

**WILLARD CITY CORPORATION SLUA031219**

DATE: March 12, 2019  
TIME: 6:30 p.m.  
PLACE: Willard City Hall  
ATTENDANCE: City Planner – Bryce Wheelwright, Willard City Attorney – Kevin McGaha, Willard City Engineer – Chris Breinholt, Willard City Maintenance – Doug Thompson, Willard City Recorder – Teri Fellenz, Willard City Fire Chief – Van Mund, SLUA Secretary – Gaylene Nebeker

EXCUSED:  
CITIZENS: Brent Baily

- 1. Call to Order – City Planner Wheelwright**
- 2. Discussion Item**
  - a. Concept Plan Review submitted by Bailey Properties for the Peaks Commercial Subdivision located at 100 West 750 North – Parcel #02-041-0052 and 0053**

Willard City Engineer Chris Breinholt asked what the jut out was on Lot #4. Brent Bailey stated it is currently a private access for Lot #5 and he will remain owner of parcel. Chris questioned if the code allows this or does it need to be a remainder parcel. He said most codes state lots need to be certain sizes or contiguous. Mr. Bailey explained it was all part of the one parcel and if he eliminated it, it would remove him from the right of way by the buildings to the highway. City Planner Wheelwright suggested it should become a separate parcel. Mr. Bailey stated or combined with the other parcel. He stated there is a warehouse that is not accessible in the back and their plan is to remove the house. When they put in the building UDOT made them grant a through easement even though he owned the property because it is a separate parcel. Chris was not sure what was allowed under code by the odd shaped lot. If it is its own separate lot it would not be a buildable lot unless it was combined. Mr. Bailey stated they have not listed it as a lot and was likely created as a turnaround for the building. Chris also felt it was part of Lot #5 with the turnaround for the lot. Mr. Bailey stated it is part of Lot #5 and the way the lots are laid that should not be part of Lot #5 and should be a separate parcel. Teri Fellenz suggested it be combined with the other lot so it is not left out there with any questions.

City Engineer Breinholt asked if they have contacted UDOT with the connection of 750 North. Mr. Bailey stated no and asked if the city wanted 100 West put in. It was stated it has always been a planned road and would like to see it go in. Chris asked if the city code allowed protection strips. Attorney McGaha stated he was not aware of this in the city code requiring it and if it was not prohibited it would be allowed. Doug Thompson stated there are areas around town that have allowed 1 ft. protection strips. Chris recommended it not be a protection strip but an N/A (no access strip). He stated there could be issues with protection strips. He said with an N/A line can be done through an agreement and a new plat would not need to be drawn to create ROW. Kevin said under Willard Code the City Planner has the authority to approve an adjustment and then record. Chris asked about traffic and what they were planning for the lots. Mr. Bailey stated because K&C Farms is looking at developing they needed to have something in place. Chris explained if their development will have tractor trailers coming in the curb radius will need to be larger and would make the recommendation the curb radius be larger with UDOT requiring a 45 ft. radius on 750. Chris talked about fire flow and stated they are getting about 1300 gallons per minute which is great for

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home but not for commercial. Fire Chief Van Mund reported this is inaccurate information with the fire hydrant on 200 West and 750 North is about 8 gpm and would be willing to go out and do a fire flow test. Chris stated the connection on 200 W is about 350 ft. to the end of the line on 200 and that 350 ft. changes the flow drastically. Van felt if it was going to be a commercial development it would need to a 10 inch line instead of an 8 inch line. He also stated for future lines coming in it will help improve the flow. Discussion was held on the dead end line that he would need to connect to make a complete loop of system. Mr. Bailey asked if the city would help with the connection. It was stated no. Van stated they responded to a call on 750 North and pressure was really low. He reported in testing Flying J was as 600 gpm and the Sewer Plant was at 400 gpm.

