palmer to speak.

Nathan Anderson, Salt Lake City, Morgan Palmer's attorney, felt the fence was the biggest concern and where the dispute was coming from. It had been two years since the Planning Commission considered Morgan Palmer's conditional use permit. The first meeting was held on April 1, 2021. Somewhere in the discussion someone brought up the need for a fence, and Morgan responded that she planned to put up a fence along the highway. She said the fence would be 38 feet from the highway, 6 to 7 feet from her entry to her property line. There wasn't any further discussion about what the fence would entail. At another meeting a month later, Morgan Palmer provided a landscape plan that showed a fence along the front property line. When the conditional use permit said fence, his client understood the fence was to be located where it was shown on the landscaping plan. He felt that is where the dispute stemmed from. The Commissioners may have had something different in mind. Palmer Barn installed a fence and thought they were in compliance. A few months later, issues arose regarding noise. Although Palmer Barn didn't feel it was necessary, they installed a fence along the entire south side of their property. The additional fence was about the length of a football field. It had been costly to install. Palmer's wanted to put in the fence to make sure they were being good corporate citizens and to help neighbors. They had tried to comply and do what they were asked. Mr. Anderson stated that there may have been noise complaints, but not a single citation had been issued. Police were called out so they had to show up to do their job. However, they interrupted special moments people were trying to have. Essentially they were being harassed. It was not the fault of the officers, but they were showing up at the wrong time.

Mr. Anderson felt Palmer Barn was doing everything they could to comply. They were trying to do what the Council wanted. They were trying to be good citizens and to be good neighbors. Palmer Barn would continue to keep fighting in order to remain open. This was their livelihood.

Morgan Palmer, 683 North Main, metaphorically asked the Planning Commission members to walk a mile in her shoes. A few years ago she looked out into an empty field covered with nothing but grass and lumps of dirt, and saw the potential for more. She saw the potential for love, laughter, and life if she built a place where families could come and celebrate. Last year she learned that, despite her every effort to share this joy and good fortune, she had been blasted by a couple who had failed to judge softly. This couple spoke negatively about them and went door-to-door to all of the Planning Commission members. They went to the private homes of the Sheriff and neighbors. They attended a public meeting without their knowledge; without allowing them to defend themselves. The paper wrote about the spectacle this couple made at the meeting. That is when she found out. All of that was done without the respect to speak to them. They only saw events from their own perspective. She thought they were friends

Ms. Palmer asked the Planning Commission to imagine how her guests had felt when the police entered her building on the most important day of their lives. As a young bride and her father danced arm in arm, the police arrived in response to a Noise Ordinance complaint from this couple. The officers were completely respectful and felt terrible about interrupting such a special, cherished moment. They had a duty to respond to every call, even from those whose judgment was harsh and definitely unwarranted. This had happened twice from the same couple. Imagine if that were your child's wedding.



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Ms. Palmer said she had tried to find common ground with this neighbor. She wanted to find a way to walk side by side so both of them could have their own dreams and also peace. Although it wasn't required in her landscape plan, she erected a 350 foot fence at her cost. The fence was installed to try and mend emotional fences. She made sure every City ordinance was followed at every event. Despite her efforts this couple stubbornly didn't seem to be willing to agree to any compromise short of her dream being destroyed.

Mrs. Palmer asked the Planning Commission to consider her family. This dream brought her happiness, and it fed and clothed her children. She was not a big, bad business lady who was uncaring of anyone. Her whole business was based on friendships and sharing her dream and space with anyone and everyone. That is who she was to the core. She felt she deserved peace. She realized she didn't have the right to impose her opinions on other's personal property. She had gone above and beyond by adding the 350-foot fence. In the past two years of business, she had had no issues. There had not been one valid complaint. Despite the rumors and conversations without them being present, the loudest voice was not always the right one. She asked that she be allowed to continue her business without fear at every event that there would be retribution. She brought value to the community as a business owner and as a citizen.

Commissioner Baker asked when Morgan Palmer talked to Blake Harrop about using his property. Morgan Palmer said they had a friendly neighbor relationship. He used the entrance to their property for his horses. It was just a friendly neighbor thing. There was never a written agreement. She had not lost any parking. They kept up his property to keep the weeds down. Her property was very clean.

Commissioner Baker asked if Blake Harrop's property was located between her new fence and the orchard to the south. Mrs. Palmer said it was. The south edge of the asphalt was where her property ended.

