

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, April 29, 2021. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Final approval of Deer Run Subdivision Phase 1 Part 4 located at approximately 800 South 100 West
- b. Preliminary approval of Hurst Subdivision located at approximately 100 South 200 West (02-051-0007)
- b. Approval of March 11, 2021, and March 25, 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 26th day of April, 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.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

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SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

DEER RUN PHASE 1 PART 4

CORPORATE ACKNOWLEDGMENT

ATED UTILITY COMPANY ACKNOWLEDGMENT

DEER RUN PHASE 1 PART 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

CITY COUNCIL APPROVAL

CITY ENGINEER'S APPROVAL:

FLANNERY COMMISSION APPROVAL

CITY ATTORNEY'S APPROVAL

VISION LANG USE AUTHORITY (BLUA)

100% Satisfaction Guarantee
 100% Satisfaction Guarantee
 100% Satisfaction Guarantee

Country	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050
Japan	7	8	10	12	14	16	18	20	22	24	26
France	5	6	7	8	9	10	11	12	13	14	15
Germany	4	5	6	7	8	9	10	11	12	13	14
Italy	3	4	5	6	7	8	9	10	11	12	13
Spain	2	3	4	5	6	7	8	9	10	11	12
Sweden	1	2	3	4	5	6	7	8	9	10	11
United Kingdom	1	2	3	4	5	6	7	8	9	10	11
United States	1	2	3	4	5	6	7	8	9	10	11
Canada	1	2	3	4	5	6	7	8	9	10	11
Australia	1	2	3	4	5	6	7	8	9	10	11
South Africa	1	2	3	4	5	6	7	8	9	10	11
India	1	2	3	4	5	6	7	8	9	10	11
China	1	2	3	4	5	6	7	8	9	10	11
Brazil	1	2	3	4	5	6	7	8	9	10	11
Argentina	1	2	3	4	5	6	7	8	9	10	11
Colombia	1	2	3	4	5	6	7	8	9	10	11
Peru	1	2	3	4	5	6	7	8	9	10	11
Venezuela	1	2	3	4	5	6	7	8	9	10	11
Chile	1	2	3	4	5	6	7	8	9	10	11
Ecuador	1	2	3	4	5	6	7	8	9	10	11
Bolivia	1	2	3	4	5	6	7	8	9	10	11
Paraguay	1	2	3	4	5	6	7	8	9	10	11
Uruguay	1	2	3	4	5	6	7	8	9	10	11
Costa Rica	1	2	3	4	5	6	7	8	9	10	11
Panama	1	2	3	4	5	6	7	8	9	10	11
Dominican Republic	1	2	3	4	5	6	7	8	9	10	11
Honduras	1	2	3	4	5	6	7	8	9	10	11
Nicaragua	1	2	3	4	5	6	7	8	9	10	11
Guatemala	1	2	3	4	5	6	7	8	9	10	11
El Salvador	1	2	3	4	5	6	7	8	9	10	11
Haiti	1	2	3	4	5	6	7	8	9	10	11
Dominican Republic	1	2	3	4	5	6	7	8	9	10	11
Jamaica	1	2	3	4	5	6	7	8	9	10	11
Trinidad and Tobago	1	2	3	4	5	6	7	8	9	10	11
Grenada	1	2	3	4	5	6	7	8	9	10	11
Barbados	1	2	3	4	5	6	7	8	9	10	11
Suriname	1	2	3	4	5	6	7	8	9	10	11
Guayana Francesa	1	2	3	4	5	6	7	8	9	10	11
Poland	1	2	3	4	5	6	7	8	9	10	11
Czech Republic	1	2	3	4	5	6	7	8	9	10	11
Slovak Republic	1	2	3	4	5	6	7	8	9	10	

WILLARD CITY PLANNING COMMISSION SUBDIVISION APPLICATION

Application Date _____

Proposed Subdivision Data
Subdivision Name

Applicant

Hurst Subdivision

Derrick Hurst

Application Level (Check One)

Mailing Address

☐ Sketch Plan

PO Box 23 Willard

Date _____ Approval _____

UT. 84340

☐ Preliminary Plat*

Project Address

*(Not required for In-fill Subdivisions)

60 South 200 West

Date _____ Approval _____

Willard UT. 84340

☒ Final Plat

Email Address d1hurst666@gmail.com

Phone Number _____

Date _____ Approval _____

Cell Phone 801-710-2347

Assessor Parcel Number 02-051-0007

Fax Number _____

Number of lots 3

FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.

