

**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 29<sup>th</sup> 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 \_\_\_\_\_**

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City Planner – Bryce Wheelwright

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SLUA Secretary - Gaylene Nebeker