

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 Tuesday, January 25, 2022. Said meeting shall start at 2:30 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Consideration of final approval of The Orchards at Willard Subdivision Phase 2 located at approximately 300 South 200 West (Parcels 02-051-0251 and 02-051-0087)
- b. Approval of November 24, 2021, minutes

3. Adjourn

SLUA Meetings: Held as needed based on applications.

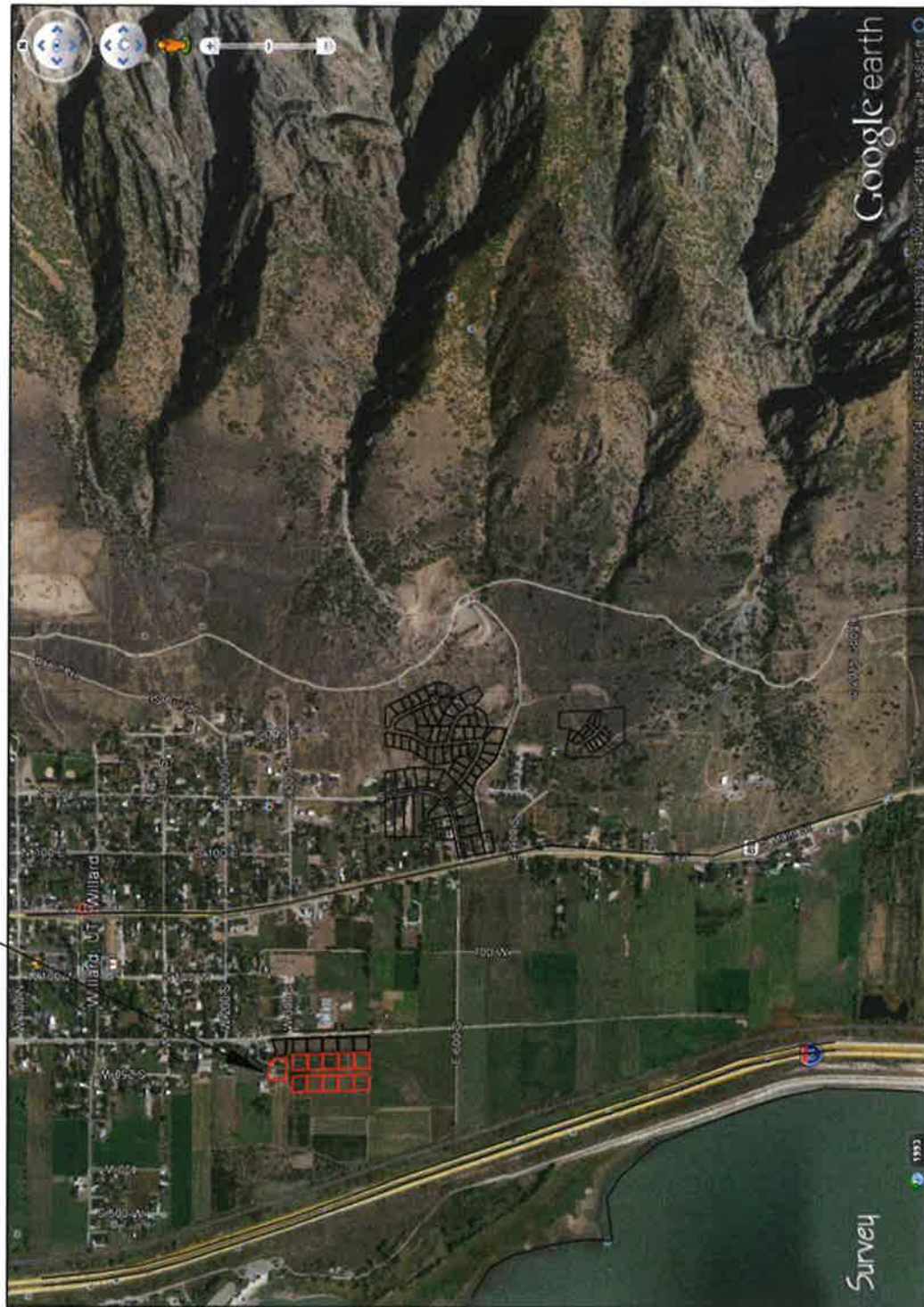
I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 20th day of January, 2022.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

