

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, March 23, 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 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 February 2, 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 21st day of March, 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.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 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 Chris Breinholt, City Engineer/Jones & Associates
9 Payden Vine, Public Works Director
10 Van Mund, Fire Chief
11 Michelle Drago Deputy City Recorder

12
13 Excused: Bryce Wheelwright, City Planner, and Colt Mund, City Attorney

14
15 Others in attendance: Jim Flint, Hansen & Associates; Nate Swain; Dan Murray; Jason Murray; Brent
16 Bailey; Lew Swain; Joel Murray; Pat Burns, Lync Construction; John Newhall, Lync Construction; and Garth
17 Day, Sierra Homes.

18
19 1. CALL TO ORDER

20
21 Chris Davis, City Manager, called the meeting to order at 1:32 p.m. A roll call attendance was recorded by
22 the secretary.

23
24 2A. DISCUSSION REGARDING CONCEPT PLAN FOR THE WATER TANK FOR THE OLD FARM
25 SUBDIVISION LOCATED AT APPROXIMATELY 1500 SOUTH HIGHWAY 89 (02-055-0024, 02-
26 055-0082, 02-055-0124, 02-055-0112, 02-055-0051, 02-055-0043, 02-055-0067, 02-055-0042,
27 AND 01-040-0227)

28
29 Time Stamp – 1:38 02/02/2023

30
31 Chris Davis, City Manager, stated that Jim Flint, from Hansen & Associates, had asked that everyone meet
32 to discuss potential reservoir sites.

33
34 Jim Flint, Hansen & Associates, provided a quick overview. The Joel Murray property was located at 1025
35 South Highway 89. It extended from Highway 89 east to the land owned by the Forest Service. The Granite
36 Ridge Subdivision was located immediately to the north.

37
38 Chris Davis asked where the Cole/Blue Ox property was located. Jim Flint said it was south of the Murray
39 property.

40
41 Jim Flint expressed appreciation for everyone's attendance to discuss four issues. Old Farm (Lew Swain,
42 Nate Swain, and Brent Bailey) wanted to put a water reservoir on the southeast corner of the Murray
43 property at the same elevation as the 100 North tanks. He understood that Payden Vine, Willard's Public
44 Works Director, had some reservations about the 15% and 21% grades. He proposed that a water tank fill
45 line be ran just south of the road to Joel Murray's home along with a road to get to the tank.

46
47 Mr. Flint said a second aspect was the ongoing Murray gravel operation. Murray's had talked about some
48 things that would help them in the future, such as putting the tank on the northeast corner along with some
49 grading that would allow them to garnish some building lots. The third issue involved Granite Ridge. It might



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

50 be beneficial to Granite Ridge and Murray's to grade the northeast area into a much flatter plain to create
51 buildable lots that would be more terrain friendly. If Murray's could extract material from Granite Ridge
52 Phase 6, it would help Granite Ridge out by making their steep topographical lots more buildable.

53
54 Chris Davis asked if Jim Flint meant mining when he said extract material to flatten out land. Mr. Flint said
55 it was excavation, not mining.

56
57 Christ Breinholt pointed out the powder corridor would have to be dealt with too.

58
59 Pat Burns, Lync Construction/Granite Ridge, stated that they had to put in a retention pond for the next two
60 phases of Granite Ridge. The retention pond would be located in the power line corridor. There was a wash
61 debris basin that went through the middle of it. Some of the area was steep. They had just finished a huge
62 study and worked out agreements for the debris basin. They had a lot of topography information they could
63 share. He was not opposed to an extraction agreement with Murray's.

64
65 Jason Murray asked why Jim Flint was suggesting that Granite Ridge be graded to match their property.
66 Was it because a tank at a 4535 elevation had low water pressure?

67
68 Chris Breinholt, City Engineer, stated that this area had to be served by the upper tanks no matter what.
69 The land could not be graded low enough for the Granite Ridge/Murray area to be served by the new tank.

70
71 Jim Flint understood that the City wanted the new tank to be 200 feet higher. Mr. Breinholt said that was
72 the elevation of the upper tanks.

73
74 Jim Flint said a tank 200 feet higher would be a challenge because it would be located on Forest Service
75 land. The location of the proposed tank was 290 feet above the Old Farm well at an elevation of 4535. It
76 would provide about 125 pounds of pressure.

