Willard City Corporation

435-734-9881
80 W 50 S
PO Box 593
Willard, Utah 84340
www.willardcityut.gov

Mayor
Travis Mote
City Council Members
J. Hulsey
R. Christensen
M. Braegger
R. Mund
J. Bodily

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Wednesday, September 23, 2026. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

1. **Call to order:**

2. **Business:**

   a. Review and consideration of a request from Romero Construction for a conditional use permit to build a construction shop located at approximately 105 West 750 North (02-046-0094) (continued from April 2, 2026)

   b. Review and consideration of a request from Troy Merrill/Treadmasters Tire and Lube for a conditional use permit to operate an automobile service business at approximately 705 South Main (02-053-0008)

   c. Review and consideration of a request from Eric LeBaron for a conditional use permit to operate a short-term rental located at approximately 329 East Saddleback Road (02-092-0051)

   d. Consideration and approval of April 2, 2026, minutes

3. **Adjourn**

CUP Review Committee Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website https://www.utah.gov/pmn/index.html, on the Willard City website www.willardcityut.gov, and sent to the Box Elder News Journal this 18th day of September 2026.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODDTION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

Willard City Corporation

435-734-9881
80 W 50 S
PO Box 593
Willard, Utah 84340
www.willardcityut.gov

Mayor
Travis Mote
City Council Members
J. Hulsey
R. Christensen
M. Braegger
R. Mund
J. Bodily

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Wednesday, September 23, 2026. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

1. **Call to order:**

2. **Business:**

   a. Review and consideration of a request from Romero Construction for a conditional use permit to build a construction shop located at approximately 105 West 750 North (02-046-0094) (continued from April 2, 2026)

   b. Review and consideration of a request from Troy Merrill/Treadmasters Tire and Lube for a conditional use permit to operate an automobile service business at approximately 705 South Main (02-053-0008)

   c. Review and consideration of a request from Eric LeBaron for a conditional use permit to operate a short-term rental located at approximately 329 East Saddleback Road (02-092-0051)

   d. Consideration and approval of April 2, 2026, minutes

3. **Adjourn**

CUP Review Committee Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website https://www.utah.gov/pmn/index.html, on the Willard City website www.willardcityut.gov, and sent to the Box Elder News Journal this 18th day of September 2026.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODDTION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

Willard City Corporation

435-734-9881
80 W 50 S
PO Box 593
Willard, Utah 84340
www.willardcityut.gov

Mayor
Travis Mote
City Council Members
J. Hulsey
R. Christensen
M. Braegger
R. Mund
J. Bodily

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Wednesday, September 23, 2026. Said meeting shall start at 2:00 p.m.

Agenda is as follows:

1. **Call to order:**

2. **Business:**

   a. Review and consideration of a request from Romero Construction for a conditional use permit to build a construction shop located at approximately 105 West 750 North (02-046-0094) (continued from April 2, 2026)

   b. Review and consideration of a request from Troy Merrill/Treadmasters Tire and Lube for a conditional use permit to operate an automobile service business at approximately 705 South Main (02-053-0008)

   c. Review and consideration of a request from Eric LeBaron for a conditional use permit to operate a short-term rental located at approximately 329 East Saddleback Road (02-092-0051)

   d. Consideration and approval of April 2, 2026, minutes

3. **Adjourn**

CUP Review Committee Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website https://www.utah.gov/pmn/index.html, on the Willard City website www.willardcityut.gov, and sent to the Box Elder News Journal this 18th day of September 2026.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODDTION 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.

CONDITIONAL USE ORDINANCE CHAPTER 24-20

24.20 CONDITIONAL USES

24.20.010 Purpose Of Conditional Use Provisions
24.20.020 Permit Required
24.20.030 Application
24.20.040 Required Documents
24.20.050 Public Notice
24.20.060 Conditional Use Review Committee
24.20.070 Factors To Be Considered By The Conditional Use Review Committee
24.20.080 Standards And Criteria For Conditional Use Permit
24.20.090 Reasonable Conditions Imposed
24.20.100 Expiration
21.20.110 Revocation
21.20.120 Appeals
21.20.130 Review
21.20.140 No Presumption Of Approval

HISTORY
Amended by Ord. 2023-2 on 3/9/2023

24.20.010 Purpose Of Conditional Use Provisions

The purpose of the issuance of a conditional use permit is to allow the proper integration into Willard City of land uses which may be suitable only under special conditions and in specific locations in Willard City or in the applicable zoning district, or only if such uses are designed or conducted in a particular manner.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.020 Permit Required

A conditional use permit shall be required for all uses listed as conditional uses in the district regulations or elsewhere in this Ordinance.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.030 Application

A Conditional Use Permit Application shall be made to the City Planner on forms provided by the City Planner. Only property owners or their duly authorized agents shall make application for a Conditional Use Permit. No Conditional Use Permit may be processed without the submission of an application, payment of the processing fee, and providing all supporting mate1ials as required by the City Planner, the Conditional Use Review Committee, and this Chapter.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.040 Required Documents

The Conditional Use Permit Application shall be submitted with the material listed in this Section. The City Planner and/or the Conditional Use Review Committee may determine and require items not listed

herein be submitted in order to evaluated the proposed conditional use application. The application for the Conditional Use Permit shall include at least the following:

A. A written statement explaining details surrounding the proposed Conditional Use Permit Application is consistent with all the standards and requirements of this Chapter and other applicable sections of the Willard City Zoning and Land Use Ordinances.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.050 Public Notice

No public hearing need be held. However, a hearing may be held if the City Planner, Conditional Use Review Committee or the Planning Commission deem a public hearing to be necessary and in the public interest. When such public hearing is required, the City will send notice by mail, at the applicant's sole cost and expense, to all property owners within 500 feet from the location where the proposed conditional use is to be conducted, inform them of the nature of the intended use, the date, time and place of the public hearing, name and address of the applicant and location of the intended use. A complete list of names and addresses of all impacted property owners shall be forwarded to the City by the applicant and where such list is inaccurate or incomplete the conditional use may be denied or revoked.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.060 Conditional Use Review Committee

Upon submission of a Conditional Use Permit Application the City Planner will determine the completeness of the application. If the Conditional Use Application is complete, the City Planner will forward the application and all supporting materials to the Conditional Use Review Committee. The Conditional Use Review Committee shall be comprised of the following individuals: The Chief of Police, Fire Chief, City Attorney, a member of the Planning Commission, Director of Public Works, City Planner, City Engineer, and City Manager. Upon review of the application, proposed site plan if required, and any other necessary documentation or information, the Conditional Use Permit Review Committee will transmit a recommendation for the proposed Conditional Use Permit to the Planning Commission.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.070 Factors To Be Considered By The Conditional Use Review Committee

In considering an application for a Conditional Use Permit, the Conditional Use Review Committee should analyze the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed Conditional Use Permit meets the standards set forth in this Chapter:

A. The suitability of the specific property for the proposed use;

B. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;

C. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;

D. The economic impact of the proposed facility or use on the surrounding area;

E. The aesthetic impact of the proposed facility or use on the surrounding area;

F. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the proposed site and surrounding area;

G. The safeguards proposed or provided to ensure adequate utilities, transpo1tation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection and pedestrian and vehicular circulation;

H. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;

I. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and

J. The impact of the proposed facility or use on the health, safety and welfare of the City, the area and persons owning or leasing property in the area

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.080 Standards And Criteria For Conditional Use Permit

Upon receiving a recommendation from the Conditional Use Permit Review Committee, the Planning Commission shall consider the following general standards and criteria prior to approving or denying a conditional use permit:

A. The Conditional Use is authorized in the zoning district where the use is proposed;

B. The use applied for at the proposed location is necessary or desirable to provide service or facility that will contribute to the general well-being of the area and Willard City;

C. Compatibility of the proposed use with the interest, function and policies established in the Willard City General Plan;

D. Compatibility of the proposed use within the character of the site, neighboring properties and other existing and proposed development.

E. Streets and other means of access to the Conditional Use are adequate to carry anticipated traffic and shall not materially reduce the level of service on adjacent streets;

F. The Conditional Use shall not unreasonably interfere with the lawful use of surrounding property;

G. Fencing, screening and landscaping, and other adequate buffering, is provided as needed to protect adjacent property from light, noise and visual impacts associated with the proposed use;

H. The availability of or ability to provide adequate services, drainage, parking, fire protection, and safe transportation access.

I. The proposed conditional use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or interests to property or improvements in the vicinity;

J. In the event the Planning Commission determines that the standards of this Chapter cannot be met and that adequate mitigation measures cannot be imposed to bring the use into conformity with the applicable standards and criteria, the Planning Commission may deny the request for a conditional use pe1mit.

K. Within and adjoining the proposed site, the Planning Commission may impose reasonable conditions as deemed necessary for the protection of the site location and adjacent properties and the public interest.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.090 Reasonable Conditions Imposed

The Planning Commission may issue a Conditional Use Permit to be located within any zoning district in which the particular Conditional Use is allowed by the use regulations of this Chapter. In authorizing any Conditional Use, the Planning Commission shall impose such requirements and conditions as required by law and as may be necessary for the protection of neighboring properties and the general welfare of the public. Such conditions of approval may include, but shall not be limited to, limitations or requirements as to a street dedication, the height, size, location and design of structures, landscaping, density, ingress/egress, fencing, parking, screening, buffering parking, hours of operation, or lighting.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

24.20.100 Expiration

A Conditional Use Permit shall expire one (I) year after the date of approval and shall be null and void unless the property owner or their duly authorized agent has obtained a Building Permit, where required, or a Business License or other permits or licenses required for the operation. A one (1) year extension may be granted by the Planning Commission when deemed to be in the public interest.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

21.20.110 Revocation

A Conditional Use Permit may be revoked by the Planning Commission upon failure to comply with the conditions of the permit, for any violation of this Title occurring on the site for which the permit was approved, or if the use is not maintained or abandoned. Prior to taking action concerning revocation of a Conditional Use Permit, a meeting shall be held by the Planning Commission. Notice of the meeting and the grounds for consideration of revocation shall be mailed to the permittee at least ten (I0) days prior to the hearing.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

21.20.120 Appeals

Any applicant shall have the right to appeal the decision of the Planning Commission to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 12-101-2. Any decision of the Hearing Officer may be appealed by the applicant or City to the District Court within thirty (30) days from the issuance of the written decision.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

21.20.130 Review

The Planning Commission may review compliance with an issued Conditional Use Permit at regular intervals at the discretion of the Planning Commission or upon recommendation of the City Planner.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

21.20.140 No Presumption Of Approval

The listing of a conditional use in any district does not constitute an assurance that the conditional use shall be approved by the Planning Commission or City Planner. Each conditional use application shall be evaluated individually to determine compliance with the standards set forth in this chapter, the standards of the district where the proposed use shall be located, and any standards applicable to the conditional use.

HISTORY
Amended by Ord. 2023-2 on 3/9/2023
Adopted by Ord. 2025-06 on 2/13/2025

ITEM 2A

Willard City Planning & Zoning

Printed: 09/17/2026

Approximately 105 West 750 North

Permit/License #
6952383

03/01/2026 - 02/28/2125

Reference Number
a1a9d030-15c4-11f1-b090-1f0892245ef0

Conditional Use Permit

General

Status
Active

Application Status
Under Review

Application Review Status

Pre-Review	Documents Received -- Meeting Scheduled	Date Submitted 03/01/2026
Planning and Zoning	Reviewing	
City Manager	Reviewing	
Public Works	Not Reviewed	
Legal	Corrections Requested	
Engineers	Corrections Requested	
Police Department	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Conditional Use Permit Fee	$250.00
Subtotal	**$250.00**
Amount Paid	**$250.00**
Total Due	**$0.00**

Payments

03/01/2026	Online	$250.00
Total Paid		**$250.00**

Application Form Data

(Empty fields are not included)

First Name
Jeff

Last Name
Forsgren

Contact Email
joforsgren@gmail.com

Phone Number
(801) 389-0157

Mailing Street Address
960 West 7850 South

City
Willard

State
UT

Zip Code
84340

Owner First Name
Romero Construction

Owner Last Name
Romero

Phone Number
(435) 225-0188

Email
romero1654@hotmail.com

Owner Street Address
1675 S Hwy 89

City
Perry

State
UT

Zip Code
84302

Street Address
Approximately 105 West 750 North

City
Willard

State
UT

Zip Code
84340

Parcel Number	Legal Description	Legal Description
02-046-0094	PART OF THE NORTHWEST QUARTER OF SEC 23, T 8N, R 2W, SLBM. BEGINNING AT A POINT LOCATED 356.75 FT SOUTH AND 826.89 FT EAST FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 293.75 FT TO THE SOUTH R/W LINE OF 750 NORTH ST; THENCE EAST 361.12 FT ALONG SAID SOUTH R/W LINE; THENCE SOUTH 03*36'13" EAST 294.33 FT; THENCE WEST 379.62 FT TO THE POB.	*No Answer*

What is the current zoning of the property?
C-G

What is the nature of the use of the property that requires a Conditional Use Permit?
Proposed Construction Company Shop and Office

Is this a Temporary CUP?
No

How would you like to submit the adjacent property owner information?
Text Box

List of complete name/address list of all adjacent property owners within 500 feet of the project parcel.
BARKER, FRED 901 NORTH MAIN STREET WILLARD, UT 84340

ORMOND CONSTRUCTION INC PHYSICAL ADDRESS: 186 W 750 N WILLARD UT 84340
MAILING ADDRESS PO BOX 598
WILLARD, UT 84340

BARTHLOME, SHANE 672 N 200 W WILLARD, UT 84340

HARROP, BLAKE OWNER ADDRESS 632 N 200 W WILLARD, UT 84340

BEARD LYNN Q 275 W 750 N WILLARD, UT 84340

BLACK HAWTHORNE LLC 275 W 750 N ATTN: LYNN Q BEARD WILLARD, UT 84340

BACKCOUNTRY INVESTMENTS LLC 325 N 200 W WILLARD, UT 84340

Bailey V Properties, LLC Contact: Brent Bailey 1243 N Washington Blvd Ogden, UT 84404

Site Plan

Romero Construction 3-1-2026.pdf

Storm Water Development Sheet for Romero Shop 3-1-2026.pdf

Signature

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Electronically Signed
Jeffrey Forsgren - 03/01/2026 4:16 pm

Willard City Planning & Zoning

/ Transactions

Transaction for Approximately 105 West 750 North

Transaction Info

Date
Mar 1, 2026 4:19pm

Order #
XQH3-06977948-OEEU

Method
ONLINE

Status
✔ SUCCESS

Total Charge
$250.00

Subtotal
$250.00

Fees

Code	Name	Amount	
1034100	Conditional Use Permit Fee	$250.00	✖

Total: $250.00 / $250.00

Be aware that editing fees could potentially impact reconciliation with your payment processor.

+ Add Item

Payment Processor

Processor Used
Xpress Billpay

Transaction #

ROMERO CONSTRUCTION

105 WEST 750 NORTH

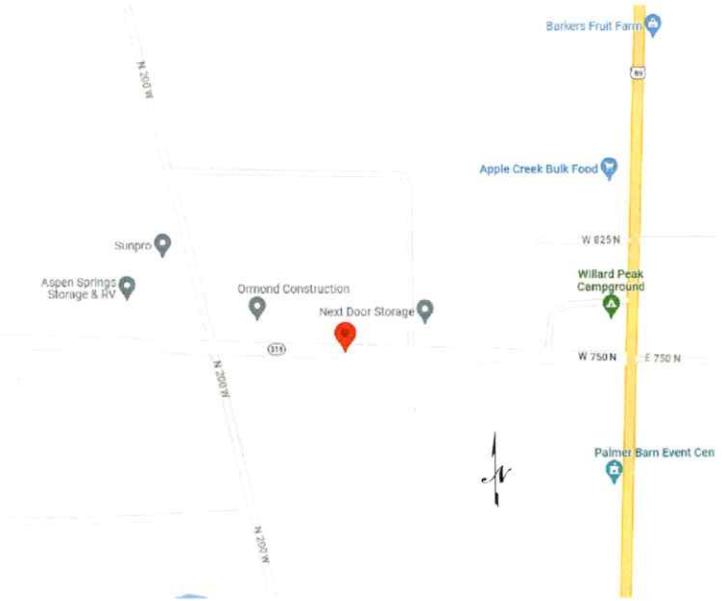
↑NORTH

ROMERO CONSTRUCTION SHOP

APPROX. 125 WEST 750 NORTH
WILLARD, UTAH 84340

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EXISTING GRADE CONTOURS	4264	PROPOSED FIRE HYDRANT	
PROPOSED GRADE CONTOURS	4264	EXISTING STREET LIGHT	
EXISTING CURB		PROPOSED STREET LIGHT	
PROPOSED CURB & GUTTER		PROPOSED PARKING LIGHT	
PROPOSED CURB WALL		EXISTING WATER METER	WM
REVERSE PAN CURB & GUTTER		EXISTING WATER VALVE	WV
EXISTING SEWER	EX SS	EXISTING GATE VALVE	GV
PROPOSED SEWER	PROP SS	EXISTING OVERHEAD POWER POLE	
EXISTING WATER	EX	TBC TOP BACK CONCRETE	
PROPOSED WATER		FF FINISHED FLOOR	
EXISTING FIRE LINE	EX FL	HW HIGH WATER	
PROPOSED FIRE LINE	PROP FL	TOG TOP OF GRATE	
EXISTING STORM DRAIN	EX SD	TOL TOP OF LID	
PROPOSED STORM DRAIN	PROP SD	IE INVERT ELEVATION	
EXISTING GAS		EX EXISTING	
PROPOSED GAS	PROP	NG NATURAL GROUND	
EXISTING OVERHEAD POWER	EXOP	TOA TOP OF ASPHALT	
EXISTING UNDERGROUND POWER	EXUP	TOC TOP OF CONCRETE	
EXISTING TELEPHONE LINE	EX TELE	EOC EDGE OF CONCRETE	
PROPOSED TELEPHONE LINE	PROP TELE	EOA EDGE OF ASPHALT	
EXISTING FIBER OPTIC LINE	EX	TOG TOP OF GRAVEL	
PROPOSED FIBER OPTIC LINE	PROP	TOW TOP OF WALL	
PROPOSED CONCRETE		TOL TOP OF LANDSCAPING	
PROPOSED ASPHALT		TOW TOP OF SIDE WALK	
PROPOSED LANDSCAPING		PROP PROPOSED	
		39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED	



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CS COVER SHEET
CS-2 SPECIFICATIONS
SH-1 DEMOLITION PLAN
SH-2 PLOT PLAN
SH-3 GRADING PLAN
ELEV -1 FRONT & BACK ELEVATIONS
ELEV-2 SIDE ELEVATIONS
FDN-1 FOUNDATION LAYOUT
FDN-2 FOUNDATION ENGINEERING
FP-1 MAIN LEVEL FRAMING
FP-2 MAIN LEVEL ENGINEERING
FP-3 FLOOR JOIST PLAN
FP-4 FIRST FLOOR FRAMING
FP-5 MAIN FLOOR ELECTRICAL
FP-6 FIRST FLOOR ELECTRICAL
SD-1 STANDARD FOUNDATION DETAILS
SD-2 STANDARD DETAILS
SD-3 WALL SECTION AND STAIR DETAIL

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION 1-800-662-4111.
2. SEE PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS, SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY, WITH THE ARCHITECT THAT FINISHED FLOOR ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
7. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN 261.
11. ALL WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL WATER LINES TO A HAVE A MINIMUM COVER OF 4' WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITIES (1.5' VERTICAL SEPARATION WITH SEWER).
13. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
14. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES, AND STRUCTURES PRIOR TO CONSTRUCTION.
15. ALL SEWER WORK TO BE DONE PER MAGNA WATER DISTRICT SPECIFICATIONS.
16. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING, AND ALL UTILITIES TO BE REPLACED IN KIND.
17. ALL WORK TO BE DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED, AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT. A TRAFFIC CONTROL PERMIT MAY ALSO BE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER EURSGREN
STATE OF UTAH

7 SEPTEMBER 2026

Blue Stakes of UTAH 811
Bluestakes.org

SCALE: 1" = 20'

COMMENTS

ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE LATEST BUILDING CODES, STANDARDS AND SPECIFICATIONS. SITE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF OLIVER
(801) 589-0957

DATE:
09/07/2026

SHEET CS

GENERAL NOTES

1. All work shall comply with the latest adopted editions of the International Building Code (IBC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Fire Code (IFC), and National Electrical Code (NEC) as amended by City Public Works.

