

WILLARD CITY CORPORATION SLUA021318

DATE: February 13, 2018
TIME: 11:00 a.m.
PLACE: Willard City Hall
ATTENDANCE: Willard City Attorney – Kevin McGaha, Willard City Maintenance – Doug Thompson, Willard City Fire Chief – Van Mund, Willard City Planner – Bryce Wheelwright, Willard City Engineer Matt Robertson representing Chris Breinholt with Jones and Associates, Gaylene Nebeker – Secretary, Jim Flint, Nathan Braegger, Kent Wilson

EXCUSED:

1. **Call to order** –Willard City Planner Bryce Wheelwright called the meeting to order. The meeting will be held to discuss the Final Plat approval for the Three Peaks Subdivision located at 400 South 200 West parcels 02-051-0089, 0106, 0090, 0091 and 0092 submitted by Nathan Braegger.
2. **a. Final Plat approval for the proposed Three Peaks Subdivision for Parcels #02-051-0089, 0106, 0090, 0091 and 0092 submitted by Nathan Braegger to be located at approximately 400 South 200 West**

Matt Robertson with Jones and Associated had comments from Chris Breinholt. The only outstanding item he has was the letter from the Flood Control on the discharge point at the detention pond. Jim Flint said there was discussion with Chris who wanted to make sure 3 items would be included on the plat. 1. Planning a native seed mix. 2. Fencing the proposed detention pond. 3. A gate in the fence with two 8 inch wide gates for access and maintenance.

Doug Thompson stated the plan shows the water meters in the middle of the lots and would like to see them in on the property lines. Meters are not allowed in sidewalks or driveways. He has had several issues with them being in the driveway and having the homeowners move them out of the driveway. Kent Wilson stated the issues he has with putting them on the property line is every other one crosses the driveway, extending the length of the sewer lines to the house and going under and excavating where the driveways would be put. He is doing a development in Mantua and out of 25 they have put in the center of the lot they have only had to move 2. They have a requirement they have to be 5 ft. from any hard surface. He asked Doug if he was ok with moving the meters to the center of the lot. He went on to say that the center of the lot very rarely hits the driveway. Matt Robertson stated if you do not know where your driveways are the center of the lot is a good place to put them. Doug felt to have them put in randomly does not always work out well. Matt felt that dead center of the lot would not be an issue. Kent Wilson talked about putting in the sewer line you are excavating under the driveway. Doug stated he was only concerned about the water line and he would be ok with putting them in the middle of the lot. Matt asked Kent Wilson when he had to move the meter in Mantua did they make him go out to the main line stating if you move a line more than a couple of feet you are required to take it to the mainline. It was asked why. Doug explained for blue stake purposes it is easier to have them in line. Kent stated they have made him put the

meter sideways so they know it has been moved and they need to wire it and have a diagram of what they have moved but did not know if this would help. Doug explained they are in the process of updating their standards book and this may be something they need to look at. Kent also stated they are allowed to go 10 ft. before they have to go to the main. Doug said at this time he would be required to go out to the mainline. In new developments they are required to be wired and traceable. Matt Robertson felt he was ok with them being in the center of the lot, but if they are required to be moved they would need to go out to the mainline.

Jim Flint explained 5 years ago they were required to put all meters on the property line and then when sewer lines were put in the middle of the driveway. In the last 5 years they have been put in the center of the lot. Matt asked Jim if there was 10 ft. between the water and sewer lines. Jim stated yes.

Van Mund stated the plan looks good had concerns about a turnaround. He stated there was discussion at previous meetings about opening part of 100 West to help elevate the temporary cul de sac. Nathan Braegger stated during a previous meeting the Mayor talked about opening 100 West to 600 South. Doug asked if the city was going to improve 100 West. Nathan said that is what he understood. Doug stated 600 South is not a city owned street. Matt asked if 100 West would be 24 ft. of asphalt. It was stated yes. Van explained they need to keep in mind they cannot be over the 150 ft. There was discussion held on where and how to put in a temporary turnaround. It was suggested putting in a temporary turnaround on Lot #16. Van Mund stated they need to know the timeframe for when they are going to open up 100 West. Doug asked if the city was going to improve the street what type of surface would they be putting in. Van stated there are enough fire hydrants. Jim Flint asked Van if a 60 ft. hammerhead turnaround would work. Van said fire code is 60 ft. and would it be on Lot #16. Nathan Braegger asked if a hammerhead turnaround was necessary if the city opened up 100 West. Van stated if the city did not open up 100 West the turnaround would only be a temporary turnaround until the city decides what they are going to do with 100 West. A question was asked what the condition of 100 West currently was. It was stated it is an overgrown lane that is verily passable. Van asked if they were putting in cutouts for the driveways along with the curb and gutter or waiting until they build. Kent Wilson stated they would be cutting them in. Matt asked if they could put a special restriction on the plat map that states there will be a temporary turnaround on Lot #16 that until the road goes in and once the road is improved the turnaround will be lifted. Van suggested cutting in the driveway on Lot #16 and using it as the turnaround and felt it did not need to be 60 ft. but possibly 40 ft. off the road would work. He stated the only issue is if someone buys the lot before the road is opened. Kent Wilson felt the road needs to be opened because that is what the Mayor said was going to happen and now they are being forced to look at Lots 15-16 as possible solutions. Nathan Braegger would like input back from the Mayor on opening up the road. City Planner Wheelwright will contact the Mayor.

