

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 Willard City Hall, 80 West 50 South, on Thursday, February 2, 2023. Said meeting shall start at 1:30 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. 1:30 p.m. Discussion regarding concept plan for the water tank for the Old Farm Subdivision located at approximately 1500 South Highway 89 (02-055-0024, 02-055-0082, 02-055-0124, 02-055-0112, 02-055-0051, 02-055-0043, 02-055-0067, 02-055-0042, and 01-040-0227)
- b. 2:00 p.m. Discussion regarding revised concept plan for The Orchards at Willard Subdivision located at approximately 300 South 250 West (02-054-0005, 02-054-0009, 02-054-0011, 02-054-0012, 02-054-0013, 02-051-0262, 02-051-0263, 02-051-0264, 02-051-0085)
- c. Approval of January 18, 2023, 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 1st day of February, 2023.

/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.

From: Jim Flint
Sent: Wednesday, February 1, 2023 10:30 AM
To: Michelle Drago
Subject: RE: Application for Concept Plan

Michelle,

Here are the electronic files - I'll bring hard copies to the meeting. This is part of the Old Farm Subdivision proceedings, which has been formally annexed - I'm sure there's already an application on file - I've attached the subdivision plat for reference. The discussion benefits the City in helping to determine the location of a municipal water tank.

Jim Flint
435-723-3491 Office
970-749-4314 Cell



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
-www.haies.net- Fax (435) 723-3492
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

From: Michelle Drago [mailto:mdrago@willardcity.com]
Sent: Wednesday, February 01, 2023 8:26 AM
To: jimf@haies.net
Subject: Application for Concept Plan

Jim,

The attached application is for all stages of a development. Chris said you are seeking approval of a concept plan/sketch plan. Please see the table at the bottom of the first page for appropriate fees.

