



Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, October 1, 2026 – 6:30 p.m.
Willard City Hall, 80 West 50 South
Willard, Utah 84340

AGENDA

(Agenda items may or may not be discussed in the order they are listed and may be tabled or continued as appropriate.) Public comment may or may not be allowed.

1. Prayer
2. Pledge of Allegiance
3. General Public Comments (Input for items not on the agenda. Individuals have three minutes for open comments)
4. Report from City Council
5. Discussion/Action Items
 - a. Public hearing to receive public comments regarding a preliminary plan for the Willow Creek Estates Subdivision submitted by Nilson Homes located at approximately 1561 North Hargis Hill Road (Parcel Nos. 02-038-0072, 02-038-0073, and 02-040-0210)
 - b. Review and consideration of subdivision improvement plan for the Willow Creek Estates Subdivision submitted by Nilson Homes located at approximately 1561 North Hargis Hill Road (Parcel Nos. 02-038-0072, 02-038-0073, and 02-040-0210)
 - c. Review and consideration of a preliminary plan for the Willow Creek Estates Subdivision submitted by Nilson Homes located at approximately 1561 North Hargis Hill Road (Parcel Nos. 02-038-0072, 02-038-0073, and 02-040-0210)
 - d. Consideration and recommendation regarding a petition from Western Land Development to rezone approximately 24.83 acres located at approximately 500 South 200 West from A-5 to Master Planned Community (MPC), a development agreement, and a preliminary plat (02-052-0001, 02-052-0002, and 02-052-0005) (Continued from November 6, 2025, and February 5, 2026)
 - e. 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)
 - f. Discussion regarding Open Meetings compliance
6. Consideration and approval of regular Planning Commission minutes for September 3, 2026
7. Discussion regarding agenda items for the October 15, 2026, Planning Commission meeting
8. Adjourn

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice and agenda 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 25th day of September, 2026.

/s/ **Michelle Drago**

Deputy City Recorder

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



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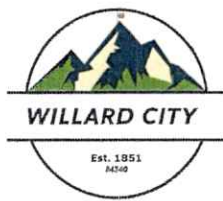
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ITEM 5A



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 OF PUBLIC HEARING WILLARD CITY PLANNING COMMISSION

Notice is hereby given that the Willard City Planning Commission will hold a public hearing to receive public comments regarding a preliminary plan for the Willow Creek Estates Subdivision submitted by Nilson Homes located at approximately 1561 North Hargis Hill Road (Parcel Nos. 02-038-0072, 02-038-0073, and 02-040-0210).

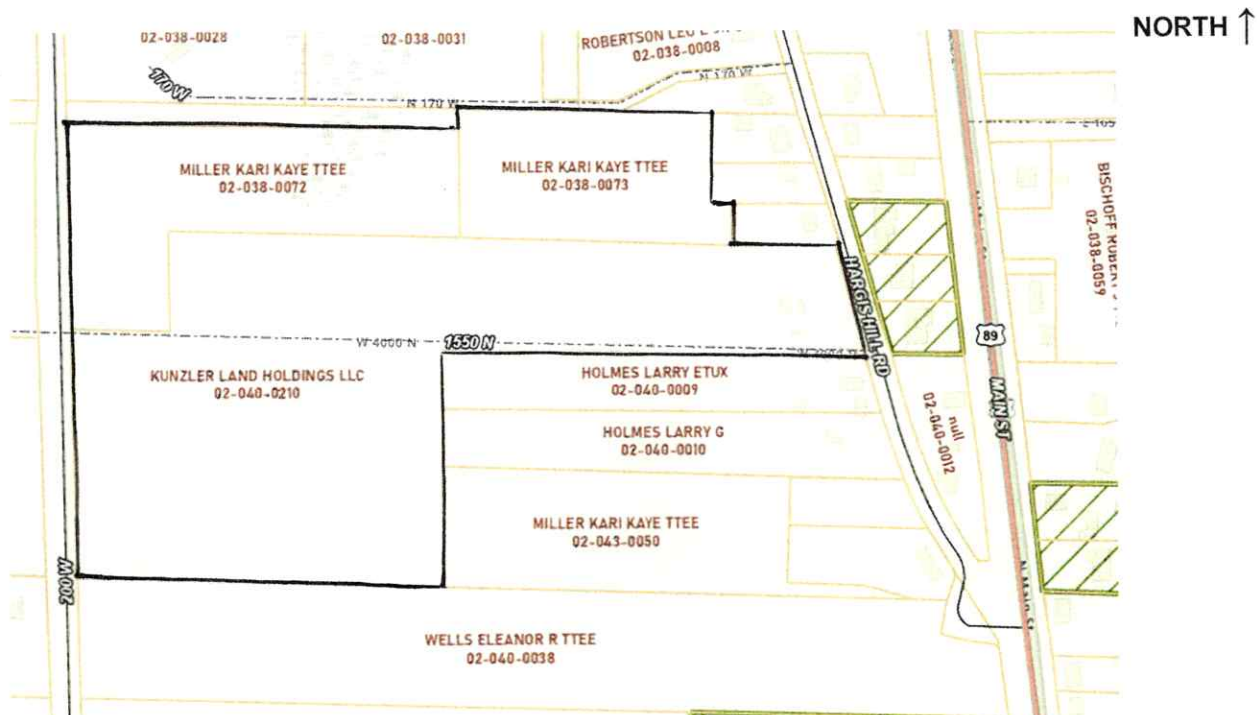
The public hearing will be held on Thursday, October 1, 2026, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular Planning Commission meeting.

Information regarding this matter is available during business hours by contacting the Willard City Planner at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the Willard City office at 80 West 50 South, Willard, Utah, phone number 435-734-9881, at least three working days prior to the meeting.

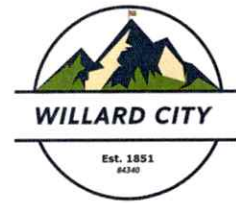
I, the undersigned duly appointed Deputy City Recorder for Willard City Corporation hereby certify that a copy of the foregoing notice and agenda was posted at Willard City Hall; two other places in the community; on the State of Utah Public Meeting Notice website <http://www.utah.gov/pmn/index.html>; on the Willard City website www.willardcity.com; and sent to the Box Elder News Journal this 18th day of September, 2026.

/s/Michelle Drago
Deputy City Recorder



ITEM 5B

**Planning Commission
Staff Report
Willow Creek Estates
Preliminary Subdivision Application
9/27/2026**



Background

Total acreage: 40.29

Number of Lots: 48

Net Density: 2 lots/acre

Average Lot Size: 23,993 square feet

Existing Zone: R ½

Unit type: Single Family Home

On behalf of Kunzler Land Holdings LLC, Nilson Homes applied for a Rezone for parcels 02-038-0073, 02-038-0072, 02-040-0210, and 02-043-0048 (the “Property”) in March of 2026. A public hearing was held on April 2, 2026, and the rezone was approved by Willard City Council through the adoption of Ordinance 2026-09 on May 14, 2026.

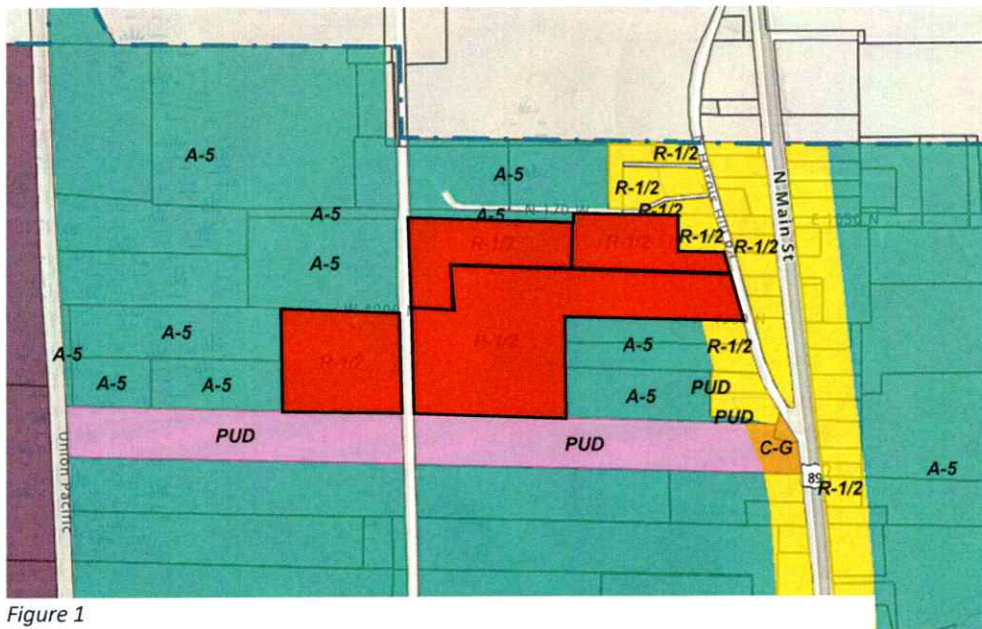


Figure 1

A preliminary subdivision application was submitted on August 21, 2026, and was deemed complete by the City Planner on September 9, 2026. The applicant submitted all required documents and plans, including the Subdivision Improvement Plan, and paid all required fees. Subject to WZC 24.80.040(B) a public hearing was scheduled for October 1, 2026. Willard City staff has completed the preliminary review and compiled their comments in this staff report to present to the Planning Commission acting as the Administrative Land Use Authority during this meeting.