Morgan Palmer said she had not moved to Willard to be enclosed. They had been drawn to Willard by the views and the openness. The fence truly was not what she wanted for herself or her children. She didn't want to live in a compound. She didn't want to be locked in. There was 100 feet of unfenced property left on her west property line, right next to her home. That was her view and her sunsets. She needed that to remain open for emotional wellness.

Commissioner Baker asked about the size of her property. Morgan Palmer said she had 1.5 acres. The event center was located on the front half-acre. Her home was located on the remaining acre.

Chairman Bodily said that in 2021, the Planning Commission never talked about the lengths of any fences. Mrs. Palmer agreed. There had been one comment about the need for the highway to be fenced.

Chairman Bodily stated that on May 6, 2021, he asked her if she had a copy of the conditional use permit and its conditions. Morgan had responded that she did and was comfortable with them. The fourth condition on her conditional use permit said the property would be fenced. There wasn't anything on the permit that said any of the property would be omitted. Morgan Palmer agreed that that was what she had said. However, at the time she thought 'the fence' only meant the area shown on the landscape plan because the condition did not say 'the entire property.'

Chairman Bodily felt the west side of her property should be fenced. Mrs. Palmer said the condition did not say the entire property had to be fenced. If it had, she would have asked that the fence pertain to the business area and not her home.



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Chairman Bodily had heard there were some problems with parking on the property to the west. Morgan Palmer said parking could not occur on the property to the west because there was a two-foot ditch along the west property line as well as an electric fence. No one had ever parked there. That was a rumor.

Chairman Bodily said the Planning Commission had never talked about distances of fence. The conditional use permit said 'the property,' which Morgan Palmer had agreed with. There had been discussion about fencing the highway, but that was not what was written in the conditional use permit.

Morgan Palmer stated that when she spoke with the Planning Commission, she was under the impression that she was only fencing the highway. Chairman Bodily said the Planning Commission was under the impression that she would fence her entire property. Morgan Palmer stated that she gave the City her landscape plan. It was on the Utah Public Notice website. The landscape plan only showed fencing along the highway. It truly showed exactly where she thought she was being required to fence.

Commissioner Baker said the landscaping plan was supposed to have been completed within six months. All that was completed was the grass. Morgan Palmer admitted that the notes on the landscape plan were wrong. The discussion regarding landscaping said flowers and shrubs along the berm, not along the highway. The transcriptionist added 'the highway.' She could not landscape the highway. There was an easement and an irrigation ditch between her property and the highway. There physically was not a way for her to landscape the highway. Due to the drought, she put in xeriscaping. The xeriscaping was installed within three months.

Commissioner Hulsey asked what sections of her property were not fenced. Morgan Palmer said the only area that wasn't fenced was about 100 feet west of her home. She had over 1,200 feet of vinyl fencing around her property. She asked that the last 100 feet remain open. She didn't want to be confined. There was already a ditch along the west property line and an electric fence. No one would ever park there. The land west of her was being farmed.

Commissioner Bingham said he had not read anything that said the entire property, but he had understood that the fence was going to extend to the end of the parking lot and along three sides of her business. Morgan Palmer felt she had gone above and beyond that. She could not fence off her business from her home.

Chairman Bodily said the minutes talked about the highway being fenced, and the conditional use permit said 'the property' would be fenced. He did not see anything that omitted any part of her property.

Colt Mund stated that during the meeting in 2021, Chairman Bodily expressed concern about the west side of Morgan Palmer's property. He was concerned about someone walking into the ditch. Those concerns were discussed in context of the fence.

Colt Mund stated that his legal response to Palmer Barn said that at one point Morgan Palmer said she would fence the whole thing. He did not feel that any of tonight's discussion changed his response to Palmer Barn.

Morgan Palmer said that Chairman Bodily was referring to the ditch along the highway, not the west side. The Planning Commission never talked about east, west side, or south side. The ditch along the west side of her property was not there two years ago.



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Commissioner Hulsey stated that he had listened to the recording. There was a discussion about a fence along the highway. Chairman Bodily had expressed concern about people stumbling onto other properties. From his perspective, it was all other properties.

Morgan Palmer said she now understood the Planning Commission's perspective, but at the time she thought only the highway had to be fenced, which is what was shown on her landscape plan. If she had known the Planning Commission wanted the entire property fenced, she would not have been able to put it in. At that time, she did not have the funds. She would have asked that the fence only be required in the grass area around the barn. She would never have imagined fencing her entire property.

