



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
March 28, 2024 – 2:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

1 The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours
2 in advance. A copy of the agenda was posted at the City Hall and on the State of Utah Public Meeting
3 Notice Website.

4
5 The following members were in attendance:

6
7 Jeremy Kimpton, City Manager
8 Bryce Wheelwright, City Planner
9 Madison Brown, City Planner
10 Chris Breinholt, City Engineer
11 Payden Vine, Public Works Director
12 Michelle Drago, Deputy City Recorder

13
14 Excused: Colt Mund, City Attorney, and Van Mund, Fire Chief

15
16 Others in attendance: Zac Burk, Jones & Associates; Taleitha Setterberg; and Bunnie L. Clifford.

17
18 1. CALL TO ORDER

19
20 Bryce Wheelwright, City Planner, called the meeting to order at 2:30 p.m. The secretary recorded a roll call
21 attendance.

22
23 2A. CONSIDERATION OF A CONCEPT PLAN FOR WILLARD PEAK RANCHES FOR LOT LINE
24 ADJUSTMENTS AND A TWO-LOT SUBDIVISION LOCATED AT APPROXIMATELY 200 EAST
25 APPALOOSA CIRCLE (PARCEL NOS. 02-080-0015, 02-080-0016, 02-080-0017, 02-080-0018,
26 02-080-0019, 02-080-0020, 02-080-0021, 02-080-0022, 02-080-0023, 02-080-0024, 02-080-0025,
27 02-080-0026, 08-020-0027, 02-080-0028, 02-080-0029, 02-080-0030, 02-080-0031, 19-080-0002)

28
29 Time Stamp – 1:00 03/28/2024

30
31 Bunnie Clifford, Willard Peak Ranches HOA President, stated that Willard Peak Ranches had a lot of
32 common/green space, which was not well managed. It was overgrown and became a fire hazard in the
33 summertime. The common space extended behind the single-family homes that the homeowners were
34 caring for on their own. Homeowners had put in sprinkling systems. If someone were injured in the common
35 area, the HOA could be sued. The homeowners' association wanted to alleviate that liability and improve
36 the neighborhood. They wanted to allow fencing for animals, and they wanted to be good neighbors. Their
37 proposal would benefit all the homeowners. They understood that they had to maintain at least 30% green
38 space, but they currently had 60% to 70% green space. They had a lot of land to work with and would still
39 have a lot left over. They proposed to create and sell two building lots on Saddleback Road. The lot sales
40 would provide money to make improvements and clean things up. They were also proposing to deed a little
41 bit of land behind each home to the individual homeowners. The homeowners would be responsible for
42 their own deeds, but the HOA would pay for the engineering costs.

43
44 Bryce Wheelwright asked that the record reflect that the SLUA was looking at a concept plan from Willard
45 Peak Ranches.

46
47 Michelle Drago, Deputy City Recorder, did not have a problem with the lot line adjustments behind each
48 home, but she was concerned about the size of the two lots proposed on Saddleback Road. They were