Chris talked about street sections propose when the trail system was discussed and was not sure what was decided on 200 West and will need to comply with what the city had decide needed to be done with the incorporation of the trail. The plan only shows the sidewalks and not the trails. City Planner Wheelwright said there should have been a 10 ft. easement on the left side of the trail. Mr. Bailey asked if this would eliminate the sidewalk on one side with a trail on the other side. Chris stated it would be a trail on one side which is already built to the north side of gate. Mr. Bailey asked if they want sidewalks in the commercial area. Chris said the standard does not show a specific street cross section for commercial areas and will be a decision the Planning Commission needs to address. His recommendation would be no sidewalk because it is an area no one would be walking on.

Doug asked with the walking trail would we want something, he also asked how they would access the lot when they cross the trail. Would they need to make improvements to the trail? They will need to change the location of the approach section. Chris stated the plan shows a detention pond at the back but no outlet. Mr. Bailey stated it all flow west but was not sure where it goes from there. Chris will be asking Mr. Baileys engineer for more detail. Mr. Bailey said they would be designing an outfall structure. He asked if he would be allowed historic flows. Chris said if there was a place to discharge that did not go onto neighboring properties. City Planner Wheelwright stated the neighbor to the west is also proposing a development. Doug asked if there was sufficient water flow for K & C Farms and their storage unit or will they need to upgrade the line. Are they part of what is proposed at this meeting? Mr. Bailey was not sure but thought they would be running a new service.

Discussion was held on locations of fire hydrants and Van stated because there is only 1 fire hydrant they may be required to install a second one. It was asked the total acreage and who was the majority owners. Mr. Bailey said 9.1 acres and he is the sole owner. Doug stated for the concept plan his only concern is they have the right water line size. Vans concerns only concerns are the hydrants and water lines. Teri asked if K & C Farms will be participating in putting in 100 West. Mr. Bailey stated when they sold the ground money was put in escrow for 100 West. Chris asked if Lot #5 was a part of the development would the improvements along the frontage of parcel required or would they be waived. City Planner stated because it is all right of way frontage it would be up to K & C Farms to develop. Doug heard there was improvements scheduled to widen and improve 750 North next year. Mr. Bailey asked what his next step was. It was suggested cleaning up the plan and send on to the Planning Commission. Chris stated if he wants alternative street sections from what is in the standard he would need to ask for approval from the Planning Commission. Mr. Bailey asked what the street standards were. Chris stated they are in the city standards and there a couple of options for wide streets that require curb, gutter and sidewalks. Mr. Bailey stated he was not going to fight them for sidewalks even though he was not in favor of them. Chris felt they may consider an alternate street section for the type of development proposed. Kevin stated the role of SLUA is to identify issues before they go to the Planning Commission and suggested cleaning up the plan and bringing it back to the April SLUA meeting. Mr. Bailey felt there were not too many issues that he could just clean up the plan addressing the changes and take to the Planning Commission

meeting. There was no further questions and City Planner Wheelwright asked for a motion.

**A motion was made by Willard City Attorney Kevin McGaha to forward to the Planning Commission.**

**Discussion was held on Planning Commission meeting schedules. It was also suggested another SLUA meeting could be scheduled.**

**The motion was seconded by Willard City Engineer Chris Breinholt with comments. The motion carried with a unanimous vote**

**b. Approval of September 11, 2018 and November 13, 2018 Minutes**

**Approval of Minutes**

**The minutes of the September 11, 2018 and November 13, 2018 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by City Recorder Teri Fellenz to approve the above minutes as written. The motion was seconded by Willard City Maintenance Doug Thompson. The motion carried with a unanimous vote.**

**3. Adjourn**

**A motion was made by City Recorder Teri Fellenz to adjourn the March 12, 2019 SLUA meeting. The motion was seconded by Fire Chief Van Mund. The motion carried with a unanimous vote. The meeting adjourned at 11:35 a.m.**

**Minutes were read individually and approved on April 18, 2018**

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Planning Commission Chair Person  
Terry Ross

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Planning Commission Secretary  
Gaylene Nebeker