

**Willard City Council Meeting
City Council Room 80 West 50 South
December 12, 2024, Meeting Minutes**

Officials Present:

Mayor Travis Mote

Council Member Jacob Bodily

Council Member Rod Mund

Council Member Mike Braegger

Council Member Rex Christensen

Officials Excused:

Council Member Jordan Hulsey

Staff Present:

Jeremy Kimpton, City Manager

Colt Mund, City Attorney

Madison Brown, City Planner

Theron Fielding, Police Chief

Van Mund, Fire Chief

Susan Obray, City Recorder

Others Present

Chad Call

Craig Dearden

Sheryl Dearden

Ken Ormond

Ruth Ormond

Jayden Bodily

Kathy Wickam

Dian McGuire

Chad Braegger

Mark Murphy

Lynn Murphy

Mr. Hansen

Call to Order

Mayor Mote called the December 12, 2024, meeting to order.

Invocation

Council Member Braegger gave the invocation.

Pledge of Allegiance

Council Member Bodily led the Pledge of Allegiance.

Conflict of Interest Declaration

Mayor Mote asked if there were any declarations of conflict of interest. There were none.

Public Hearing

Mayor Mote opened a public hearing regarding Resolution 2024-14, proposal for Willard City consolidated fee schedule.

Council Member Mund motioned to open the public hearing, seconded by Council Member Braegger. The motion passed unanimously.

There were no public comments.\ Council Member Mund motioned to close the public hearing, seconded by Council Member Bodily. The motion passed unanimously.

Open Comment Period

Craig Dearden

Craig Dearden of 352 West Center Street addressed the council regarding a subdivision application he had submitted. He explained that he had originally spoken with the past Planner, Bryce Wheelwright before his retirement about an emergency easement that was going to be approved, which would allow Mr. Dearden to subdivide his property. Mr. Dearden applied in May, but it was denied because the temporary easement hadn't been approved yet. He stated the easement has now been approved and provides second access. Mr. Dearden requested to apply again, hoping it would meet the requirements needed.

Mayor Mote responded that he had had discussions with Jeremy about access, noting that Dearden did get permission from Mr. Hansen. The mayor stated that staff were working on determining what the city is authorized to do based on prior agreements. He advised Mr. Dearden that staff would get back to him on their findings soon.

Lynn Murphy

Lynn Murphy of 180 West 300 South, representing the Willard Access Canyon Coalition, reminded the city council that access to Willard Canyon is still being denied by Granite Construction and the Wells Family. Mrs. Murphy stated the easement has been acknowledged by the county and there's no reason to continue denying public access illegally. Mrs. Murphy expressed concerns about repaired parts of the trail and requested the coalition be involved in the trail design process through their professional trail building teams.

Mayor Mote responded that the city has been working with the county and had engineers look at the trail, as the city will be responsible for maintaining it. He advised Lynn Murphy to speak with the county planning commission about involvement in the design. The mayor stated they are working on finalizing the easement in the coming weeks.

Planning Commission Report

Planning Commission Chairman Chad Braegger provided a report on recent planning commission activities:

- They held a public hearing to receive comments on amending the general plan to include future land use for South Willard. Comments were mostly positive.
- They discussed amending requirements for ADUs, considering allowing larger square footage for lots over half an acre.
- They tabled discussion on amending the Fuller City Zoning Ordinance mixed use community zone to the next meeting.
- They approved a conditional use permit for Scott and Dustin Gilbert.

New Business

Eagle Scout Project-Jayden Bodily.

Jayden Bodily presented his Eagle Scout project to install flag deposit boxes in city buildings. The boxes would allow residents to properly dispose of worn flags. Jayden showed designs of the boxes and stated he has approval to place them in other nearby cities as well.

The council discussed potential locations for the boxes, including inside the city or secured outside. They debated the security of outdoor placement.

Council Member Mund motioned to allow the Eagle Scout project to move forward, seconded by Council Member Bodily. The motion passed unanimously.

Overview/Update of UTA's Weber to Box Elder County Corridor Preservation-Ethan Ray, UTA Project Manager.

Ethan Ray, Project Manager with UTA, provided an update on corridor preservation efforts between Weber and Box Elder counties. He explained the benefits of corridor preservation for future transportation investments and reducing costs. Mr. Ray outlined the history of the project, including past studies and funding. He stated UTA has purchased over 90 acres in Box Elder County for the corridor, including portions of an abandoned railroad corridor. Mr. Ray noted they are working to acquire a 50-foot corridor, with 10 feet coming from Union Pacific and 40 feet from private landowners in most locations.

The Council discussed potential issues with open space requirements for developers. Mayor Braegger suggested the city could receive funds from UTA's land purchases to provide amenities in other parks as an in-lieu fee. Mr. Ray said UTA would work to coordinate exact details to ensure developers are not losing money in the process.

