

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Subdivision Land Use Authority (SLUA) of the Willard City Corporation will hold a special meeting at the Willard City Hall, 80 West 50 South, on Thursday, March 11, 2021. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Final Plat approval for Deer Run Subdivision at Willard Bay Phase 1 Part 2 located at approximately 100 West 825 South
- b. Preliminary plat approval for Hurst Subdivision located at approximately 100 South 200 West
- b. Approval of December 10, 2020, January 28, 2021, and February 2, 2021, minutes

3. Adjourn

SLUA Meetings: Held on the 2nd Tuesday, or as needed, based on applications.

I, the undersigned duly appointed and acting Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website this 8th day of March, 2021.

/s/ Michelle Drago

Deputy City Recorder

In compliance with the Americans with Disabilities act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Officer at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

WHEN RECORDED, MAIL TO:

Willard Bay Crossing, LLC
Attn: Kirk Young
527 E. Pioneer Road #200
Draper, Utah 84020

GRANT OF EASEMENT FOR STORM DRAIN SYSTEM

(Box Elder County, State of Utah)

For good and valuable consideration, **Willard Bay Crossing, LLC**, a Utah limited liability company ("Grantor"), the fee owner of real property situated in Willard City, Box Elder County, State of Utah hereby conveys and grants unto **WILLARD CITY**, a municipal corporation and political subdivision of the State of Utah ("Grantee") a twenty (20') foot permanent, non-exclusive storm drain easement (the "Easement") over and through the portions of Grantor's land in Box Elder County, State of Utah, described as follows (the "Easement Property"):

See Legal Description of the Storm Drain Easement attached hereto as Exhibit "A" and incorporated herein by this reference

A map of the Easement is also attached hereto as part of Exhibit "A".

The Easement granted hereby shall be governed by and include the following terms and conditions:

1. The Easement Property may be used for the construction, installation, operation, maintenance, inspection, and repair of a storm water drain and detention system where and as shown in the map attached hereto (the "**Storm Drain System**"). Grantor or its contractors will install the improvements of the Storm Drain System. Thereafter, Grantee shall have the non-exclusive easement herein described to access, operate, repair, replace, install, repair, and use the storm water drain and detention system and appurtenances, in, over, upon, across, and through those portions of the Grantor's land as described in "Exhibit A" herein.

2. Grantee, and its contractors, may enter upon Grantors' property to access, construct, reconstruct, install, operate, service, inspect, maintain, repair, and (if necessary) replace the Storm Drain System. In the event Grantee or any other party acting under this provision causes damage to Grantor's property, the responsible party shall promptly repair and restore the property to the same condition that previously existed at no cost or expense to Grantors.

3. Grantee shall indemnify and hold harmless Grantor from and against any and all damage, liability, claims, demands, causes of action, injury, cost, or expense (including but not limited to reasonable attorney's fees) arising out of Grantee's use of, access to, or maintenance or repair of the Easement Property or the Storm Drain System.

4. Grantor, their heirs, successors, administrators, representatives, or assigns will not unreasonably interfere with Grantee's use of the Easement for the purposes stated herein.

5. Grantor shall, subject to the Grantee's rights as herein granted have the right to fully enjoy and use the premises burdened by said easement, but Grantor, their heirs, successors, administrators, representatives, or assigns, shall not erect any permanent buildings or structures upon the lands comprising the perpetual or permanent easement described herein without the Grantee's consent in writing first had and obtained.

6. Any claim, action, or other legal proceeding brought hereunder by Grantor or Grantee shall be governed by the laws of the State of Utah. The prevailing party in any litigation arising out of this Easement shall be awarded reasonable attorneys' fees, costs, and expenses.

7. The rights and privileges granted herein shall inure to the benefit of Grantee, Grantor and their respective successors-in-interest or assigns.

8. Both parties represent and warrant that the persons executing this instrument on behalf of Grantor and Grantee have been duly authorized to execute and deliver this instrument as a binding obligation upon the respective entities.

9. This instrument and the Easement granted herein may not be terminated, extended, modified or amended without the written consent of Grantor and Grantee, or their successors-in-interest or assigns, and any such termination, extension, modification or amendment shall be effective on recordation in the official records of the Box Elder County Recorder.

[Remainder of page left intentionally blank, signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth below, to be effective on the recording date hereof.

GRANTOR:

Willard Bay Crossing, LLC

By: _____

Name: _____

Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, as _____ of **Willard Bay Crossing, LLC**.

SEAL:

Notary Public

Exhibit A
Easement Exhibit

(Legal Description and Map of Storm Drain Easement)

Deer Run - Phase 2 Part 5

Storm Drain and Detention Easement (Southwest Corner)

Beginning at a point on the Easterly Right-of-Way Line of the Union Pacific Railroad, said point being South 88°58'41" East 483.58 feet along the Section Line and North 5.25 feet from the Southwest Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running

thence North 17°24'26" West 357.00 feet;
thence North 72°35'34" East 140.00 feet;
thence South 17°24'26" East 382.64 feet;
thence South 88°18'18" East 35.09 feet;
thence North 17°26'56" East 134.20 feet;
thence South 89°10'40" East 315.65 feet to the Westerly Right-of-Way Line of 200 West

