

WILLARD CITY CORPORATION SLUA050820

DATE: May 8, 2020
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Bryce Wheelwright – City Planner, Doug Thompson – City Maintenance, Chris Breinholt – City Engineer, Chris Davis – City Manager, Gaylene Nebeker- Secretary, John Lewis – Developer, Eric Householder - Developer

EXCUSED: Teri Fellenz (working the front office)

1. Call to Order –City Planner Wheelwright called the meeting to order.

2. Discussion Item

a. 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

City Planner Wheelwright stated this meeting was to discussion the Final Plat approval for Phase 3 of the Granite Ridge Subdivision.

Chris Breinholt received the requested letter from Staker Parsons. He asked if the elimination of the 12% grade had been addressed by their Geo Tec person and was there specs available. Eric Householder reported he had met with them and was hoping to have the report prior to the meeting but was not able to get it. He will forward the information when he receives it. Chris's only other concern was getting the easements for the secondary access road. He asked the landscaping on Saddleback Road and how this would be addressed. City Planner Wheelwright said there was discussion on continuing on with what is currently there. Eric stated they had met with the HOA in February and possible revisions to the overall landscaping plan. It was decided the homeowners would be responsible for the trees in front of their homes. At this time they will be focusing on the main corridor and work their way to the park and be done. City Planner Wheelwright reported the homeowners in Phase 1 have landscaped in front of their homes. John Lewis said in the discussion with the HOA they would rather focus on a nice looking corridor coming into the development.

Chris felt the main concern for the park strip area is the portion by the Flood Control basin. Who is going to maintain? He felt the Flood Control was not going to mow or maintain the park strip. He suggested putting in stamped concrete. Eric stated as you come along the corridor by the trees they have put in cobble stone. John Lewis said their landscaping crew has come in and put all the landscaping in and got it running but they felt it would not be feasible for them to come down from the valley to maintain. He talked with the Mayor who suggested contacting a company called INL out of Brigham City to maintain. They have contacted the company and signed an agreement for them to do the maintenance and will be done under the HOA maintenance.

Discussion was held on the maintenance of the common space and the property in front of the detention pond. John Lewis stated it would all be landscaped and maintained along the corridor.

Eric Householder reported on a meeting with Flood Control it was determined they would put money in escrow and the Flood Control would decide if they needed fencing and if so what type of fencing for the possibility of fencing both basins. Eric stated in the letter from Staker Parsons they would like them to cut the road in so it connected to the haul road. John Lewis reported they have just finished building a gate for their property and it would be installed within a few weeks. Chris Breinholt asked if there would be an easement put in place for the whole path. Eric stated yes.

City Planner Wheelwright stated Willard City Attorney Colt Mund was not available to

come to the meeting but had several items to address. One was the letter from Staker Parsons (received) and the other was the agreement for items in Phase 1 be completed by May 1, 2020 but there has been no notification that has been done. John Lewis reported the only items that need address are concrete issues. City Planner Wheelwright asked if the power pole that was hit was fixed. Eric stated he looked for the pole but could not find it. Doug Thompson stated the company came and picked it up for repair. Eric stated he would follow up on this and get back to the city.

John Lewis asked if it would be possible to do a walk through with the city and Granite Ridge to mark items that are missing. City Planner Wheelwright stated he would set up a time.

Doug Thompson said on the plan it shows 2 water lines. It was determined that it was an overlay issue and there is only 1 water line. Doug also asked if the temporary turnaround was big enough for fire trucks to turn around on. Chris Breinholt stated no it would need to be a 48 ft. turnaround with a 55 ft. easement for drainage.

Willard City Manager Chris Davis did not have any issues.

City Planner Wheelwright stated there were not enough members present to move this item forward.

Chris Davis asked Teri Fellenz to step into the meeting for an additional member.

A motion was made by Doug Thompson to approve the 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. The motion was seconded by Chris Breinholt. The motion carried with a unanimous vote.

b. Approval of April 9, 2020 SLUA meeting minutes

The minutes of the April 9, 2020 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Chris Breinholt to approve the above minutes as written. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote.

3. Adjourn

A motion was made by Doug Thompson to adjourn the May 8, 2020 SLUA meeting. The motion was seconded by Chris Breinholt. The motion carried with a unanimous vote. The meeting adjourned.

Minutes were read individually and approved on July 14, 2020

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker