

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Subdivision Land Use Authority (SLUA) of the Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Thursday, June 27, 2024. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Consideration of a concept plan for the Bayview Estates located at approximately 275 East 300 South (Parcel No. 02-050-0028)
- b. Consideration and approval of May 30, 2024, minutes

3. Adjourn

SLUA Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 24th day of June, 2024.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

ITEM 2A

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435) 734-9881

PLANNING COMMISSION

SUBDIVISION APPLICATION

Application Date 06/06/24

Proposed Subdivision Data

Applicant CHAD CALL

Subdivision Name TBD

Mailing Address

Application Level (check one)

1636 S 1180 W
OGDEN UT 84404

☒ Sketch Plan

Date 06/06/24

Project Address

Approval _____

300 S. 300 E
WILLARD

Preliminary Plat *

*Not required for In-fill subdivisions.

Email Address SWEBB@ONSITE-DEVELOPMENT.NET

Date _____

Phone 801 621 1600

Approval _____

Cell 801 425 8812

Final Plat

Fax _____

Date _____

Approval _____

Assessor Parcel Number 02-050-0028

Number of lots 11-12

Current Zone = R-1/2

Fee Computation

7.9 ACRES

	Administrative	Engineering	Attorney	Total
Sketch Plan	\$50 + \$2/acre	Billed to developer		\$ 66
Preliminary Plat	\$50 + \$15/lot	Billed to developer	\$100 + \$10/lot	
Final Plat	\$50 + \$5/lot	Billed to developer	\$50 + \$5/lot	

Applicant's Affidavit

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I (we), CHAD CALL, being duly sworn, depose and say that I (we) am (are) the owner(s)* or authorized agent(s) of the owner of the property located at

in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed

[Signature]
Property Owner(s)

Agent

Mechelle Faye Harrelson

Subscribed and sworn before me this 16th day of June 20 24



Mechelle Faye Harrelson
Notary Public

Residing in Ogden, UT

My commission expires 4-4-2027

*May be owner of record, contract owner, part to valid earnest money agreement, option holder, or have the other legal control of property.

AGENT AUTHORIZATION

I (we), CHAD CALL, the owner(s) of real property described above, hereby appoint SAM WEBB as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering the application.

Signed

[Signature]
Property Owner(s)

Agent

Mechelle Faye Harrelson

Subscribed and sworn before me this 16th day of June 20 24

Mechelle Faye Harrelson
Notary Public

Residing in Ogden, UT

My commission expires 4-4-2027



Transaction Details



Willard City
80 W 50 S | PO Box 593
Willard, UT 84340

XBP Confirmation Number: 202216181

Transaction detail for payment to Willard City.			Date: 06/13/2024 - 2:14:14 PM MT
Transaction Number: 220594488 Visa — XXXX-XXXX-XXXX-3962 Status: Successful			
Account #	Item	Quantity	Item Amount
	Charges PC	1	\$66.00
Notes: Call Subdivision Application			

TOTAL: \$66.00

Transaction detail for payment to Willard City.			Date: 06/13/2024 - 2:14:15 PM MT
Transaction Number: 220594490 Visa — XXXX-XXXX-XXXX-3962 Status: Successful			
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$2.48
Notes: Call Subdivision Application			

