

WILLARD CITY CORPORATION SLUA071420

DATE: July 14, 2020
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Bryce Wheelwright – City Planner, Doug Thompson – City Maintenance, Van Mund – Fire Chief, Matt Robertson representing Jones and Associates – City Engineer, Chris Davis – City Manager, Gaylene Nebeker- Secretary,

EXCUSED:
CITIZENS: See attached sheet

1. **Call to Order** – City Planner Bryce Wheelwright
2. **Business**

a. Final Plan review 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 reported this is a 2 lot Subdivision located at 1127 North Main and is 11 acres. The applicant is requesting a subdivision of the ½ acre with the house and the remainder parcel will be left as is. This item has gone before the Planning Commission and a public hearing was held. They are looking for final approval.

Matt Robertson with Jones and Associates stated on a final plat they show existing structures on neighboring property and remainder property. Chad Mitchell stated there are no structures on the remaining parcel they have all been taken down. The only structures are the house, garage and shed on the ½ acre parcel. City Planner Wheelwright asked Matt if this information would need to be dedicated on the plat map. Matt stated he would talk to Chris Breinholt to see what he would require.

Chris Davis – Willard City Manager representing Attorney Colt Mund talked with Attorney Mund and he did not have any issues.

Doug Thompson – Willard City Maintenance had no concerns.

Van Mund – Willard Fire Chief had no comments.

A motion was made by Chris Davis to approve the Final Plan review submitted by White Rock Ranches LLC subject to Chris Breinholt comments on if the mylar needs to be amended to reflect any other buildings. The motion was seconded by Van Mund. The motion carried with a unanimous vote.

b. Sketch Plan review submitted by Guy and Tammy Isakson for the Isakson Subdivision located at 156 West 1050 North- Parcel #02-041-0036

City Planner Wheelwright stated the Isakson's are present to discuss the splitting off a 1 lot of their property for their son to build on. Prior to this request the Isakson's had proposed a 4 lot subdivision and are currently looking at a 1 lot subdivision. The previous subdivision request was put on hold because of requirements for curb, gutter, sidewalk, stormwater and streets right of way.

Chris Davis has talked with Mr. Froerer the Isakson's attorney about pending issues with the State Ombudsmen on the previous application. Mr. Davis and Attorney Froerer agree to allow pending comments from SLUA with no action taken at this meeting until information is received back from the Ombudsmen's Office.

Attorney Zane Froerer made a presentation on what they would like to see happen. He stated one of the concerns the city had with the previous subdivision was the requirements for splitting off

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one lot was the curb and gutter, dedicating and improving 100 West. He felt it was cost prohibitive for putting in one lot which is why they came in with the plan for the 4 lot subdivision which increase the cost of putting all the requirements in. They went into talk with Mr. Froerer and he referred them to Hansen and Associates and suggested they only apply for what they want and nothing more. He has been in discussion with Attorney Mund on the requirement to improve 100 West and felt it was not proportional to the impact the one lot would have. Their primary issue is the cost to put in the road. The road is on the Master Road Plan and they are willing to give the land to the city and also comply with the other requirements. Attorney Mund has concerns about what happened when they improve the other lots. Chris suggested doing it in one or two phases. At that point they would need to go back to the original plat and redo the subdivision. Attorney Froerer suggested do a deed restriction on the remaining property until the improvements are made it cannot be subdivided. He stated once the Christensen Family across the street start to development the Isakson's will also develop their property at which point all the improvements will be done. They will not be allowed to go beyond the one lot without doing the improvements. To have them improve 100 West would be putting in a road that goes nowhere in either direction and will not impact the use of the property or surrounding property. He asked the board members for their comments.

Doug Thompson stated there is still a waterline issues but was not sure if this was a future issue or current issue. He suggested something needed to be documented on location of 100 West. Mr. Froerer asked what the water line issues were. Doug stated it does not meet current code for fire flow. Matt Robertson stated there is a 6" line that dead ends and will need to meet fire flow requirements in future development. Tammy Isakson stated in the few years they have been trying to do the subdivision the City Council approved a plan for them to put an 8" line from the house to the 6" line and would need to review minutes to see correct information. Matt Robertson stated the one lot may be ok but will need to be addressed in future development. Mr. Froerer said if they were allowed to build the one lot there would not be much impact on the current infrastructure and would need to be addressed in future development. Doug Thompson felt it would be up to the city engineer to make the determination on the impact it would have and need to be in compliance with State law requirements for water. Matt stated he had talked with Chris Breinholt and said there is a fire hydrant close to the west end of the Isakson's property. Fire Hydrant are spaced 500 ft. and if a fire hydrant was put in below it would meet fire flow requirements. Matt talked about fire hydrants, fire flow and future developments.