2. Where there is a conflict between drawings and specifications or any applicable standard, the higher standard will apply. All work in the city R.O.W. must conform to City Standards.

3. All work in the city R.O.W. must be inspected in coordination with governing City.

4. Construction shall conform to all local, state, and federal regulations, including the Americans with Disabilities Act (ADA) and the 2021 International Energy Conservation Code (IECC).

5. The contractor shall verify all dimensions, elevations, and site conditions prior to the start of work and notify the architect/engineer of any discrepancies.

6. All materials and workmanship shall be of the highest quality and conform to industry standards.

7. The contractor is responsible for traffic control, permitting for road work, and closures as required by local regulations.

8. The contractor shall obtain utility locates before beginning any excavation work. Potholing is required prior to the main excavation to identify the exact locations of existing utilities.

CONCRETE NOTES

Concrete strength requirements:

1. Concrete for slabs, foundations, and footings shall have a minimum 28-day compressive strength of 4,000 psi.

2. Exterior concrete must be at least 4,500 psi.

3. Concrete shall be placed in accordance with weather conditions, as follows:
The maximum allowable slump for concrete is 4" for general applications and 3" for flatwork.

Air-entrainment is required in concrete exposed to freeze-thaw conditions (minimum of 5% air content).

4. Concrete shall not be placed in temperatures below 40°F unless appropriate measures (e.g., heated enclosures or accelerators) are taken.

5.All concrete placement must be done in dry conditions to prevent damage from rain and other weather events during curing.

GRADING & DRAINAGE NOTES

1. Grading for all paved areas shall ensure proper drainage away from buildings and structures, with a minimum 2% slope for asphalt and a minimum 1% slope for concrete.

2. The parking lot and pedestrian pathways shall be designed to meet ADA slope requirements, ensuring no slope exceeds 2% for accessible routes.

3. All grading shall ensure that stormwater flows in designated directions to the stormwater collection system, preventing pooling or runoff onto adjacent properties.

Subgrade preparation:

4. All subgrade for asphalt and concrete must be compacted to 95% of the maximum dry density (as determined by ASTM D698) before placement.

5. Subgrade material for asphalt should consist of clean, well-graded aggregate with no large rocks or organic material.

6. For concrete, ensure that subgrade is firm, stable, and free from excessive moisture or loose material.

7. Curb and gutter systems shall be graded to allow for proper stormwater drainage, ensuring that water does not collect or cause erosion at the base of curbs.

8. Concrete pavement thickness shall be 6" for all sidewalks, slabs, and drive approaches across the site, with city sidewalks and the sidewalk across the front of the building being 4" thick.

LANDSCAPING NOTES

1. Irrigation systems shall be connected to the culinary water system and designed to minimize water usage through efficient practices.

2. The irrigation system must include automatic controllers and sensors for weather-based operation, optimizing water usage and preventing overwatering.

3. Landscaping shall consist of low water usage plants that are suitable for the climate of West Valley City, Utah.

4. Plants should be chosen based on their drought tolerance and ability to thrive in the local environment.

5. Drip irrigation shall be used where appropriate, and spray irrigation shall be minimized to reduce water waste.

6. All plant material shall be maintained in a healthy condition, and soil shall be amended as necessary to ensure proper drainage and growth.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) NOTES

1. Fire suppression system requirements are TBD based on final building use and occupancy classification.

HVAC system:

2. Shop area: Large natural gas heaters.

3. Office area: Mini-split systems.

4. Electrical service shall be 3-phase per U.S. power standards.

5. All lighting and mechanical systems shall comply with 2021 IECC energy efficiency requirements.

6. Electrical outlets shall be installed per the National Electrical Code (NEC) and in accordance with occupant preferences.

7. Plumbing systems shall comply with the International Plumbing Code (IPC) and local jurisdictional requirements.

8. All plumbing fixtures shall be water-conserving type per 2021 IECC requirements.

9. Water supply and drainage systems shall be properly sized to meet occupancy demand and local codes.

10. Floor drains shall be provided in restrooms and any areas subject to water exposure per code.

PARKING LOT & ADA COMPLIANCE NOTES

1. All parking lot design shall adhere to ADA requirements for slope, parking stall size, access aisles, and signage.

2. The parking lot must have a 2% minimum slope for drainage, and all accessible parking spaces and access aisles shall have a slope of no more than 2%.

3. Parking stall striping shall be done in compliance with ADA standards, ensuring proper visibility and access.

4. Proper signage shall be installed for ADA parking spaces, including compliant signage for accessible routes.

STEEL FRAME & STRUCTURAL NOTES

1. The building is a single-story steel frame structure with steel cladding and a steel roof.

2. All structural steel members shall conform to the latest ASTM standards, including ASTM A36 for mild steel and ASTM A992 for structural shapes.

3. The steel frame shall be designed to resist the effects of seismic forces, wind loads, and dead loads as defined by the IBC and local code requirements.

4. All welding of structural steel shall be performed in accordance with AWS D1.1 and shall be completed by certified welders.

5. All bolts used in the steel frame shall be high-strength, steel bolts, and shall conform to ASTM A325 or A490 standards as applicable.

6. Steel framing components shall be galvanized or coated to prevent corrosion, in accordance with ASTM A123 or A153, as appropriate for the location and environmental conditions.

7. Steel roof and wall cladding shall be installed with proper fasteners and seals to prevent water infiltration and to ensure structural integrity in high wind conditions.

8. Steel frame connections shall be designed to meet the required load-bearing capacity and shall be detailed to ensure proper installation and function.

9. The steel structure shall be designed to meet all applicable seismic, wind, and load-bearing requirements based on local site conditions.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. The contractor shall implement and maintain Best Management Practices (BMPs) to prevent erosion, sedimentation, and pollution of stormwater runoff.

2. Silt fences, wattles, or other erosion control measures shall be installed and maintained as required.

3. Storm drain inlets shall be protected from sedimentation and debris during construction.

4. Construction entrances shall be stabilized to minimize tracking of sediment onto public roads.

5. Stockpiles of soil, sand, or other loose materials shall be covered or stabilized to prevent erosion.

6. Temporary and permanent seeding, mulching, or other stabilization methods shall be used as necessary to control dust and erosion.

7. All disturbed areas shall be restored and vegetated per project specifications upon completion of construction.

8. A designated concrete washout area shall be provided and maintained to prevent contamination of stormwater.

9. The contractor shall comply with all local, state, and federal stormwater regulations and obtain necessary permits.

10. Weekly inspections of SWPPP measures shall be conducted, and any deficiencies shall be corrected immediately.

SUBMITTALS & APPROVALS

1. All materials and equipment shall be submitted for approval prior to installation.

2. As-built drawings shall be provided at the completion of the project.

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PROJECT PLANS AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVIEWED BY
JEFF FORSGREN
(801)-989-0187

DATE:
09/07/2026

SHEET C52

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power Pole
Power Pole w/guy
Light Pole
Fence
Flowline of Ditch
Overhead Power Line
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — DI
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Walk — TW
Top of Wall — TWL
Top of Concrete — TC
Natural Ground — NG
Finish Grade — FG
Match Existing — ME
Fire Department Connection — FDC
Finish Contour — 4236
Existing Contour — 4235
Finish Grade — 86.33TA
Existing Grade — 85.72TA
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Split Curb & Gutter
Demo Tree

GENERAL DEMOLITION NOTES:
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping, and structures to be cleared inside the construction limit line or otherwise shown.
4. All utilities, sewer, water, gas, telephone, and electrical services to be disconnected and capped according to city, county, and utility company requirements, unless otherwise shown.
5. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be offsite except where noted.
6. DO NOT interrupt any services or disrupt the operation of any business shown outside the demolition limits.
7. Remove debris, rubbish, and other material resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
8. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during constructions.
9. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
10. Contractor shall be responsible for disposal of all waster material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
11. Contractor shall verify with city any street removal, curb cuts, and any restoration required for the utility line removal.
12. Install traffic warning devices as needed in accordance with local standards.
13. Contractor shall obtain all permits necessary for demolition from City, County, State, or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and , where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Blue Stakes of UTAH 811 Bluestakes.org

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

7 SEPTEMBER 2026

DEMOLITION PLAN

0 50 100 150

SCALE 1" = 50'

SCALE: NTS

COMMENTS

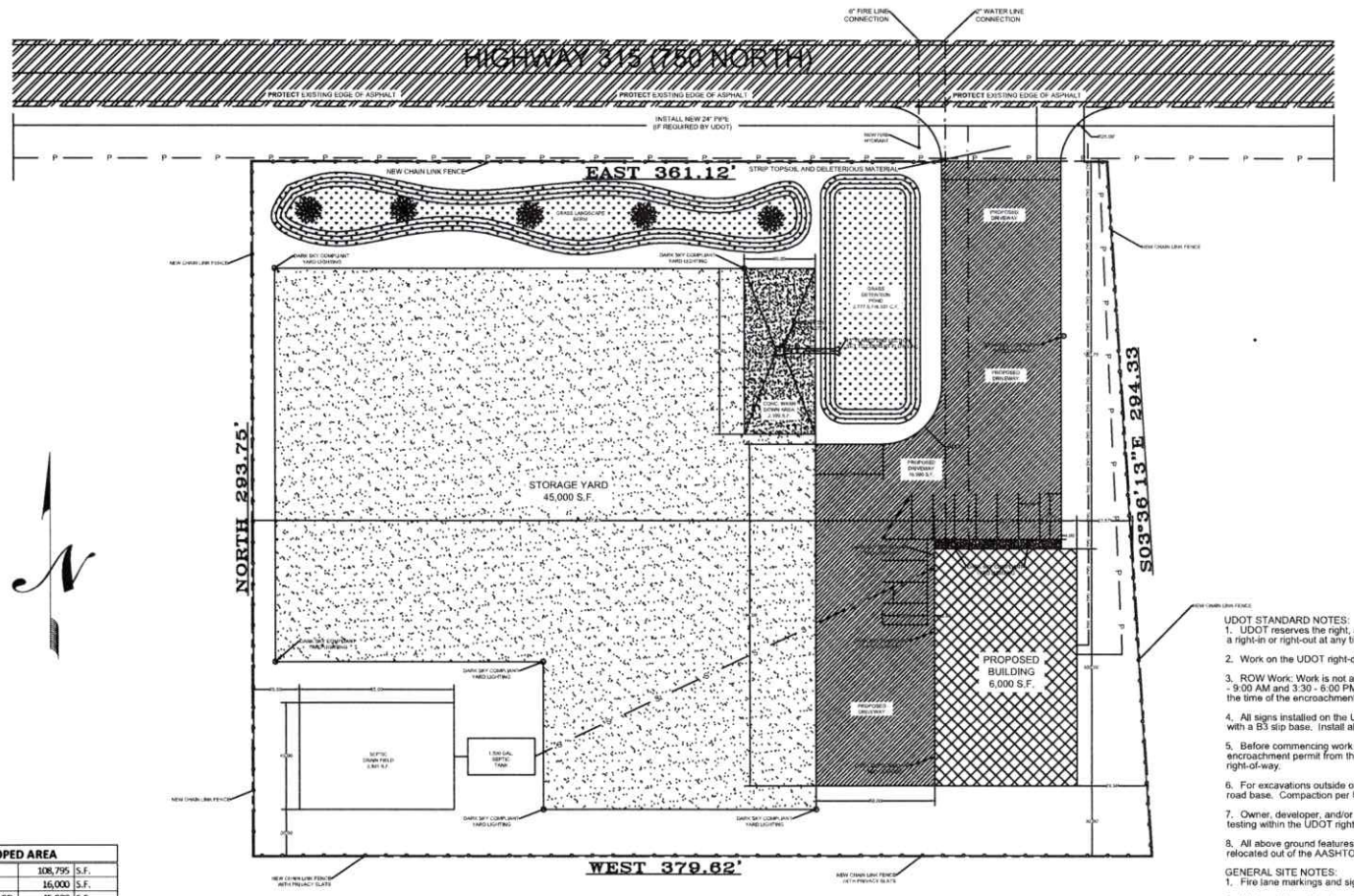
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801) 589-0317

DATE:
09/07/2026

SHEET 1



DEVELOPED AREA		
SITE AREA	108,795	S.F.
ASPHALT	16,000	S.F.
ROADBASE STORAGE YARD	45,000	S.F.
SEPTIC DRAIN FIELD	2,925	S.F.
BUILDING	6,000	S.F.
DETENTION POND	2,777	S.F.
LANDSCAPING	36,093	S.F.

Blue Stakes of UTAH 811 Bluestakes.org

LICENSED PROFESSIONAL ENGINEER NO. 9162541 JEFFREY OLIVER FORSGREN STATE OF UTAH

7 SEPTEMBER 2026

PLOT PLAN

0 50 100 150

SCALE 1" = 50'

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power Pole
Power Pole w/guy
Light Pole
Fence
Flowline of Ditch
Overhead Power Line
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — DI
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Walk — TW
Top of Wall — TWL
Top of Concrete — TC
Natural Ground — NG
Finish Grade — FG
Match Existing — ME
Fire Department Connection — FDC
Finish Contour — 4239
Existing Contour — 4225
Finish Grade — 96.33TA
Existing Grade — 95.72TA
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

UDOT STANDARD NOTES:

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 - 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
5. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permit Office before working within the State right-of-way.
6. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
7. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
8. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

GENERAL SITE NOTES:

1. Fire lane markings and signs to be installed as directed by the Fire Marshal.
2. Aisle makings, directional arrows, and stop bars will be painted at each driveway as shown on the plans.
3. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
4. All dimensions are to back of curb unless otherwise noted.
5. ALL hazardous chemicals are to be stored inside in approved containers or owner will build appropriate containment area.
6. Road base parking area to have mag. chloride applied to soil to prevent dust.
7. (11) Proposed parking spots. This exceeds the total numbers of employees working on site.
8. Hours of operation are from 6:00 AM to 10:00 PM.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and , where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

SCALE: NTS

COMMENTS

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND DRAWINGS FOR ROAD, STORM DRAIN, AND OTHER PUBLIC IMPROVEMENTS OF THE CITY OR COUNTY IN WHICH THE PROJECT IS LOCATED. IN THE ABSENCE OF APPLICABLE LOCAL STANDARDS, THE CURRENT EDITION OF APWA SHALL GOVERN.