Staff Review

City Planner

Lot 15

Lot 15 shall be assigned an address on 1550 North Street due to the existing addressing of the adjoining properties. Parcel No. 02-040-0009 to the south is addressed as 1561 N Hargis Hill Road, while Parcel No. 02-038-0050 to the north is addressed as 1563 N Hargis Hill Road. To maintain consistency and preserve the integrity of the City's addressing system, staff recommends that Lot 15 be addressed from 1550 North Street. The dwelling may be oriented toward either the north or east at the property owner's discretion, as both frontages meet the minimum frontage requirement; however, the assigned address shall be based on 1550 North Street.

Temporary Turnaround

A temporary turnaround easement with a legal description was not initially included in the submittal. The applicant submitted the Temporary Turnaround Easement and an updated Preliminary Plat on September 24, 2026 showing the temporary turnaround's location. This information is included in the packet.

Water Requirement

The City Engineer initially created a memo for the water rights requirement for the Willow Creek Estates Subdivision. When this initial memo was created, only 32.47 acres was used for the calculations as parcel 02-043-0048 was left out of the subdivision. The applicant corrected the mistake and the following calculations are correct.

Demand = 48 ERUs x 0.818 ac-ft/ERU = 39.26 ac-ft

Credit = 40.29 acres x 1.018 ac-ft/acre = 41.02 ac-ft

Requirement = 39.26 – 41.02 = **-1.76 ac-ft**

With the entire property included, the applicant has an excess of 1.76 ac-ft of water, or the equivalent of 2.15 ERUs that could be applied to the acreage on the west side of 200 West.

Parcel 02-043-0048

In calculating the water rights requirement, the applicant indicated that Parcel 02-043-0048 is intended to be included as part of the subdivision. However, the parcel is not clearly shown or identified on the preliminary plat as part of Willow Creek Estates. Staff recommends that the preliminary plat be revised to clearly include the entirety of Parcel 02-043-0048 and that the applicant clarify the intended use.

Half-Road

The preliminary plat and SIP currently show only one-half of the proposed right-of-way for 1450 North within the property. The existing sewer line is located beneath the gravel road on Parcel No. 02-040-0038, to the south of the subject property. Based on the proposed right-of-way configuration, the existing sewer line would remain outside the City's right-of-way if the full width of 1450 North were located within the subject property. The location of the existing sewer line and the proposed right-of-way should be coordinated to ensure adequate access for future operation and maintenance of the sewer line.

WZC 24.80.130(C)(7) states "Half-streets shall not be permitted within any subdivision, unless approved as a Special Exception, as provided herein." A Special Exception is defined as an adjustment to a subdivision development standard and authorized as an adjustment to the requirements of this Code, such adjustment requiring careful review. The ALUA should take into consideration the location of the sewer line, the location of the property line, and coordination with Public Works and Engineering to help determine if a half-road in this instance could be approved as a Special Exception.



Figure 2

Existing Access / Right-of-Way

The property contains an existing access lane along the southerly portion of the proposed development that is currently used to access adjoining agricultural property. The lane is not identified as a dedicated public street on the proposed preliminary plat. The applicant proposes to create Parcel A in this area and convey Parcel A to an adjoining property owner rather than dedicate the area as a public right-of-way.

Staff's review of the title and historical property records identified several recorded references to historical roads, lanes, and easement rights associated with the property and its chain of title. A historical abstract identifies a 10-foot-wide road along the south side of the property in connection with deeds recorded in 1904. The current title commitment contains an exception stating that title insurance coverage is subject to the rights of others, if any, in a lane or road referenced in certain 1904 deeds and repeated in subsequent deeds of record.

Staff has found no record establishing the existing lane as a dedicated City or County road, or establishing a recorded easement extending continuously along the existing lane from Hargis Hill Road to 200 West.

Additionally, a January 11, 2000, Warranty Deed as Entry No. 136957 contains a reservation of an easement across the southerly 15 feet of the property described in that deed. The legal description of that property begins at the westerly right-of-way line of Hargis Hill Road and does not extend to 200 West (see Figure 2). This easement therefore does not, based on the records reviewed by staff, establish a continuous easement along the existing lane between Hargis Hill Road and 200 West. The applicant proposes to convey the area shown as Parcel A to the adjoining property owner rather than retain it as an easement.

The title commitment's exception does not, by itself, establish the existence, location, extent, or current enforceability of any private right in the historical lane or road. The City is not taking a position at this time regarding the existence or enforceability of any private easement or right-of-way.

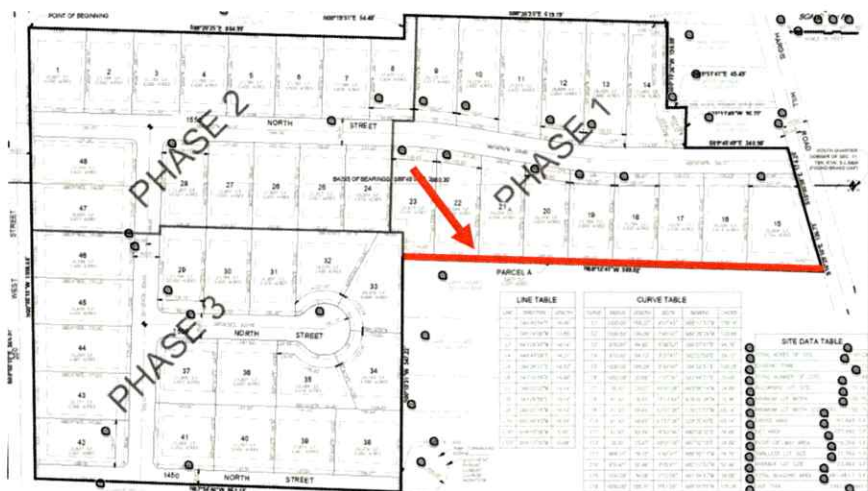


Figure 3: Approximate Location of 2000 Warranty Deed Easement

City Attorney

The City Attorney reviewed the preliminary plat and identified the following items that must be addressed prior to resubmittal and further consideration by the ALUA:

1. Temporary Turnaround Easement
Provide a recorded easement and appropriate easement language for the proposed temporary turnaround located on the Joann Kunzler property. The easement should clearly identify the area, purpose, and rights associated with the temporary turnaround.
2. Public Utility and Municipal Utility Easements
Revise the subdivision plat dedication language to identify and dedicate both Municipal Utility Easements (MUEs) and Public Utility Easements (PUEs), as applicable. The current dedication language identifies PUEs but does not adequately address MUEs.

3. Lot Frontage Requirements

All lots shall clearly identify their frontage measurements on the preliminary plat.
Required frontage is 100 feet per lot.

4. The following lots require verification and/or revision to clearly demonstrate compliance with the 100-foot frontage requirement:

- a. Lots: 8, 9, 12, 13, 15, 18, 20, 22, 23, 28, 29, 32, 33, 34, 35, and 42.
- b. In particular, Lots 15, 28, and 29 do not appear to provide the required 100 feet of frontage and should be revised or otherwise addressed.

Note: The applicant made the requested changes to the preliminary plat before the scheduled meeting on October 1. The preliminary plat in the packet is the updated version.

City Engineer

The City Engineer completed a technical review of the preliminary plat and Subdivision Improvement Plans. Several items were identified for verification or revision and are shown on the attached red-lined plans. The red-lined plans have been provided to the applicant and shall be addressed prior to preliminary subdivision approval.

Analysis

Staff has reviewed the preliminary subdivision application, preliminary plat, Subdivision Improvement Plan, and supporting materials for compliance with applicable City requirements. The review identified items related to lot frontage, addressing, right-of-way configuration, existing access, easements, utility dedications, and technical requirements.

The proposed half-road configuration for 1450 North requires additional consideration because City Code does not permit half-streets within a subdivision unless approved as a Special Exception. The location of the existing sewer line, the property boundary, and the proposed right-of-way should be considered in determining whether the proposed configuration is appropriate and whether a Special Exception should be granted.

Next Steps

The applicant has submitted an updated preliminary plat addressing several of the comments identified during staff review. The updated preliminary plat included in the Planning Commission packet reflects the revisions made by the applicant prior to the October 1, 2026, meeting. Additional items identified by the City Planner, City Attorney, and City Engineer remain subject to verification, clarification, or revision as outlined in this staff report.

Prior to preliminary plat approval, the applicant shall address all outstanding comments identified by City staff, the City Attorney, and the City Engineer. Any required revisions shall be incorporated into the preliminary plat and Subdivision Improvement Plans, as applicable.

The applicant shall also coordinate with City staff, Public Works, and Engineering regarding the proposed half-road configuration for 1450 North and obtain any required Special Exception approval.

The applicant shall provide the required easement documentation, revise utility dedication language, verify required lot frontages, and address the technical comments identified on the City Engineer's red-lined plans.

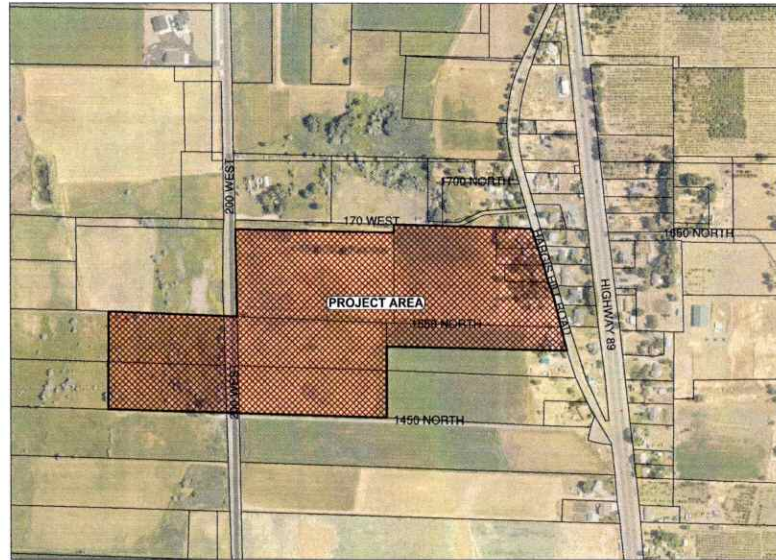
After the closing of the meeting on October 1, 2026, the City Planner will compile all of the ALUA's comments with the staff comments and send them to the applicant. The applicant may then respond with revisions.

Staff Recommendation

Staff recommends that the Planning Commission, acting as the Administrative Land Use Authority, return the Preliminary Subdivision Application to the applicant for correction and resubmittal. The applicant should address all outstanding comments and deficiencies identified by City staff, the City Attorney, and the City Engineer. Once the required corrections have been completed, the revised preliminary subdivision application should be brought back before the ALUA for further review and consideration.

WILLOW CREEK ESTATES

AUGUST 2026



LEGEND

CULINARY WATER	8" x 8" x 8"	ASPHALT
SANITARY SEWER	8" x 8" x 8"	EXISTING ASPHALT
STORM DRAIN	8" x 8" x 8"	
SECONDARY WATER	8" x 8" x 8"	
EXISTING CULINARY WATER	8" x 8" x 8"	
EXISTING SANITARY SEWER	8" x 8" x 8"	
EXISTING STORM DRAIN	8" x 8" x 8"	
EXISTING GAS LINE	8" x 8" x 8"	
EXISTING COMMUNICATIONS	8" x 8" x 8"	
EXISTING OVERHEAD POWER	8" x 8" x 8"	
EXISTING FENCE	8" x 8" x 8"	
FIRE HYDRANT	8" x 8" x 8"	
WATER VALVE	8" x 8" x 8"	
WATER METER	8" x 8" x 8"	
MANHOLE	8" x 8" x 8"	
CATCH BASIN	8" x 8" x 8"	
EXISTING FIRE HYDRANT	8" x 8" x 8"	
EXISTING WATER VALVE	8" x 8" x 8"	
EXISTING MANHOLE	8" x 8" x 8"	
EXISTING CATCH BASIN	8" x 8" x 8"	
EXISTING STREET LIGHT	8" x 8" x 8"	
EXISTING POWER POLE	8" x 8" x 8"	

ABBREVIATIONS

STA	PROJECT STATIONING	TG	TOP OF GRADE
PM	POINT OF VERTICAL INTERSECTION	FL	FLOW LINE
BCR	BEGINNING OF CURB RADIUS	LIP	LIP OF GUTTER
EDR	END OF CURB RADIUS	R.D.	ROOF DRAIN
PRC	POINT OF REVERSE CURVATURE	L.F.	LINICAL FEET
PCC	POINT OF COMPOUND CURVATURE	EC	EDGE OF CONCRETE
PC	POINT OF CURVATURE	DRV	DRIVE WAY
PT	POINT OF TANGENCY	TW	TOP OF WALL
BM	BACK OF WALK ELEVATION	BD	BAY DOOR
EA	EDGE OF ASPHALT ELEVATION	MD	MAN DOOR
TA	TOP OF ASPHALT	DR	DRAIN
TC	TOP OF CONCRETE	BL	BOLLARD
TC/TA	TOP OF CONCRETE/ASPHALT	TRG	TOP OF ROLL GUTTER
TBC	TOP BACK OF CURB	BRW	BOTTOM OF RETAINING WALL
TMC	TOP BACK OF MOUNTABLE CURB	TRW	TOP OF RETAINING WALL
TDC	TOP OF DEPRESSED CURB		
HP	HIGH POINT		
LP	LOW POINT		
GB	GRADE BREAK		

PLAN SET INDEX

- C0.0 COVER SHEET
- C0.1 SUBDIVISION PLAT
- C1.0 EXISTING SITE CONDITIONS
- C2.0 OVERALL GRADING AND DRAINAGE PLAN
- C2.1 GRADING & DRAINAGE PLAN
- C2.2 GRADING & DRAINAGE PLAN
- C3.0 OVERALL SITE PLAN
- C3.1 SITE & UTILITY PLAN
- C3.2 SITE & UTILITY PLAN
- C4.0 1550 NORTH STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+50
- C4.1 1550 NORTH STREET - PLAN & PROFILE - STA. 6+50 TO STA. 12+50
- C4.2 1550 NORTH STREET - PLAN & PROFILE - STA. 12+50 TO STA. 18+50
- C4.3 1500 NORTH STREET - PLAN & PROFILE - STA. 0+70 TO STA. 6+00
- C4.4 1450 NORTH STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00
- C4.5 1450 NORTH STREET - PLAN & PROFILE - STA. 6+00 TO STA. 9+00
- C4.6 225 WEST STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00
- C4.7 225 WEST STREET - PLAN & PROFILE - STA. 6+00 TO STA. 8+50
- C5.0 GENERAL DETAILS
- C5.1 GENERAL DETAILS
- C5.2 GENERAL DETAILS
- C5.3 GENERAL DETAILS
- C6.0 EROSION & SEDIMENT CONTROL PLAN MAP

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH WILLARD CITY STANDARDS AND SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH WILLARD CITY STANDARDS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH DIVISION OF DRINKING WATER. CONSTRUCTION WILL BE SUBJECT TO INSPECTION BY, BUT NOT LIMITED TO, BOTH AGENCIES.
- CONSTRUCT THE CULINARY WATER SYSTEM TO SOUTH WILLARD CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCT THE STORM DRAIN SYSTEM TO BOX ELDER COUNTY STANDARDS AND SPECIFICATIONS.
- FIRE HYDRANTS TO BE CONSTRUCTED WITH TRACING WIRE INSTALLATION PER SOUTH WILLARD CITY STANDARDS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS FROM BOX ELDER COUNTY AND OTHER APPLICABLE AGENCIES PRIOR TO BEGINNING WORK.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PROJECT DRAWINGS HAVE BEEN LOCATED FROM A LIMITED SITE SURVEY AND FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A UTILITY LOCATION DIFFERS FROM THE DESIGN DRAWINGS OR IF AN UNANTICIPATED UTILITY IS DISCOVERED.
- CONTRACTOR SHALL POthOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS. CHANGES TO DESIGN MAY BE REQUIRED FOLLOWING DETERMINATION OF EXACT UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TRAFFIC CONTROL PERSONNEL AND SIGNAGE REQUIRED FOR WORK WITHIN EXISTING RIGHTS-OF-WAY.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE DUST CONTROL AND CLEANUP OF EXISTING STREETS.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND SITE RUNOFF.
- CONTRACTOR SHALL VERIFY ALL VALUES SHOWN ON THE PLANS, CONSTRUCTION STAKES, AND/OR CUT SHEETS. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, GRADES, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. WORK PERFORMED AFTER DISCOVERY OF DISCREPANCIES WITHOUT ENGINEER DIRECTION SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE TO CORRECT.
- SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATERIAL PRIOR TO GRADING.
- ALL GRADES AND FORMS MUST BE INSPECTED AND APPROVED BEFORE PLACING CONCRETE.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY CHRISTENSEN GEOTECHNICAL. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTENTS OF THIS REPORT PRIOR TO BEGINNING WORK. ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE STRICTLY ADHERED TO.
- ALL TRENCH BACKFILL, ROADWAY SUBGRADE PREPARATION, AND DRAINAGE SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- STRUCTURAL PAVEMENT CONSTRUCTION METHODS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- CONTRACTOR SHALL REVIEW BOX ELDER COUNTY'S STORM WATER MANAGEMENT PLAN AND CONFORM TO ALL RECOMMENDATIONS CONTAINED THEREIN.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY EARTH-DISTURBING ACTIVITY AND MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- AS-BUILT RECORD DRAWINGS INDICATING THE EXACT LOCATIONS AND LENGTHS OF INSTALLED PIPE AND APPURTENANCES SHALL BE DELIVERED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE FOLLOWING CONSTRUCTION.

