

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, August 1, 2024. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Consideration of a concept plan for Broke Ass Ranch Subdivision First Amendment (amending Lot 1 Broke Ass Ranch Subdivision) located at approximately 110 South 400 West (Parcel No. 02-054-0022)
- b. Consideration of a preliminary plan for Granite Ridge Subdivision Phase 6 located at approximately 675 South 450 East (Parcel Nos. 02-053-0014 and 02-053-0069)
- c. Consideration and approval of June 27, 2024, 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/pmnl/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 26th day of July, 2024.

/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.

ITEM 2A

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

SUBDIVISION APPLICATION

Application Date 7-9-24
 Applicant Rodney Braegger
 Mailing Address
488 S. Main St
Willard UT 84340
 Project Address
Appx 110 S + 400 West
Willard, UT 84340
 Email Address debbiebraegger55@gmail.com
 Phone 801-787-6348 Debbie
 Cell 801-734-0408 - Rod
 Fax _____

Proposed Subdivision Data

Subdivision Name Broke Ass Ranch Lot 1

Application Level (check one)

Sketch Plan
Date _____

Approval _____

Preliminary Plat *
*Not required for In-fill subdivisions.

Date _____
Approval _____

Final Plat
Date _____

Approval _____

Assessor Parcel Number 02-054-0022

Number of lots 3

Fee Computation

	Administrative	Engineering	Attorney	Total
Sketch Plan	\$50 + \$2/acre	Billed to developer		\$ 54.00
<u>Preliminary Plat</u>	\$50 + \$15/lot	Billed to developer	\$100 + \$10/lot	My mistake MB
Final Plat	\$50 + \$5/lot	Billed to developer	\$50 + \$5/lot	

pd 7/11/24
Rec #
1.020548

Applicant's Affidavit

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I (we), Rodney Braegger, being duly sworn, depose and say that I (we) am (are) the owner(s)* or authorized agent(s) of the owner of the property located at

_____ in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Rodney Braegger
Property Owner(s)

Agent _____

Subscribed and sworn before me this 9 day of July 2024.



Carrie L. Brough
Notary Public

Residing in Kaysville, UT
My commission expires 2/17/2027

*May be owner of record, contract owner, part to valid earnest money agreement, option holder, or have the other legal control of property.

AGENT AUTHORIZATION

I (we), _____, the owner(s) of real property described above, hereby appoint _____ as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering the application.

Signed _____
Property Owner(s)

Agent _____

Subscribed and sworn before me this ___ day of _____ 20__.

