



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
June 23, 2022 – 3:00 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
Payden Vine, Public Works Director
Van Mund, Fire Chief
Michelle Drago Deputy City Recorder

Excused: Colt Mund, City Attorney.

Others in attendance: Kirk Young, Land Marketing.

1. CALL TO ORDER

Bryce Wheelwright called the meeting to order at 2:11 p.m. A roll call attendance was recorded by the secretary.

2A. CONSIDERATION OF FINAL APPROVAL OF DEER RUN PHASE 2 PART 1 LOCATED AT APPROXIMATELY 700 SOUTH 100 WEST (PARCEL NO. 02-052-0040)

Time Stamp – 06/23/2022 0:48

Bryce Wheelwright, City Planner, stated that Land Marketing was requesting final approval of Deer Run Phase 2 Part 1 located at approximately 700 South 100 West. This subdivision had been reviewed many times. He asked if any of the SLUA members had concerns about the final design of this phase.

Van Mund, Fire Chief, did not have any concerns.

Chris Breinholt, City Engineer, asked when 100 West would connect all of the way across. Kirk Young, Land Marketing, said the remainder of 100 West would be completed in Phase 2 Part 6.

Bryce Wheelwright clarified that Phase 2 Part 1 would be along Highway 89. Mr. Young said that was correct.

Paden Vine, Public Works Director, did not have any concerns.

Chris Davis, City Manager, asked about Parcel A, which was located on the northwest corner of the 600 South Highway 89 intersection. Kirk Young said Parcel A was part of the development's open space. It was where their big entry monument would be located. Mr. Davis asked about Parcel B, which was located on the southwest corner of the 600 South Highway 89 intersection. Mr. Young said it would be landscaped. It was part of their site triangle for UDOT. In the site triangle nothing could be higher than three feet in height. They had a site triangle on Parcel A as well. Their entry monument would be located behind the site triangle.



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

June 23, 2022 – 3:00 p.m.

Willard City Hall – 80 West 50 South
Willard, Utah 84340

Chris Davis asked about the trail, or walkway, which was shown on Parcel A. Van Mund said it was street access for the house immediately to the north. Kirk Young said UDOT did not want the home located at 590 South Main to have access from Highway 89. They had agreed to build a drive for that home on 600 South.

Bryce Wheelwright asked about Lots 201 through 207 that backed up against Highway 89. Mr. Young said there would be a pre-cast concrete wall along Highway 89.

Chris Davis asked what roads were paved that run east and west from 200 West. Bryce Wheelwright said 800 South and 825 South had been paved.

Michelle Drago, Deputy Recorder, suggested that the Owner's Dedication specify ownership of Parcels A and B. Mr. Young said that could be done.

Chris Breinholt asked what guarantee did the City have that the park/open space in the last phase would be finished. Kirk Young said the detention area for the upper part of the subdivision was located in the last phase. His contractor would be digging the detention area next week. Mr. Breinholt was concerned about storm water from a public street draining onto private land. Kirk Young said they could break the detention area into a separate parcel and dedicate it to the City if they needed to. Chris Davis said that Land Marketing was the land owner. He didn't feel there would be an issue if Land Marketing wanted to waive any liability from the City. Kirk Young stated that he would be dedicating all of the open space. He only sold finished lots, and he could not sell the lots until the plats were recorded.

Chris Breinholt was concerned about the timing Phase 2 Part 6 and getting that road completed and the parcels dedicated. At that point the advantage to Land Marketing was minimal. Part 6 only contained eight lots.

Chris Breinholt asked if half ownership of 700 South had been resolved. Kirk Young said it had not. He had been in contact with the property owner on the south side of 700 South. He was interested in selling. Mr. Davis clarified that Land Marketing did not own the land to the south of 700 South. Mr. Young said they did not. They had stubbed utilities to all of it. The stubs were on their property. They would either purchase the property or work out a deal on the road.

