

WILLARD CITY CORPORATION SLUA052319

DATE: May 23, 2019
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: City Planner – Bryce Wheelwright, Willard City Attorney – Kevin McGaha, Willard City Engineer – Brent Slater, Willard City Maintenance – Doug Thompson, Willard City Fire Chief – Van Mund, Teri Fellenz – City Recorder, SLUA Secretary – Gaylene Nebeker

EXCUSED:
CITIZENS: See attached sheet

1. Discussion Item

A. Final Plat approval for Phase II of the Granite Ridge Subdivision for the property located at approximately 650 South 200 East

City Planner Wheelwright stated November 16, 2017 was the last SLUA meeting for this proposal. At that time it was reported there were no plans or approval for a water tank SLUA did not feel they could move forward with the development. An award has been given to build a new water tank and Granite Ridge has asked to review and approve Phase II.

Brent Slater – reported on issues with the curb and gutter in Phase 1 and felt the rolled gutter is not working. Coming in on the Saddleback Rd there is a Type A high back curb and gutter. The plans for Phase II show a Type G curb that is 24 in wide and he would like them to continue on with the Type A 30 inch high back, 6 inch wide and 6 inch high curb. Doug Thompson felt with the potential for runoff the higher back would be able to contained water better.

Eric Householder said SLUA did not have the most current construction drawings and stated the most current plan shows a 30 inch rolled curb. Brent Slater felt in developments on hills it would be better to have the higher back curb and gutters. Eric Householder stated they will put in city required curb and gutters

City Planner Wheelwright reported himself and Brent did a walk through and came up with a punch list of items that needed to be completed. Granite Ridge has requested the punch list items be completed in Phase II. Eric was asked if there was a timeline on when the improvements would be completed. Eric Householder would like to review the punch list because a lot of the issues have already been completed. John Lewis stated if they get approval they will get with Marriot and start the process and will take about 3 months to complete.

City Attorney McGaha asked what the issues were. City Planner Wheelwright reported mostly cosmetic issues broken curbs, gutters and sidewalks. Doug Thompson also stated as part of the Phase 1 agreement the road was to be sealed. Eric Householder said there was money put in an escrow account for improvements.

Doug stated he was not able to attend the walk through meeting and was not sure what the punch list items were or if they were completed. City Planner Wheelwright stated there were 3 items that were a concern for them to be able to move forward-as-builts, curb and gutter and streetlights and reported these items have been completed. There was a question on the lights and if they had really been fixed. Eric stated their contractor had come up and they had received a bill so assumed they had been fixed but would check with them to make sure.

Megan Olsen who lives in the development said they only work part of the time. City Recorder Teri Fellenz said the issues are with the structures themselves. Eric stated they had the contractor pour concrete rings around them to help with the stability issues. Doug Thompson expressed frustration with the contractors working until 8:00 p.m. or later then wanting someone from the city to come out and do inspections at that time and felt this needed to be addressed. Eric Householder stated that contractor has since left and Marriot Construction has taken over and should be easier to work with.

There were questions about the seal coat being temperature driven. It was stated the best time is when temperatures are above 70 degrees or July, August timeframe. Brent Slater asked if there would be time to put in the asphalt for Phase II and do the seal coat at the same time. John Lewis stated they were ready to go and would be done fairly fast.

Discussion was held on requirements for asphalt and putting down seal coat. Teri Fellenz asked when the warranty period start for Phase 1. Attorney McGaha stated when the city accepts it and the city has only accepted portions of the development. She asked if there was paperwork showing when they were accepted. City Planner Wheelwright said the sidewalks, curb and asphalt warranty was started in March of 2017. The escrow was put in place in August 2016. Doug said it was not accepted at that time because of issues with the sidewalks. Eric stated there was a 2 year warranty period put in place because of the sidewalk.

Brent Slater drove through the development on the way to the meeting and said there is still issues with broken asphalt in front of some of the unfinished houses that will need to be accepted when the houses are finished. Eric Householder said some of the damage was done by the homeowners and they would be responsible for fixing. Brent felt they needed to be done before the city can accept it. John Lewis said on Phase II they will have everything done before any building permits are issued.