ORCHARDS AT WILLARD PHASE 2
PROJECT



VICINITY MAP

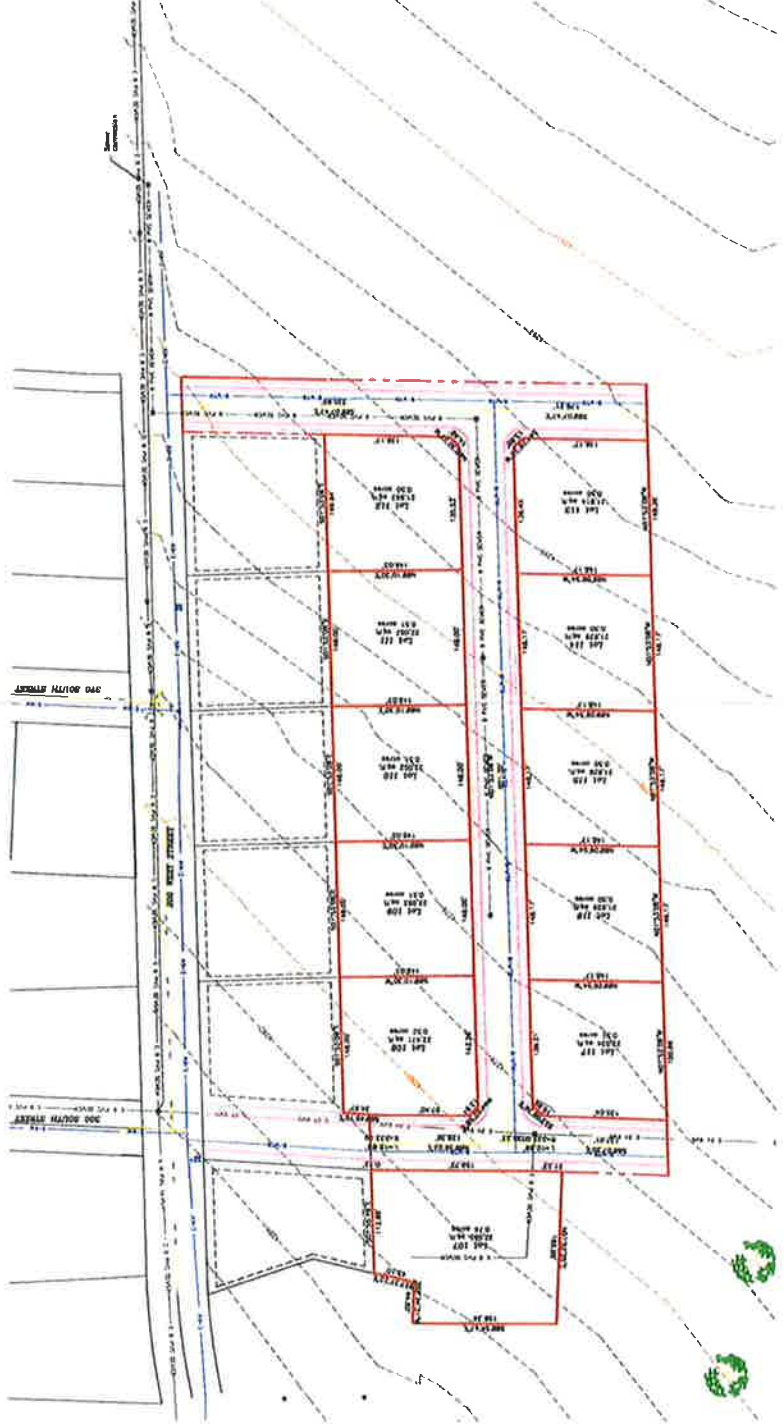
THE ORCHARDS AT WILLARD PHASE 2

PART OF SECTION 28 & 29, TOWNSHIP 8 NORTH,
RANGE 2 WEST,
SALT LAKE COUNTY, UTAH

SKETCH PLAN



SCALE: 1" = 80' (GRAPHIC PLAN SET)