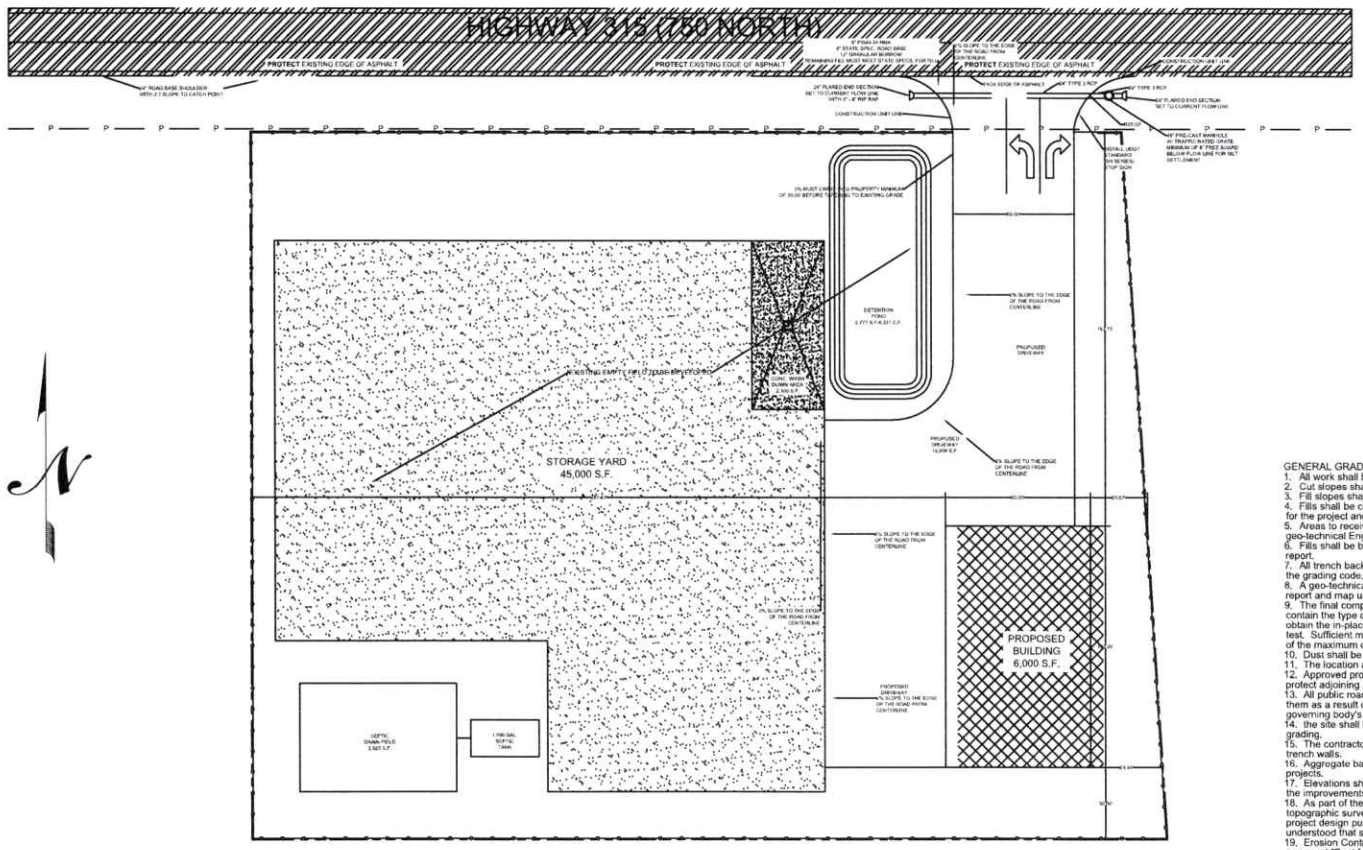
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

DESIGNED BY:
JEFF FORSGREN
(801) 589-0617

DATE:
09/07/2026

SHEET 2



San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power Pole
Power Pole w/guy
Light Pole
Fence
Flowline of Ditch
Overhead Power Line
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — DI
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Wall — TW
Top of Wall — TWL
Top of Concrete — TC
Natural Ground — NG
Finish Grade — FG
Match Existing — ME
Fire Department Connection — FDC
Finish Contour — 4238
Existing Contour — 4220
Finish Grade — 96.33TA
Existing Grade — 85.72TA
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

GENERAL GRADING NOTES:
1. All work shall be in accordance with the City, County, or State Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geo-technical report prepared for the project and shall be certified by the geo-technical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geo-technical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geo-technical report.
7. All trench backfill shall be tested and certified by the site geo-technical engineer per the grading code.
8. A geo-technical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geo-technical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtain the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud, and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the governing body's engineer.
14. the site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OHSA requirements for trench walls.
16. Aggregate base shall be compacted per the geo-technical report prepared for the projects.
17. Elevations shown on this plan are finish grades. Rough grades are the sub-grades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurate reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved "Best Management Practices" (BMP) approved methods to strain the storm water during construction. Protect surrounding properties and street from site runoff with sand bags, silt fence, or construction earth berms.

ADA NOTES:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accusable route must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirements notify consultants immediately.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and , where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Blue Stakes of UTAH 811 Bluestakes.org

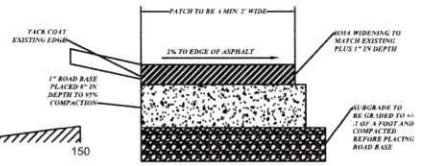
LICENSED PROFESSIONAL ENGINEER NO. 9162541 JEFFREY OLIVER FORSGREN STATE OF UTAH

7 SEPTEMBER 2026

OVERALL PLAN

0 50 100 150

SCALE 1" = 50'



UDOT SPECIFICATIONS

SCALE: NTS

COMMENTS

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVIEWED BY: JEFF FORSGREN (801) 589-0317

DATE: 09/07/2026

SHEET 3

SHEET ELEV-1

DATE: 09/01/2022

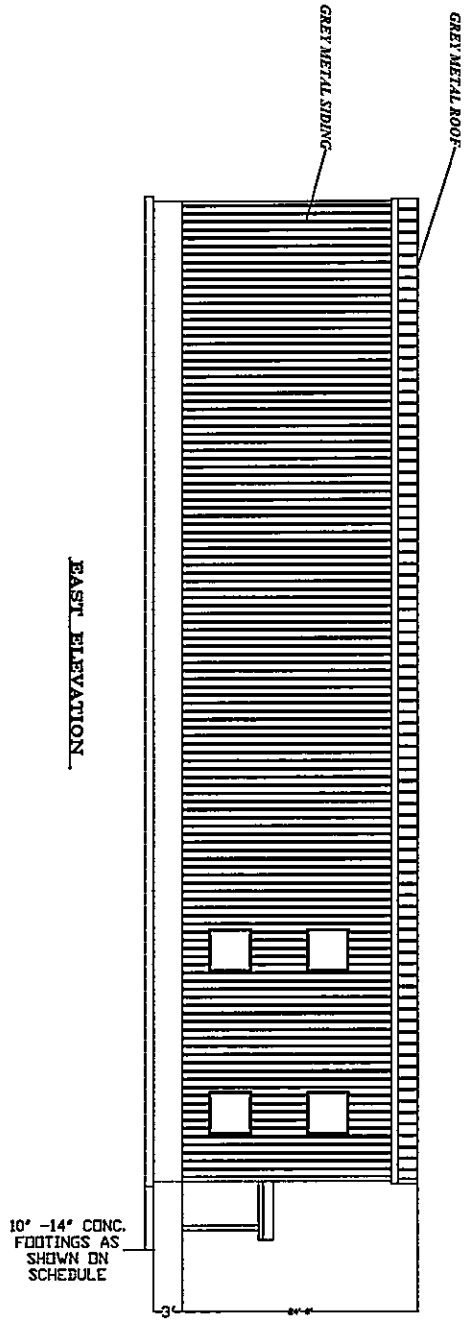
REVISIONS
1ST REVISION
LOCO YOU ONLY

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

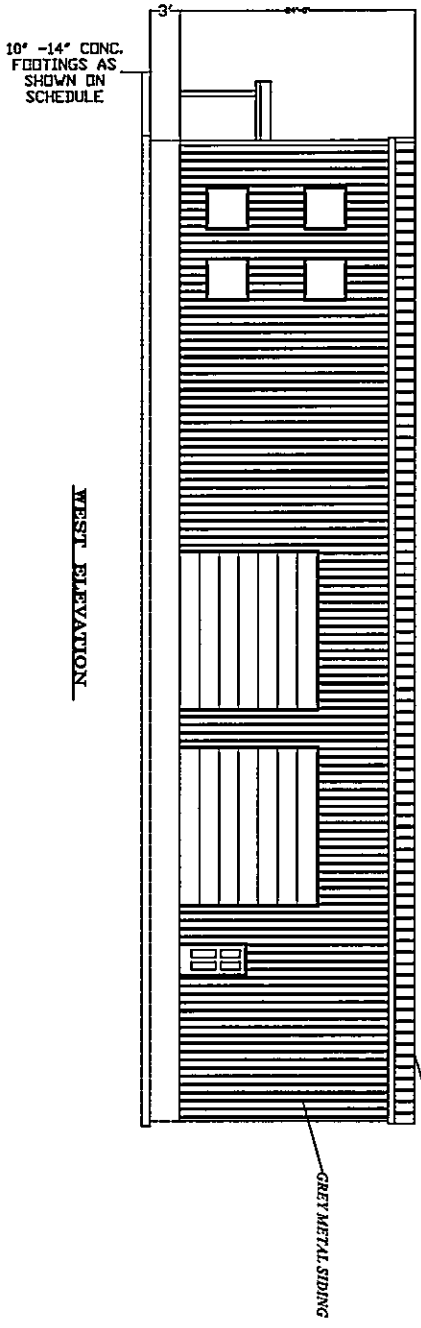
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

COMMENTS
ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO OF BEGINNING CONSTRUCTION.

SCALE: N/S



EAST ELEVATION



WEST ELEVATION

SHEET ELEV-2

DATE: 08/01/2022

REVISION

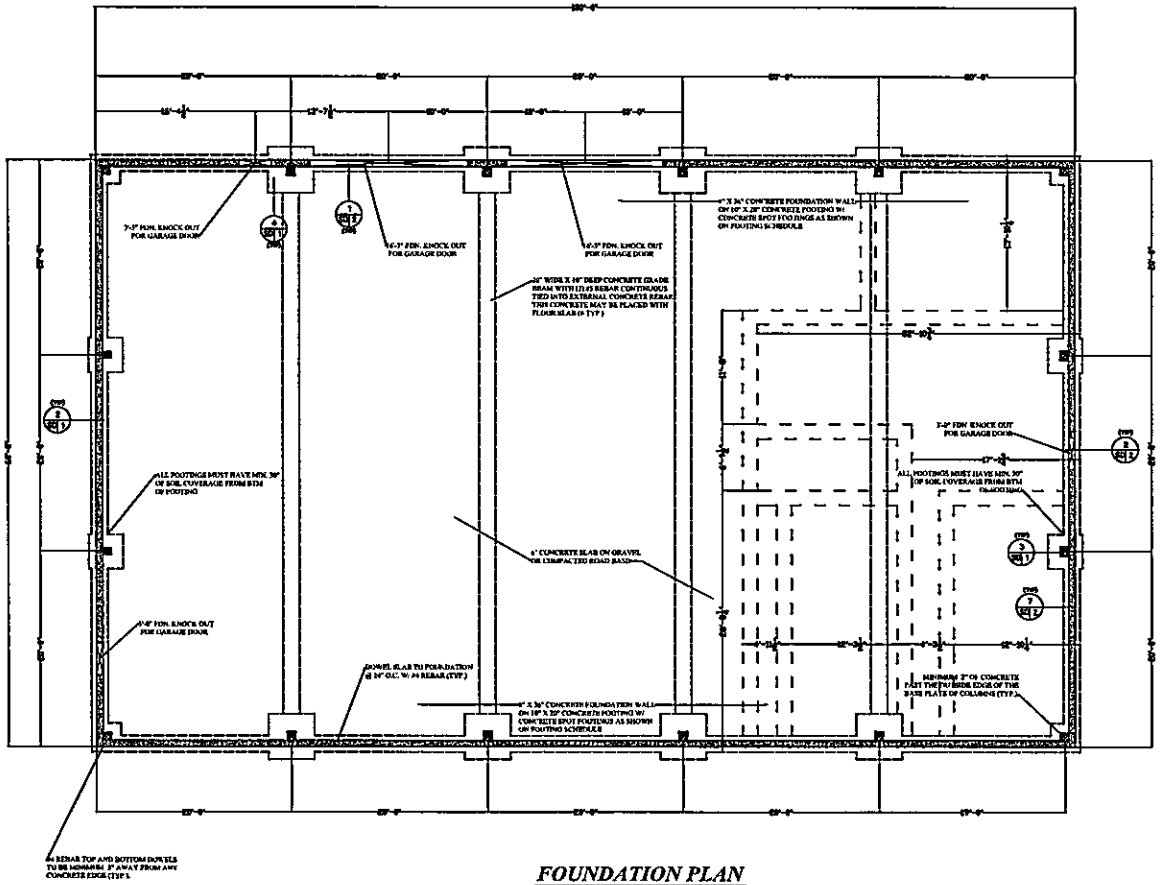
ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

SCALE: N/S

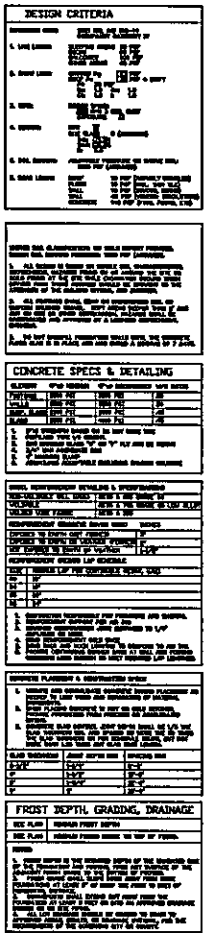


FOUNDATION PLAN

NOTES:

1. ALL REBAR TO BE INSPECTED BEFORE CONCRETE IS PLACED.
2. ALL REBAR TO BE TIED ACCORDING TO ACCEPTED INDUSTRY STANDARDS.
3. ALL SPOT FOOTING AND COLUMN REBAR IS #5 UNLESS OTHERWISE NOTED.
4. FOUNDATION WALLS AND STRIP FOOTINGS REBAR IS #4 UNLESS OTHERWISE NOTED.
5. CONCRETE STRENGTH MUST BE 3,000 PSI OR STRONGER FOR FOOTINGS AND FOUNDATION.
6. **BOLT PATTERNS AND SPACING FOR STEEL STRUCTURE SHALL BE VERIFIED BEFORE PLACING CONCRETE.**
7. IF WET OR SOFT SOIL CONDITIONS ARE FOUND DURING EXCAVATION THE FOOTING AND FOUNDATION ENGINEER MUST BE CONTACTED FOR ASSESSMENT.
8. **ALL MEASUREMENTS ARE TO VERIFIED ON SITE BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR PERFORMING THE WORK. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES ON DRAWINGS BY OTHERS.**

DESIGN CRITERIA



SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

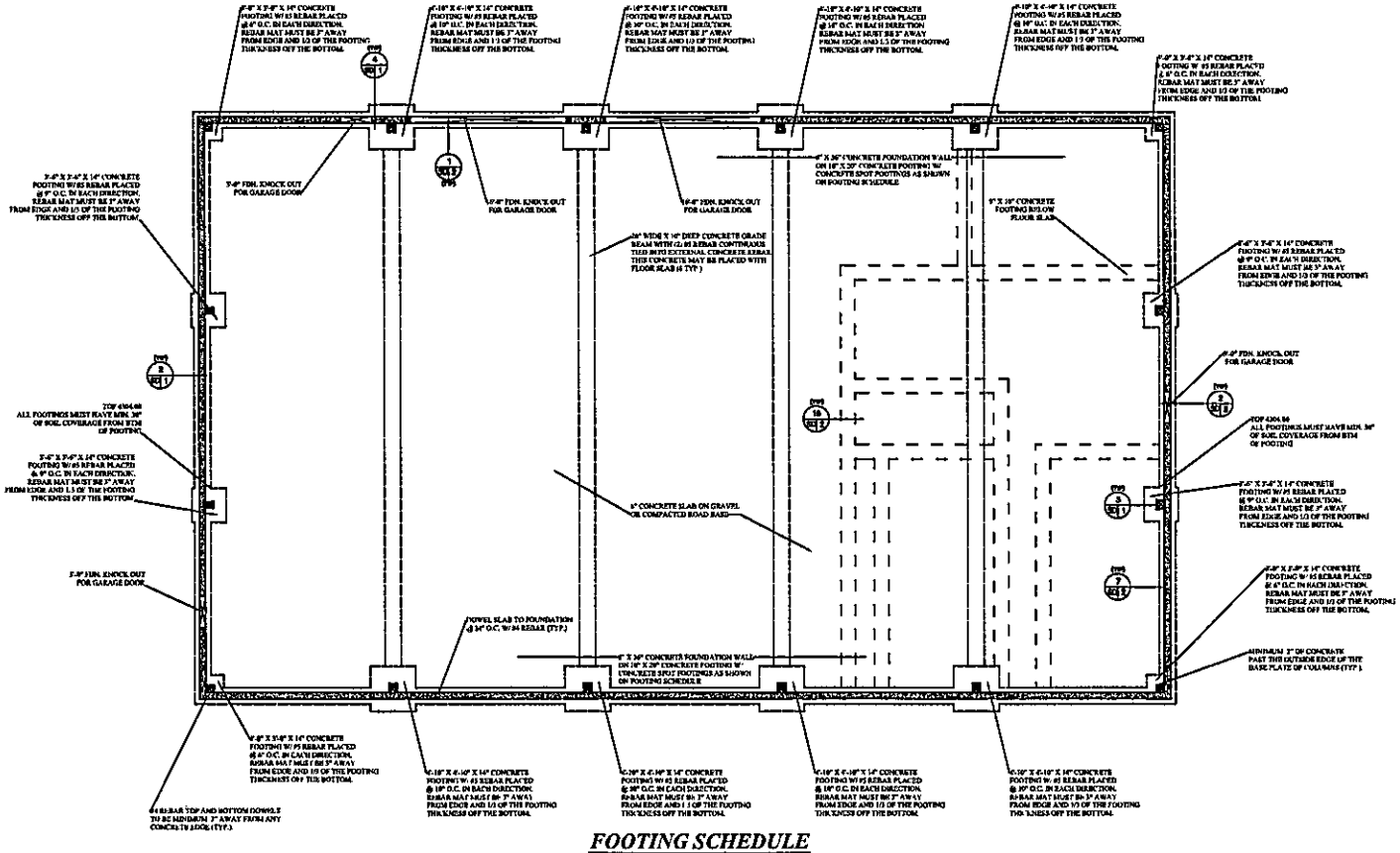
F3 ENGINEERING
950 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVIEWED BY
JEFF FORSGREN
(801) 599-0917

DATE:
09/07/2026

SHEET FP-1



FOOTING SCHEDULE

DESIGN CRITERIA

DESIGN CRITERIA

CONCRETE SPECS & DETAILING

FROST DEPTH, GRADING, DRAINAGE

7 SEPTEMBER 2021

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE 2018 RESIDENTIAL PRACTICES AND CONFORM TO ALL PUBLISHING COST REQUIREMENTS. SE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND CONDITIONS PRIOR TO ANY CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVIEWED BY
JEFF FORSGREN
(801) 599-0197

DATE:
09/07/2021

SHEET FP-1

GENERAL NOTES

A. CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, FOOTING SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B. TRUSSES TO BE DESIGNED AND BUILT BY A CERTIFIED TRUSS ENGINEER.
C. ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS

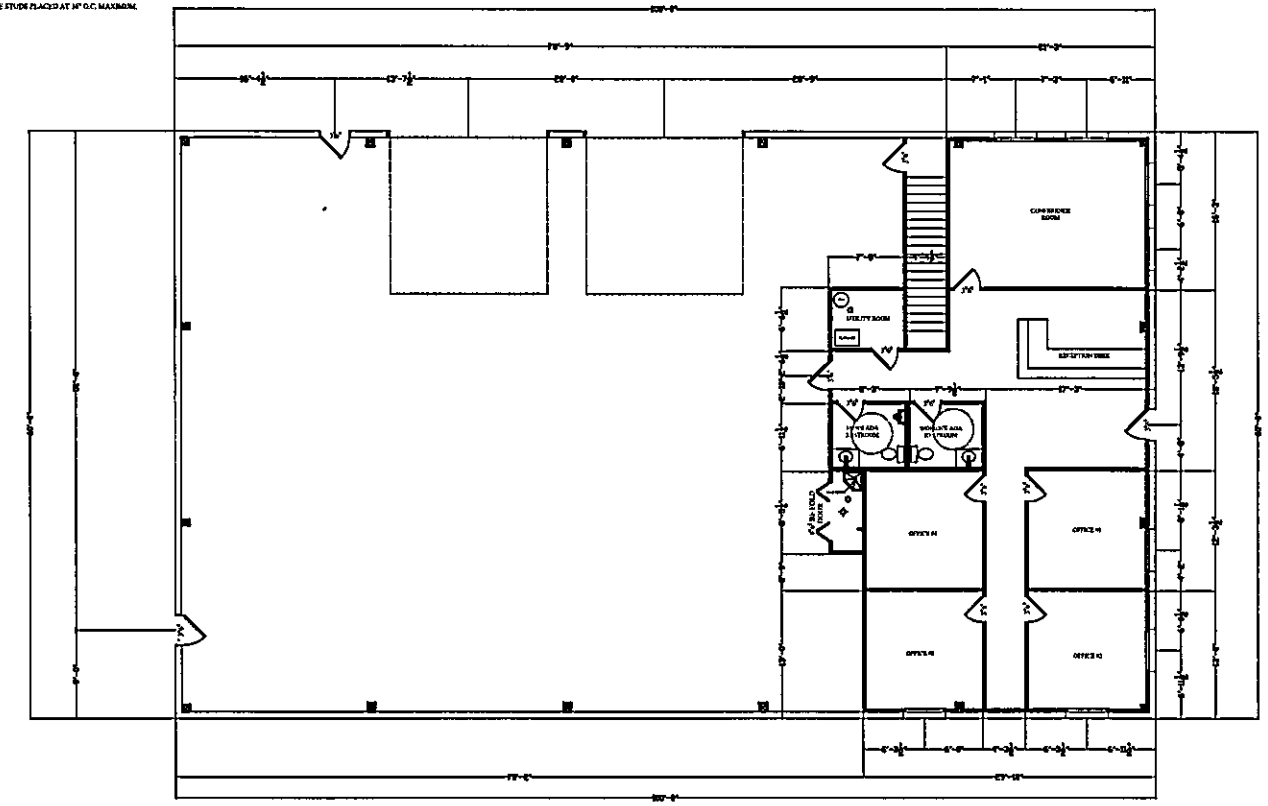
WOOD FRAMING:

A. MATERIALS
1. FRAMING: LUMBER, NO. 2 DOUGLAS FIR-LARCH OR BETTER
2. SHEATHING: APA RATED OSB, AS FOLLOWS
ROOF: 7/16" THICK W 24/16 SPAN RATING (USE 15/32" THICK PANELS FOR SNOW LOADS GREATER THAN 40 PSF) NAIL ALL PANELS WITH 8d NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

FLOOR: 3/4" THICK TONGUE AND GROOVE PANELS GLUE AND NAIL ALL PANELS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 8" O.C. AT ALL INTERMEDIATE SUPPORTS.

WALLS: 7/16" THICK PANELS. NAIL ALL PANELS WITH 8d NAILS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES.

B. FOR SPANS OF 6'-0" AND GREATER, USE A (MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.
C. FOR SPANS OF 9'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 2 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.
D. USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 6'-0" OR GREATER.
E. FOR SPANS UNDER 9'-0" USE (2) 2X10 HEADERS @ EXT. DOOR AND WINDOW LOCATIONS
USE (3) 2X12 FOR SPANS 9'-0" TO 11'-0" OPENINGS. SPANS GREATER THAN 11'-0" MUST HAVE LVL OR PSL/PSL SIZED FOR SPAN.
F. MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d @ 16" O.C. FOR BEAMS DEPTHS UP TO 12" OR LESS. USE THREE OR FOUR NAILS AT 12" O.C. FOR BEAMS DEPTHS GREATER THAN 12". LVL'S MUST BE NAILED TOGETHER AS PER MANUFACTURERS SPECS.
G. USE APPROPRIATE SIMPSON TOP FLANGE HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS.
H. BEARING AND EXTERIOR WALLS STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF PLATES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24" O.C. AND NAILED WITH 16d NAILS AT 6" O.C. WITHIN 9" FROM EACH JOINT. OVERLAP TWO PLATES AT CORNERS AND AT INTERSECTIONS.
I. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



FLOOR PLAN

NOTES TO PLAN:

1. 2X6 WALLS ARE SHOWN WITH A 1 1/2" THICKNESS AND 2X4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.
2. USE R-24 FURRING WITH 3 1/2" INSULATION BATTS AGAINST CONCRETE FOUNDATION WALLS IN FINISHED ROOMS IN BASEMENT.
3. PROVIDE COMBUSTION AIR TO FURNACE AT A RATE OF 1/5 SQ. IN. PER 1000 BTU INPUT AT BOTH CEILING AND FLOOR.

DESIGN CRITERIA

DESIGN CRITERIA

1. LIVE LOADS	
2. SNOW LOAD	
3. WIND	
4. SEISMIC	
5. SOIL BEARING	
6. WOOD GRADE	

BEAM SCHEDULE SIZE

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMING NAILING SCHEDULE U.N.O.

LUMBER SPECS

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. SEE CLARIFICATION SHEET FOR ALL ITEMS NOTED IN RED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

DRAWN BY
JEFF FOSGREN
(801) 599 0917

DATE:
09/07/2026

SHEET FP-1

GENERAL NOTES

A. CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, FOOTING SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B. TRUSSES TO BE DESIGNED AND BUILT BY A CERTIFIED TRUSS ENGINEER.
C. ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

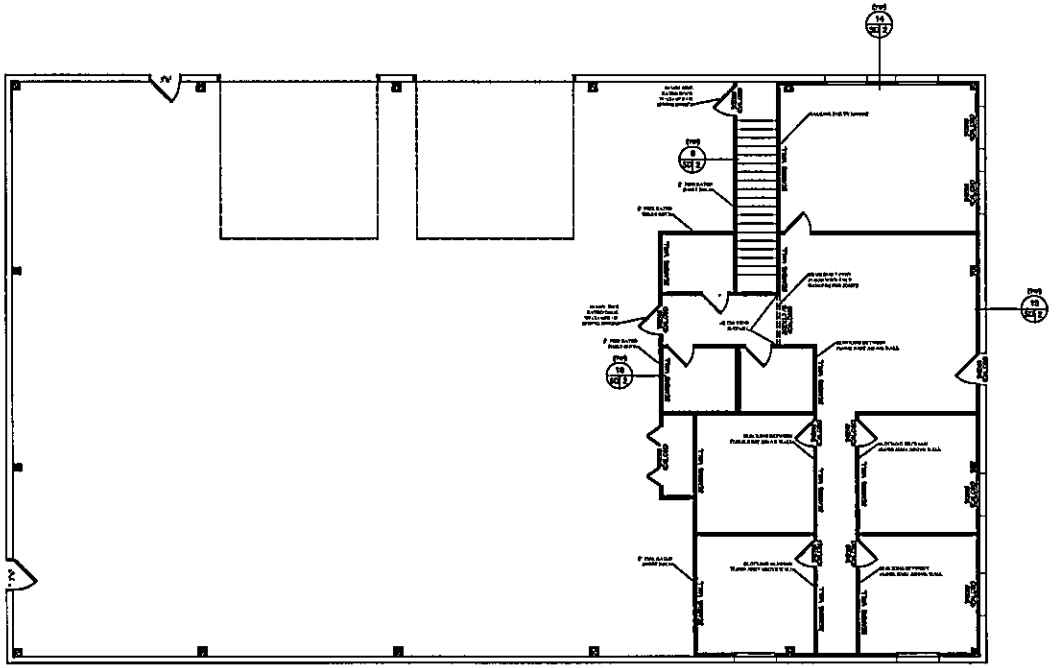
WOOD FRAMING:

A. MATERIALS.
1. FRAMING LUMBER: NO. 2 DOUGLAS FIR-LARCH OR BETTER
2. SHEATHING: APA RATED OSB. AS FOLLOWS
ROOF: 7/16" THICK W/ 24/16 SPAN RATING (USE 5/8" THICK PANELS FOR SNOW LOADS GREATER THAN 40 PSF) NAIL ALL PANELS WITH 10d NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

FLOOR: 3/4" TIAK TONGUE AND GROOVE PANELS. GLUE AND NAIL ALL PANELS WITH BEARING BEAMS. NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

WALLS: 7/16" THICK PANELS. NAIL ALL PANELS WITH 10d NAILS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES.

B. FOR SPANS OF 6'-0" AND GREATER, USE A MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.
C. FOR SPANS OF 6'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 3 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.
D. USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 3'-0" OR GREATER.
E. FOR SPANS UNDER 3'-0" USE (2) 2X10 HEADERS @ ELY. DOOR AND WINDOW LOCATIONS. USE (3) 2X12 FOR SPANS 3'-0" TO 6'-0" OPENINGS. SPANS GREATER THAN 6'-0" MUST HAVE LVL OR PLOYC. SIZED FOR SPAN.
F. MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAMS DEPTHS OF 10" OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAMS DEPTHS GREATER THAN 12". LVLS MUST BE NAILED TOGETHER AS PER MANUFACTURE SPEC'S.
G. USE APPROPRIATE SIMPSON TOP FLANGE HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS.
H. BEARING AND EXTERIOR WALLS STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS IN SPLICED OR DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24" O.C. AND NAILED WITH (4) 16d NAILS AT 6" O.C. WITHIN 24" LENGTH. OVERLAP TOP PLATES AT CORNERS AND AT INTERSECTIONS.
I. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



MAIN FLOOR FRAMING PLAN

NOTES TO PLAN:

1. 2X4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2X6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.
2. USE 2X4 FURRING WITH R-13 3" INSULATION BATTS AGAINST CONCRETE FOUNDATION WALLS IN FINISHED ROOMS IN BASEMENT
3. PROVIDE COMBUSTION AIR TO FURNACE AT A RATE OF 1/2 SQ. IN. PER 1000 BTU INPUT AT BOTH CEILING AND FLOOR.

DESIGN CRITERIA

DESIGN CRITERIA

1. LIVE LOADS	
2. DEAD LOADS	
3. WIND	
4. SNOW	
5. SOIL BEARING	ALLOWABLE PRESSURE OF 2000 PSF MIN.
6. SEISMIC LOADS	

BEAM SCHEDULE

MARK	APPLIED DESCRIPTION	SIZE OR LABEL	NOTES ITEMS

WALL STUD HEIGHTS & LOAD BLOCKING

WALL ITEM	SPACE	TOP OF WALL	BOTTOM OF WALL

FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES

LUMBER SPECS

	LUMBER DESCRIPTION	MINIMUM GRADE	NOTES

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE 2018 BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS.
THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVIEWED BY
JEFF FORSGREN
(801) 999 0517

DATE:
09/07/2026

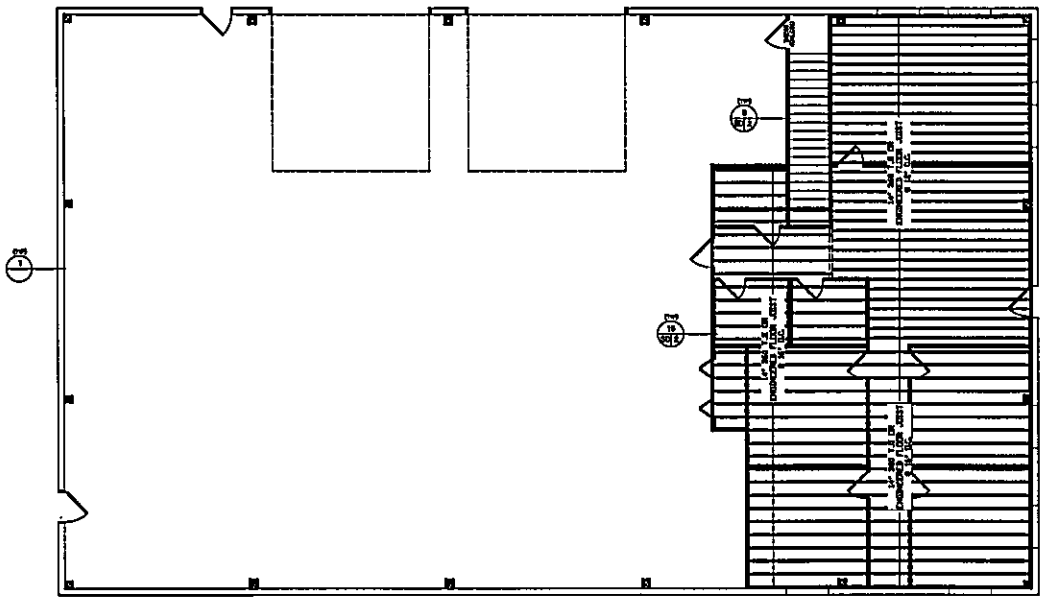
SHEET FP-1

GENERAL NOTES:

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B: ALL WORK TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
C: CONTRACTOR TO VERIFY FOUNDATION HEIGHT AND LOCATION OF STEPS IN FOOTINGS AND FOUNDATIONS
D: CHECK DETAIL PAGE S201 FOR FRAMING SPECIFICATIONS AND CALLOUTS.

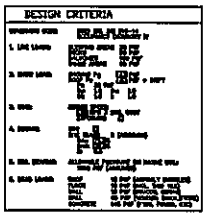
FLOOR JOISTS:

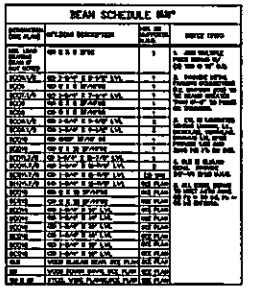
1. USE FLOOR JOISTS AND BEAMS AS SHOWN ON THE ENGINEERING DRAWINGS.
2. ALL SPECIFICATIONS AND INFORMATION ON THE ENGINEERING DRAWINGS SUPERCEDE THE ALL OTHER DRAWINGS.
3. BLOCKING IN BETWEEN FLOOR JOIST IS REQUIRED AT 8'-0" O.C.
4. FLOOR MUST BE GLUED AND NAILED @ 8" O.C. WITH 10D RING SHANK NAILS.
5. USE APPROPRIATE JOIST HANGERS AS NEEDED
6. JOIST HANGERS TO HAVE APPROPRIATE NAILS USED IN ALL HOLES AS REQUIRED BY MANUFACTURER.
7. SOLID BLOCKING REQUIRED OVER ALL BEARING WALLS.
8. SOLID BLOCKING REQUIRED UNDER ALL LOAD POINTS.
9. JOISTS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
10. ALL HOLES TO BE CUT IN JOISTS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL RIMBOARDS SHALL BE 1 1/4" X 11 7/8" TIMBERSTRAND RIMBOARD.
12. ALL BEARING WALLS AND SUPPORTING FOOTINGS ARE SHOWN ON FOUNDATION SHEET.

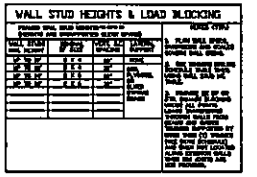


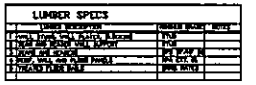
FLOOR JOIST PLAN

DESIGN CRITERIA









SCALE: NTS

COMMENTS

ALL WORK TO BE PERFORMED WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL PERTINENT SITE AND CONDITIONS PRIOR TO START OF CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVIEWED BY
JEFF KOSGREN
(801) 999 0197

DATE:
09/07/2025

SHEET FP-3

FIRST FLOOR PLAN

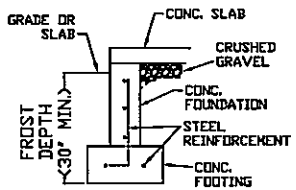
DESIGN CRITERIA

ROMERO CONSTRUCTION SHOP 125 WEST 750 NORTH WILLARD UTAH, 84340	F3 ENGINEERING 960 WEST 7850 SOUTH WILLARD, UTAH 84340	COMMENTS ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.	SCALE: NTS

DATE: 09/17/2008

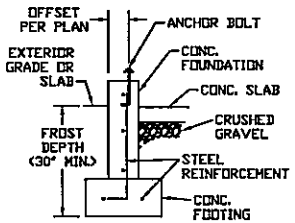
REVIEWED BY: JEFF KOSKEN (801) degrees 0617

SHEET FP-4



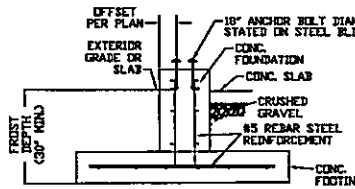
1 FLOUND. BLOCK OUT

NTS



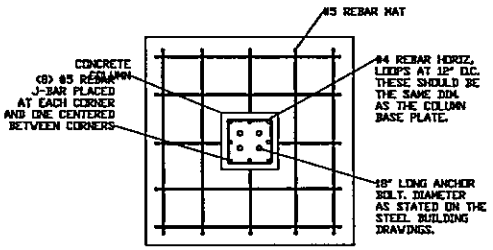
2 FOUND. HALF WALL

NTS

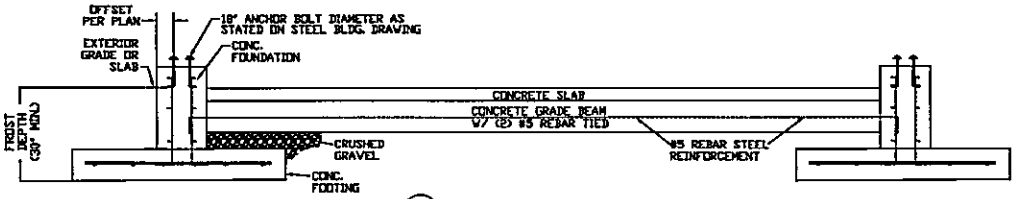


3 COLUMN TO FOOTING

NTS



4 COLUMN TO FOOTING



5 COLUMN TO GRADE BEAM

NTS

DESIGN CRITERIA

DESIGN CRITERIA

CONVERSING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	BALCONIES OTHER AREAS	100 PSF 100 PSF
2. SNOW LOAD:	GROUND Pg ROOF Pf Pg= Pf= Ce= Is=	43 PSF 30 PSF + DRIFT 30 PSF 1.0 1.0 Ct= Cs= 1.0 1.0
3. WIND:	DESIGN SPEED: EXPOSURE:	120 MPH 3 SEC. GUST C
4. SEISMIC:	SDC SITE CLASS SDS= SD1= R= Ie=	D D (ASSUMED) TABLE TABLE 1.5 1.0
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF FLOOR WALL WALL CONCRETE	15 PSF (ASPHALT SHINGLES) 15 PSF (INCL. DRN TILE) 10 PSF (STUCCO, SIDING) 43 PSF (VENEER: BRICK,STONE) 145 PCF (FTGS, FOUND, ETC)

CONCRETE SPECS & DETAILING

ELEMENT	0"-7 MINIMUM	0"-28 RECOMMEND	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3000 PSI	.50
SUSP. SLABS	2500 PSI	3000 PSI	.45
SLABS	3000 PSI	4000 PSI	.45

1. (F'c) STRENGTH BASED ON 28 DAY CURE TIME
2. PORTLAND TYPE I/II CEMENT.
3. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BY WEIGHT
4. 3/4" MAX AGGREGATE SIZE
5. 4" MAXIMUM SLUMP
6. ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL U.N.O.)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185

REINFORCEMENT CONCRETE COVER (MIN)	INCHES
EXPOSED TO EARTH CAST FORMED	3"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"

REINFORCEMENT GRADE LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	24"
#6	24"

1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
2. REINFORCEMENT SUPPORT PER ACI 315.
3. ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE.
4. BEND REINFORCEMENT COLD ONLY.
5. BEND BARS AND HOOK LENGTHS TO CONFORM TO ACI 318.
6. PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHS.

