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

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:

Jeremy Kimpton, City Manager
Bryce Wheelwright, City Planner
Madison Brown, City Planner
Chris Breinholt, City Engineer
Payden Vine, Public Works Director
Michelle Drago, Deputy City Recorder

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

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

1. CALL TO ORDER

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

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

Time Stamp – 1:00 03/28/2024

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

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

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