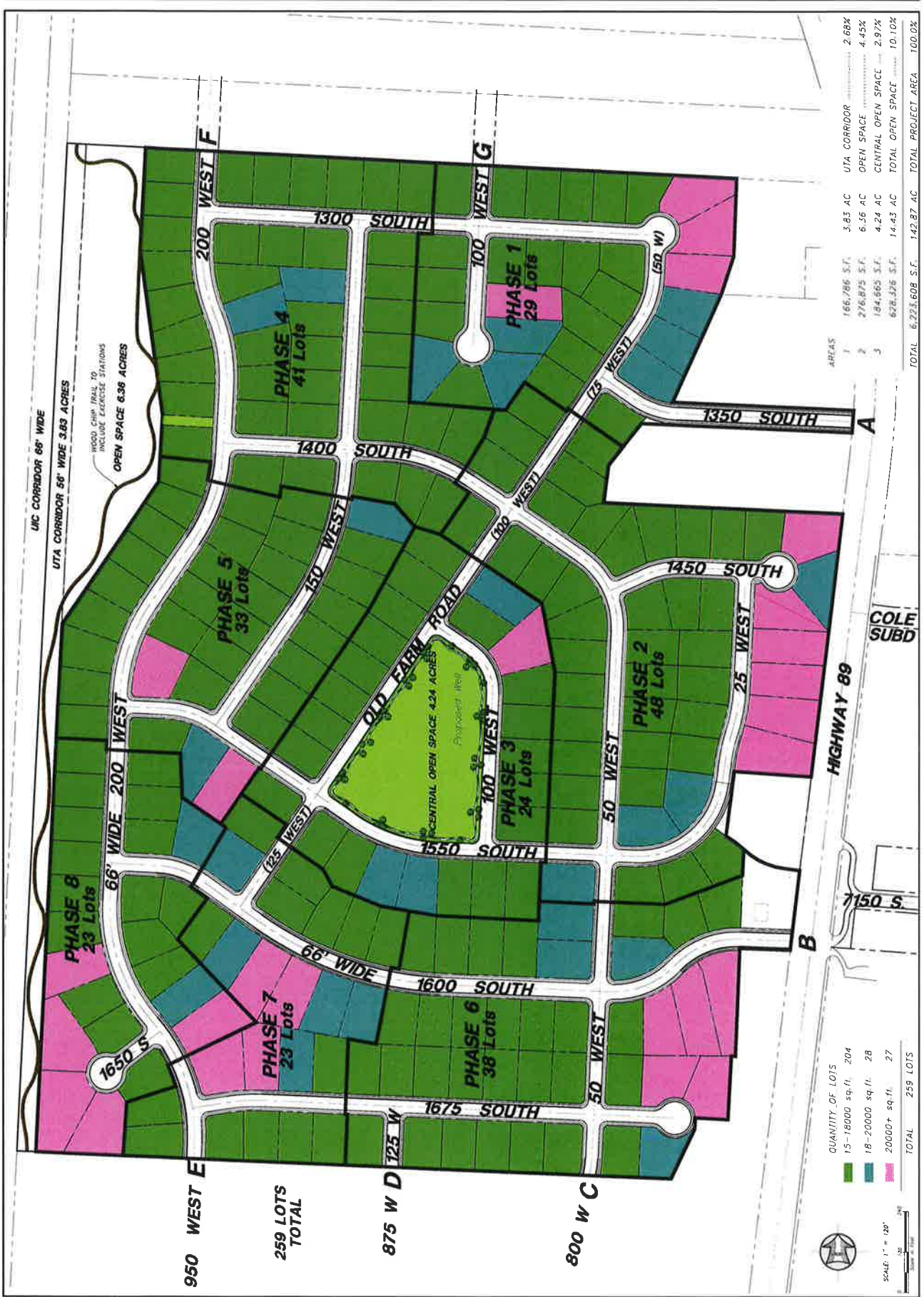
Sent from [Mail](#) for Windows 10

Michelle Drago
Deputy City Recorder
Willard City Corporation
80 West 50 South
Willard, UT 84340
435-734-9881



Virus-free. www.avast.com

OLD FARM SUBDIVISION CONCEPT PLAN HILLAND, UT 84340 HWY 89		Drawn By: MTH Design: 9/25/2022 Checked By: [] Approved By: [] Scale: 1" = 120' Job Number: 17-121	HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Suite 200, Salt Lake City, UT 84102 (801) 223-1001 (Fax) 223-1002 hansen@hanseninc.com	Revision No. Date By [] [] [] [] [] [] [] [] []
--	--	---	---	--



AREAS

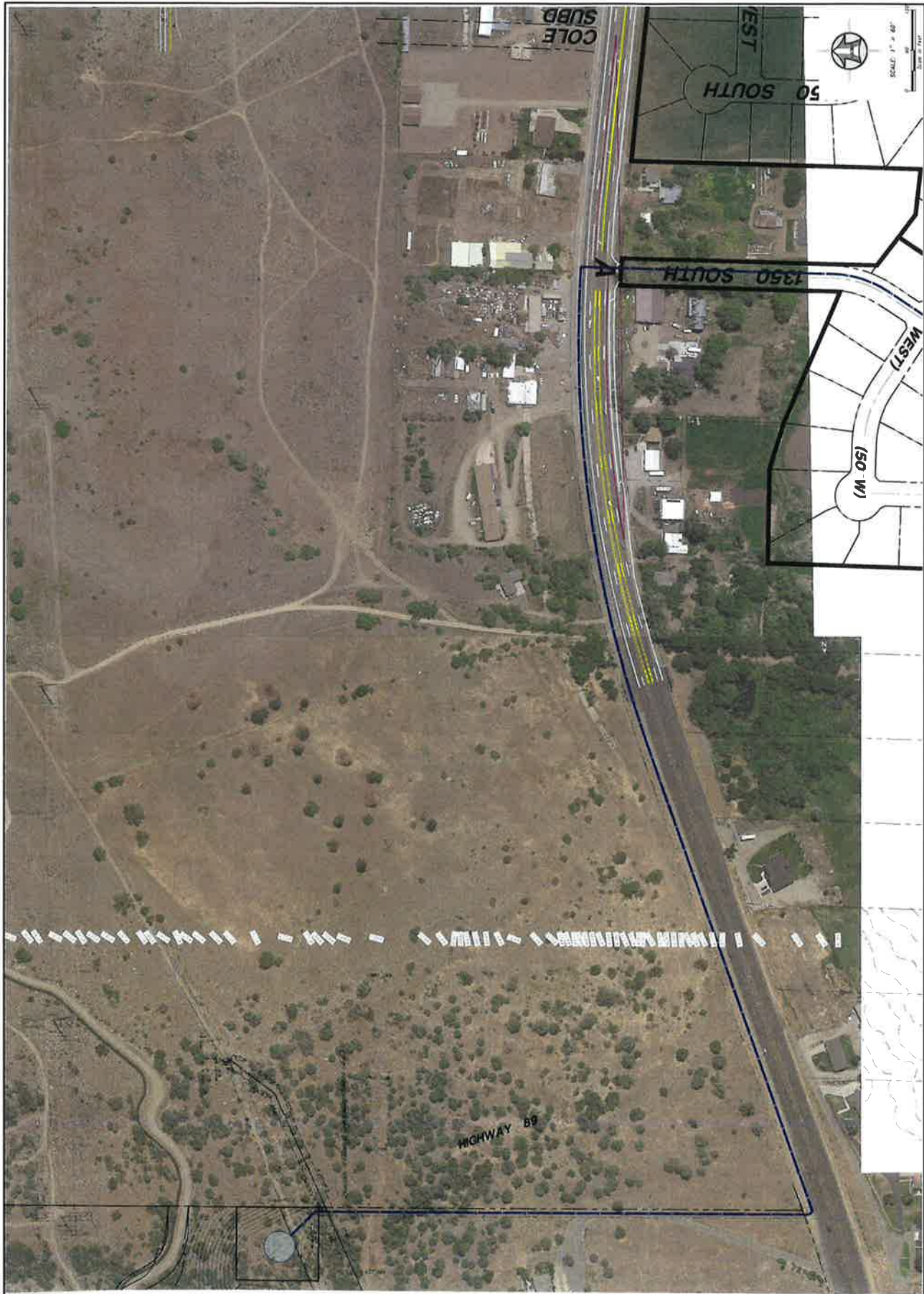
AREAS	1	2	3	TOTAL
1	166,786 S.F.	3.83 AC	156,786 S.F.	3.83 AC
2	276,875 S.F.	6.36 AC	276,875 S.F.	6.36 AC
3	184,665 S.F.	4.24 AC	184,665 S.F.	4.24 AC
	628,436 S.F.	14.43 AC	628,436 S.F.	14.43 AC
TOTAL	6,223,608 S.F.	142.87 AC	6,223,608 S.F.	142.87 AC