Notary Public

Residing in _____
My commission expires _____

WILLARD CITY CORPORATION
80 W 50 S
PO Box 593
Willard UT 84340

435-734-9881
Jul 11, 2024

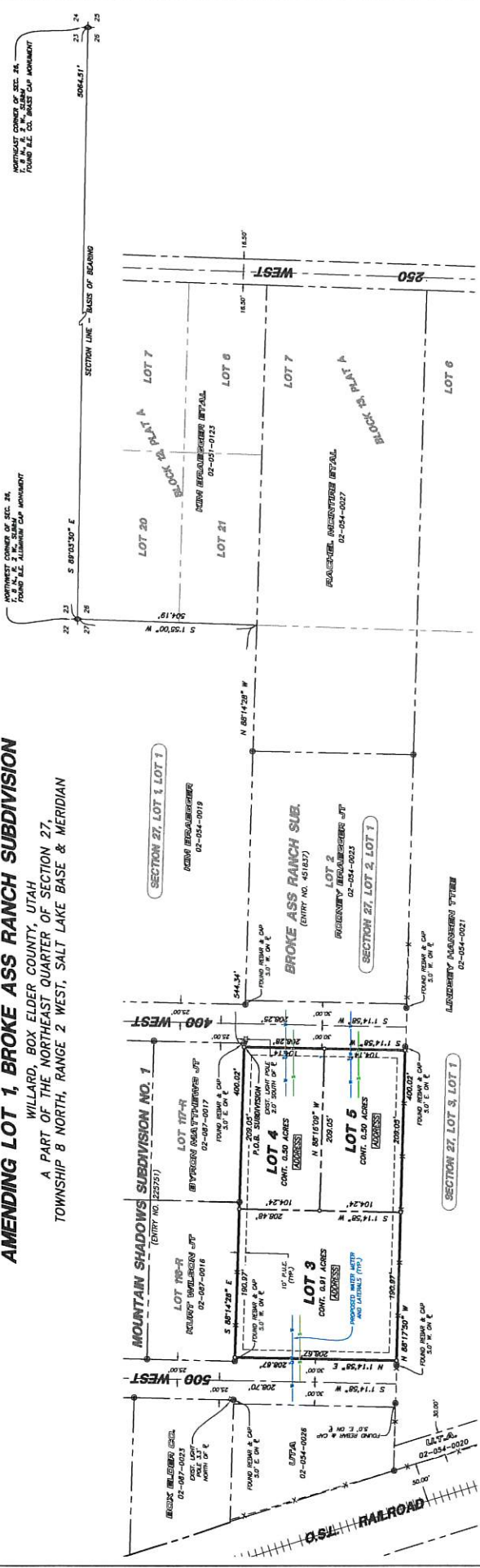
Receipt No: 1.020548

Charges for Services	
Debbie Braegger	
Subdivison application	54.00
Total:	----- 54.00 =====
Check	
Check No: 106	54.00
Total Applied:	----- 54.00 =====
Change Tendered:	----- .00 =====

Duplicate Copy
07/11/2024 11:01 AM

BROKE ASS RANCH SUBDIVISION FIRST AMENDMENT AMENDING LOT 1, BROKE ASS RANCH SUBDIVISION

WILLARD, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, SUBDIVIDE AND TO ESTABLISH AND SET THE CORNERS OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BOX ELDER COUNTY, UTAH. THE SURVEY WAS CONDUCTED BY ROBERT C. SLADE, A REGISTERED PROFESSIONAL SURVEYOR, AND HIS ASSISTANTS. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF JULY, 2024. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL SURVEYORS ACT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL SURVEYORS ACT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL SURVEYORS ACT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION LINES, AND OTHER TRACES OF LAND DESCRIBED AS BEING DEDICATED AND/OR REFERRED TO WILLARD CITY, BOX ELDER COUNTY, UTAH. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES AND HANDS ON THIS 15TH DAY OF JULY, 2024.

OWNER'S CERTIFICATE

I, ROBERT C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11586602. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY AMENDED AND RECORDED THIS FIRST AMENDMENT AND/OR PLACED ON THE GROUND AS SHOWN THIS 15TH DAY OF JULY, 2024.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2024, ROBERT C. SLADE AND DEBBIE BRALOGER, REGISTERED PROFESSIONAL SURVEYORS AND COUNTY OF _____ COUNTY OF _____, HAVE PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, STATE OF UTAH, AND THE SIGNER OF THE ATTACHED OWNERS DESCRIPTION, HAVE REQUESTED THAT I ACT AS A NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, STATE OF UTAH, AND FOR THE PURPOSE THEREIN MENTIONED.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

APPROVAL AND ACCEPTANCE

PRESENTED TO THE WILLARD CITY COUNCIL THIS _____ DAY OF _____, A.D., 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ENGINEER'S CERTIFICATE

I, _____, ENGINEER, CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE WILLARD CITY OFFICE.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 2024, BY THE WILLARD CITY PLANNING COMMISSION.

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ABSTRACTED _____ INDEXED IN _____ FILE OF PLATS _____ COUNTY RECORDER _____

NOTES

1. BUILD TO AVOID FLOODING.
2. THE SUBJECT PROPERTY DOES NOT FALL IN A FLOOD HAZARD ZONE.
3. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 16.00 FEET WIDE UNLESS NOTED OTHERWISE.

