



State of Utah

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**March 25, 2026**

DIVISION OF WATER QUALITY  
UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY  
PUBLIC NOTICE TO ISSUE A SECTION 401 WATER QUALITY CERTIFICATION

**PURPOSE OF PUBLIC NOTICE**

The purpose of this public notice is to declare the State of Utah's intention to issue a Section 401 Water Quality Certification with Conditions under the authority of the Federal Clean Water Act (33 U.S.C. § 1341), and consistent with the Utah Water Quality Act, Title 19, Chapter 5, Utah Code and Utah Administrative Code R317-15.

**PERMIT INFORMATION**

PERMITTEE NAME: Leading Tech Development  
MAILING ADDRESS: 1835 S Hwy 89, Perry Utah, 84203  
PROJECT LOCATION: The Proposed Project is located at US Hwy 91 and South 1100 West in Brigham City, Box Elder County, Utah at approximately Latitude 41.487224, Longitude -112.036295.  
CERTIFICATION NO.: DWQ-2025-11002  
WATERCOURSES: Palustrine Emergent Wetlands (PEM) within Box Elder County.

**BACKGROUND**

Leading Tech Development (Project Proponent) is proposing to build a commercial development on a 4.72-acre parcel at the northwest intersection of US Highway 91 and South 1100 West in Brigham City, Utah. The Leading Tech Development 4.72-acre parcel (Proposed Project) includes construction of a parking lot, oil-change station, four drive-thru restaurants, associated driveways, and supporting utilities on land previously used for agriculture.

The Proposed Project will permanently impact 2.44 acres of Palustrine Emergent Wetlands (PEM), including 0.28 acres that were previously filled without a permit between 2017 and 2020. The project proponent is now seeking permit coverage for both the previous and anticipated wetland impacts. Construction activities will require filling wetlands primarily to accommodate buildings, parking areas, and utility installations.

Four alternative locations were evaluated but found unsuitable for the project's needs. The project design incorporates measures to avoid and minimize wetland impacts where possible, such as installing silt fences and applying Best Management Practices (BMPs) to protect water quality. To offset wetland loss, compensatory mitigation will be provided through the purchase of credits from the Machine Lakes Mitigation Bank.

**PUBLIC COMMENTS**

Public comments are invited at any time prior to the deadline of the close of business on **April 24, 2026**. Written public comments can be submitted to: Linsey Shafer, General Permitting Section, Utah Division of Water Quality, PO Box 144870, Salt Lake City, Utah 84114-4870 or by email at: [wqcomments@utah.gov](mailto:wqcomments@utah.gov). After considering public comments, the Utah Division of Water Quality may execute the Certification issuance, revise it or abandon it. The Certification is available for public review under <https://deq.utah.gov/public-notices-archive/water-quality-public-notices>. A copy may be obtained by contacting Utah Division of Water Quality at (801) 536-4300.