FEE COMPUTATION

	Administrative	Engineering	Attorney	TOTAL
Sketch Plan	\$50 + \$2/Acre	Billed to the Developer		
Preliminary Plat	\$50 + \$15/Lot	Billed to the Developer	\$100 + \$10/Lot	
Final Plat	\$50 + \$5/Lot	Billed to the Developer	\$50 + \$5/Lot	

CAUTION: No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the Willard City Council.

APPLICANT'S AFFIDAVIT

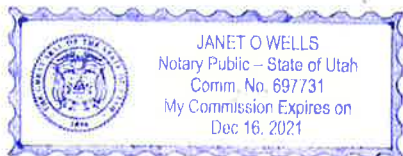
STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I, (we) Derrick + Monica Hurst, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 60 S. 200 W in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED Derrick Hurst Monica Hurst
Property Owner(s)

AGENT _____

Subscribed and sworn before me this 1st day of January 20 21



Janet O. Wells
Notary Public

Residing in Utah
My commission expires: 12-16-21

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____
Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 20 ____

Notary Public

Residing in _____
My commission expires: _____



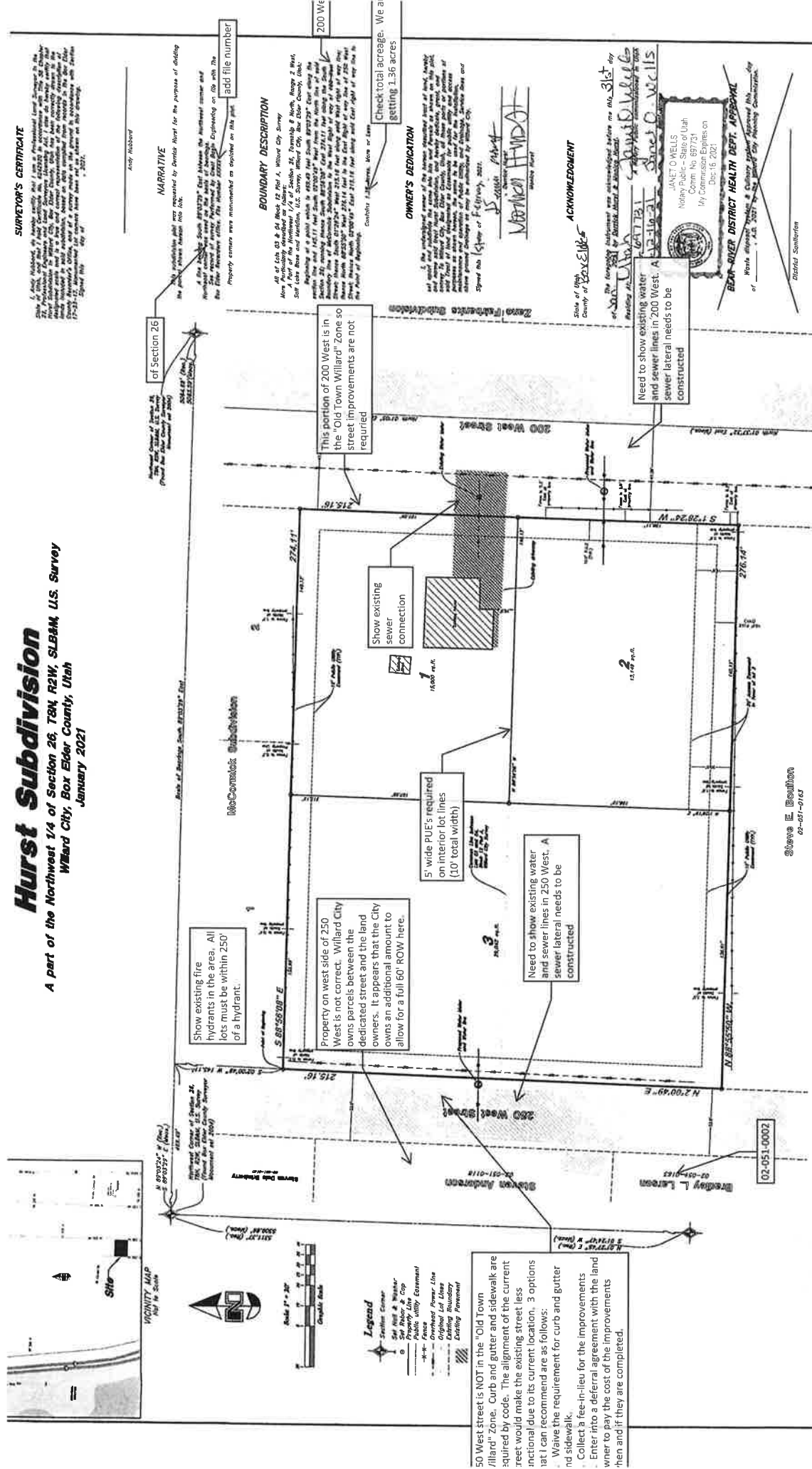
Box Elder County Web Map

Records/



41.40782 -112.04102 Degrees

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

[illegible]

~~BOX ELDER COUNTY SURVEYOR~~

CITY ENGINEER

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

Date _____

Presented to the _____ (its) _____ day
of _____ A.D. 2027 of which this subdivision
was approved and accepted

CITY ATTORNEY

Approved as to form this _____ day of _____,
A.D. 2021.

PLANNING COMMISSION APPROVAL
Approved this _____ day of _____, A.D. 2021
by the Willard City Planning Commission.

BOX ELDER COUNTY RECORDER
ENTER ME _____ FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS PAGE _____ RETURNED
FOR _____
_____ ELDER COUNTY RECORDER

GREAT BASIN ENGINEERING
475 EASY DRIVEN, UTAH 84403
OILC 16011021-0222 FAX 16011033-7944
OASINENGINE@CINM.COM



Willard City

Subdivision Land Use Authority (SLUA) – Special Meeting

