

**Willard City Council Meeting
Council Room 6:30 p.m.
March 13, 2025**

Officials Present:

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

Staff Present:

Colt Mund-City Attorney
Theron Fielding-Chief of Police
Susan Obray-City Recorder
Payden Vine-Public Works Director

Others Present:

Diana Baker
Ken Ormond
Ruth Ormond
Brian Robbins

Call to Order & Public Hearings

Mayor Mote called January 23, 2025, to order the City Council Meeting.

Invocation

Councilmember Braegger offered the invocation.

Pledge of Allegiance

Councilmember Bodily led the Pledge of Allegiance.

Call to Order & Public Hearings

Invocation

Council Member Christensen offered the invocation.

Pledge of Allegiance

The audience recited the Pledge of Allegiance.

Conflict of interest declaration

Mayor Mote asked if any council members had conflicts of interest to declare regarding items on the agenda. The Council declared no conflicts.

Open Comment Period

Diana Baker, a resident, expressed concerns about speeding and traffic issues on West Center Street, particularly between the stop sign at 250 West and her home. She stated her intention

to park her truck in front of her house to slow traffic, noting the narrow 28-foot width of the road. Mayor Mote suggested asking officers to increase patrols in the area.

Doug Younger inquired about the ordinance regarding gravel crushing at Granite Ridge. Mayor Mote explained that a cease-and-desist order had been issued for gravel hauling, but crushing for on-site use was still permitted. Doug expressed confusion about the distinction and requested assistance in locating the relevant ordinance information.

He also asked about the status of American flags for city parks, noting that some locations were missing flags. Mayor Mote agreed to have staff address the issue and suggested discussing flag placement at a future meeting.

Alex Dubovik expressed concerns about the proposed industrial park rezoning, noting the contrast with previous discussions about maintaining Willard's rural character. He questioned potential uses like food processing and hazardous waste transfer, suggesting more details were needed if the proposal moved forward.

Planning Commission Report

Planning Commission members provided an update on the recent meeting. They discussed:

- A public hearing and recommendation to move forward with amending the ordinance for the master plan community zone.
- Reviewing the Kyle White Canyon View Subdivision proposal and discussing potential MPC zoning requirements.
- Discussing the conditional use permit for Britton Neff, with plans for a future work session to address outstanding issues.
- Noting positive feedback on cleanup efforts at the campground, while acknowledging ongoing questions about ordinance compliance.

The commission suggested potentially incorporating some of the campground's successful enforcement practices into the city ordinance.

New Business

Action Item: Discussion/Approval regarding a petition from Willard Land Partners, LLC, an affiliate of Millstream Management, LLC, to rezone approximately 160 acres located at approximately 1500 North 600 West from A-5 to Industrial.

Greg Nelson from Willard Land Partners presented the rezoning request. He addressed concerns raised during public comment, clarifying there were no plans for nuclear waste or slaughterhouses. Nelson emphasized the project's long-term planning and cooperation with the city, noting the potential benefits of tax base growth and efficient land use.

Mayor Mote reviewed the findings required for approval, confirming the application was complete and aligned with the future land use map. City Planner Madison Brown confirmed the proposed industrial use matched the future land use map designation.

Council Members discussed the proposal, with Council Member Mike Braegger expressing support for the location, citing its proximity to existing infrastructure and potential for revenue generation. Other council members echoed support for the economic benefits and praised the developer's collaborative approach.

Council Member Mike Braegger moved to adopt Willard Ordinance 2025-07, approving the rezone request from Willard Land Partners, LLC. The motion was seconded by Councilmember Rex Christensen.

The motion passed unanimously in a roll call vote.

Council Member Braegger-Yes

Council Member Christensen-Yes

Council Member Bodily-Yes

Council Member Hulsey-Yes

Council Member Mund-Yes

Action Item: Discussion/Approval of Ordinance 2025-07 Amending the Official Zoning Map of Willard City by rezoning certain property from agriculture A-5 to Manufacturing (Industrial).

This item was addressed in conjunction with the previous agenda item.

Discussion regarding the City Logo

The council discussed potential updates to the city logo. Concerns were raised about the current logo's visibility and clarity when enlarged. Council members expressed interest in a design incorporating the city's three iconic peaks.

The council agreed to hold a contest for new logo designs, with plans to offer a prize. They decided to specify that submissions should include a representation of the three peaks. City staff were directed to organize the contest and bring options back to the council for further discussion.

Discussion regarding Installation Contract from Rocky Mountain Power regarding Streetlights

City staff reported that a contract for installing streetlights in the Orchard Subdivision had expired and would need to be renewed. The council was informed that a new work order would be obtained and brought back for approval at a future meeting.

Action Item: Discussion/Approval of Ordinance 2025-02 Amending and Revising Willard's detached accessory dwelling Ordinance.

The council reviewed changes to the detached accessory dwelling ordinance, which included adjustments to allowed sizes based on property acreage. For properties up to one acre, an additional 250 square feet would be permitted, while properties larger than an acre would be allowed an additional 500 square feet.