QUANTITY OF LOTS

QUANTITY OF LOTS	15-18000 sq. ft.	18-20000 sq. ft.	20000+ sq. ft.	TOTAL
15-18000 sq. ft.	204	28	27	259 LOTS
18-20000 sq. ft.	204	28	27	259 LOTS
20000+ sq. ft.	204	28	27	259 LOTS
TOTAL	259 LOTS	259 LOTS	259 LOTS	259 LOTS

950 WEST E
 875 WEST D
 800 WEST C
 1650 S
 1600 SOUTH
 1550 SOUTH
 1450 SOUTH
 1350 SOUTH
 1300 SOUTH
 125 WEST
 100 WEST
 50 WEST
 25 WEST
 150 WEST
 200 WEST
 66' WIDE
 1650 S
 PHASE 8 23 Lots
 PHASE 7 23 Lots
 PHASE 6 38 Lots
 PHASE 3 24 Lots
 PHASE 2 48 Lots
 PHASE 1 29 Lots
 PHASE 4 41 Lots
 PHASE 5 33 Lots
 CENTRAL OPEN SPACE 4.24 ACRES
 Proposed Well
 WOOD CHIP TRAIL TO INCLUDE EXERCISE STATIONS
 OPEN SPACE 6.36 ACRES
 UTA CORRIDOR 56' WIDE 3.83 ACRES
 UIC CORRIDOR 66' WIDE
 HIGHWAY 89
 COLE SUBD
 7150 S
 A
 B
 SCALE: 1" = 120'
 0 100 200 Feet

MURRAY GRAVEL PIT GAS LINE RELOCATION BOX CREEK COUNTY, UTAH A Part of the Northwest Quarter of Section 35 Township 8 North, Range 2 West, S1.B.M.		Sheet 1 of 1 Date: 11/11/22
Drawn By: J. H. Hansen Checked By: J. H. Hansen Approved By: J. H. Hansen Date: 11-11-22 Job Number: 19-5-50		Hansen & Associates, Inc. Consulting Engineers and Land Surveyors 530 South Main Street, Ogden, Utah 84202 Phone: (435) 744-4400 Fax: (435) 744-4400 Email: jhansen@ha-inc.com