March 11, 2021 – 2:00 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

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

4
5 The following members were in attendance:

6
7 Chris Davis, City Manager

Doug Thompson, Public Works

8 Chris Breinholt, City Engineer/Jones & Associates

Michelle Drago, Deputy City Recorder

9 Bryce Wheelwright, City Planner

10
11 Others in attendance: Garth Day, Kirk Young, Aaron Robertson, and Jack Hurst

12 13 1. CALL TO ORDER

14
15 Bryce Wheelwright called the meeting to order at 2:09 p.m.

16 17 2A. FINAL PLAT APPROVAL FOR DEER RUN SUBDIVISION AT WILLARD BAY PHASE 1 PART 2 18 LOCATED AT APPROXIMATELY 100 WEST 825 SOUTH

19
20 Kirk Young, representing the Deer Run Subdivision, submitted a final mylar for Deer Run Subdivision at
21 Willard Bay Phase 1 Part 2 and the easement agreement for the storm water. The easement agreement
22 had been signed and notarized. He said the cost estimate would be submitted to the City Engineer by the
23 end of the day.

24
25 Chris Breinholt stated that the easement agreement needed to be recorded with the plat. He checked to
26 make sure the correct Exhibit A with the correct legal description was attached to the agreement.

27
28 **Chris Breinholt moved to approve the final plat for Deer Run Subdivision at Willard Bay Phase 1**
29 **Part 2. Doug Thompson seconded the motion. All voted unanimously. The motion carried.**

30
31 Kirk Young stated that they would soon submit Phase 1 Part 3 and Phase 1 Part 4.

32
33 Bryce Wheelwright stated that the City needed the escrow agreement for Phase 1 Part 2. Mr. Young said
34 he would send the escrow agreement and cost estimate. Mr. Wheelwright felt the plat would be signed and
35 ready to record by the beginning of the week.

36
37 Chris Davis asked how soon the lots would be sold after the plat was recorded. Mr. Young said all of the
38 lots would be sold as soon as the plat was recorded.