Chris Breinholt felt there needed to be an easement for the public storm drainage crossing private land. Kirk Young said that was fine.

Chris Breinholt asked when Land Marketing planned to do Phase 2 Part 2. Mr. Young said it would be the next phase. The small lots on the west would be completed toward the end. Mr. Breinholt asked if Land Marketing could do Part 6 at the same time. Mr. Young did not feel that would be a problem. Mr. Breinholt felt it should all come in together because of the way the infrastructure was working. Mr. Young agreed.

Kirk Young said he would get an easement for the public storm drainage.

Bryce Wheelwright asked when they would get down to 200 West. Kirk Young said it would be in the next phase. Mr. Wheelwright asked if Land Marketing could do something to help with the HOP Trail, such as widening the sidewalk.

Chris Davis asked if UTA still wanted the land west of 200 West. Mr. Young said they did. Mr. Davis asked if the HOP Trail would be on the UTA property. Mr. Wheelwright said that the HOP Trail ran along 200 West



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
June 23, 2022 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

all of the way through Willard. It tied into the Union Pacific right-of-way south of the City. Mr. Young thought the HOP Trail was going through the development. He had trails stubbed to the north and the south as part of their open space.

Mr. Wheelwright asked if the sidewalk along the west side of 200 West would be redesigned to become more bike friendly. Mr. Young said he would have to look at it. They were dedicating the back of the patio homes to the road as open space. He felt there would be a way to do it. In other cities he had seen a meandering asphalt trail instead of sidewalk, which was friendlier for bikes, scooters, and kids. Phase 1 Part 3 was already concrete.

Chris Breinholt asked if the HOP Trail was asphalt. Mr. Wheelwright said it could be concrete. An option might be to widen the sidewalk by eliminating the park strip. Mr. Young said that would be easier. They could throw some extra concrete in instead of a park strip.

Payden Vine asked how water meters would be affected if there wasn't a park strip. Chris Breinholt said this would be in the patio home phase. There wouldn't be any meters along 200 West. They would all be interior.

Michelle Drago asked about if the lots that back up against the highway, Lots 201 through 207, should have a no-access clause. Kirk Young said there would be a pre-cast concrete wall along the highway. Ms. Drago felt a no-access clause would put the property owners on notice that they couldn't cut into the wall for access to the highway. Mr. Young felt a note could be added to the plat. There would also be an elevation difference between the lots and the highway.

Chris Davis asked if there was anything affecting Highway 89. Kirk Young stated that UDOT had already approved their access, and the access was constructed a few years ago. Chris Breinholt couldn't think of anything.

Bryce Wheelwright clarified the issues to be resolved: A no-access clause, an easement for the public storm drainage, the HOP Trail on 200 West; and dedication of Parcels A and B to the HOA.

Kirk Young stated that after the plat was recorded, they would deed both parcels to the HOA.

Chris Breinholt moved to grant final approval of Deer Run Part 2 Phase 1 subject to a no-access clause to Highway 89 for Lots 201 through 207 and an easement for public storm drainage and detention pond. Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

Bryce Wheelwright asked about the escrow for Phase 1 Parts 1 and 3. Kirk Young stated that he had a check for the escrow amount and he needed to sign the escrow agreement at the bank.

2C. APPROVAL OF THE MAY 19, 2022, MINUTES

Chris Davis moved to approve the minutes of May 19, 2022, as written. Chris Breinholt seconded the motion. All voted "aye." The motion passed unanimously.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
June 23, 2022 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

3. ADJOURN

Chris Davis moved to adjourn at 2:35 p.m. Payden Vine seconded the motion. All voted “aye.” The motion passed unanimously.

Minutes were read individually and approved on: 10/6/22

Bryce Wheelwright
Bryce Wheelwright, City Planner

Michelle Drago
Michelle Drago, Deputy City Recorder

dc:SLUA 06-23-2022