LEGEND

- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- WILLARD THROUGHT LOT LINE
- EASEMENT
- FENCE LINE
- PROPOSED WATER
- FOUND SURVEY MARKER
- SET 3/8" DIA. IRON WITH CAP
- SECTION CORNER

PROJECT LOCATION



DEVELOPER

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
330 West 1st Street, Suite 100
Willard, UT 84403 (435) 734-6222
Fax: (435) 734-6222
Established 60 Years of Business

DATE

DATE

CONTRACTOR

CONTRACTOR

ATTORNEY

ATTORNEY

CLERK

CLERK

MAYOR

MAYOR

CHAIRMAN

CHAIRMAN

DATE

DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

APPROVAL AND ACCEPTANCE

PRESENTED TO THE WILLARD CITY COUNCIL THIS _____ DAY OF _____, A.D., 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ENGINEER'S CERTIFICATE

I, _____, ENGINEER, CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE WILLARD CITY OFFICE.

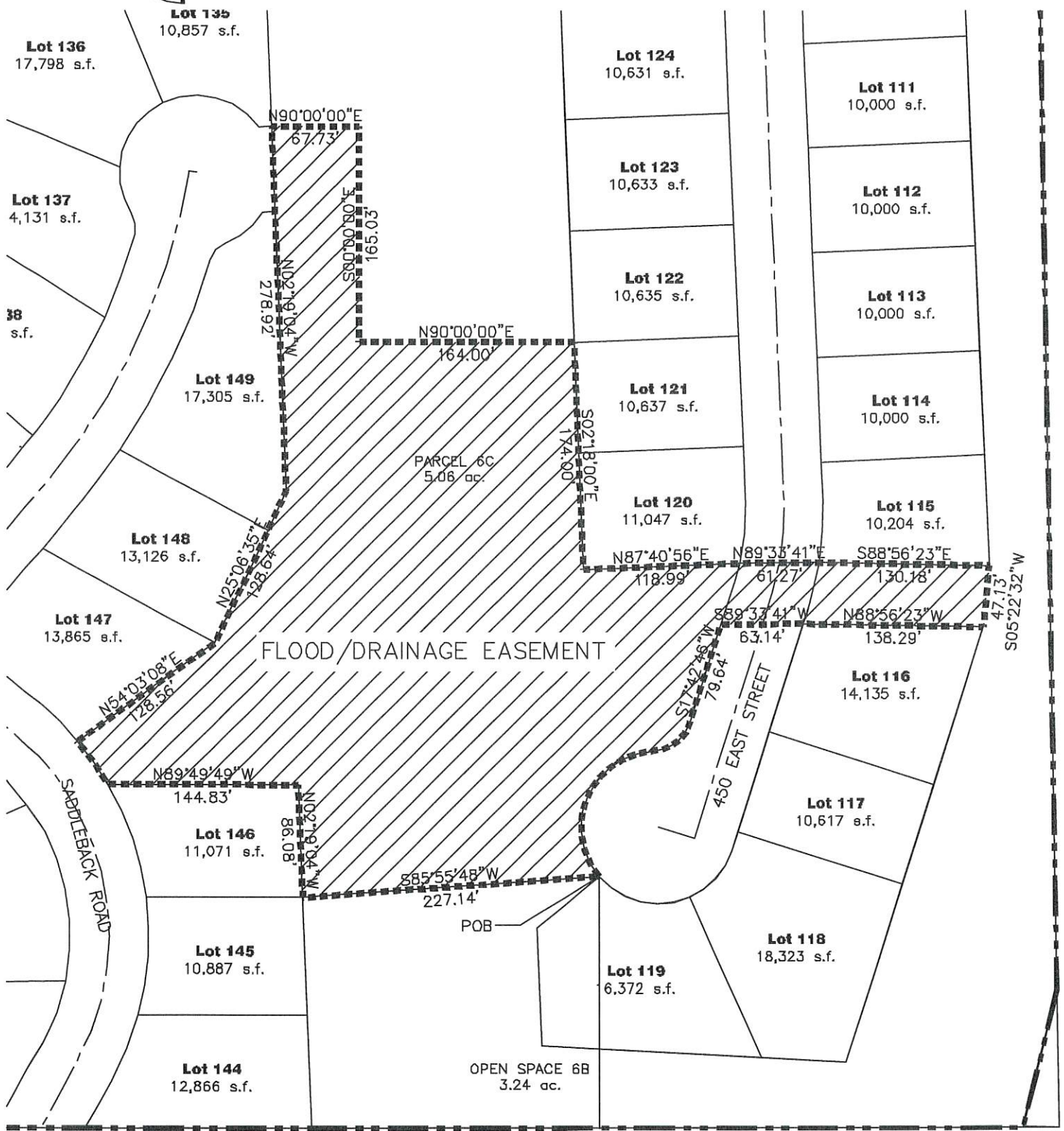
PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 2024, BY THE WILLARD CITY PLANNING COMMISSION.