39
40 Chris Davis asked if a park was planned in this development. Kirk Young said there was. Mr. Davis said
41 the City was considering a new zone that would allow a fee in lieu of green space. One of the Council
42 members asked if Willard Bay Crossing would be interested in a fee in lieu of rather than developing part
43 of the green space. Mr. Young said it was something they could look at. Their attorney would have to review
44 the ordinance. It could be a little difficult because lots had been sold with the understanding that there would
45 be green space.

46 Mr. Wheelwright said the development was approved with green space.
47



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2B. PRELIMINARY PLAT APPROVAL FOR HURST SUBDIVISION LOCATED AT APPROXIMATELY 100 SOUTH 200 WEST

Bryce Wheelwright stated that Jack Hurst was seeking approval of a preliminary plat for the Hurst Subdivision located at approximately 100 South 200 West. Mr. Hurst had purchased Pearl Naves old house and grounds. The existing house and one of the new lots would be located in the Old Town Willard Zone. Lot No. 3, the lot to the west, was located in the R 1/2 Zone. All of the lots met the frontage and lot size criteria.

Chris Breinholt stated that the Old Town Willard Zone meant that lots on 200 West did not have improvement requirements. They only needed utilities, which consisted of service laterals. The lot on 250 West was not in the Old Town Willard Zone. It would be required to have curb, gutter, and sidewalk. The road would have to be built to the standard road section. The existing asphalt pavement on existing road was there was offset. He didn't feel it was reasonable to construct the road because the pavement would have to go out and around to make room for the curb and gutter. However, the Code required something there, so the City would have to do something to make an exception. It could take a fee in lieu of or waive the pavement requirement. He wasn't sure which body had the authority to make an exception.

Bryce Wheelwright stated that the next step in the approval process would be a public hearing before the Planning Commission. The exception would have to be considered by the City Council. SLUA did not have that authority.

Chris Breinholt stated that the engineer who prepared the plat did not show the sewer lines. The subdivision plat needed to show sewer lines and laterals to the lots. The rest of his comments were about labeling. Water and sewer laterals would be required for the new lots. There were existing laterals for the existing home. He didn't think a fire hydrant would be required because there was one located within 250 feet. It just needed to be shown on the plat.

Jack Hurst asked if a second lateral would be required if there was only one new lot. Chris Breinholt said a sewer lateral was required for any lot created. Jack Hurst wasn't sure there would be a third lot. The subdivision was proposed with a third lot so it could be sold if they desired to do so. They planned to build a new home on 250 West. He couldn't see putting in laterals for a lot that might never exist. Mr. Breinholt said the Hurst's would have to go through the subdivision approval process again if the third lot wasn't created now.

Jack Hurst asked about fees. Bryce Wheelwright said the sewer impact fee was \$7,200; the water impact fee was \$3,600; the sewer hookup fee was \$500; and the water hookup fee was \$500. Jack Hurst said the fees were about \$12,000 per lot. That would be wasted money if they didn't sell the third lot. Chris Breinholt pointed out that the fees were paid when a building permit was issued. Mr. Wheelwright said the only up-front cost would be the cost to install the laterals. Mr. Hurst asked if he could do the installation. Bryce Wheelwright said the work had to be completed by a licensed contractor.

Jack Hurst asked that consideration of the subdivision be tabled until they decided whether or not to do the third lot.

Chris Breinholt asked about the purpose for the easement on the south side of Lot 2. Mr. Hurst said his engineer said had recommended the easement so they could retain access to 200 West if they needed it. There was enough frontage on 200 West for the lot plus the easement.

Bryce Wheelwright said the City would wait for the Hurst to decide how many lots they wanted.



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Chris Breinholt stated that regardless of the number of lots, the City Council would have to grant a variance to the improvement requirements on 250 West.

2C. CONCEPT PLAN FOR THE ORCHARDS AT WILLARD LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST

Bryce Wheelwright stated that Heritage Land wanted to discuss the concept plan for the overall Orchards Subdivision.

Garth Day stated that they just wanted to kick around some concept ideas with the SLUA.

Bryce Wheelwright asked if Heritage Land was still trying to acquire the Harding and Crossley properties. Mr. Day said they were.