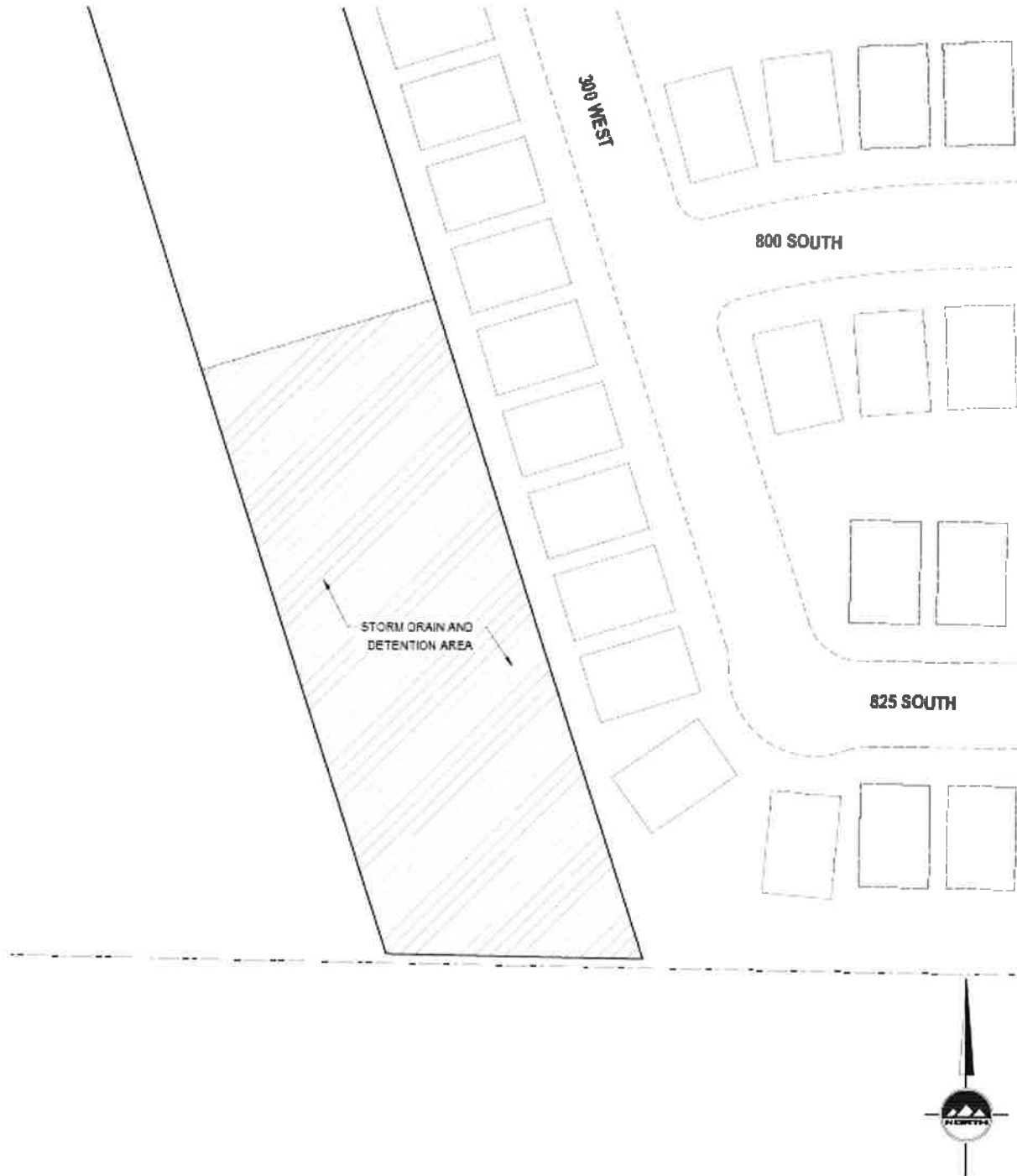
Street;

thence South 01°49'13" East 15.02 feet along said Westerly Right-of-Way Line;
thence North 89°10'40" West 305.16 feet;
thence South 17°26'56" West 134.38 feet;
thence North 88°18'18" West 41.25 feet;
thence South 17°24'26" East 5.17 feet;
thence North 88°57'47" West 147.58 feet to the point of beginning.