CONCRETE PLACEMENT & CONSTRUCTION SPECS

1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

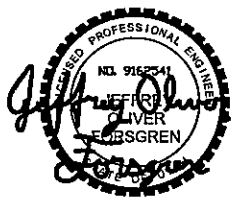
SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

NOTES:

1. FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE, TO THE BOTTOM OF FOOTING.
2. FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.
3. DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.
4. ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS, PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.



7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE 2021 IBC, ACI 318-14 AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF THE CITY, COUNTY, STATE & FEDERAL GOVERNMENTS HAVING JURISDICTION OVER THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL ALSO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

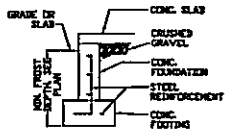
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

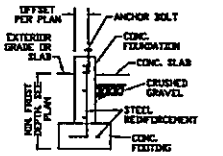
REVISED BY
JEFF FORSYTH
(801)-589-0197

DATE:
09/01/2026

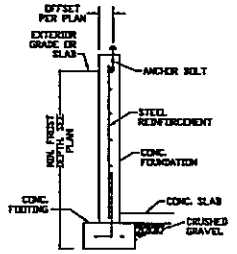
SHEET S0-1



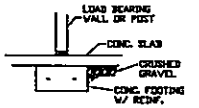
1 FLOUND. BLOCK OUT
NTS



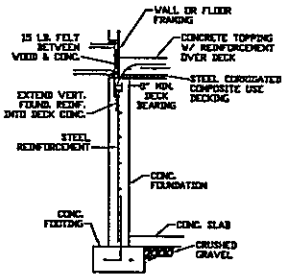
2 FOUND. HALF WALL
NTS



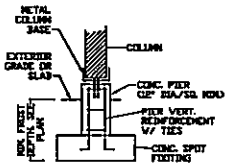
3 FOUNDATION WALL
NTS



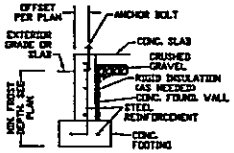
4 INTERIOR FOOTING
NTS



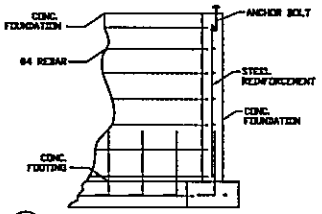
5 FOUND. TO SUSPENDED SLAB
NTS



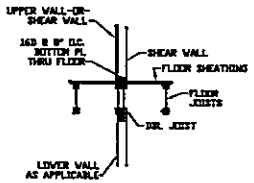
6 SPOT FOOTING & PIER
NTS



7 FOUNDATION WALL
NTS

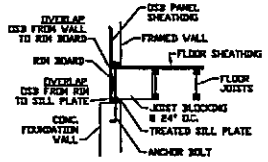


8 FOUNDATION WALL
NTS

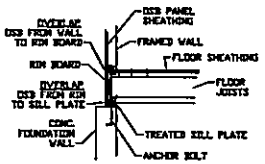


9 UPPER SW TO FLOOR
NTS

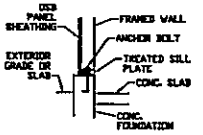
7 SEPTEMBER 2026



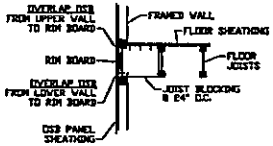
11 FOUND. TO PARALLEL JOIST
NTS



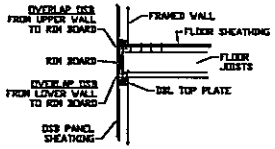
12 FOUND. TO PERPENDICULAR JOIST
NTS



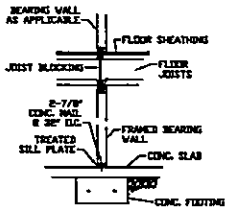
13 FLOUND. TO WALL
NTS



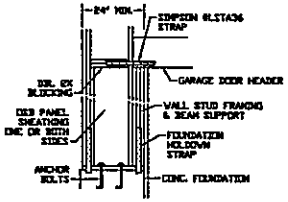
14 FOUND. TO PARALLEL JOIST
NTS



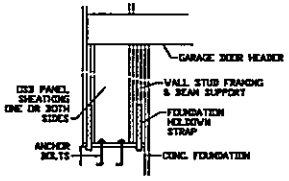
15 WALL TO JOIST TO WALL
NTS

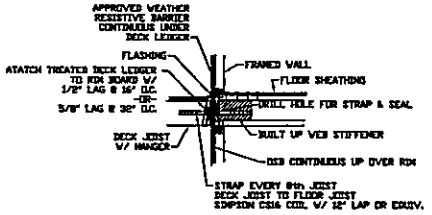


16 INTERIOR BEARING WALL
NTS

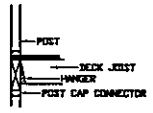


17 GARAGE RETURN WALL —OR— GARAGE RETURN WALL
NTS





18 EXTERIOR DECK ATTACHMENT
NTS



19 COLUMN TO BEAM
NTS

SCALE: NTS

COMMENTS

As work is to be consistent with the building practices and compliant to all building code requirements. The contractor shall verify all rough sizes and construction prior to any construction.

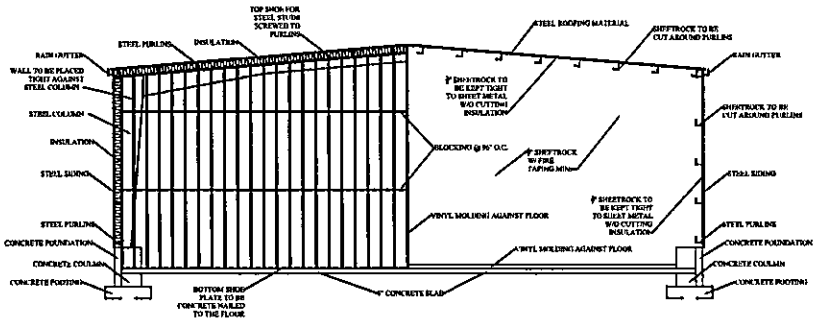
F3 ENGINEERING
860 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

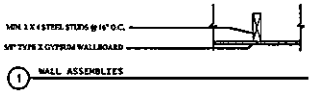
DRAWN BY
MR EBBSGREN
(801) 599 0167

DATE:
09/07/2026

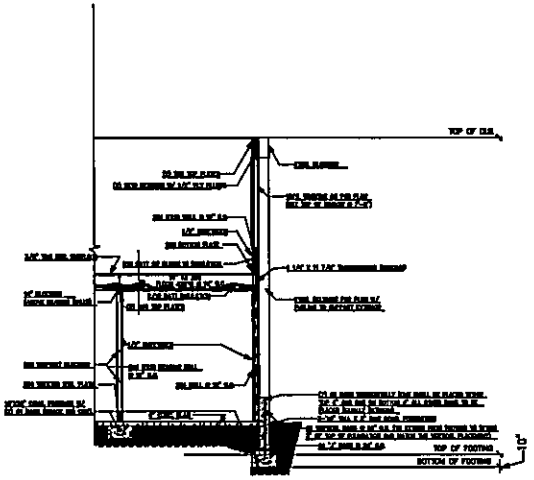
SHEET S0-2



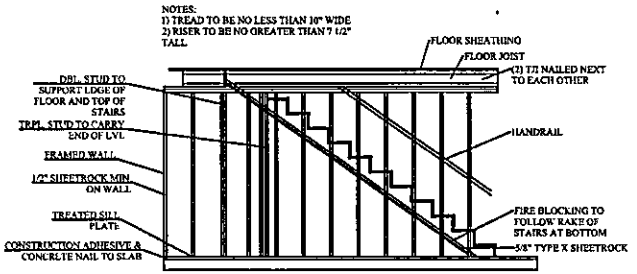
SEPARATION WALL



1 WALL ASSEMBLIES

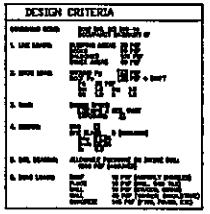


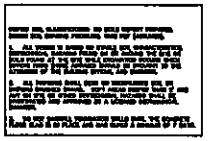
TYPICAL WALL SECTION

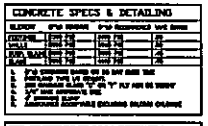


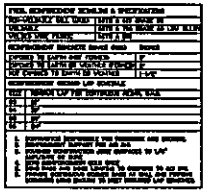
6 STAIR DETAIL
NTS

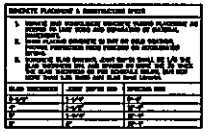
DESIGN CRITERIA

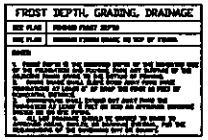












SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL STRUCTURES AND CONDITIONS PRIOR TO START OF CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVIEW BY
JEFF FORSGREN
(801) 999-0107

DATE:
09/07/2026

SHEET S0-3

ITEM 2B

Willard City Planning & Zoning

705 S MAIN ST

09/15/2026 - 09/14/2125

Conditional Use Permit

General

Application Status
Under Review

Printed: 09/17/2026

Permit/License #
1730735

Reference Number
4e382eb0-b0b5-11f1-837b-45382223360f

Status
Active

Application Review Status

Pre-Review	Documents Received -- Meeting Scheduled	Date Submitted 09/14/2026
Planning and Zoning	Reviewing	
City Manager	Not Reviewed	
Public Works	Reviewing	
Legal	Not Reviewed	
Fire Department	Not Reviewed	
Engineers	Not Reviewed	
Police Department	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Conditional Use Permit Fee	$250.00
Subtotal	**$250.00**
Amount Paid	**$250.00**
Total Due	**$0.00**

Payments

09/14/2026	Card VISA	$250.00
Total Paid		**$250.00**

Application Form Data

(Empty fields are not included)

First Name
TROY

Last Name
MERRILL

Contact Email
tmerrill6685@gmail.com

Phone Number
(928) 242-6685

Mailing Street Address
96 Chateau Dr

City
Brigham City

State
UT

Zip Code
84302

Owner First Name
TROY

Owner Last Name
MERRILL

Phone Number
(928) 242-6685

Email
tmerrill6685@gmail.com

Owner Street Address
96 Chateau Dr

City
Brigham City

State
UT

Zip Code
84302

Street Address
705 S MAIN ST

City
WILLARD

State
UT

Zip Code
84340

Parcel Number	Legal Description	Legal Description
02-053-0010	705 S MAIN ST WILLARD UT 84340	260553-01 Tread Masters Tire Pros.pdf

What is the current zoning of the property?
C-N

Subdivision Name
NONE

What is the nature of the use of the property that requires a Conditional Use Permit?
TIRE SHOP

Is this a Temporary CUP?
Yes

How would you like to submit the adjacent property owner information?
Text Box

List of complete name/address list of all adjacent property owners within 500 feet of the project parcel.
I WILL BRING A PACKET IN

Site Plan
10699.jpg
Oil Storage Tank images.pdf
Property Owner's Affidavit.pdf
Property Use Authorization.pdf
Sign details.pdf
Vicinity Maps.pdf
Willard_500ft_Parcel_Owner_List.xlsx

Requires additional review
Fire, Police

Signature

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Electronically Signed
TROY MERRILL - Invalid date

Willard City Planning & Zoning

/ Transactions

Transaction for 705 S MAIN ST

Transaction Info

Date
Sep 14, 2026 11:45am

Order #
QY24-42888204-FBDP

Method
CARD

Card Info
VISA

Status
✔ SUCCESS

Total Charge
$250.00

Subtotal
$250.00

Receipt #
279495386

Fees

Code	Name	Amount	
1034100	Conditional Use Permit Fee	$250.00	✖

Total: $250.00 / $250.00

Be aware that editing fees could potentially impact reconciliation with your payment processor.

+ Add Item

Property Owner's Affidavit

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

I (we), Paul Breider, 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
705 S Main Willard UT 84340
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 _____
Property Owner(s)

Agent Troy Merrill

Subscribed and sworn before me this 14 day of September 2024.

_____
Notary Public

NOTARY PUBLIC
STACIE JOSEPHSON
747533
MY COMMISSION EXPIRES
FEBRUARY 24, 2030
STATE OF UTAH

My commission expires 2/24/2030

*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), Paul Breider, the owner(s) of real property described above, hereby appoint Troy Merrill 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 an y Willard City Boards considering the application.

Signed _____
Property Owner(s)

Agent Troy Merrill

Subscribed and sworn before me this 14 day of September 2024.

_____
Notary Public

Residing in Brigham UT
My commission expires 2/24/2030

NOTARY PUBLIC
STACIE JOSEPHSON
747533
MY COMMISSION EXPIRES
FEBRUARY 24, 2030
STATE OF UTAH

PROPERTY USE AUTHORIZATION

For Commercial Business and Land Use Applications

Purpose. This authorization confirms that the property owner consents to the proposed use of the property and authorizes the identified business applicant to submit and pursue the applicable City applications.

Property Owner(s): Paul Breider

Business Applicant / Tenant: Treadmasters Tire ~~Pro~~ + Lube LLC

Property Address: 705 S Main St Willard UT 84340

Parcel Number(s):

Proposed Business Name: Treadmaster Tire Pro

Brief description of business activity: Tire + oil shop New tires only + Small Brake Jobs

Owner Authorization

I/we, Paul Breider, the undersigned property owner(s), certify that I/we own or have legal authority to authorize the use of the property identified above. I/we hereby authorize the Applicant identified above to use the property for the proposed business, including the use of the existing building, parking areas, access drives, and other site improvements necessary for the operation of the business.

I/we further authorize the Applicant to submit and pursue the required land use, zoning, site plan, conditional use, building, business license, and other applicable applications with Willard City and to communicate with City staff and appear before City boards or commissions regarding the proposed use.

I/we acknowledge that this authorization is limited to the proposed business use and City application process. It does not, by itself, create a lease, establish the terms of a private rental agreement, or transfer ownership of the property. The proposed use remains subject to all applicable City ordinances, approvals, permits, and conditions.

Acknowledgment

By signing below, the property owner(s) confirm that the information provided is accurate and that the Business Applicant has permission to pursue the proposed use of the property as described above.

