



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, June 16, 2026, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Application #26-055 / Preliminary Plat / American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC
- 6:20 Application #26-056 / Conditional Use Permit ¹ / Self-Service Enclosed Storage Facility - American Way Storage Units / Proposed Lot 1, American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC

¹ Each individual is limited to 3 minutes.

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

CERTIFICATE OF POSTING

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on June 4, 2026

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Lindee Bess

OWNER'S NAME: American Way Storage LLC

PROPERTY ADDRESS: 350 N & 900 W (American Way)

PARCEL NO.: 03-107-0009, 03-107-0011

APPLICATION NO.: 26-055

PARCEL AREA: 10.745 ac

ZONING DISTRICT: M-D

DATE: June 11, 2026

PLANNING COMMISSION MEETING: June 16, 2026

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Subdivision Preliminary Plat – American Way Storage Subdivision

OVERVIEW:

The applicant owns two parcels of land along 900 West Street (American Way) and would like to create a four-lot industrial subdivision plat to develop a storage unit facility on proposed Lot 1 (see Application #26-056). The subdivision plat also includes the street dedication for 350 North. Roadway improvements will be installed with this plat, which includes a proposed retaining wall along 900 West and portion of 350 North. Due to the jurisdictional wetlands, the applicant is proposing a 6 ft wide sidewalk along both 900 West and 350 North streets rather than the typical sidewalk and park strip. See attached American Way Storage Sheets 6, 7, and 14.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. If possible, add a tie to the SW corner of 03-107-0011 for 546.83' call.
2. 642.71' call does not match the distance on the drawing. 659.22' vs 642.71'.
3. The distance for 350 N centerline overshoots. Seems to work if it was 742.26'.
4. There should be a temporary turnaround since 350 N will be a dead end road.
5. Curve 2 does not match what is in the boundary description.
6. There are two curves labeled as curve 4 and that info only works for C4 along 900 W.
7. 350 N street is not included in the owners dedication to be dedicated to Brigham City.
8. We do not have a tie sheet for the NE corner of Sec 14 - If there is a monument, please file a tie sheet.
9. A county surveyor signature is not necessary since this is a Brigham City plat.
10. See attached subdivision plat redlines.

Community and Economic Development Department:

1. Lot numbering.
 - A. Our department is struggling to understand the benefit of creating non-buildable parcels/lots where there is usable space on said parcels that could be utilized with Lots 1 and 2.
 - B. Recommend Parcel A and B be included with Lot 1 and 2. If not, they should be identified as Lot 3 and 4 with an "R" for restriction.

2. Notes.
 - A. Update note #1 to 15 ft PUE. Appears to be an older reference.
 - B. Please update note #3 to reference Lots 3 and 4 instead of Parcels A and B and revise note language to include "R" - Restriction – Lots 3 and 4 are non-buildable lots ..."
 - C. Add a note regarding the temporary turnaround. See Stuart Farms for example.
 - D. If the temporary turnaround is placed on Lot 2, add a note regarding responsibility of roadway improvements and timing (similar to note #4 Stuart Farms). As a general comment, where this is a larger lot, the City would be supportive of allowing Lot 2 to be developed with responsibility of lot owner to install curb, gutter, sidewalk, and asphalt extension improvements once 350 North extends west.
3. Addresses. The following are preliminary address options:
 - Lot 1. 926, 928, 930, 932 W
 - Lot 2. 929, 931, 933, 935, 937, 939 W
 - Lot 3. 914, 916, 918, 920 W
 - Lot 4. 915, 917, 919 W
4. Signature blocks.
 - A. Include a Planning Commission block.
 - B. Revise Approval and Acceptance block to Brigham City Council.
 - C. Remove County Surveyor's Certificate block.
5. Temporary turnaround. Provide a temporary turnaround at the west end of 350 North Street.
 - A. Preference - Work with adjacent property owner to allow standard temporary turnaround on their property. This preference works best with installation of roadway improvements and utilities. They may be supportive of this option with new access to their property.
 - B. Default – Can place temporary turnaround on Lot 2 as applied on 575 West Street in the Stuart Farms Subdivision.
 - C. Include language in Owner's Dedication and notes on the plat.
6. On retaining wall detail show property line/right-of-way line.
7. 900 West (American Way) roadway improvements and safety/guard rail. See Application #26-056 Engineering Department comments.

Engineering Department:

1. Parcel "A" and "B" should be labeled as Lots "3" and "4".
2. The Lloyd A. McNeeley property is "LLOYD" not "LOYD". Please correct the spelling.
3. A temporary turnaround will be required at the end of 350 North. If possible, it is preferable that the turnaround be built on the neighboring property so that the utilities can be extended/stubbed to the property line.
4. Please include a note that the stormwater infrastructure within the site after the last catch basin in 350 North will be privately owned and maintained.
5. There are two curves labeled as "C4". It appears one of those curves is missing from the curve table.
6. In the SURVEYORS CERTIFICATE, please change to ...SAID TRACT INTO TWO (2) LOTS AND TWO REMAINDER PARCELS, KNOWN HEREAFTER AS...
7. In the boundary description, the 642.71 FEET does not match the drawing as well as 135.47 FEET, 135.10 FEET, and 14*38'43".

8. Please change "...SOUTH 90*00'00" West 546.83..." to "...*NORTH* 90*00'00" WEST 546.83..." so it matches the drawing.
9. It appears that the eastern edge of Parcel A should be 307.?? Feet instead of 237.40'. Please verify that dimension.
10. In the northwest corner of Lot 1, the 659.22' dimension does not match the description. Please verify that dimension and correct.
11. Please label the basis of bearing.
12. In the OWNERS DEDICATION, please dedicate the street to Brigham City as well.
13. Please remove the COUNTY SURVEYOR'S CERTIFICATE.
14. Please add a signature block for PLANNING COMMISSION APPROVAL.
15. In the APPROVAL AND ACCEPTANCE signature block, please change BRIGHAM CITY DEVELOPMENT REVIEW TEAM to BRIGHAM CITY COUNCIL.

GIS Division:

1. The label on the plat for Curve 4 shows a length of 47.98', the curve table shows the length of Curve 4 as 9.96', please reconcile.
2. The sum of the interior dimensions on the west side of the plat does not match the exterior dimension of 659.22', please reconcile.
3. The Curve 2 length and central angle in the legal description do not match those found for C2 in the curve table.
4. Please confirm the labeled interior dimensions at the east side of Parcel A, across 350 N Street (39.36' and 30.06').

Fire Department:

1. Provide a turnaround on 350 North.

Police Department:

1. No comments

Public Power Department:

1. The Power Department will confirm the power pole location in relation to the new 350 North road alignment.
2. The Power Department is requesting CAD drawings to begin the power system design process.

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. No comments

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission is to forward a recommendation to the City Council.
3. The Planning Commission may recommend approval as submitted, approval with modifications and stipulations, or request additional information to help make a recommendation.

STAFF RECOMMENDATIONS:

1. Recommend the applicant provide additional information on reason/purpose of creating non-buildable parcels/lot. What are the benefits and implications?

2. Support the application subject to staff comments being addressed.

STIPULATIONS:

1. Address staff comments and update subdivision plat.
2. Submit updated plat, response to comments, and construction drawings with final plat application.
3. Next review will be the final plat application.

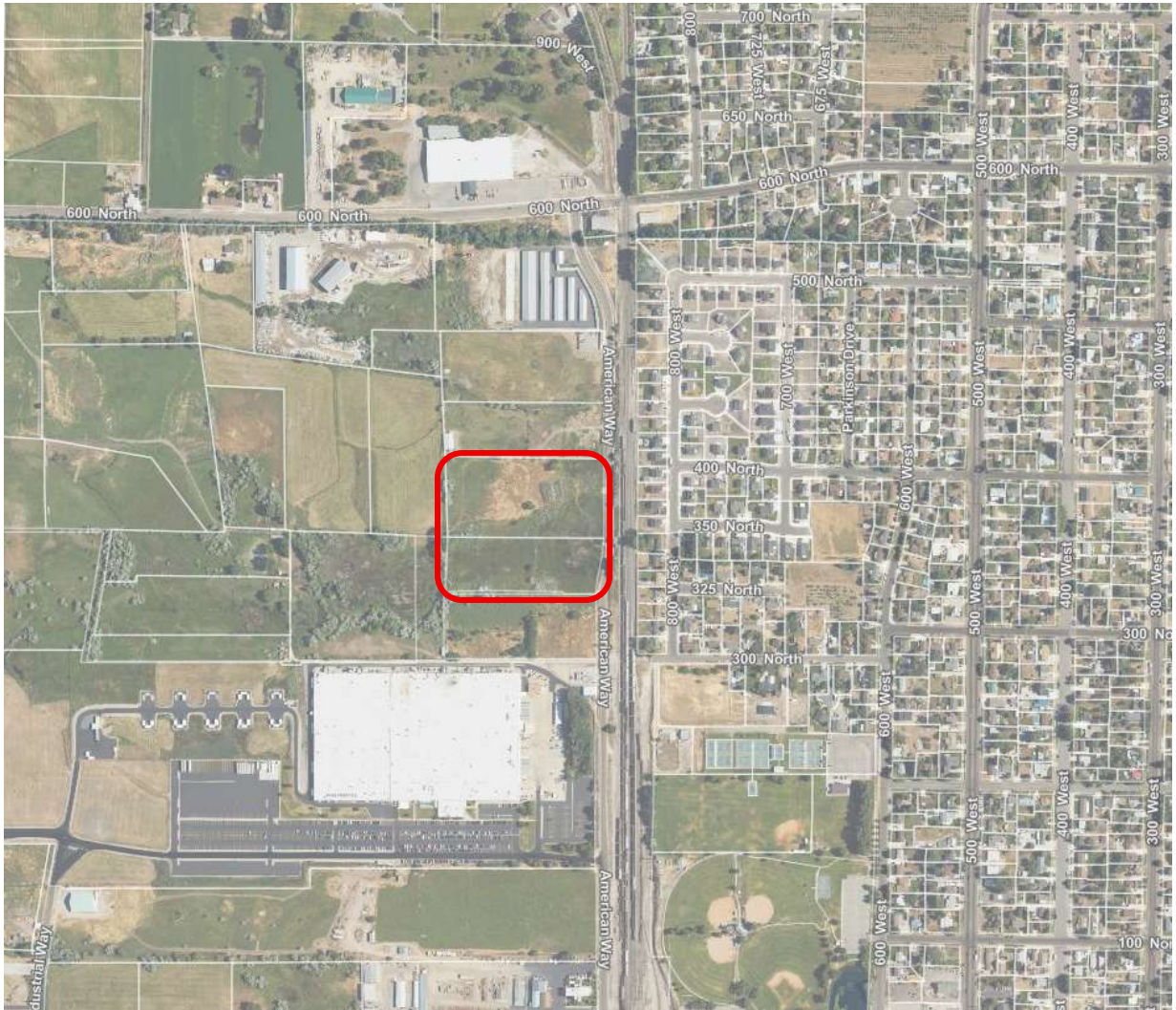
FINDINGS OF FACT:

1. The proposed subdivision is in the M-D Manufacturing-Distribution District.
 2. An industrial subdivision plat is presented to the Planning Commission for their review and recommendation to the City Council.
 3. 350 North Street is a planned roadway on the City's General Plan Transportation Master Plan.
-

ATTACHMENTS:

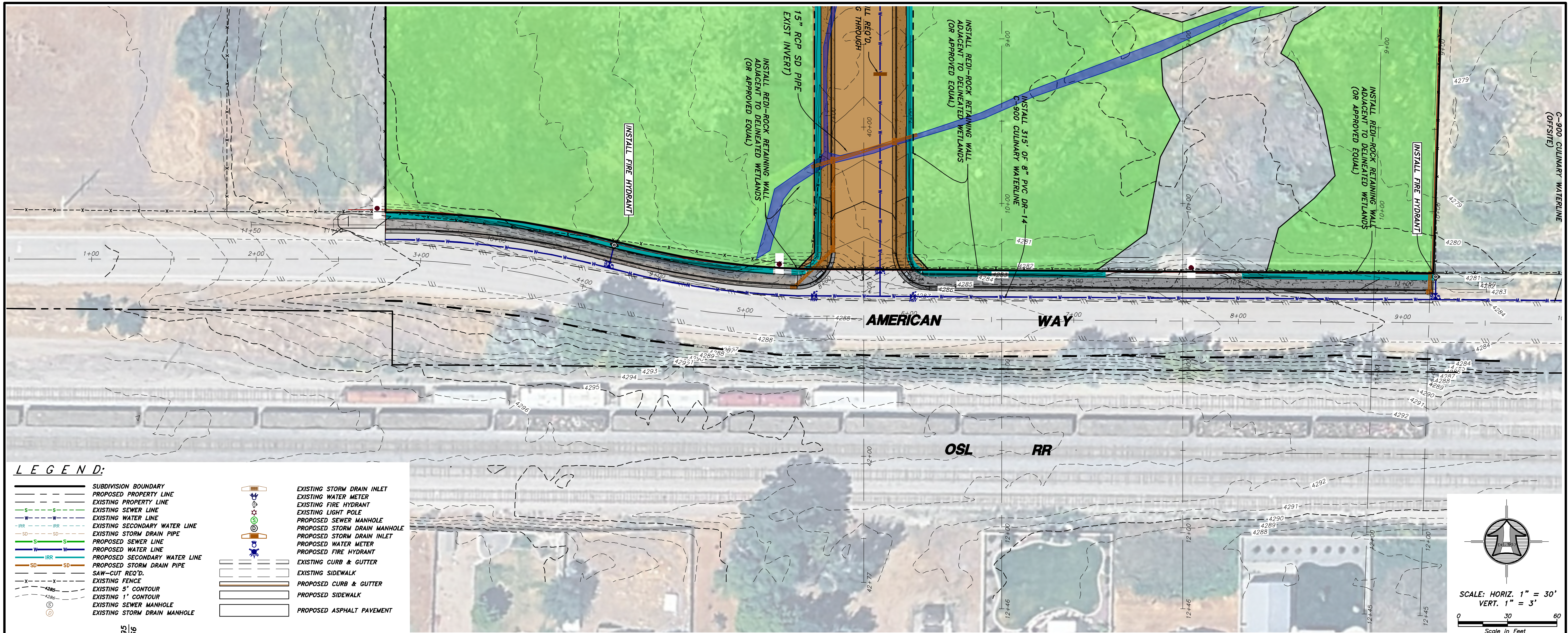
1. Locator and Parcel Maps
2. American Way Storage Sheet 6 – American Way Street Plan & Profile
3. American Way Storage Sheet 7 – Grading Plan
4. American Way Storage Sheet 14 – Retaining Wall
5. Box Elder County – Redline Review
6. American Way Storage Subdivision - Preliminary Plat

LOCATOR MAP



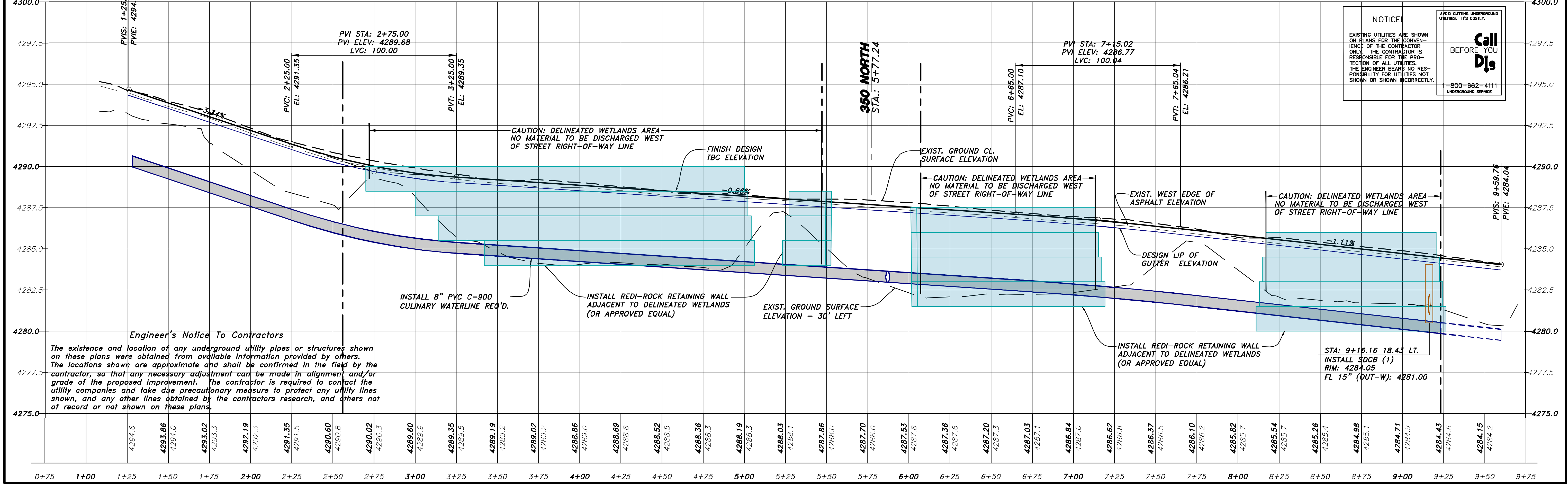
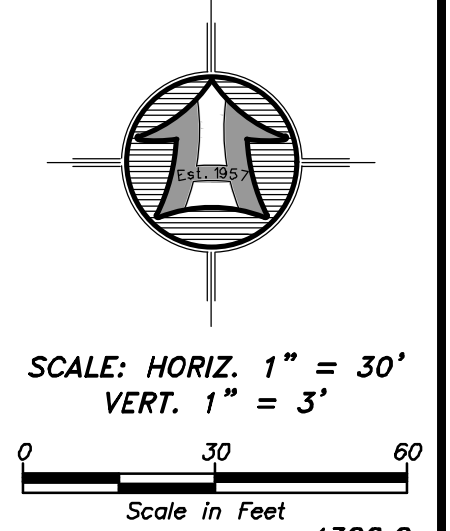
PARCEL MAP