Commissioner Hulsey said that after listening to the recording, he felt Morgan Palmer did think that only the highway was supposed to be fenced.

Commissioner Dubovik stated that a lot of lessons had been learned. Morgan Palmer would probably have said things differently. The Planning Commission would have looked closer at the landscape plan and matched it up with the property lines. For him the bottom line for him was that the City wanted great businesses and partners. The Planning Commission would continue to refine the process.

Commissioner Baker had heard rumors. This was a neighbor issue, but the City was coming out as the bad guy.

Morgan Palmer felt the conditional use permit should fall back on what was discussed and the landscape plan.

Commissioner Baker asked about the noise complaints. The complainant said Morgan Palmer had outside amplifiers and that the music could be heard in their basement. Morgan Palmer said she did not have outside speakers. She had a microphone system that was used when vows were being spoken. A resident had the right to throw a party in their yard every night with music and speakers until 10:00 p.m. She was not breaking any rules by having a bride come down the aisle and saying vows. Vows were usually exchanged in the late afternoon to early evening. It was never until 10:00 p.m. There could be some soft music if people remained outside to visit and play games. She had the legal right to do that.

Commissioner Baker asked about the use of the event center's second story. The Fire Department said it had to have a fire escape if it was used for anything but storage. Morgan Palmer said it was used only for storage. There were signs prohibiting public access. She could not have guests on the second story who did not know where the exit was. People could only be on the second story if she was with them to show them where the exit was in case of a fire. Her co-workers and staff could be up there as long as she was with them. The second story was not available for an event. Her co-workers could attest that the second story was blocked off.

Morgan Palmer said she could have just put up the fence to the end of the parking lot and not fenced off her home where her children play, but she was trying to mend emotional fences.

Commissioner Hulsey asked if her neighbor had ever spoken to her. Morgan Palmer said she had not. None of her neighbors had said anything, and she was constantly asking them if there were any issues.

Chairman Bodily felt there must not be a noise problem if the police had responded to complaints and not issued citations. Morgan Palmer read from one of the police reports, *"There has been no issue. We are calling off the call."* She understood the police had to respond when they received a call, but they had found



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nothing wrong. Chairman Bodily did not feel the Planning Commission had anything to go on, if no citations had been issued.

Morgan Palmer asked to move on to the landscaping issue now the citation problem had been squashed.

Chairman Bodily felt that landscaping would be to Morgan Palmer's benefit. People wanted a nice plan to come to. Morgan Palmer stated most of her customers wanted a neutral space they could decorate. All of her decorations were neutral. She had black bark, white lighting, wood, green grass, white barn, and black doors. The inside was painted an agreeable gray. Her customers brought in the colors of their own wedding. That is why she asked that the landscape issue be squashed as well. She was a clean person. Her business was not a dirty place. She didn't have any weeds. She didn't need to be told where to have grass because she didn't know how to upkeep her property. She did know how, and she was trying.

Commissioner Hulsey felt the issue with the landscaping was the specific wording in the conditional use permit, which said 'the landscape plan;' the plan which Morgan Palmer had submitted. The landscaping she installed did not agree with the landscaping plan she submitted. Morgan Palmer agreed with that fact. She admitted that she changed the landscaping without coming to the Planning Commission. She changed the landscaping due to the drought and desires of her customers.

Commissioner Hulsey said the conditional use permit did not say install landscaping. It said the landscape plan. She revised the landscape plan without any approval, but he did not see the practicality of ripping everything out and going back to the original landscape plan. Mrs. Palmer stated that when she spoke with the City Attorney, she felt the fence was the biggest issue. The landscaping and noise complaints had been tacked on. She apologized for changing the landscaping plan. She would come to the Planning Commission if she changed anything else.

Colt Mund agreed that the fence had been the most glaring issue. He did not know if the noise complaints were invalid because there wasn't a criminal citation. He felt the Planning Commission needed to be very careful because there was a citizen in the community who literally felt like they had not been able to stay in their home during the summer when events were going on. He felt the noise complaints had been pushed to the side because there weren't any citations. A criminal citation required a prosecutor to prove beyond a reasonable doubt. A civil issue was a preponderance of the evidence. As a prosecutor, he dealt with a lot of issues where a complaint was valid, but it had not risen to the level of a criminal prosecution.