Attorney Kevin McGaha said the plan looks good and has no issues. City Planner Wheelwright asked about warranties, escrow and financing. Jim Flint stated he would get an engineer's estimate. Matt Robertson explained State Law requires they need to get the engineers request to make sure everything is correct and they do not need to set up escrow until the plat is recorded. They can start with the improvements before the plat is recorded or escrow is set up and there will be no building permits issued until the plat is recorded. Once they get to the point they want to record the plat they will contact Jones and Associates and will do an estimate of items that need

to be completed. They will escrow for that amount plus a 10% contingency with the 10% being on the entire amount. City Planner Wheelwright stated Willard City Ordinance states 15%. Jim Flint stated 5% is the contingency and 10% is the warranty guarantee and once it is done you would get the 5% back. Matt will want the estimate from Jim Flint and approved before they have the preconstruction meeting. Jim asked if they wanted to install improvements first. Nathan stated they are wanting to move forward. Matt has received a text from Chris that stated originally lots 15-16 were not going to be improved that far so the turnaround was not a big deal. Chris did not know of any plans to improve 100 West from the north or the south and may need to talk to the Mayor so if needed notes could be added to the plat and plan. Nathan Braegger said they need to define what improve 100 West means because he thought the Mayor meant only widening enough for a fire truck to get through.

Van Mund asked about the fencing along the east side of 100 West and do they sit closer to the pavement. City Planner Wheelwright explained that Willard City owns 2 rods or 33 ft. all the way to 600 South but is private property on both sides. Jim Flint asked if a motion could be made contingent on the issues with 100 West being worked out. City Attorney McGaha stated if everything meets code the final can be approved and felt the contingency needs to be solved before approval is given. Nathan Braegger asked if they could move forward with the remainder of the plan. Van Mund was not sure a restriction could be put on those two lots. Nathan stated the issue is going to be resolved and are looking for approval to move forward. City Planner Wheelwright stated if they agree to put the hammerhead in they would get approval if they have to wait for information from the Mayor on if the city will be clearing 100 West to the south they would have to wait.

City Planner Wheelwright stepped out of meeting to contact the Mayor. During this time a discussion was held on location of where the meters should be located. Doug Thompson did not have a problem with the meters being in the center of the lot and would like the development to work for everyone. City Planner Wheelwright stated the Mayor is willing to clear 100 West to 600 South but the road base would be Nathan's responsibility. Nathan asked how far south. City Planner Wheelwright stated to 600 South and would be for the second access. Nathan was not sure why it would be his responsibility to take it to 600 South and not to the end of his development. Attorney McGaha stated it would not be his responsibility but in one way to resolve the issue. Nathan, Kent and Jim felt they did not want to put in road base all the way to 600 South and discussed putting in the hammerhead turnaround on the corner of Lot #16. Jim asked if this would need to be noted on the plat. Attorney McGaha said it would need to be noted on the plat that there will be a temporary turnaround on the corner of Lot #16 until 100 West is put in.

Doug Thompson asked about the irrigation line. Nathan stated there is an irrigation line running all the way down 100 West along with the sewer line. Doug asked if the Willard Irrigation Company has been notified of the development. Van stated when they are ready to put the turnaround in he would be willing to bring the fire truck down to make sure it will work. City Planner Wheelwright asked for a motion.

A motion was made by Kevin McGaha to approve the Final Subdivision approval with the changes made providing the temporary turnaround that will remain until 100 West is put in. The motion was seconded by Van Mund. The motion carried with a unanimous vote.

b. Approval of minuted

The minutes of the December 12, 2017 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Van Mund to approve the above minutes as written. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote.

3. Adjourn

A motion was made by Kevin McGaha to adjourn the February 13, 2018 SLUA meeting. The motion was seconded by Van Mund. The motion carried. The meeting adjourned at 11:45 a.m..

Minutes were read individually and approved on September 18, 2018

Willard City Planner
Bryce Wheelwright

Secretary
Gaylene Nebeker