TOTAL: \$2.48

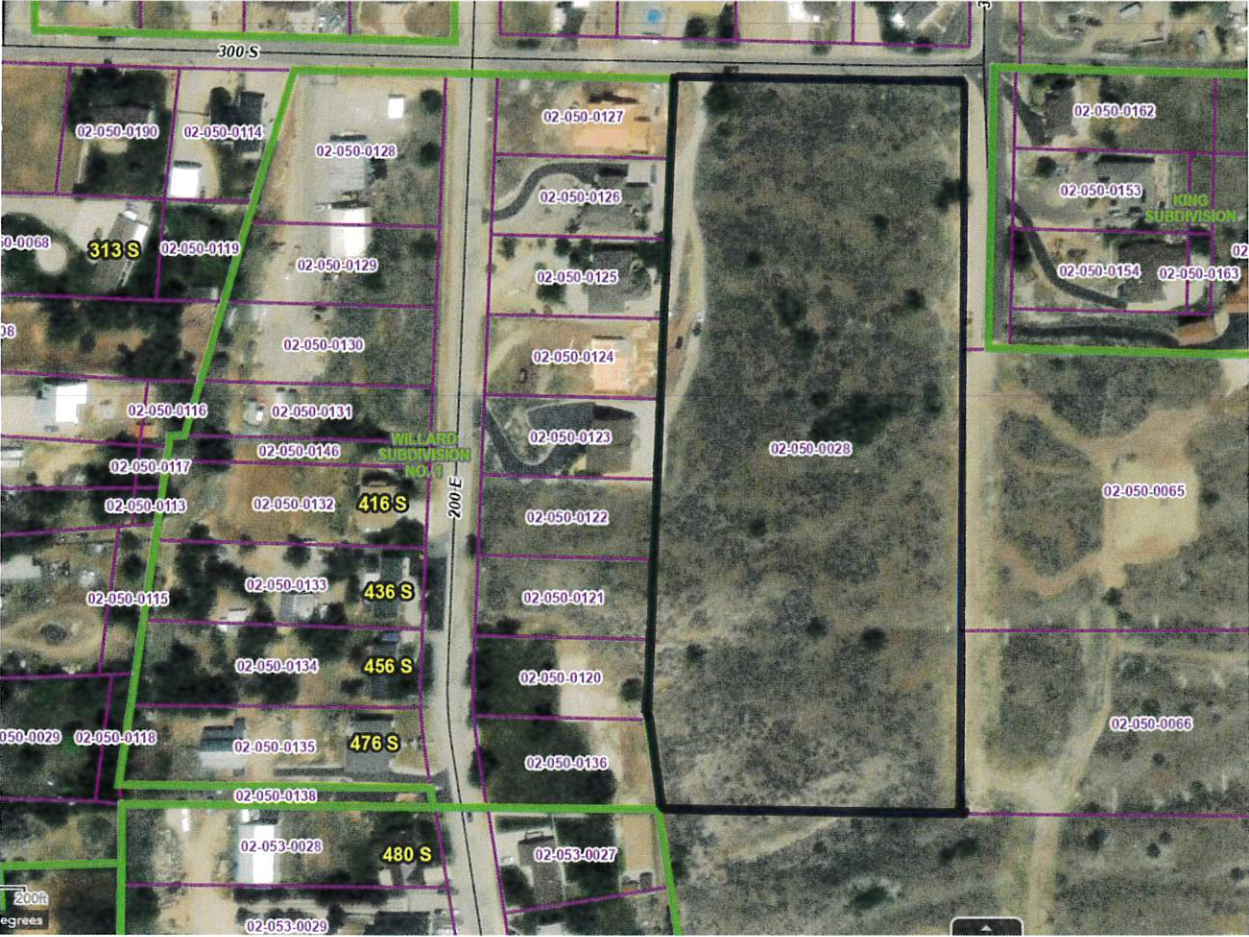
Billing Information

Sam Webb
1605 S creekside lane
Syracuse, UT 84075
swebb@onsite-development.net

Transaction taken by: Admin epugmireCaselle EP

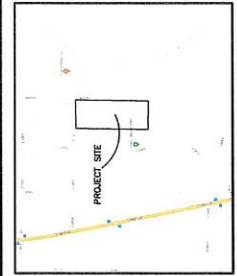
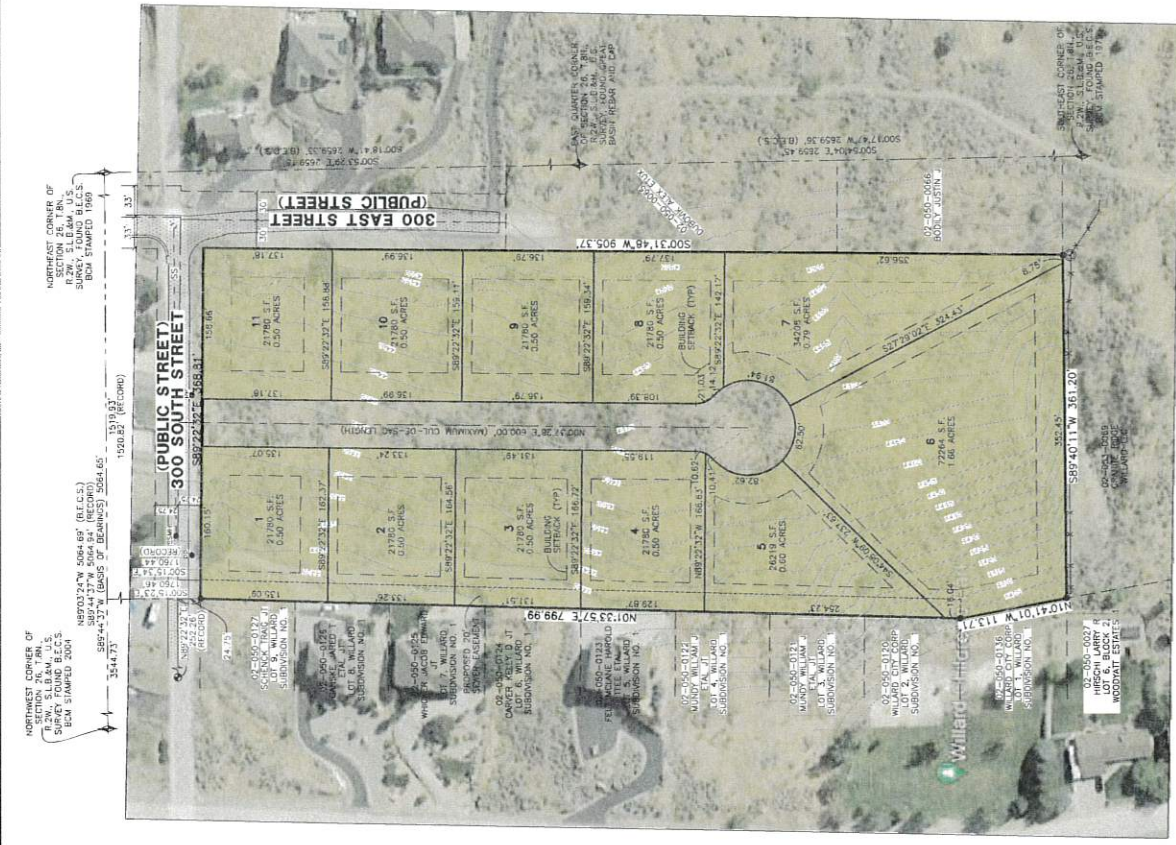
Email  swebb@onsite-development.net

BAYVIEW ESTATES



NORTH ↑

Developer:
Onsite Development
1636 S. 1100 W.
Ogden, UT 84404
(801) 391-2438



VICINITY MAP
NOT TO SCALE



R-1/2 Zone
21,780 (1/2 AC) MINIMUM LOT SIZE
SIDE YARD = 10' & 15'
FRONT YARD = 10' & 15'
REAR LOT = 30'

Call Subdivision

Willard City, Box Elder County, Utah

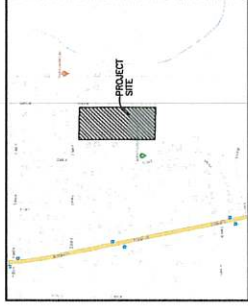
- Project Narrative/Notes/Revisions**
- 05/30/2023 2D - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
 - 06/13/2024 2D - ADDED LOTS