Contains 60,491 Square Feet or 1.389 Acres

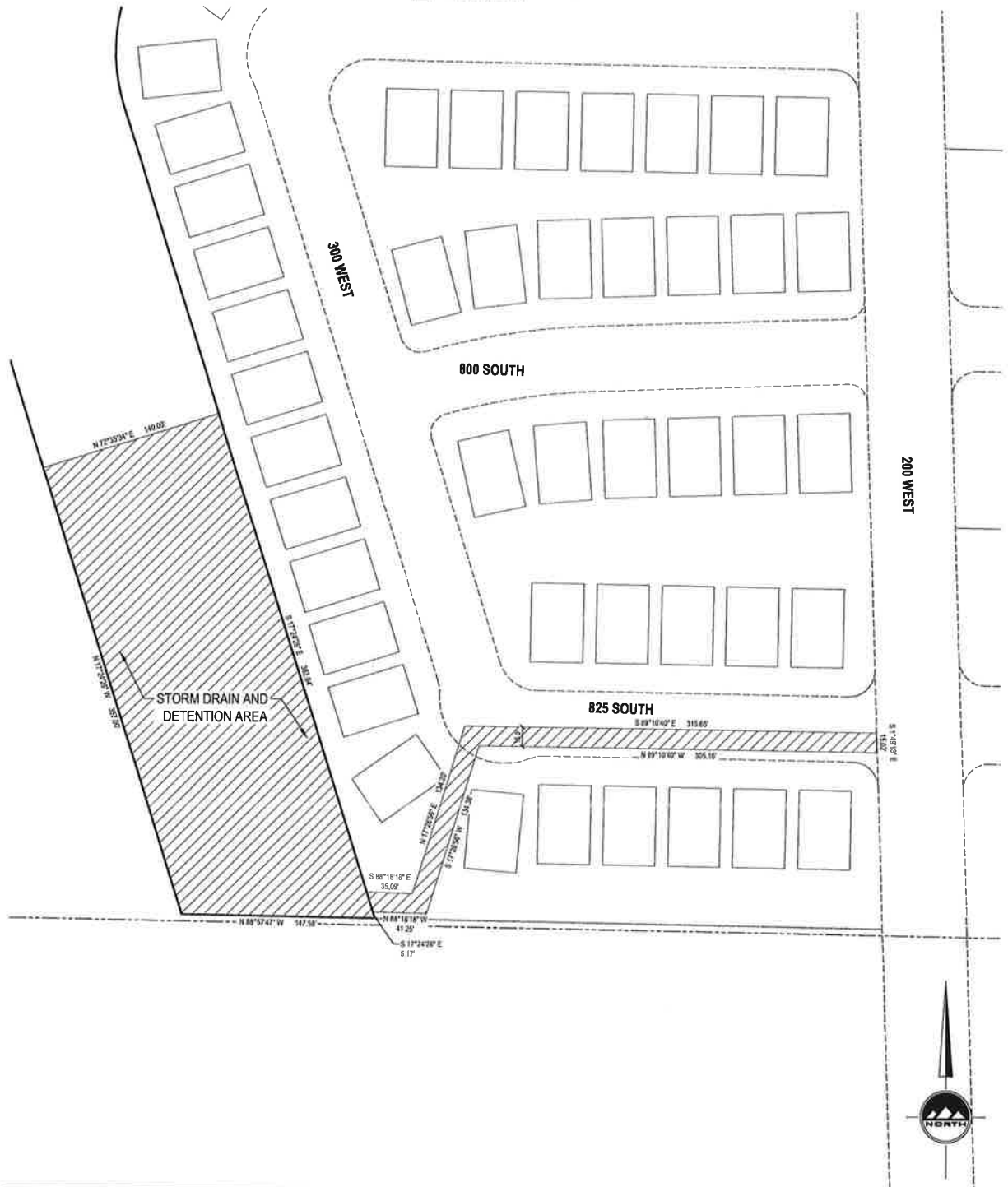
*A Map depicting the location of the Storm Drain Easement is shown on the following page.

MAP OF STORM DRAIN EASEMENT



PROJECT # 4307B DATE 1/26/21 EX "A" (JL) SC 0004_01.dwg	DEER RUN AT WILLARD BAY PHASE 2 PART 5 825 SOUTH HIGHWAY SR-69 WILLARD CITY, UTAH STORM DRAIN AND DETENTION AREA EXHIBIT	FOR DEER RUN AT WILLARD BAY HOA 12227 BUSINESS PARK DR. STE 201 DRAPER, UTAH 84620	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0629 Fax: 801.255.4449 www.ensigneng.com	 ENSIGN
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EXHIBIT "A"



PROJECT # DATE
4307B 2/16/21

EX "A"

FILE:
SD\sease_mv.sd

DEER RUN AT WILLARD BAY PHASE 2 PART 5

825 SOUTH HIGHWAY SR-89

WILLARD CITY, UTAH

STORM DRAIN AND DETENTION AREA EXHIBIT

FOR:
DEER RUN AT WILLARD BAY HOA
12227 BUSINESS PARK DR, STE 200
DRAPER, UTAH 84020

45 W. 10000 S. Ste 500

Sandy, UT 84070

Phone: 801.255.0529

Fax: 801.255.4449

www.ensigneng.com



A part of the Northwest 1/4 of Section 26, T8N, R2W, SLB&M, U.S. Survey
Willard City, Box Elder County, Utah
January 2021

[illegible]

NARRATIVE

This subdivision plat was requested by Derrick Hurst for the purpose of dividing the parcel shown herein into lots.

A line bearing South 85°02'29" East between the Northwest corner and the first corner was used as the basis of bearings.
See record of survey performed by Great Basin Engineering on file with the Recorder's office, File Number XXXX
Property corners were monumented as depicted on this plan.

BOUNDARY DESCRIPTION

A Part of the Northeast 1/4 of Section 8, North, Range 2 West,
 Township 36 North, Range 2 West, T36N, R2W, S2W,
 Soil Lake Sess and Meridian, U.S. Survey, Illinois City, Box Elder County, Utah.

Containing 1.19 Acres, More or Less

OWNER'S DEDICATION

[illegible]

February 2021
J. Smith
NATIONAL FUND

ACKNOWLEDGMENT

11/23/2014

The foregoing instrument was acknowledged before me this 3rd day of April 1964 at Seattle, Washington.

Residing in Urban
Commission Number 64-7731
Commission Expires 12-16-31



BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL

Waste disposal system & Culinary system Approved this _____ day
of _____, A.D. 2021 by the Willard City Planning Commission.

Waste/Solid Sanitation

**WILLARD CITY COUNCIL APPROVAL AND
ACCEPTANCE**

Presented to the _____ this _____ day
of _____ A.D. 2021 at which time this subdivision
was examined and accepted

CITY ENGINEER

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in the Mineral City Office.

BOX ELDER COUNTY SURVEYOR

I certify that I have had this bill examined and find that it is correct and in accordance with the information on file in this Office. This in no way releases the subdivision responsible of liability.

