

This meeting was held via ZOOM

WILLARD CITY CORPORATION SLUA040920

DATE: April 9, 2020
TIME: 11:00 a.m.
PLACE: Willard City Hall
ATTENDANCE: Bryce Wheelwright – City Planner, Doug Thompson – Willard City Maintenance, Chris Davis – Willard City Manager, Chris Breinholt – Willard City Engineer, Van Mund – Willard City Fire Chief, Gaylene Nebeker – Secretary, Jon Lewis – Destination Homes, Eric Householder – Destination Homes

EXCUSED: Colt Mund

1. **Call to order** – City Planner Wheelwright welcomed everyone to the meeting which will be held via Zoom. The purpose of this meeting will be to discuss Phase 3 of the Granite Ridge Subdivision.

- 2 **Discussion Item**
Final Plat approval for Phase 3 of the Granite Ridge Subdivision for the property located at approximately 655 East Saddleback Road Parcels 02-053-0063-0064

Chris Breinholt Willard City Engineer has information about Phase 3 and 4 and stated they would only be approving Phase 3 at this time. There was information on Phase 4 that will be helpful in the discussion today. He showed on the map page 5 the area for Phase 4 that is will be in a higher pressure zone and will need to be fed from a different water line and direction possibly along the power easement.

Doug Thompson –asked if there would need to be two lines. Chris B. stated if they use the power easement it would not have to have two lines in the same road. Doug asked if they could use the power easement. Chris B said you may not be able to go in the easement but may be able to go along the side. Doug was not sure who owned the property and John Lewis stated they own the property. Chris B. was ok with it not being in the street and not having to different pressure zones. Doug stated it would be easier for maintenance. Doug would like to make sure they install the correct valves when the upper zone is connected. Discussion was held on not having too many PRVs located to close together.

Chris Brienholt showed on the map the location of the 12% slope and it was stated this slope would be in Phase 3. John Lewis said thought nothing changed in Phase 3 and would not be going over 10% in Phase 4.

Chris Breinholt asked if they had changed the width of the sidewalks stating the plan shows 5 ft. when previous plans showed 4 ft. After discussion it was decided the new City Standards would have 5 ft. sidewalks but they are building under the current ordinance and would go with the 4 ft. sidewalk to match the other phases. Chris reported this is a Planned Development and does not always follow the standards. The landscaping across the front of the detention pond needs to be addressed. He suggested the Flood Control should be invited to these meetings to help answer/address some of the issues. He asked if the Flood Control would own the ponds. City Planner Wheelwright stated yes Flood Control would own them. Eric Housholder thought the catch basin in Phase 1 was dedicated to the city. Discussion was held on who owned the catch basin. Eric reported he has had discussions with

Mike Braegger with the Flood Control on site for placement. He said there was a portion of the basin on their property and Mike Braegger was ok with combining the two, but felt each pond had a purpose. They decided not to combine but Mike was ok coming onto the Flood Control property on the west side.

Chris Breinholt asked if they had talked about what they are going to do in the park strip which will be owned by Willard City. John Lewis said in discussion with Mayor Braegger they decided not to put trees in on the side roads but were committed in making the corridor look good and will be bringing in trees and landscaping along the main entrance past the park. The park strip would have trees and gravel. Chris asked if there would be anything along Saddleback Drive. John was not sure of plans. Chris asked them to show on the plans what they would be doing.

Doug Thompson asked if the detention ponds would need to be fenced. Chris Breinholt said they are deep and fencing would need to be addressed. Doug also asked if they would be cutting the approaches/driveways into each parcel. Eric stated approaches would be shown on the plans. Chris asked what the landscaping would be. Chris Davis said there was no clear answer on the fencing. John stated there are no plans to fence because they do not look good when fenced. Eric stated they changed the grade 2 to 1 from 3 to 1. The pond is only 10 ft. on the narrow side and 18 ft. on the south. Chris Davis asked how deep the ponds are. Chris Breinholt said from the floor to the top of dike would be 5 ft. top of water 4 ft. City Planner Wheelwright stated in one of the other subdivisions they were required to put in a fence. Eric reported when he read the city standards there was nothing required on fencing only access and grades. Chris Breinholt requires them to be fenced if they are deeper than 3 ft. but was not sure if this was a standard or Flood Control requirement.

Doug asked if they would be putting in temporary turn arounds or all weather access on the dead-end roads until the next phase goes in. John Lewis will maintain the loop and will have an emergency exit at all times. Chris B. clarified it would only be used in the event of an emergency and showed on the map where the temporary turnaround would be built. John said the easement stated it can be used for construction purposes. He stated Phase 3 was not proposed to go to the haul road but is now proposed and will be putting in the fencing and berm all the way through Phase 4 to the power line easement and showed where the emergency exit would be located. Chris Davis asked John Lewis about a letter dated November 16, 2019 written by Jake Goodlife and asked for any updates. John Lewis emailed a Dax Maxfield with Staker Parsons asking for clarification. In the email it states they are ok with the completion of the fence after the completion of Phase 2 but in conjunction with the next phase if it touches the haul road. The return email stated it could be done as a condition of any future phase or prior to any sell/transfer of any phase. He suggested they contact Dax Maxfield with any questions. They will be doing Phase 3 and 4 which is more than the letter asks for. Discussion was held on the access road shown on the screen for future phases. John stated they may look at putting the road all the way to Phase 5. Chris Davis asked Chris Breinholt if the plat map recorded at the County would have a notation that states any lot adjacent to the haul road the potential purchaser of property would be notified of the proposed gravel pit operation. Chris stated yes. John Lewis stated they have changed their disclosure agreement with Staker Parsons. Chris asked John if they are going to put the road in up to Phase 5 would they want to do an easement and show on the plat the way they are going to build. John Lewis said record the way it stands and if they decide to do more they can go in and record it. Chris Davis asked for something more than an email from Jake Goodlife stating they have the right to have access on

the road based on the agreement with Granite Ridge and asked John Lewis if he could pursue this. John Lewis stated the company is in Ireland and has been a long journey to get what they have and felt the letter they have is specific enough. He did say the land is theirs and they gave Staker Parsons an easement to use. Chris stated he would have Willard City Attorney Colt Mund contact Dax Maxfield. Chris asked Granite Ridge to move junction boxes to the property line and off the property.