THE ORCHARDS AT WILLARD PHASE 2
 PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH,
 SALT LAKE BASELINE AND MERIDIAN
 WILLARD, UTAH
 SKETCH PLAN



PROJECT FILE THE ORCHARDS AT WILLARD PHASE 2 PART OF SECTION 26 & 27, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WILLARD, UTAH DRAWING TITLE SKETCH PLAN	NO. REVISIONS 1 DATE 10/1/2013	DRAWN 10/1/2013 CHECKED 10/1/2013	ALLIANCE CONSULTING ENGINEERS 1000 N. 1000 E. SUITE 100 WILSON, UT 84054 (801) 375-1000
	SEARCHED 10/1/2013	DRAWN 10/1/2013	PROJECT NO. 1000



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 18, 2023 – 4:00 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 Colt Mund, City Attorney
9 Bryce Wheelwright, City Planner
10 Chris Breinholt, City Engineer/Jones & Associates
11 Payden Vine, Public Works Director
12 Van Mund, Fire Chief
13 Michelle Drago Deputy City Recorder

14
15 Others in attendance: Dr. Lynn Beard

16
17 1. CALL TO ORDER

18
19 Bryce Wheelwright called the meeting to order at 4:02 p.m. A roll call attendance was recorded by the
20 secretary.

21
22 2A. DISCUSSION REGARDING LYNN BEARD LOTL INE ADJUSTMENT/SUBDIVISION AND
23 REZONE REQUEST FOR PROPERTY LOCATED AT APPROXIMATELY 200 WEST 750 NORTH
24 (PARCEL NO. 02-046-0004)

25
26 Time Stamp – 0:48 01/18/2023

27
28 Bryce Wheelwright stated that the meeting had been convened to discuss Lynn Beard's subdivision and
29 rezone requests for property located at approximately 200 West 750 North. Mr. Beard's property consisted
30 of seven separate parcels (02-046-0001 02-046-0004, 02-046-0044, 02-046-0045 02-046-0075, 02-046-
31 0076, and 02-046-0077). In October 2021, Mr. Beard approached the City for approval of some lot line
32 adjustments. He currently had seven parcels and planned to retain seven parcels, but he wanted to move
33 the lot lines to create four half-acre, residential lots on 200 West and some commercial areas on 750 North.
34 Mr. Beard wanted to have the potential to put in some high density housing units on 750 North. In October
35 2021, Mr. Beard wanted to see if his concept would work in Willard City. The staff suggested that Mr. Beard
36 apply for an MPC Zone. Mr. Beard did not want to pursue an MPC Zone. He wanted to pursue the lot line
37 adjustments. Some staff felt that Mr. Beard's proposal more than lot line adjustments. It was a subdivision.
38 The purpose of the meeting was to determine how Mr. Beard should move forward.

39
40 Chris Breinholt, City Engineer, stated that Lot 5 did not have any legal frontage. Lynn Beard submitted a
41 new concept plan that increased the size of Lot 5 from .919 acres to 1.753 acres and provided it with
42 frontage on 200 West. The concept plan submitted by Mr. Beard was creating building lots, which would
43 require subdivision –type improvements. Mr. Beard stated that there was an existing homes on Lots 3 and
44 5. The home on Lot 3 was a duplex.

45
46 Lynn Beard, 295 West 750 North, stated that Councilman John Seamons had asked that he create
47 commercial lots on 750 North, which would increase the number of parcels to nine. He didn't have to create
48 the additional parcels, Councilman Seamons had just asked him to consider them. Eventually he wanted
49 to create a one-acre lot on the 750 North 200 West for some multi-family. He did not feel any changes



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 18, 2023 – 4:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

50 would be made on the ground until long after he was dead. He had not heard any objections to his concept,
51 but he had been working on this for a year and did not feel like he had gotten anywhere. He was feeling a
52 little frustrated. He planned to put a conservation easement on the rest of his property so it would never be
53 divided.

54
55 Bryce Wheelwright stated that Mr. Beard had applied for approval of a sketch/concept plan in October 2021.
56 He submitted a rezone request in November 2022 and a subdivision application in December 2022. He
57 asked what areas Mr. Beard wanted to have rezoned.

58
59 Lynn Beard stated that he wanted to have the residential parcels on 200 West rezoned R ½. Those parcels
60 were contiguous to an existing R ½ Zone. He wanted to rezone the property along 750 North Commercial
61 General, which was in the City's Master Plan. It was also contiguous to other properties zoned Commercial
62 General. This was a "subdivision" that would require no new roads, no new water lines, and no new sewer
63 lines.