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ABSTRACTED _____ INDEXED IN _____ FILE OF PLATS _____ COUNTY RECORDER _____

ITEM 2B



A Flood/Drainage easement located in part of the Southeast Quarter of Section 26, Township 8 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Baseline and Meridian monumented with a brass cap thence S 89°57'45" W 350.52 feet along the south line of the Southeast Quarter of said Section 26; thence North 192.29 feet to the POINT OF BEGINNING and running

thence S 85°55'48" W 227.14 feet to the Southeast Corner of Lot 146, Granite Ridge Subdivision, Phase 6;

thence N 02°19'04" W 86.08 feet to the Northeast Corner of Lot 146, Granite Ridge Subdivision, Phase 6;

thence N 89°49'49" W 144.83 feet to the Northwest Corner of Lot 146, Granite Ridge Subdivision, Phase 6;

thence Northwesterly along the right of way line of Saddleback Road, a distance of 39.92 feet along a non tangent curve to the left of which the radius point lies S 59°49'32" W, with a radius of 230.00 feet, having a central angle of 09°56'40" and a chord that bears N 35°08'48" W 39.87 feet to the Southeast Corner of Lot 147, Granite Ridge Subdivision, Phase 6;

thence N 54°03'08" E 128.56 feet to the Northeast Corner of Lot 147, Granite Ridge Subdivision, Phase 6;

thence N 25°06'35" E 128.64 feet ;

thence N 02°19'04" W 278.92 feet to the Southeast Corner of Lot 135, Granite Ridge Subdivision, Phase 6;

thence East 67.73 feet;

thence South 165.03 feet;

thence East 164.00 feet to the Southwest Corner of Lot 122, Granite Ridge Subdivision, Phase 6;

thence S 02°18'00" E 174.00 feet to the Southwest Corner of Lot 120, Granite Ridge Subdivision, Phase 6;

thence N 87°40'56" E 118.99 feet to the Southeast Corner of Lot 120, Granite Ridge Subdivision, Phase 6;

thence N 89°33'41" E 61.27 feet to the Southwest Corner of Lot 115, Granite Ridge Subdivision, Phase 6;

thence S 88°56'23" E 130.18 feet to the Southeast Corner of Lot 115, Granite Ridge Subdivision, Phase 6;

thence S 05°22'32" W 47.13 feet to the Northeast Corner of Lot 116, Granite Ridge Subdivision, Phase 6;

thence N 88°56'23" W 138.29 feet to the Northwest Corner of Lot 116, Granite Ridge Subdivision, Phase 6;

thence S 89°33'41" W 63.14 feet to the west right of way line of 450 East Street;

thence along said west right of way line the next three courses:

1) thence S 17°42'46" W 79.64 feet;

2) thence Southwesterly, 36.21 feet along a curve to the right having a radius of 30.00 feet, a central angle of 69°08'58" and a chord that bears S 52°17'15" W 34.05 feet;

3) thence Southwesterly, a distance of 129.53 feet along a reverse curve to the left having a radius of 58.50 feet and a central angle of 126°51'46" and a chord that bears S 23°25'51" W 104.64 feet to the point of beginning.



WILLARD CITY
Subdivision Land Use Authority (SLUA) – Special Meeting
May 30, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

Mr. Dearden asked how the fee-in-lieu-of would be calculated. Chris Breinholt said the fee would be based on the current cost to construct the improvements.