Garth Day stated their concept plan consisted of two pieces – very traditional single family homes and an active adult community tucked into the northeast corner. The first six lots were located on 200 West. The concept plan was based on the proposed Master Plan Community Zone. They had planned the proposed road system around the properties they were trying to acquire. If they weren't able to purchase them, someone else would. One way or another the roads would all connect. A regional detention facility was planned on the west side of the subdivision along the Interstate. The facility would handle their water, as well as water from Willard Flood Control. Willard Flood Control had not told them how much room they needed. If Willard Flood Control didn't need much room, the lots along the west side could be increased in size, which meant the location of 500 West might be adjusted.

Chris Breinholt asked where the storm water from the detention basin would go. Garth Day said it went under the freeway.

Doug Thompson said there was a storm drain main on 600 South.

Bryce Wheelwright asked if Garth Day had been in contact with UTA. Mr. Day said he had not. Mr. Wheelwright said that UTA was doing corridor preservation. UTA would probably take the whole row of houses along 500 West.

Chris Breinholt asked about the width of UTA's corridor. Mr. Wheelwright said they wanted a 100-foot corridor. Chris Davis said the corridor width UTA wanted was different than was the Division of Water Resources wanted. He thought UTA wanted 66 feet. He suggested that Garth Day contact Hal Johnson, the UTA Project Manager.

Bryce Wheelwright asked about the temporary turn around at the end of 500 West. Garth Day said the 500 West corridor would probably shift to the west. The 400 West corridor was already preserved and dedicated. After talking with City officials and Council members, he understood the City wanted 500 West to be a straight thoroughfare. Their overall goal was to get 500 West straight through to 600 South. Then 600 South could act as a collector out to the highway.

Garth Day said the active adult community would consist of 50 patio homes with some open space. The rest of the development would be single family homes. The overall density would be roughly 3 units per acre.

Bryce Wheelwright asked how wide the lots would be. Garth Day said the active adult lots were about 60 feet wide. The rest of the lots would be about 80 feet wide. The lots sizes would vary from 10,000 square



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feet to half an acre. The overall density was based on the shape of the property. If they were able to acquire additional property the overall density would probably be higher. Their overall goal was to have a density closer to 10,000 square feet so they could have a fee in lieu of to help generate dollars for the City which could be used for open space or a 600 South corridor.

Chris Davis asked how many acres the active adult portion would have. Mr. Day said it was about ten acres. Mr. Davis asked about the total acreage. Mr. Day said there was 51 acres.

Bryce Wheelwright asked if they had spoken with Lindsey Hansen about his property on the north side. Garth Day said he had not. They were dealing with the Harding piece.

Chris Breinholt said the City did not allow half streets. Garth Day stated that the streets were drawn as half streets. According to his engineer, they could do a full length, asphalt roadway width in a half street. A full width of asphalt, but only half the dedication. Mr. Breinholt said that was not correct. Mr. Day said the half roadway wasn't a way to get around a protection strip. They just didn't want to land lock anybody. Mr. Breinholt said the streets would have to be full width with curb and gutter on both sides. The park strip and sidewalk could be in the remainder area.

Chris Breinholt said the development would have to have two accesses. Only one was shown. Mr. Day said they adjusted the first phase for access requirements. He felt they had time to adjust the remainder of the development to meet secondary access requirements.

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3. ADJOURN

Chris Breinholt moved to adjourn at 3:02 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

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

4
5 The following members were in attendance:

6
7 Chris Davis, City Manager

Doug Thompson, Public Works

8 Chris Breinholt, City Engineer/Jones & Associates

Michelle Drago, Deputy City Recorder

9 Bryce Wheelwright, City Planner

10
11 Others in attendance: Garth Day, Kirk Young, Aaron Robertson, and Jack Hurst

12 13 1. CALL TO ORDER

14
15 Bryce Wheelwright called the meeting to order at 2:09 p.m.

16 17 2A. FINAL PLAT APPROVAL FOR DEER RUN SUBDIVISION AT WILLARD BAY PHASE 1 PART 2 18 LOCATED AT APPROXIMATELY 100 WEST 825 SOUTH

19
20 Kirk Young, representing the Deer Run Subdivision, submitted a final mylar for Deer Run Subdivision at
21 Willard Bay Phase 1 Part 2 and the easement agreement for the storm water. The easement agreement
22 had been signed and notarized. He said the cost estimate would be submitted to the City Engineer by the
23 end of the day.

24
25 Chris Breinholt stated that the easement agreement needed to be recorded with the plat. He checked to
26 make sure the correct Exhibit A with the correct legal description was attached to the agreement.

27
28 **Chris Breinholt moved to approve the final plat for Deer Run Subdivision at Willard Bay Phase 1**
29 **Part 2. Doug Thompson seconded the motion. All voted unanimously. The motion carried.**

30
31 Kirk Young stated that they would soon submit Phase 1 Part 3 and Phase 1 Part 4.

32
33 Bryce Wheelwright stated that the City needed the escrow agreement for Phase 1 Part 2. Mr. Young said
34 he would send the escrow agreement and cost estimate. Mr. Wheelwright felt the plat would be signed and
35 ready to record by the beginning of the week.

36
37 Chris Davis asked how soon the lots would be sold after the plat was recorded. Mr. Young said all of the
38 lots would be sold as soon as the plat was recorded.

39
40 Chris Davis asked if a park was planned in this development. Kirk Young said there was. Mr. Davis said
41 the City was considering a new zone that would allow a fee in lieu of green space. One of the Council
42 members asked if Willard Bay Crossing would be interested in a fee in lieu of rather than developing part
43 of the green space. Mr. Young said it was something they could look at. Their attorney would have to review
44 the ordinance. It could be a little difficult because lots had been sold with the understanding that there would
45 be green space.

46 Mr. Wheelwright said the development was approved with green space.
47



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2B. PRELIMINARY PLAT APPROVAL FOR HURST SUBDIVISION LOCATED AT APPROXIMATELY 100 SOUTH 200 WEST

Bryce Wheelwright stated that Jack Hurst was seeking approval of a preliminary plat for the Hurst Subdivision located at approximately 100 South 200 West. Mr. Hurst had purchased Pearl Naves old house and grounds. The existing house and one of the new lots would be located in the Old Town Willard Zone. Lot No. 3, the lot to the west, was located in the R 1/2 Zone. All of the lots met the frontage and lot size criteria.

Chris Breinholt stated that the Old Town Willard Zone meant that lots on 200 West did not have improvement requirements. They only needed utilities, which consisted of service laterals. The lot on 250 West was not in the Old Town Willard Zone. It would be required to have curb, gutter, and sidewalk. The road would have to be built to the standard road section. The existing asphalt pavement on existing road was there was offset. He didn't feel it was reasonable to construct the road because the pavement would have to go out and around to make room for the curb and gutter. However, the Code required something there, so the City would have to do something to make an exception. It could take a fee in lieu of or waive the pavement requirement. He wasn't sure which body had the authority to make an exception.

Bryce Wheelwright stated that the next step in the approval process would be a public hearing before the Planning Commission. The exception would have to be considered by the City Council. SLUA did not have that authority.

Chris Breinholt stated that the engineer who prepared the plat did not show the sewer lines. The subdivision plat needed to show sewer lines and laterals to the lots. The rest of his comments were about labeling. Water and sewer laterals would be required for the new lots. There were existing laterals for the existing home. He didn't think a fire hydrant would be required because there was one located within 250 feet. It just needed to be shown on the plat.

Jack Hurst asked if a second lateral would be required if there was only one new lot. Chris Breinholt said a sewer lateral was required for any lot created. Jack Hurst wasn't sure there would be a third lot. The subdivision was proposed with a third lot so it could be sold if they desired to do so. They planned to build a new home on 250 West. He couldn't see putting in laterals for a lot that might never exist. Mr. Breinholt said the Hurst's would have to go through the subdivision approval process again if the third lot wasn't created now.

Jack Hurst asked about fees. Bryce Wheelwright said the sewer impact fee was \$7,200; the water impact fee was \$3,600; the sewer hookup fee was \$500; and the water hookup fee was \$500. Jack Hurst said the fees were about \$12,000 per lot. That would be wasted money if they didn't sell the third lot. Chris Breinholt pointed out that the fees were paid when a building permit was issued. Mr. Wheelwright said the only up-front cost would be the cost to install the laterals. Mr. Hurst asked if he could do the installation. Bryce Wheelwright said the work had to be completed by a licensed contractor.