64
65 Chris Breinholt stated that if Mr. Beard ended up with more parcels that he currently had, it legally had to
66 be considered a subdivision. Mr. Beard said he did not need to have more than seven parcels unless he
67 complied with Councilman Seamon's request, which he could live without.

68
69 Chris Davis, City Manager, asked for clarification about the proposed lot line adjustments. Mr. Beard
70 showed Chris where the existing lot lines were located and how he was proposed to change them. He did
71 not consider his proposal a subdivision because he was starting with seven parcels and ending up with
72 seven parcels.

73
74 Chris Breinholt stated that lot line adjustments were typically minor tweaks. Mr. Beard was proposing a
75 major reconfiguration.

76
77 Chris Davis asked if lot line adjustments had to be contiguous. Mr. Beard said the proposed lot line
78 adjustments were contiguous. He was proposing to change the property lines to make the parcels more
79 useful by moving boundaries.

80
81 There was a discussion about where current property lines were located according to the County records,
82 and the changes proposed by Mr. Beard. Mr. Beard did not feel the County records were correct. Mr. Beard
83 said his proposal would leave a narrow strip of land south of the residential lots. He wanted to leave that
84 strip and use it for access.

85
86 Colt Mund, City Attorney, stated that the City's code did not allow a lot line adjustment to create a residential
87 lot. He did not feel a lot line adjustment was the proper vehicle for what Mr. Beard wanted to do.

88
89 Chris Breinholt stated that Mr. Beard would have to follow the Subdivision Code. Mr. Beard said that if he
90 had to do a subdivision, he would create the commercial lots requested by Councilman Seamons. There
91 was a slight possibility that in ten years, one of his children would build a home on one of the residential
92 lots. Chances were that nothing would be built on the lots in his lifetime. Nothing would change on the actual
93 ground. The changes were all being made on paper.

94
95 Chris Breinholt stated that the Subdivision Code would require that water and sewer services be provided
96 and constructed for the residential lots. Chris Davis said that payment of impact fees would not be
97 necessary until a building permit was needed.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 18, 2023 – 4:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

99 Bryce Wheelwright stated that the property would have to be rezoned before the subdivision could be
100 approved.

101
102 Colt Mund asked about the current zoning. Mr. Wheelwright said the current zone was A-5. Mr. Beard said
103 he was asking that the residential lots be rezoned R ½, and that the property along 750 North be rezoned
104 Commercial General.

105
106 Colt Mund felt the subdivision should include a deferral agreement for the curb, gutter, and sidewalk
107 improvements.

108
109 Chris Breinholt asked if multi-family was allowed in the Commercial General Zone. Mr. Wheelwright said it
110 was.

111
112 Lynn Beard said the only thing he planned to do was put six townhomes on the corner of 200 West 750
113 North, with the potential for an additional six. That is all he planned to do in his lifetime.

114
115 Van Mund, Fire Chief, asked about water and sewer services on 750 North. Chris Breinholt felt water and
116 sewer services should be deferred until it developed. He said there were fire hydrants near the residential
117 lots.

118
119 Payden Vine, Public Works Director, confirmed the location of fire hydrants near the residential lots. There
120 weren't any fire hydrants on 750 North. Chief Mund said Mr. Beard would have to put in fire hydrants on
121 750 North when he built on his property.

122
123 Colt Mund stated that the City had not updated its water rights conveyance requirements. That was another
124 issue that would have to be addressed during the subdivision approval.

125
126 Van Mund asked if the townhomes would be duplexes. Mr. Beard said it would be a row of six townhomes
127 that would share a common wall. Mr. Beard said he planned to do as small a footprint as possible; maybe
128 200 feet by 200 feet. He wanted to take as little land as he could.

129
130 Bryce Wheelwright stated that the rezone request should be scheduled for the Planning Commission.
131 Michelle Drago said that the City needed legal descriptions for the two rezone areas and the rezone
132 application fee needed to be paid. Mr. Beard also need to submit a list of all property owners to be notified
133 within half a mile.

134
135 Chris Breinholt suggested that Lynn Beard have his engineer prepare a rezone map and a preliminary plan.