BAYVIEW ESTATES

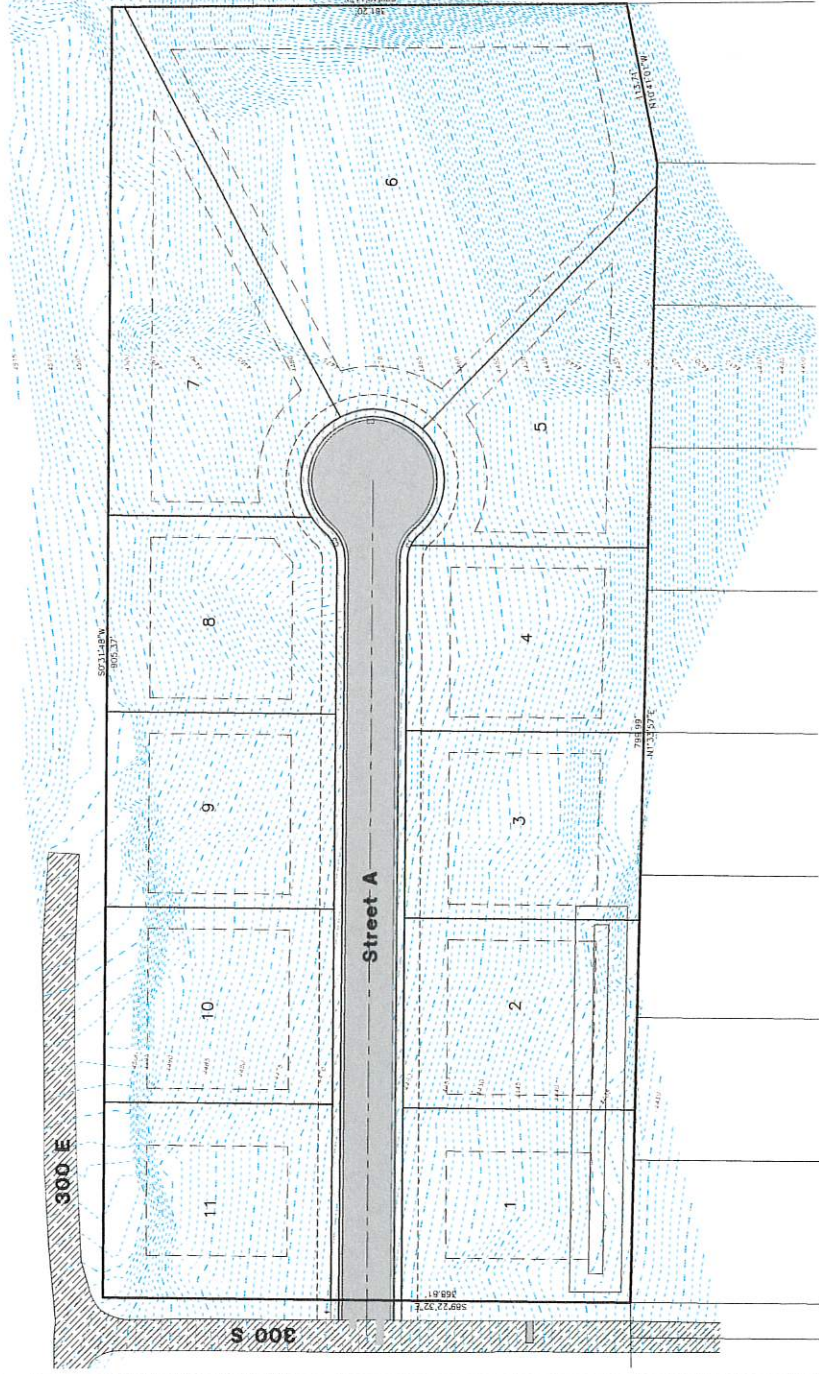
300 S

Improvement Plans

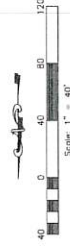
WILLARD, BOX ELDER COUNTY, UTAH
MAY, 2023



Vicinity Map
NOT TO SCALE



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend/Street Cross-Section
 - Sheet 3 - Street A 4+50.00 - 10+00.00
 - Sheet 4 - Street A 10+00.00 - 11+50.00
 - Sheet 5 - Grading/Utilities
 - Sheet 6 - Storm Water Pollution Prevention
 - Sheet 7 - Storm Water Pollution Prevention Plan Details



Engineer's Notice To Contractors:
SHOWN ON THESE PLANS ARE THE RESULTS OF THE ENGINEER'S RESEARCH, RESEARCH, AND RESEARCH. THE ENGINEER'S RESEARCH, RESEARCH, AND RESEARCH ARE BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. THE ENGINEER'S RESEARCH, RESEARCH, AND RESEARCH ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE DESIGN THEREOF. THE ENGINEER'S RESEARCH, RESEARCH, AND RESEARCH ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE DESIGN THEREOF. THE ENGINEER'S RESEARCH, RESEARCH, AND RESEARCH ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE DESIGN THEREOF.

Surveyor
Reeve & Associates, Inc.
5180 South 1500 West
Ogden, Utah 84405
PH: (801) 321-3100

Developer Contact
Chad Cole
OnSite Development
1000 South 1500 West
Ogden, Utah 84405
PH: (801) 391-2439

Project Contact
Jeremy Draper
Reeve & Associates, Inc.
5180 South 1500 West
Ogden, Utah 84405
PH: (801) 621-3100

Project Info:
Engineer: J. L. REEVE, P.E.
Drawing: 2.000000
Begin Date: MAY 2023
Name: BAYVIEW ESTATES
Number: 6172-25

7 Total Sheets

Reeve & Associates, Inc.
1111 CHURCH STREET, SUITE 200
OGDEN, UTAH 84403
PHONE: (801) 321-3100
FAX: (801) 321-3101
WWW.REVEE-ASSOCIATES.COM

DATE: 06/13/24 2D
DESIGNER: J. L. REEVE
REVISIONS

Bayview Estates
300 S
WILLARD, BOX ELDER COUNTY, UTAH
Cover/Index Sheet



[illegible][illegible]

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RUDOLPH & ASSOCIATES, INC. 5100 SOUTH 1500 WEST, RICHFIELD, UTAH 84601, AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF RUDOLPH & ASSOCIATES, INC. OUSALN ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS ON THE DESIGN THEREOF WITHOUT THEIR CONSENT.

[illegible][illegible][illegible]

THE FOLLOWING UNDESIRABLE PRACTICES (UNP's) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNDER PROJECT CLOSURE:

1. THE CONSTRUCTOR'S RESPONSIBILITY SHALL INCLUDE MAINTAINING CHANGES ON ALL ENVIRONMENTAL CONTROL MEASURES TO DETERMINE IF REMOVAL OR SEPARATION OF THE CHANGES FROM THE CHANGES SHALL BE DOCUMENTED AND CORRECTED. THE CHANGES SHALL NOT BE ASSUMED TO BE CORRECTED ON SITE.

2. EXCESSIVE DEBRIS SHOULD BE REMOVED AFTER EACH WORKING DAY. THIS MUST BE COMPLETED WITHIN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARBER.

3. TRACKED MACHINERY MUST BE CLEANED UP AS SOON AS POSSIBLE AFTER EACH WORKING DAY. TRACKED MACHINERY MUST BE CLEANED UP AND SOLES REMOVED FROM THE TRACKED MATERIAL, INCLUDING IT, AND DEPOSITING IT TO A CONTAINED AREA.