GREAT BASIN ENGINEERING

BOY FLORE COUNTY RECORDER
ENTRY NO. _____ FILE NO. _____
RECORDED _____ FILED _____
IN BOOK _____ OF OFFICIAL
RECORDS PAGE _____ RECORDED
FOR _____
BOY FLORE COUNTY RECORDER

Approved this _____ day of _____, A.D. 2021
by the United Negro College Fund

*Approved as to form this ____ day
A.D. 2021.*

Check = Planning Commission

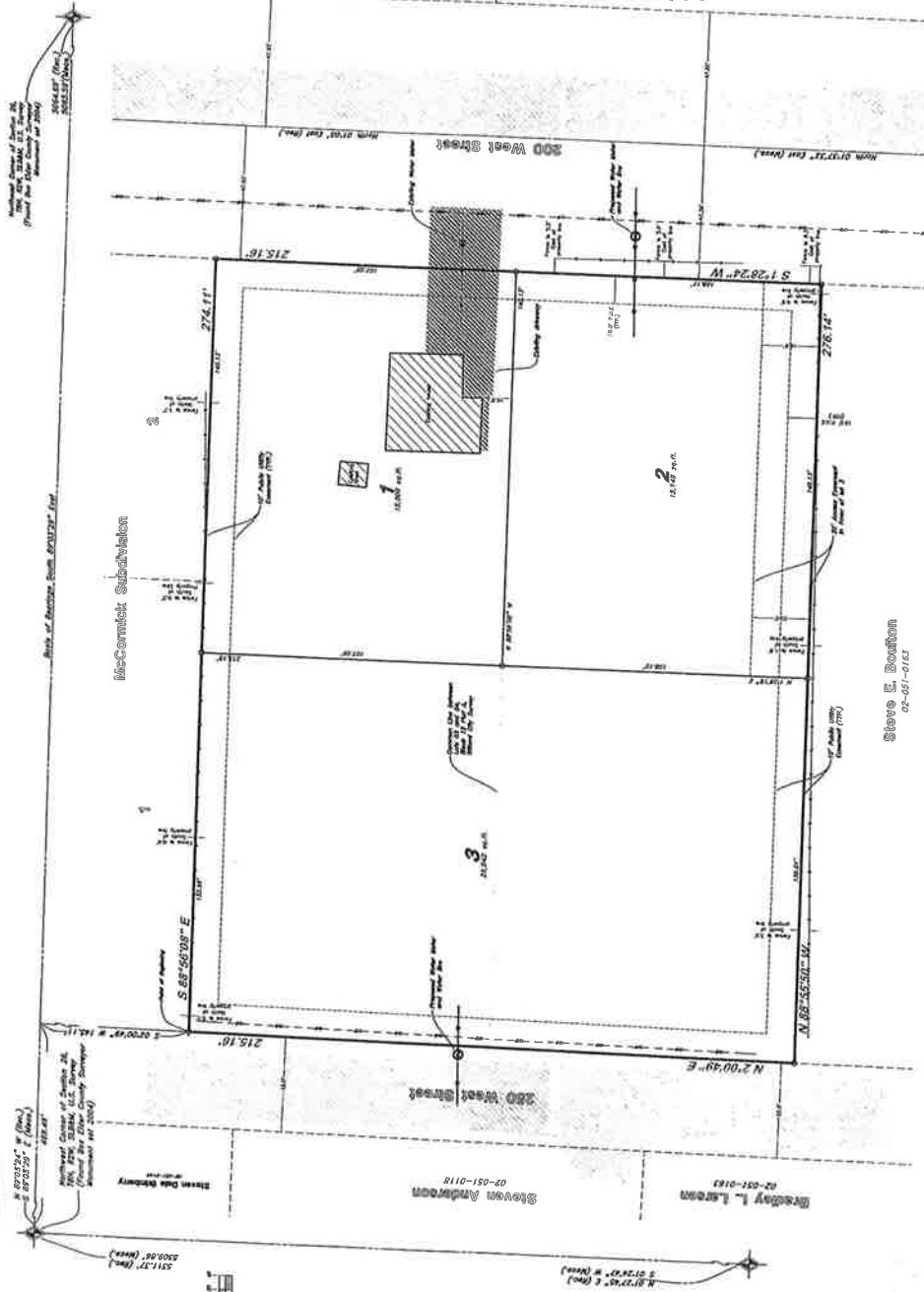
Willard City Attorney

Attest _____ Clerk

Figure 1

Source:

Date _____



WILLARD CITY CORPORATION SLUA121020

DATE: December 10, 2020
TIME: 1:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Bryce Wheelwright – Willard City Planner, Van Mund – Willard City Fire Chief, Chris Breinholt – Willard City Engineer, Doug Thompson – Willard City Maintenance, Gaylene Nebeker – Secretary,
EXCUSED: Chris Davis – Willard City Manager, Colt Mund – Willard City Attorney
CITIZENS: Eric Householder

1. Call to order

City Planner Wheelwright called the meeting to order to discuss unresolved issues from the previous SLUA meeting and to give final plat approval.

2. Business

a. Final Plat approval for Phase 1 Part 4 of the Deer Run Subdivision for the property located at approximately 800 South between 100 West and 200 West

This applicant has not arrived at the meeting and this item will be address later in the meeting if the applicant appears.

b. 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

Engineer Chris Breinholt has not received the new plat. Eric Householder will get him copy. Discussion was held on the construction drawings and Chris felt that everything he had questions on had been addressed with the exception of the retaining wall. He stated there is a hand railing at the top of the wall. City Planner Wheelwright reported he had placed a call to Box Elder County Inspection to see if they had any information if the hand rail is the same on a home as something outside but has not hear back. Eric reported the handrail was put in as a safety measurement and asked if there was any standards for this. City Planner Wheelwright stated this is the information he is waiting for to see what the spacing and height requirements would be. Eric talked about how wall and balusters were used in another entity and will be looking to see how it was addressed. Engineer Breinholt felt the requirements are for a galvanized pipe and handrail the height will be 10-11 ft. to the top of the wall with the handrail around the top. He has concerns about the esthetics wondering if it is to utilitarian looking and individual finding it too ugly. He also asked who is going to own it. Eric stated the intent would be to give the right of way to the city. Chris felt they would have to go with the vertical slats with spacing for safety reasons.

Eric asked if the testing had been done on the hydrant for the top lots. Chris stated if the chief finds the pressure low they may need to look at taking off a couple of lots. Fire Chief Mund said it would be done within the next couple of days. He also stated he was ok with the location of the fire hydrants.