NILSON HOMES

1740 E Combs Rd #2, Ogden, UT 84403

REV. DATE APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
1100 SOUTH 1000 WEST, SUITE 100
SALT LAKE CITY, UTAH 84119
(801) 466-1000

WC

COVER SHEET
WILLOW CREEK ESTATES

DRAWN: JBC
DESIGNED: JBC
CHECKED: JBC

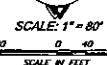
AUG. 20, 2026

REGISTERED PROFESSIONAL ENGINEER
JERRY BLAKE
JANUARY 1998
STATE OF UTAH

SHEET:

C0.0

**A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST
QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WILLARD CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026**

[illegible]

KUNSLER LAND HOLDING LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF BOE BLIND SS

On this _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, in and for said State and County of Weber, and after reading full, known acknowledgment to me,

_____ of said Limited Liability Company and that he assumed the powers described therein, voluntarily, and in behalf of said limited liability company for the purposes herein mentioned.

Notary Public in and for the State of Utah

My Commission Expires:

WC **WASATCH CIVIL**
CONSULTING ENGINEERS
1100 SOUTH 900 EAST, SUITE 200, OGDEN, UT 84403
(801) 226-0900 WWW.WASATCHCIVIL.COM

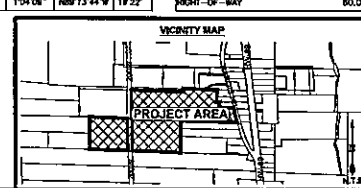
CURVE DATA					
CURVE	RAIUS	LENGTH	DELTA	BEARING	CHORD
C1	10002.00	159.33	9707.43*	N65°11'57"W	159.33
C2	10004.50	134.08	7402.45*	N64°28'29"W	133.99
C3	870.00	94.82	5363.05	S85°53'47"E	94.78
C4	870.00	59.73	331.41*	S82°23'53"E	59.72
C5	10022.00	190.29	5344.44*	S86°22'31"E	190.25
C6	10022.00	20.68	1707.35*	S87°44'21"E	20.65
C7	30.00	25.67	4801.28*	N63°56'14"W	25.68
C8	6150.00	76.80	7315.84*	N76°02'25"W	73.36*
C9	6150.00	68.83	6753.76*	S32°31'30"E	68.36*
C10	6150.00	88.63*	6753.38*	S28°38'42"E	85.14*
C11	6150.00	82.54*	7673.56*	N62°58'32"E	76.48*
C12	30.00	25.67	5807.26*	N67°02'18"E	25.68*

SITE DATA TABLE	
TOTAL ACRES OF SITE	40.25
DISTING ZONE	R-1/2
TOTAL NUMBER OF LOTS	41
ALLOWABLE LOT SIZE	1/2 AC
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT WIDTH (CORNER)	150 FT
GROSS AREA	1,151,645 S.F.
NET AREA	1,077,422 S.F.
RIGHT-OF-WAY AREA	216,259 S.F.
SMALLEST LOT SIZE	21,782 S.F.
AVERAGE LOT SIZE	23,963 S.F.
TOTAL BUILDING AREA	661,481.7 S.F.
UNIT TYPE:	SINGLE FAMILY
RIGHT-OF-WAY	60.00

NARRATIVE
THIS PLAN WAS PREPARED AT THE REQUEST OF NELSON HOMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND ROADS AS SHOWN ON THE BASIS OF BEARINGS IS SOUTH 89°45'50" EAST 2680.39 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 13 AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER
NELSON HOMES DBA NELSON LAND HOLDING, KUNZLER LAND HOLDING
CONTACT: STEVE ANDERSON 801-382-8100
DATE OF PREPARATION AND REVISION: SEPTEMBER 2, 2026

	C17	1000.000	10.22
BOUNDARY			
LOT LINES			
EXISTING PARCEL LINES			
SECTION LINES			
EASEMENT LINES			
CENTERLINE			
BUILDING SETBACKS			
SECTION CORNER (FOUND)			
STREET MONUMENT (SET)			
REBAR (FOUND)			
REBAR (SET)			



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

BY THE PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

APPROVAL AND ACCEPTANCE

PRESENTED TO THE WILLARD CITY COUNCIL, THIS _____ DAY
OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED

MAYOR

ATTEST:

CLERK

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND _____
RECORDED _____ AT _____
IN BOOK _____
OF OFFICIAL RECORDS, PAGE _____
FOR _____

COUNTY RECORDER

By: _____
DEPUTY

THIS MECHANICAL DEMOLITION PLAN IS A PART OF THE EXISTING CONDITIONS / DEMOLITION PLAN. IT IS NOT TO BE USED SEPARATELY FROM THE EXISTING CONDITIONS / DEMOLITION PLAN.



LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	
SANITARY SEWER	
STORM DRAIN	
EXISTING SANITARY WATER	
EXISTING SANITARY SEWER	
EXISTING STORM DRAIN	
EXISTING GAS LINE	
EXISTING COMMUNICATIONS	
EXISTING OVERHEAD POWER	
EXISTING FENCE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE	
CATCH BASIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING MANHOLE	
EXISTING CATCH BASIN	
EXISTING STREET LIGHT	
EXISTING POWER POLE	