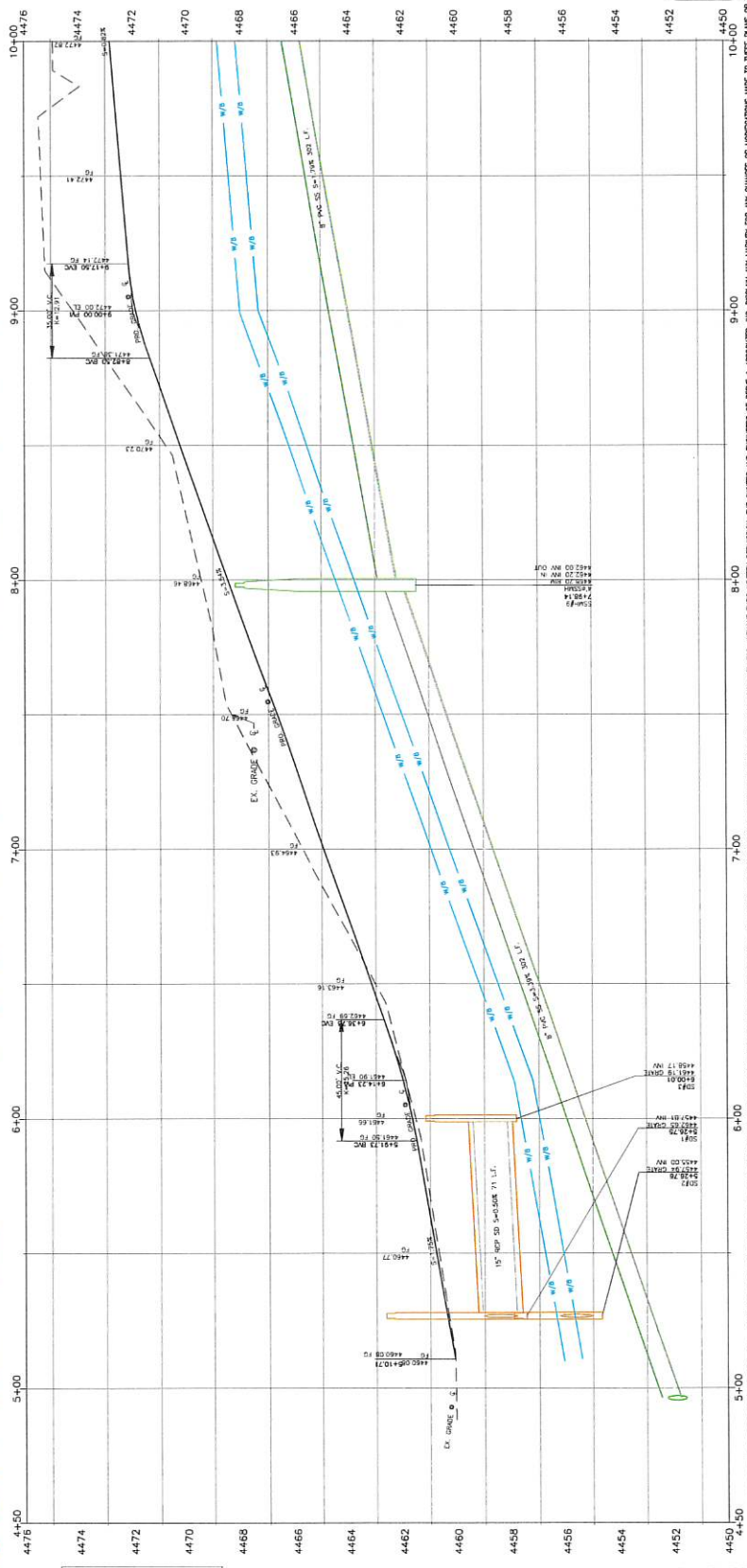
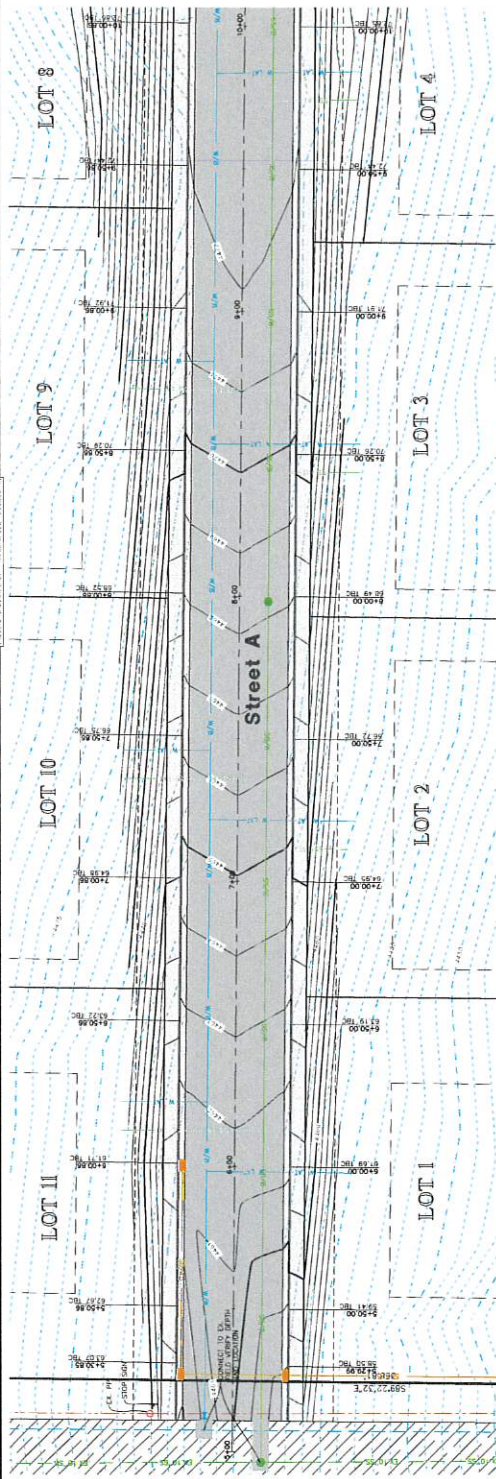
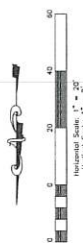
4. UNDESIRABLE PRACTICES:

[illegible]

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPOSED WATER METER	3D	STORM DRAIN
	EXISTING WATER METER	SL	SEWERY STREET
	PROPOSED REDUCER	SS	SANITARY SEWER
	EXISTING REDUCER	THC	TOP OF BACK OF CURB
	PROPOSED CATCH BASIN	TOA	TOP OF ASPHALT
	EXISTING CATCH BASIN	TOB	TOP OF BRICK
	FLAG W/ Z BLOW-OFF	TOF	TOP OF FINISHED FLOOR
	START LIGHT	TOS	TOP OF STAIRS
	SDN	TOW	TOP OF WALL
	POWER POLE	TSW	TOP OF SIDEWALK
	BASEMENT FLOOR ELEVATION	W	UNDERGROUND POWER
	BUILDING	WM	WATER METER
	BOTTOM OF FRAME		EXISTING ASPHALT PAVEMENT
	BOTTOM OF WALL		PROPOSED ASPHALT PAVEMENT
	BEGINNING POINT		PROPOSED CONCRETE
	CURB & GUTTER		PROPOSED GRAVEL
	CUBIC FEET	4200	EXISTING CONTOUR GRADE
	CUBIC FEET PER SECOND	4800	PROPOSED CONTOUR GRADE
	ENDING POINT		
	FINISH FLOOR		
	FINISH FLOOR ELEVATION		
	FINISHED GRADE		
	FREE HYDRANT		
	FLOW LINE		
	GASKET BREAK		
	HYDRANT		
	LINEAR PIPE		
	NATURAL GRADE		
	OVERHEAD POWER		
	PC		
	POINT OF CURVATURE		
	POWER/UTILITY POLE		
	POINT OF RETURN CURVE		
	POINT OF TANGENCY		
	PROPOSED MANHOLE		
	REINFORCED CONCRETE PIPE		
	RIM OF MANHOLE		



