



WILLARD CITY

Subdivision Land Use Authority (SLUA) – Special Meeting

March 23, 2023, 2023 – 1:30 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: Garth Day, Sierra Homes, Zac Burke, Jones & Associates; and Councilman Mike Braegger, Willard Flood Control.

1. CALL TO ORDER

Bryce Wheelwright, City Planner, called the meeting to order at 1:30 p.m. A roll call attendance was recorded by the secretary.

2A. 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, 02-051-0252, 02-051-0263, 02-051-0264, 02-051-0085)

Time Stamp – 0:58 03/23/2023

Bryce Wheelwright stated that the meeting had been called to review and discuss Sierra Home's latest sketch plan for The Orchards at Willard Subdivision.

Garth Day stated that UTA had started negotiations with Sierra Homes to purchase a corridor along the western perimeter of the subdivision adjacent to the railroad tracks. The revised plan had 125 lots on 48 acres, which did not include Phases 1 and 2. There were seven acres of open space. The density was 2.6 units per acre, which was a third-acre density. The patio homes were the smallest lots; some were as small as 5,000 square feet. The single-family lots ranged from a half acre to 10,000 square feet.

Bryce Wheelwright asked about lot frontages. Mr. Day said the minimum lot width was 90 feet.

Mr. Wheelwright said that the City had approved the Rod Braegger Subdivision when Sierra Homes had agreed to grant a temporary, emergency access easement for 400 West. He could not see that temporary access anywhere on the revised subdivision plan. Garth Day, Sierra Homes, stated that the City had requested a few changes to The Orchards' concept plan. One was a 60-foot public right-of-way through the patio homes section to accommodate the sewer line. The other change was a 90 degree turn o 420 South rather than a sweeping curve. The public right-of-way through the patio homes would provide the temporary, emergency access for The Rod Braegger Subdivision.



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Mr. Day said he didn't have the development agreement required by the MPC Zone prepared, and the revised plan did not show the planned urban trail system. The City was working on an urban trail system for 200 West. They wanted to start with the City's trail and loop a walking path throughout the subdivision to connect their open spaces. They had also set aside an area on the southern end of the subdivision for a detention basin, which was why Councilman Braegger from the Flood Control Board was in attendance. Mr. Day didn't know how the detention basin would work because the engineering wasn't finished.

Councilman Braegger stated that the Flood Control Board was dealing with some issues in Willard. They were considering realigning some lines to run through The Orchards Subdivision to its detention basin. Right now the storm water was unfiltered; it went right to The Bay. It was mostly canyon drainage, but it did have some storm drainage from Willard and needed to be detained. The proposed detention pond needed to be prepared to handle water from up above. The Flood District would take care of its portion. They needed engineering to determine how much the detention area would and could hold. The land naturally sloped to the proposed detention area.

Chris Breinholt asked where the storm drainage crossed under the freeway. Councilman Braegger said storm water crossed under the freeway at 600 South. That was already in place. The detention area would flow into 600 South.

Garth Day said they could design a multi-purpose detention area. They could get creative a design their open spaces with depressions for detention as well.

Councilman Braegger asked about the estimated size of the detention area. Mr. Day said it was over an acre.

Councilman Braegger said the Flood Control Board had envisioned something that could be grassed and used as a soccer field when it was dry. He thought Willard Flood Control's storm drain pipe (a 24-inch concrete line) was located under some of the proposed building lots. Sierra Homes might have to relocate the line.

Zac Burke, Jones & Associates, did not have any comments.

Payden Vine, Public Works Director, did not have any comments.

Chris Davis, City Manager, asked if the dead end streets would have temporary turn arounds. Mr. Day said they would a hammer head or a temporary turn around. Chris Breinholt did not think Willard City's Public Works Standards included hammer heads. Chief Mund said hammer heads were in the Fire Code, but the Fire Code defaulted to the Public Works Standards. Mr. Day said they could put in temporary turn arounds as long as they didn't have to asphalt them. Mr. Davis felt compacted road base in the turn arounds would be okay.

Chris Davis asked if the State Engineer had determined how many water shares were available for The Orchards. Mr. Day did not have a final answer. However, their goal was to get all of the water rights associated with this property to Willard City. Based on the calculations, there was about 220/225 acre feet of water. It was broken up between the wells and the irrigation water. The irrigation water was the hard one to figure out. The State Engineer estimate was 222 acre feet. That much water was enough to cover their proposed density with some left over.



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Councilman Braegger asked if the wells were of any use to the City. Chris Breinholt said the wells themselves weren't, but the water rights were.

Garth Day said he would have to come back to the SLUA with a better-designed plan and answers to the SLUA's questions. He needed a development agreement that would address open space and whether it was enough to allow the 2.6 units per acre density. If it wasn't, there was the fee-in-lieu-of option. Did the SLUA want to wait until he had a draft development agreement before he returned? Chris Davis felt the City Attorney needed to review the development agreement before the SLUA made any decisions.