LEGEND:

	SUBDIVISION BOUNDARY		EXISTING STORM DRAIN INLET
	PROPOSED PROPERTY LINE		EXISTING WATER METER
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	EXISTING SEWER LINE		EXISTING LIGHT POLE
	EXISTING WATER LINE		PROPOSED SEWER MANHOLE
	EXISTING SECONDARY WATER LINE		PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN PIPE		PROPOSED STORM DRAIN INLET
	PROPOSED SEWER LINE		PROPOSED WATER METER
	PROPOSED WATER LINE		PROPOSED FIRE HYDRANT
	PROPOSED SECONDARY WATER LINE		EXISTING CURB & GUTTER
	PROPOSED STORM DRAIN PIPE		EXISTING SIDEWALK
	SAW-CUT REQ'D.		PROPOSED CURB & GUTTER
	EXISTING FENCE		PROPOSED SIDEWALK
	EXISTING 5' CONTOUR		PROPOSED ASPHALT PAVEMENT
	EXISTING 1' CONTOUR		
	EXISTING SEWER MANHOLE		
	EXISTING STORM DRAIN MANHOLE		



NOTICE:
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig
 800-662-4111
 UNDERGROUND SERVICE

Engineer's Notice To Contractors
 The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

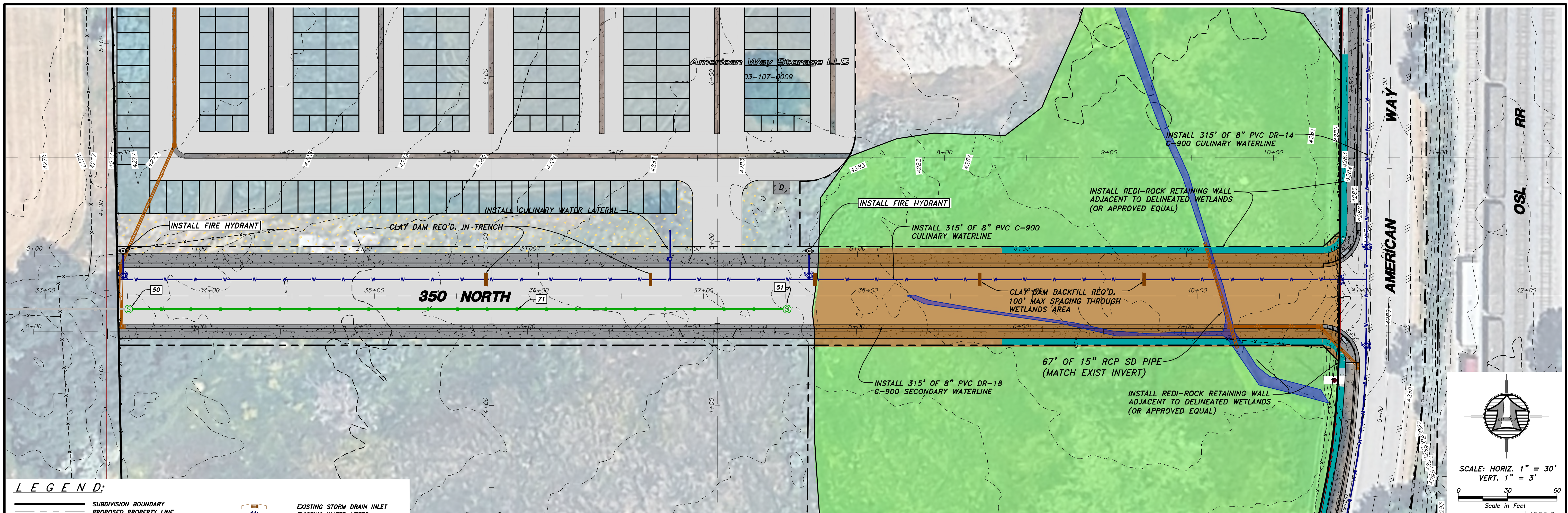
AMERICAN WAY STREET PLAN & PROFILE OF
AMERICAN WAY STORAGE
 AMERICAN WAY STORAGE LLC, PROPERTY
 ±350 North American Way
 Brigham City, Box Elder County, Utah
 A Part of the Southeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.&M.

Drawn By: MBL Date: 06/03/26
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 30'
 Drawing File: 22-5-2x23 102925.dwg
 JOB NUMBER: 22-5-2

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham City, Utah 84302
 Visit Us at www.hanseninc.com
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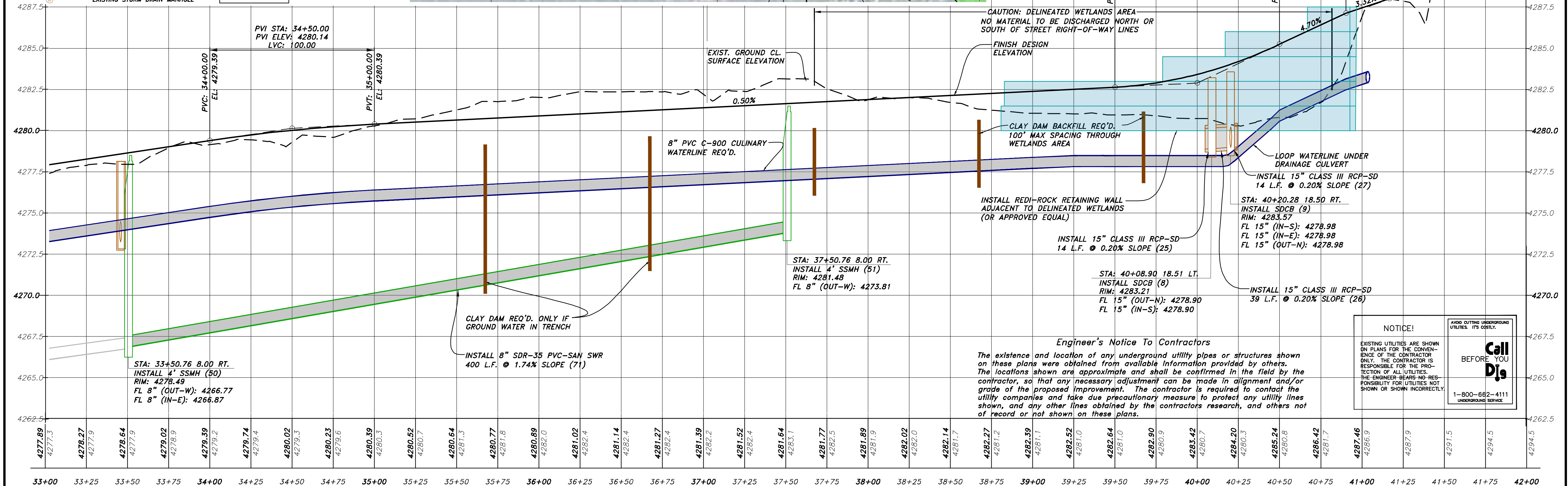
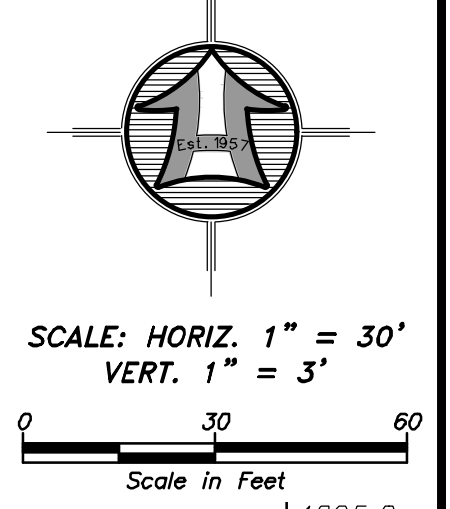
Sheet
6
 of
17
 Sheets

N:\2022\22-5-2 American Storage - Kagell\Drawings\22-5-2x23 06-02-2026.dwg, 06/03/2026 8:07:03 AM, DWG To PDF.pc3



LEGEND:

	SUBDIVISION BOUNDARY		EXISTING STORM DRAIN INLET
	PROPOSED PROPERTY LINE		EXISTING WATER METER
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	EXISTING SEWER LINE		EXISTING LIGHT POLE
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	EXISTING STORM DRAIN MANHOLE		



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NOTICE!

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

BEFORE YOU

Call Dig

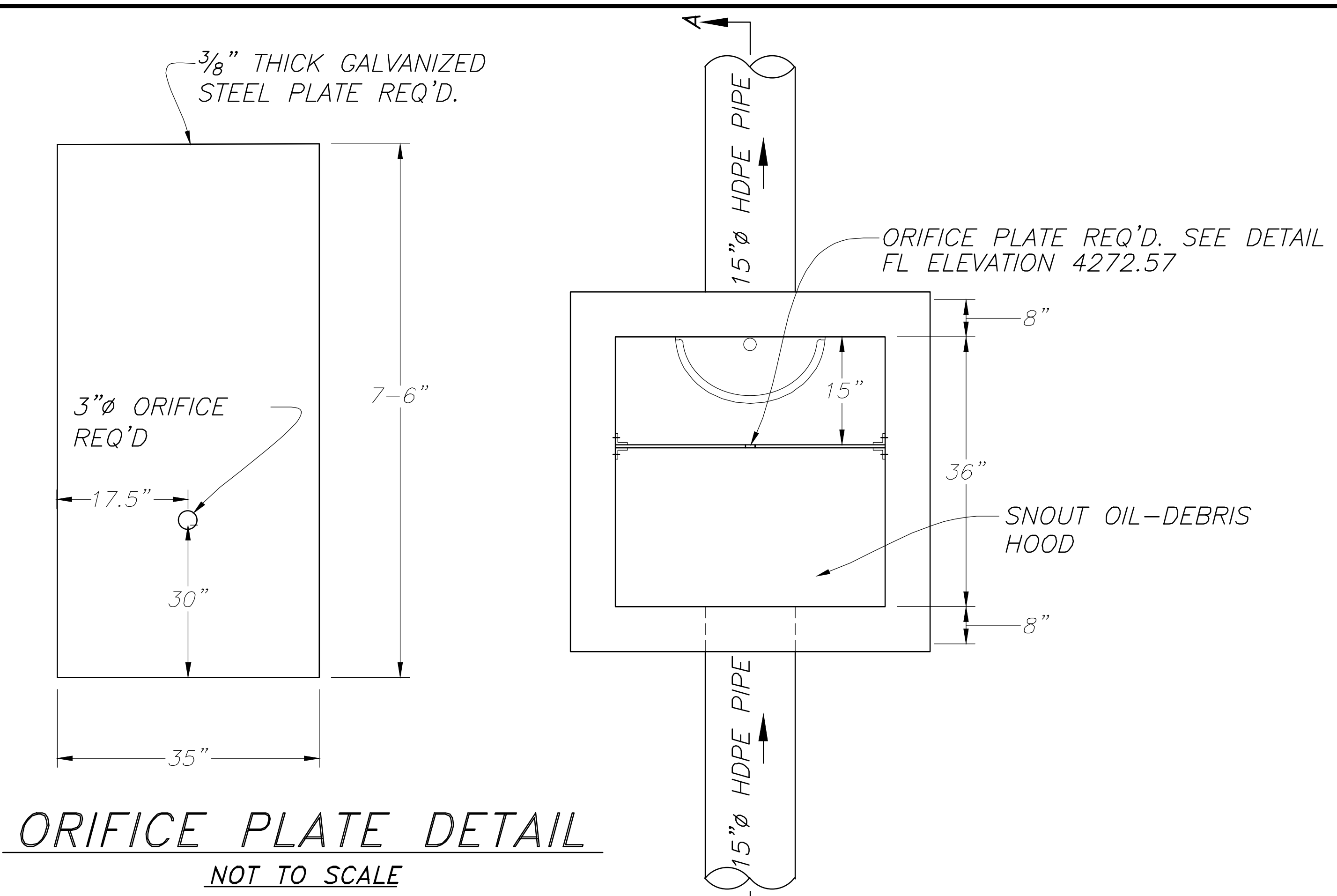
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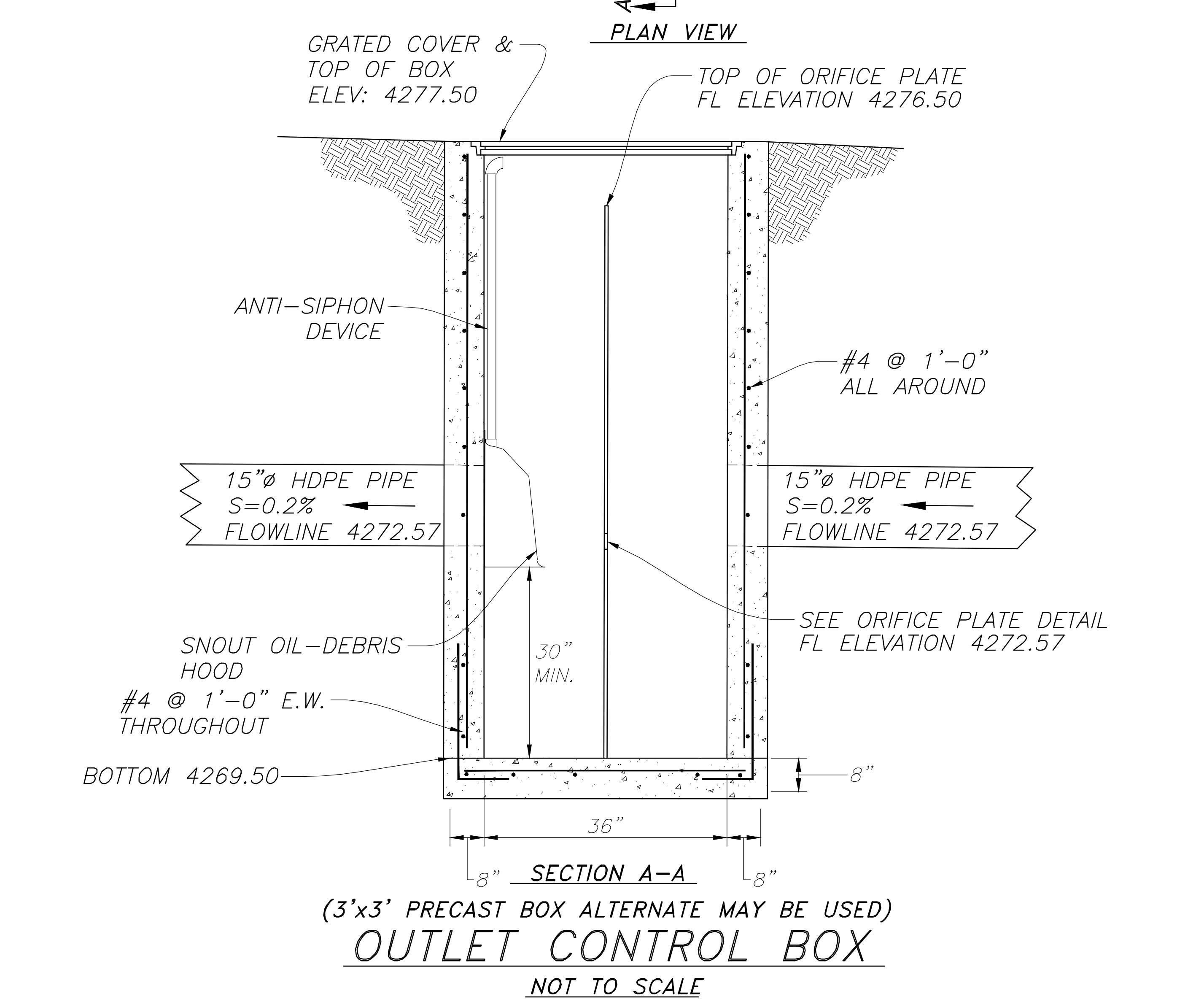
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 A Part of the Southeast Quarter of Section 14,
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Sheet **7** of **17** Sheets