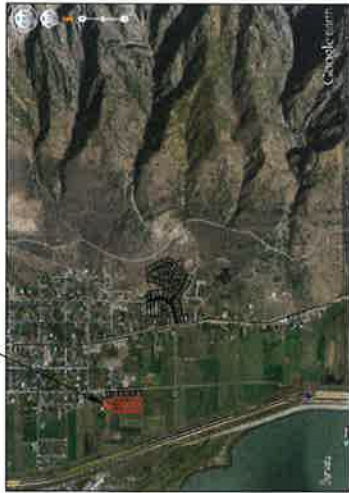
THE ORCHARDS AT WILLARD PHASE 2
PART OF SECTION 28 & 29, TOWNSHIP 8 NORTH,
RANGE 2 WEST,
SALT LAKE COUNTY, UTAH

SKETCH PLAN

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/1/01	W. J. HARRIS
2	REVISED	10/1/01	W. J. HARRIS
3	REVISED	10/1/01	W. J. HARRIS
4	REVISED	10/1/01	W. J. HARRIS
5	REVISED	10/1/01	W. J. HARRIS
6	REVISED	10/1/01	W. J. HARRIS
7	REVISED	10/1/01	W. J. HARRIS
8	REVISED	10/1/01	W. J. HARRIS
9	REVISED	10/1/01	W. J. HARRIS
10	REVISED	10/1/01	W. J. HARRIS

ALLIANCE CONSULTING
1000 WEST 1000 SOUTH
SALT LAKE CITY, UTAH 84119
(801) 551-1000

THE ORCHARDS SUBDIVISION
PHASE 2
PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERIDIAN
300 SOUTH, 200 WEST
WILLARD, UTAH
INDEX SHEET



PROJECT

VICINITY MAP

SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	200 WEST SEWER EXTENSION
3	250 WEST CONSTRUCTION PLAN
4	300 SOUTH CONSTRUCTION PLAN
5	DRAINAGE/GRADING PLAN

Add Sheet 6 (sewer)
contact city

OWNER/DEVELOPER
SIERRA HOMES

CIVIL ENGINEER
ALLIANCE CONSULTING
ENGINEERS, INC.
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
435-755-5121

DEVELOPMENT DRAWING REVIEW

☐ No Exceptions Taken
☐ Rejected
☒ Make Corrections Noted

Checking is only for general conformance with the City standards and general compliance with the drawings. Any action shown is subject to the requirements of the City standards and specifications.

JONES AND ASSOCIATES
Consulting Engineers

By  Z.B. Burt

Date 01/19/2022

GENERAL NOTES (APPLICABLE TO ALL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, STANDARD SPECIFICATIONS FOR HIGHWAYS, 2003 EDITION, LATEST REVISIONS, AND ANY OTHER APPLICABLE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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THE ORCHARDS SUBDIVISION
PHASE 2
PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERIDIAN
300 SOUTH, 200 WEST
WILLARD, UTAH
INDEX SHEET

DATE: 1-19-2022
DRAWN BY: [Signature]



ALLIANCE CONSULTING
ENGINEERS
(435)755-5121
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321



SCALE: 1"=50' (22x34 PLAN SET)
SCALE: 1"=10' _VERTICAL_
SCALE: 1"=100' (11x17 PLAN SET)



AE

[illegible]