Joe Adair, Dearden's real estate agent, asked if there was an option to escrow the funds for ten years in case the city didn't put the improvements in. Chris Breinholt said an escrow was similar to a fee-in-lieu of. Escrows had installation time limits. If improvements weren't installed during the allotted time, the city could take the funds and put in the improvements. Mr. Adair explained that in Hooper City, the city took money, based on the engineer's estimate, with the agreement that it would return the money in ten years if it didn't build the improvements. Mr. Breinholt felt that option would have to be approved by the administration because Willard didn't have anything in place to govern that option.

Zac Burk felt such a scenario would mean the Dearden's would be getting something for nothing. They would be circumventing the requirement to install improvements. Mr. Breinholt felt the Dearden's could argue they shouldn't have to pay for improvements the city never put in

Jeremy Kimpton didn't feel there was a mechanism in the Zoning Ordinance to provide that option. It was essentially a development agreement. The SLUA was a recommending body. It could present that option to the City Council. These types of improvements were hard for the city to track; to make sure those improvements were built.

Chris Breinholt stated that SLUA's job was to require the improvements. It did not' have the right to defer the improvements.

Jeremy Kimpton agreed. The SLUA would forward a recommendation of approval subject to the engineering requirements along with the developer's request to have the improvements deferred with an agreement or an escrow option.

Joe Adair stated that he would provide a copy of the agreement used by Hooper City.

All voted "aye." The motion passed unanimously.

2B. **CONSIDERATION OF A PRELIMINARY PLAN FOR GRANITE RIDGE SUBDIVISION PHASE 6 LOCATED AT APPROXIMATELY 675 SOUTH 450 EAST (PARCEL NOS. 02-053-0014 AND 02-053-0069)**

Time Stamp -23:04 - 05/30/2024

Madison Brown stated that the city had received a preliminary subdivision plan for Granite Ridge Phase 6 from Granite Ridge Willard LLC, who was being represented by John Newhall.

Zac Burk stated that he had reviewed the plat. He asked if Mr. Newhall had made the requested changes to the storm drain easement. Mr. Newhall said he had.

Zac Burk stated that they still needed to figure out if the storm drain needed an easement or a dedication. John Newhall said he was waiting for input from the city engineer. They had adjusted the lot lines for the channel coming down for the debris basin. They needed to know if it would be an easement or a dedication to Willard Flood Control or Willard City as open space. How did the city want to handle it?



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Zac Burk asked how the berms and open space were handled in Phase 5. Were they owned by Willard Flood Control? Chris Breinholt said the berms were part of the open space, which was owned by the homeowners' association.

Zac Burk was concerned about Phase 6. He didn't want the HOA to build anything in the flood channel. Was an easement needed for a culvert? Mr. Breinholt felt there needed to be an easement for the culvert.

Zac Burk felt Willard Flood Control needed to be able to get in and clean out the basins. Chris Breinholt felt the basins should be owned by the flood control district.

Zac Burk said there were storm drain detention basins throughout Granite Ridge which were separate from the basins owned by Willard Flood Control. In Phase 1, they were dedicated to the city. Mr. Breinholt said at that time, Willard City was taking all the storm water. Now the basins were being given to Willard Flood Control to manage. Mr. Burk said there was talk about making HOA's deal with the storm drain runoff from their own basins and open space. Flood control channels were different than subdivision runoff.

Zac Burk felt an easement should be added to the plat for the culvert. John Newhall said he would get a legal description for the culvert and draft an easement for the flood control district.

Chris Breinholt asked about the main flood control basin. Zac Burk said dedicating the basins to flood control would reduce the amount of open space in Granite Ridge. He leaned more toward an easement with access. Mr. Breinholt felt that decision should be made by Willard Flood Control. Mr. Burk asked John Newhall to contact Willard Flood Control's engineer to verify that they wanted an easement rather than a dedication.

John Newhall said they would get an easement in place. With that last pending issue resolved, they were looking for a recommendation to the Planning Commission.