Property Owner Signature

Paul Breider

Printed Name

9/14/26

Date

Property Owner Signature

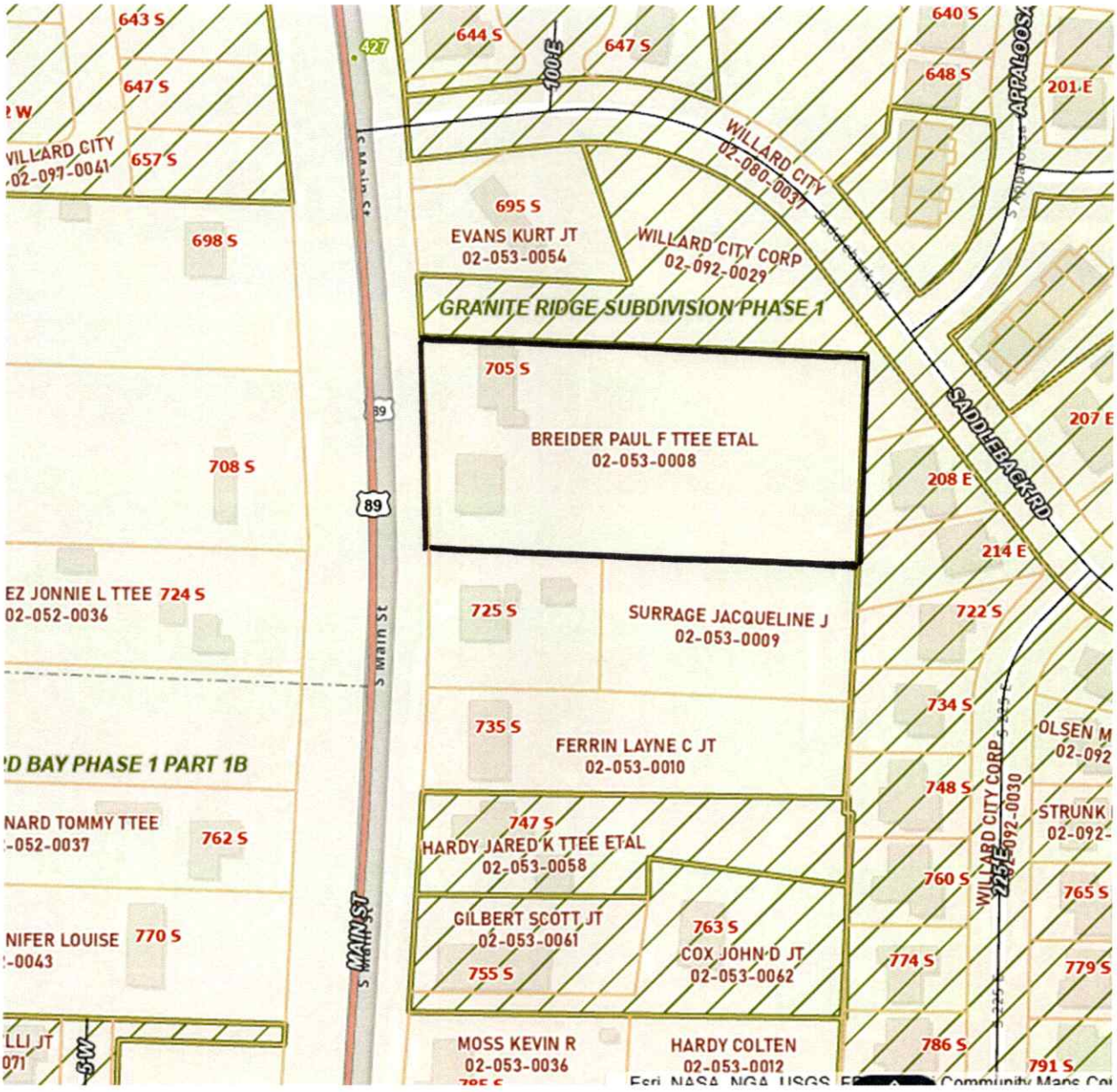
Printed Name

Date

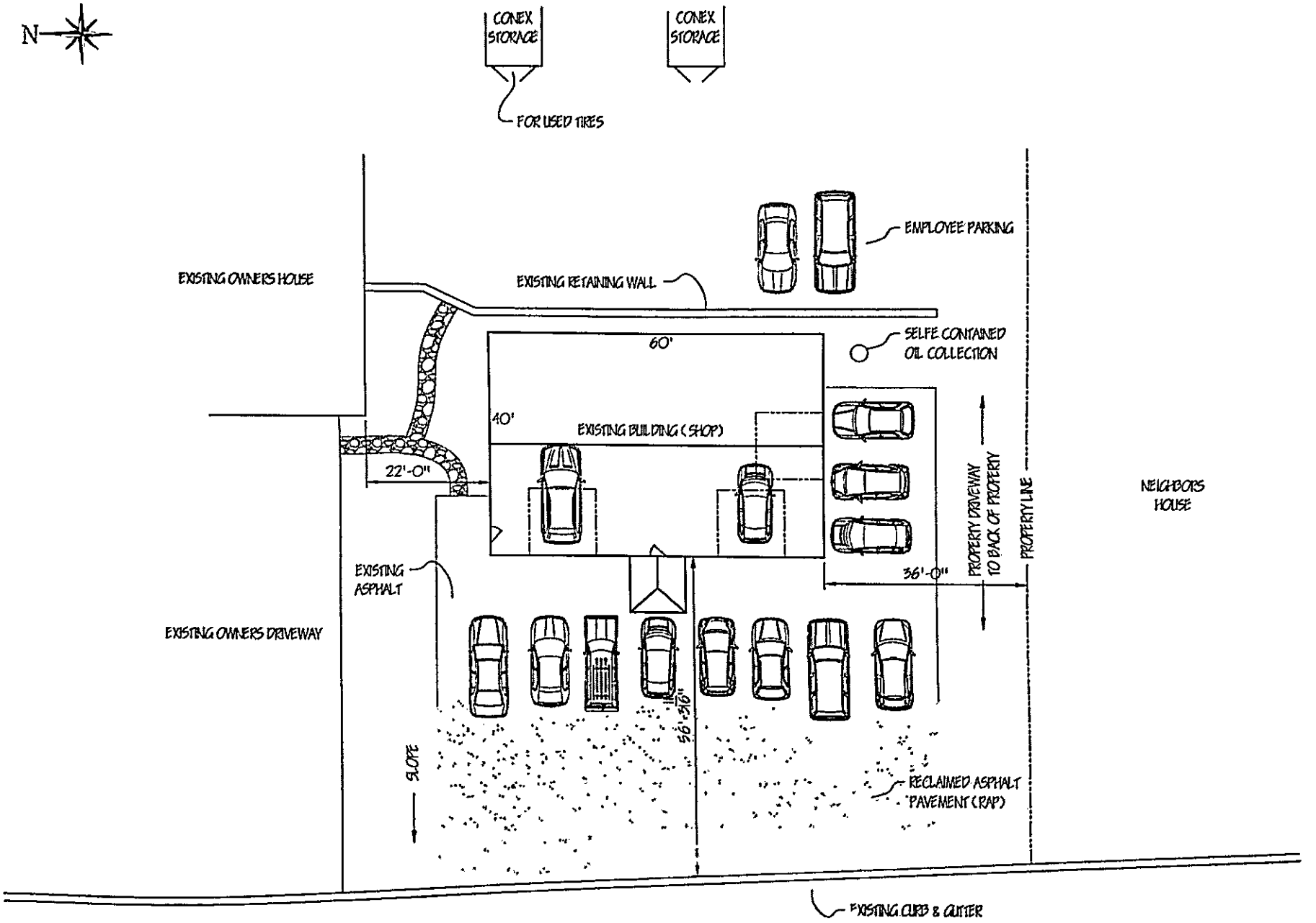
TROY MERRILL/TREADMASTERS TIRE AND LUBE

705 SOUTH MAIN

NORTH ↑



WILLARD
CITY
CORP
Main Street
89
BREIDER
MICHELLE
B TTEE
SURRAGE
JAMES
E ETUX
SURRAGE
JACQUELINE
J



TREAD MASTERS TIRE & LUBE

TIRE PROS

DRAWING SCALE:

NTS

PROOF PRESENTED BY:

DAVIS SIGNS AZ·UT

PREPARED FOR:

TREAD MASTERS TIRE PROS®

Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

OFFICE:

746 N. Harrisville Rd.
Ogden, UT 84401
801-823-3100
www.DavisSignsUtah.com
License - Bonded - Insured

OUT TEAM:

SALES:
Yvonne Leavitt
801-529-7852
yvonne@davissignsutah.com
DESIGN:
design@davis-signs.com

LOCATION:

705 S Main Street
Willard, UT
84340

CONTACT:

Troy Merrill
928-242-6682
tmerrill6685@gmail.com

NOTES:

Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices.
The colors represented in these drawings are subject to the viewing device, their subsequent resolutions, and the health of the viewers vision.

DRAWING NUMBER

260549-01

© Copyright 2026, Davis Signs & Graphics, All Rights Reserved.

FILE PATH:

P:\Tread Masters Tire Pro\Garden City, UT\260549-Bldg Sign & Pole Sign\LAYOUT\PROOFS

CLIENT

Tread Masters Tire Pros

LOCATION

705 S Main Street
Willard, UT
84340

REVISIONS

01	09.04.26	07	
02		08	
03		09	
04		10	
05		11	
06		12	

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS

© Copyright 2026 | All rights Reserved
Davis Signs Utah | 801-823-3100
746 N. Harrisville Rd., Ogden, UT 84404

The designs herein are the original work and the sole property of Davis Signs & Graphics. Sharing these designs and its documentation with persons outside of your organization, without the written consent of Davis Signs & Graphics is prohibited, and shall be considered copyright infringement with appropriate legal action. The sole purpose of these designs are for proposal of work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS AZ·UT

DRAWING NUMBER

260549-01 | 01 OF 02

A Illuminated Cabinet Building Sign

A | SF ILLUMINATED CABINET

NOTE:
Fabricate and install ONE (1) NEW single-faced illuminated cabinet.

FACE: 1/8" White Acrylic
GRAPHICS: Cut Vinyl Graphics
RETAINER: 1.5" Black
ILLUMINATION: White LEDs
INSTALL: Flush to Wall

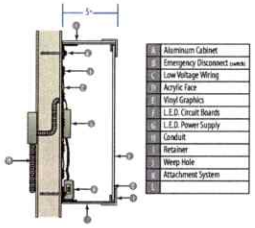
| PAINT COLORS
BLACK

| VINYL COLORS
RED
BLACK

| ILLUMINATION
Hanley White LEDs

| FACE
1/8" White

| CROSS SECTION DETAILS



WEST ELEVATION

CLIENT
Tread Masters Tire Pros

LOCATION
705 S Main Street
Willard, UT
84340

REVISIONS

01	09.04.26	07	
02		08	
03		09	
04		10	
05		11	
06		12	

APPROVALS

SIGN HERE
CUSTOMER APPROVAL

SIGN HERE
LANDLORD APPROVAL

RECITALS

© Copyright 2026 | All rights Reserved
Davis Signs Utah | 801-823-3100
746 N. Harrisville Rd., Ogden, UT 84404

The designs herein are the original work and the sole property of Davis Signs & Graphics. Sharing these designs and its documentation with persons outside of your organization, without the written consent of Davis Signs & Graphics is prohibited, and shall be considered copyright infringement with appropriate legal action. The sole purpose of these designs are for proposal of work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS AZ·UT

DRAWING NUMBER
260549-01 | 02 OF 02

B Illuminated Cabinet Building Sign

A | SF ILLUMINATED CABINET

NOTE:
Fabricate and install ONE (1) NEW single-faced illuminated cabinet.

FACE: 1/8" White Acrylic
GRAPHICS: Cut Vinyl Graphics
RETAINER: 1.5" Black
ILLUMINATION: White LEDs
INSTALL: Flush to Wall

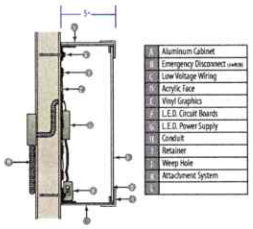
| PAINT COLORS
BLACK

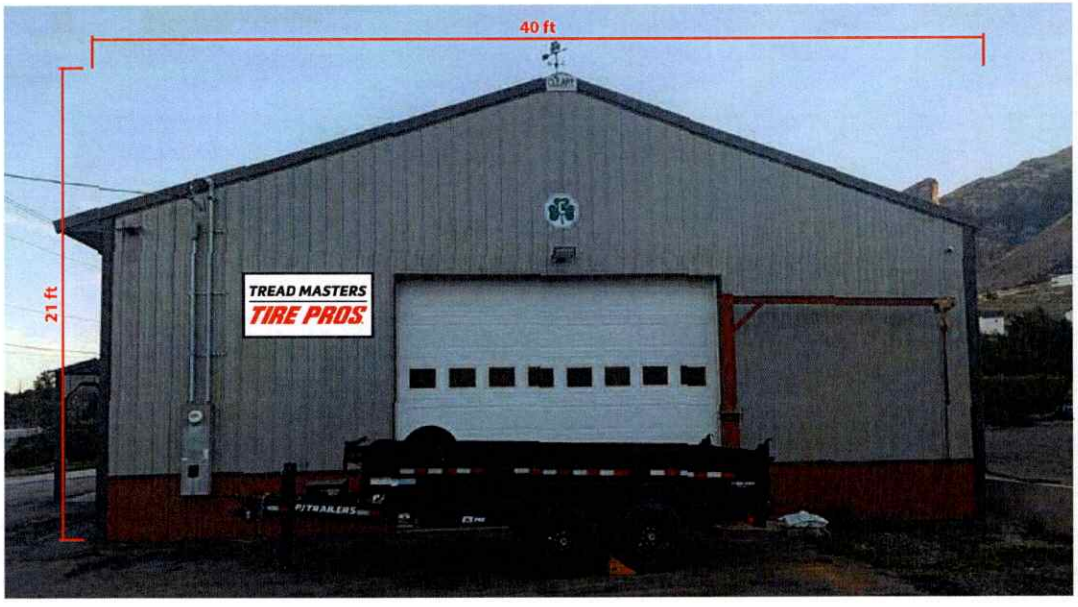
| VINYL COLORS
RED
BLACK

| ILLUMINATION
Hanley White LEDs

| FACE
1/8" White

| CROSS SECTION DETAILS





CLIENT
Tread Masters Tire Pros

LOCATION
705 S Main Street
Willard, UT
84340

REVISIONS

01	09.04.26	07	
02		08	
03		09	
04		10	
05		11	
06		12	

APPROVALS

SIGN HERE
CUSTOMER APPROVAL

SIGN HERE
LANDLORD APPROVAL

RECITALS

© Copyright 2026 | All rights Reserved
Davis Signs Utah | 801-823-3100
746 N. Harrisville Rd., Ogden, UT 84404
The designs herein are the original work and the sole property of Davis Signs & Graphics. Sharing these designs and its documentation with persons outside of your organization, without the written consent of Davis Signs & Graphics is prohibited, and shall be considered copyright infringement with appropriate legal action. The sole purpose of these designs are for proposal of work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS AZ·UT

DRAWING NUMBER
260549-01 | 02 OF 02

ITEM 2C

Willard City Planning & Zoning

329 E Saddleback Rd

09/01/2026 - 08/31/2125

Conditional Use Permit

General

Printed: 09/17/2026

Permit/License #
8224963

Reference Number
58476190-a67a-11f1-91d1-17426661d613

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Documents Received -- Meeting Scheduled	Date Submitted 09/01/2026
Planning and Zoning	Not Reviewed	
City Manager	Not Reviewed	
Public Works	Not Reviewed	
Legal	Reviewing	
Fire Department	Not Reviewed	
Engineers	Not Reviewed	
Police Department	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Conditional Use Permit Fee	$250.00
Subtotal	**$250.00**
Amount Paid	**$250.00**
Total Due	**$0.00**

Payments

09/01/2026	Online	$250.00
Total Paid		**$250.00**

Application Form Data

(Empty fields are not included)

First Name
Eric

Last Name
LeBaron

Contact Email
elebaron1@hotmail.com

Phone Number
(801) 891-2118

Mailing Street Address
329 E Saddleback Rd

City
Willard

State
UT

Zip Code
84340

Owner First Name
Eric and Cindy

Owner Last Name
LeBaron

Phone Number
(801) 891-2118

Email
elebaron1@hotmail.com

Owner Street Address
329 E Saddleback Rd

City
Willard

State
UT

Zip Code
84340

Street Address
329 E Saddleback Rd

City
Willard

State
UT

Zip Code
84340

Parcel Number	Legal Description	Legal Description
02-092-0051	Lot #46 Granite Ridge	Plans+Lot+46+Granite+Ridge[49].pdf

What is the current zoning of the property?
PUD

Subdivision Name
Granite Ridge

What is the nature of the use of the property that requires a Conditional Use Permit?
Short Term Rental

Is this a Temporary CUP?
No

How would you like to submit the adjacent property owner information?
File Upload

Upload the complete name/address list of all adjacent property owners within 500 feet of the project parcel.
Neighbors in 500 ft - Sheet1.csv

Site Plan
Basement Drawing.pdf
Building Permit - Basement Finish.pdf

Requires additional review
Fire, Police

Signature

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Electronically Signed
Eric Joseph LeBaron - 09/01/2026 8:59 pm

Willard City Planning & Zoning

/ Transactions

Transaction for 329 E Saddleback Rd

Transaction Info

Date
Sep 1, 2026 9:05pm

Order #
JGJ8-18010655-LIKS

Method
ONLINE

Status
✔ SUCCESS

Total Charge
$250.00

Subtotal
$250.00

Fees

Code	Name	Amount	
1034100	Conditional Use Permit Fee	$250.00	✖

Total: $250.00 / $250.00

Be aware that editing fees could potentially impact reconciliation with your payment processor.

+ Add Item

Payment Processor

Processor Used
Xpress Billpay

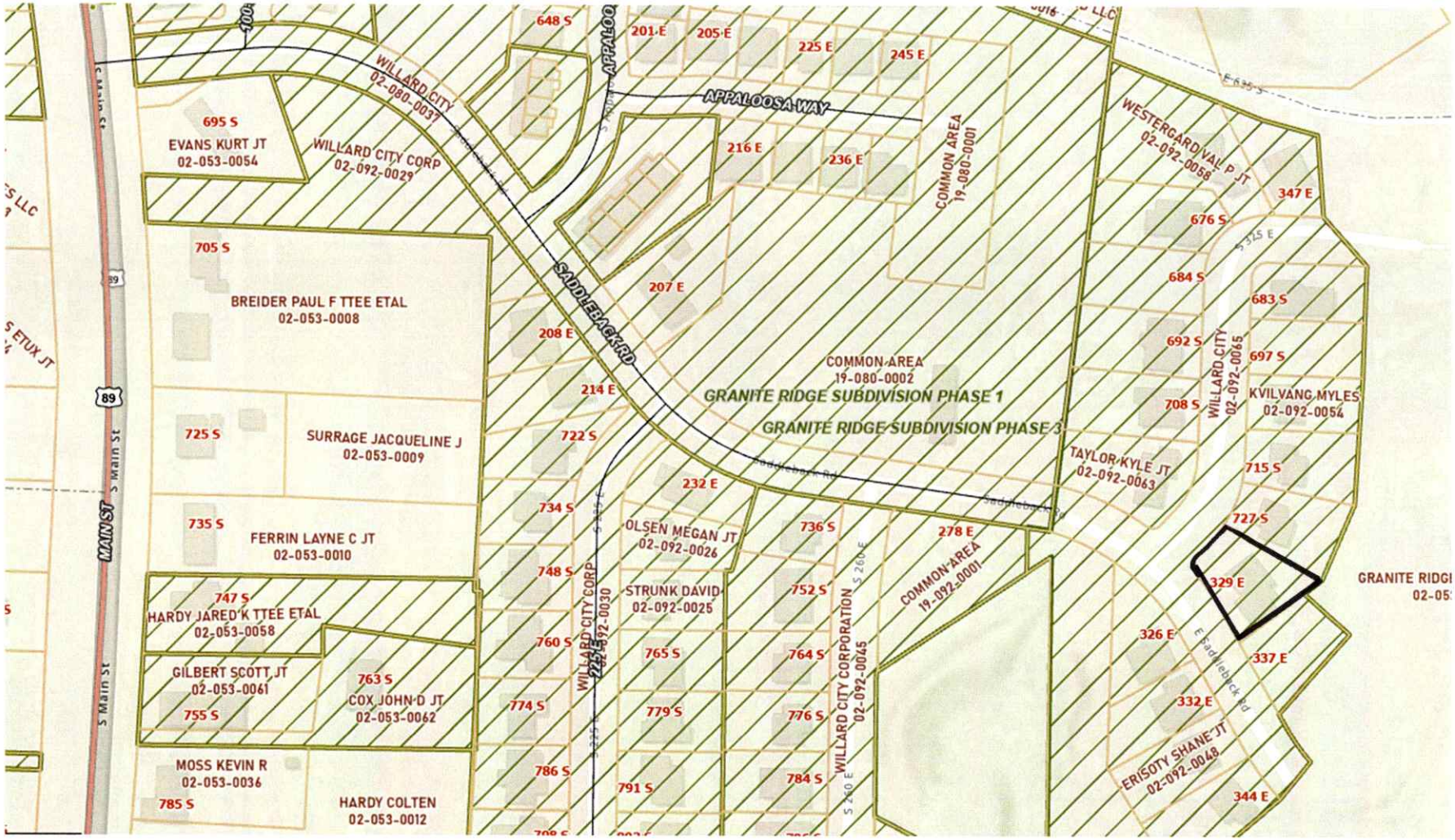
Transaction #

ERIC LEBARON

SHORT TERM RENTAL

329 EAST SADDLEBACK ROAD

NORTH ↑



329
337
E Saddleback Rd
E Saddleback Rd
S Saddleback Rd

329
337
E Saddleback Rd
E Saddleback Rd
S Saddleback Rd

Box Elder County Building

329 E Saddleback Rd

12/21/2023 - 12/20/2024

Building Permit

General

Application Status
Complete

Printed: 09/09/2026

Permit/License #
7976809

Reference Number
927c8d90-83f0-11ee-ab62-7f7e7b4a84f4

Status
Active

Application Review Status

Pre-Review	Approved
Box Elder South Building	Approved
Willard Zoning	Approved
Final-Review	Approved