Chris Davis asked about plans for the UTA property. Did UTA plan on putting in a trail? Mr. Day said Sierra Homes would put a trail on the UTA property, which would be part of their trail system. UTA planned to buy and hold the property for 50 years. UTA didn't want it to sit in weeds, so Sierra Homes planned to put in a trail. Sierra Homes had to figure out how to maintain the trail. UTA didn't have any interest in maintaining it. There would be an HOA for the patio homes, but he wasn't sure how the trail in the rest of the subdivision would be maintained. Was the City set up to maintain it?

Chris Davis said UTA was doing the same thing in the Deer Run Subdivision. The City would have two parallel trails with, hopefully, some east/west connections.

Chief Van Mund asked how wide the trail would be. Garth Day the trail would be 5 to 8 feet. Chris Davis said this trail was not the HOP Trail. Chief Mund stated that the trail's proximity to the homes meant that whatever the City did to take care of trail should qualify the Fire Department for their mitigation of wildland agreement with the State.

Garth Day stated that they wanted to build a low maintenance trail, such as gravel that could be sprayed once or twice a year. Chief Mund asked if the entire right-of-way would have to be sprayed. Mr. Day said just the trail itself would need maintenance. Chief Mund stated that if the entire right-of-way was graded, the Fire Department could mow the sides as part of their mitigation efforts.

Garth Day said the other parts of the trail would be sidewalk, improved, and part of the public infrastructure. Chris Breinholt asked if the right-of-way would be wider in those areas to accommodate the wider sidewalk. Mr. Day said they wanted to use part of the park strip. Mr. Breinholt said they either need to take all of the park strip or none. The park strip had to be four feet wide, or it was worthless. Garth Day asked about a 4-foot parkstrip and a 6-foot sidewalk. Mr. Breinholt said the right-of-way would have to be widened to allow for the extra sidewalk. The standard road with section in the Public Works Standards included a 5-foot parkstrip and a 5-foot sidewalk. Garth Day said Sierra Homes would not be interested in shrinking the asphalt width Mr. Breinholt wasn't comfortable making the road width any narrower. He felt use of the PUE might be an option to allow for a wider sidewalk.

Chris Davis asked if Sierra Homes had talked to UTA about putting in a paved trail. Mr. Day said they had not. Mr. Davis asked how they planned to access the UTA trail. Mr. Day said there would be some knockouts. The access points would be shown on the updated plan.

Garth Day stated that their official petition would be an application for a rezone to the MPC Zone.

Chris Breinholt said that 500 West, the collector street at the bottom, needed to be 66 feet wide. Chris Davis said UTA would like to see a collector street extend south to 750 South, and the City planned for a collector street to connect to 600 South.



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Garth Day asked if 600 South was 66 feet wide to the highway. Mr. Breinholt and Mr. Wheelwright thought it was.

Van Mund left the meeting.

Chris Breinholt asked about the unusual open space between the patio and single-family homes. Mr. Day said it was a buffer between the single-family and patio homes. It could include a depression and be used to detain storm water. Mr. Breinholt said it was a good buffer, but it was not good park space because of its shape. Chris Davis asked if it would be maintained by the HOA. Mr. Day said it would. They planned to have a meandering trail through it. Chris Breinholt asked if it would be landscaped. Mr. Day said that because it would be maintained and used as a buffer, it needed to be more than natural landscaping. Mr. Breinholt suggested an orchard.

Zac Burked asked about the transition from 60-foot roads to 40 feet. Mr. Day said the 40-foot roads were the private roads in the patio home area.

Chris Breinholt was concerned about the offset intersection. There needed to be at least 150 feet between the centerlines of the intersections.

Councilman Braegger asked about snow removal in the patio homes. Mr. Day said the snow removal would be handled privately because the roads would be privately owned.

Michelle Drago reminded Garth Day that Sierra Homes still needed to submit an application and pay the filing fees.

Councilman Braegger stated that the flood control's line would have to be realigned, and its easement cleared up. There was further discussion about a solution.

Chris Breinholt said the plans needed to include road curvature information for designed speeds.

Garth Day asked how big of a fight they would have to get a 2.6 units per acre density. Chris Davis felt there would be some push back. Councilman Braegger said 2.6 units was less dense than the Deer Run Subdivision.

Bryce Wheelwright asked if the SLUA was ready to make a decision. Chris Davis felt there were still too many unanswered questions. Garth Day said he wasn't ready for a final decision. They were still in their design phase.

2C. APPROVAL OF THE FEBRUARY 2, 2023, MINUTES

Chris Davis moved to approve the minutes of February 2, 2023, as written. Chris Breinholt seconded the motion. All voted "aye." The motion passed.

3. ADJOURN

Chris Davis moved to adjourn at 2:10 p.m. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.



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Minutes were read individually and approved on:

4/20/23

Bryce Wheelwright
Bryce Wheelwright, City Planner

Michelle Drago
Michelle Drago, Deputy City Recorder

dc:SLUA 03-23-2023