Doug Thompson asked if the street light locations were shown on the map. John Lewis stated not at this time but will be on the final plan. Doug also asked when building permits are issued will they be allowed to cut approaches rather than have developers/contractors driving over and damaging the curbs. John Lewis said they buyer of the lot is given a document stating they have accepted the curb and gutter and will be responsible for any damage. Doug asked if they will be putting in the sidewalks now or as they build. John stated the curb and gutter is in and the developers do not want the sidewalks put in at this time but they are looking at are not sure if putting the sidewalks in now if the best option. Doug suggested where the approach is cut in the sidewalk needs to be thicker. Eric stated they do not have house plans so it may be hard to determine where each approach/sidewalk is located. Doug asked if it could be part of the conditions. Chris said they will be putting money in escrow and felt all the sidewalks would need to be put in prior to final acceptance of the phase even those lots that are not sold. Eric stated they would go in and start fixing the issues in Phase 1 and then work with the contractors and developers in Phase 2 to get sidewalks done later this summer. City Planner Wheelwright suggested having a fall deadline for sidewalks in Phase 2. John Lewis asked who puts in the sidewalks the developers or the contractors. Chris Breinholt said they usually go in with the houses and is generally the contractors who put them in.

Van Mund did not have any issues and stated the plan looks good.

Doug asked about mailboxes and asked if they would be putting in cluster boxes. John stated they would continue with what they currently have. Doug suggested when they look at the type of trees they will be planting to look at trees that will not buckle the sidewalks. Chris B. would like to see a landscape plan for the park strips. Chris Davis stated Willard City Attorney Colt Mund had a questions about the May deadline about the addendum agreement to correct the deficiencies. There is a 16 item punch list dated January 12, 2020 from Brent Slater and asked where we are on that list. John Lewis reported everything on the list was done except for the concrete. They are waiting for better weather and utilities to get done. They will be meeting with City Planner Wheelwright, Mayor Braegger and City Maintenance Doug Thompson on site to review what needs to be done.

Eric Householder asked if they needed to go to Flood Control to get the approval on the detention ponds. City Planner Wheelwright stated yes because they will be the owner and the ones to maintain.

City Planner Wheelwright asked for a motion for final approval but felt there were issues that may need to be addressed prior to approval. John Lewis asked if final approval could be given subject to those few items for Flood Control. Doug Thompson suggested the review the correct plan with the changes addressed before final approval was given. Chris Breinholt also felt that a new plan needed to be received and reviewed and suggested where SLUA is holding electronic meetings a SLUA meeting could be held at any time. Eric stated he would get with the Flood Control and get a new set of plans brought to the city.

A motion was made by Willard City Engineer Chris Breinholt to table this item until issues are addressed and a new final plan can be reviewed. The motion was seconded by Fire Chief Van Mund. The motion carried with a unanimous vote.

John Lewis asked where the city was on the engineering for the water line. Chris Breinholt stated it was in the works but would be a couple of months before engineering was complete. John Lewis stated they cannot start the next phase until this is done. Chris B. stated the plan was to only go to their property but would like to see a plan on how they plan to get the line across the upper pressure zones. Discussion was held on the map of areas where the lines could possibly go across. John asked if there was any way he could help with getting the easement on the land to the north that is owned by the LDS Church. He asked what the progress was. City Administrator Chris Davis reported this is currently with the law firm Kirton McConkie and is currently being reviewed by them. They have also been in discussion with Dominion Energy and Mr. Hilliam (owner of property) but felt they were making progress. He stated himself, Doug Thompson, Chris Breinholt, Mr. Hilliam, Dominion and contractors had done a walk on the property to see where the best place was to put the easement.

Doug Thompson talked with a gentleman from Dominion and was told it would be at least 1 year before they get anything settled. John Lewis asked if there was any way to start their next phase until this was settled or find a different way through for the waterline. Chris B. thought the plan was to bring the line down Spring Street but they would have to obtain easements to let the city do this. Doug thought this easement was different than the gas line easement. Discussion was held on different areas and options the easement could be located. Chris Davis stated he would have a discussion with Mayor Braegger to decide what could be done.

b. Approval of March 10, 2020 SLUA meeting minutes

The minutes of the March 10, 2020 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Doug Thompson to approve the above minutes as written. The motion was seconded by Van Mund. The motion carried with a unanimous vote.

8. Adjourn

A motion was made by Van Mund to adjourn the April 9, 2020 SLUA meeting. The motion was seconded by Doug Thompson. The motion carried. The meeting adjourned at 12:20 p.m.

Minutes were read individually and approved on May 8, 2020

Willard City Planner
Bryce Wheelwright

Planning Commission Secretary
Gaylene Nebeker