77
78 Chris Davis said a lot of the uncertainty regarding the tank location was the result of not knowing what
79 would happen with the Blue Ox property. Lew Swain felt they would have a definitive answer about the Blue
80 Ox property on February 14th, when the land would go up for public auction.

81
82 Joel Murray stated that he planned to lower the land on the north side of his property about 15 feet. From
83 that level he could taper over and tie into Granite Ridge. He would like to see the tank fill line ran along the
84 north side of his property line. He felt it would be better to put the tank on the Forest Service land. If not, it
85 could go as high as possible on his property, which would help everyone involved. He didn't think it would
86 be difficult to get approval for a tank on the Forest Service property, especially if the City was pushing it.

87
88 Chris Breinholt stated that a 12-inch line had been built from the upper tank to the north end of Granite
89 Ridge to serve the upper pressure zone. The upper tank was at an elevation of 4735. The City had four
90 tanks. Three were at 4535. There was one tank at 4735. The tank for Old Farm needed to be at 4535. Pat
91 Burns said they had to take the 12-inch line to the south end of Granite Ridge.

92
93 Jim Flint asked if there was a need for additional storage. Mr. Breinholt said there currently wasn't a need
94 for additional storage at the 4735 elevation.

95
96 Joe Murray did not feel the City would gain anything as far as pressure with a fourth tank at a 4535 elevation.
97



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

98 Brent Bailey stated that the Old Farm tank would mostly be for storage. Most of the growth would occur
99 below that pressure zone.

100
101 Chris Breinholt said the biggest challenge for Old Farm was getting fire flow. There weren't big enough lines
102 to get the water from the tanks to that end of the City.

103
104 Lew Swain stated that they had stubbed a 10-inch line from the Deer Run Subdivision that would go south
105 into Old Farm and connect up to the new tank so their system would be looped. They originally anticipated
106 that Blue Ox would participate in the cost of the tank and the water lines as they had the same need as Old
107 Farm. They had shot elevations to put a tank in the lower corner of the Blue Ox property at 4535. When
108 Blue Ox went dark, they started looking at different options and called Joel Murray. On February 14th, they
109 would know whether the new property owner was interested in participating with them.

110
111 Joe Murray said running a tank fill line up his north property line would be best for him. Lew Swain asked
112 what that elevation would be. Mr. Murray said it would be less than 21% Jason Murray said the driveway
113 was 13%.

114
115 Lew Swain said they had proposed the line next to his driveway on the south side of his property to
116 accommodate the requirements that Chris Breinholt had stipulated for a maintenance access for the line
117 from Highway 89 to wherever the tank was. If there was a problem the City needed an easily accessible
118 service area.

119
120 Chris Breinholt asked if Joel Murray was proposing a line up the north side and a reservoir on the southeast
121 corner, or a reservoir elsewhere. Mr. Murray said he was still wondering about the water storage deal. He
122 didn't understand the long-term reasons why the tank wasn't being placed as high as it could go. Mr.
123 Breinholt explained that most of the area would be serve by a tank at 4535. If the City put a tank at 4735, it
124 would have to put pressure reducing valves on the line. The City had to pump water from the well up to the
125 reservoir. The City was already at 130 psi. A well a few hundred feet higher would add another 100 psi,
126 which was a lot of pressure. It was also a lot of energy over the years to pump from the well to burn it back
127 off through pressure reducing valves. It wasn't an efficient way to run the system.

128
129 Jason Murray asked if there were two right answers for tank elevations. Chris Breinholt said there was only
130 one right answer for where the City wants to pump the well too. There were a lot of locations, but the
131 elevation needed to be at 4535.

132
133 Brent Bailey did not feel a higher tank would do anything for the City's delivery system. He thought there
134 was already enough capacity in the high zone. Chris Breinholt said the 12-inch line had been sized to get
135 fire flow to the south end of the City.

136
137 Joel Murray asked what kind of pressure he would have for a future development. Chris Breinholt said the
138 2-inch line from the upper well, at 4435, would serve Joel Murray. Pat Burns, Lync Construction, said the
139 12-inch line that they were running to the south side of Granite Ridge would serve Joel Murray's high area.
140 Brent Bailey felt that Joel Murray would still have enough pressure even if Blue Ox put in 200 houses.

141
142 Chris Breinholt said a fire fight would have a bigger impact than the number of homes. There was a lot
143 more flow than just local service.



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

February 2, 2023 – 1:30 p.m.

