

WILLARD CITY
SUBDIVISION APPLICATION

RECEIVED SEP 22 2017

Date 09-22-17

Subdivision Name

Isakson

Applicant GUY & TAMMAY ISAKSON

Application Level (Check One) Fees

Mailing Address:
142 W 1050 N

- Preapplication (SLUA) NA
 Pre-Sketch application (SLUA)
 Sketch Plan
 Preliminary Plat
 Final Plat

WILLARD UT 84340

Site Address:
SAME

Assessor Parcel Number

02-041-0036

Number of lots

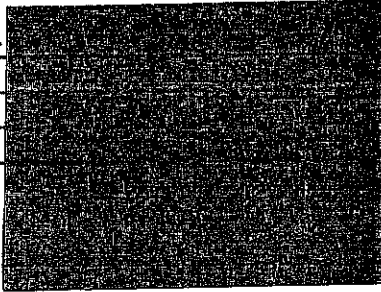
5

Phone Number:

Cell Phone:

Fax #:

Email:



Subdivision Type (Check One)

- A In-fill, no improvements required
 B Improvements required

List improvements:

WATER, GAS, POWER

FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.
(The fee schedule is listed on the back of this form.)

FEE COMPUTATION

	Administrative	Engineering	Attorney	Total	Paid
Pre-Sketch Plan	No cost	No cost	No cost		
Sketch Plan	\$50 + \$2/acre	Expense billed to applicant	No cost		
Preliminary Plat	\$50 + \$2/lot	Expense billed to applicant	\$100 + \$10/lot		
Final Plat	\$50 + \$2/lot	Expense billed to applicant	\$50 + \$5/lot		

CAUTION: No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the SLUA.

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Guy & Tammy Isakson, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 1421 WILSON WILLARD UT 84340 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 _____
Property Owner(s)

AGENT _____

Subscribed and sworn before me this _____ day of _____ 200__

Notary Public

Residing in _____

My commission expires: _____

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

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, 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 this application.

SIGNED _____
Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 200__

Notary Public

Residing in _____

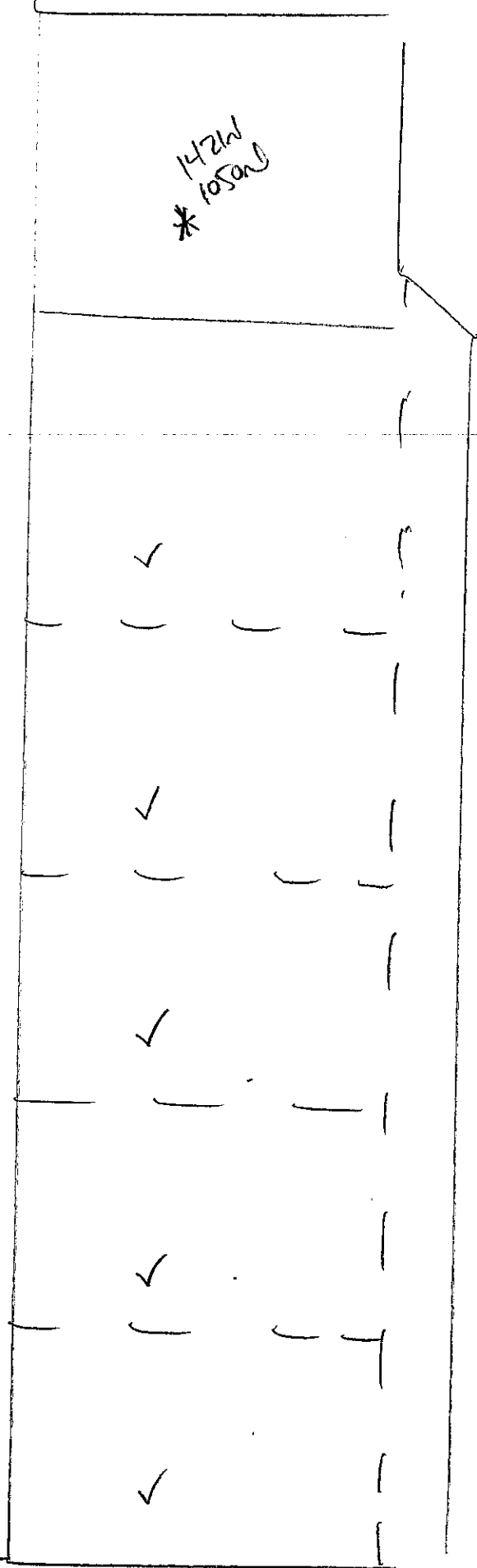
My commission expires: _____

GUYA TAMMAK ISAKSON

142nd
1050nd
*

1050nd

✓ PROPOSED 1 ACRE
LOT PARCELS



200th WEST

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

October 16, 2017

Dear Isakson's,

This letter is in regards to your Subdivision application received at the City on Sept 22 2017.

As you are aware, the City Council, In the October 12, 2017 City Council meeting, voted to approve using 200 West as a second emergency access for your proposed subdivision.

As the Developer, you would be required to improve all city streets adjacent to the development as per sections 12-116-5 and 12-116-6 of the Willard City Zoning Ordinance. And dedicating any future street right of ways as shown on the Willard streets Master plan.

In this case it would be required to improve 1050 North from 142 West to 200 West And 200 West from 1050 North to 1075 North with utilities curb, gutter, sidewalk, and asphalt installed to Willard City public works standards. It would also require a dedicated easement for a future 100 West.

The City has a tentative schedule to review this Subdivision application at the November 14, 2017 SLUA meeting.

Sincerely,

A handwritten signature in cursive script that reads "Bryce Wheelwright".

Bryce Wheelwright
City Planner

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9861

September 11, 2017

Staff Report:

Guy and Tammy Isakson request for a second access on 200 West from 1050 North

Introduction:

In October of 2016 Guy and Tammy Isakson made application for a 2 lot subdivision at the West end of 1050 North on their property.

The application was denied due to there being only one way into 1050 North off of Main Street And there already being 10 homes on that street. Due to Willard City Ordinance 12-116-5 section 2 which reads "For safety reasons and since a residence generates on average, ten vehicular trips per day, any Residential subdivision or Planned Unit Development that contains a street which provides access to more than 10 parcels, including parcels accessed via one or more non through streets that connect to the street, must provide at least two distinct points of access to a public street for those parcels egress and ingress."

Summary:

The Isakson's made a formal request to the Planning Commission in November 2016 for an appeal of the denied subdivision application.

In the November 3, 2016 Planning Commission Meeting, Willard City Attorney Kevin McGaha instructed the Planning Commission that they had no other legal option except to deny the request based on the current city ordinances, and it was denied.

On November 4, 2016, the Isakson's made a formal request for a review of Ordinance 12-116 to see if it should not be updated to Willard City's current needs for the health, safety, and welfare of its citizens.

Since the request for review of the ordinance, the Planning Commission has had many discussions and has done a lot of research and tried to understand where the 10 home rule came

from, and what the definition of a second access is, and if it should be change to more homes on a single access.

As the Planning Commission has been working on this, the Nathan Braegger Subdivision came through and was approved with the future 100 West as an approved second access.

The Isakson's have now requested to come before the City Council to petition to have 200 West opened as a second access so they can extend 1050 North to 200 West and do their subdivision.

Recommendation:

That the City Council consider what was decided on the Nathan Braegger Subdivision and that what is decided in the Isakson's, may have bearing on Granite Ridge Phase 2 as well as future development.