



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

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  
Bryce Wheelwright, City Planner  
Chris Breinholt, City Engineer/Jones & Associates  
Michelle Drago Deputy City Recorder

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

Others in attendance: Garth Day, Heritage Land Holding.

1. CALL TO ORDER

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

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

Bryce Wheelwright, City Planner, stated that the purpose of the meeting was to discuss the results of the traffic study for the Orchards at Willard Subdivision Phase 2 (Parcel Nos. 02-051-0251 and 02-051-0087) located at about 300 South 200 West. On September 16, 2021, the Planning Commission requested that a traffic count on 200 West be completed to see what impact the twelve lots proposed in Phase 2 would have. Traffic was counted on Tuesday, November 9<sup>th</sup>; Thursday, November 11<sup>th</sup>; Tuesday, November 16<sup>th</sup>, and Thursday, November 18<sup>th</sup>. As directed by the City Engineer, traffic was counted during the peak hours on 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. Day had any comments.

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

Chris Davis said that on November 9<sup>th</sup>, 50 vehicles were counted in the a.m.; 66 in the p.m. On November 11<sup>th</sup>, 53 vehicles were counted in the a.m.; 86 were counted in the p.m. On November 16<sup>th</sup>, 63 vehicles were counted in the a.m.; 101 were counted in the p.m. On November 18<sup>th</sup>, 44 vehicles were counted in the a.m.; and 96 were counted in the p.m.

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

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



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

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

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

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

Chris Breinholt arrived at 2:04 p.m.

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

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

Bryce Wheelwright felt construction might have contributed to the higher traffic number on the 16<sup>th</sup>.

**Michelle Drago seconded the motion. All voted “aye.” The motion passed unanimously.**

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

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

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

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

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

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



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

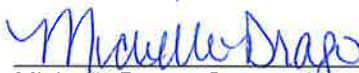
**Chris Davis moved to approve the minutes of October 28, 2021, as written. Chris Breinholt seconded the motion. All voted “aye.” The motion passed unanimously.**

3. ADJOURN

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

Minutes were read individually and approved on: 1/25/22

  
Bryce Wheelwright, City Planner

  
Michelle Drago, Deputy City Recorder

dc:SLUA 11-24-2021