Waiver of Water Rights for Bay View Estates-Chad Call.

This item was moved to later in the agenda after discussing updates to the water policy and subdivision ordinance.

Consideration and recommendation to the City Council regarding a revision of the subdivision regulations found in Chapter 12-400 of the Willard City Zoning Ordinance.

The council reviewed proposed changes to the subdivision regulations. Mayor Mote suggested several amendments, including:

- Adding requirements for developers to provide USDA/NRCS soils maps and reports.
- Removing references to "jurisdictional" wetlands and instead requiring identification of all wetlands.
- Updating terminology from SCS to NRCS.
- Adding requirements for site management plans to control vegetation and trash during construction.
- Changing the final plat to be recorded by the city instead of the landowner.
- Updating the definition of density to be based on developable area rather than total area.

The council discussed various other minor changes and clarifications to the ordinance.

Council Member Mund motioned to approve the subdivision ordinance with the proposed changes, seconded by Council Member Bodily. The motion passed unanimously in a roll call vote.

Council Member Bodily, Council Member Mund, Council Member Braegger, Council Member Christensen. All Approved.

Discussion/Approval of Resolution 2024-14 proposal of Willard City Consolidated Fee Schedule.

The council reviewed the proposed consolidated fee schedule.

Council Member Mund motioned to approve Resolution 2024-14 updating the consolidated fee schedule, seconded by Council Member Braegger. The motion passed unanimously in a roll call vote.

Council Member Bodily, Council Member Mund, Council Member Braegger, Council Member Christensen. All Approved.

Discussion/Approval of Resolution 2024-15 Amending the Willard City Capital Facilities Plan (CFP) to incorporate the proposed water right policy.

The Council discussed the updated Capital Facilities Plan incorporating the new water right policy. The policy allocates 1.018 acre-feet per acre across undeveloped land in Willard City, with denser development requiring additional water rights to be brought in.

Council Member Bodily motioned to approve Resolution 2024-15 amending the Capital Facilities Plan, seconded by Council Member Braegger. The motion passed unanimously in a roll call vote.

Council Member Bodily, Council Member Mund, Council Member Braegger, Council Member Christensen. All Approved.

Consideration/discussion to amend dog license requirements.

Mayor Mote proposed eliminating annual dog licensing requirements, noting it creates an administrative burden with minimal benefit to the city. He suggested potentially implementing a one-time lifetime license instead. The council debated the pros and cons of licensing, including identification of dogs and tracking rabies vaccinations.

Council Member Mund motioned to direct staff to create a resolution to eliminate dog licensing requirements, seconded by Council Member Braegger. The motion passed unanimously.

Minutes

Approval of November 14, 2024, City Council Minutes.

Council Member Mund motioned to approve the November 14, 2024, City Council meeting minutes as amended, seconded by Council Member Bodily. The motion passed with Council Member Braegger abstaining.

Financial

Warrants, Vouchers, Reports

Financials approved and signed off by all Council Members present.

Department Reports

Public Works

Jeremy Kimpton, City Manager, reported the kiosk on 2nd West is tipping over and asked if it should be repaired. The council discussed options for securing it.

Council Member Mund noted a missing sign on the Wells property warning of farm machinery. The council agreed it should be replaced.

Police Department

Chief Fielding provided written stats. He noted that two animals had to be taken to the shelter recently.

Fire Department

Fire Chief Van Mund reported on recent department activities. The council discussed the county's proposed fire district plan. The Chief stated he did not think joining the district was advisable at this time but may be feasible in the future. The Council and the Chief discussed potential full-time and volunteer firefighters as the city grows.

Council Member Reports

Jacob Bodily

No report.

Rod Mund

No report.

Mike Braegger

No report.

Rex Christensen

No report.

Jordan Hulsey

Council Member Hulsey was not present.

Next Agenda January 9, 2024

Mayor's General Correspondence and Information

Mayor Mote thanked those involved in putting together the Christmas party.

City Manager's Report

Jeremy reported he will be bringing business license ordinance updates next month. He asked if the council wanted business licenses to continue being approved administratively by staff or come to the city council. The council agreed administrative approval was sufficient for most licenses.

City Planners Report

Maddie reported they have almost completed getting all city forms uploaded to their online system. She stated the January newsletter will include information on how to access the new online application system.

City Attorney Report

Cole reported he had a discussion with the Wells' attorney regarding an agreement. He stated most parties are anxious to move the canyon access issue forward.

Consideration of Motion to Enter a Closed Session

There was not a closed session.

Adjourn

Council Member Bodily motioned to adjourn, seconded by Council Member Mund. The motion passed unanimously.