Chairman Bingham said he had watched a video and felt Mrs. Palmer's neighbor had a valid complaint. He felt the fence would help to repel the noise. That is why he thought the fence was supposed to be installed along the south side of the parking lot. He felt noise would continue to be an issue as long as Morgan Palmer was in business. She needed to be aware that her job was to try and keep the noise down.

Morgan Palmer stated that the Braegger's, the complainants, had to show burden of proof. They had called in two false police reports because the calls had been before 10:00 p.m. and no issues had been found. If they submitted five false reports, they would be prosecuted by the State. Ms. Palmer said that all citizens had the legal right to play music outside until 10:00 p.m. as long as it didn't exceed a certain decibel. Her business was located 200 feet off of the highway; Braegger's were only 60 feet. She was within her legal rights as a citizen and as a business. She felt the question that needed to be asked was whether the video was in the daylight before 10:00 p.m. If it was, she was within her legal rights.

Colt Mund stated that Morgan Palmer's hours of operation were 7:00 a.m. to 1:00 a.m., but the City's Noise Ordinance did not have a 10:00 p.m. limit. Bryce Wheelwright said it did not have a time. It just said if noise



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became a nuisance to those around. Chairman Bodily said that someone could be cited at any time if the noise became a nuisance.

Morgan Palmer stated that the three issues were fencing, landscaping, and noise. She asked if they had been resolved. Was she in compliance?

Chairman Bodily said that compliance was something the Planning Commission would have to talk about. Mrs. Palmer asked how she would know. Chairman Bodily stated that the Planning Commission would discuss her conditional use permit at the next meeting and make a decision about what would be enforced. The purpose of tonight's meeting was to gather information.

6B. REVIEW AND DISCUSSION REGARDING CLOSED OR ABANDONED CONDITIONAL USE PERMITS

Time Stamp: 1:09:11 03/16/2023

Bryce Wheelwright stated that a list of the conditional use permits that had been considered in Willard City had been compiled. Some of the uses had been denied, some were closed, and some were still active. There were a few the staff had questions about. They needed to be confirmed.

Michelle Drago, Deputy City Recorder, explained that the conditional use permits highlighted in yellow were still active. She had been unable to find any documentation regarding the conditional uses highlighted in orange.

Chairman Bodily stated that a conditional use permit was attached to property. What would it take to close the use? Bryce Wheelwright stated that if a business closed, the conditional use permit closed.

Commissioner Dubovik asked if there was an abandonment period. Commissioner Hulsey asked about the definition of abandonment. What did the City Council decide? Colt Mund stated that in order to give the Planning Commission maximum discretion *abandonment* had not been defined. He felt the time period for non-use was up to the Planning Commission. Mayor Mote felt the key was to notify the owner and determine if they wanted to keep a conditional use permit open.

Commissioner Dubovik asked if it would be appropriate to contact current owners of properties with closed conditional use permits to determine if they wanted to keep the use active. Mr. Mund said it was. Commissioner Dubovik wanted to get the closed conditional use permits off of the list.

Commissioner Hulsey asked what 'active' meant. Michelle Drago said it meant the use was still in effect and was being used.

There was a discussion regarding the conditional use permits highlighted in orange – Bill Comer's Trailer Court, Terry Ross's temporary business trailer, Ryan Thurgood's construction business, Melissa Wilkes, and Jacob Bodily.

Commissioner Bingham felt the conditional use permit for Granite Construction Company at 300 East 750 North was a temporary situation. He felt it should be changed from Active to Closed.

Commissioner Bingham felt his business should be on the list under his father's name.



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Commissioner Dubovik felt that conditional use permits that were replaced or transferred should also be deleted from the list. He suggested that the staff contact those with expired conditional use permits to determine if the original applicant wanted to close them out. Officially closed conditional uses could be deleted. The Commission wanted to get the list down to the active conditional uses it wanted to review every year.

Chairman Bodily asked why the list included conditional use permits that had been denied. Commissioner Dubovik felt they were there for the historical record.

Commissioner Baker suggested separating the list into three separate sheets – active, closed, and those with questions.

Commissioner Hulsey asked if the City had copies of the conditions for each of the conditional use permits. Michelle Drago said the staff could share the records the City had with the Planning Commission.

Commissioner Dubovik felt in the cases of conditional use permits without documentation, the City could recreate a conditional use permit without re-charging the applicant. He felt the City needed to get some document on file. Colt Mund felt that in those cases the Planning Commission could conduct a compliance review.