Willard City Hall – 80 West 50 South

Willard, Utah 84340

145 Jim Flint asked how long it would be before the 12-inch line was installed in Granite Ridge. Pat Burns said
146 it would be very soon. Chris Breinholt said it was at 300 East right now. Chris Davis asked if it would go
147 further east. Mr. Breinholt said it would. It would also go further up the hill.
148

149 Jim Flint asked how many phases of Granite Ridge there would be before it reached the Murray property.
150 Pat Burns said they had Phases 5 and 6 left, but they were starting with Phase 6 instead of 5. In order to
151 do that, they had to bring the water line all of the way over. The line would be there sooner than Joel Murray
152 would need it.
153

154 Dan Murray asked when they would need to have the property line graded. Pat Burns said it needed to be
155 done soon. He was worried about having the right grade for his retention pond.
156

157 Chris Breinholt stated that Granite Ridge was a planned development. Would a grading change be a
158 problem? Would it open up more property for lots? It would be nice to have Granite Ridge and the Murray
159 property look more continuous in the future. Mr. Davis felt that was a good question. He would have to look
160 at the development agreement. Mr. Burns did not feel the agreement addressed grading. He just had to
161 meet open space requirements and number of homes. If he graded open space he had to get Utah State
162 to put something back over the top.
163

164 Lew Swain summarized the discussion. The higher portions of both Granite Ridge and Murray properties
165 could be served by the 12-inch line from the upper reservoir coming across the top of Granite Ridge and
166 into the Murray property. The tank could be located on either the Blue Ox or the Murray properties as long
167 as it was at the 4535 elevation. The tank location would be up the Joel Murray.
168

169 Jason Murray felt the proposed tank location on the southeast corner made a lot of sense for them. Chris
170 Breinholt asked if the canal would let them build there. Chris Davis said there was an ordinance in the City
171 that prohibited construction within 200 feet of the canal. Pineview Water didn't have that requirement, nor
172 did the BLM. Fire Chief Van Mund thought the ordinance was the result of flooding concerns due to the
173 drastic elevation change.
174

175 Joel Murray felt there was room between the Haul Road and their south fence to run the water fill line. Lew
176 Swain asked if the road needed to be paved. Mr. Murray said it was paved. Chris Breinholt said the City
177 would need an easement that followed the line. The Public Works Director needed to be able to get to the
178 line at any time with his equipment. He needed to have easy access to the reservoir, but it didn't need to
179 be paved.. Mr. Murray was okay with access to get to the tank.
180

181 Joel Murray stated that years ago he had a discussion with Rod Mund and everybody else. The trade off
182 was a tank on his property in exchange for water.
183

184 Lew Swain clarified that the City wanted the tank at the elevation of 4535 no matter where it was. If the
185 grade was steeper than the City wanted, would Joel Murray allow the line to be installed next to the Haul
186 Road?
187

188 Joel Murray said he would entertain it. He asked if it was harder to pump up a steeper grade. Mr. Breinholt
189 said the concern about grade had to do with access. The line would have a grade that was steeper than
190 10%, but City Code did not allow streets steeper than 10%. Jason Murray said the Haul Road met the City's
191 standards.
192



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Chris Breinholt stated that the Murray's might want to consider running the water line up the Haul Road if they planned on it being a future City road. Putting the water line in the road would prevent a 20-foot easement that could interfere with future lot locations.

Joel Murray said the road was good now, but he felt it would have to be redone when his property developed.

Brent Bailey asked if the water line could be located in the power line easement. Mr. Breinholt felt it could.

After further discussion, Lew Swain stated that Joel Murray was the leading indicator of what needed to be done. After Joel made up his mind, they would have to decide if it was something that made sense for them.

Brent Bailey felt that a water tank on the southeast corner of Joel Murray's property made the most economic sense for them.

Jason Murray felt there might be a need for another meeting after February 14th when everyone had an answer about the future of the Blue Ox property.

Lew Swain felt it had been very helpful to get different perspectives. They would wait until 14th to see if the new owner of the Blue Ox property was interested in talking about water. All of the water agreements were finished in anticipation that Blue Ox, or unknown party, would participate in the water installation with locations pretty well established. If not, they would get back in touch with Joel Murray and find something that worked.