Date Submitted
11/15/2023

Date Approved/Denied
12/21/2023

Fees

Building Permit	$544.64
Willard Residential Plan Review Fee	$272.32
State Surcharge	$5.45
Subtotal	**$822.41**
Amount Paid	**$822.41**
Total Due	**$0.00**

Payments

12/21/2023	Card check #1255	$822.41
Total Paid		**$822.41**

Application Form Data

(Empty fields are not included)

Applicant First Name
Eric

Applicant Last Name
LeBaron

Cell Phone
(801) 891-2118

Email

elebaron1@hotmail.com

What jurisdiction is the project located in?
Willard

Project Type
Basement Finish

Project Description
Basement Finish with grandmother apartment

Total Est. Value of Project
46404.15

Will contractors be completing the work?
No

Upload a completed Owner/Builder Certification Form
OWNER_BUILDER_FORM_NEW_FILLABLE_4_1.pdf

Will there be a new accessory apartment associated with this project?
Yes

Assigned Plan Check
Tyson

Street Address
329 E Saddleback Rd

City
Willard

State
UT

Zip
84340

Parcel No.
Phase 3

Subdivision
Granite Ridge

Lot #
46

Upload Plans and Drawings for this Project
Variance from plan.docx

Stamped Plans - 46 Granite Ridge Basement[6].pdf

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

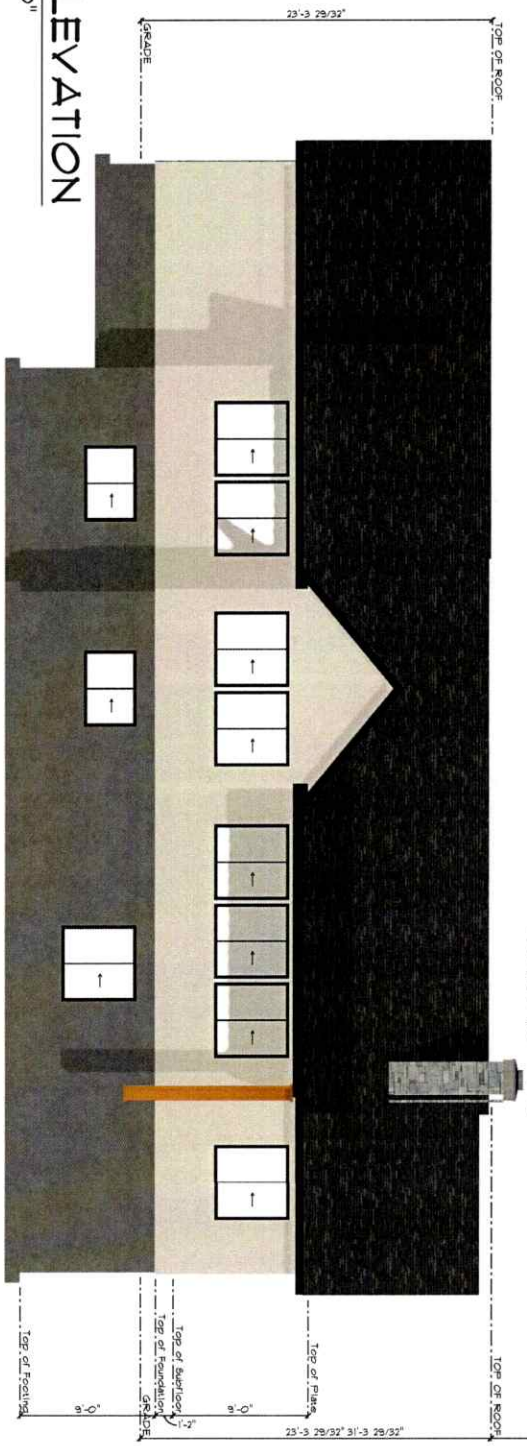
Electronically Signed
Eric LeBaron - 11/15/2023 12:52 pm

Inspections

5/22/2026 11:00 am Foundation	PASS
5/21/2026 3:00 pm Footing	PASS
11/19/2024 1:00 pm Final	PASS
3/26/2024 9:00 am 4-Way, Re-Inspection	PASS
2/12/2024 12:00 pm 4-Way	FAIL

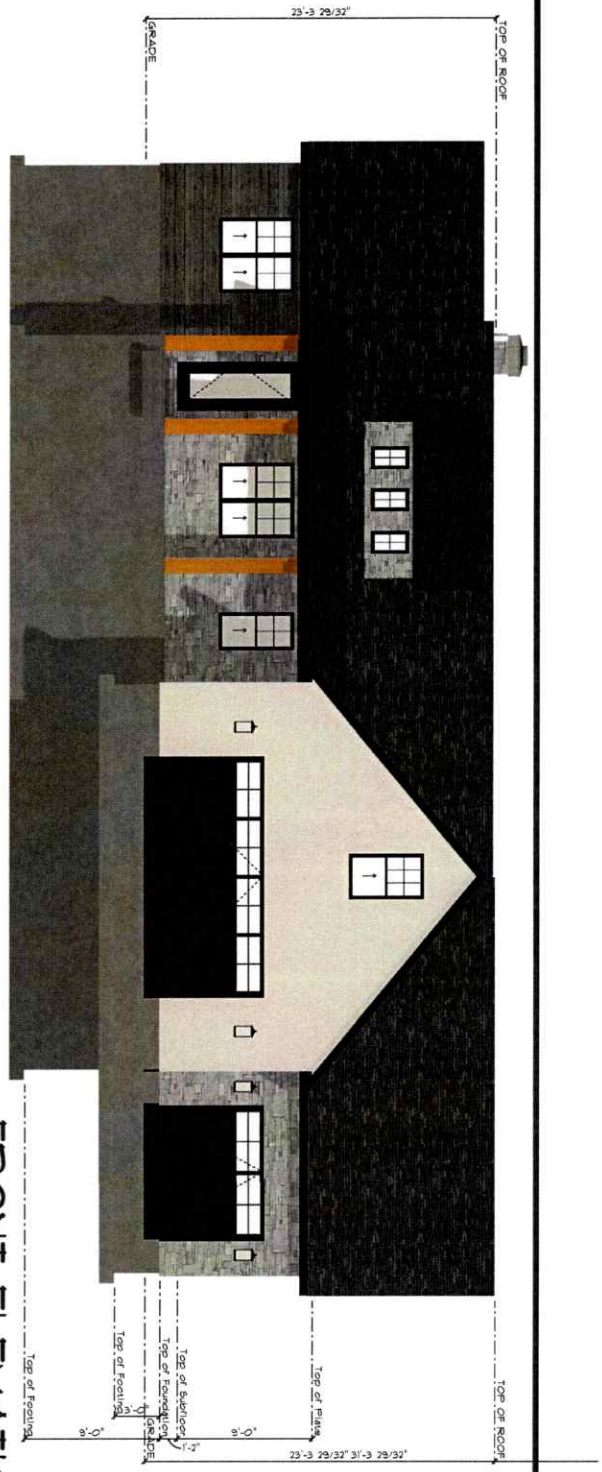
REAR ELEVATION

SCALE: 1/8" = 1'-0"

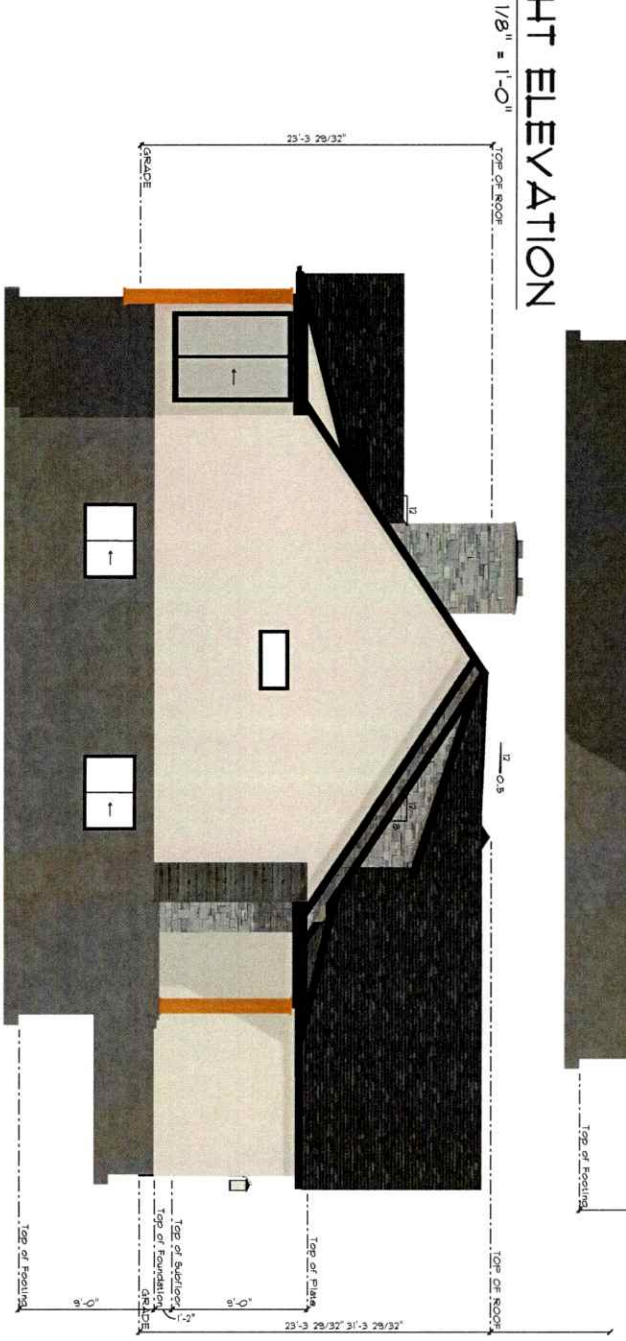


FRONT ELEVATION

SCALE: 1/8" = 1'-0"

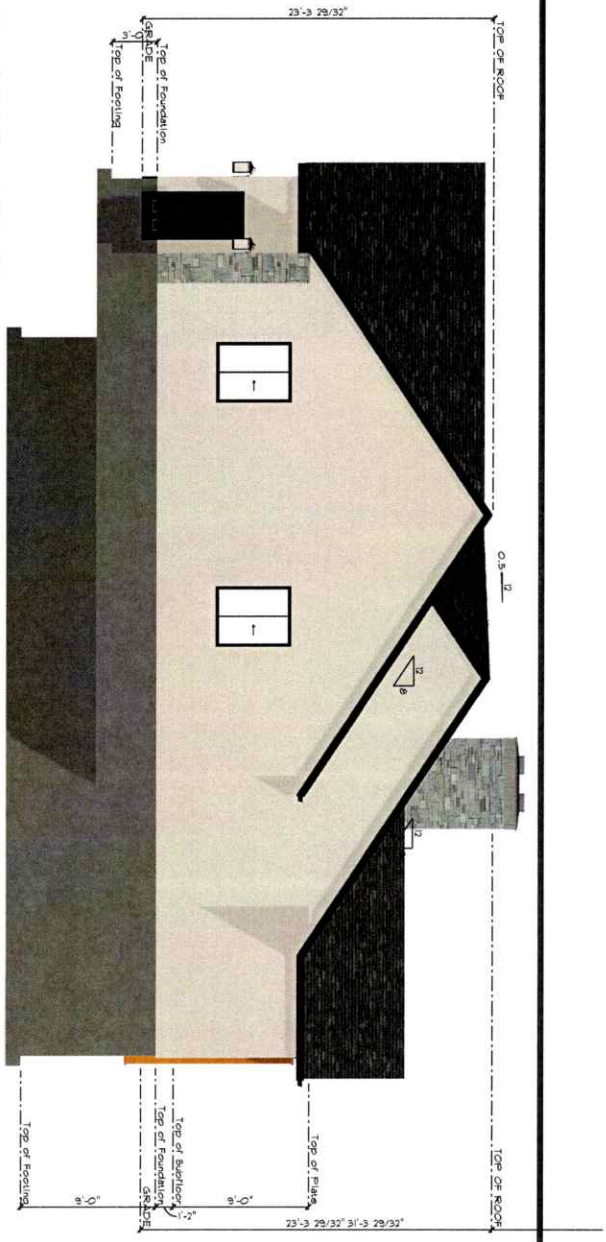


Bridger	BEBUILDERS	Bridger
329 E. Saddleback Rd Willard UT 84340 Lot #46 Granite Ridge	942 S. 250 E. Farmington UT 84025 dave@bebuilders.com PHONE:801-860-4687	SCALE: 1/8" = 1'-0" DATE: 4/1/2021 PAGE: 2/9 Elevations 1



RIGHT ELEVATION

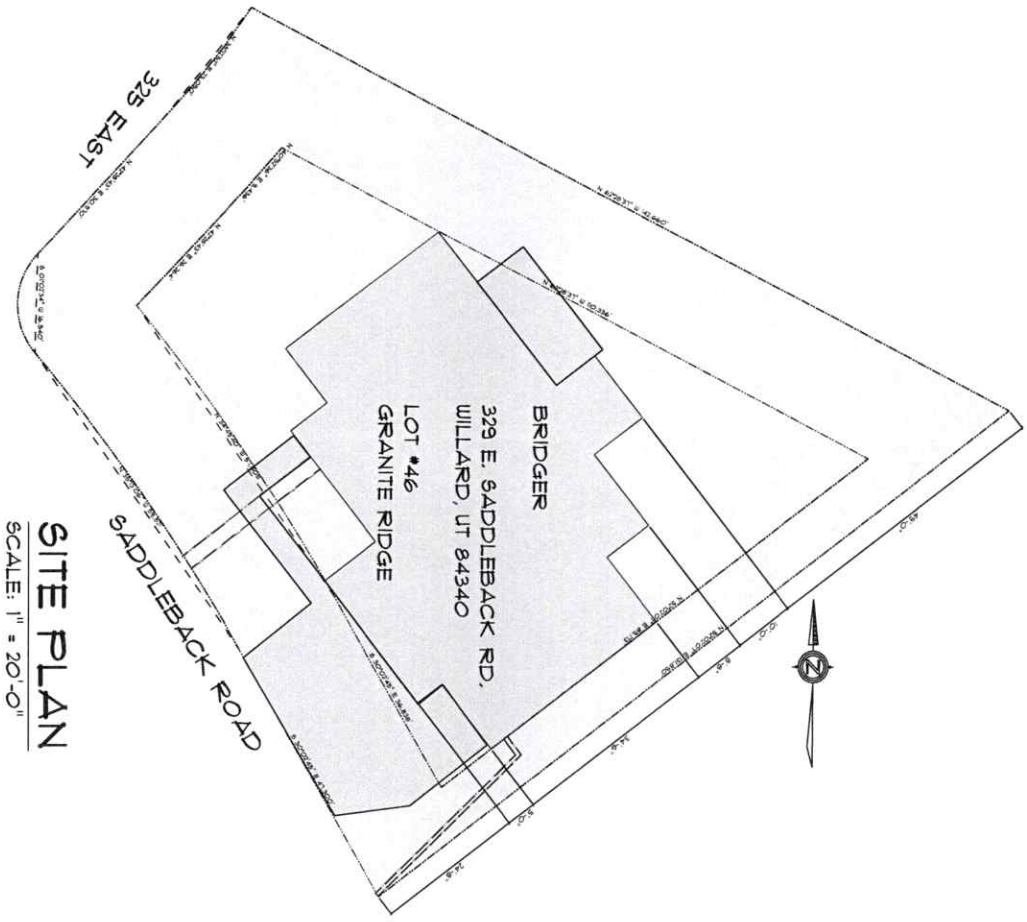
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

Bridger		BEBUILDERS		Bridger	
329 E. Saddleback Rd Willard UT 84340	Lot #46 Granite Ridge	942 S. 250 E. Farmington UT 84025	dave@bebuilders.com PHONE:801-860-4687	SCALE: 1/8" = 1'-0" DATE: 4/1/2021	PAGE: 3/9 Elevations 2