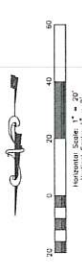
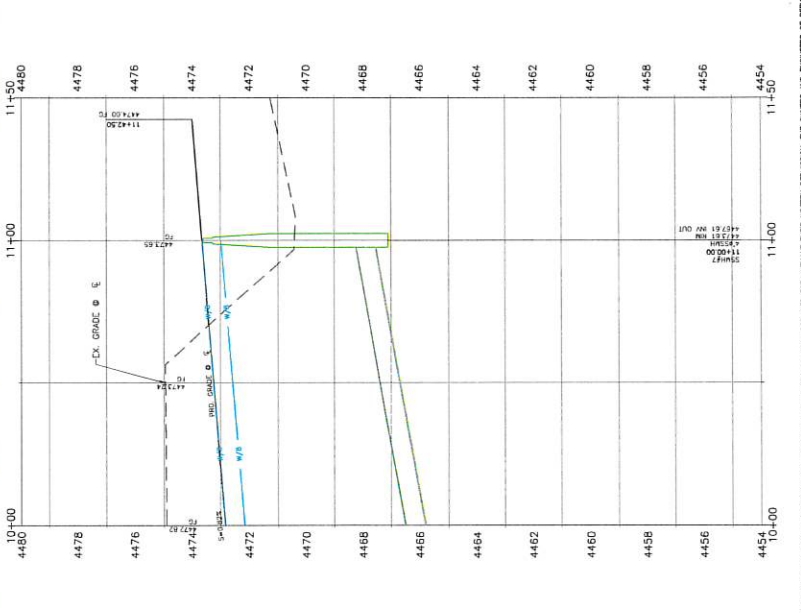
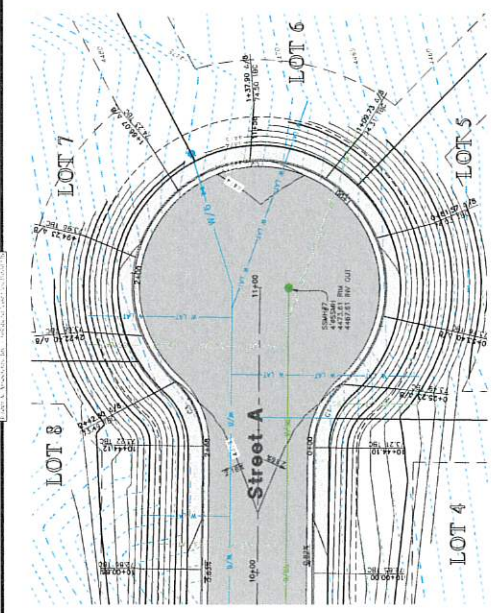
- Construction Notes:**
- ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- CULINARY WATER**
- ROUTE 4" MIN. COVER REQUIRED OVER CW LINES
 12" DIA. 15' RCP CLASS III STORM DRAIN
 6" W/8" - 8" DIA. W/POLY WRAP WATER LINE
 6" W/8" - 1" TYPE K COPPER SERVICE LATERAL
- SANITARY SEWER**
- SS5/4 - 4" PVC SURF-35 SERVICE LATERAL
 SS5/4 - 8" PVC SURF-35 SEWER LINE
- STORM DRAIN**
- 12" DIA. 15' RCP CLASS III STORM DRAIN



811. Know what's below. Call before you dig.

[illegible]

Construction Notes:
 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAININGS AND SPECIFICATIONS.
CULMINANT WATER:
 DRAIN 2 MIN COVER REQUIRED OVER CHIMES
 W/S - 8" DIP 4" POLY W/WRAP WATER LINE
 W - 1" TYPE K COPPER SERVICE LATERAL
SANITARY SEWER:
 30" DIA. 30' SERVICE LATERAL
 30" DIA. 30' SERVICE LATERAL
 30" DIA. 30' SERVICE LATERAL
STORM DRAIN:
 30" DIA. 30' SERVICE LATERAL
 30" DIA. 30' SERVICE LATERAL



TBC Curve Data

I	Delta	Radius	Length	Tangent	Chord	Chord Length
C1	48°11'48"	30.00'	25.24'	13.42'	52°47'50"W	24.50'
C2	27°52'46"	45.00'	217.07'	40.25'	S89°17'39"E	50.00'
C3	48°15'38"	30.00'	25.27'	13.44'	N23°21'15"W	24.53'



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5100 SOUTH 1500 WEST, MIDWORTH, UTAH 84042. ANY REUSE, REPRODUCTION, OR USE OF ANY PART OF THESE PLANS OR THE DESIGN HEREON WITHOUT THEIR CONSENT IS PROHIBITED.



REVISIONS	DATE	DESCRIPTION
	06/13/24	2014 1st 1st

Bayview Estates
 300 S
 WILPARD, BOX ELDER COUNTY, UTAH



Project Info
 Engineer: J. JEFF BECK, P.E.
 Date: 7/2023
 Begin Date: 7/2023
 Name: BAYVIEW ESTATES
 Number: 8175-25

Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION.
- NOTE: 4" MIN. COVER REQUIRED OVER CN LINES.
- W/6 - 6" DIP W/POLY W/PAW WATER LINE.
- W/8 - 8" TYPE A COVER SERVICE LATERAL.
- SANITARY SEWER.
- SS/4 - 4" PAC SH-35 SERVICE LATERAL.
- SS/6 - 6" PAC SH-35 SERVICE LINE.
- STORM DRAIN.
- SS/15 - 15" RCP CLASS II STORM DRAIN.

