



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

Chris Breinholt, City Engineer/Jones & Associates

Bryce Wheelwright, City Planner

Doug Thompson, Public Works

Michelle Drago, Deputy City Recorder

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

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

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

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

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

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

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

Chris Davis stated that his comments had been incorporated.

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

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

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

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



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

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

2B. APPROVAL OF DECEMBER 10, 2020, MINUTES

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

3. ADJOURN

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

Minutes were read individually and approved on: _____

Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

dc:SLUA 02-02-2021