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49 very small. One was about 6,500 square feet; the other was approximately 5,594.
50
51 Bryce Wheelwright stated that because the proposed lots were located between Willard Peak Ranches and
52 Granite Ridge. He felt each lot needed to be at least 10,000 square feet in size.
53
54 Chris Breinholt, City Engineer, stated that this was a Planned Unit Development. None of it fit the city's
55 current zoning requirements. PUD Zoning was no longer allowed in Willard. The City Council would have
56 to approve any changes.
57
58 Michelle Drago asked if Willard Peaks Ranches would have to amend its development agreement with the
59 city. Mr. Wheelwright felt that was a question for the city attorney.
60
61 Jeremy Kimpton, City Manager, asked if Willard Peaks Ranches had applied for PUD zoning. Bryce
62 Wheelwright said Willard Peaks Ranches was the first PUD development in Willard.
63
64 Bryce Wheelwright stated that all the proposed changes were within the boundaries of the Willard Peak
65 Ranches development.
66
67 Jeremy Kimpton felt the development agreement would have to be amended. Bunnie Clifford asked if that
68 would be possible. Mr. Wheelwright said it was possible. It would just be a process to get it done.
69
70 Zac Burk, City Engineer, stated that when Granite Ridge 4 was constructed, storm water was discharged
71 into the basin in Willard Peak Ranches. Willard Peak Ranches must have allowed that. Ms. Clifford said
72 there was an agreement with Granite Ridge.
73
74 Jeremy Kimpton asked if a plat amendment would be needed. Mr. Wheelwright said it would. Chris Breinholt
75 said every property owner in Willard Peak Ranches would have to sign the amended plat.
76
77 Bunnie Clifford said they had minutes from a meeting where every property owner agreed to move forward
78 with this proposal. She could provide the minutes to the city if they were needed.
79
80 Chris Breinholt stated that there was a 25-foot fire easement around the entire perimeter. The Fire Chief
81 would have to agree to vacate that easement or move it. A public hearing would have to be held to vacate
82 the fire easement.
83
84 Mr. Breinholt said the proposed lot line adjustments could not extend into the pond area, especially areas
85 of high water. He was not sure where the easement boundaries for the pond were located.
86
87 Bunnie Clifford said there was an agreement with Granite Ridge that allowed the retention pond. Granite
88 Ridge had some responsibility for it. There was space between the proposed lot line adjustments and the
89 detention pond.
90
91 Bunnie Clifford asked if they needed to hold the public hearing. Mr. Wheelwright said they needed to request
92 vacation of the easement. The Willard City Council will hold the public hearings.
93
94 There was a discussion about the next step.
95
96



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97 Bryce Wheelwright stated that the City Council approved the development agreement. Therefore, any
98 amendment would have to be approved by the City Council. Bunnie Clifford needed to fill out a request to
99 be on the City Council agenda. She would need something in writing from the Fire Chief to present to the
100 City Council.

101
102 Jeremy Kimpton and Madison Brown were excused.

103
104 Chris Breinholt did not see anything wrong with the proposal from Willard Peak Ranches. It was just a
105 matter of going through the steps and in the right order.

106
107 Bunnie Clifford stated that they wanted to fix the problems. The homes going into Granite Ridge were
108 bigger, had more land, and could have fences. The owners in Willard Peak Ranches were stuck in limbo.
109 They wanted to grow with the community. She asked about the private road to the gravel pit. Did part of it
110 belong to the HOA? Chris Breinholt said there was a 25-foot ingress/egress easement owned by Staker
111 Parsons. It appeared the HOA owned a 10-foot strip of land on the other side of the easement.

112
113 Bunnie Clifford asked if they needed to have a better rough draft showing larger lot sizes on Saddleback
114 Road when they approached the City Council. Mr. Wheelwright felt that would be a good idea.

115
116 Payden Vine asked about utilities. Would the two new lots have to pay impact fees? Mr. Wheelwright said
117 each new lot would have to pay water and sewer impact fees totaling \$13,561.00. Michelle Drago said
118 those impact fees would be collected on the building permits.

119
120 Chris Breinholt said the HOA would be responsible to stub in water and sewer services to each lot. A
121 contractor would determine that cost. Ms. Drago said there would also be a road cut fee. Payden Vine said
122 each connection would have to be inspected.

123
124 Bryce Wheelwright said the amended subdivision would have to go through the subdivision process.

125
126 2B. CONSIDERATION AND APPROVAL OF JANUARY 18, 2024, MINUTES

127
128 Approval of the January 18, 2024, minutes was tabled.

129
130 3. ADJOURN

131
132 **Payden Vine moved to adjourn at 2:56 p.m. Zac Burk seconded the motion. All voted “aye.” The**
133 **motion passed unanimously.**

134
135
136 Minutes were read individually and approved on: _____

137
138
139
140
141 _____
142 Bryce Wheelwright, City Planner

140
141 _____
142 Michelle Drago, Deputy City Recorder

143 dc: SLUA 03-28-2024