

WILLARD CITY CORPORATION SLUA031020

DATE: March 10, 2020
TIME: 11:30 a.m.
PLACE: Willard City Hall
ATTENDANCE: Bryce Wheelwright – City Planner, Chris Davis – City Administrator,
Doug Thompson – Willard City Maintenance, Van Mund – Willard City
Fire Chief, Teri Fellenz – City Recorder, Matt Robertson– Willard City
Engineer, Gaylene Nebeker – Secretary,

EXCUSED: Colt Mund – Willard City Attorney
CITIZENS: See attached sheet

1. Discussion Item

a. Preliminary Plat approval submitted by White Rock Ranch LLC for the White Rock Ranch 2 Lot Subdivision for the property located at 1127 North Main – Parcel #02-041-0002

City Planner Wheelwright gave a brief overview of the proposal. The proposal is a 2 lot subdivision located at 1127 North Main. This item has been before SLUA and was recommended to the Planning Commission for preliminary plat approval and is back at SLUA. There is a ½ acre parcel with the house and a larger remainder parcel.

Matt Robertson asked what the plans were for the remaining parcel and stated if they were to develop in the future there would be issues with fire flow. He asked what the easement on the back corner of the property was. Mr. Mitchell stated it was an irrigation easement for the remainder property. Matt Robertson asked if the access easement was also for the remainder parcel. Mr. Mitchell said yes. Matt Robertson stated he did not see any engineering issues. He asked the applicant to make sure the easements for the remainder parcel are listed on the plat.

City Manager Chris Davis asked if they would be developing the remaining property in the future. Mr. Mitchell said they would be keeping the property for the time. It was not feasible at this time to subdivide and felt if 200 West was to go in they may reconsider looking at developing the lower portion but was several years down the road. He has talked with the city about any larger developments that would be putting in water in closer to his development.

Doug Thompson with Willard City Public Works asked where the sewer easement was located. He stated there is a manhole on the property to the south. Mr. Mitchell was not sure where it was located. City Recorder Teri Fellenz said the easements run along the west side. She found the location of the easement and showed it to the applicant. Discussion was held on if this would need to be included on the plat map. The commission felt if it service was only to the existing house it would not need to be on the plat. City Recorder Teri Fellenz showed the easement documentation where the sewer line was located. She also asked if they had received approval from UDOT for ingress/egress off of Hwy 89 where they were creating an additional lot. City Planner Wheelwright stated because of the shared access they are not required to have a permit. They will be sharing the access easement off of Hwy 89 but will need to address this on future development. David Wheatley developer asked what if there would be issues in creating a new access off of Hwy 89. City Planner Wheelwright explained he would need to get UDOT approval. City Recorder Fellenz suggested a recommendation be made that no new access is created at this time without a UDOT permit. City Manager Chris Davis asked if they were to subdivide the property would they need wider right of ways. City Planner Wheelwright said yes 60 ft. It was asked if there was any plans for putting in 200 West. City Planner Wheelwright said not at this time. He explained if SLUA approved this preliminary plan it would be sent back to the Planning

Commission for a public hearing and if they approved it would be ready for Final Plat. He asked for any additional comments or concerns and a motion.

A motion was made by Fire Chief Van Mund to accept Preliminary Plan for the White Rock Ranch LLC 2 Lot Subdivision for the property located at 1127 North Main – Parcel #02-041-0002 as presented and send to the Planning Commission. The motion was seconded by City Recorder Teri Fellenz. The motion carried with a unanimous vote. Doug Thompson abstained from voting because applicants are family members.

b. Approval of February 11, 2020 SLUA meeting minutes

The minutes of the February 11, 2020 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 Public Works Doug Thompson. The motion carried with a unanimous vote.

8. Adjourn

A motion was made by City Recorder Teri Fellenz to adjourn the March 10, 2020 SLUA meeting. The motion was seconded by Fire Chief Van Mund. The motion carried with a unanimous vote. The meeting adjourned at 11:20 a.m.

Minutes were read individually and approved April 9, 2020

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker