



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
April 29, 2021 – 2:00 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 Director
Chris Breinholt, City Engineer/Jones & Associates	Michelle Drago, Deputy City Recorder
Bryce Wheelwright, City Planner	

Others in attendance: Kirk Young, Willard Bay Land Development, and Derrick Hurst

1. CALL TO ORDER

Bryce Wheelwright called the meeting to order at 1:40 p.m.

2A. FINAL APPROVAL OF DEER RUN SUBDIVISION PHASE 1 PART 4 LOCATED AT APPROXIMATELY 800 SOUTH 100 WEST

Bryce Wheelwright stated that Willard Bay Land Development was requesting final approval of Deer Run Phase 1 Part 4 so they could begin construction. He asked if there were any comments from the SLUA members.

Doug Thompson, Public Works Director, said he was familiar with the project. It didn't look like it had changed. As long as the subdivision complied with the City's standards and engineering requirements, he didn't have a problem with it.

In response to a question from Chris Davis, Chris Breinholt clarified that Deer Run Phase 1 Part 4 consisted of 18 lots on one street (800 South). Last month SLUA approved Phase 1 Part 2. He asked when they planned to do Phase 1 Part 3. Kirk Young, Willard Land Bay, said they did Part 3 with Part 2. Part 3 included the retention basin. They had bonded for Part 2 and would be ready to bond for Part 3 in June.

Bryce Wheelwright didn't have any questions.

Chris Davis asked about the patio homes. Chris Breinholt said the patio homes would be part of Phase 2 Part 4. According to Willard Bay's preliminary plan, their next phase would be to the north on 600 South.

Chris Davis asked how soon Willard Bay Land planned to begin working on 600 South. Kirk Young felt they would be ready to start construction on 600 South in the fall. He would probably be back to meet with the SLUA in a few months. This subdivision was moving much faster than they were expecting.

Kirk Young asked if the SLUA members had any comments about the first phase. Bryce Wheelwright felt some of the architecture was a little interesting. Mr. Young said he had made some modifications on a few houses he didn't like.

Doug Thompson asked if there was an HOA. Mr. Young said there was, and it was active. Information about the HOA and its budget was included in the selling packet.

Chris Davis asked about the lot size for the patio homes. Kirk Young said the pads were 40 feet wide. Chris Breinholt the pads were a total of 2400 square feet.



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Chris Davis asked about the last time UTA had spoken with Kirk Young. Mr. Young said it was probably last September.

Chris Davis explained that UTA wanted to purchase a Front Runner right-of-way from Willard Bay Land Development. The right-of-way would be located where Willard Bay was proposing to put in green space. Willard City was interested in locating water and sewer lines in the unused portion of the right-of-way. The City needed to consider a way to solve the green space issue that would also allow an agreement with UTA for utility lines. In order to change the green space in Deer Run, the development agreement would have to be modified.

Doug Thompson moved to approve Deer Run Subdivision Phase 1 Part 4. Chris Breinholt seconded the motion. All voted unanimously. The motion carried.

Bryce Wheelwright asked about the escrow. Chris Breinholt said an escrow would be needed when Willard Bay Land was ready to record the subdivision.

2B. PRELIMINARY APPROVAL OF HURST SUBDIVISION LOCATED AT APPROXIMATELY 100 SOUTH 200 WEST (02-051-0007)

Bryce Wheelwright stated that Derrick Hurst was proposing to subdivide existing property at 100 South 200 West into three lots. There would be two lots on 200 West and one on 250 West. Lot No. 1 contained the existing home. SLUA discussed this subdivision on March 11th. It talked about curb and gutter on 250 West. At that time, Mr. Hurst withdrew his application to consider whether he wanted to divide the property into three lots. He had decided to move forward.

Derrick Hurst said he and his wife considered whether they wanted to stub sewer and water to a third lot if they didn't plan to sell it. They decided it was worth it to have the option in the future.

Chris Breinholt asked about their plans. Mr. Hurst said they planned to build a home on Lot No. 3.

Chris Breinholt said he talked about the improvements on 250 West during the March 11th SLUA meeting. 250 West was not located in the Old Willard Township Zone. Curb and gutter would be required, but it didn't make sense to realign the road for one lot. The City Council would ultimately have to waive the curb, gutter, and sidewalk requirements. There were three options he could recommend: 1 – Waive the curb and gutter requirement; 2 - Waive the requirement and collect a fee in lieu of; and 3 – Enter into a deferral agreement with the landowner in which the landowner agreed to pay the cost of those improvements if and when the street was completed.

Derrick Hurst was willing to pay a fee in lieu of or to sign a deferral agreement.

Doug Thompson didn't have a problem with the proposed subdivision as long as it complied with the City standards and ordinances. He suggested that the water meter be set back in case the road was widened someday. Chris Breinholt said the meter could be located in the easement behind the property line.

Derrick Hurst asked how far the road would move to accommodate curb and gutter. Chris Breinholt felt it would move at least 10 feet. A typical improvement included a 4-foot sidewalk in front of the property line, a 4-foot park strip, and 2 ½ feet of curb and gutter.

Michelle Drago asked if a signature block should be added to the subdivision plat for SLUA. Chris Breinholt said that in Willard, the Planning Commission was the land use authority. SLUA was an advisory body.



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Chris Davis pointed out that after a preliminary was approved by the Planning Commission, SLUA reviewed and approved the final plat. He felt the Zoning Ordinance needed to be amended to reflect that SLUA was also a land use authority.

Chris Breinholt moved to recommend that the Hurst Subdivision be forwarded to the Planning Commission for preliminary approval. Doug Thompson seconded the motion. All voted unanimously. The motion carried

Bryce Wheelwright explained that the next step in the approval process was to apply for preliminary approval by the Planning Commission. The filing fee was \$25.00. The earliest meeting Mr. Hurst could apply for was May 20th. After the Planning Commission meeting, the subdivision would come back to the SLUA for final approval.

Derrick Hurst asked about water and sewer connections. Chris Breinholt said the proposed connections were shown on the preliminary plan. Mr. Hurst's engineer had corrected all of the engineering comments, except for the curb, gutter, and sidewalk issue. Mr. Breinholt said he would add a note to move the water meter into the easement. Doug Thompson asked that the meter be located near the property line rather than the middle of the lot so it wouldn't end up in a driveway.

Chris Davis asked that Chris Breinholt prepare a memo reflecting his recommendation regarding the curb, gutter, and sidewalk.

Chris Davis said the staff preferred a deferral agreement versus a fee in lieu of that could be shown on the City financial records for years.

2C. APPROVAL OF MARCH 11, 2021, AND MARCH 25, 2021, MINUTES

Doug Thompson moved to approve the minutes of March 11, 2021, and March 25, 2021, as written. Chris Breinholt seconded the motion. All voted unanimously. The motion carried.

3. ADJOURN

Chris Breinholt moved to adjourn at 2:17 p.m. Doug Thompson 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 04-29-2021