2B. DISCUSSION REGARDING A 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, AND 02-051-0085)

Garth Day, Sierra Homes, stated that they were ready to apply for an MPC Zone for the balance of The Orchards at Willard Subdivision. The overall concept plan had been redesigned because the property owners to the south -Harding's and Randy Lemon - were not interested in developing at this time, and Heritage Land was negotiating the sale of a 50-foot corridor on the railroad right-of-way to UTA. The patio home concept had not changed. The average lot size would be 13,000 square feet. There would be pockets of open space on the south end, where there would be a detention basin, and east and west of the patio homes. There would be an urban trail that would connect to the City's HOP Trail on 200 West. There would also be a trail on UTA's corridor until they were ready to put their rail line in. Sewer would be a challenge; they had to figure out how to cross the property south of the subdivision that was owned by the US government. They couldn't do much more development beyond Phase 2 until they resolved the sewer issue.

Chris Davis asked Van Mund if he had any knowledge about the parcel owned by the government. Chief Mund thought it might be left over from the freeway installation.

Mr. Day said the MPC Zoning process would include a development agreement, which would address open space and a fee-in-lieu-of.

Chris Davis asked if the trail would be part of their open space. Mr. Day said it would. They wanted to have an internal trail that connected back to the City's trail on 200 West.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Garth Day asked if the City had any concerns about the new design. Chris Breinholt said there would have to be a turn-around at the south end of the west road.

Chris Davis asked about connection with the Rod and Debbie Braegger Subdivision to the north. Mr. Day thought the Braegger's would be connecting to 500 West.

Chris Davis felt the 13,500 square foot lot size would be a challenge.

Chris Davis asked about water rights. Mr. Day believed they had more water than they needed. They would not know for sure until the State Engineer gave them a final calculation. Sierra Homes felt they had about 200 acre feet of water, but would only need 120 acre feet for their development.

Chris Davis asked about the total number of homes. Garth Day said there would be 51/52 patio homes and 74 single-family lots, in addition to the lots in Phases 1 and 2.

Chris Davis asked how much public green space they would have. Mr. Day said they could talk about turning the green space for the patio homes into public green space. The green space for the patio homes would include pickleball courts, recreation areas, and a pond. Mr. Davis asked if the pond was existing. Mr. Day said it was. The patio homes would not be a true 55-and-older community. It would look like one and be designed like one, but they would not have the 55-and-older requirement. They did anticipate that the roads in the patio home area would be private, and that the patio homes would have an HOA.

Chris Breinholt asked about lot sizes. Garth Day said the patio homes were about 8,000 square feet. The single-family lots would be 13,500. The patio home lots were larger than was typical.

Chris Breinholt asked about the status of the zoning process. Chris Davis said there would be a work session on the General Plan on Monday, February 20th. The Future Land Use Map showed this area as R ½, not MPC. Mr. Day recognized that their challenge for the smaller lot size would be political.

Chris Davis asked if the open space would be developed green space. Mr. Day said the trails would be developed, and there would be a detention basin that could be designed for multi-use. The open space would be designed as an amenity rather than just a non-maintained area.

Chris Davis asked if Willard Flood Control would own the proposed detention basin. Mr. Breinholt said it would.

Garth Day asked if the City would prefer public open space or space owned and maintained by an HOA. Chris Davis said probably the HOA. Chris Breinholt felt it would be better to have a small area maintained by an HOA.

Chief Mund asked how far south the Deer Run Subdivision was located. Garth Day said the Deer Run Subdivision was located on the south side of the US government property.

Chris Breinholt was concerned about connectivity. There needed to be a public road stubbed to the north in the patio home area for 300 West and for the sewer line. The offset intersection needed to be eliminated. He also asked that 400 South have a stub road to the south rather than a bend.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
February 2, 2023 – 1:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

291 2C. APPROVAL OF THE JANUARY 18, 2023, MINUTES

292
293 **Chris Davis moved to approve the minutes of January 18, 2023, as written. Van Mund seconded the**
294 **motion. All voted “aye,” except Van Mund who abstained. The motion passed.**

295
296 3. ADJOURN

297
298 **Chris Davis moved to adjourn at 2:54 p.m. Van Mund seconded the motion. All voted “aye.” The**
299 **motion passed unanimously.**

300
301 Minutes were read individually and approved on: _____

302
303
304
305
306 _____
307 Bryce Wheelwright, City Planner

306 _____
307 Michelle Drago, Deputy City Recorder

308 dc:SLUA 02-02-2023