SITE PLAN

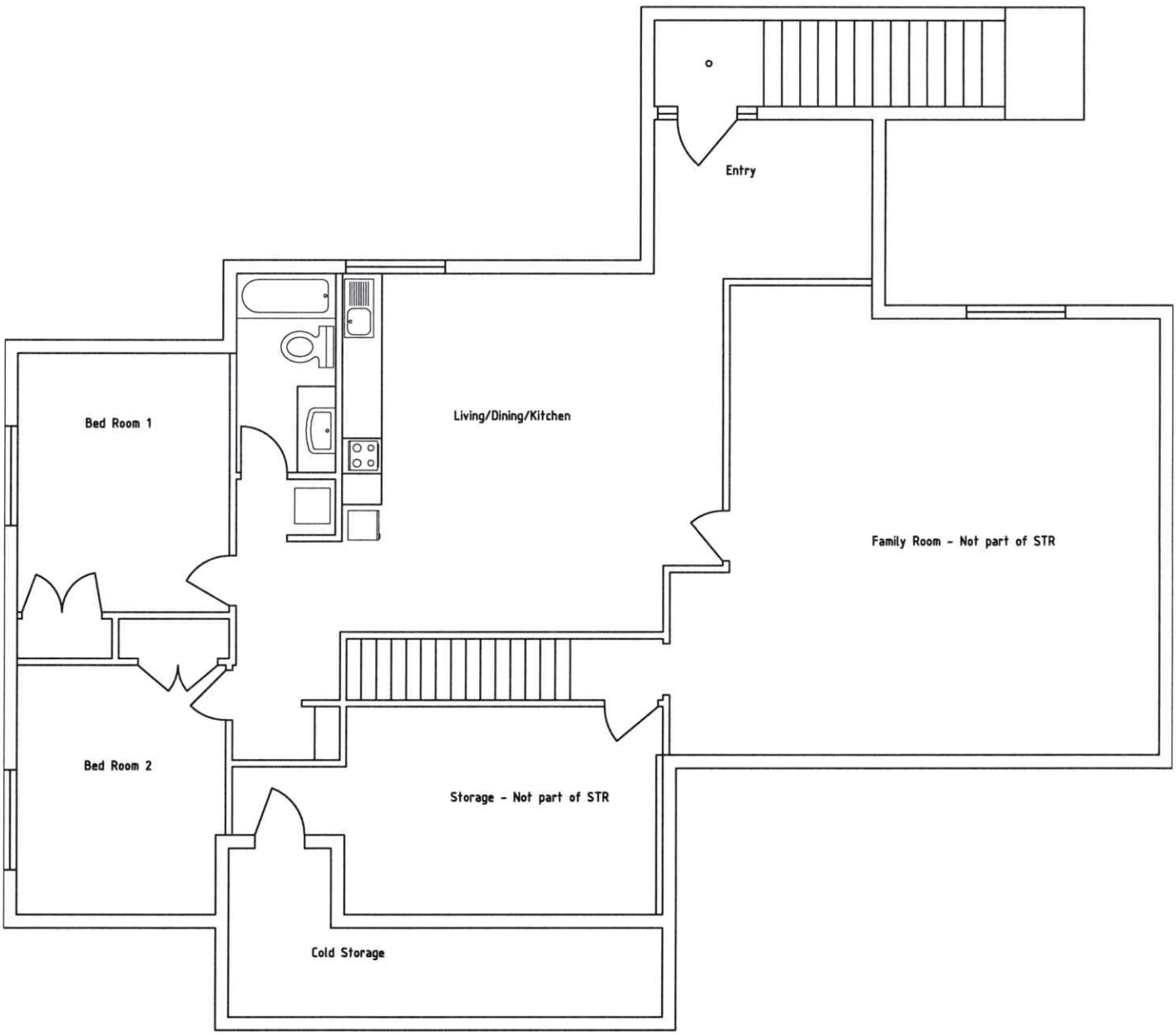
SCALE: 1" = 20'-0"

DRAWING SCHEDULE

1 Site Plan
2 Elevations 1
3 Elevations 2
4 Perspectives
5 Basement
6 Basement Elec
7 Main
8 Main Elec
9 Roof

Bridger	BEBUILDERS	Bridger	
329 E. Saddleback Rd Willard UT 84340 Lot #46 Granite Ridge	942 S. 250 E. Farmington UT 84025 dave@bebuilders.com PHONE:801-860-4687	SCALE: 1" = 20'-0" DATE: 4/1/2021	PAGE: 1/9 Site Plan

Final floorplan



ITEM 2D

WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
April 2, 2026 – 3:00 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 City Hall, on the State of Utah Public Meeting Notice website, on the Willard City website, and sent to the *Box Elder News Journal*.

The following members were in attendance:

Jeremy Kimpton, City Manager
Amy Hugie, City Attorney
Madison Brown, City Planner
Chris Breinholt, City Engineer
Zac Burke, City Engineer
Theron Fielding, Police Chief
Payden Vine, Public Works Director
Michelle Drago Deputy City Recorder

Excused: Van Mund, Fire Chief and Chandler Bingham, Planning Commission Chair.

Others in attendance: Jeff Forsgren and Officer Ty Prange.

1. CALL TO ORDER

Madison Brown, City Planner, called the meeting to order at 3:12 p.m. The secretary recorded a roll call attendance.

2A. REVIEW AND CONSIDERATION OF A REQUEST FROM ROMERO CONSTRUCTION FOR A CONDITIONAL USE PERMIT TO BUILD A CONSTRUCTION SHOP LOCATED AT APPROXIMATELY 105 WEST 750 NORTH (PARCEL NO. 02-046-0094)

Time Stamp – 1:30 04/02/2026

Madison Brown, City Planner, stated that Willard City had received a request for a conditional use permit from Romero Construction to build a construction shop located at approximately 105 West 750 North, which was in a Commercial General Zone. A construction office, or light manufacturing, was a conditional use in that zone. The administration had discussed some conditions that should be included with the conditional use permit. One was the UDOT access permit.

Jeff Forsgren, F3 Engineering, stated that he was representing Romero Construction. Romero Construction had a pre-application meeting with UDOT Region One. UDOT said they would not issue an access permit until Romero received a permit from Willard City.

Amy Hugie, City Attorney, asked what type of permit UDOT was referring to; a conditional use permit or a commercial site plan approval. Mr. Forsgren said Romero Construction needed an approved site plan,

Chris Breinholt, City Engineer, asked if UDOT gave Romero any conditions for improvements on 750 North. Jeff Forsgren said UDOT gave Romero some basic requirements. UDOT wanted Romero to approach Fred Barker, the property owner to the east, about building a shared access for both properties. Fred Barker was not interested in a shared access. He didn't want to develop the property or pay for any improvements.

DRAFT

UDOT asked for a letter from Fred Barker stating that he wasn't interested in improving his access at this time. Mr. Forsgren believed his client had that letter.

Madison Brown, City Planner, asked if Fred Barker had access to his property. Jeff Forsgren thought Fred Barker had a farm access on Highway 89. Mr. Barker did not have a permitted access from UDOT.

Chris Breinholt asked if UDOT had required a deceleration lane. Jeff Forsgren said they initially put a deceleration lane on their site plan, but Romero was afraid they wouldn't be able to make the turn into their lot, so it had been removed. UDOT had not required a deceleration lane.

Madison Brown asked when the pre-application meeting with UDOT was held. Jeff Forsgren did not have an exact date. It was over a year ago.

Theron Fielding, Police Chief, asked if the deceleration lane was for the east bound traffic or the west bound. Mr. Forsgren said it was for the east bound traffic.

Chris Breinholt stated that UDOT would not issue a construction permit until Romero Construction received a conditional use permit and site plan approval from Willard City. Until then UDOT would only give verbal conditions and approval.

Madison Brown asked about Romero's business operations. Jeff Forsgren said their hours of operation were usually 6:00 a.m. to 6:00 p.m. The office hours were 8:00 a.m. to 6:00 p.m.

Madison Brown asked if Romero stored oil or used any hazardous chemicals. Jeff Forsgren said Romero was a cement contractor. They used form release. Oil from oil changes would likely be on site. This would be a typical construction site. Ms. Brown felt one of the conditions of the conditional use permit should be proper storage of chemicals and oil on concrete or solid surface so it wouldn't wick into the ground, someone else's property, or the stormwater system.

Amy Hugie stated that there were already construction businesses on 750 North. She agreed with the suggested condition regarding hazardous material. She also suggested that business hours be no earlier than 6:00 a.m. or later than 10:00 p.m.

Ms. Hugie asked what the 45,000 square foot storage yard would be used for. Jeff Forsgren said it would be used for parking equipment. Ms. Hugie asked if it would be paved. Mr. Forsgren said it would have road base or grave; only the parking around the building would be paved.

Zac Burke, City Engineer, felt an oil-water separator should be required along with pre-treatment for any type of discharge or runoff.

Amy Hugie asked if Willard was okay with the storage of heavy equipment on road base. Zac Burke said there weren't any water source protection issues. Sites like this would have to control storm water runoff through best management practices. He couldn't' think of any major concerns about this location or site. Chris Breinholt said the use of road base for a storage yard was pretty common.

Amy Hugie asked about the number of employees. Jeff Forsgren said it depended on the season. There could be as many as 40 seasonal employees. Ms. Hugie asked about the number of office employees. Mr.

Forsgren said there were probably six to ten office employees. Ms. Hugie asked if the seasonal employees would park at this site or the job site, Mr. Forsgren said it depended on the location of the job site. For close projects, employees parked at the job site. For distant projects, they would meet at the office and carpool.

Chris Breinholt asked if there were enough parking stalls for the office and seasonal employees. Jeff Forsgren said there was for the office employees. Seasonal employees would park in the gravel area. Romero Construction did not have a lot of foot traffic. Most of their work was for UDOT or municipalities.

Madison Brown asked if the Willard location would replace the site in Perry. Mr. Forsgren said it would.

Michelle Drago, Deputy Recorder, asked where Romero's Perry site was located. Jeff Forsgren said it was located at 1675 South Highway 89. It was across the street and to the south of Call's Drive-In.

Zac Burke asked if there would be a high fence along the frontage. Jeff Forsgren said there would be a 6-foot chain link fence around the entire the site so it could be secured and locked every night.

Chris Breinholt asked if the site bordered a residential zone. If it did, would screen fencing be required? Jeff Forsgren said there was a residence on the south side of the property that already had a vinyl fence.

There was a discussion about current zoning, future zoning, and whether the site should have screen fencing.

Chris Breinholt asked if fuel would be stored on the site. Jeff Forsgren said no. Romero didn't store fuel on their site and didn't plan to start doing so. Mr. Breinholt felt the conditional use permit should address the proper containment and storage of any hazardous liquids or materials.

Chris Breinholt said the Fire Chief would have to determine if a fire hydrant was needed. Zac Burke said there was a hydrant located 396 feet from the site. Mr. Breinholt said that hydrant was located on the other side of Highway 89. A hydrant usually could not be considered if a hose had to cross a highway.

Jeff Forsgren asked if UDOT planned to do anything with SR 315/750 North. Zac Burke said UDOT was currently installing a storm drain along the north side of 750 North. It would cross to the south side west of 200 West. The storm water would be drained into Willow Creek.

Jeff Forsgren asked where Willard's water line was located. Zac Burke said it was on the south side of 750 North. Mr. Forsgren said that Romero could install another 8-inch connection for a hydrant when the connected to the city's waterline for the building.

Chris Breinholt said the water line on 750 North was six inches, not eight. Zac Burke said this was an undersized segment of Willard's water system.

Zac Burke said UDOT would be repaving the section of 750 North where they were running the storm drain. The new pavement would have a 10-year moratorium.

Jeff Forsgren said his client wanted to install the water connection while UDOT was working so they would not be held up later.

Zac Burke said the fire flow requirements in the Fire Code were based on the size and construction type of the building. The Fire Chief would determine how to fight a fire.

Amy Hugie said the proposed building was 6,000 square feet with metal siding, metal roof, and concrete coatings. Mr. Burke estimated the fire flow needed to be 2,000 gallons per minute for two hours. He wasn't sure the six-inch line would be sufficient.

Chris Breinholt said there was a 10-inch water line on 200 West.

Payden Vine, Public Works Director, asked how far the building would be from the city's sewer line in 200 West. Chris Breinholt said it would be more than 300 feet. Romero's were planning on a septic system.

Madison Brown asked if Romero's had received approval from the health department for a septic system. Mr. Forsgren said they had not. They were starting with approval from Willard City.

Amy Hugie said the proposed building only contained two bathrooms with six to ten employees. She felt a septic system would be sufficient.

Chris Breinholt asked how much washdown Romero did on site. Jeff Forsgren said most of Romero's washdown occurred at their job sites. The only on-site washing was in preparation to go to another UDOT site. UDOT required that all equipment be washed down beforehand.

Zac Burke said any washdown was reason enough to have an oil-water separator. Jeff Forsgren said that if an oil-water separator would be required, he would create an outside slab that could be cleaned up easily. Chris Breinhold suggested that the conditional use permit require any washdown to be done in a contained area.

Jeremy Kimpton, City Manager, stated that he had just spoken with Fire Chief Van Mund who felt there needed to be a fire hydrant in the front of the site, or the building would have to be sprinkled.

Chris Breinholt suggested running the model to see what fire flow was available and see if it would be acceptable to the Fire Chief.

Zac Burke ran the model. He was able to get 2,300 gallons per minute on the 6-inch line.

There was a discussion about where the fire hydrant should be located. Chris Breinholt felt it should be located on 750 North, not the site. Zac Burke said there should be a city-standard hydrant in the UDOT right-of-way just east of 200 West.

Jeff Forsgren suggested putting the hydrant on the south side of the ditch, nestled up against the fence. Mr. Burke said the hydrant would have to be comply with UDOT's requirements as 750 North was a state road.

There was a discussion about UDOT's plan to eliminate the ditch on the south side of 750 North.

Jeff Forsgren didn't feel it would be too much more work to put in a hydrant when the water lateral was installed.

Michelle Drago asked about exterior lighting. Jeff Forsgren said there would be lighting on the front of the building. Jeremy Kimpton said the lighting would have to comply with the Dark Sky Ordinance.

Police Chief Theron Fielding suggested yard lighting to prevent theft and vandalism.

Jeremy Kimpton said there also needed to be dust and noise control

Amy Hugie asked if there should be a requirement for vinyl fencing or privacy slats along the back in preparation for adjacent residential uses. Chris Breinholt felt there should be fencing any time a commercial site abutted a residential use. The adjacent property wasn't currently a residential zone, although it was designated as residential on the Future Land Use Map.

Amy Hugie stated that the commercial design review in Willard's Zoning Code allowed for the requirement of fencing and/or screening when a commercial site abutted a residential site. She felt the adjacent Agricultural A-5 Zone qualified as a residential use, and that 6-foot screen fencing should be required along the south side.

Jeff Forsgren asked if privacy slats could be added to the chain link fence that was just installed. Ms. Hugie felt privacy slats would satisfy the requirements in the Code. Jeremy Kimpton felt a chain link fence would hold up better than a vinyl fence.

Chris Breinholt asked if a 6-foot fence was allowed in the front yard setback of a commercial site. Madison Brown said it was.

Amy Hugie asked about the dumpster location. Jeff Forsgren said he would add a dumpster enclosure to the site plan.

Amy Hugie asked about the exterior architectural elements. According to the building elevations the roof and the siding would be gray metal. Willard's design review allowed for the use of different textures and accent colors to highlight building details. Jeff Forsgren said the trim around the doors would be white, and there would be a canopy over the door.

Amy Hugie agreed the design review requirements were not well defined, but this building would be located on a major thoroughfare into Willard. Did the proposed exterior comply with Willard's design review standards?

Zac Burke didn't feel the proposed colors would stand out or be different from colors used for nearby buildings.

Jeremy Kimpton didn't have any concerns about the exterior.

Chris Breinholt felt the exterior of the building should be broken up with different colors or building materials to enhance the streetscape appearance as suggested by the design standards. There wasn't anything on the proposed elevations that enhanced the streetscape. Ms. Hugie agreed, but the Code didn't have any defined design requirements. It would be difficult to hold Romero to design standards when other construction buildings in the area had not. Mr. Breinholt felt the city had to start somewhere.

DRAFT

Amy Hugie asked if Romero Construction would be willing to do something different regarding the exterior design of the building. Jeff Forsgren asked if a brick wainscot or different colors would suffice. Ms. Hugie said something like that or maybe something over the windows. The east and west elevations were also visible. Could something be added to them? Mr. Forsgren said he would ask Romero's.

Madison Brown said she would send Jeff Forsgren a link to Willard's design standards, which could be found in 24.32 of the Zoning Code.

Madison Brown reviewed the proposed conditions:

- Any hazardous materials need to be properly stored
- The washout area will be concrete, be contained, and have an oil-water separator along with pre-treatment for any type of discharge or runoff.
- The hours of operation would be 6:00 a.m. to 10:00 p.m.
- Submission of a lighting plan that complied with Willard's Dark Sky Ordinance and included appropriate lighting for the storage yard.
- Privacy slats along the back fence adjacent to the residential property
- A fire hydrant on 750 North
- Addition of mag chloride to the road base to keep the dust down.
- Approval of a UDOT access permit

Madison Brown stated that a commercial site plan was needed to send to the Planning Commission.

Jeff Forsgren asked if the turning lane on 750 North should be removed before the site plan was submitted to the Planning Commission. The turning lane wasn't required by UDOT, but Romero's was concerned about slowing trucks down in the middle of the travel lane. Amy Hugie felt it should be removed. She felt Romero's should seek approval from UDOT subject to Willard's approval of the site plan. Whatever UDOT approved is what should be submitted to the Planning Commission.

Zac Burke stated that deceleration lanes should be based on trip counts. UDOT had not asked for a traffic study in the pre-application meeting. He didn't feel the turning lane should be included.

Chief Fielding said a turn lane would benefit Romero's if the interstate was shut down and all traffic was re-routed through 750 North. A turn lane would prevent Romero's from being stuck in traffic.

Chris Breinholt stated that if this site was located on a city street, frontage improvements would be required. There weren't any other improvements on 750 North. This wasn't a subdivision, so the improvement waiver did not apply. Amy Hugie felt improvement requirements would be up to UDOT.

Chris Breinholt stated that if frontage improvements were not required now, Willard would be responsible for any possible future improvements.

Amy Hugie stated that the commercial site plan needed to include a signage plan, handicap parking, the size of the parking stalls, and a landscaping plan.

Amy Hugie recused herself from voting due to a conflict of interest. Jeff Forsgren was her brother.

Madison Brown moved to recommend that the Planning Commission approve a conditional use permit to build a construction shop located at approximately 105 West 750 North subject to the recommend conditions and submission of a commercial site plan. Payden Vine seconded the motion. All voted "aye," except Amy Hugie who recused herself. The motion passed.

2B. CONSIDERATION AND APPROVAL OF JUNE 25, 2025, MINUTES

Jeremy Kimpton moved to approve the minutes from June 24, 2025, as written. Theron Fielding seconded the motion. All voted "aye." The motion passed unanimously.

3. ADJOURN

Jeremy Kimpton moved to adjourn at 4:15 p.m. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

Minutes were read individually and approved on: _____

_____ _____

Madison Brown, City Planner Michelle Drago, Deputy City Recorder

dc: CUP 04-02-2026

DRAFT