



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

August 31, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

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

The following members were in attendance:

Chris Davis, City Manager
Mike Christiansen, City Attorney
Bryce Wheelwright, City Planner
Chris Breinholt, City Engineer/Jones & Associates
Payden Vine, Public Works Director
Michelle Drago Deputy City Recorder

Excused: Van Mund, Fire Chief

Others in attendance: Neldon Kapp, Colton Kapp; and Diana Baker.

1. CALL TO ORDER

Bryce Wheelwright, City Planner, called the meeting to order at 2:00 p.m. A roll call attendance was recorded by the secretary.

2A. CONSIDERATION OF A SKETCH PLAN FOR THE PEACOCK SUBDIVISION LOCATED AT APPROXIMATELY 103 EAST 100 NORTH (02-048-0012)

Time Stamp – 1:15 08/31/2023

Bryce Wheelwright stated that Leland Steve Davies wanted to split his one acre lot into two half-acre lots. Each lot would have the required 100-foot frontage.

Leland Davies was not in attendance.

Chris Davis moved to table consideration of the Peacock Subdivision until the applicant was in attendance. Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

2B. CONSIDERATION OF A SKETCH PLAN FOR THE KAPP SUBDIVISION LOCATED AT APPROXIMATELY 620 NORTH 200 WEST (102-046-0006)

Time Stamp – 2:08 08/31/2023

Bryce Wheelwright stated that Neldon Kapp wanted to split the nine acres he owned at 620 South 200 West into two lots. Lot 1 contained his home and would have approximately six acres. Lot 2 was for his son Colton. It would have three acres. The existing nine-acre parcel was located on 200 West and was currently zoned A-5. Mr. Kapp's property would have to be rezoned to A-3 or R ½ in order for the three-acre parcel to be legal.

Chris Davis, City Manager, asked about the future land use designation shown on the existing Future Land Use Map. Bryce Wheelwright stated that the Future Land Use Map designated this area as R ½.



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Diana Baker asked what would happen if there was a future problem between the father and son. Bryce Wheelwright stated that these were two separate lots. If one property owner decided to sell and move, it would not create a problem for the other owner. Chris Breinholt stated that each lot could stand on its own.

Nelson Kapp stated that he did have an existing metal barn located on his lot. Chris Breinholt felt the setbacks for the existing building should be shown to make sure it complied with the City setback requirements. Colton Kapp estimated it was located at least 10 feet from the proposed property line.

There was a discussion about whether the closest property line would be a side yard or a rear yard. Bryce Wheelwright said it was a side yard so the setback would be 10 feet, or 5 feet with a firewall.

Payden Vine, Public Works Director, asked if it would make sense to tie the water line from Nelson Kapp's home to the water line in 200 West. Chris Breinholt said there wasn't a reason to require the Kapp's to do that; although looping never hurt, especially on this system. He asked if the Kapp's would be willing to record an easement for the City to connect a water line from their fire hydrant to 200 West to help with looping the water system, which would improve water flow and pressure.

Nelson Kapp stated that he drove a school bus. He used his driveway to get the bus in and out. Could the line be installed during the summer months? Chris Breinholt said the City would do it when it was convenient for the Kapp's. Chris Davis said the time frame could be written into the utility easement. The gas line ran though the easement. How far would the water line be from the gas line? Mr. Breinholt felt they just needed to be 5 to 10 feet apart.

Payden Vine asked if the Kapp's accessed their property from 200 West or Highway 89 via the 500 North easement. Mr. Kapp said he used 200 West.

Nelson Kapp asked if the City would to put the road back in after the water line was installed. Chris Breinholt said the City would put back whatever was there. Payden Vine felt the project would only take about a week to complete.

Nelson Kapp asked if there was another alternative. Mr. Breinholt didn't feel there was for this location. Mr. Kapp felt installing a water line from his hydrant to 200 West would be fine.

Bryce Wheelwright clarified that the property had to be rezoned before City could approve the sketch plan.

Chris David moved to recommend that the Planning Commission approve the sketch plan subject to the property being rezoned to R 1/2 in accordance with the existing Future Land Use Map. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

2C. APPROVAL OF THE MAY 25, 2023, MINUTES

Chris Davis moved to approve the minutes of May 25, 2023, as written. Mike Christiansen seconded the motion. All voted "aye." The motion passed unanimously.

3. ADJOURN

Chris Davis moved to adjourn at 2:33 p.m. Mike Christiansen seconded the motion. All voted "aye." The motion passed unanimously.