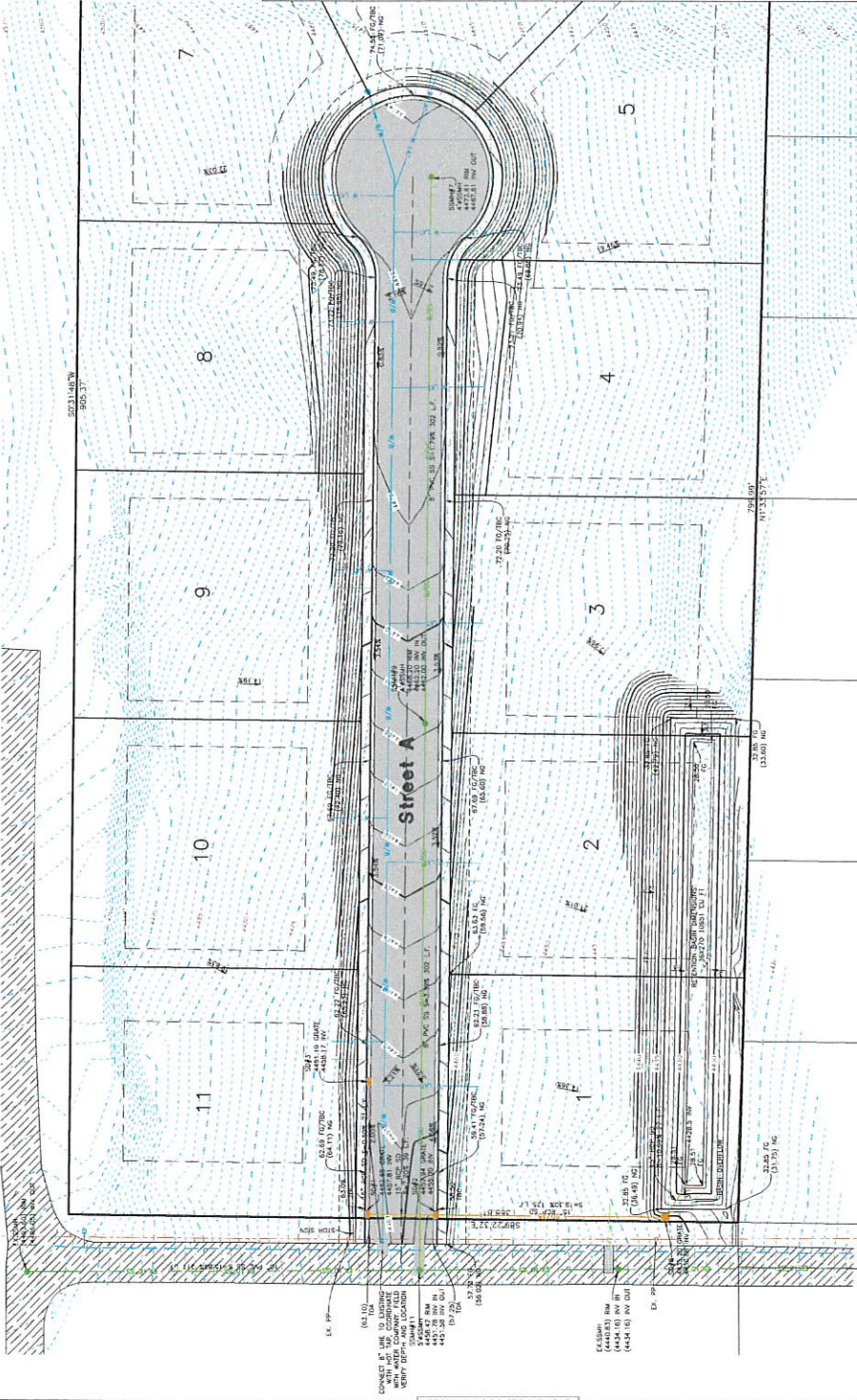
Storm Runoff Calculations

RA

The following runoff calculations are based on the Rational Method. Intensity: 3.0 in/hr (10 min). Duration: 10 min. The 10 min duration is used for the 10 min peak rate. The 10 min peak rate is used for the 10 min peak rate. The 10 min peak rate is used for the 10 min peak rate.

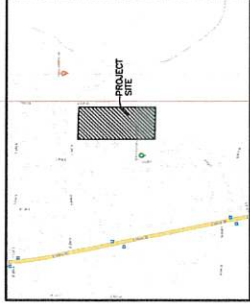
Area	Runoff Coefficient (C)	Area (Ac)	Runoff (cfs)
Driveway Area	0.8	0.0001	0.0001
Garage Area	0.8	0.0001	0.0001
Roof Area	0.8	0.0001	0.0001
Yard Area	0.2	0.0001	0.0001
Street Area	0.8	0.0001	0.0001
Other Area	0.8	0.0001	0.0001
Total			0.0004

Summary: The required 100-year storage volume is 100,000 cu ft. The required 100-year storage volume is 100,000 cu ft. The required 100-year storage volume is 100,000 cu ft.

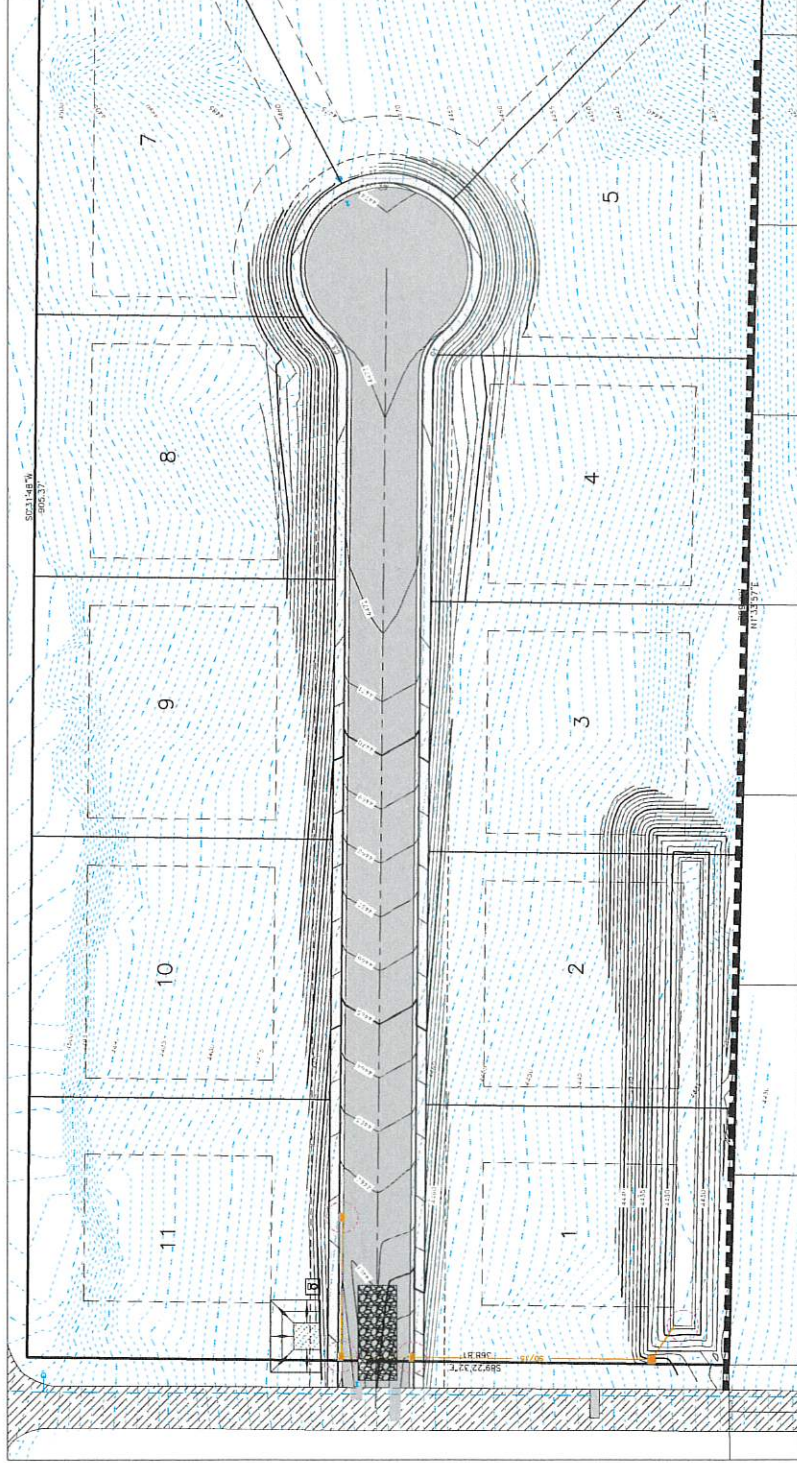


BAYVIEW ESTATES 300 S Storm Water Pollution Prevention Plan Exhibit

WILLARD, BOX ELDER COUNTY, UTAH
MAY, 2023



Vicinity Map
NOT TO SCALE



SWPPP Legend

- [Symbol] = PORTABLE TOILET
- [Symbol] = INLET PROTECTION
- [Symbol] = Silt Fence (SEE DETAIL)
- [Symbol] = Silt Fence (SEE DETAIL)
- [Symbol] = 30"x20" CONSTRUCTION ENTRANCE W/8" CLEAN CURB
- [Symbol] = CONCRETE WASH (SEE DETAIL) BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES ENTERING SITE TO BE EQUIPPED WITH CLEAN TIRE TREADS TO REDUCE AMOUNTS OF SEDIMENT ENTERING SITE.
2. ALL VEHICLES ENTERING SITE TO BE EQUIPPED WITH CLEAN TIRE TREADS TO REDUCE AMOUNTS OF SEDIMENT ENTERING SITE.
3. ALL VEHICLES ENTERING SITE TO BE EQUIPPED WITH CLEAN TIRE TREADS TO REDUCE AMOUNTS OF SEDIMENT ENTERING SITE.