ORIFICE PLATE DETAIL
NOT TO SCALE

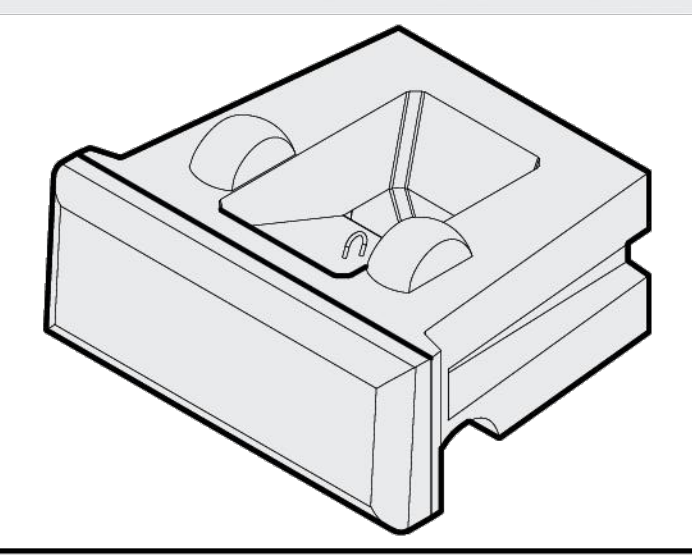


OUTLET CONTROL BOX
NOT TO SCALE

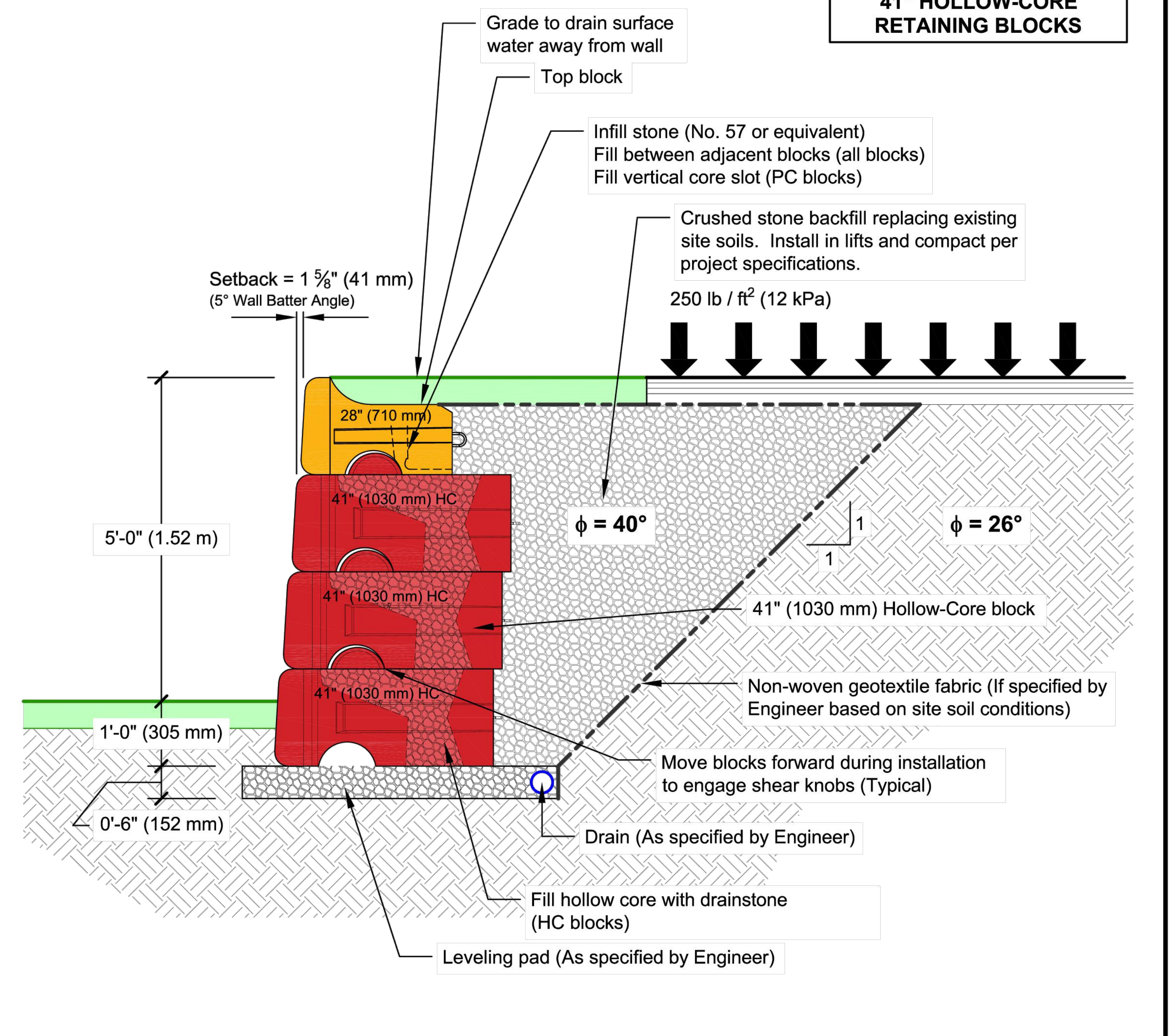
$\phi = 40^\circ$ over 26° | CRUSHED STONE BACKFILL REPLACING SILTY or CLAYEY SAND
LOAD CONDITION B | 250 lb/ft² (12 kPa) LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

4 BLOCK HIGH SECTION
 (1) 28" (710 mm) Block
 (3) 41" (1030 mm) HC Blocks

PRELIMINARY
 Professional Engineering Design
 Required for Construction
 Design should include appropriate
 barrier or guard



**GRAVITY WALLS UTILIZING
 41" HOLLOW-CORE
 RETAINING BLOCKS**



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY: N. Lindwall	TITLE: Preliminary Wall Section	REDI*ROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY: J. Johnson	Crushed Stone Backfill Replacing Silty or Clayey Sand 250 lb/ft ² (12 kPa) Live Load Surcharge	
DATE: March 31, 2020	FILE: B_4026_41HC_72_cad.dwg	
SHEET: 1 of 1		

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Drawn By: MEJ Date: 06/03/26
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 30"
 Drawing File: 22-5-2\23 0402024.dwg
 JOB NUMBER: 22-5-2

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Sheet
14
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17
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American Way Storage Subdivision

Brigham City, Box Elder County, Utah
A Part of the Northeast Quarter of Section 14,
Township 9 North, Range 2 West, Salt Lake Base & Meridian

Stevens Tractor and Landscape Services, Inc.
03-107-0008

Lloyd A. McNeely
03-107-0033

American Way Storage, LLC
03-107-0009

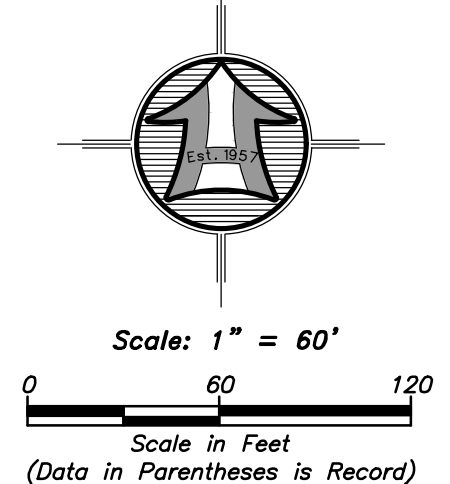
American Way Storage, LLC
03-107-0011

Steven J. Leggett
03-105-0001

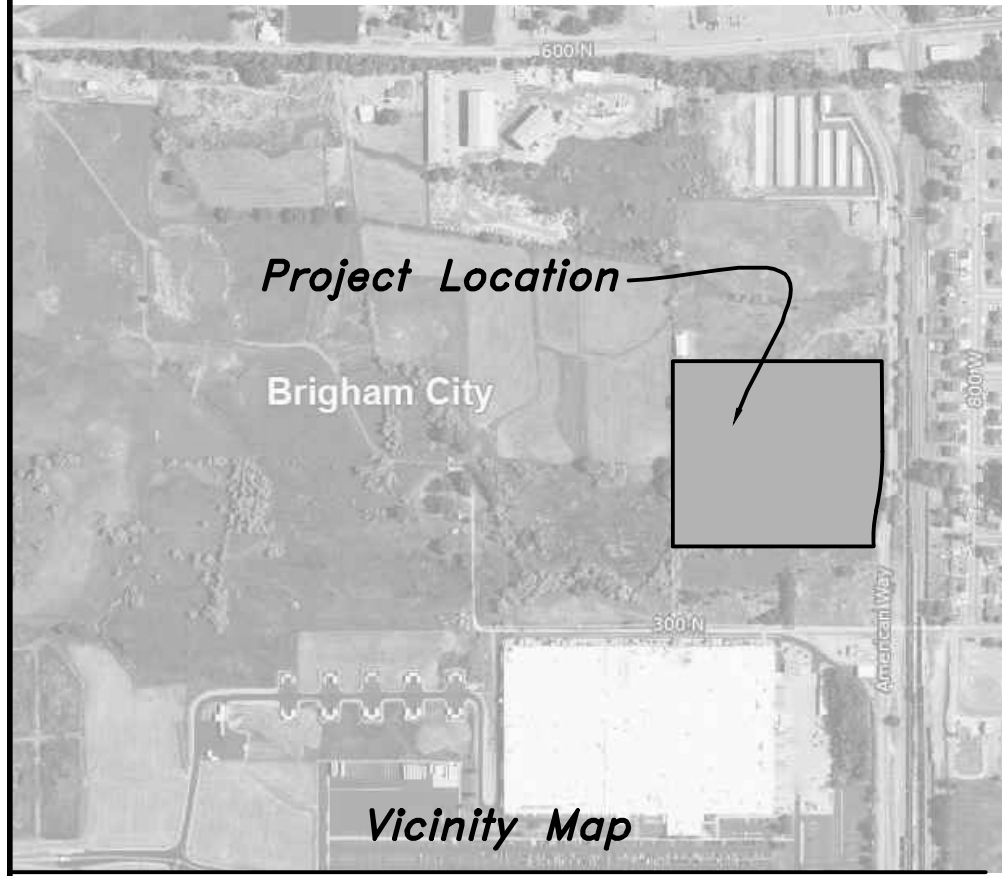
WE DO NOT HAVE A TIE SHEET FOR THIS CORNER - IF THERE IS A MONUMENT PLEASE SUBMIT TIE SHEET

Northeast Corner of Sec. 14,
T. 9 N., R. 2 W., SLB&M
Found B.E. Co. Brass Cap Monument

Southeast Corner of Sec. 14,
T. 9 N., R. 2 W., SLB&M
Found B.E. Co. Brass Cap Monument



- NOTE:
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
 - Parcels "A" and "B" are non-buildable lots at this time. No improvements are allowed until which time the wetlands have been mitigated or removed from those parcels.



LEGEND

	Subject Property Line
	Interior Lot Lines
	Adjoining Property Line
	Previous Property Line
	Centerline
	Public Utility Easement (PUE)
	Fence Line (Wire)
	Existing Street Monument
	Found rebar set by others
	Set 5/8"x24" Rebar With Cap
	Section Corner
	Jurisdictional Wetlands

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2026.
CITY ATTORNEY

ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FOUND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
CITY ENGINEER DATE

APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE BRIGHAM CITY DEVELOPMENT REVIEW TEAM THIS _____ DAY OF _____ A.D., 2026 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
BY: _____ DATE: _____
MAYOR

DOES NOT REQUIRE COUNTY SURVEYOR SIGNATURE
COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that the Box Elder County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County Offices. The approval of this plat by the Box Elder County Surveyor does not relieve the licensed land surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
County Surveyor _____ Date _____

SURVEYOR'S CERTIFICATE
I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS AMERICAN WAY STORAGE SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.
SIGNED THIS _____ DAY OF _____, 2026.
K. GREG HANSEN P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 167819.



BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET (AMERICAN WAY) LOCATED 2723.89 FEET NORTH 00°06'10" WEST ALONG THE EAST LINE OF SAID SECTION 14 AND 1264.81 FEET NORTH 90°00'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 14;
ADD TIE TO THE SW CORNER OF 0011
RUNNING THENCE NORTH 90°00'00" WEST 155.42 FEET; THENCE NORTH 00°00'00" EAST 16.50 FEET; THENCE SOUTH 88°18'00" EAST 752.38 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°24'29" WEST 376.25 FEET; (2) SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE, A DISTANCE OF 120.14 FEET, CHORD BEARS SOUTH 07°43'51" WEST 119.81 FEET, HAVING A CENTRAL ANGLE OF 14°38'43"; (3) SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 530.00 FOOT RADIUS CURVE, A DISTANCE OF 135.47 FEET, CHORD BEARS SOUTH 07°43'51" WEST 135.10 FEET, HAVING A CENTRAL ANGLE OF 14°38'43"; AND (4) SOUTH 00°24'29" WEST 7.93 FEET TO THE POINT OF BEGINNING. CONTAINING 10.745 ACRES.

350 NORTH IS NOT BEING DEDICATED TO BRIGHAM CITY OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AMERICAN WAY STORAGE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2026.
CHRIS L ANDERSON, MANAGER/MEMBER OF AMERICAN WAY STORAGE, L.L.C.,

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF BOX ELDER)
ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, CHRIS L ANDERSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER/MEMBER OF AMERICAN WAY STORAGE, L.L.C., A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.
STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____ NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

NARRATIVE
The Purpose of this Survey was to Establish and set the Property Corners of the two Lot Subdivision as shown and described hereon. This survey was ordered by Lindee Bess of Bess Realty. The control used to establish the property corners was the existing Brigham City Street Monumentation along 900 West Street along with the section corner monumentation surrounding section 14, T. 9 N., R. 2 W., S.L.B.&M. The basis of bearing is the east line of said section 14 which bears North 00°06'10" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER'S NO. _____
State of Utah, County of Box Elder, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed in: _____ File of Plats _____
County Recorder

Developer:
Lindee Bess Best Realty
50 South Main
Brigham City, UT 84302
lindee@brgut.com
(801) 458-9244

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Since 1957

Box Elder County - Redline Review

American Way Storage Subdivision

Brigham City, Box Elder County, Utah
A Part of the Northeast Quarter of Section 14,
Township 9 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS AMERICAN WAY STORAGE SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.



SIGNED THIS _____ DAY OF _____, 2026.

K. GREG HANSEN P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 167819.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET (AMERICAN WAY) LOCATED 2723.89 FEET NORTH 00°06'10" WEST ALONG THE EAST LINE OF SAID SECTION 14 AND 1264.81 FEET NORTH 90°00'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 14;

RUNNING THENCE NORTH 90°00'00" WEST 155.42 FEET; THENCE NORTH 00°00'00" EAST 16.50 FEET; THENCE SOUTH 90°00'00" WEST 546.83 FEET; THENCE NORTH 01°08'22" WEST 642.71 FEET; THENCE SOUTH 88°18'00" EAST 752.38 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 00°24'29" WEST 376.25 FEET; (2) SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE, A DISTANCE OF 120.14 FEET, CHORD BEARS SOUTH 07°43'51" WEST 119.81 FEET, HAVING A CENTRAL ANGLE OF 14°38'43"; (3) SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 530.00 FOOT RADIUS CURVE, A DISTANCE OF 135.47 FEET, CHORD BEARS SOUTH 07°43'51" WEST 135.10 FEET, HAVING A CENTRAL ANGLE OF 14°38'43"; AND (4) SOUTH 00°24'29" WEST 7.93 FEET TO THE POINT OF BEGINNING. CONTAINING 10.745 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AMERICAN WAY STORAGE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2026.

CHRIS L ANDERSON, MANAGER/MEMBER OF AMERICAN WAY STORAGE, L.L.C.,

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, CHRIS L ANDERSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER/MEMBER OF AMERICAN WAY STORAGE, L.L.C., A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC WAS PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____ NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the two Lot Subdivision as shown and described hereon. This survey was ordered by Lindee Bess of Bess Realty. The control used to establish the property corners was the existing Brigham City Street Monumentation along 900 West Street along with the section corner monumentation surrounding section 14, T. 9 N., R. 2 W., S.L.B.&M. The basis of bearing is the east line of said section 14 which bears North 00°06'10" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY SURVEYOR'S CERTIFICATE

I Herby Certify that the Box Elder County Surveyor's Office has Reviewed this plat for Mathematical Correctness, Section Corner Data, and for Harmony with Lines and Monuments on Record in County Offices. The Approval of this Plat by the Box Elder County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith.

County Surveyor _____ Date _____

LEGEND

- Subject Property Line
- - - Interior Lot Lines
- Adjoining Property Line
- - - Previous Property Line
- Centerline
- - - Public Utility Easement (PUE)
- - - Fence Line (Wire)
- ⊙ Existing Street Monument
- ⊙ Found rebar set by others
- ⊙ Set 5/8"x24" Rebar With Cap
- ⊙ Section Corner
- Jurisdictional Wetlands

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2026.

CITY ATTORNEY _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER _____ DATE _____

APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED BY THE BRIGHAM CITY DEVELOPMENT REVIEW TEAM THIS _____ DAY OF _____ A.D., 2026 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____ DATE: _____

MAYOR _____

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

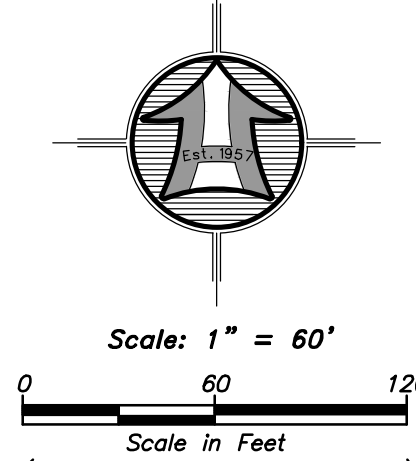
Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats _____

County Recorder _____



- NOTE:
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.
 - Parcels "A" and "B" are non-buildable lots at this time. No improvements are allowed until which time the wetlands have been mitigated or removed from those parcels.



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Since 1957

- (i) Free-standing permanent off-premises directional/informational signs shall be designed as low-profile signs.
- (ii) Permanent off-premises directional/informational signs shall be included in the calculation of allowable sign area for the premises on which the sign is located.
- (iii) Permanent off-premises directional/informational signs are limited in sign area to 64 square feet or the maximum allowed in the zoning district in which the sign is located.
- (iv) Each premises is limited to one permanent off-premises directional/informational sign.
- (v) The owner of the property on which a permanent off-premises directional/informational sign is to be placed shall submit with the sign permit application a written statement, signed by the property owner, acknowledging that the off-premises directional/informational sign will be included in the allowable sign area calculation for the property, and that on-premises sign area will be limited by the amount of off-premises sign area used. This statement shall be included in the permanent sign permit record for the property.

The off-premise sign is limited in overall height and size. This would be another reason to combine Lot 1 and Parcel A. A taller and larger sign along 900 West (American Way) would be permitted. The following are key city code definitions:

SIGN, FREE-STANDING. *A sign supported upon the ground and not attached to any building or wall. **FREE-STANDING SIGNS** include high profile and low-profile signs.*

SIGN, LOW PROFILE. *Any free-standing sign having a maximum height of six feet from final grade, or six feet from the top of the base upon which it is constructed, which is incorporated into a landscape design theme or planter box. **LOW PROFILE SIGNS** may be mounted on a base rising a maximum of three feet and consisting of materials matching the predominant materials used in the construction of the principal building on the premises where the sign is located.*

- 6. Temporary Turnaround. Show, label, and provide notes.