Van Mund reported fire flow in the area is severely impacted on the line. They were less than 500 gpm and should be up in the thousands. He also asked if they would be completing their half the road in front of their house. City Planner Wheelwright reported the road was part of the notes from the engineer. He talked with the Isakson and stated they would need to finish the road in front of their house. Tammy Isakson stated there was an agreement between them, Willard City and Leland Jacobson when they built their house that if they sold the house they would need to improve the road. She went on to explain when Chad Call sold his property he improved the road from his property line west so 5 ft. of the road is usable. The Christensen family have not put in their half the road either and she said they deeded the road to the city approx. 20 years ago and there was nothing that stated when the improvements needed to be done. City Planner Wheelwright explained the road would need to be completed to the west end of the lot. Guy Isakson stated in conversations with the Mayor he was told this was something he would look into because the city has owned it for 20 years. Mr. Froerer asked if there was a written agreement. Tammy Isakson stated there was no written agreement. She also stated they do not have a problem putting the road in but asked why they have to put a road in when Calls were not required to. Discussion was held on solutions to the road issues. Matt Robertson stated as the property is developed west the road would need to be a city standard width road and not a partial road.

Items addressed were road improvements, waterline improvements and fire flow.

Van Mund stated for fire flow they could run the water line to 200 West loop it back to 750 North or a bigger line above that would be bored under Hwy 89 to the east. Mr. Froerer stated these projects are above what the Isaksons should be required. Matt Robertson said these are projects

that the city would need to do. Van Mund also stated they have the option of installing a sprinkler system in the house. Matt Robertson stated at this point the city does not have a lot of funds to do upgrades. He will get with Hansen and Associates to make sure they have the most current City Standards for streets.

A motion was made by City Manager Chris Davis to table until information is received from the Property Rights Ombudsman. The motion was seconded by Willard City Maintenance Doug Thompson. The motion carried with a unanimous vote.

c. Sketch Plan review submitted by Heritage Land Development for the Lazy Pasture 101 Lot Subdivision located at approximately 200 West 300 South for Parcel #02-054-0005, 0007, 0008, 0009, 0010, 0011, 0012, 0017 and #02-051-0004, 0238, 0085, 0087

Boyd Cook and Jay Stocking were present at the meeting to discuss and answer any questions on the proposed development. They will have 30% open space dedicated to the city in exchange for the units. Each lot is 10,000 sq. ft. but there will also be some larger lots. City Planner Wheelwright asked what the frontage was for each lot. Mr. Cook was not sure and explained that Jessica was the lead developer but was unable to be at the meeting. City Planner Wheelwright explained there is a similar development going in and the lot frontages are also smaller and is an issue. Mr. Cook stated they are almost as wide as they are deep. He was asked about the size of the side yard. Mr. Cook stated a minimum of 10 ft. on each side

Doug Thompson asked what they were proposing for the open space. Mr. Cook wanted to discuss this with the city and stated they would be willing to put in parks and then dedicate them to the city. Doug also asked if the development would have an HOA. Mr. Cook stated no. What about CCR's. Yes. Doug asked about the other open space areas. Mr. Cook stated they are looking at putting in a fishing pond on one of them.

City Planner Wheelwright presented information from the City Engineer that stated they would be required to have 2 access points into the development. Mr. Stocking stated they would have one at 300 South and also 200 West. They will be addressing the north section and tying into the Mountain Shadows Subdivision 400-500 West streets.

Matt Robertson – Jones and Associates stated the smaller open space lots did not appear to have great shapes or locations. If they put a park in it does not line up with 200 South and there may be issues with the narrow lot at the bottom and if it was usable space. Also the second access would need to be the full road width coming out on 200 West at the south end. There will be no partial roads allowed. They may want to consider looking at 370 South as a possible connecting road. They will need to see if the water system to see what improvements would need to be done to service this development. There is only a 6 inch line and it would not be big enough. It was asked if 370 was a looped line. Matt stated he was not sure. Fire Chief Van Mund stated the lines in the new subdivisions are 8" lines with a 6" line feeding them. They will give the application a water line map. John Stocking talked about the open space along the freeway and asked what the requirements would be. He asked if it would need to be a park or could an orchard be put in. City Manager Chris Davis said it would need to be public use. Jeff Cook asked if they would be open to having dedicated parks or prefer another option. If they are going to dedicate the parks to the city they would like to have input on what is put in. Van felt ease of maintenance would be the main issue. Doug asked where the water would come from for a fish pond. Mr. Cook stated at one time there was a fish pond in the area and there was still a small amount of water there. Discussion was held on water rights and requirements for bringing water rights with them. They stated they have 3 wells and secondary water. Willard City Ordinance requires them to bring in 1 acre ft. per dwelling unit. There next step would be to bring in a Preliminary Plan application.

d. Approval of May 8, 2020 SLUA meeting minutes

The minutes of the May 8, 2020 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Chris Davis 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 July 14, 2020 SLUA meeting. The motion was seconded by Matt Robertson. The motion carried. The meeting adjourned at 11:55 a.m.

Minutes were read individually and approved on August 11, 2020

**Willard City Planner
Bryce Wheelwright**

**Secretary
Gaylene Nebeker**