THE ORCHARDS SUBDIVISION
PHASE 2
SOUTH LANE, BACELINE AND MEDIAN
300 SOUTH 2ND WEST
MILLVILLE, UTAH
200 WEST SEWER EXTENSION

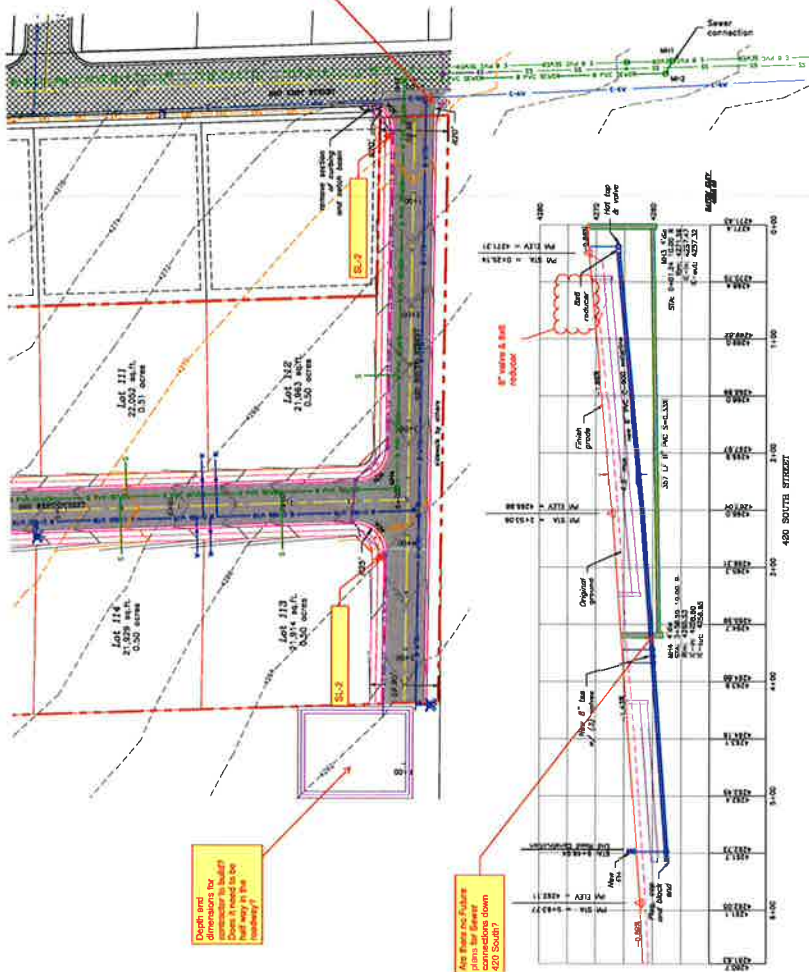
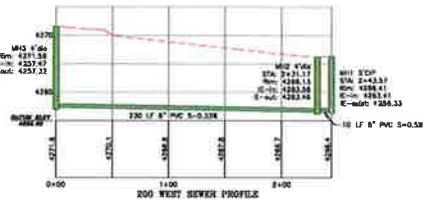
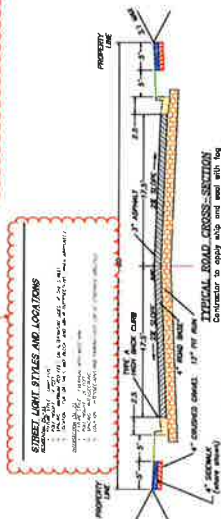
DATE: 2023

[illegible]

Willard City has two type of Street lights. Please call out either SL-1 or SL-2 at appropriate locations.