Council Member Mike Braegger moved to approve Ordinance 2025-02, amending and revising Willard's detached accessory dwelling ordinance. Council Member Rex Christensen seconded the motion.

The motion passed unanimously in a roll call vote.

Council Member Braegger-Yes

Council Member Christensen-Yes

Council Member Bodily-Yes

Council Member Hulsey-Yes

Council Member Mund-Yes

Action Item: Discussion/Approval regarding Ordinance 2025-04 a proposal to amend the Tables of Uses 24-38-030 of the Willard Zoning Code.

Mayor Mote suggested to table this item to allow for further review and potential adjustments to agricultural uses within the zoning code. The council discussed the possibility of allowing more diverse uses on agricultural land to help preserve open space and support agricultural operations.

Council Member Bodily moved to table the discussion and approval of Ordinance 2025-04. Council Member Braegger seconded the motion.

The motion to table passed unanimously.

Discussion regarding parking problems on the public streets.

Mayor Mote addressed ongoing issues with on-street parking, particularly during snow events. He explained the current ordinance prohibits on-street parking 24-48 hours before or after a storm event from October to April. The mayor noted challenges in enforcing the ordinance uniformly across different areas of the city.

The council discussed potential clarifications to the ordinance, including defining the exact areas where parking is prohibited and how to handle wide rights-of-way where cars typically park but are not on the actual road surface. They agreed to review the state code for guidance and considered updating the city's ordinance to provide clearer direction for both residents and snowplow operators.

Action Item: Discussion/Approval regarding Development Agreement for The Orchards at Willard Master Planned Community Zone.

Garth Day presented the development agreement for The Orchards at Willard Master Planned Community. He outlined the project's history, water rights transfer, open space plans, and phasing. The council raised concerns about lot sizes, density, and traffic impacts.

Mayor Mote noted that the project's density calculations did not align with the city's general plan. Council members expressed mixed opinions on lot sizes and affordability. Traffic concerns, particularly at 200 South, were a major point of discussion.

The council decided more time was needed to review the agreement and address concerns.

Council Member Mund moved to table the discussion and approval of the development agreement for The Orchards at Willard Master Planned Community Zone. Council Member Braegger seconded the motion.

The motion to table passed unanimously. The council agreed to schedule a work session to further discuss the project with the planning commission and developer. The work session was scheduled for Wednesday the 19th at 4:30 p.m.

Action Item: Discussion/Approval of Interlocal Agreement regarding the Development and operation of a Trails Project on the UTA Owned Historic Orchard Pathway Corridor.

City Manager Jeremy Kimpton presented an interlocal agreement for a trails project on the UTA-owned Historic Orchard Pathway Corridor. He highlighted concerns about maintenance responsibilities, liability, and potential termination of the agreement by UTA.

Council Members expressed reservations about the city's financial obligations and liability under the agreement. They requested stronger language to protect the city from unexpected costs and clarification on enforcement responsibilities.

Council Member Braegger moved to table the discussion and approval of the Interlocal Agreement for the Trails Project to allow for further review and clarification. Council Member Christensen seconded the motion.

The motion to table passed unanimously.

Minutes

Approval of February 13, 2025, City Council minutes.

Council Member Jake Bodily moved to approve the minutes of February 13, 2025, City Council meeting. Council Member Rod Mund seconded the motion.

The motion passed unanimously.

Financial

Warrants, Vouchers, Reports

The financial report was signed by those council members present.

Department Reports

Public Works

Payden Vine, Public Works Director, reported on upcoming dumpster days scheduled for March 16-18. The council discussed setting a limit of two loads per household per day to manage costs and usage.

Police Department

Absent, no report given.

Fire Department

Absent, no report given.

Council Member Reports

Jacob Bodily

Council Member Bodily had nothing to report.

Rod Mund

Council Member Mund reported on accessibility issues for a disabled resident trying to reach the bus stop due to gravel and debris in the right-of-way. The council discussed potential solutions and agreed to investigate the issue further.

Mike Braegger

Council Member Braegger requested that the flag issue be added to the next meeting agenda for further discussion. He also thanked the police department for their service.

Rex Christensen

Council Member Christensen reported on plans to restart the youth city council program, working with Diana Mund. He suggested involving youth in city events and noted the potential benefits for scholarship applications. Christensen also mentioned the retirement of Jeff Hollingsworth from the sewer department.

Jordan Hulsey

Council Member Hulsey requested that planning for the July 4th celebration be added to the next agenda, including selection of a grand marshal, citizen of the year, and business of the year.

Next agenda: March 27, 2025

Flags, 4th of July dignitaries, Rocky Mountain Power Contract, Ordinance 2025-04 Tables of Uses, Parking problems, City logos.

Mayor's General Correspondence and Information

Asked if there was anything to put in the newsletter.

City Manager's Report

City Manager Kimpton reported there will be a budget meeting on April 10th and asked the department heads to have their budget requests ready.

City Planners Report

City Attorney Report

Colt was absent.

Consideration of Motion to Enter a Closed Session

There was no closed session.

Adjourn

Council Member Bodily moved to close the meeting. Council Member Braegger seconded the motion. The motion passed unanimously.