Jack Hurst asked that consideration of the subdivision be tabled until they decided whether or not to do the third lot.

Chris Breinholt asked about the purpose for the easement on the south side of Lot 2. Mr. Hurst said his engineer said had recommended the easement so they could retain access to 200 West if they needed it. There was enough frontage on 200 West for the lot plus the easement.

Bryce Wheelwright said the City would wait for the Hurst to decide how many lots they wanted.



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Chris Breinholt stated that regardless of the number of lots, the City Council would have to grant a variance to the improvement requirements on 250 West.

2C. CONCEPT PLAN FOR THE ORCHARDS AT WILLARD LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST

Bryce Wheelwright stated that Heritage Land wanted to discuss the concept plan for the overall Orchards Subdivision.

Garth Day stated that they just wanted to kick around some concept ideas with the SLUA.

Bryce Wheelwright asked if Heritage Land was still trying to acquire the Harding and Crossley properties. Mr. Day said they were.

Garth Day stated their concept plan consisted of two pieces – very traditional single family homes and an active adult community tucked into the northeast corner. The first six lots were located on 200 West. The concept plan was based on the proposed Master Plan Community Zone. They had planned the proposed road system around the properties they were trying to acquire. If they weren't able to purchase them, someone else would. One way or another the roads would all connect. A regional detention facility was planned on the west side of the subdivision along the Interstate. The facility would handle their water, as well as water from Willard Flood Control. Willard Flood Control had not told them how much room they needed. If Willard Flood Control didn't need much room, the lots along the west side could be increased in size, which meant the location of 500 West might be adjusted.

Chris Breinholt asked where the storm water from the detention basin would go. Garth Day said it went under the freeway.

Doug Thompson said there was a storm drain main on 600 South.

Bryce Wheelwright asked if Garth Day had been in contact with UTA. Mr. Day said he had not. Mr. Wheelwright said that UTA was doing corridor preservation. UTA would probably take the whole row of houses along 500 West.

Chris Breinholt asked about the width of UTA's corridor. Mr. Wheelwright said they wanted a 100-foot corridor. Chris Davis said the corridor width UTA wanted was different than was the Division of Water Resources wanted. He thought UTA wanted 66 feet. He suggested that Garth Day contact Hal Johnson, the UTA Project Manager.

Bryce Wheelwright asked about the temporary turn around at the end of 500 West. Garth Day said the 500 West corridor would probably shift to the west. The 400 West corridor was already preserved and dedicated. After talking with City officials and Council members, he understood the City wanted 500 West to be a straight thoroughfare. Their overall goal was to get 500 West straight through to 600 South. Then 600 South could act as a collector out to the highway.

Garth Day said the active adult community would consist of 50 patio homes with some open space. The rest of the development would be single family homes. The overall density would be roughly 3 units per acre.

Bryce Wheelwright asked how wide the lots would be. Garth Day said the active adult lots were about 60 feet wide. The rest of the lots would be about 80 feet wide. The lots sizes would vary from 10,000 square



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feet to half an acre. The overall density was based on the shape of the property. If they were able to acquire additional property the overall density would probably be higher. Their overall goals was to have a density closer to 10,000 square feet so they could have a fee in lieu of to help generate dollars for the City which could be used for open space or a 600 South corridor.

Chris Davis asked how many acres the active adult portion would have. Mr. Day said it was about ten acres. Mr. Davis asked about the total acreage. Mr. Day said there was 51 acres.

Bryce Wheelwright asked if they had spoken with Lindsey Hansen about his property on the north side. Garth Day said he had not. They were dealing with the Harding piece.

Chris Breinholt said the City did not allow half streets. Garth Day stated that the streets were drawn as half streets. According to his engineer, they could do a full length, asphalt roadway width in a half street. A full width of asphalt, but only half the dedication. Mr. Breinholt said that was not correct. Mr. Day said the half roadway wasn't a way to get around a protection strip. They just didn't want to land lock anybody. Mr. Breinholt said the streets would have to be full width with curb and gutter on both sides. The park strip and sidewalk could be in the remainder area.

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