Doug Thompson said all his concerns have been addressed.

City Planner Wheelwright asked about storm water. Chris has not had any comments

back from Flood Control. Eric thought they were going to expand the existing ponds and would contact with Mike Braegger to discuss.

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

A motion was made by Chris Breinholt to approve Phase 4 of the Granite Ridge Subdivision for the property located at approximately 655 East Saddleback Road Parcels 02-053-0067 contingent upon the items discussed – handrails at the top of the retaining wall and other items discussed. The motion was seconded by Van Mund. The motion carried with a unanimous vote.

Chief Mund asked what the street number would be. It was stated 600 South.

a. Final Plat approval for Phase 1 Part 4 of the Deer Run Subdivision for the property located at approximately 800 South between 100 West and 200 West

The applicant did not show up for this meeting and City Planner Wheelwright asked for a motion to table until the next SLUA meeting.

A motion was made by Doug Thompson to table the Final Plat approval for Phase 1 Part 4 of the Deer Run Subdivision for the property located at approximately 800 South between 100 West and 200 West. The motion was seconded by Van Mund. The motion carried with a unanimous vote.

C. Approval of October 29, 2020 and November 10, 2020 minutes

Doug Thompson stated he was not at the October 29th meeting and Van Mund was not at the November meeting.

The minutes of the October 29, 202 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Van Mund to approve the above minutes as written. The motion was seconded by Chris Breinholt. The motion carried with a unanimous vote.

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

3. Adjourn

A motion was made by Chris Breinholt to adjourn the December 10, 2020 SLUA meeting. The motion was seconded by Doug Thompson. The motion carried with a unanimous vote. The meeting adjourned at 1:55 p.m.

Minutes were read individually and approved on _____

City Planner – Bryce Wheelwright

SLUA Secretary - Gaylene Nebeker



Willard City

Subdivision Land Use Authority (SLUA) – Regular Meeting

January 28, 2021 – 2:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

1 The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was
2 provided 24 hours in advance. A copy of the agenda was posted at the City Hall and on the State of Utah
3 Public Meeting Notice Website.

4
5 The following members were in attendance:

6
7 Chris Davis, City Manager

Chris Breinholt, City Engineer/Jones & Associates

8 Colt Mund, City Attorney

Doug Thompson, Public Works

9 Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

10
11 Others in attendance: Izana Miller; Brad Brown, Colliers; Greg Hansen, Hansen & Associates

12 13 1. CALL TO ORDER

14
15 Bryce Wheelwright called the meeting to order at 2:35 p.m.

16 17 2A. PRELIMINARY PLAT APPROVAL FOR JONATHAN MILLER TWO-LOT SUBDIVISION FOR THE 18 PROPERTY LOCATED AT APPROXIMATELY 110 SOUTH 200 WEST

19
20 Bryce Wheelwright explained that Jonathan and Izana Miller owned two parcels on the corner of 200 West
21 and 100 South. They wanted to make a lot line adjustment to create a new building lot. There would also
22 be a lot line adjustment with the neighbor to the south to resolve a driveway issue. The lot to be created
23 would consist of .051 acres and would have 135 feet of frontage on 200 South. Willard City required lots to
24 have a minimum of one-half acre and be at least 100 feet wide. The new lot proposed by the Miller's met
25 the criteria for a building lot in Willard City. It was in the R ½ Zone. The Millers were seeking preliminary
26 approval in order to proceed to the Planning Commission. Mr. Wheelwright did not see any issues with
27 Miller's proposal.

28
29 Chris Breinholt, City Engineer/Jones & Associates, asked which road the lot would face. Mrs. Miller said it
30 would face 100 South. Mr. Breinholt explained that 100 South was owned by Willard City, and it was being
31 used as a street. However, it technically wasn't a street. It needed to be dedicated as a public right-of-way on
32 the subdivision plat. A fire hydrant might also be required.

33
34 Doug Thompson, Public Works stated that there was a fire hydrant at the bottom of 100 South. Chris
35 Breinholt would have to determine if it met the spacing requirement.

36
37 Chris Davis asked if the Willard City would have to pay some of the engineering fees to dedicate 100 South
38 to Willard. Mr. Breinholt felt adding the street dedication would be a minimal expense.

39
40 Michelle Drago asked if the subdivision plat would also address the property line adjustment with the
41 neighbor. Mr. Breinholt felt it made sense to address all of the adjustments at once.

42
43 **Doug Thompson moved to grant preliminary approval of the Jonathan Miller Two-Lot Subdivision**
44 **located at 110 West 200 South. Christ Breinholt seconded the motion. The motion passed**
45 **unanimously.**
46



Willard City

Subdivision Land Use Authority (SLUA) – Regular Meeting

January 28, 2021 – 2:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

2B CONCEPT DISCUSSION WITH BRAD BROWN FROM COLLIERS CORPORATION
REGARDING THE FITZGERALD PROPERTY LOCATED AT APPROXIMATELY 1700 NORTH 200
WEST – PARCELS 02-035-0079, 02-035-0061, AND 02-035-0063

Bryce Wheelwright explained that Brad Brown from Colliers wanted to present a concept plan for the Fitzgerald property located at 1700 North 200 West. The property consisted of three separate parcels.

Brad Brown, Colliers, stated that they had the Fitzgerald property under contract. Using Willard's current code, they had prepared a concept plan for the Willard View Subdivision. The subdivision contained Chad Fitzgerald's home and consisted of 64 lots. It had been designed around the City's PUD Ordinance. He understood that the PUD ordinance would be changing. Their goal was to present something based on the current code as a starting point. The open space of 30% was located at the back (west side) of the subdivision. He introduced their engineer, Greg Hansen, from Hansen & Associates.