Engineering Department:

- 1. Please update the UTILITY CONTACTS on the cover page to: Inspection – Dylan Haslam, Fire Protection – Alec Hansel, Brigham Power – Tyler Pugsley, Streets – Mike Waite
- 2. It appears the scale on SHEET 4 is inaccurate.
- 3. Please verify that a garbage truck will be able to access the proposed dumpster location. The turning radius to access that location seems difficult for a large truck.
- 4. A temporary turnaround will be required at the end of 350 North. If possible, it is preferable that the turnaround be built on the neighboring property so that the utilities can be extended/stubbed to the property line.
- 5. The proposed 6' sidewalk directly adjacent to the TBC will be allowed by Public Works.
- 6. The retaining walls cannot be built within the right-of-way.

7. International Building Code requires that any retaining wall greater than 30" that is closer than 3' to the sidewalk, must be protected by some type of fencing or barrier to reduce fall risk. However, due to the need for dry utilities need to be installed within this corridor with adequate access since there will be no park strip, please ensure there will be enough space between the edge of sidewalk and face of wall for these utilities. Our office recommends 10' between the face of wall and the edge of sidewalk.
8. AASHTO requires all retaining walls on low-speed roadways to be at least a minimum of 10' away from the travel lane or be protected by some sort of crash rated barrier. Please ensure this standard is met.
9. Please include a professional engineered retaining wall design.
10. Additional point elevations on the TBC of the public roads may be beneficial in the construction and analysis of the grading design of the public roadways.
11. As discussed in the Staff DRT Meeting, please request a variance seeking approval to not require pressurized irrigation to be installed within the limits of this development.
12. Please provide written permission from the neighboring property that the discharged stormwater will be entering.
13. Please verify the culvert flowline elevations on the eastern side of 350 North to ensure during full pipe flow that water is not reverse flowing out of the storm drain.
14. Please verify with Public Works and the neighboring properties that inputting storm drain flow into the existing ditch of the wetlands will be allowed and will not produce detrimental effects on the properties.
15. Please include a note that the stormwater infrastructure within the site after the last catch basin in 350 North will be privately owned and maintained.
16. It appears that the stormwater will enter the control structure and minimal flows will pass through the orifice plate. During a large storm event, flows will be detained within the control structure and exit through catch basin #3 into the basin which will then be required to percolate into the ground since there is no way to reenter the stormwater piping system. Please include a secondary external overflow of the detention pond that will not flood any structures.
17. Based on the geotechnical report, groundwater was encountered around 3.5'-4' throughout the site. Please verify that the detention basin will be able to drain and will not consistently sit full of water creating less capacity. The City Standard requires the basin to drain within 24 hours of a storm event. If this standard cannot be met, please resubmit with a detention only (removal of the 80th percentile storm retention standard) basin for our review.
18. A fire hydrant will be needed within the unit to allow for the northernmost buildings to be close enough to a hydrant to meet the fire code.
19. It appears that the sewer in 350 North does not connect to any existing sewer. It is our understanding that this is being installed for future lots/developments when the land to the west of this property develops allowing for the completion of the gravity sewer system.
20. Following discussion with Public Works, sewer will not be required within American Way.

Fire Department:

1. I need to see a hydrant brought into the site, preferably somewhere along the north end of the property in the middle, possibly on one of the north ends of the buildings that run north to south. This will ensure that the buildings are all covered according to the IFC.

2. I also need to see a turning model based off our apparatus dimensions to ensure that we can drive through the site.
3. Knox switches will need to be ordered for the electric gates; key and pad lock are acceptable for nonelectric gates with the option for a Knox padlock.
4. If a caretaker unit is ever added, we will need to see that dwelling unit with a complete 2-hour fire separation. If this cannot be achieved, fire sprinklers will need to be submitted.
5. There will need to be extinguishers throughout the site on the exterior of the buildings in extinguisher cabinets. There needs to be a minimum of 2 extinguishers per aisle, about the middle of the buildings on each side.
6. The storage units will also need to be fire separated for the buildings that are over 12,000 sq feet. Not every unit will need to be separated; we just need the building basically split into two halves, separated by a 2-hour fire wall. If this is not done, these buildings will need to be fire sprinklered.

Police Department:

1. No comments

Public Power Department:

1. The Power Department has no comments at this time.
2. See comments with Preliminary Plat application.

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. No comments
-

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission is responsible for verifying the City standards and regulations are being addressed.
3. The Planning Commission should be specific in their motion.

STAFF RECOMMENDATIONS:

1. Support the application subject to addressing the staff review comments and the noted stipulations.

STIPULATIONS:

1. Address staff review comments and any applicable requirements by the Planning Commission. Following the Planning Commission meeting update plans and submit for a second review by staff.

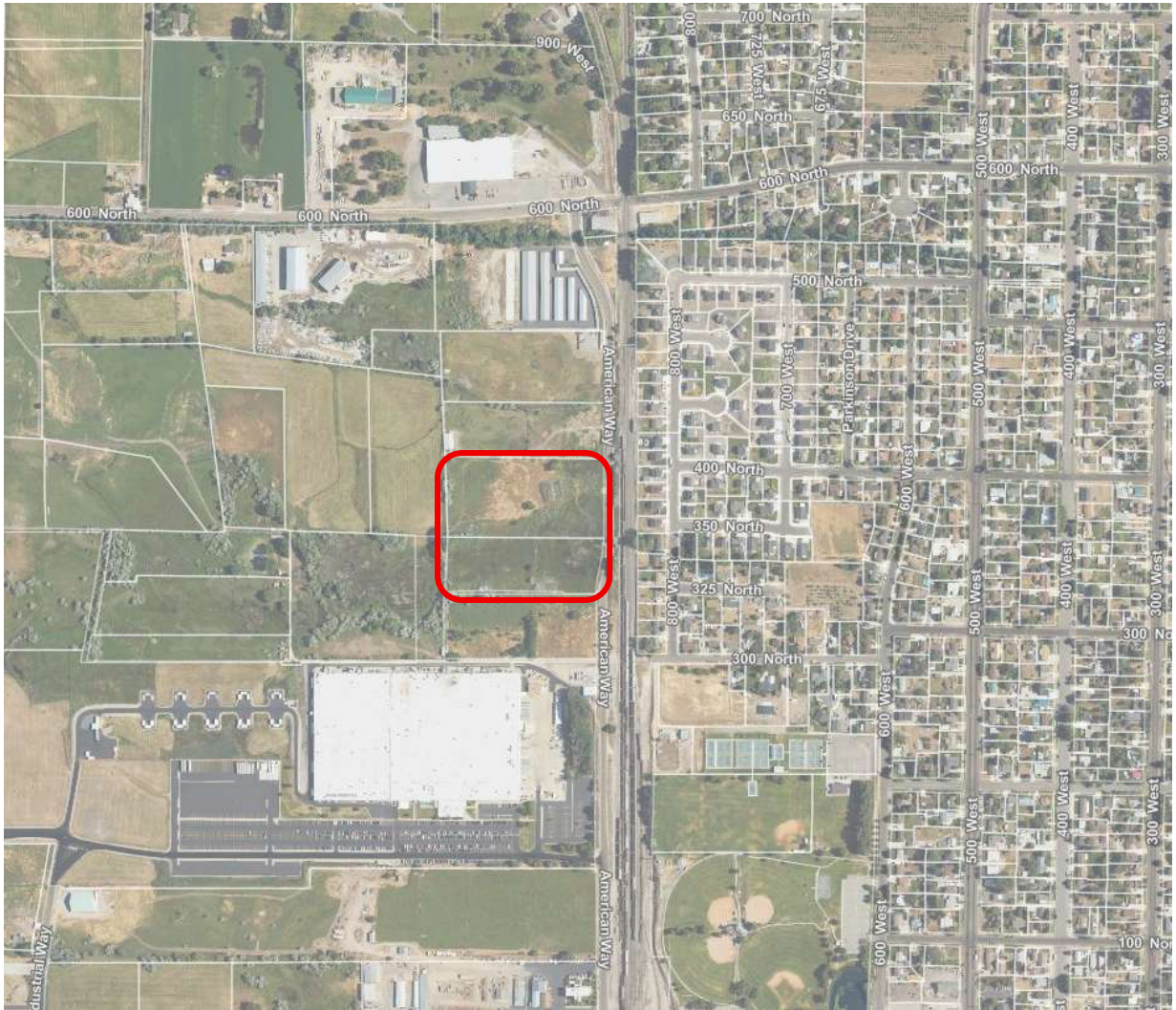
FINDINGS OF FACT:

1. A self-service enclosed storage facility is allowed in the industrial districts through a conditional use permit.
2. The subject property is zoned M-D (Manufacturing-Distribution District), which is one of the industrial districts.
3. The City Code has specific standards and regulations for self-service enclosed storage facilities, identified in sections 156.605 to 156.610.
4. The application is also subject to established standards and regulations in the adopted Public Works Standards and Industrial Zoning Districts.
5. The Planning Commission is the Land Use Authority for this application.

ATTACHMENTS:

1. Locator and Parcel Map
2. Applicant Response to City Code Standards and Regulations
3. Storage Units – Pictures, Elevation Sections, and Unit Types
4. Site & Civil Plans
5. Landscape Plans

LOCATOR MAP



PARCEL MAP



APPLICANT RESPONSE SHEET

156.608 Standards and Regulations

(D) General Standards and Regulations [ES - Self-Service Enclosed Storage Facility]

Access Lanes, Internal. Interior access lanes shall be maintained and kept open and free from storage as required by the fire department to provide adequate access for fire protection. The width of the access lane(s) will be reviewed and approved based on adequate access and maneuvering within the storage area. (Interior aiseways are 27 feet wide, purposely greater than 26 foot fire standard; south and west aiseways are 30 feet; north aiseway is 29 feet to 37 feet)

Building, Primary Office. When applicable and as determined by the use and conditional use permit, construct and maintain a permanent primary office building. The exterior building materials shall be approved by the Planning Commission. Typical improvements and utility connections are required. (No office/caretaker unit is proposed, largely because sewer is 1700 feet distant)

Buildings, Other. All buildings and structures will be reviewed as part of the conditional use permit application. (Only buildings are the proposed storage units)

Landscaping. Setback areas (area between street and building and/or fencing) shall be landscaped. Provide a detailed landscape plan to be reviewed by the Planning Commission as part of the conditional use review. No vehicles shall be parked or displayed within the areas designated for landscaping. (Front, south roadside landscape buffer has 20 feet from building to property line, 24 feet from building to back of sidewalk. Proposal is for rockscape, with sparse plantings of live plant material on a drip system. No vehicles to be parked in rockscape area)

Lighting. Site, security, and operational lighting shall be installed so that it does not create traffic hazards or impacts on adjacent land uses. A lighting plan shall be submitted and approved as part of the conditional use request. Lighting for parking shall comply with the Lighting standards as identified in §§ [156.445](#) through [156.465](#) of this chapter. (Outdoor lighting plan to be prepared per 156.361- arrangements have been made with professional architect).

Loading or Unloading of Vehicles. Vehicle staging areas shall be provided outside of the public accessible areas where vehicles are loaded or unloaded. No loading or unloading or storage of any vehicles is permitted within the public right-of-way, the customer parking lot, or required setback area from the public right-of-way. (Recessed entrance allows for entrance

APPLICANT RESPONSE SHEET

pull-in trailer to be off 350 North Street. And, outbound exit trailer will be able to park temporarily without encroaching onto 350 North.)

Parking. When applicable and as determined by the use and conditional use permit, provide adequate off-street customer and employee parking that complies with the standards of §§ [156.445](#) through [156.465](#) of this chapter. Customer parking must be separate from the vehicle storage area and accessible from the public road without being restricted with fences or gates. Operable licensed vehicles being displayed for sale shall be located in a separate designated area and are not required to be screened with a visual barrier. (Storage units do not have permanent parking, only temporary parking for loading/unloading. There are no anticipated parking issues, aiseways are 27 feet wide which affords parking and passage)

Setback, Buildings. Setbacks for all buildings are subject to the standards in §§ [156.155](#) through [156.160](#) of this chapter. (No setbacks listed in indicated sections)

Setback, Water Sources (stream, creek, river, irrigation ditch, etc.). Setbacks for all water sources will be reviewed based on the nature of the site, water source, water feature, flood elevation, vegetation, etc. (Phase 1 is not near any project altering features as those listed)

Signage. Identification and business signage shall comply with §§ [156.480](#) through [156.491](#) of this chapter. No signage shall be permitted on the screen fencing unless specifically authorized by the Planning Commission. (Signage to be zoning-compliant size-wise, and three aspects are worthy of discussion: American Way roadside signage; Phase 1 south fencing signage, and building signage. The storage units are removed from American Way, so east-facing billboard (?) signage along American Way may be desired. The south fencing along the south side of Phase 1 may be a permissible location, though such is not visible from American Way. Building signage may be determined by orientation. We welcome a discussion on these aspects)

Site Maintenance. All grounds and buildings shall be maintained free of insect and rodent harborage and infestation. The site shall be maintained free of organic waste, or inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws. (Acknowledged)

Storm Drainage. Storm drainage is subject to compliance with the City Public Works Standards and review and approval by the City Engineer. (Site flows are channeled/piped to low point at northwest corner, to project detention pond. Storm calculations are included in submittal)

APPLICANT RESPONSE SHEET

Surface. The surface area between the drive approach and the storage facility or required parking area shall be paved with an asphalt or concrete surface. (Acknowledged/proposed) Required off-street parking shall comply with the Surfacing standards as identified in §§ [156.445](#) through [156.465](#) of this chapter and the city's *Public Works Standards*. The storage area shall be surfaced with an asphalt, concrete, gravel, or road base surface. (The entire storage units site to be asphalted, and with concrete waterways) The thickness of surfacing and material types shall be prescribed by a licensed geotechnical engineer based on the existing site soil conditions and proposed use in accordance with City Public Works Standards. A copy of the geotechnical report shall be provided to the City Engineer for review. (Geotechnical report with pavement recommendations provided with submittal)

(E) Special Regulations:

(2) Self-Service Enclosed Storage Facilities

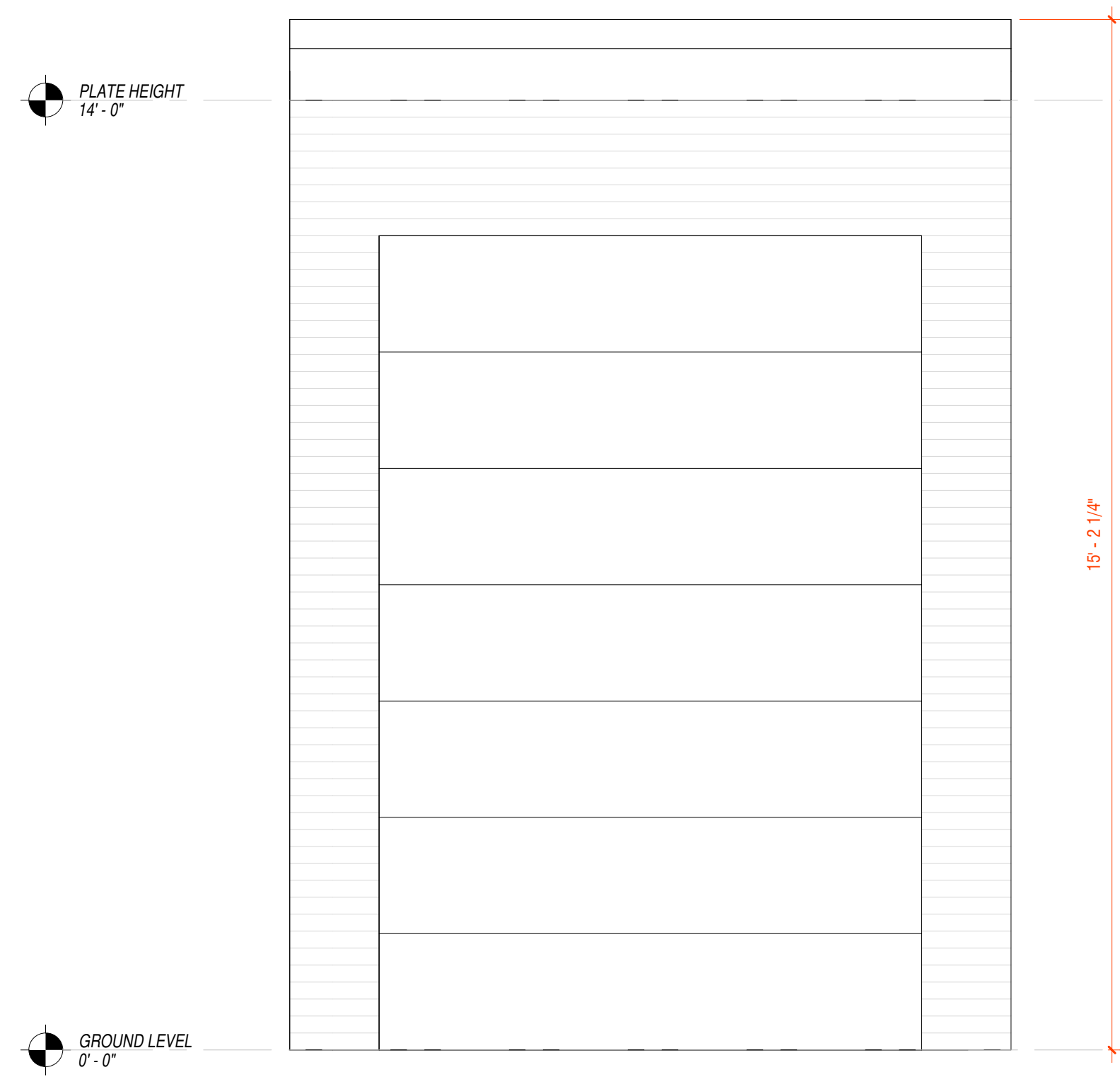
- (a) Outside Storage. Outside storage is prohibited unless the facility is approved for both enclosed and outside storage. (Outdoor storage not proposed for Phase 1)