Mayor Mote asked how far back the City had minutes. Michelle Drago the City had minutes dating back to 1885. The oldest minutes had been sent to the State archives. Mayor Mote suggested that conditional use permits be recorded with the County Recorder so there would always be an official record attached to the parcel. When a conditional use permit was revoked, the revocation could be recorded. He felt recording the conditional use permit would resolve the lack of documentation.

Colt Mund was not familiar with that practice happening elsewhere, but it made sense. The record would then be attached to the property. It might be a way to help the City track conditional use permits. Mr. Mund said he would look into it.

Commissioner Hulsey felt that would allow the public access to the conditional use permit as well

Chairman Bodily asked where the Planning Commission wanted to start. Bryce Wheelwright suggested that the staff contact the applicants attached to the closed conditional use permits to determine if they could be removed from the list. Chairman Bodily suggested that the Commission start with the conditional use permits highlighted in orange.

Commissioner Hulsey felt that if the City was going to hold Morgan Palmer accountable for compliance with her conditional use permit, it should be holding all conditional use permit holders accountable.

Commissioner Dubovik suggested that the active conditional use permits be reviewed on their anniversary months.

There was discussion about closing conditional use permits that had been inactive for more than a year.

6D. DISCUSSION REGARDING REVISED GENERAL PLAN

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Bryce Wheelwright stated that the Planning Commission had received a copy of the General Plan that had been revised based on discussion from the February 20th work session.

Chairman Bodily asked if any of the Commission members had any further comments or concerns.

Commissioner Baker stated that she had not been able to attend the work session. She had glanced through the revised General Plan, and she didn't have any issues.

Mayor More stated that he wanted to submit the final draft to the City's planning consultant as soon as possible. Chairman Bodily asked that the Commission members submit any concerns to Mayor Mote by Monday, March 26th.

Commissioner Baker asked if the General Plan would be impacted by the State taking the Bay Road. Mayor Mote said the City was working with the State to obtain an easement. The City Manager was going to contact Box Elder County because its General Plan showed a road from the Bird Refuge all the way to Willard Bay. Perry City was also interested in a connection to that road and had applied for corridor preservation funds. He felt both of those entities needed to weigh in on the issue.

Commissioner Baker asked about the Multiple Industrial Zone around Willard Bay. Mayor Mote said the new Future Land Use Map had replaced the Multiple Industrial Zone with a Commercial General Zone. Willard Bay didn't want vehicle traffic from industrial uses mixing with boats and trailers.

Commissioner Dubovik asked that the Planning Commission receive a copy of the final revision.

7. CONSIDERATION AND APPROVAL OF MARCH 2, 2023, REGULAR PLANNING COMMISSION MINUTES

Commissioner Hulseley moved to approve the March 2, 2023, minutes as corrected. Commissioner Bingham seconded the motion. All voted "aye." The motion passed unanimously.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 1:38:49 03/16/2023

Colt Mund

Did not have any comments.

Chris Davis

Did not have any comments.

Bryce Wheelwright

Bryce Wheelwright stated that the candy store located at 45 South Main was open and accepting orders for Easter candy.

Commissioner Bingham



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Commissioner Bingham asked if the Highway 89 reconstruction project would include a crosswalk. Bryce Wheelwright said the highway wish list included a pedestrian bridge, but the reconstruction project did not include a crosswalk or a pedestrian bridge.

Commissioner Dubovik

Commissioner Dubovik asked about the \$1 million award received by the City. Chris Davis stated that the City had received a grant to extend a waterline from the existing well to 750 North.

Commissioner Dubovik asked if the HOP Trail had been funded. Mr. Davis said it had. Commissioner Dubovik asked if the funding included signage. Bryce Wheelwright said the City had received \$4 million dollars to build a trail from 800 North to the Box Elder/Weber County line. When the money ran out the project was done. There would be signage if there was sufficient funding.

Commissioner Baker

Did not have any comments.

Commissioner Hulsey

Did not have any comments

Chairman Bodily

Chairman Bodily asked about the status of the soda shop. Bryce Wheelwright said the owners were still working on it.

9. **ADJOURN**

Commissioner Dubovik moved to adjourn at approximately 8:12 p.m. Commissioner Hulsey seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 4/6/23



Planning Commission, Chairman
Sid Bodily



Planning Commission Secretary
Michelle Drago

dc:PC 03-16-2023