Greg Hansen, Hansen & Associates, stated that they reviewed the City's ordinance and came up with the 6.3 acres of open space. The remaining property was divided into 64 lots.

Bryce Wheelwright liked the proposed frontages of 90 feet.

Brad Brown stated that utilities were a little bit of a problem, but they were working through solutions. The answers required a little bit of money, but they felt this was a good project and would work.

Bryce Wheelwright asked if Colliers had any culinary water to bring with the project. Mr. Brown said they hadn't completely figured out the water. He asked what the City's requirements were. Chris Breinholt said Willard used the State standard. The rights the City received would have to accommodate both indoor and outdoor needs. Water would have to be culinary rights converted for municipal instead of shares from the canal.

Chris Breinholt, City Engineer/Jones & Associates, said the biggest challenge would be the sewer. A discussion regarding sewer followed. Greg Hansen said the grade to the west was doable, but they wanted to avoid the pond and railroad tracks to the west. They really wanted to go south. Brad Brown said the worst case scenario was boring under the pond and tracks. Chris Breinholt asked if it could gravity flow back through Perry. Chris Davis, City Manager, said the Mayor's marching orders were that Willard City would supply the sewer and water. The City was not interested in an interlocal agreement with Perry.

There was a discussion regarding fire flows and looping. Mr. Breinholt said the subdivision would have to provide the necessary fire flows.

Brad Brown asked about the status of the water line on 200 West. Chris Davis stated that Nilson Homes wanted to have 75 homes with guaranteed water. In return they would serve as an underwriter for a water tank, but Willard City had to provide the property for the water tank. The City wasn't ready to enter into a development agreement with Nilson Homes until it had a piece of property to build a water tank on.

Mr. Davis said that 200 West was about to be constructed. Perry City had received a grant from UDOT to extend their 1200 West, which was 200 West in Willard. It would be extended to 750 North in Willard.

Bryce Wheelwright stated that Chad Fitzgerald's home was located in Willard, but he had paid impact fees to Perry City in order to receive water. He had a septic system.



Willard City

Subdivision Land Use Authority (SLUA) – Regular Meeting

January 28, 2021 – 2:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

Brad Brown asked if there would be a problem with storm drainage. Chris Davis stated that Fred Barker was concerned about his pond being contaminated. Chris Breinholt said the storm water would have to be detained before entering the pond to the west. Greg Hansen asked if it could be detained in the open space. Mr. Wheelwright said it could until the ordinance changed.

Chris Davis stated that the PUD ordinance was clearly going to change. The Planning Commission held a public hearing on January 28th and recommended that the City Council repeal the PUD Ordinance. The City Council planned to hold a hearing on February 11th. The majority of the City Council had indicated a preference to come up with a new ordinance, which the staff was working on. There was not a draft ordinance right now.

Brad Brown said they had time commitments they had to operate within. He asked if there was any way to bridge the gap.

Chris Davis said the City Council liked wider frontages, the quality of the green space and how it was developed. The Council had also discussed bonuses for green space and paying a fee in lieu of green space to allow for more centralized parks. Bryce Wheelwright said the Council also wanted less density. Mr. Davis said the creation of additional zones had also been discussed. Willard had received a grant to create a new master plan, but that wouldn't help Mr. Brown turn dirt this summer.

Chris Breinholt said the water issue also had to be resolved.

Bryce Wheelwright asked if Doug Thompson had any concerns. Mr. Thompson said he didn't as long as the access to 1200 West coordinated with what Perry wanted. Where would the Willard water come in?

Greg Hansen agreed it was a unique situation, but he felt it was doable. The water would have to come in from one of the stub roads, or it could run along the west side of 1200 West in an easement.

Brad Brown said Colliers would figure out the water and sewer. Their biggest question was how to move forward given the current zoning issues. The PUD was going away, and no one knew what it would be replaced with. He hoped to present a project that was close enough with the City's future plans to receive approval to move forward or to serve as a case study. They wanted to bridge the gap and give the City what it wanted. They could incorporate open space that would be an addition to the community. He had an application ready to submit. All of the pieces were there – a good piece of property and a willing developer.

Chris Davis asked if Colliers would be willing to consider a payment in lieu of open space. Mr. Brown said they were open to that.

Doug Thompson said the City had a limited budget and resources. Open space was a concern. How would the City maintain it? The City didn't want to end up with a multitude of scattered one-lot parks.

Bryce Wheelwright the City Council wanted to repeal the PUD Ordinance because the City had been getting everything from unwanted wetlands to undeveloped open space with weeds to a park with an unknown maintenance source. Open space had become an issue.

Brad Brown suggested a concentrated open space in the middle of their subdivision that would be manageable and accomplish the City's goals. They were willing to have those discussions if the City was flexible in allowing them to move forward. They could not wait until July to start the development process. They wanted to work with the City. He asked if it was possible for them to submit an application.



Willard City

Subdivision Land Use Authority (SLUA) – Regular Meeting

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Chris Davis stated that submitting an application would not lock Colliers in under the current PUD Ordinance. The property was currently zoned A-5. The first step in the process would be a rezone to R ½. Then Colliers could apply for a PUD overlay. There wasn't a clear path forward.

Mr. Davis provided information regarding other properties in various planning stages. Nothing was moving forward as fast as the property owners wanted.

Brad Brown asked what the process would be if the PUD wasn't repealed. Mr. Wheelwright said the property would be rezoned, SLUA would review a plan, the plan would be considered by the Planning Commission and then the City Council. The only difference in the process would be a development agreement.

Brad Brown asked if the PUD Ordinance would be replaced with development agreements. Would it be possible to move forward with that scenario? Ultimately the City Council would have to approve a development agreement.