STREET LIGHT STYLES AND LOCATIONS

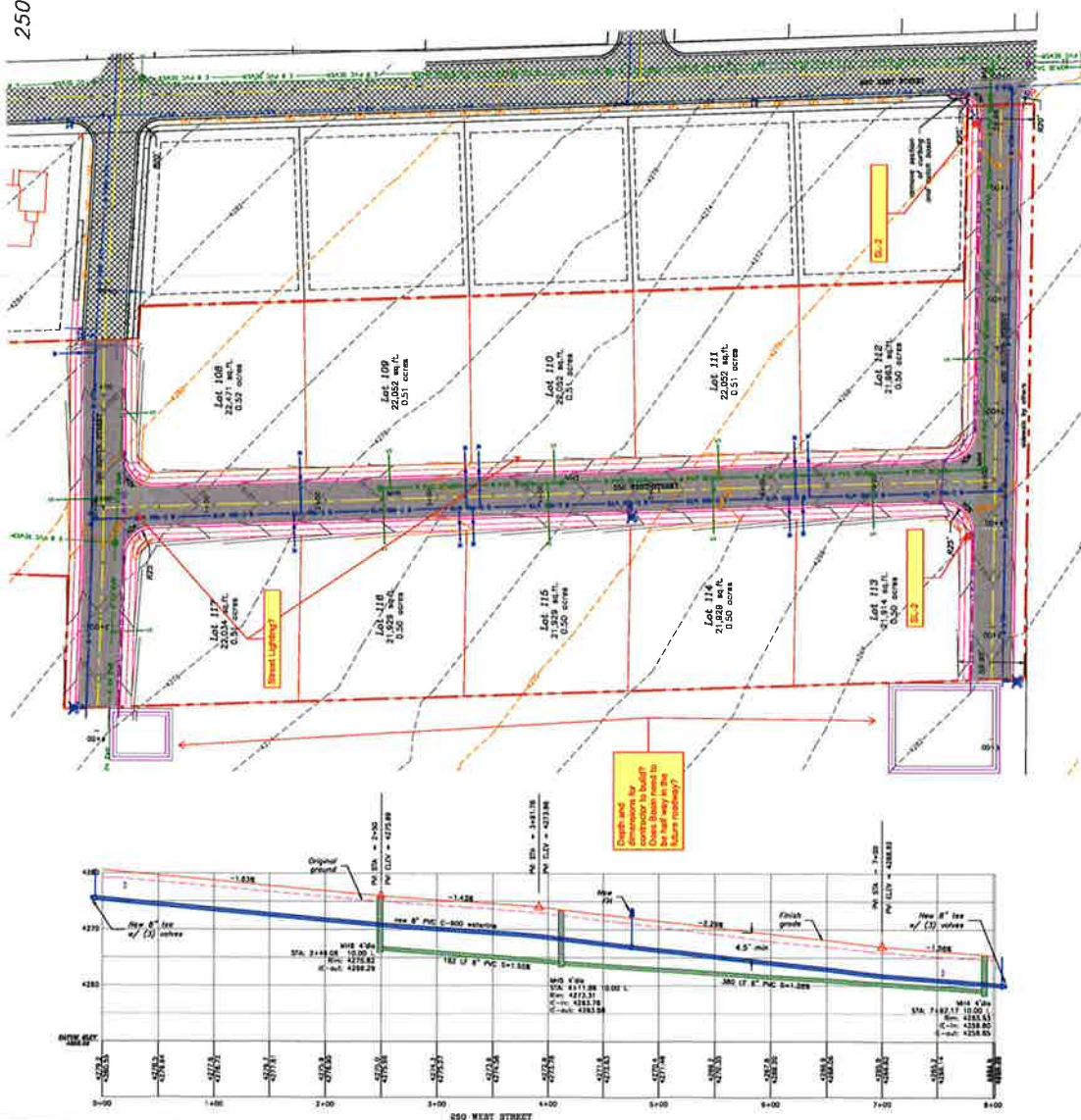
Why doesn't the curb continue onto the 200 West frontage? Plan needs to address SD/irrigation Box in ADA Ramp.



