

WILLARD CITY CORPORATION SLUA081120

DATE: August 11, 2020
TIME: 11:00 a.m.
PLACE: Willard City Hall
ATTENDANCE: City Planner – Bryce Wheelwright, City Manager – Chris Davis, City Attorney – Colt Mund, City Engineer – Chris Breinholt and Shane Taggart (on conference call), City Maintenance – Doug Thompson, Secretary – Gaylene

EXCUSED: Fire Chief – Van Mund
CITIZENS: Kirk Young – Deer Run Subdivision Developer

1. **Call to Order** – City Planner Bryce Wheelwright called the August 11, 2020 meeting to order.
2. **Business**
 - a. **Final Plat approval for the Deer Run Subdivision Phase 1 Part 2 and Part 3 submitted by Doug Young for the property located at approximately 825 South Main**

City Planner Wheelwright stated they would be reviewing Phase 1 Part 2 and Part 3 of the Deer Run Subdivision.

City Engineer Chris Breinholt stated this Phase 1 Part 1, 2 and 3 only has one paved access to Hwy 89. He stated he is concerned with the emergency access from 200 West to 600 North and would like to have Fire Chief Munds opinion on this. The developer may be asked to improve the road with road base up the asphalt for emergency vehicles. Kirk Young said their plan was to put in road base as part of their approval. Chris asked Kirk Young if there had been conversation with Chief Mund on what will be required. Mr. Young stated no recently but when the plan was first approved road base was discussed along 200 West up 600 South to Hwy 89. City Planner Wheelwright reported 200 West would need to be widened from 600 South to 825 South. Chris stated the plan does not show any construction. He asked if they would be building the full width of the roadway with sub base up to the top of the road base. Mr. Young asked for the entire right of way. He was under the impression they doing a 20 ft. for emergency vehicles. Chris asked for a plan of what the road would be. Shane Taggart with Jones and Associates talked about storm water and how the storm water was draining into the existing pond next to Part 3 and asked who the storm water is going to be handled. Will there be temporary detention ponds built or a detention pond being built as part of the Phase 3 improvements. Kirk Young stated they will be part of Phase 3 improvements and stated it was already bermed and there is a storm drain pipe in Phase 1 and open ditches downward but would check to make sure. Chris stated the property to the pond is dedicated as part of Phase 2 Part 5 plat and was not sure why and asked if this could be dedicated as part of this approval. Kirk stated he would need to look into it. City Manager Chris Davis asked who was the pond dedicated to, Willard City or the Flood Control. Chris Breinholt stated Willard Flood Control.

Willard City Attorney Colt Mund asked if there were issues (easement) that have not

been dealt with. Kirk Young was not aware of anything outstanding. Attorney Mund asked about water rights being transferred to the city. Kirk Young said they need to dedicate those to the city but has not yet done it. Attorney Mund would like them to provide the certificates to the city when done. City Manager Chris Davis asked about Protective Covenants for the lots. Kirk Young stated they have already been recorded for Phase 1 and will continue with each phase.

Willard City Maintenance Doug Thompson said on 100 West they will be pushing snow to the end of road. It was stated yes and homeowners will be made aware. Discussion was held on snow removal on the corners of Part 1 Phase 3 and would like to have a dedicated place to push snow. Discussion was also held on making sure the location fire hydrants are not in the way of snow removal. Kirk Young stated he would put an exhibit together that shows locations. Doug talked about the area on 200 West having an all surface road and was not sure he would be able to plow. He also asked if a turnaround would need to be put in on the north side of 200 West. Kirk Young said the entrance into Phase 3 will act as the turnaround but would look into it to make sure. Chris Breinholt stated he would like to see a turnaround on 200 West. He would like the record to show that 200 West will be constructed in full along the frontage of Part 3 with a turnaround at the end done to city standards for emergency vehicles.

City Planner Wheelwright asked for any additional comments and a motion.

A motion was made by Chris Breinholt to approve construction of Phase 1 Part 2 and Part 3 Plat with the construction of 200 West including the emergency access out. They will also need to include dedication and construction of the storm water pond in Phase 2 Part 5. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote.

b. Approval of July 14, 2020 SLUA meeting minutes

The minutes of the July 14, 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 Colt Mund. The motion carried with a unanimous vote

3. Adjourn

A motion was made by Doug Thompson to adjourn the August 11, 2020 SLUA meeting. The motion was seconded by Colt Mund. The motion carried with a unanimous vote. The meeting adjourned at 11:35 a.m.

Minutes were read individually and approved on October 13, 2020

Willard City Planner
Bryce Wheelwright

SLUA Secretary
Gaylene Nebeker