Greg Hansen felt the City Council and Planning Commission needed to be given latitude to approve acceptable open space rather than a certain percentage. Then developers could present usable options. He felt that would generate great projects.

Chris Breinholt suggested that Colliers get involved in the discussions.

Chris Davis stated that one option that had been suggested was master planned communities. Each project would become an ordinance in and of itself.

Chris Breinholt felt the City should use straight zoning. Development agreements and PUD's were such a process to go through every single time because everyone had an opinion. He felt it slowed the planning process down. Mr. Davis said that wasn't the first time straight zoning had been suggested.

Chris Davis asked for Michelle Drago's opinion regarding PUD's. Ms. Drago felt straight zoning was a better option. There always seemed to be problems with PUD developments that cities were left to deal with.

Chris Breinholt stated that this was a well-laid out project. How would it be received by the City? Both Chris Davis and Bryce Wheelwright said the City Council wanted at least 1/3 acre, or 15,000, square foot lots.

Chris Breinholt stated that right now the trend was moving toward smaller, more affordable lots because land was so expensive. He felt 15,000 square foot lots would be cost prohibitive. He felt cities also needed smaller, quarter acre zoning.

Greg Hansen agreed

Brad Brown stated that millennials wanted to be responsible for less. A lot of people wanted to stay in Willard, or where they roots were, but affordability was an issue.

Doug Thompson said this wasn't about more space. It was about usable space, and not having twenty one-lot parks that the City had to maintain.

There was discussion about Wellsville's conservation easement. Greg Hansen felt a conservation easement was what Willard City didn't want its open space to become – weeds. He felt open space should be minimized, centralized, and generate revenue.



Willard City

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Brad Brown stated that were two discussions going on – lot sizes and sprucing up open space. Larger lots meant more expense, less value to the land, and less a developer could spend improving the open space. They wanted to catch Willard's vision, but half-acre lots tied their hands.

Mr. Brown asked if there was a path forward. Was there a way to work with the City Council to reach a conclusion in the next few months? Bryce Wheelwright felt the City Council was motivated to get something done. He hoped that motivation would continue, and that the City would have something in place sooner than later.

Mr. Brown asked if the staff would champion a concurrent path forward. Bryce Wheelwright did not feel the City could do anything with an application that was submitted now. Chris Davis stated that Colliers could not get entitled under the current PUD Ordinance. He hoped the City would have new regulations in place. The City Council wanted something in place very quickly. A majority wanted it done timely.

Brad Brown asked about a path for a straight-up development agreement. Mr. Davis said the City didn't have a zone that allowed for a development agreement/master planned community. Mr. Wheelwright said the lot sizes allowed by the Zoning Ordinance were one half acre, one, acre, three acres and five acres, and the Planned Development Ordinance. The only way to move forward was with half-acre lots.

Brad Brown asked how a half-acre was defined. Bryce Wheelwright said it was half an acre, not a builder's half acre.

Greg Hansen stated that Colliers could submit a plan that would make them the poster child for the new ordinance. A plan that matched what other communities were doing; that gave Colliers what they wanted; and the City as well. Then the City could see what could be done. Otherwise it could be fall of 2021 before the City had an ordinance.

Brad Brown asked if there was any way to make a presentation to the Planning Commission. Chris Davis said developers frequently presented conceptual plans to the Planning Commission.

Chris Breinholt understood that Colliers wanted to build right way, but the property still had infrastructure issues to be resolved.

Brad Brown asked if it was possible to annex into Perry City. Chris Davis did not feel Willard would support a deannexation. The current Mayor felt property should stay in Willard.

Brad Brown asked for suggestions on their next step. Chris Davis felt Colliers could submit a conceptual plan with centralized open space.

2C. APPROVAL OF DECEMBER 10, 2020, MINUTES – TABLED

The SLUA Board tabled consideration of the December 10, 2020, minutes.



Willard City

Subdivision Land Use Authority (SLUA) – Regular Meeting

January 28, 2021 – 2:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

3. ADJOURN

Doug Thompson moved to adjourn at 3:56 p.m. Chris Breinholt seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

dc:SLUA 01-28-2021



Willard City

Subdivision Land Use Authority (SLUA) – Special Meeting

February 2, 2021 – 2:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website.

The following members were in attendance:

Chris Davis, City Manager

Doug Thompson, Public Works

Chris Breinholt, City Engineer/Jones & Associates

Michelle Drago, Deputy City Recorder

Bryce Wheelwright, City Planner

Others in attendance: Garth Day

1. CALL TO ORDER

Bryce Wheelwright called the meeting to order at 2:33 p.m.

2A. PRELIMINARY PLAT APPROVAL FOR THE ORCHARDS AT WILLARD SUBDIVISION PHASE 1 LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST

Bryce Wheelwright stated that the purpose of the meeting was to discuss The Orchards at Willard Subdivision Phase 1 located at approximately 300 South 200 West. He understood there some issues with the drawings.

Chris Breinholt stated that the original issues had been addressed. He had not seen the plat that was submitted for the SLUA meeting. He asked about if Helen Jane's home and an adjacent rental were going away. Chris Davis said they would not be going away. Bryce Wheelwright said Helen Jane's home, which faced the road, would remain. The family also wanted to keep the rental home behind Helen's home. Everything else would be going away.