- (b) Prohibited Activities: See Section 156.606 of this chapter. (Acknowledged – five listed prohibitions)

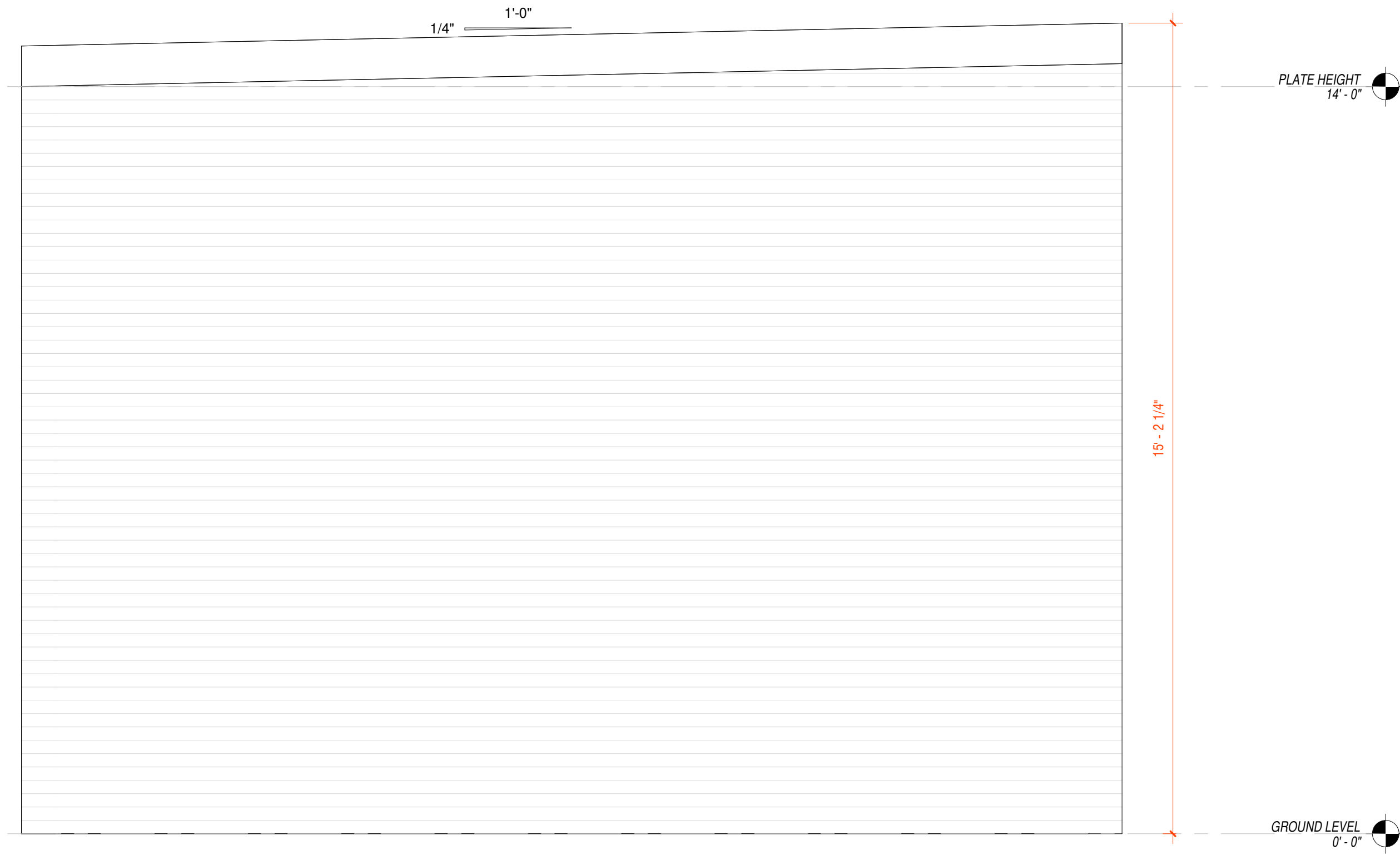




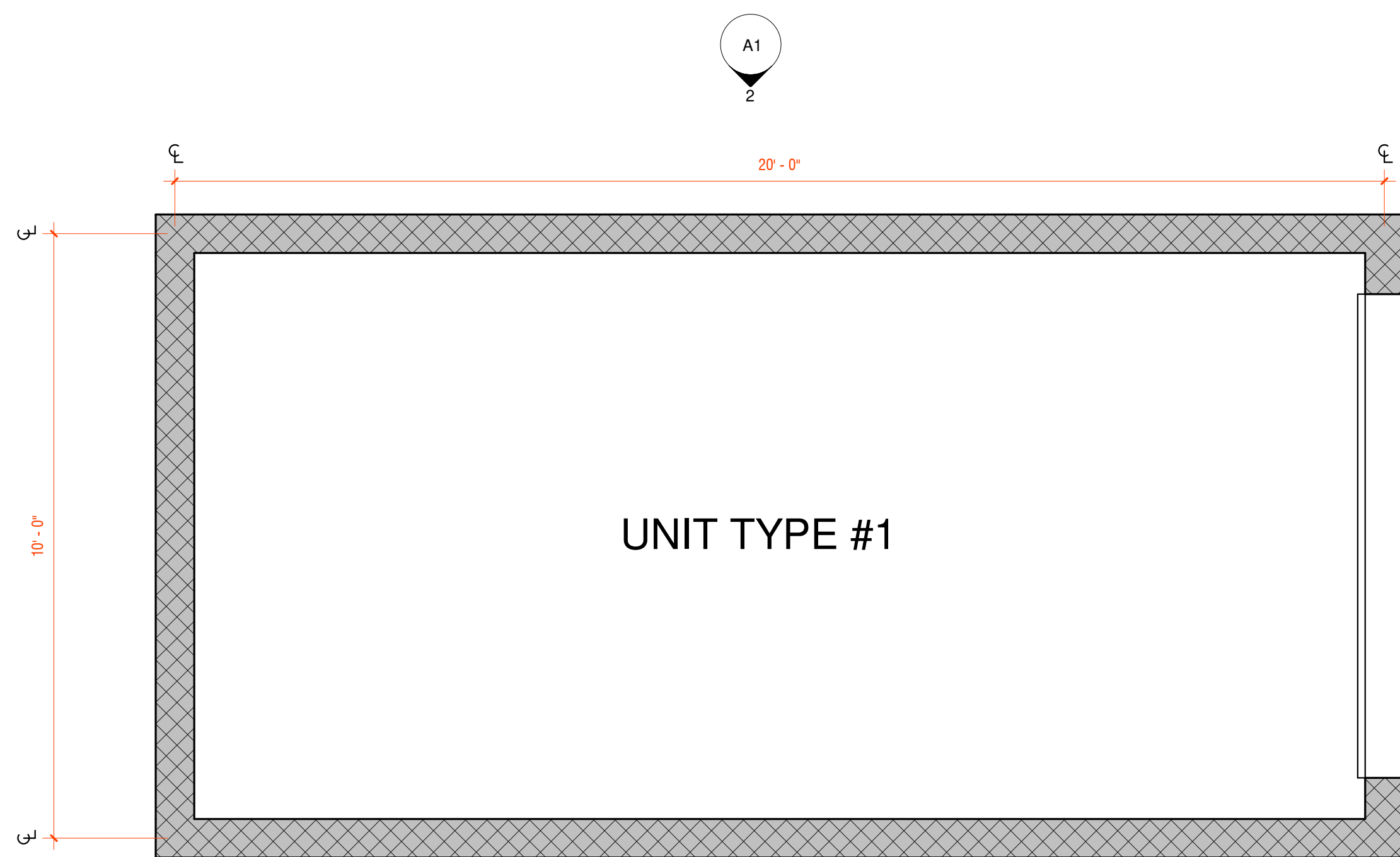




1 UNIT TYPE #1 FRONT ELEVATION
1/2" = 1'-0"

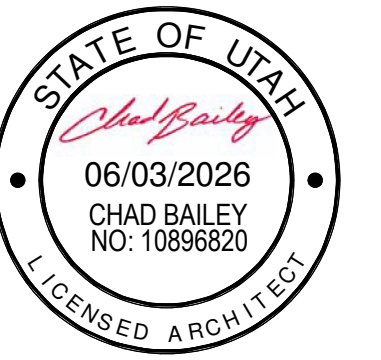


2 UNIT TYPE #1 SIDE ELEVATION
1/2" = 1'-0"



3 UNIT TYPE #1
1/2" = 1'-0"

COMPASS:



DEVELOP
ARCHITECTS

1144 E 2800 N
OGDEN, UT 84414

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web: www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
**AMERICAN WAY
STORAGE**
350 N AMERICAN WAY, BOX ELDER, UT

DOCUMENT DATE:
06/03/2026

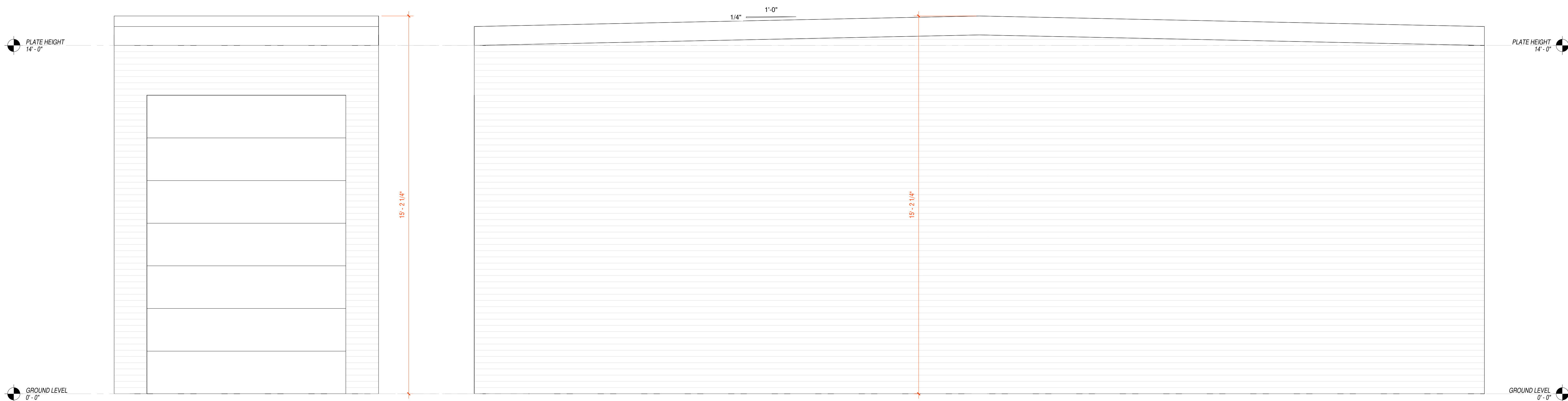
PROJECT PHASE
SCHEMATIC

REVISIONS		
#	Description	Date

DRAWING DESCRIPTION
UNIT TYPE #1
ELEVATIONS

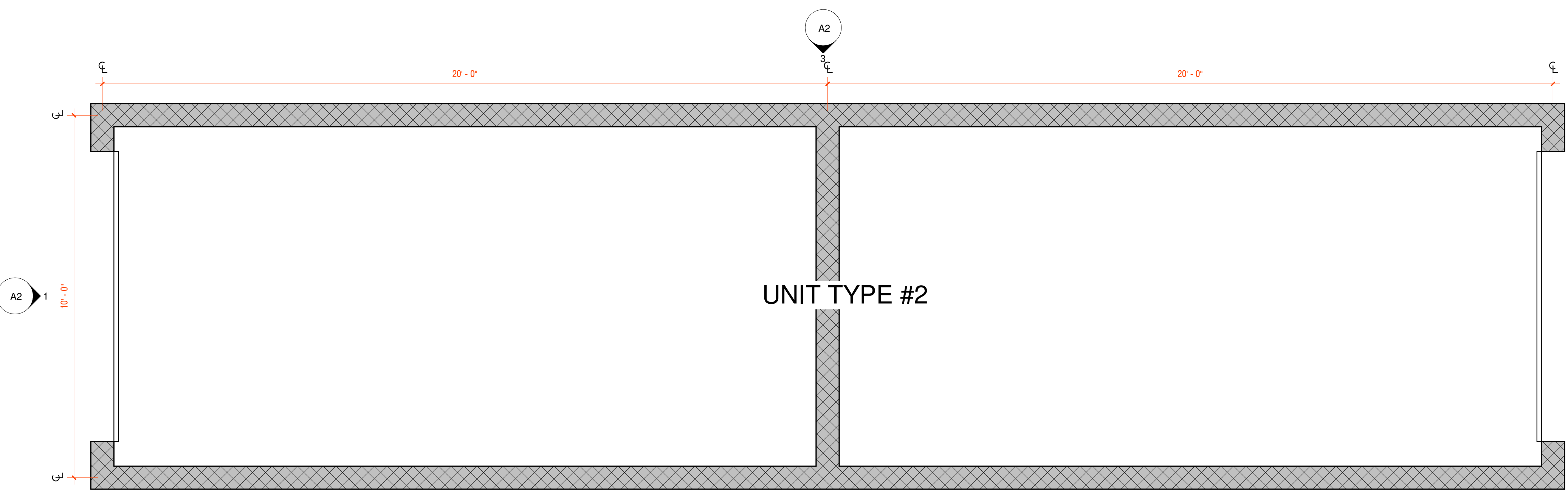
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SHEET NUMBER

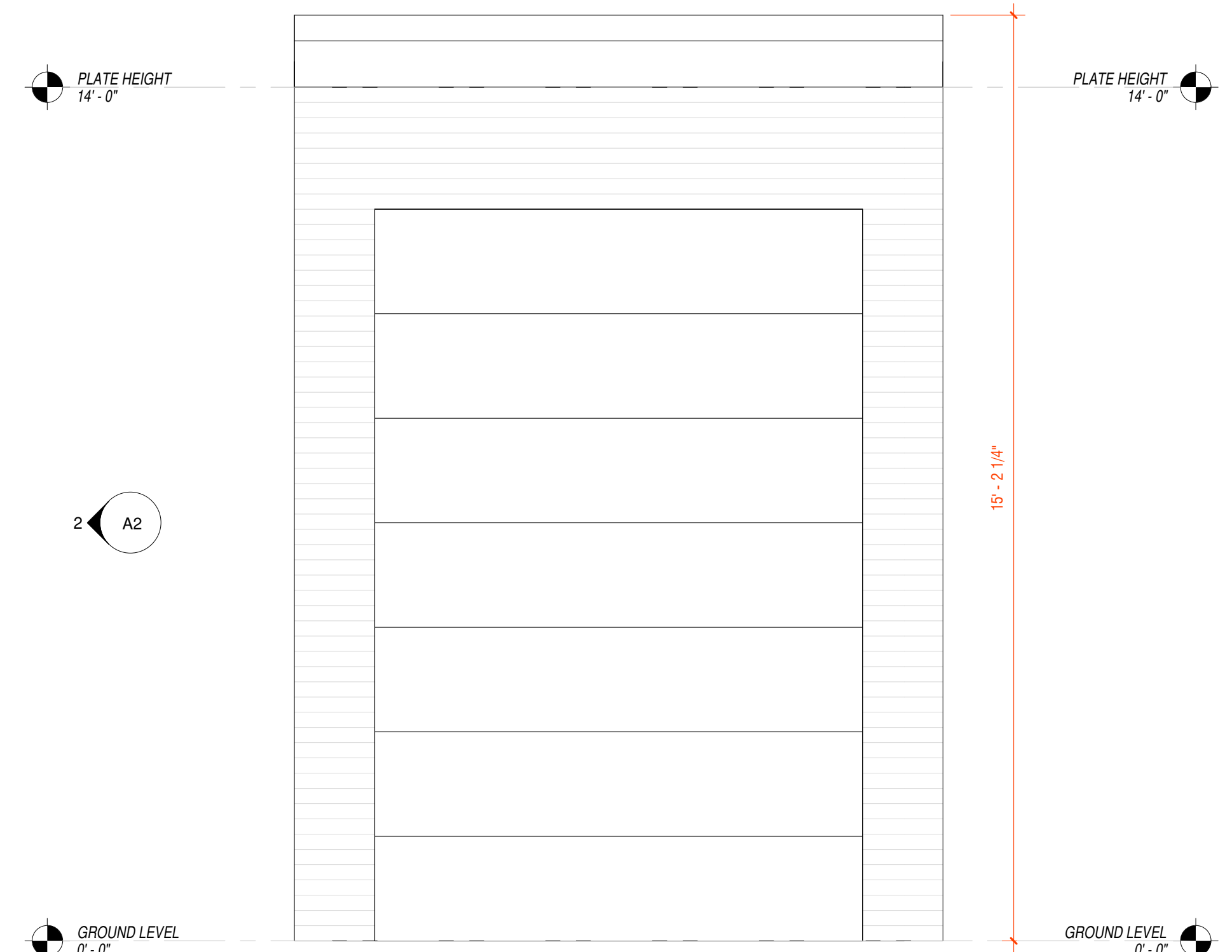


2 UNIT TYPE #2 FRONT ELEVATION
1/2" = 1'-0"

3 UNIT TYPE #2 SIDE ELEVATION
1/2" = 1'-0"

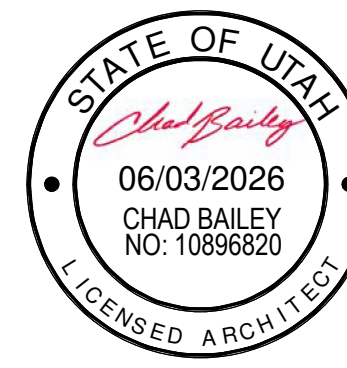


4 UNIT TYPE #2
1/2" = 1'-0"



1 UNIT TYPE #2 BACK ELEVATION
1/2" = 1'-0"

COMPASS:



DEVELOP ARCHITECTS

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PROJECT TITLE
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PROJECT PHASE
SCHEMATIC

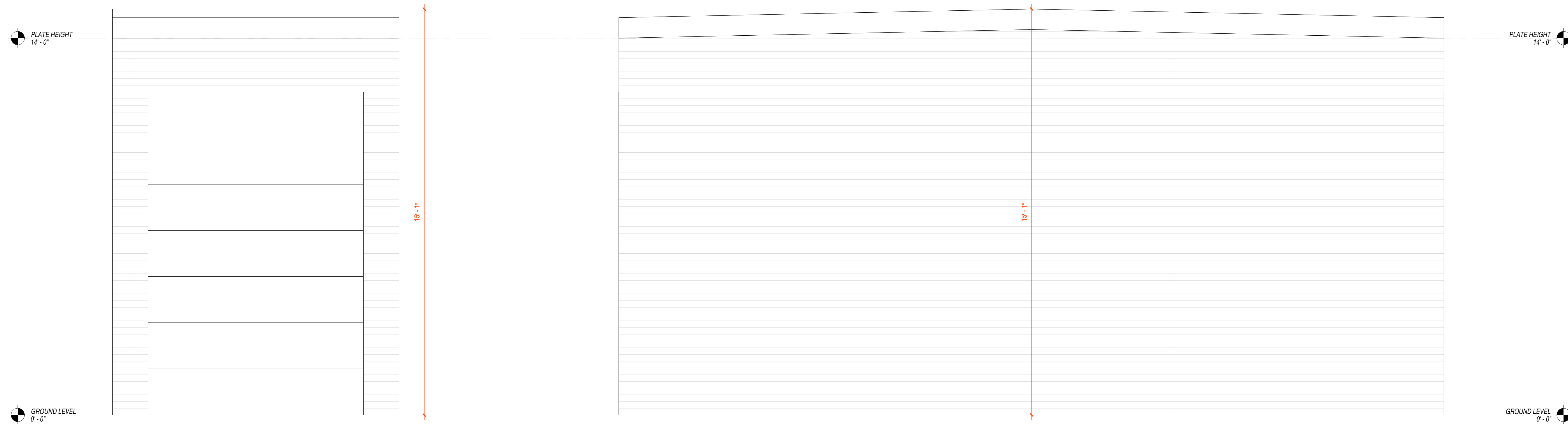
REVISIONS

#	Description	Date

DRAWING DESCRIPTION
UNIT TYPE #2
ELEVATIONS

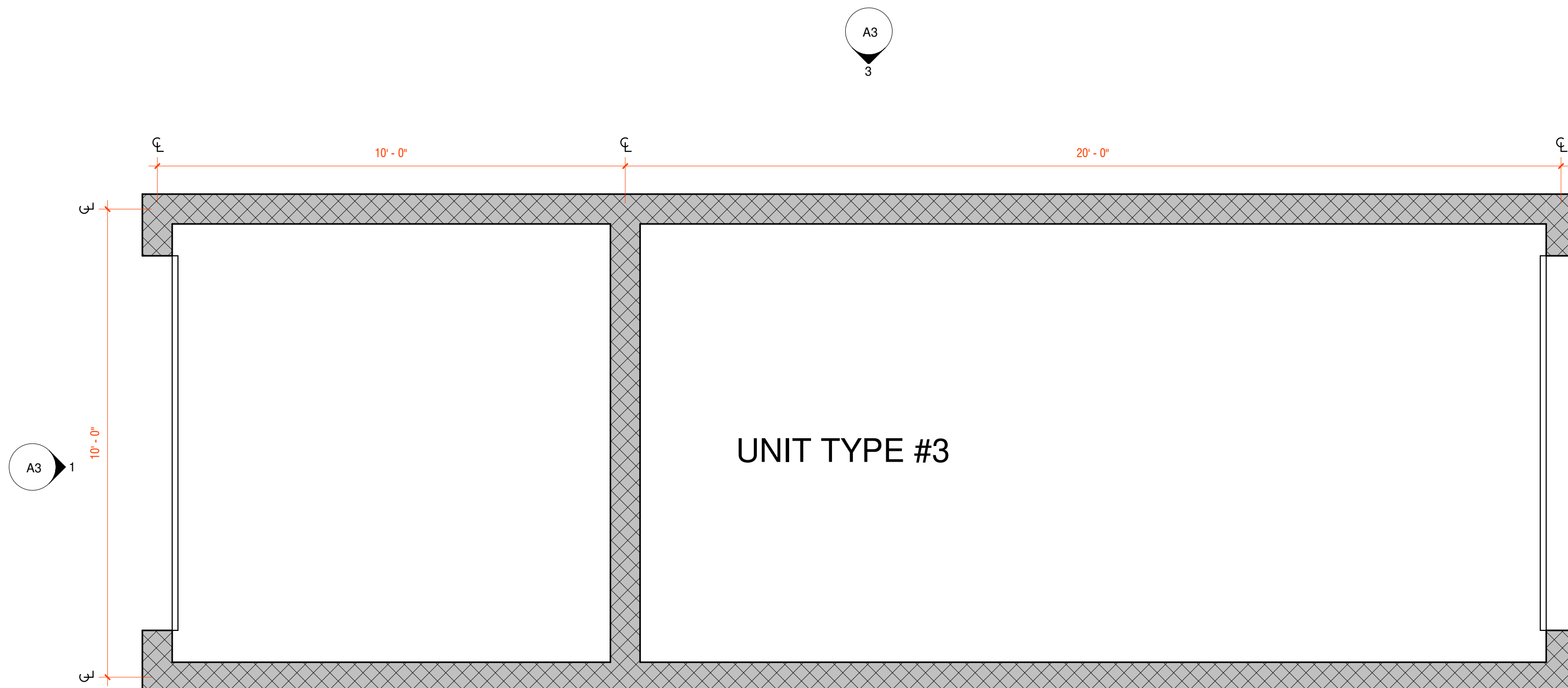
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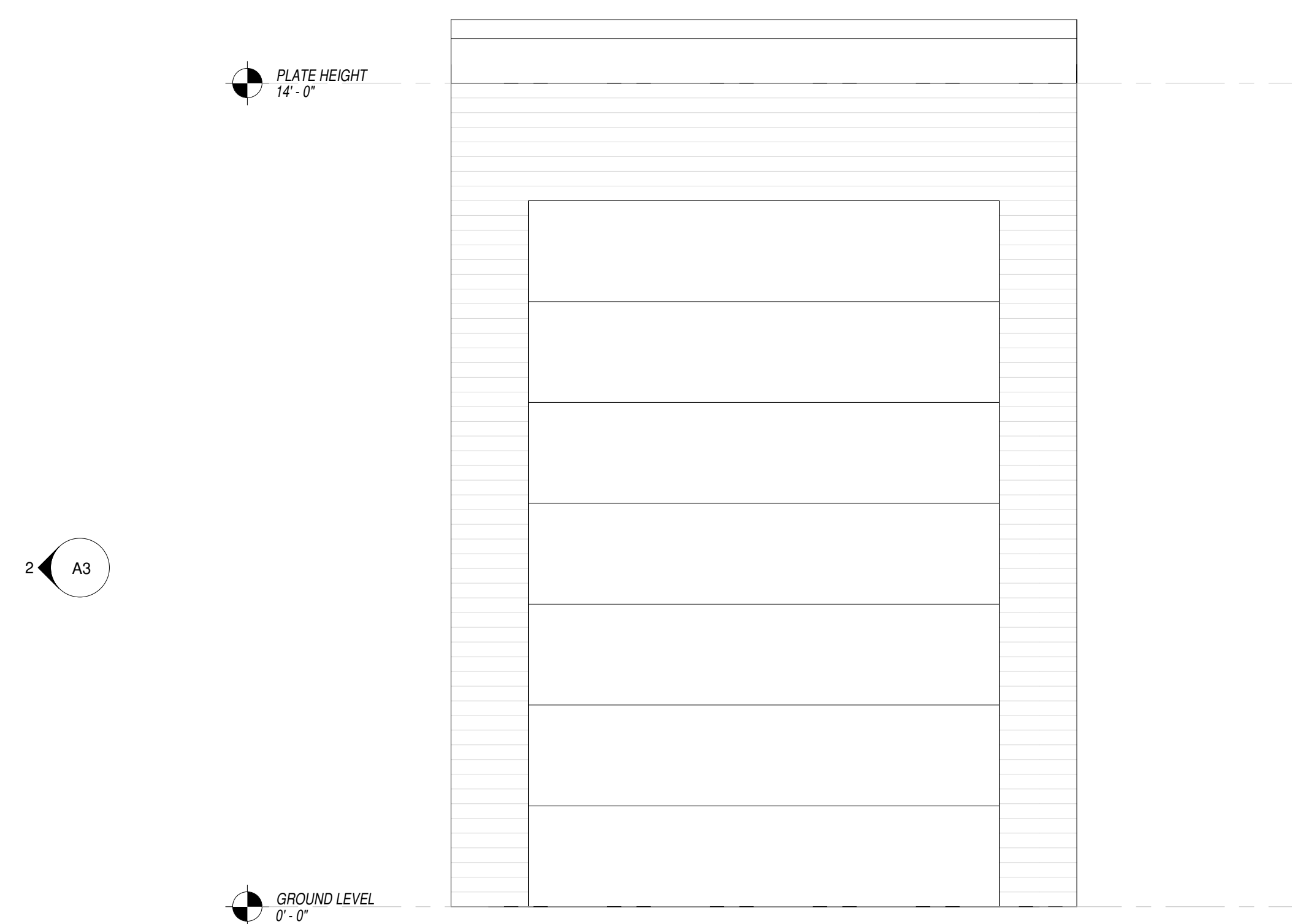


2 UNIT TYPE #3 FRONT ELEVATION
1/2" = 1'-0"

3 UNIT TYPE #3 SIDE ELEVATION
1/2" = 1'-0"

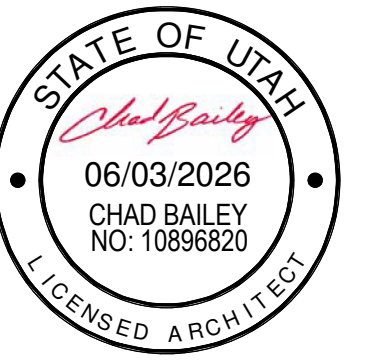


4 UNIT TYPE 3
1/2" = 1'-0"



1 UNIT TYPE #3 BACK ELEVATION
1/2" = 1'-0"

COMPASS:



DEVELOP
ARCHITECTS

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PROJECT TITLE
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350 N AMERICAN WAY, BOX ELDER, UT

DOCUMENT DATE:
06/03/2026

PROJECT PHASE
SCHEMATIC

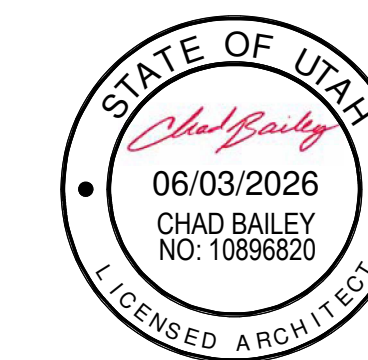
REVISIONS		
#	Description	Date

DRAWING DESCRIPTION
UNIT TYPE #3
ELEVATIONS

A3

SHEET NUMBER

COMPASS:



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PROJECT PHASE
SCHEMATIC

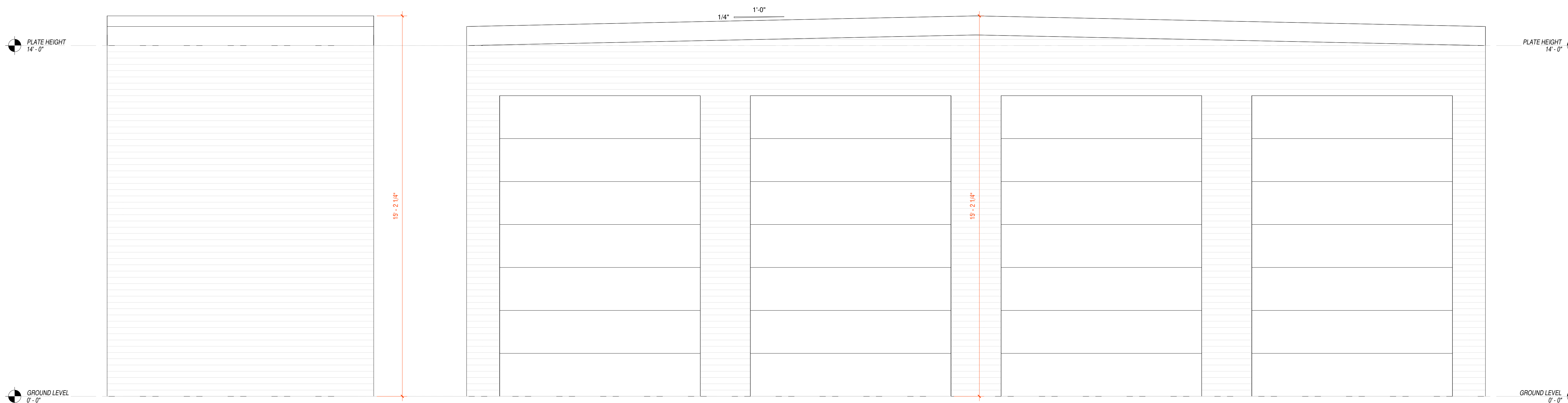
REVISIONS

#	Description	Date

DRAWING DESCRIPTION
UNIT TYPE #4
ELEVATIONS

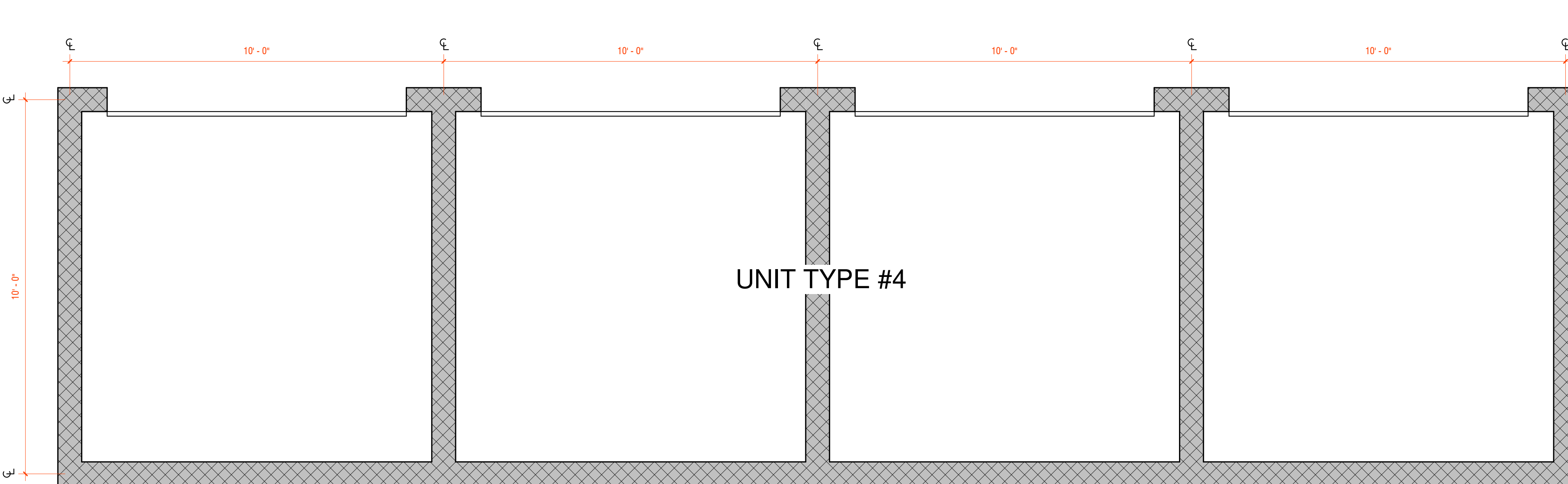
A4

SHEET NUMBER

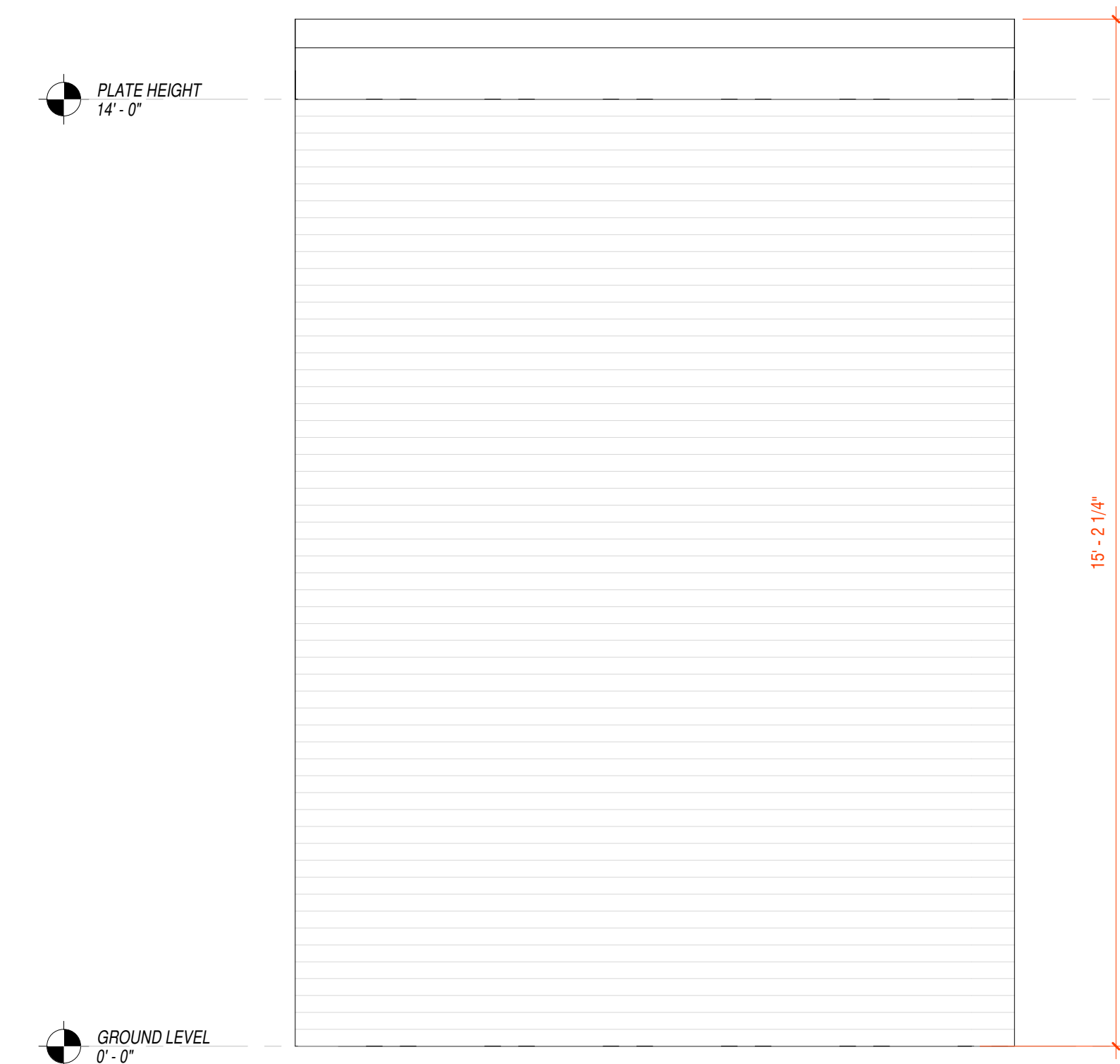


2 UNIT TYPE #4 SIDE A
1/2" = 1'-0"

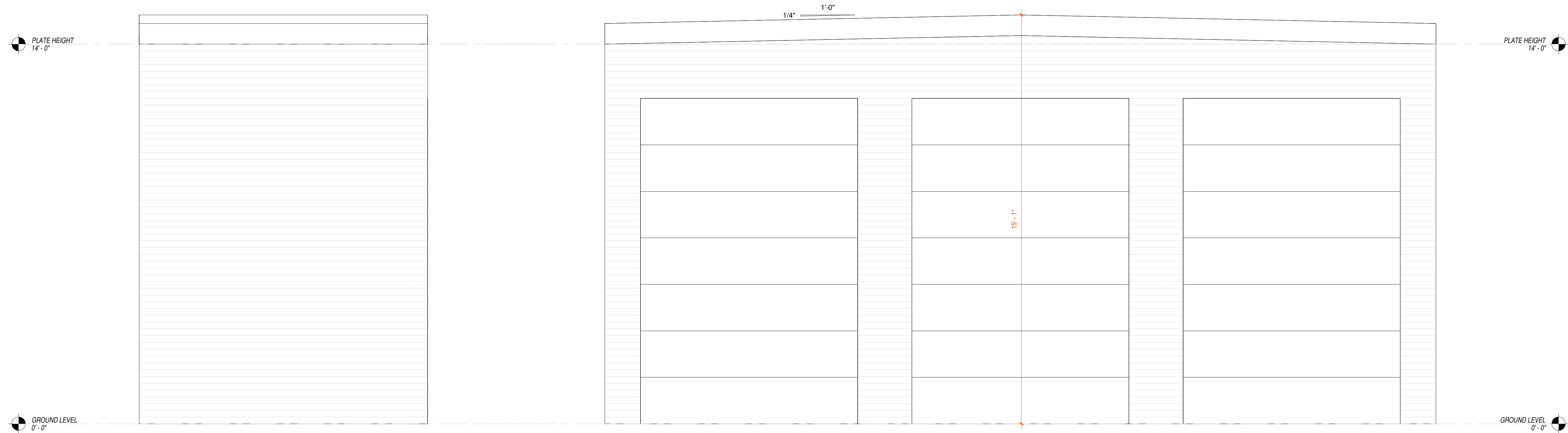
1 UNIT TYPE #4 FRONT ELEVATION
1/2" = 1'-0"



4 UNIT TYPE 4
1/2" = 1'-0"

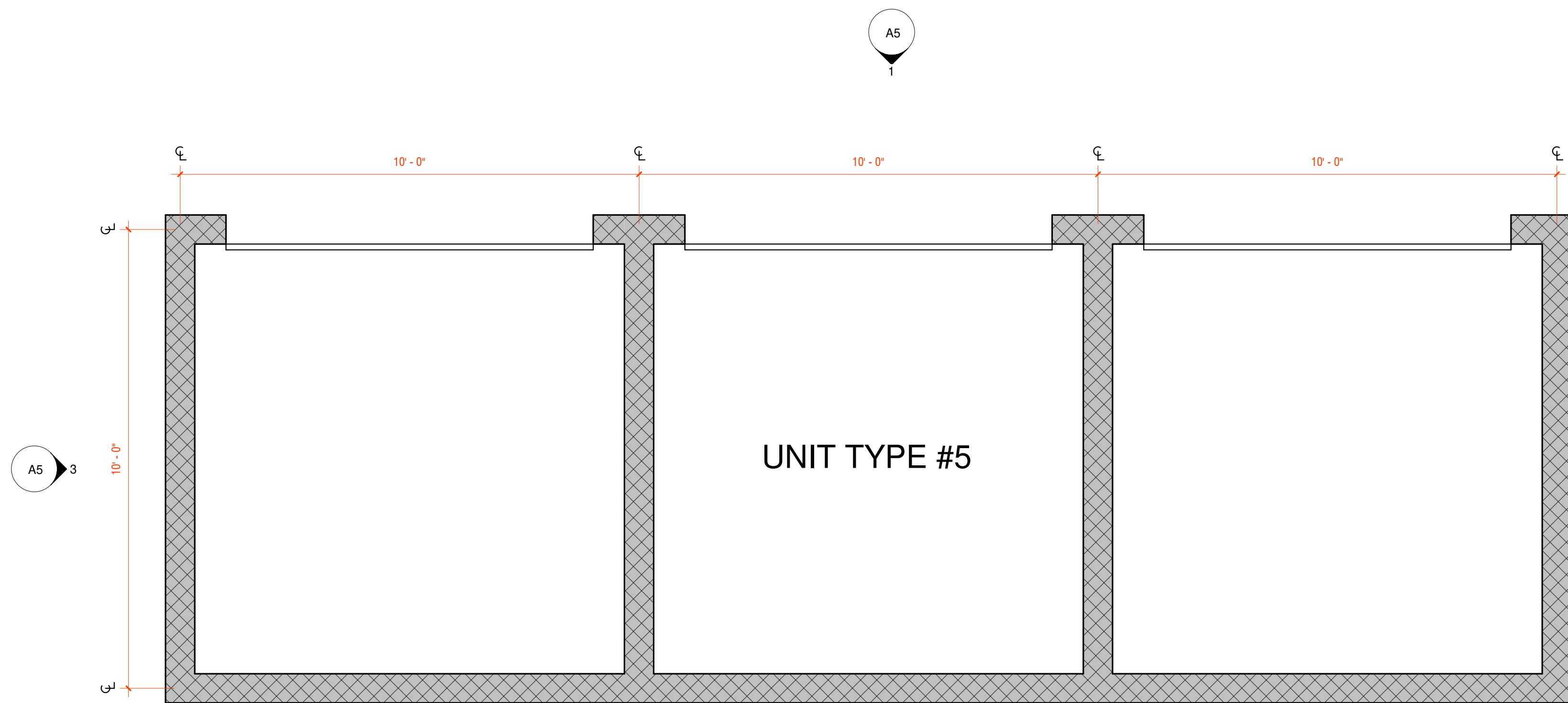


3 UNIT TYPE #4 SIDE B
1/2" = 1'-0"

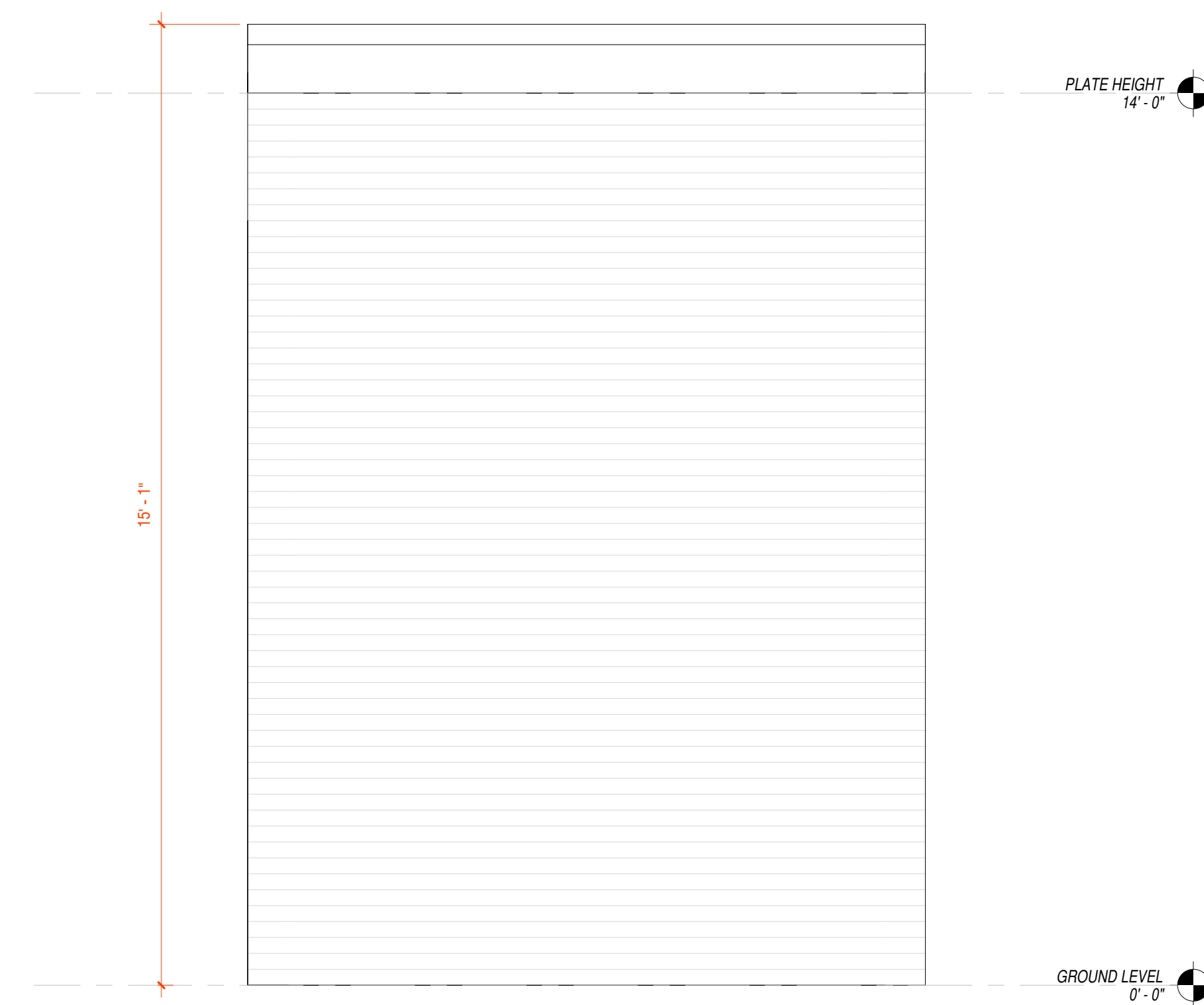


2 UNIT TYPE #5 SIDE A
1/2" = 1'-0"

1 UNIT TYPE #5 FRONT ELEVATION
1/2" = 1'-0"

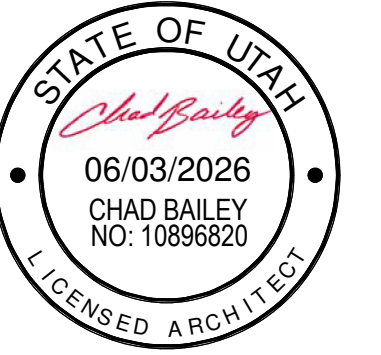


4 UNIT TYPE #5
1/2" = 1'-0"



3 UNIT TYPE #5 SIDE B
1/2" = 1'-0"

COMPASS:



DEVELOP ARCHITECTS

1144 E 2800 N
OGDEN, UT 84414

contact:
p: 801.823.9506
e: info@developarchitects.com
web: www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
AMERICAN WAY STORAGE
350 N AMERICAN WAY, BOX ELDER, UT

DOCUMENT DATE:
06/03/2026

PROJECT PHASE
SCHEMATIC

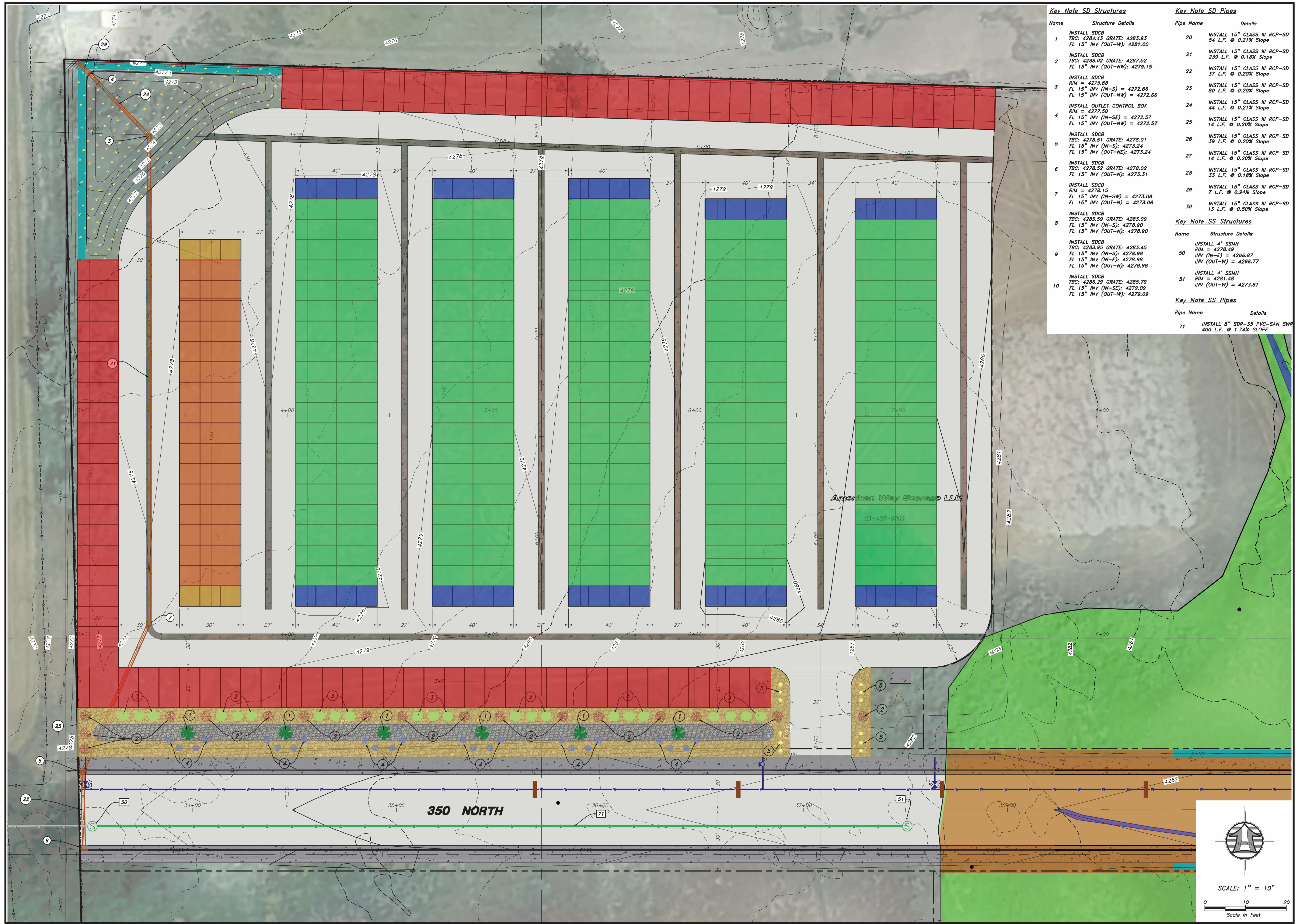
REVISIONS	
#	Date

DRAWING DESCRIPTION
UNIT TYPE #5
ELEVATIONS

A5

SHEET NUMBER

N:\2022\22-5-2 American Storage - Kagele\Drawings\22-5-2\23 06-02-2026.dwg, 6/3/2026 10:43:43 AM, DWG To PDF.pc3