Depth and dimensions for connector to bulb?
Does it need to be half way in the hole?

Are there no future plans for Swift connections down 420 South?

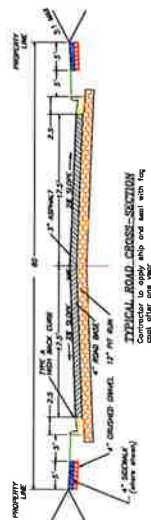
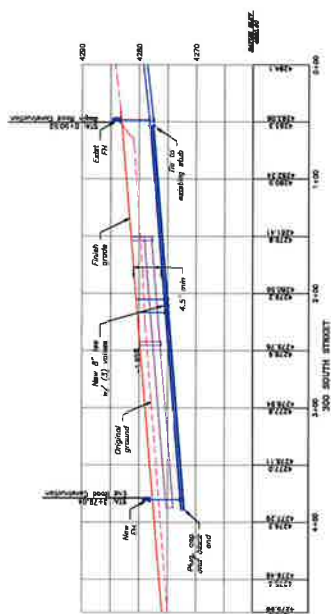
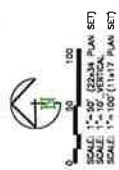
THE ORCHARDS SUBDIVISION
PHASE 2
250 WEST CONSTRUCTION PLAN



Viewer Beginning Point?

4

THE ORCHARDS SUBDIVISION
PHASE 2
300 SOUTH CONSTRUCTION PLAN

[illegible]

THE ORCHARDS SUBDIVISION
PHASE 2
PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND WEST MOUNTAIN, UTAH
300 SOUTH CONSTRUCTION PLAN

THE ORCHARDS SUBDIVISION
PHASE 2
DRAINAGE/GRADING PLAN



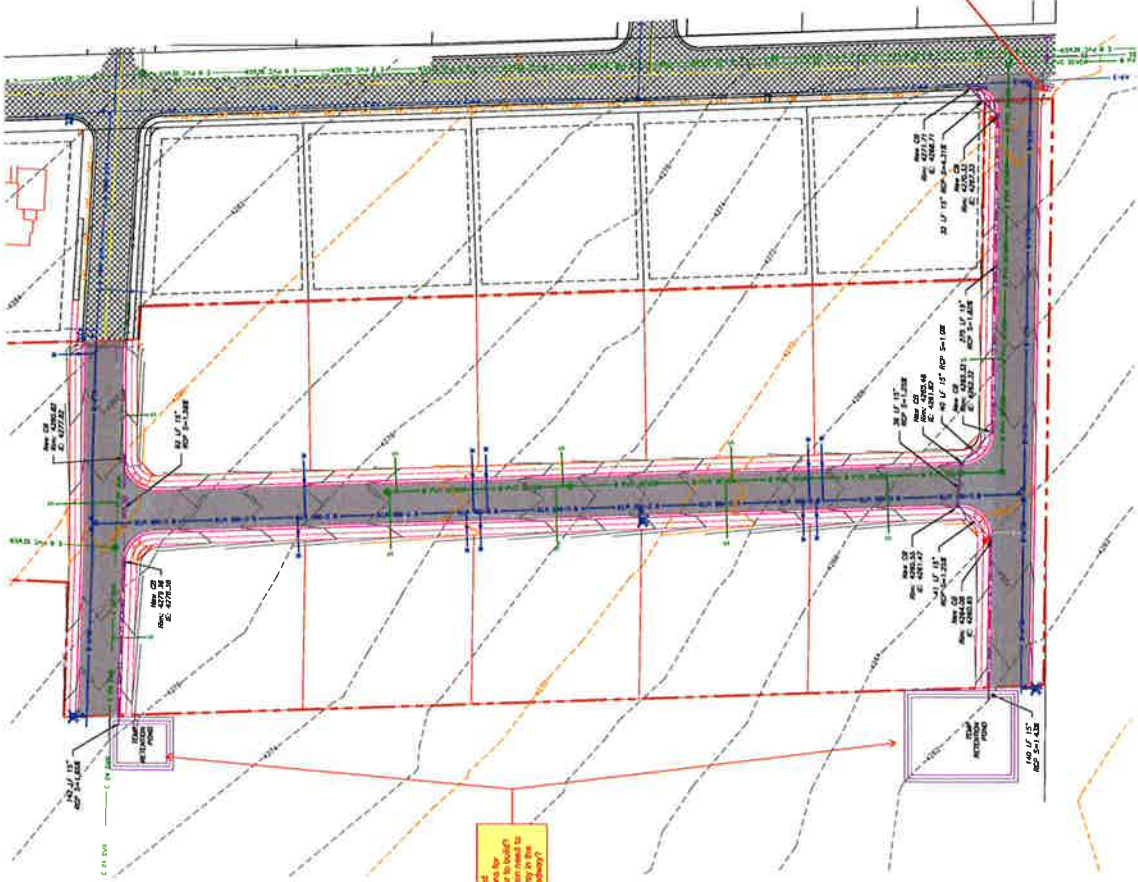
SCALE: 1" = 50' (2023A PLAN SET)
SCALE: 1" = 100' (1117 PLAN SET)