Zac Burk asked if the SLUA could make a recommendation to the Planning Commission now that the lot size and layout had been determined and the easement question answered. Jeremy Kimpton felt SLUA could make a recommendation subject to the easement being done before it was sent to the Planning Commission.

John Newhall asked if the easement had to be recorded and in place. Christ Breinholt felt the easement could be recorded simultaneously with the subdivision plat. It just needed to be prepared and reviewed.

Michelle Drago asked about Lots 105, 127, 128, 129, 130, and 131. They all had frontage on the Parsons ingress/egress easement. Was the ingress/egress easement a public right-of-way? If it wasn't a public right-of-way, could those lots have access to the easement? There were addresses shown along the easement.

Chris Breinholt stated that the easement was not a public right-of-way. The addresses shown on the north side of those lots should be removed. Michelle Drago felt a comment should be added to the plat restricting access to the easement from those lots. Chris Breinholt agreed. There needed to be a verbal restriction that people could not access their lots from the ingress/egress because it was not a public right-of-way.

Michelle Drago stated that General Note 6 required some of the lots to be reviewed by Rocky Mountain Power before building permits could be issued. Willard would have to receive written clearances for those lots before building permits could be issued.



WILLARD CITY
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John Newhall said the easement would be recorded concurrently with the subdivision plat. He would have his engineer remove the addresses on the north side of Lots 105, 127, 128, 129, 130, and 131, and add a comment restricting those lots from having access onto the Staker Parson ingress/egress easement.

Chris Breinholt stated that there was an easement required for Phase 5 which was a separate document from the plat. The easement addressed storm water leaving Phase 5 and entering Phase 6. John Newhall said they had already recorded that easement.

Chris Breinholt felt the city administration needed to check to see if the original PUD required fencing along the ingress/egress. John Newhall asked if required fencing would be applicable in Phase 4. Mr. Breinholt said it wouldn't because the ingress/egress was next to open space. Madison Brown stated that she would read the PUD Ordinance and original development agreement to determine if there were fencing requirements.

Payden Vine asked if it was okay for the city to tie into the ingress/egress easement. Mr. Breinholt said that had already been agreed to.

Madison Brown listed the SLUA findings – an easement to be recorded with the plat for the channel and the basin, removal of address for the six lots fronting the Parson ingress/egress, and addition of a note for those lots restricting access onto the private ingress/egress.

Chris Breinholt asked Zac Burk to determine if the water line needed to be connected with a PRV. Zac Burk said there was a PRV at the bottom of Saddleback Road.

Madison Brown said the west side of Lot 105 did not comply with the minimum 70-foot frontage requirement. She would check frontages and let John Newhall know if there were any that needed to be corrected.

Jeremy Kimpton suggested that this subdivision be tabled so these questions could be answered.

Payden Vine moved to table consideration of the preliminary plan for Granite Ridge Phase 6 until the plat was updated. Michelle Drago seconded the motion. All voted "aye." The motion passed unanimously.

2C. CONSIDERATION OF A CONCEPT PLAN AND REZONE REQUEST FROM R1/2 TO MPC FROM HERITAGE LAND DEVELOPMENT FOR APPROXIMATELY 48.19 ACRES LOCATED AT APPROXIMATELY 300 SOUTH 300 WEST (PARCEL NOS. 02-051-0062, 02-051-0085, 02-051-0264, 02-051-0004, 02-054-0005, 02-054-0007, 02-054-0009, 02-054-0011, 02-054-0012, 02-054-0013) (CONTINUED FROM APRIL 25, 2024)

Time Stamp: 0:49:05 - 05/30/2024

Jeremy Kimpton was excused at 3:57 p.m.

Madison Brown stated that Garth Day had made changes to the concept plan for Orchards Subdivision based on his discussion with the SLUA on April 25th.

Garth Day, Heritage Land, stated that the concept plan was associated with their request to rezone the balance of the subdivision from R-1/2 to MPC (Master Planned Community). When he met with SLUA on

ITEM 2C