

**Willard City Council Meeting
January 9, 2025, Willard City Council Room
6:30 P.M.**

Officials Present:

Travis Mote-Mayor
Jacob Bodily-Council Member
Rod Mund-Council Member
Rex Christensen-Council Member
Jordan Hulsey-Council Member

Officials Absent:

Mike Braegger-Council Member

Staff Present:

Jeremy Kimpton-City Administrator
Colt Mund-City Attorney
Maddison Brown-City Planner
Theron Fielding-Chief of Police
Susan Obray-City Recorder
Payden Vine-Public Works Director
Lisa Clark-Police Admin.
Diana Mund-City Clerk
Van Mund-Fire Chief

Others Present:

Chad Braegger
Jean Loveland
Dorothy Call
Bart Wade
Rex Butterfield
Judy Butterfield

Call to Order & Public Hearings

Mayor Mote called the Willard City Council meeting to order on January 9, 2025. Council Member Hulsey led the prayer, and the mayor led the Pledge of Allegiance. Mayor Mote mentioned that conflict declarations needed to be filled out by council members and notarized by Michelle Drago.

Public Hearing regarding Ordinance 2025-1

Mayor Mote opened a public hearing regarding Ordinance 2025-1, which proposed amending Chapter 8 of the Willard City Municipal Code to remove business license fees and make them into a resolution to be approved by administrative staff. It also proposed amending Chapter 16 to make dog licensing voluntary.

Motion to open the public hearing was made by the Council Member Mund and seconded by Council Member Bodily.

Jean Loveland spoke in favor of keeping dog licensing requirements. She argued that licensing helps locate owners, tracks rabies vaccinations, and assists animal control efforts. She expressed concerns about potential costs to the city if licensing was eliminated.

The mayor closed the public hearing after no further comments.

Motion to close the public hearing was made by Council Member Mund and seconded by Council Member Bodily.

Open Comment Period

Dorothy Call, who operates a seasonal fruit stand, expressed concerns about her business license fee increasing from \$35 to \$120. She questioned why her stand required a license when other producers did not. The council and staff agreed to investigate the fee structure and regulations for fruit stands. Jeremy Kimpton, City Manager, offered to meet with Mrs. Call to review the fees.

Councilmember Mund expressed support for Mrs. Call's concerns, noting many fruit stands buy and sell produce from other growers. He suggested looking into how the county handles fruit stand licensing for comparison.

Tracy Hadzelka of 300 East 600 South and his neighbor Kirk Butterfield expressed concerns about damage caused by Connex's fiber optic installation work. They reported broken cement, damaged internet lines, and other issues. The council advised residents to document and report damages to city staff for follow-up with Connex. Staff noted there is a bond in place to cover repairs.

Planning Commission Report

The Planning Commission report given by Commissioner Chad Braegger on recent discussions:

- Held a public hearing on Accessory Dwelling Units (ADUs), considering increasing square footage limits based on lot size.
- Discussed amending the table of uses, with a public hearing scheduled for February 6th.
- Reviewed a conditional use permit for an RV park.
- Continued work on the MPC (Master Planned Community) zone.

New Business

Discussion and Approval of Ordinance 2025-1

The council discussed separating the two components of the ordinance - business license fee changes and voluntary dog licensing.

After debate, the council decided to approve only the business license fee portion, which moves fees to a consolidated fee schedule. They opted to keep dog licensing requirements in place for now.

Motion to approve Ordinance 2025-1 regarding the fee schedule revisions, but removing the section on voluntary dog licensing, was made by Council Member Mund and seconded by Council Member Bodily. The motion passed in a roll call vote with Council Member Bodily, Council Member Mund, and Council Member Christensen, voting yes, and Council Member Hulsey voting no.

Discussion with Garth Day

Garth Day, Developer of Heritage Land Development presented plans for a Master Planned Community (MPC) development called The Orchards on 52 acres in Willard. Key points included:

- 107 total lots proposed, with a mix of lot sizes from 6,000-15,000 sq ft.
- 8 acres of open space to be dedicated to the city.
- Planned amenities like walking trails and a park with pickleball courts.
- Density of about 2.2 units per acre.
- Discussion of road configurations and infrastructure needs.

The council expressed some concerns about density and impacts to the rural feel of the area. They will review how the proposal aligns with the general plan before considering approval at a future meeting.

Discussion and Approval of Resolution 2025-01

The council reviewed a non-discrimination policy resolution required for grant funding.

Motion to adopt Resolution 2025-01 regarding the non-discrimination policy was made by Council Member Bodily and seconded by Council Member Mund. The motion passed unanimously in a roll call vote. Council Member Bodily, Council Member Mund, and Council Member Christensen, and Council Member Hulsey. Voting yes.

Proposal to amend the General Plan

The council reviewed proposed amendments to the general plan for the South Willard area, including a future land use map. The planning commission had worked on this with the public input.

The council suggested a few minor adjustments to zoning designations on the map. They expressed appreciation for the planning commission's work on this.

Motion to approve the amendments to the general plan with the discussed modifications was made by Council Member Mund and seconded by Council Member Bodily. The motion passed unanimously in a roll call vote. Council Member Bodily, Council Member Mund, and Council Member Christensen, and Council Member Hulsey. Voting yes.

Minutes

Approval of December 12, 2024, Minutes

The council reviewed the minutes from the December 12, 2024, meeting. One correction was noted regarding the mayor's name.

Motion to approve the minutes as amended was made by Council Member Bodily and seconded by Council Member Mund. The motion passed unanimously.

Financials

No financials to approve this meeting.

Department Reports

Public Works

Payden Vine Public Works Director reported on plans for gates to be installed at the school property near the Bowery. The school district is required to fence the area, but the city negotiated for gates to maintain access for events. The city will cover the cost of the gates.

Police Department

The police chief noted the department had a good holiday season. He provided the mayor and council with year-end reports.

Fire Department

The mayor mentioned an upcoming meeting with Brigham City regarding fire service agreements. He also noted the need to discuss fire service compensation with the county for coverage provided to South Willard.

Council Member Reports

Jacob Bodily

Nothing to report.

Rod Mund

Nothing to report.

Mike Braegger

Nothing to report.

Rex Christensen

Councilmember Christensen reported on a conversation with County Commissioner Lee Perry regarding canyon access. Commissioner Perry indicated agreements should be finalized soon.

Jordan Hulse

Nothing to report.

Next Agenda Items

Mayor's General Correspondence and Information

The mayor had no additional items to report.

City Manager's Report

The city manager had nothing to report.

City Planners Report

The city planner had nothing to report.

City Attorney Report

The city attorney had nothing to report.

Closed Session (If Necessary)

No closed session was held.

Adjournment

Motion to adjourn was made by Council Member Christensen and seconded by Council Member Bodily. The motion passed unanimously.