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
(KAS) 25-0121



Legend:

	BOUNDARY LINE
	12" LINE
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	996" LINE
	1000" LINE



Why doesn't the curb continue onto the 200 West frontage?

Depth and dimensions for easements for driveway to be built. Does this area to be built away in the future roadway?

THE ORCHARDS SUBDIVISION
PHASE 2
GRADING/DRAINAGE PLAN
SHEET 2 OF 2
DATE: 10/20/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
November 24, 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
8 Bryce Wheelwright, City Planner
9 Chris Breinholt, City Engineer/Jones & Associates
10 Michelle Drago Deputy City Recorder

11
12 Excused: Colt Mund, City Attorney; Van Mund, Fire Chief; and Wes Thompson, Public Works Director.

13
14 Others in attendance: Garth Day, Heritage Land Holding.

15
16 1. CALL TO ORDER

17
18 Bryce Wheelwright called the meeting to order at 2:00 p.m.

19
20 2A. DISCUSSION REGARDING FINDINGS OF THE TRAFFIC STUDY FOR ORCHARDS AT
21 WILLARD PHASE 2 LOCATED AT 300 SOUTH 200 WEST (PARCELS 02-051-0251 AND 02-051-
22 0087)

23
24 Bryce Wheelwright, City Planner, stated that the purpose of the meeting was to discuss the results of the
25 traffic study for the Orchards at Willard Subdivision Phase 2 (Parcel Nos. 02-051-0251 and 02-051-0087)
26 located at about 300 South 200 West. On September 16, 2021, the Planning Commission requested that a
27 traffic count on 200 West be completed to see what impact the twelve lots proposed in Phase 2 would have.
28 Traffic was counted on Tuesday, November 9th; Thursday, November 11th; Tuesday, November 16th, and
29 Thursday, November 18th. As directed by the City Engineer, traffic was counted during the peak hours on
30 all four days. The peak hours were 7:30 – 10:00 a.m. and 3:00 – 6:00 p.m. Mr. Wheelwright asked if Mr.
31 Day had any comments.

32
33 Garth Day, Heritage Land Holding, asked about the results.

34
35 Chris Davis said that on November 9th, 50 vehicles were counted in the a.m.; 66 in the p.m. On November
36 11th, 53 vehicles were counted in the a.m.; 86 were counted in the p.m. On November 16th, 63 vehicles
37 were counted in the a.m.; 101 were counted in the p.m. On November 18th, 44 vehicles were counted in
38 the a.m.; and 96 were counted in the p.m.

