



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

October 5, 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
Bryce Wheelwright, City Planner
Chris Breinholt, City Engineer/Jones & Associates
Payden Vine, Public Works Director
Van Mund, Fire Chief
Michelle Drago Deputy City Recorder

Excused: Colt Mund, City Attorney

Others in attendance: Leland Steve Davies and Theron Fielding, Police Chief.

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 – 0:00:45 10/05/2023

Bryce Wheelwright, City Planner, stated that the meeting had been called to discuss the subdivision of Parcel 02-048-0012 located at approximately 103 East 100 North. The parcel was owned by Leland Davies who wanted to create two lots. The parcel was a little over one acre in size. Mr. Davies proposed to create a lot on 100 East (Lot 1) that would have .587 acres. The lot on 100 North (Lot 2) would have .50 acres. Both lots would have more than 100 feet of frontage. The existing home would be located on Lot 2. The existing barn would be located on Lot 1.

Theron Fielding, Fire Chief, asked about the use of the new lot. Bryce Wheelwright said it would be a building lot. Mr. Davies planned to build a home on it.

Leland Davies, stated that the shop was approximately 32 feet x 45 feet with two wings. One was 16 feet; the other was 20 feet. There was room to build a house between the shop and the levy on 100 East.

Payden Vine, Public Works Director, asked if there was a water service to the shop. Bryce Wheelwright said there was a water meter for the shop, but it had been abandoned.

Chris Breinholt asked if there had been a fire in the shop. Mr. Davies said there was a fire that affected the shop and the home.

Van Mund, Fire Chief, stated that the City had never received documentation that the shop had been repaired to code. Mr. Davies said he put a new roof on the shop. Chief Mund said a new roof did not mean



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

October 5, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

the shop was up to code. The fire was so hot that the structure was warped. After the fire the shop was condemned for occupancy.

Leland Davies stated that Mountain View Engineering had looked at the shop. They determined that it did not need to be torn down. He had since spent about \$50,000 to repair the shop. He had torn down the house and rebuilt it.

Michelle Drago, Deputy Recorder, asked if the City had a copy of Mountain View Engineering's review. Mr. Wheelwright said it did not. He asked that Leland Davies provide the City with a copy of the engineering review for the shop and the home. He said the City did receive comments from Mountain View Engineering when Leland Davies applied for a permit to reroof the shop.

Leland Davies explained his building plans for the shop.

Neither Chris Davis nor Michelle Drago had any comments.

Chris Breinholt asked if the shop would remain on Lot 1. Mr. Davies said it would.

Bryce Wheelwright stated that a new home on Lot 1 would have to comply with the 30 feet front yard setback requirement. The existing shop was a non-conforming use. It was built many years ago and did not comply with the front yard setback requirement.

Chris Breinholt asked if there was enough room for a home to be 15 feet from the shop and 15 feet from the north property line. Mr. Davies said there was.

Chris Breinholt asked if the shop would comply with the side yard requirement. Mr. Wheelwright said it would. There would be 10 feet between the shop and the south property line.

Chris Breinholt stated that the preliminary plat prepared by Hansen and Associates did not represent the water system correctly. There was a line on the east side of the street, and there was a line on the west side of the street. The lines were in different pressure zones. The preliminary plan showed a meter for the barn. The water line ended with the meter. It would have to be extended north to the service location shown on the preliminary plan. The sewer line was there.

Van Mund asked if the east water line on 100 East had higher pressure than the west line. Mr. Breinholt said it did. There was a pressure relief valve at the intersection. The homes on the west side of 100 East were on the lower, or downstream side of the PRV. Leland Davies had higher pressure on the east side. He needed to make sure he connected to the water line on the east side.

Chris Davis moved to approve the preliminary plan for the Peacock Subdivision located at approximately 103 East 100 North (Parcel 02-048-0012). Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

2C. APPROVAL OF THE AUGUST 31, 2023, MINUTES

Chris Davis moved to approve the minutes of August 31, 2023, as written. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

October 5, 2023, 2023 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

3. ADJOURN

Chris Davis moved to adjourn at 2:16 p.m. All voted “aye.” The motion passed unanimously.

Minutes were read individually and approved on: 11/2/23

Bryce Wheelwright
Bryce Wheelwright, City Planner

Michelle Drago
Michelle Drago, Deputy City Recorder

dc:SLUA 10-05-2023