NILSON HOMES			
1740 E. Center Rd #2, Ogden, UT 84403			
DATE	APP'D		

WASATCH CIVIL
CONSULTING ENGINEERING
1180 W. 1000 N. SUITE 200, OGDEN, UT 84403
(801) 466-1111

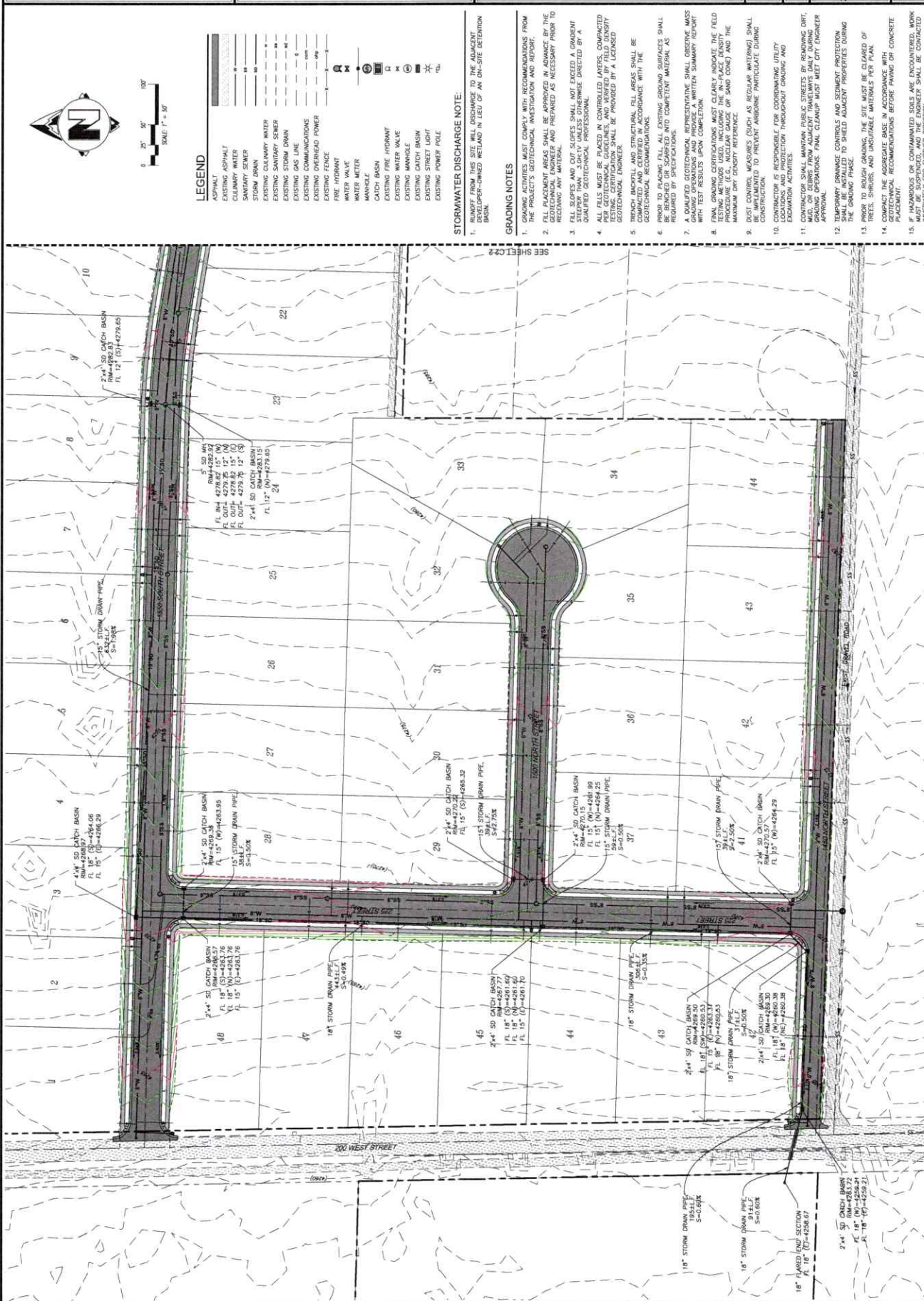
EXISTING SITE CONDITIONS / DEMOLITION PLAN WILLOW CREEK ESTATES

DRAWN:	CS
DESIGNED:	CS
CHECKED:	JOB

AUG 20, 2026



SHEET: **C1.0**



REV.	DATE	APPRO.

