

WILLARD CITY CORPORATION SLUA111020

DATE: November 10, 2020
TIME: 1:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Willard City Planner – Bryce Wheelwright, Willard City Engineer – Chris Breinholt, Willard City Manager – Chris Davis, Willard City Maintenance – Doug Thompson, Secretary – Gaylene Nebeker

EXCUSED: Willard City Attorney – Colt Mund, Willard City Fire Chief – Van Mund
CITIZENS: John Lewis, Eric Householder

1. **Call to order** – City Planner Wheelwright called the meeting to order to discuss final plat approval for Phase 4 of the Granite Ridge Subdivision
2. **Business**
 - a. **Final Plat approval for Phase 4 of the Granite Ridge Subdivision for the property located at approximately 655 East Saddleback Road Parcels 02-053-0067**

City Planner Wheelwright reported the discussion will be held on final approval for Phase 4 of the Granite Ridge Subdivision.

City Maintenance Doug Thompson – had concerns about the road coming off 600 South approx. 200 East stating the plan does not show anything. Will there be curb and gutter. Eric Householder stated the idea was to catch the storm water prior to getting to that location and there was no plan to put in curb and gutter in that section because it is located out of their phase. Doug felt that something needed to be done. Chris B. disagreed that the road was not an existing road and was out of their development but was still part of Phase 4. He stated there is a wall there but he did not want to see storm water jump over the boxes and create erosion at the base of the wall. He liked the way they plan on moving the water to the basin but need to have things tied down on how to get the storm water down to the highway. He asked if the plan was approved with the 50 ft. right of way and no sidewalks. The discussion moved to the turnaround without an answer.

Doug asked about a temporary turnaround for fire trucks and snow plows because of the slope of the property. Chris B. said the grades make it tough and did not think they wanted to lose 2 lots but asked Doug if they did away with lots 67 and 68 would the knuckle suffice with a short stub to the back of Lot 69 or would he still like a turnaround where there is frontage on Lot 69. John Lewis asked if a turnaround at the top would work because the land has been flattened out the by the gas line going through. Chris B. stated he would be ok with that. Doug stated the plan shows a cement cleanout and asked what this was for. Chris B stated it was for a temporary washout for cement trucks. Doug stated in one of the phases it became a dumping ground for everything besides cement. He explained that contractors are required to have a washout areas in each phase. John Lewis questioned if each contractor is required to supply a washout area why is the developer required to install one too. Doug asked is they are going to be required who is going to patrol for violators. He also asked if Marriott's would be doing the construction and how would they be handling the maintenance of storm water. They will use the one shown on the plan. Eric said the State is now requiring each homeowner pull a permit on how they will handle. Chris B. asked if Fire Chief Mund to verify the pressure at the hydrant at the entrance. City Planner Wheelwright asked what the plans were for the entrance. Chris B. stated curb and gutter, take care of the issues with drainage at the bottom. The plan show boxes but was not sure if they were connected to anything. They will have to put in approximately 100 ft. of storm drain to connect to the one at the bottom.

Discussion was held on having to install storm drains from their property along 200 East to 600 South. John Lewis stated he is only responsible from his property to the city property and was not responsible where the city water runs. Chris B. stated the street was created for their development. John Lewis stated it is a city owned road and not their road. Discussion held on where the water currently flows off the 200 East. The water currently runs down the side of the road to the hwy. John Lewis asked what difference it make if it runs that way now or the same way a year from now and did not feel they were legally responsible for water that is not on their property. He stated all storm water in his development is taken care of. City Planner Wheelwright showed on the plans where the storm water runs. Chris B. stated running it without curb and gutter is not feasible. John Lewis asked if the city could enforce the nuisance ordinance on the corner of 600 South and 200 East. City Planner Wheelwright said he would take address the issue. Chris B. stated the drainage issue and curb and gutter and felt that road because it was created for their development was 100% their responsibility. He will need to look into the remainder running to the hwy. Discussion was held on the well and rock wall. Chris B. would like to see the plan for relocation of the water line and how they are going to keep it in service. John Lewis suggested going to the development after the meeting to look at the issue.

Discussion was held on the slope and speed limit on the curve. Each vertical curve has a K value and this curve is a 10 which has a maximum speed of 15 mph. He was ok with the numbers but he would like to see it as a 20 mph curve. He would talk with their engineer about shifting the elevation to keep the 10% grade. Under code it would be a 25 mph road and would like to see it lowered to 15 mph. Most cars would not be going 15 mph when they got to the stop sign.

City Planner Wheelwright reported he had talked with Fire Chief Van Mund about his concerns and the only one he had was if all the fire hydrants were in place. City Planner Wheelwright stated yes.

Chris Breinholt stated there would need to be a street light at the end of 600 South. John Lewis stated they would put one in.

City Manager Chris Davis suggested resolving the storm water issue. At this time the water cannot flow to the current basin because of the steepness.

City Planner Wheelwright asked if this item should be tabled until issues of storm water to the hwy, steepness of curve, installation of streetlight and turnaround, and the rock wall issues signed off by an engineer. All the information would be indicated on the plat and re-submitted.

John Lewis stated he was looking for approval subject to the issues with storm water being resolved and the other issues addressed on the plat. City Planner Wheelwright asked is the issues could be resolved at the pre-construction meeting or does another SLUA meeting need to be held. Chris B. felt that nothing on the plat was going to change and was ok with moving forward without another SLUA meeting and City Manager Davis felt another SLUA meeting needed to be held to verify the information and could be held but would need 24 hour notice to post the meeting.

A motion was made by Doug Thompson to table this request to get required information. Chris Breinholt seconded the motion. The motion carried with a unanimous vote.

3. Adjourn

A motion was made by Chris Breinholt to adjourn the November 10, 2020 SLUA meeting. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote. The meeting adjourned at 2:20 p.m.

Minutes were read individually and approved on December 10, 2020

City Planner – Bryce Wheelwright

SLUA Secretary - Gaylene Nebeker