Key Note SD Structures		Key Note SD Pipes	
Name	Structure Details	Pipe Name	Details
1	INSTALL SDCB TBC: 4284.43 GRATE: 4283.93 FL 15" INV (OUT-W): 4281.00	20	INSTALL 15" CLASS III RCP-SD 54 L.F. @ 0.21% Slope
2	INSTALL SDCB TBC: 4288.02 GRATE: 4287.52 FL 15" INV (OUT-NW): 4279.15	21	INSTALL 15" CLASS III RCP-SD 239 L.F. @ 0.18% Slope
3	INSTALL SDCB RIM = 4273.88 FL 15" INV (N-S) = 4272.66 FL 15" INV (OUT-NW) = 4272.66	22	INSTALL 15" CLASS III RCP-SD 57 L.F. @ 0.20% Slope
4	INSTALL OUTLET CONTROL BOX RIM = 4277.50 FL 15" INV (N-SE) = 4272.57 FL 15" INV (OUT-NW) = 4272.57	23	INSTALL 15" CLASS III RCP-SD 80 L.F. @ 0.20% Slope
5	INSTALL SDCB TBC: 4278.01 GRATE: 4278.01 FL 15" INV (N-S): 4273.24 FL 15" INV (OUT-NE): 4273.24	24	INSTALL 15" CLASS III RCP-SD 44 L.F. @ 0.21% Slope
6	INSTALL SDCB TBC: 4278.02 GRATE: 4278.02 FL 15" INV (OUT-N): 4273.31	25	INSTALL 15" CLASS III RCP-SD 14 L.F. @ 0.20% Slope
7	INSTALL SDCB RIM = 4278.15 FL 15" INV (N-SW) = 4273.08 FL 15" INV (OUT-N) = 4273.08	26	INSTALL 15" CLASS III RCP-SD 39 L.F. @ 0.20% Slope
8	INSTALL SDCB TBC: 4283.59 GRATE: 4283.09 FL 15" INV (N-S): 4278.90 FL 15" INV (OUT-N): 4278.90	27	INSTALL 15" CLASS III RCP-SD 14 L.F. @ 0.20% Slope
9	INSTALL SDCB TBC: 4283.45 GRATE: 4283.45 FL 15" INV (N-S): 4278.98 FL 15" INV (N-E): 4278.98 FL 15" INV (OUT-N): 4278.98	28	INSTALL 15" CLASS III RCP-SD 33 L.F. @ 0.18% Slope
10	INSTALL SDCB TBC: 4286.29 GRATE: 4285.79 FL 15" INV (N-SE): 4279.09 FL 15" INV (OUT-W): 4279.09	29	INSTALL 15" CLASS III RCP-SD 7 L.F. @ 0.94% Slope
		30	INSTALL 15" CLASS III RCP-SD 13 L.F. @ 0.50% Slope
		Key Note SS Structures	
		Name Structure Details	
		50	INSTALL 4" SSMH RIM = 4278.49 INV (N-E) = 4266.87 INV (OUT-W) = 4266.77
		51	INSTALL 4" SSMH RIM = 4281.48 INV (OUT-W) = 4273.81
		Key Note SS Pipes	
		Pipe Name Details	
		71	INSTALL 8" SDR-35 PVC-SAN SWR 400 L.F. @ 1.74% SLOPE

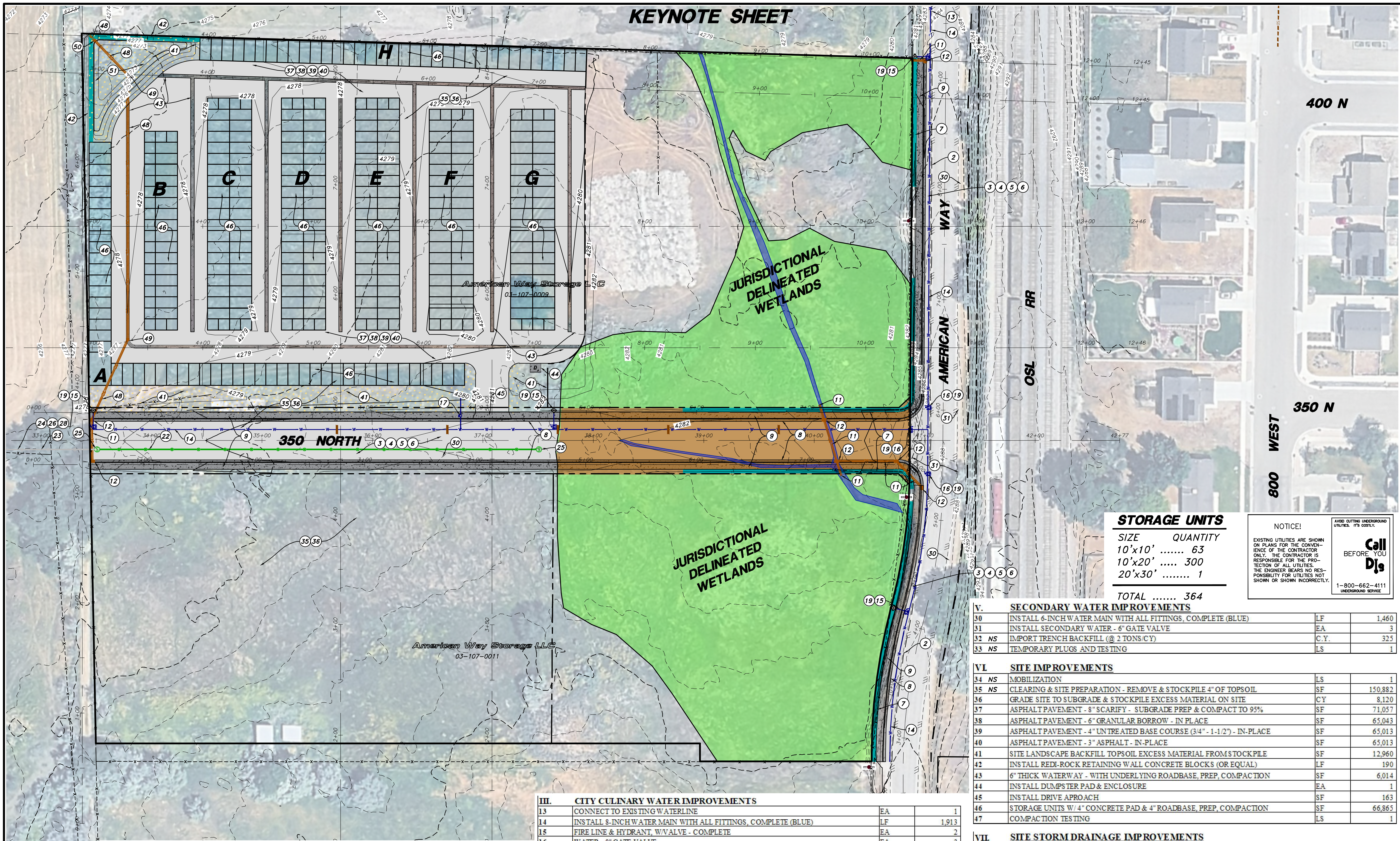
Drawn By: MEJ Date: 06/03/26
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 30'
 Drawing File: 22-5-2\23 04032024.dwg
 JOB NUMBER: 22-5-2

AMERICAN WAY STORAGE
 AMERICAN WAY STORAGE LLC. PROPERTY
 ±350 North American Way
 Brigham City, Box Elder County, Utah
 A Part of the Southeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.&M.

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SHEET
4
 of
17
 SHEETS

KEYNOTE SHEET



STORAGE UNITS

SIZE	QUANTITY
10'x10'	63
10'x20'	300
20'x30'	1
TOTAL	364

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig

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UNDERGROUND SERVICE

III. CITY CULINARY WATER IMPROVEMENTS

13	CONNECT TO EXISTING WATERLINE	EA	1
14	INSTALL 8-INCH WATER MAIN WITH ALL FITTINGS, COMPLETE (BLUE)	LF	1,913
15	FIRE LINE & HYDRANT, W/VALVE - COMPLETE	EA	2
16	WATER - 8" GATE VALVE	EA	3
17	WATER - INSTALL 3/4-INCH WATER SERVICE W WATER METER & BOX, COMPLETE	EA	1
18 NS	THRUST BLOCKING	LS	1
19	WATER - VALVE COLLARS	EA	5
20 NS	IMPORT TRENCH BACKFILL (@ 2 TONS/CY)	TON	1,700
21 NS	TEMPORARY PLUGS AND TESTING	LS	1

IV. CITY SANITARY SEWER IMPROVEMENTS

22	INSTALL 8-INCH SDR-35 PVC SEWER MAIN, COMPLETE (GREEN)	LF	400
23	8-INCH SDR-35 PVC SEWER MAIN, COMPLETE (GREEN) (FUTURE)	NIC LF	3,285
24	5 FOOT DIAMETER MANHOLE ON EXISTING SEWER MAIN (FUTURE)	NIC EA	1
25	INSTALL 4 FOOT DIAMETER MANHOLE	EA	2
26	4 FOOT DIAMETER MANHOLE (FUTURE)	NIC EA	8
27 NS	IMPORT TRENCH BACKFILL (@ 2 TONS/CY)	TON	1,010
28	IMPORT TRENCH BACKFILL (@ 2 TONS/CY) (FUTURE)	NIC TON	9,925
29 NS	TEMPORARY PLUGS AND TESTING	LS	1

V. SECONDARY WATER IMPROVEMENTS

30	INSTALL 6-INCH WATER MAIN WITH ALL FITTINGS, COMPLETE (BLUE)	LF	1,460
31	INSTALL SECONDARY WATER - 6" GATE VALVE	EA	3
32 NS	IMPORT TRENCH BACKFILL (@ 2 TONS/CY)	C.Y.	325
33 NS	TEMPORARY PLUGS AND TESTING	LS	1

VI. SITE IMPROVEMENTS

34 NS	MOBILIZATION	LS	1
35 NS	CLEARING & SITE PREPARATION - REMOVE & STOCKPILE 4" OF TOPSOIL	SF	150,882
36	GRADE SITE TO SUBGRADE & STOCKPILE EXCESS MATERIAL ON SITE	CY	8,120
37	ASPHALT PAVEMENT - 8" SCARIFY - SUBGRADE PREP & COMPACT TO 95%	SF	71,057
38	ASPHALT PAVEMENT - 6" GRANULAR BORROW - IN PLACE	SF	65,043
39	ASPHALT PAVEMENT - 4" UNTREATED BASE COURSE (3/4" - 1-1/2") - IN-PLACE	SF	65,013
40	ASPHALT PAVEMENT - 3" ASPHALT - IN-PLACE	SF	65,013
41	SITE LANDSCAPE BACKFILL TOPSOIL EXCESS MATERIAL FROM STOCKPILE	SF	12,960
42	INSTALL REDI-ROCK RETAINING WALL CONCRETE BLOCKS (OR EQUAL)	LF	190
43	6" THICK WATERWAY - WITH UNDERLYING ROADBASE, PREP, COMPACTION	SF	6,014
44	INSTALL DUMPS TER PAD & ENCLOSURE	EA	1
45	INSTALL DRIVE APPROACH	SF	163
46	STORAGE UNITS W/ 4" CONCRETE PAD & 4" ROADBASE, PREP, COMPACTION	SF	66,865
47	COMPACTION TESTING	LS	1

VII. SITE STORM DRAINAGE IMPROVEMENTS

48	INSTALL 15-INCH HDPE STORMLINE	LF	493
49	INSTALL STORM DRAIN INLET BOX	EA	2
50	INSTALL STORM DRAIN OUTLET CONTROL STRUCTURE	EA	1
51	CONSTRUCT STORM DRAIN DETENTION BASIN	EA	1

VIII. SWPPP

52	INLET PROTECTION	EA	10
53	SILT FENCE OR BERMING	LF	1,170
54	CONCRETE WASHOUT	LS	1
55	STABILIZED ENTRANCE	LS	1
56 NS	RECORD KEEPING	LS	1

IX. DRY UTILITIES / MISC. IMPROVEMENTS

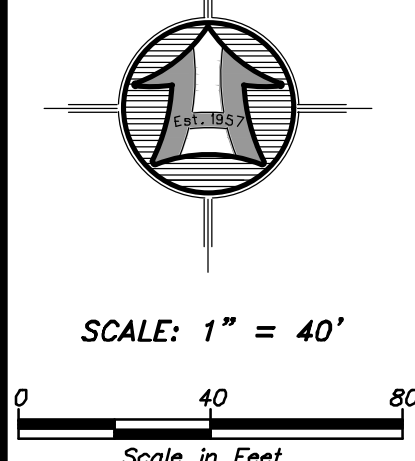
57 NS	ELECTRIC, DIG, LAY CONDUIT AND BACKFILL	LF	2,080
58 NS	GAS, ON-SITE - DIG, LAY LATERAL AND BACKFILL	LF	2,080

I. CITY STREET IMPROVEMENTS

1 NS	MOBILIZATION, CLEARING & SITE PREPARATION	LS	1
2	SAWCUT EXISTING ASPHALT PAVEMENT	LF	667
3	8" SCARIFY - SUBGRADE PREP & COMPACT TO 95%	SF	48,412
4	8" UNTREATED BASE COURSE (3/4" - 1-1/2") - IN-PLACE	SF	31,250
5	3" ASPHALT - IN-PLACE	SF	31,250
6	SEAL COAT	SY	3,473
7	INSTALL REDI-ROCK RETAINING WALL CONCRETE BLOCKS (OR EQUAL)	LF	895
8	INSTALL 30-INCH CITY-STD. CURB & GUTTER	LF	2,142
9	INSTALL CITY-STD. 6-FOOT SIDEWALK	SF	12,494
10 NS	COMPACTION TESTING	LS	1

II. CITY DRAINAGE IMPROVEMENTS

11	INSTALL 15-INCH RCP III STORMLINE	LF	80
12	INSTALL CITY-STD. STORM DRAIN CURB INLET BOX	EA	6



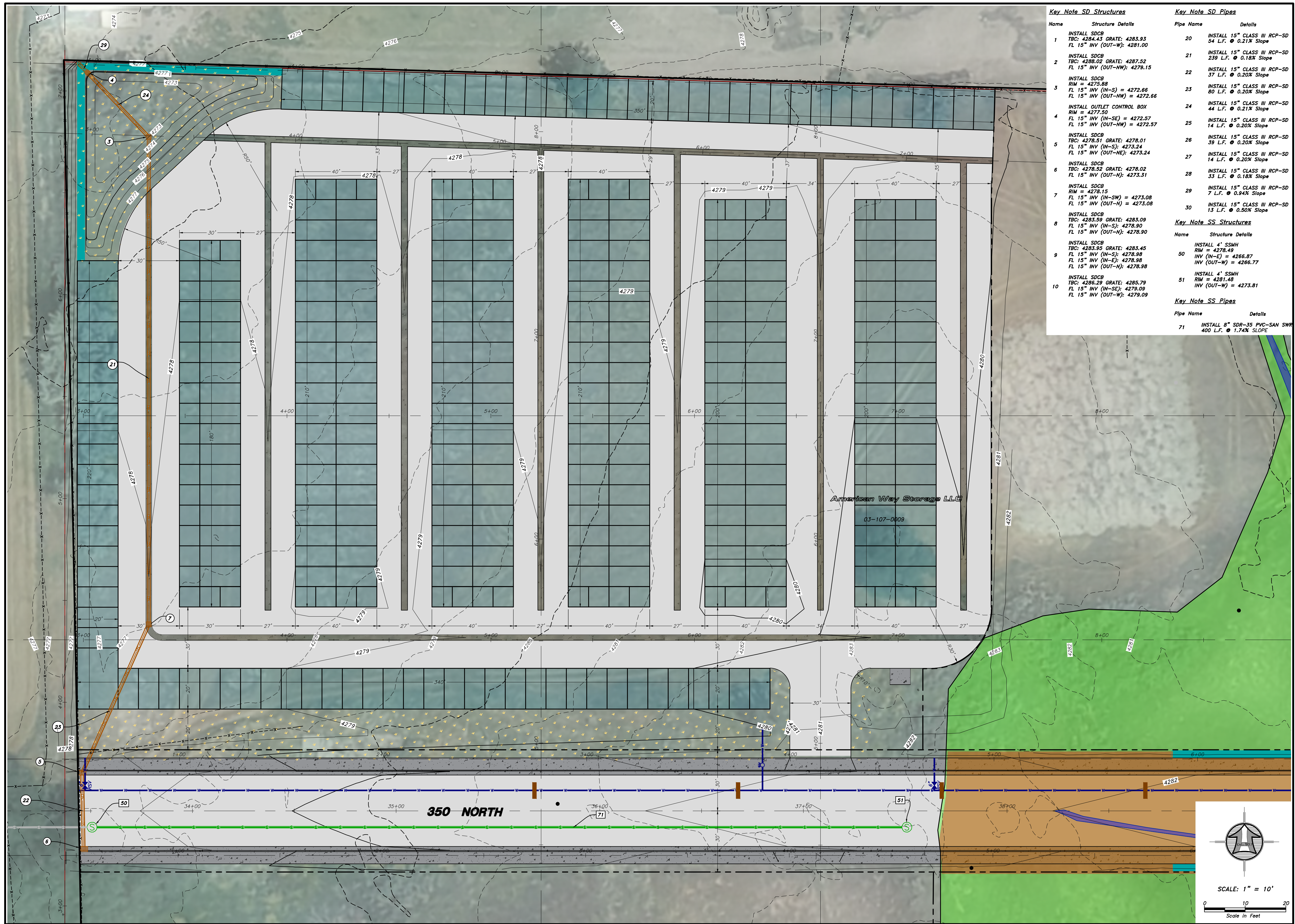
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Drawn By: MBL Date: 06/02/26
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 22-5-223 04032024.dwg
JOB NUMBER: 22-5-2

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NA:2022-22-5-2 American Storage - Kageil Drawings:22-5-2x23 06-02-2026.dwg, 6/2/2026 6:18:50 PM, DWG To PDF.pc3



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3	INSTALL SDCB RIM = 4275.88 FL 15" INV (IN-S) = 4272.66 FL 15" INV (OUT-NW) = 4272.66	22	INSTALL 15" CLASS III RCP-SD 37 L.F. @ 0.20% Slope
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4
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15
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