Chris Breinholt stated that the water map showed a service line going back there. He assumed it was probably in the driveway, which was on Lot 101. The plan called for the existing driveway to be removed. There could be a problem if there was a water service under the existing driveway. Was there a City line there? Doug Thompson wasn't familiar with the lines in this area. If the line was shown on the map, it was probably be a City line. Chris Breinholt said service lines usually weren't shown on the map. Doug Thompson asked if the map showed a valve or a size. Mr. Breinholt said it didn't. Garth Day stated that their surveyor located the water line while surveying. Doug Thompson asked where the line was located. Bryce Wheelwright said there was a driveway on the south side of Helen Jane's house. Garth Day said the engineer's documents showed there was a water line in the driveway. It would have to be removed. He asked if the line serviced the western home. Mr. Breinholt said it appeared to. Doug Thompson stated that the only two services he knew of were by Helen Jane's home. He would have to go look. It might be a service line to one of the trailers. The line would have to be abandoned or moved if it was there. It might have been a line to an old milk barn. Chris Breinholt said the line was put on a map at some point. Doug Thompson stated that there was supposed to have been separate lines for every home and trailer, and but he only knew of two. He didn't know what was there, He would have to go see what he could find with a locator.

Bryce Wheelwright asked how the line would be handled if it was live. Chris Breinholt stated that an easement would have to be created along the edge of the lot, or the line could be relocated. The City definitely needed to figure out what it was and where it was at. Garth Day didn't mind doing an easement, but he wasn't sure whomever the line served would want their line in an easement on someone else's



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51 property. Doug Thompson felt it would be easier to abandon the line and run it down the subdivision. He
52 didn't know what kind of line it was.

53
54 Chris Breinholt felt the next course of action was for Doug Thompson to see what he could find out about
55 the line. The map showed it was a 6-inch line. Doug Thompson said if it was a 6-inch line, it wasn't metered.
56 Chris Breinholt stated that Garth Day might have to do some potholing if Doug Thompson wasn't able to
57 find anything. Garth Day suspected the line was abandoned if it was a 6-inch line.

58
59 Chris Breinholt asked how the homes were getting water. Doug Thompson knew where the water services
60 for the homes were. He didn't know anything about this line. The City had tried to figure out how the services
61 for the rentals worked. Each one was supposed to have had its own line. Chris Breinholt said it might have
62 to be abandoned at the main.

63
64 Chris Breinholt stated that he had sent out his review comments. He didn't feel his comments would prevent
65 the subdivision from going to the Planning Commission.

66
67 Garth Day asked about the sewer line in 300 South. When the intersection was lined up, the sewer was
68 actually located outside the road. Would that be a problem? Chris Breinholt stated that in order to line up
69 the intersection, a portion of the sewer would be located under the gutter. There wasn't anything that could
70 be done because the City wanted the streets to line up versus the sewer. The manholes were in the streets
71 so the sewer would be fine.

72
73 Chris Breinholt stated that the Flood District would have to review and comment on the storm drain
74 connection. Garth Day stated that he had walked the site with Mike Braegger from the Willard/Box Elder
75 County Flood Control. He needed to get on their agenda for approval.

76
77 Doug Thompson asked about the gap in the sewer. Would that affect anything? Chris Breinholt stated that
78 the plans showed all lots being connected to the gravity line going to the lift station.

79
80 Chris Davis stated that his comments had been incorporated.

81
82 Garth Day stated that based on Chris's comments there was plenty of room on the south side for a future
83 road. Originally they planned to try to build a full roadway on a half-width. After talking with Chris, they had
84 decided to shift the road to get a full width. They might have to do a pioneering agreement to do so. They
85 had been trying to acquire the 20 acres in the middle of their development. They were waiting on zoning to
86 design the rest of the property. They had talked about an active adult community. The housing market was
87 changing so rapidly they didn't know what the rest of the development would look like.

88
89 Michelle Drago asked if the subdivision would leave a remnant parcel. It appeared there was a very narrow
90 remnant strip of land behind the lots. Chris Breinholt stated that the new plat resolved the property line
91 issue.

92
93 Chris Breinholt asked what would happen to the ditch in front of this development. Bryce Wheelwright felt
94 the ditch would go away. There would no longer be a need for it. Chris Breinholt said the contours showed
95 the ditch petering out. Bryce Wheelwright said the ditch ended at Mote's.

96
97 Doug Thompson asked about the road widths. Chris Breinholt said they complied with City requirements.
98



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99 **Chris Breinholt moved to grant preliminary approval of The Orchards at Willard Phase 1 and forward**
100 **it to the Planning Commission. Doug Thompson seconded the motion. All voted unanimously. The**
101 **motion carried.**

102
103 Chris Davis asked how the subdivision design would be affected if Willard City adopted master planned
104 community regulations. Garth Day stated that development would be done through a development
105 agreement that would address overall density, types of uses, and open space. He felt this development
106 would have a single-family component, a possible active adult community with patio homes and an adult
107 HOA, and maybe some townhomes. There was such a demand for townhomes, but he wasn't sure they
108 would be appropriate in this area. He understood that 500 West was pretty important. Their initial layout
109 tried to keep 500 West as a major corridor up to 600 South. The message he had heard loud and clear was
110 move traffic to the highway and away from the center of town. Chris Davis how many acres they had. Mr.
111 Day said they had 51 acres, and they were trying to acquire 20 more. If they started developing on the north
112 side, they had the luxury of time to acquire land.

113
114 2B. APPROVAL OF DECEMBER 10, 2020, MINUTES

115
116 **Doug Thompson moved to table consideration of the December 10, 2020, minutes in order to allow**
117 **the Board time to review them. Chris Breinholt seconded the motion. The motion voted**
118 **unanimously. The motion carried.**

119
120 3. ADJOURN

121
122 **Doug Thompson moved to adjourn at 3:00 p.m. Chris Breinholt seconded the motion. All voted**
123 **unanimously. The motion carried.**

124
125
126 Minutes were read individually and approved on: _____

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128
129
130 _____
131 Bryce Wheelwright, City Planner

130 _____
131 Michelle Drago, Deputy City Recorder

132
133 dc:SLUA 02-02-2021