

**CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
MAY 25, 2021
7:00 p.m.**

Staff present: Development Director Randy Brown.

City Attorney Ken Reynolds was present.

Call to Order.

Meeting opened by Chairman Terry Katchcart at 7:02 p.m.

Roll Call.

Present: Valorie Simpson, Terry Kathcart, Mike McCroskey, Burnis Coleman, Sam Bair. Mayor Snider arrived at 7:50 p.m.

Agenda Approval.

Motion was made by Terry Kathcart with a second by Burnis Coleman to approve the Agenda. All voted in favor and the Motion passed.

Approval of the Minutes from the Meeting February 23, 2021

Motion was made by Valorie Simpson and seconded by Burnis Coleman to approve the prior minutes. All voted in favor, except Sam Baird who abstained, and the Motion was passed.

Citizen Input.

There was no Citizen Input.

Public Hearing on Rezoning Application for 105 Willey and Discussion and Vote on Same.

City Official, Randy Brown, explained the City's position on the rezoning application. No objection to the rezoning was had. A Motion to approve the rezoning was made by Valorie Simpson and seconded by Sam Baird. All voted in favor and the Motion was passed.

Public Hearing on ATM Square Sketch Plan Phase 3 and Discussion and Vote on Same.

City Official, Randy Brown, explained there are issues with the Declarations of Covenants, Conditions and Restrictions, and specifically paragraph 6.2(G) relating to a prohibition against permanent residences and the Sketch Plan which calls for residential development. Upon further discussion and testimony by two neighbors to the project, a Motion was made by Valorie Simpson and seconded by Burnis Coleman to table the discussion and vote at the time until additional issues are worked out. All voted in favor, except the Mayor who abstained, and the Motion was passed.

Discussion and Vote on Final Plat and Final Development Plan for West Ridge Subdivision.

City Officials, Randy Brown and Brad Gray presented a historical look at the West Ridge Development, which includes issues of concern for the City in regard to this development. Terry McKee spoke on behalf of the developer/owner as to concerns of the City. After extensive discussion, Motion was made by Valorie

Simpson and seconded by Sam Baird to approve the Final Plat and Final Development Plan subject to conditions and amendments agreed to by the City and Terry McKey as set forth on the attached letter marked Exhibit – “A” from attorney Reynolds to attorney Muenks outlining the conditions and amendments agreed to by the parties. All voted in favor and the Motion was passed.

Public Hearing for changes to Land Development Regulations Chapter 400 regarding Floodplain Administration and Discussion and Vote on Same.

Public Official, Randy Brown, discussed the City’s view as to this amendment. After further discussion, a Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the change to Chapter 400. All voted in favor and the Motion was passed.

New Business.

Randy Brown discussed a possible new duplex development inside the City.

Unfinished Business

Discussion was had about standards or examples being developed to give to developers as to what the City would expect for CCR’s.

Adjourn.

Motion was made by Sam Baird and seconded by Burnis Coleman to adjourn the meeting. All voted in favor and the Motion passed.

The meeting was adjourned at _____.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

May 25, 2021 Planning & Zoning Meeting Votes

Name	Roll Call	P	P	P	105 Willey	ATM Square	Westridge	Ch. 400 Floodplain	Adjoin
José Casanova (Vice Chair)									
Valerie Simpson (Secretary)									
Terry Kabeart (Chair)									
Mike McCroskey									
Jeff LaMontia									
Burnis Coleman									
Mayor Alderman Baird									
Mayor Samuel Shider									
Time in Regular session									
Time out Regular session									
Time in Closed session									
Time out Closed session									
Time in & out Regular session									

Mountain

Public Hearing	105 Willey	ATM Square	LDR Ch. 400
OPEN	7:10	7:14	9:00
CLOSED	7:18	7:16	9:01

After Roll Call say, "Mr./Madam Chair" or "Madam/Mr. Vice Chair", we have a quorum." If that is true, (Need 5 to have a Quorum).
 After First and Second say, "We have a first and a second" then get the votes of all of them. Then say "Thank You."

NOTES

Ed Weber - 4th - against
 Steve Hill - same

Mayor assumed 7:50

Pat 2 votes
 May 25, 2021