Construction Activity Schedule

PROJECT LOCATION:	WILLARD, BOX ELDER COUNTY, UTAH
PROJECT BEGIN DATE:	MAY 2023
PROJECT END DATE:	MAY 2023
STORM WATER MANAGEMENT CONTACT / INSPECTOR:	Chad Cox (801) 391-2438
STORM WATER MANAGEMENT SCHEDULE:	CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
STORM WATER MANAGEMENT SCHEDULE:	CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
STORM WATER MANAGEMENT SCHEDULE:	CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP

Reeve & Associates, Inc.
1000 N. 1000 W. SUITE 100
SALT LAKE CITY, UT 84119
(801) 466-1000
www.reeveandassociates.com

REVISIONS	DATE	DESCRIPTION
	05/13/24	10' Ld. Lanes

Bayview Estates
300 S
Storm Water Pollution Prevention Plan Exhibit
WILLARD, BOX ELDER COUNTY, UTAH



Project Info
Engineer: J. Mike Reeve, P.E.
Owner: BAYVIEW ESTATES
Project No.: 12345
Sheet No.: 6
Total Sheets: 7

7	Total Sheets
6	

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ITEM 2B



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

May 30, 2024 – 3:00 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 Madison Brown, City Planner
9 Chris Breinholt, City Engineer
10 Payden Vine, Public Works Director
11 Michelle Drago, Deputy City Recorder

12
13 Excused: Colt Mund, City Attorney, and Van Mund, Fire Chief.

14
15 Others in attendance: Zac Burk, Jones & Associates; Joe Adair; Craig Dearden; Sheryl Dearden; John
16 Newhall; and Garth Day, Heritage Land.

17
18 1. CALL TO ORDER

19
20 Madison Brown, City Planner, called the meeting to order at 3:08 p.m. The Deputy Recorder recorded a roll
21 call attendance.

22
23 2A. CONSIDERATION OF A CONCEPT PLAN FOR THE TJD ESTATES LOCATED AT
24 APPROXIMATELY 352 WEST CENTER STREET (PARCEL NO. 02-057-0010)

25
26 Time Stamp – 1:01 – 05/30/2024

27
28 Madison Brown stated that Craig and Sheryl Dearden had submitted a concept plan for the TJD Estates
29 Subdivision located at approximately 352 West Center Street (Parcel No. 02-057-0010). The subdivision
30 contained a total of about 4.89 acres. Only two lots were proposed. After research, the staff determined
31 that their property was zoned R-1/2 in January 2007. The city's maps had been corrected to reflect the
32 rezone.

33
34 Craig Dearden, 352 West Center Street, stated that they currently owned a home in the middle of the
35 property. They wanted to split the property and build a new home on the west two acres.

36
37 Zac Burk asked if 300 West was already dedicated. Chris Breinholt and Craig Dearden said it wasn't.

38
39 Craig Dearden stated that when they built their home, Bryce Wheelwright, the former city planner, told them
40 to leave an easement for 300 West.

41
42 Payden Vine, Public Works Director, asked if Dearden's were aware they would have to pay water and
43 sewer impact and connection fees for the new lot. Mr. Dearden realized they would have to pay all the
44 normal fees.

45
46 Zac Burk asked about the alignment of 300 West. It would have to curve to the west to conne with 400
47 West. Craig Dearden stated that originally the right-of-way was supposed to have been located between
48 him and the property to the west owned by Vern Price. When he applied for a permit to build his home,
49 Bryce Wheelwright told him the location of the road had been moved to the east of his property. Chris



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

May 30, 2024 – 3:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Mr. Dearden asked how the fee-in-lieu-of would be calculated. Chris Breinholt said the fee would be based on the current cost to construct the improvements.

Joe Adair, Dearden's real estate agent, asked if there was an option to escrow the funds for ten years in case the city didn't put the improvements in. Chris Breinholt said an escrow was similar to a fee-in-lieu of. Escrows had installation time limits. If improvements weren't installed during the allotted time, the city could take the funds and put in the improvements. Mr. Adair explained that in Hooper City, the city took money, based on the engineer's estimate, with the agreement that it would return the money in ten years if it didn't build the improvements. Mr. Breinholt felt that option would have to be approved by the administration because Willard didn't have anything in place to govern that option.

Zac Burk felt such a scenario would mean the Dearden's would be getting something for nothing. They would be circumventing the requirement to install improvements. Mr. Breinholt felt the Dearden's could argue they shouldn't have to pay for improvements the city never put in

Jeremy Kimpton didn't feel there was a mechanism in the Zoning Ordinance to provide that option. It was essentially a development agreement. The SLUA was a recommending body. It could present that option to the City Council. These types of improvements were hard for the city to track; to make sure those improvements were built.

Chris Breinholt stated that SLUA's job was to require the improvements. It did not have the right to defer the improvements.

Jeremy Kimpton agreed. The SLUA would forward a recommendation of approval subject to the engineering requirements along with the developer's request to have the improvements deferred with an agreement or an escrow option.

Joe Adair stated that he would provide a copy of the agreement used by Hooper City.

All voted "aye." The motion passed unanimously.

2B. CONSIDERATION OF A PRELIMINARY PLAN FOR GRANITE RIDGE SUBDIVISION PHASE 6 LOCATED AT APPROXIMATELY 675 SOUTH 450 EAST (PARCEL NOS. 02-053-0014 AND 02-053-0069)

Time Stamp -23:04 - 05/30/2024

Madison Brown stated that the city had received a preliminary subdivision plan for Granite Ridge Phase 6 from Granite Ridge Willard LLC, who was being represented by John Newhall.

Zac Burk stated that he had reviewed the plat. He asked if Mr. Newhall had made the requested changes to the storm drain easement. Mr. Newhall said he had.

Zac Burk stated that they still needed to figure out if the storm drain needed an easement or a dedication. John Newhall said he was waiting for input from the city engineer. They had adjusted the lot lines for the channel coming down for the debris basin. They needed to know if it would be an easement or a dedication to Willard Flood Control or Willard City as open space. How did the city want to handle it?



