



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
August 19, 2021 – 1:30 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	Wes Thompson, Public Works Supervisor
Chris Breinholt, City Engineer/Jones & Associates	Michelle Drago, Deputy City Recorder
Bryce Wheelwright, City Planner	

Excused: Van Mund, Fire Chief, and Colt Mund, City Attorney

Others in attendance: Garth Day and Aaron Robertson, Heritage Land Holdings/Sierra Homes

1. CALL TO ORDER

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

- 2A. DISCUSSION REGARDING A CONCEPT PLAN FOR THE ORCHARDS AT WILLARD SUBDIVISION LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST (02-054-0005, 02-054-0007, 02-054-0008, 02-054-0009, 02-054-0010, 02-054-0011, 02-054-0012, 02-054-0013, 02-054-0017, 02-051-0004, 02-051-0085, 02-051-0087, 02-051-0251, 02-051,0252)

Bryce Wheelwright stated that the purpose of the meeting was to review a concept plan for the second phase of The Orchards at Willard Subdivision located at approximately 300 South 200 West. The Orchards was located on the old Lemon farm. The SLUA had discussed a concept plan for The Orchards before the PUD Ordinance was repealed. The proposed second phase contained lots that were all one-half acre in size.

Garth Day, Heritage Land Holdings, stated that the lot shown as Lot 107 on the concept plan was quite large. It would probably be split into two lots. They planned to construct a full-width road on the south side of the subdivision. Heritage Land was asking for clarification about a pioneering agreement on the south side of the road because they didn't own the adjoining property. The temporary detention basin at the south end of Phase 1 would be relocated further to the west. The temporary basin would continue to move until a permanent location could be determined.

Bryce Wheelwright asked if the subdivision would have a homeowner's association. Garth Day said it would not. Mr. Wheelwright asked if the lots would have animal rights. Mr. Day said they would if animals were allowed by the City's R1/2 Zone. Mr. Wheelwright said the R1/2 Zone did allow two large animals or four small ones. Mr. Day felt their restrictive covenants would be more restrictive than the City's Zoning Ordinance.

Chris Breinholt felt the subdivision fit. There was existing sewer available.



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Chris Davis asked if Phase 2 was zoned R1/2. Mr. Wheelwright said it was currently zoned A5, but the Future Land Use Plan showed this area with an R1/2 Zone. Mr. Davis and Mr. Wheelwright asked if all of the homes would be built by Sierra Homes. Aaron Robertson anticipated that they would be.

Aaron Robertson, Heritage Lane Holdings, said they had been hesitant about submitting plans for half-acre lots. They didn't want the City to think they had abandoned their plans for a Master Community Zone. If a Master Community Zone was approved, the lots in the first two phases would become part of the overall density calculations.

Chris Davis asked about water rights. Heritage Land had to provide one acre foot of water per lot unless they provided an irrigation system. Garth Day said the state engineer said they had roughly 200 acre feet of water between the two wells and their irrigation rights. They needed to calculate how much water that would be per lot.

Aaron Robertson asked how much water would be required per lot if they put in an irrigation system. Chris Breinholt said he would have to average the indoor and outdoor water usage.

Wes Thompson didn't have any issues with the proposed subdivision as long as the streets complied with the City's street standards.

Michelle Drago asked if the sewer shown on Lot 107 would make it difficult to place a home on the lot. Garth Day said the sewer shown on Lot 107 was for the old milk barn. It would be removed.

There was a discussion about whether the existing trailer home on the property was occupied and how it was getting water. Michelle Drago said the water meter for the trailer had been pulled. Mr. Davis was concerned about cross contamination if the occupant was using a garden hose to get water from the old barn. Wes Thompson felt the water meter for the barn would prevent a backflow. Garth Day stated that Randy Lemon told him the trailer would be vacated by June. Bryce Wheelwright said the trailer occupant told him he would be gone by the end of summer.

Chris Breinholt stated that this area was served by an existing 6-inch water line. Heritage Land would have to loop the water system or upsize the line. There was a discussion about the best way to loop the system.

Garth Day asked if it would be possible for the City to consider their subdivision application and rezone petition concurrently. Michelle Drago stated that on September 2nd, the Planning Commission could set a public hearing to consider the preliminary subdivision on September 16th. A public hearing to consider the rezone petition could be held on September 16th as well.

Chris Breinholt moved to approve the concept plan submitted by Heritage Land Holding subject to Heritage Land providing the required water and complying with the water connection required by the City Engineer and to forward the plan to the



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Planning Commission for preliminary approval. Chris Davis seconded the motion. All voted "aye." The motion carried.

2C. APPROVAL OF MAY 6 AND JUNE 10, 2021, MINUTES

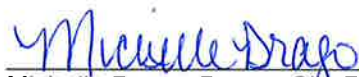
Chris Davis moved to approve the minutes of May 6 and June 10, 2021, as written. Chris Breinholt seconded the motion. All voted "aye." The motion carried.

3. ADJOURN

Chris Breinholt moved to adjourn at 2:10 p.m. Michelle Drago seconded the motion. All voted "aye." The motion carried.

Minutes were read individually and approved on: 10/28/21


Bryce Wheelwright, City Planner


Michelle Drago, Deputy City Recorder

dc:SLUA 08-19-2021