

1 **Willard City Council Meeting**
2 **July 25, 2024 6:30 p.m.**
3 **Willard City Council Chambers**
4 **80 West 50 South**

5
6 **Officials Present:**

7 Mayor Travis Mote
8 Council Member Mike Braegger
9 Council Member Jordan Hulse
10 Council Member Rod Mund
11 Council Member Jake Bodily

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13 **Officials Excused:**

14 Council Member Rex Christensen

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16 **City Staff:**

17 Jeremy Kimpton, City Manager
18 Colt Mund, City Attorney
19 Susan K Obray, City Recorder
20 Chief Theron Fielding
21 Norma Martinez, Police Officer

22
23 **Others Present:**

24 Ken Ormond
25 Ruth Ormond
26 Rolin Hinrichsen
27 Jeannine Jensen
28 Zac Burke, Jones & Associates
29 Pat Burns

30 **Call to Order**

31 **Invocation**

32 Mayor Mote offered the invocation.

33 **Pledge of Allegiance**

34 All attendees participated in the Pledge of Allegiance, led by Council Member Bodily.

35 **Conflict of Interest Declaration**

36 No conflicts of interest were declared by any of the Council Members.

37 **Open Comment Period**

38 Rolin Hinrichsen, from Perry, voiced his opposition to a rezoning proposal, expressing
39 concerns about developers potentially circumventing lot size requirements. He claims he is
40 going to put in a private airport on his property. He requested explanations about developer
41 flexibility in incorporating undevelopable land into lot size calculations.

42 Jeannine Jensen, from Perry, voiced her concern regarding future growth and the
43 infrastructure and if it can manage the growth.

44 The Council explained the City's Master Plan allows for density changes while maintaining
45 overall density requirements. The flexibility for developers to create open spaces or parks

1 while having smaller lots elsewhere was addressed. She asked about the voting requirements
2 for the Planning Commission versus the City Council.

3 **Legal Clarification-Colt Mund, City Attorney**

4 Colt Mund, City Attorney clarified the voting requirements for public bodies versus city
5 councils and confirmed that planning commission recommendations are not binding on the
6 city council.

7 **Planning Commission Report**

8 No report was presented as there had been no recent planning commission meetings.

9 **4. Presentations and New Business**

10 **a. Rezone for Lync Construction Parcels**

11 Discussion centered on the need for an adequate water supply to support the proposed
12 development. Concerns were raised about relying on Perry's water supply and the need for
13 better integration into Willard's water infrastructure. Mr. Burns stated the water for Perry is
14 already feeding his subdivision from Perry's water. If Willard does not have the infrastructure
15 to give him, he will create a special service district and provide all the water.

16 Mayor Mote emphasized the current city code requires developers to identify and convey
17 water rights before rezoning can be approved. Mr. Pat Burns explained the developer's
18 intention to use a private water line from Perry as a temporary measure.

19 **Motion:** Council Member Bodily moved to table the rezone application until the developer
20 provides a detailed plan for water and sewer infrastructure. Seconded by Council Member
21 Mund. Motion carried.

22 **b. Discussion regarding Vacant Home Disconnected Utilities**

23 Council Member Hulsey raised questions about the consistency of decisions regarding unpaid
24 utility bills. The council discussed various approaches for handling utility disconnections and
25 reconnections, including an arbitrary fee previously set. Council Member Husley explained
26 sometimes the utility bill has been waived, and sometimes it has not, and then sometimes it is
27 just 50%. Its utility bill was discussed until somebody threw out the number. There needs to
28 be consistency. Mayor Mote gave Council Member Hulsey the assignment to produce a
29 proposal for this.

30 **Motion:** Council Member Braegger moved to accept the payment of \$1500 for the unpaid
31 utility bill for the vacant home as final. Seconded by Council Member Mund. Motion carried.