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

May 30, 2024 – 3:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

John Newhall said the easement would be recorded concurrently with the subdivision plat. He would have his engineer remove the addresses on the north side of Lots 105, 127, 128, 129, 130, and 131, and add a comment restricting those lots from having access onto the Staker Parson ingress/egress easement.

Chris Breinholt stated that there was an easement required for Phase 5 which was a separate document from the plat. The easement addressed storm water leaving Phase 5 and entering Phase 6. John Newhall said they had already recorded that easement.

Chris Breinholt felt the city administration needed to check to see if the original PUD required fencing along the ingress/egress. John Newhall asked if required fencing would be applicable in Phase 4. Mr. Breinholt said it wouldn't because the ingress/egress was next to open space. Madison Brown stated that she would read the PUD Ordinance and original development agreement to determine if there were fencing requirements.

Payden Vine asked if it was okay for the city to tie into the ingress/egress easement. Mr. Breinholt said that had already been agreed to.

Madison Brown listed the SLUA findings – an easement to be recorded with the plat for the channel and the basin, removal of address for the six lots fronting the Parson ingress/egress, and addition of a note for those lots restricting access onto the private ingress/egress.

Chris Breinholt asked Zac Burk to determine if the water line needed to be connected with a PRV. Zac Burk said there was a PRV at the bottom of Saddleback Road.

Madison Brown said the west side of Lot 105 did not comply with the minimum 70-foot frontage requirement. She would check frontages and let John Newhall know if there were any that needed to be corrected.

Jeremy Kimpton suggested that this subdivision be tabled so these questions could be answered.

Payden Vine moved to table consideration of the preliminary plan for Granite Ridge Phase 6 until the plat was updated. Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

2C. CONSIDERATION OF A CONCEPT PLAN AND REZONE REQUEST FROM R1/2 TO MPC FROM HERITAGE LAND DEVELOPMENT FOR APPROXIMATELY 48.19 ACRES LOCATED AT APPROXIMATELY 300 SOUTH 300 WEST (PARCEL NOS. 02-051-0062, 02-051-0085, 02-051-0264, 02-051-0004, 02-054-0005, 02-054-0007, 02-054-0009, 02-054-0011, 02-054-0012, 02-054-0013) (CONTINUED FROM APRIL 25, 2024)

Time Stamp: 0:49:05 - 05/30/2024

Jeremy Kimpton was excused at 3:57 p.m.

Madison Brown stated that Garth Day had made changes to the concept plan for Orchards Subdivision based on his discussion with the SLUA on April 25th.

Garth Day, Heritage Land, stated that the concept plan was associated with their request to rezone the balance of the subdivision from R-1/2 to MPC (Master Planned Community). When he met with SLUA on



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Garth Day reviewed the MPC Checklist that he had completed with the SLUA (see attached copy). He felt the checklist also served as a community impact statement.

Mr. Day said Heritage Land also created an economic report that showed the tax consequences, which he could provide. Madison Brown said the city manager would like a copy of that report. Heritage Land started The Orchards in 2020. He felt it would take eight to ten years to complete the subdivision.

Madison Brown asked about the development agreement. Garth Day said he had been working with the city attorney. However, he was at a standstill. He needed the SLUA comments regarding the roads in order to move forward with the development agreement.

Payden Vine wanted to make sure there wouldn't be any on-street parking on the roads that were 40 feet wide. Mr. Day said the 40-foot roads would not have on-street parking. There was some parking provided near the pickle ball courts. He felt the open space plan needed to be refined if it was really going to be public open space. Mr. Vine agreed.

Chris Breinholt stated that the 40-foot right-of-way proposed by Heritage Land included sidewalk on private property. He felt that was an attempt to circumvent lot sizing and setback requirements. Public sidewalks should not be included on a private lot. Willard City was required by state law to come up with a standard for a 40-foot right-of-way.

Garth Day did not feel Heritage Land was not trying to circumvent anything. They wanted to create something different. The proposed 40-foot road section was a standard being used in Idaho. They split the sidewalks. The proposed sidewalk was adjacent to the curb, and the first two feet of the five-foot width was part of the public right-of-way. It could be used for stacking snow. The additional four feet was for pedestrian traffic. Mr. Breinholt said it was actually 1 ½ feet, not two.

Chris Breinholt did not feel the required front yard setback should include public sidewalk. A property line should start behind the sidewalk where public improvements ended. At a bare minimum, this street section should be 49 feet. That would provide six feet of sidewalk if it was butted up against the curb on both sides. SLUA did not have the authority to approve any of the roads because they did not comply with Willard's current public works standards. One possibility was to have a sidewalk on only one side of the street and shift the road over. Sidewalk on only one side would require a 43-foot right-of-way. He would rather do that than have large portions of the public sidewalk on private property.

Garth Day stated that their plan was for the patio homes to feel like a rural village. They didn't want to have run-of-the-mill patio homes. He felt they could make the road wider if that was what Willard required. They were trying to find a creative solution. They could make all of the roads private. Chris Breinholt did not feel the city wanted the roads to be private.

Garth Day stated that Heritage Land was trying to balance density, costs, and a rural feel with what the city and public wanted.

Chris Breinholt felt the improvements in this development should be consistent. Willard had a curb and gutter standard. Everything in this subdivision up until now had followed that standard. Now everything was being flip flopped. He felt having no curb and gutter in the rest of the subdivision would have a negative appearance. The improvements needed to be consistent. As the city engineer his job was to follow the city standard. The standard was curb and gutter. The path to alternate road sections did not lie with SLUA.



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Madison Brown asked if the concept plan needed to be changed and brought back to SLUA, or could the changes be made and forwarded to the Planning Commission. The SLUA felt the concept plan could be forwarded to the Planning Commission with the changes recommended by the city engineer.

Garth Day felt he could have the concept plan and development agreement updated in time for the June 20th Planning Commission meeting.

Chris Breinholt did not support the use of the rural road section in this development. Zac Burk agreed. Willard wanted to remain rural, but it had a lot of storm water problems.

Payden Vine moved to forward the concept plan to the Planning Commission for consideration subject to the changes recommended by the city engineer. Zac Burk seconded the motion. All voted "aye." The motion passed unanimously.

Chris Breinholt didn't want to hear from the Planning Commission and City Council that SLUA was sending plans that didn't fit the code. If those bodies wanted to support the proposal from Heritage Land that was their decision. His job and SLUA's job was to enforce the code.

2D. CONSIDERATION AND APPROVAL OF APRIL 25, 2024, MINUTES

Jeremy Kimpton moved to approve the April 25, 2024, minutes as written. Madison Brown seconded the motion. All voted "aye." The motion passed unanimously.

3. ADJOURN

Payden Vine moved to adjourn at 4:40 p.m. Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

Minutes were read individually and approved on: _____

Madison Brown, City Planner

Michelle Drago, Deputy City Recorder

dc: SLUA 05-30-2024