Brent Slater discussed underground utilities and not being able to use native materials for backfilling because it is too rocky and there could be the same issue on Phase II. They would like to have any backfill material be imported to protect the lines. Question was asked if they have rerouted the irrigation line that runs through the development. It was stated yes.

Doug Thompson asked about the emergency access. Megan Olsen who is a resident of Granite Ridge also voiced concerns about emergency access conditions stating it is only accessible to higher profile vehicles but not to smaller vehicles and felt this could be an issue if there was an emergency. Eric said in Phase II they will put down gravel and keep it maintained.

Teri Fellenz asked where the secondary access was going to be located. John Lewis stated right where it is now and then it goes north to the haul road above the power lines. Doug Thompson asked about crash gates. John Lewis stated yes, Parson's has asked them to fence along the road and put in a crash gate. Teri Fellenz said in the agreement it shows before Phase III they would have an agreement with Parson's to use the road in the event of an emergency. John Lewis stated they have been talking with Parson's and have an agreement.

Teri Fellenz felt there needs to be more of a definition on what an emergency is. Fire Chief Van Mund stated there also needs to be discussion on when the permanent second access (not emergency access) is going to be put in. John Lewis felt this is something that has never been brought up before in the city only that the exits going south are stubbed.

Teri Fellenz said between Phase 1, Phase II and Willard Peak Ranches there are 61 houses on one single access and in an emergency this could be a really safety issue and as a recommending body (SLUA) she did not feel comfortable recommending approval. The current ordinance allows 10 homes on a single access but the City Council has an agenda item recommending 30 homes. John Lewis stated before Phase II is closed out they will be putting in an all-terrain road to the gate. Teri said it will not be a permanent secondary access but one used only for emergencies.

Eric Householder felt that now was not the time to let them know they have to have a permanent secondary access. Fire Chief Van Mund said they knew they had to have a

secondary access and the city just wants to know the plan on putting in the access. John Lewis said when they came in with the master plan it showed the stubs that were required by code but nowhere in the conversation was there discussion held on connecting. They are open to suggestions but did not know how to get Joel Murray to pave his side of the fence. There was confusion/discussion held on secondary accesses and emergency accesses. They are proposing an all-terrain road in Phase III that will eventually be paved to the haul road. Fire Chief Van Mund asked if he was to go door to door in the subdivision asking each homeowner if they knew where the emergency access was located would they know? Megan Olsen stated as one of the residents they have been told where it is located and suggested it needs to be better maintained especially in the winter time.

Teri Fellenz asked Attorney Kevin McGaha if the City Council has given approval to put in a main secondary access or build whatever they want. Attorney McGaha said the purpose of this meeting is to determine if Phase II complies with the Development Agreement that was approved by the City Council and make a recommendation for approval or denial. Megan Olsen asked when the City Council approved the Development did they address the safety issues? Attorney McGaha stated yes there was discussion on the requirement for a secondary access but they decided to go with the Development Agreement as proposed.

John Lewis agreed it needs to be safe and will go above and beyond to make sure it is safe. Megan Olsen said she has lived in Willard for 30 years and can see how fast a fire can move on the mountain and felt there needs to be 2 ways out of the development if an emergency should ever happen. Doug Thompson asked if there was a written agreement with Parson's to use the haul road as an emergency access. City Planner Wheelwright stated the only thing he has seen is the email sent for this meeting. Eric stated they would be getting a current letter from Parson's with the approval.

Megan Olsen felt other reasons the road might be getting destroyed is the UTV, ATV and motorbikes using the road. Doug Thompson asked if the emergency access would eventually become a city road. City Attorney McGaha stated yes. Doug asked if it would have curb, gutter and sidewalks. Teri Fellenz asked what the agreement is with Parsons for the haul road. Eric stated it is their land but they have an easement for what they do and Granite Ridge is restricted to construction traffic only with an extension for emergency access. Teri stated on the map it shows part of the road is owned by Willard Peak Ranches Home Owners Association. Eric stated it is not the HOA but has an easement on the title if it crosses land. It will never be a city owned road and will remain private. Who will maintain in the winter? The HOA or developer will maintain in the winter. City Planner Wheelwright asked for additional comments or concerns.

Attorney McGaha said the issues he has is the curb and gutter, the chip seal and asked if they would put in a submittal letter that the HOA would maintain the emergency access. Both John Lewis and Eric Householder said the curb and gutter will be done when they put in Phase II and they will work on the chip seal and submit information that the HOA will maintain the emergency access.