NILSON HOMES
1740 E Canby Rd #2, Ogden, UT 84403



WILLOW CREEK ESTATES

GRADING AND DRAINAGE PLAN

DRAWN:	MC
DESIGNED:	MC
CHECKED:	JMR

AUG. 20, 2026



C2.2
SHEET

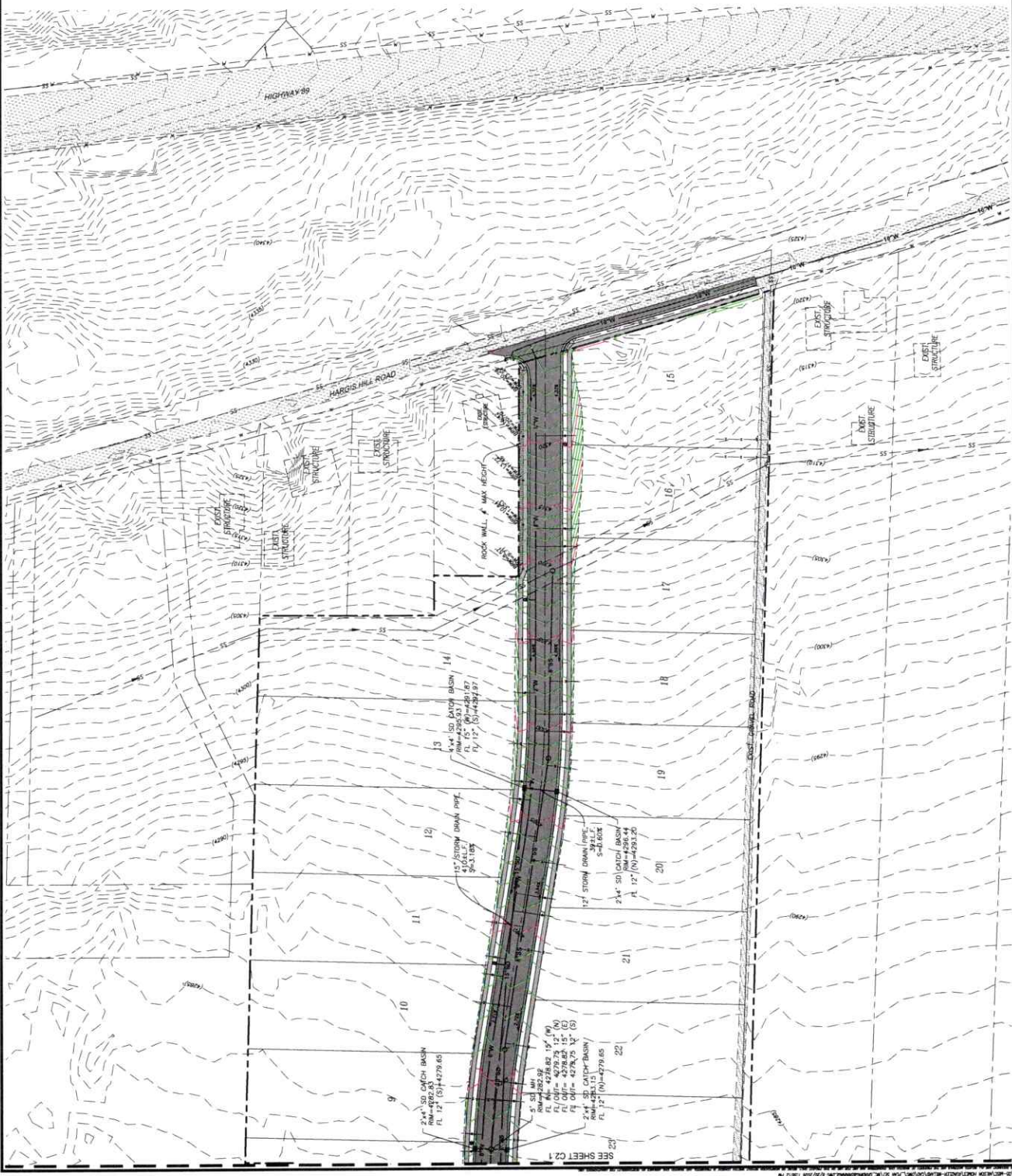


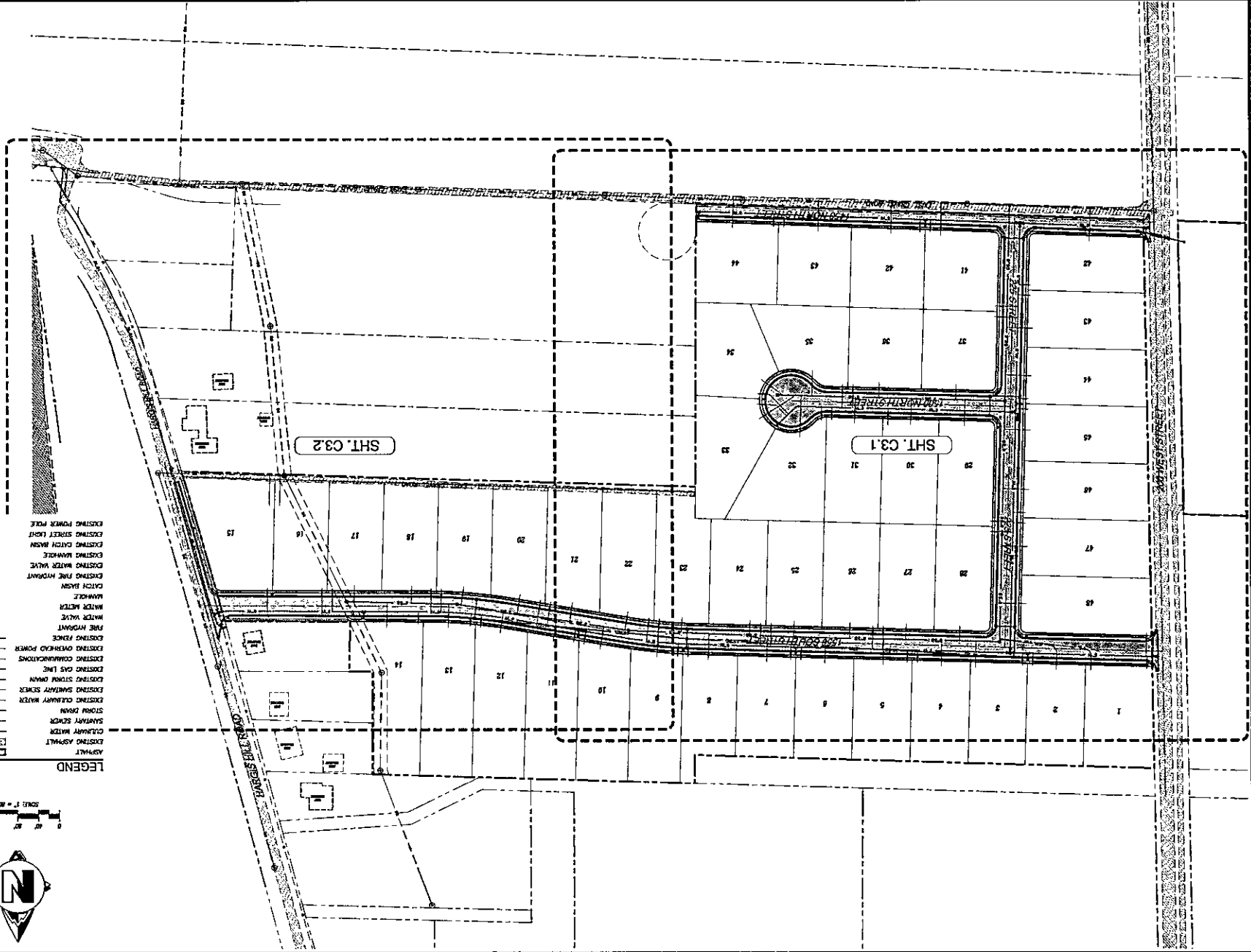
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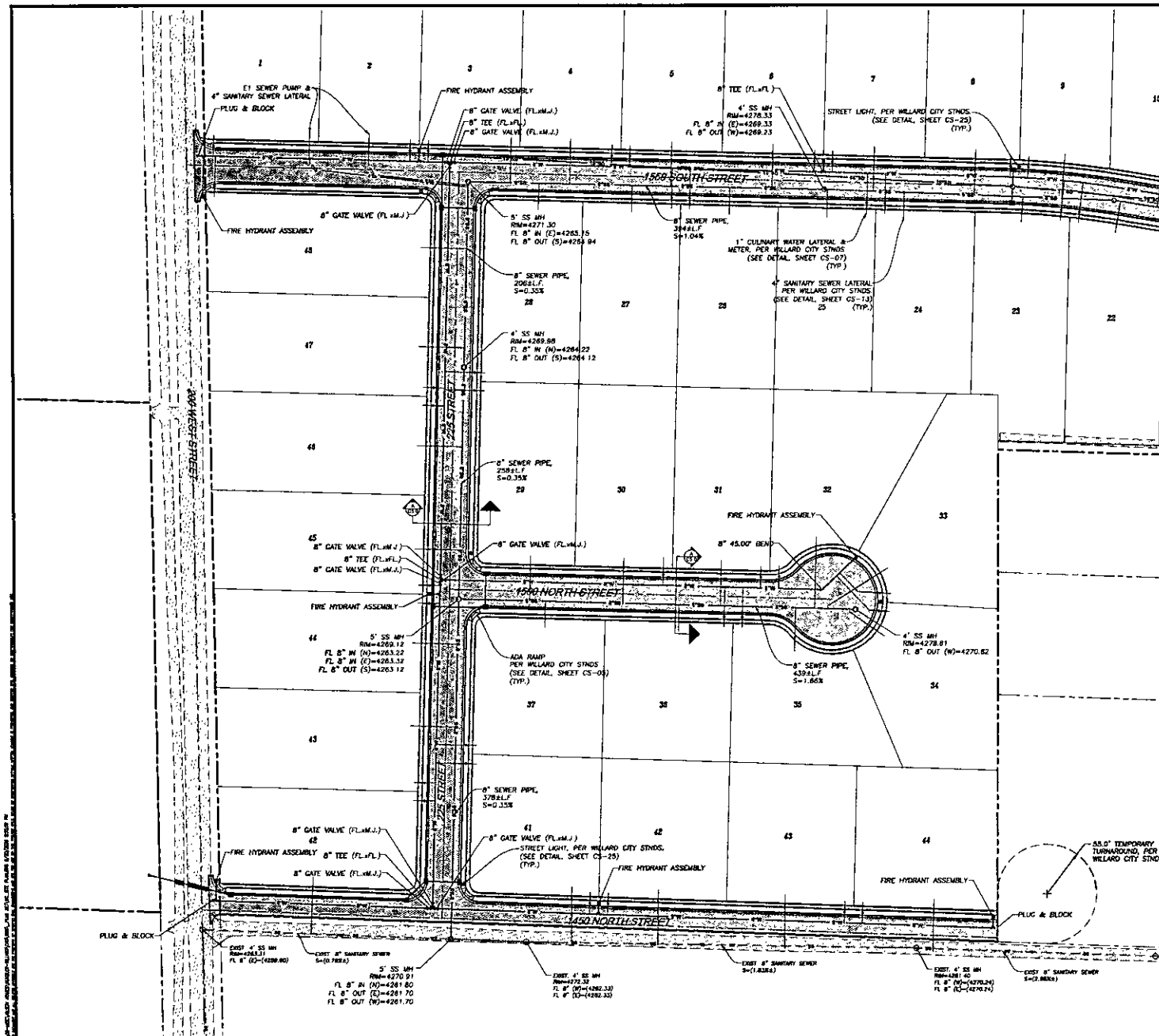
LEGEND	
	ASPHALT
	EXISTING ASPHALT
	CULINARY WATER
	SANITARY SEWER
	STORM DRAIN
	EXISTING CULINARY WATER
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING GAS LINE
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	WATER METER
	MANHOLE
	CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING STREET LIGHT
	EXISTING POWER POLE

GRADING NOTES

1. GRADING ACTIVITIES MUST COMPLY WITH RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL INVESTIGATION AND REPORT.
2. FILL PLACEMENT AREAS SHALL BE APPROVED IN ADVANCE BY THE GEOTECHNICAL ENGINEER AND PREPARED AS NECESSARY TO MAINTAIN THE PROPOSED GRADING.
3. FILL SLOPES AND CUT SLOPES SHALL NOT EXCEED A MAXIMUM STEEPER THAN 1.5:1 UNLESS OTHERWISE DIRECTED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL ENGINEER.
4. ALL FILLS MUST BE PLACED IN CONTROLLED LAYERS. EACH LAYER SHALL BE COMPACTED TO THE REQUIRED DENSITY BY FIELD DENSITY TESTING. CERTIFICATION SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER.
5. TRENCH BACKFILL AND STRUCTURAL FILL AREAS SHALL BE COMPACTED TO THE REQUIRED DENSITY IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
6. PRIOR TO PLACING FILL, ALL EXISTING GROUND SURFACES SHALL BE BENCHMARKED OR SCANNED INTO COMPETENT MATERIAL AS REQUIRED BY SPECIFICATIONS.
7. GEOTECHNICAL RECOMMENDATIONS FOR SPECIAL OBSERVE AND MONITORING ACTIVITIES SHALL BE PROVIDED WITHIN THE SUMMARY REPORT WITH TEST RESULTS UPON COMPLETION.
8. FINAL GRADING CERTIFICATIONS MUST CLEARLY INDICATE THE EXISTING GROUND SURFACE, THE PROPOSED GRADING, THE DESIRED FINISH ELEVATION, THE PROPOSED DRAINAGE, AND THE MAXIMUM DRY DENSITY REFERENCE.
9. DUST CONTROL MEASURES (SUCH AS REGULAR WATERING) SHALL BE IMPLEMENTED TO PREVENT AIRBORNE PARTICULATE DURING CONSTRUCTION.
10. EROSION CONTROL MEASURES FOR CONSIDERING (SLOPE) LOCATIONS AND PROTECTION THROUGHOUT GRADING AND EROSION CONTROL ACTIVITIES.
11. CONTRACTOR SHALL MAINTAIN PUBLIC STREETS BY REMOVING EXCESS MATERIAL AND RESTORING TO ORIGINAL CONDITION DURING GRADING OPERATIONS. FINAL CLEANUP MUST MEET CITY ENGINEER APPROVAL.
12. TEMPORARY DRAINAGE CONTROLS AND SEDIMENT PROTECTION SHALL BE MAINTAINED THROUGHOUT GRADING OPERATIONS DURING THE GRADING PHASE.
13. PRIOR TO ROUGH GRADING, THE SITE MUST BE CLEARED OF TREES, SHRUBS, AND UNSUITABLE MATERIALS PER PLAN.
14. COMPACT THE AGGREGATE BASE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS BEFORE PAVING OR CONCRETE PLACEMENT.
15. IF HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED, WORK MUST BE SUSPENDED, AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.







LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	
SANITARY SEWER	
STORM DRAIN	
EXISTING CULINARY WATER	
EXISTING SANITARY SEWER	
EXISTING STORM DRAIN	
EXISTING GAS LINE	
EXISTING COMMUNICATIONS	
EXISTING OVERHEAD POWER	
EXISTING FENCE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE	
CATCH BASIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING MANHOLE	
EXISTING CATCH BASIN	
EXISTING STREET LIGHT	
EXISTING POWER POLE	

SEE SHEET CS-2

CULINARY WATER NOTES

1. ALL FITTINGS & VALVES MUST BE RESTRAINED, WITH MECHANICAL RESTRAINTS.
2. INSTALL TRACER WIRE ON ALL CULINARY WATER MAINS PER WILLARD CITY STANDARDS AND SPECIFICATIONS, INCLUDING ALL GROUNDING & SHIELDING PER REQUIREMENTS.
3. MAINTAIN A MINIMUM 48" COVER OVER ALL CULINARY WATER MAINS.
4. ALL MATERIALS WHICH MAY COME IN CONTACT WITH DRINKING WATER SHALL BE NSF-CERTIFIED TO MEET OR EXCEED NSF STANDARD 61. MATERIALS SHALL BE STAMPED TO INDICATE CONFORMANCE.
5. CONTRACTOR SHALL COVER AND EFFECTIVELY SEAL ALL OPEN ENDS OF PIPELINES AT THE END OF EACH DAY'S WORK.
6. CONSTRUCT INDIVIDUAL METER TO EACH LOT. COORDINATE METER PLACEMENT WITH WILLARD CITY CULINARY WATER DEPARTMENT ON IMPROVEMENT DRAWINGS AND PRIOR TO CONSTRUCTION.
7. COORDINATE FIRE HYDRANT LOCATIONS WITH WILLARD CITY PRIOR TO CONSTRUCTION.
8. HORIZONTAL CLEARANCE BETWEEN A WATER MAIN AND ANY PARALLEL, ALIGNED UTILITY SHALL BE AT LEAST 10 FEET (10').
9. WHEN ANOTHER UTILITY CROSSES A WATER LINE THEN THE OTHER UTILITY SHALL CROSS PERPENDICULARLY.

SANITARY SEWER NOTES

1. SEWER PIPE TO BE SD-35 GREEN PVC. WILLARD CITY MAY INSPECT SEWER PIPES.
2. ALL SEWER PIPE TO BE AIR TESTED AND VIDEO INSPECTED PRIOR TO ACCEPTANCE.
3. PERPENDICULAR OR SKEWED CROSSINGS BETWEEN OTHER UTILITIES AND SEWER MAINS SHALL HAVE A MINIMUM CLEARANCE OF 18 INCHES (18').

NILSON NOLAN

1740 E. Center Rd #2, Ogden, UT 84403

REV DATE APPR

WASATCH CIVIL

CONSULTING ENGINEERS

1740 E. Center Rd #2, Ogden, UT 84403

PHONE (435) 462-1111

FAX (435) 462-1112

WWW.WASATCHCIVIL.COM

SITE & UTILITY PLAN

WILLOW CREEK ESTATES

DRAWN: JC

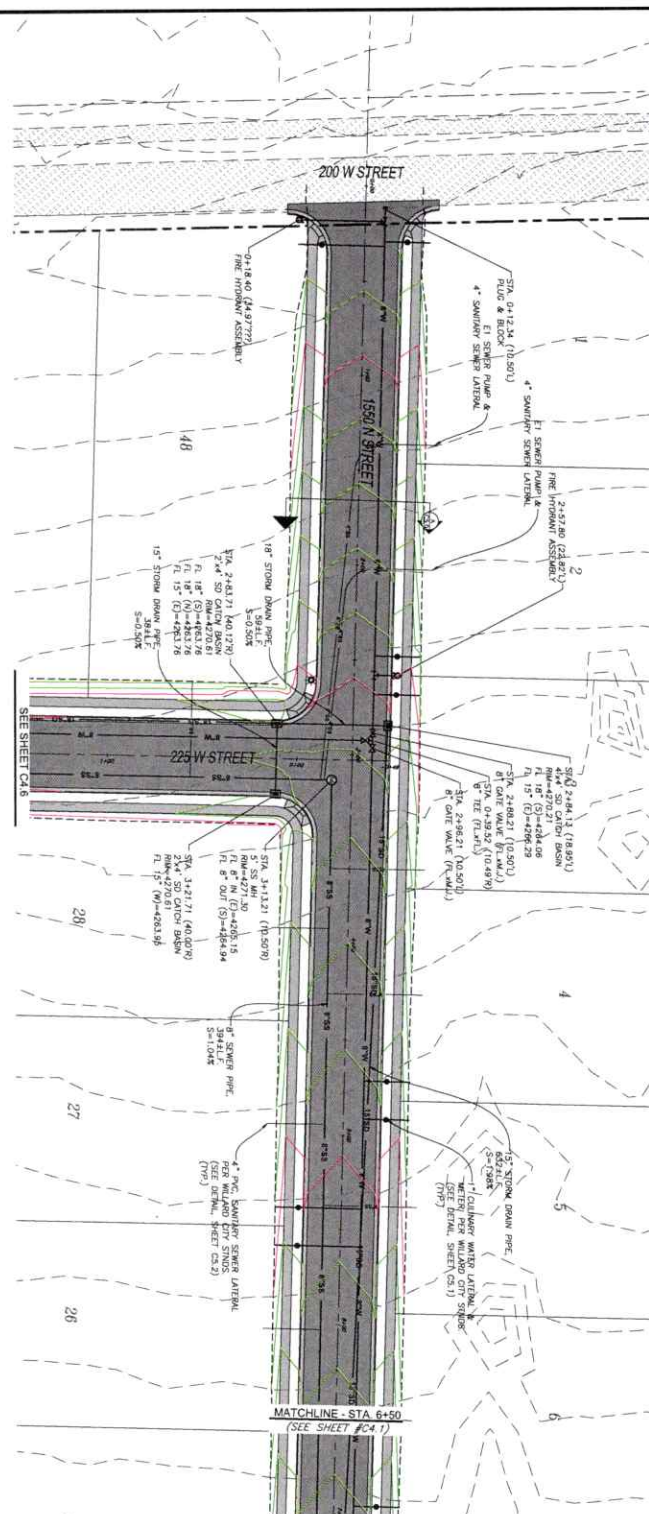
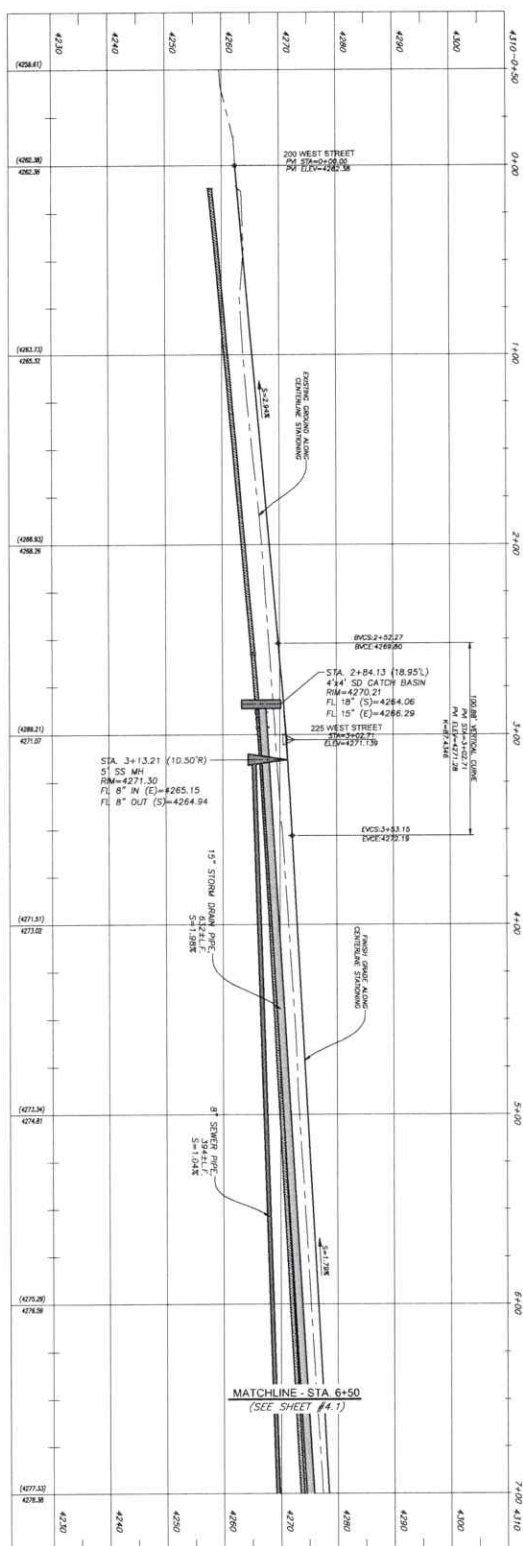
DESIGNED: JC