39
40 Garth Day thought of something that hadn't been discussed before the traffic count was conducted.
41 Heritage Land had six homes currently under construction on 200 West. The construction of those homes
42 generated more traffic than the standard traffic trips generated by a home. He wasn't sure how to account
43 of those extra traffic trips. It was probably negligible anyway.

44
45 Chris Davis agreed that the traffic generated by the home construction was negligible. As a collector road,
46 200 West was meant to handle 9,500 cars a day. The highest count barely broke 100.
47



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
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Willard, Utah 84340

48 Bryce Wheelwright pointed out that the traffic was only counted during the peak hours. Garth Day said the
49 peak hours were the most important. Michelle Drago said traffic was counted during the hours suggested
50 by the City Engineer.

51
52 Garth Day said 200 West was designed for 9,500 cars a day. The traffic was roughly around 400 cars a
53 day.

54
55 Chris Davis said the current service level on 200 West was clearly an A and would be for quite a while.

56
57 **Chris Davis moved to pass the traffic count information onto the Planning Commission with the**
58 **recommendation that Orchards at Willard Phase 2 be granted preliminary approval based on the**
59 **current service level of 200 West.**

60
61 Chris Breinholt arrived at 2:04 p.m.

62
63 Chris Davis asked if Chris Breinholt had received the traffic counts for 200 West. Mr. Breinholt said he had.

64
65 Chris Breinholt said he had interpolated the traffic count numbers for an average daily traffic on 200 West.
66 He had back calculated the numbers for peak factor. There was one day that stood out, but all of the
67 numbers were averaged out. The highest hour was on November 16th from 3:00 to 4:00 p.m. with 46 trips.
68 That peak hour represented about 10% of the average daily traffic, which was 460. When the other days
69 were averaged in, the real average daily traffic was probably around 380.

70
71 Bryce Wheelwright felt construction might have contributed to the higher traffic number on the 16th.

72
73 **Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.**

74
75 Chris Davis asked Chris Breinholt to prepare a short memo to the Planning Commission regarding the traffic
76 counts and extrapolated average daily traffic trips. He asked that the memo address whether the counting
77 method and resulting data was reasonable.

78
79 Bryce Wheelwright presented Garth Day with an invoice for the traffic counts.

80
81 Garth Day said an additional twelve homes with 9 ½ average daily traffic trips each would generate 114
82 trips per day. Mr. Day felt the traffic numbers were skewed. All of the homes on 200 West were generating
83 400 trips per day. He felt 9 ½ trips per day meant his twelve new lots plus current six would generate almost
84 half as much traffic as there currently was, and there were probably 40 houses currently on 200 West. He
85 felt 9 ½ trips per day was a high number to use. He realized the total traffic count was still way under what
86 the road could handle, but the numbers seemed skewed.

87
88 Chris Davis said 9 ½ trips per day was the national standard.

89
90 Bryce Wheelwright stated that many of the homes on 200 West were occupied by older couples who
91 probably didn't generate many traffic trips per day.

92
93 Chris Breinholt stated that the traffic count on 200 West was so small that the accuracy was subjective. All
94 he could do was take the known national averages and apply them to the small traffic sample that had been
95 generated. They usually didn't count traffic this small.



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97 2B. APPROVAL OF THE OCTOBER 28, 2021, MINUTES
98

99 **Chris Davis moved to approve the minutes of October 28, 2021, as written. Chris Breinholt seconded**
100 **the motion. All voted “aye.” The motion passed unanimously.**
101

102 3. ADJOURN
103

104 **Chris Davis moved to adjourn at 2:15 p.m. Chris Breinholt seconded the motion. All voted “aye.”**
105 **The motion passed unanimously.**
106

107 Minutes were read individually and approved on: _____
108

109
110
111 _____
112 Bryce Wheelwright, City Planner

110
111 _____
112 Michelle Drago, Deputy City Recorder

113 dc:SLUA 11-24-2021