Doug Thompson suggest the HOA also address the debris being put in the gutters by the homeowners putting in their yards he said when it rains the storm drains are filling up from the mud and gravel being washed down. Eric said they would look at the issues and contact the homeowners. In Phase II contractors will be signing agreements to take better care of the properties they are working on.

Doug Thompson discussed the placement of water meters in Phase II. City Planner Wheelwright discussed with Granite Ridge about putting them on the property lines. Doug said with the new standards that will be coming out he would like to see them 2 ft. off the property line and have 10 ft. between sewer and water lines and include tracer lines.

Teri Fellenz said the City Council needs to be made aware of the safety issues, maintenance of the emergency access, and clarification of who is going to maintain the emergency access.

City Planner Wheelwright asked when the park would be put in. John Lewis said the development agreement shows Phase III.

Teri Fellenz said there's a for sale sign for 122 lots and asked if they sell the property at what point would they get the open space. Eric stated whoever purchased the property would need to deal with it.

Megan Olsen said she had read an email that said the park was to be put in Phase II. Eric Householder said the property is set aside in Phase II but the improvements are for Phase III. Questions were asked about fencing the flood control basin. Eric has been in contact and is working with Flood Control to come up with a plan. Doug felt the detention pond unless fenced was not something you wanted in their development

John Lewis asked if there was any possibility of them being rejected during this meeting. Attorney McGaha stated no, the development agreement outlines the cities and their responsibilities and if they put in the second access, bring in a submittal letters showing the HOA will maintain the emergency access and chip and seal they would be ok. The safety and other concerns are valid issues the City Council will need to address. The development agreement was approved several years ago. City Planner Wheelwright said in the development agreement for park improvements it shows they will be done per phase and asked how they get to Phase III without the park being developed. The exhibits do not show when they will be done.

Megan Olsen asked why they are paying HOA fees for a park that will not be done until Phase III. Eric Householder said it was put in the development agreement with everyone agreeing to do Phase II and Phase III to give them time to sell enough lots to put in the park. He went on to say the landowners bought their property with the development agreement in place. The monthly HOA fees are also used for entry monument maintenance and upkeep of the development.

Brent Slater felt a decision needed to be made on placement of the sewer laterals. The city standards do not specify only that they need to be shown on an as built drawing. The plans show sewer on the downhill side of the lot and water on the uphill side but their drawings show water and sewer both right next to the property line. He would like to see a standard for the sewer lateral. Eric Householder stated in other developments they have been placed in the center of the lots with cleanouts at the house. Discussion was held on the distance between the cleanout and the laterals on the property line and best location for lines. Eric will have their engineer put the locations on the plan. Doug Thompson would like to have copies of the as built before any lots are sold and developed.

City Planner Wheelwright suggested the chip seal in Phase 1 be done before end of summer, punch list done by August 31, 2019, emergency access be maintained by HOA with grading and serving. Doug Thompson asked if they put in a crash gate in would it solve the issues of ATVs and motorcycles. The board felt they would just find another way around. City Planner Wheelwright asked for a motion to accept or deny Phase II of the Granite Ridge Subdivision

Conditional on the 3 items Willard City Attorney Kevin McGaha made a motion to forward the application. Doug Thompson asked about the water tank and if the homes would be allowed prior to the tank going in. City Planner Wheelwright reported that Willard City Engineer Chris Brienholt stated in the last meeting he would be fine moving forward as long as the tank was in progress. Doug Thompson seconded the motion as long as they meet the conditions agreed upon. The motion carried with a unanimous vote.

b. Approval of April 18, 2019 Minutes

The minutes of the April 18, 2019 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Kevin McGaha to approve the above minutes as written. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote.

Doug Thompson questioned the meeting schedule stating they needed to come up with a set day and time and information must be given to them 2 weeks in advance

of meeting to allow each member time to review.

3. Adjourn

A motion was made by Doug Thompson to adjourn the May 23, 2019 SLUA meeting. The motion was seconded by Kevin McGaha. The motion carried. The meeting adjourned at 2:10 p.m.

Minutes were read individually and approved on October 8, 2019

Chairperson
Bryce Wheelwright

Secretary
Gaylene Nebeker