136
137 Lynn Beard asked if the Planning Commission could consider the rezone and the subdivision concept plan
138 at the same time. This Planning Commission had already discussed his proposal. This wouldn't be
139 something new to them.

140
141 Colt Mund felt the Planning Commission could hold a public hearing on the rezone request, make a decision
142 on regarding, the rezone, and then consider the concept subdivision at the same meeting. Consideration
143 of the concept plan would be subject to a favorable decision regarding the rezone.

144
145 Van Mund suggested that Mr. Beard get access approval from UDOT for the lots on 750 North. Mr. Beard
146 said that he already had three access on 750 North, and he intended to access the multi-family from 200



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 18, 2023 – 4:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

West. Chief Mund said that when the commercial area on 750 North developed, UDOT might limit access due to changes in traffic flow.

Colt Mund asked if the sketch plan was for the townhomes, the commercial, the residential lots, or all of it. Mr. Beard said he wanted to do it all at once so he didn't have to do it again.

Colt Mund agreed with Chief Mund. There should be some discussion with UDOT regarding the access for 750 North for future development. Mr. Beard said that if he had to talk to UDOT, he didn't want to do the commercial lots because they would never be developed in his lifetime.

Chris Breinholt felt it was good advice to talk to UDOT. It wouldn't hurt to ask the question. The City wasn't asking for approval from UDOT right now because Mr. Beard wasn't building anything. If Mr. Beard was creating lots with only access onto 750 North, he should get an opinion from UDOT.

Colt Mund felt that the Planning Commission would ask about access approval from UDOT. He asked if the City had any master planned roads through Mr. Beard's property. Mr. Wheelwright said the master planned roads in this area were 200 West and a road that would have a cross connection with the TOD intersection. He felt that road would be west of Mr. Beard's property. If all of Mr. Beard's property was in a conservation easement, it would not have any roads.

Bryce Wheelwright stated that to move this project forward and get a total approval, it would behoove Mr. Beard to talk to UDOT. All he needed to ask was where an appropriate access location should be if his property on 750 North developed. UDOT would provide him with a letter.

Lynn Beard asked if that was really necessary. It seemed pointless. Chris Breinholt stated that when a lot was created, the City had to make sure it was usable. Colt Mund stated that the City code required that lots have approved access.

Colt Mund asked when the paperwork on the conservation easement would be prepared. Lynn Beard said he had already received preliminary approval. They were waiting until the snow was gone to survey his property.

Bryce Wheelwright stated that the City needed a map showing what areas Mr. Beard wanted to have rezoned, a concept plan showing all of the lots the way Mr. Beard wanted them, access approval from UDOT, a list of land owners within half a mile, and payment of application fees. Mr. Breinholt said Mr. Beard would have to submit construction drawings for the improvements to the residential lots. The preliminary plat would show the location of existing water and sewer lines and proposed locations of water and sewer stubs.

Lynn Beard asked about his next step after the rezone and subdivision were approved. Mr. Wheelwright stated that after the subdivision was approved, Mr. Beard could submit a site plan and engineering for the townhomes.

Chris Davis asked about impact fees for a sixplex. Bryce Wheelwright thought it was 2/3 of an ERU unit.

Colt Mund asked about a development agreement on the townhomes. He felt that would be a clean way to address impact fees and other issues.

Lynn Beard did not feel the City's impact fees were encouraging affordable housing.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
January 18, 2023 – 4:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Chris Davis moved to recommend that the Planning Commission consider a rezone application from Dr. Beard and hold a public hearing and on the same agenda consider an approval of a preliminary sketch plan that would include the rezone descriptions, access approval from UDOT for parcels on 750 North, construction plans for the utilities for the four residential lots on 200 West, and making sure the City had information regarding affected property owners within half a mile. Colt Mund seconded the motion. All voted “aye.” The motion passed unanimously.

2B. APPROVAL OF THE JANUARY 12, 2023, MINUTES

Chris Davis moved to approve the minutes of January 12, 2023, as written. Chris Breinholt seconded the motion. All voted “aye,” except Van Mund who abstained. The motion passed.

3. ADJOURN

Chris Davis moved to adjourn at 5:52 p.m. All voted “aye.” The motion passed unanimously.

Minutes were read individually and approved on: _____

Bryce Wheelwright, City Planner

Michelle Drago, Deputy City Recorder

dc:SLUA 01-18-2023