32 **c. Recommendation for Amendment to Chapter 12-105 for Short-term Rentals**

33 The Council reviewed the Planning Commission's recommendations for amending the
34 ordinance to regulate short-term rentals, including measures to facilitate enforcement. Chief
35 Fielding was comfortable with the noise ordinance when it addresses rental. They will have
36 to have a conditional use business license. Council Member Braegger asked to proceed with
37 getting the Ordinance in final form for the next meeting.

38 **d. Discussion on Willard City Water Conveyance Code**

39 Water conveyance issues were discussed in depth. It was proposed that developers should be
40 required to provide water conveyance plans upfront as part of their applications for
41 development and annexations.

1 **e. Discussion with Zac Burke regarding Highway 89 Crossing**

2 Zac Burke with Jones & Associates presented options and cost estimates for various
3 waterline crossings in the Highway 89 project. The need for infrastructural investments was
4 debated.

5 **Motion:** Council Member Braegger moved to proceed with all the proposed Highway 89
6 crossing projects and negotiate cost reductions where possible. Council Member Bodily
7 seconded the motion. Motion carried.

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9 **5. Minutes**

10 **Approval of June 20, 2024, Minutes**

11 **Motion:** Council Member Braegger moved to approve the minutes of the June 20, 2024,
12 meeting without any amendments. Seconded by Council Member Bodily. Motion carried.

13
14 **Approval of June 27, 2024, Minutes**

15 The approval of the June 27, 2024, minutes were deferred to the next meeting to allow
16 council members to re-review.

17 **6. Financial**

18 No financial items were discussed in detail during this meeting.

19 **7. Department Reports**

20 **a. Public Works**

21 Peyton reported on several ongoing projects, including irrigation system upgrades and park
22 maintenance. Considerable progress was made on various city infrastructure projects.

23 **b. Police Department**

24 Chief Fielding informed the council about the successful implementation of speed monitoring
25 and other public safety measures.

26 **c. Fire Department**

27 Council Member Mund indicated that the fire department had been particularly busy with
28 medical emergencies in addition to ongoing regional firefighting efforts.

29 **8. Council Member Reports**

30 **a. Jacob Bodily**

31 Council Member Bodily had no specific updates to provide.

32 **b. Rod Mund**

33 Council Member Mund expressed appreciation to the Public Works for the completion of the
34 detention basin project and noted the efficient handling of debris removal.

35 **c. Mike Braegger**

36 Council Member Braegger noted that the detention basin on North Cooks was complete and
37 highlighted the need for additional efforts to clear leftover materials.

38 **d. Rex Christensen**

39 Council Member Christensen was not present for this meeting.

1 **e. Jordan Hulsey**

2 Council Member Hulsey brought attention to several civic issues, including a watering
3 problem at the old cemetery and the success of the July 4th Road closures for the parade. She
4 also announced plans for the installation of the pedestrian crossing lines before the school
5 session begins.

6 **9. Next Agenda Items**

7 Additionally discussed items that should be included in the next agenda, emphasizing the
8 need to follow up on current topics and address current issues adequately.

9 **10. Mayor's General Correspondence and Information**

10 The Mayor discussed the upcoming petroglyph dedication ceremony on August 12th, shared
11 updates on the Willard Bay easement issue, and emphasized the importance of moving
12 forward with legislative solutions if necessary.

13 **11. City Manager's Report**

14 The City Manager provided updates on surplus items, the blast email/text notification system,
15 and efforts to update the fee schedule.

16 **12. City Planners Report**

17 The Planner addressed the need to capture legal and engineering fees through retainer or
18 professional fee schedules and sought direction for future implementation.

19 **Enter Closed Session-9:10 p.m.**

20 **Motion:** Council Member Mund moved to close the regular meeting and enter a closed
21 Julysession to discuss real property and a contractual matter. Seconded by Council Member
22 Bodily. Motion carried.

23 **Enter Regular Meeting 9:45 p.m.**

24 **Motion:** Council Member Mund moved to close the closed session and open the regular
25 meeting. Seconded by Council Member Bodily. Motion carried.

26 **13. Adjournment**

27 **Motion:** Council Member Bodily moved to adjourn. Seconded by Council Member Mund.
28 Motion carried.