CHECKED: JAW

AUG. 20, 2026

SHEET: **C3.1**





LEGEND

[illegible]

NILSON HOMES

NILSON HOMES
1740 E Combe Rd #2, Ogden, UT 84403

1550 NORTH STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+50

WILLOW CREEK ESTATES

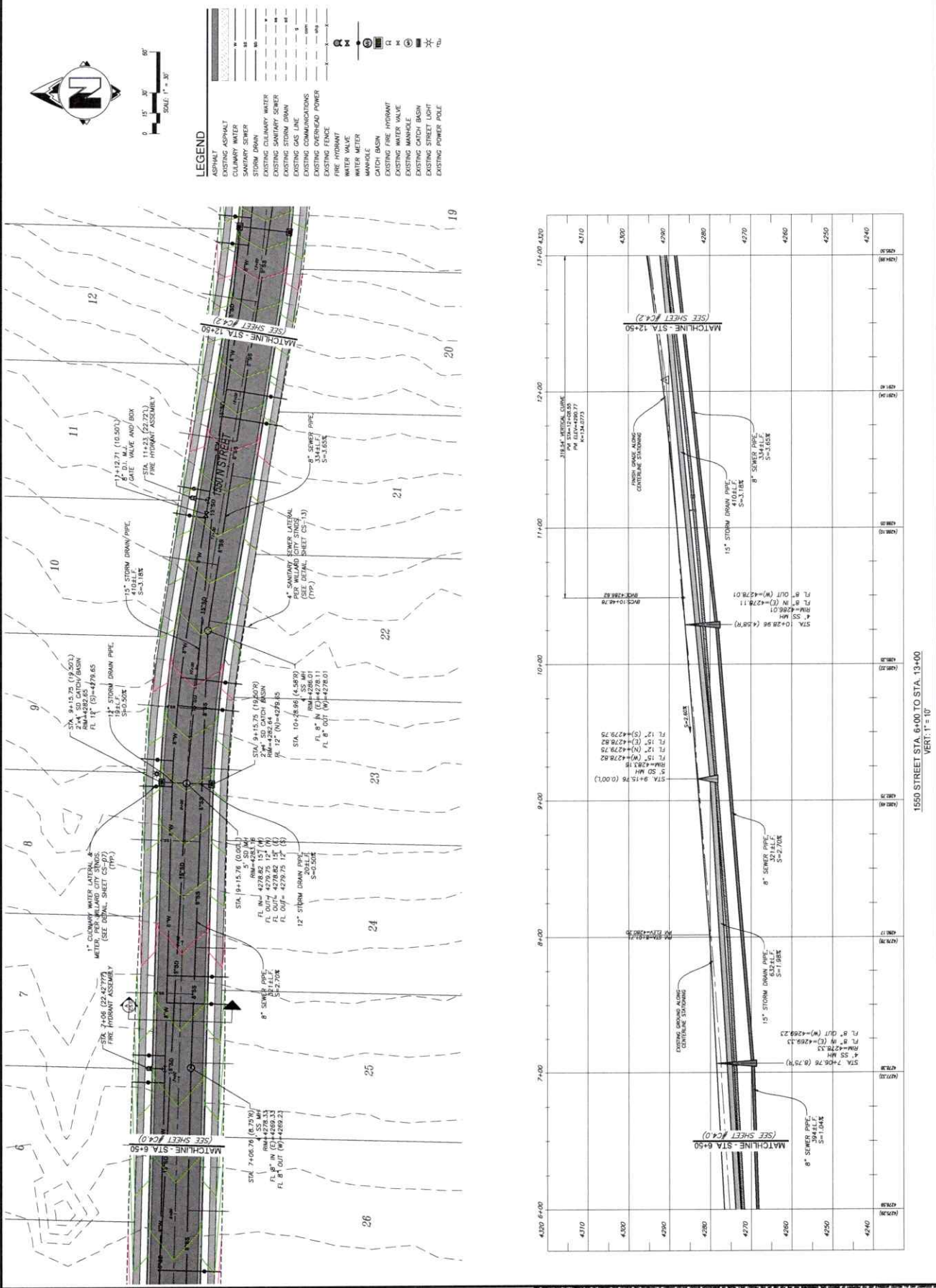
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CONSULTING ENGINEERING
1180 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

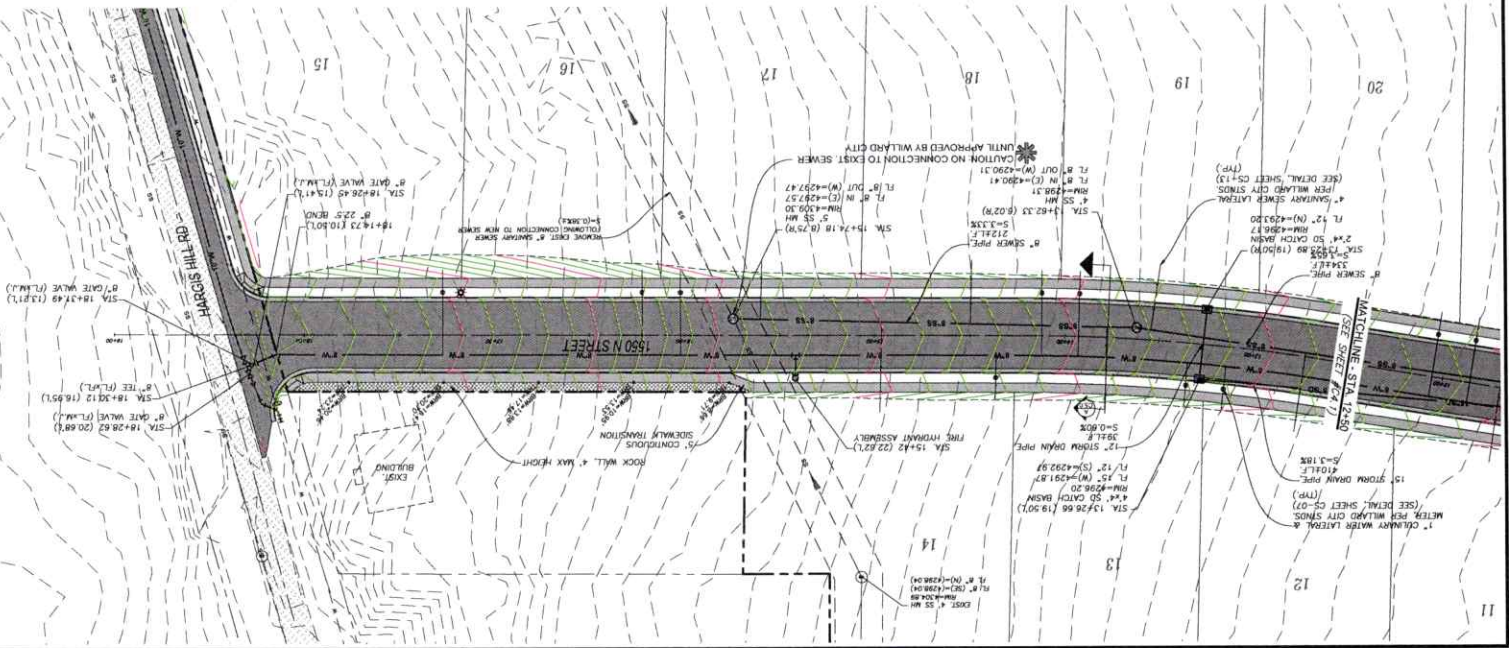
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AUG. 20, 2026





EXISTING ASPHALT
CULINARY WATER
SANITARY SEWER
STORM DRAIN
EXISTING CULINARY WATER
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
EXISTING GAS LINE
EXISTING COMMUNICATION
EXISTING OVERHEAD POWER
EXISTING FENCE
WATER HYDRANT
WATER VALVE
WATER METER
MANHOLE
CATCH BASIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING MANHOLE
EXISTING CATCH BASIN
EXISTING STREET LIGHT
EXISTING POWER POLE

LEGEND



C4.2



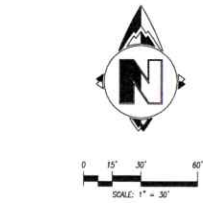
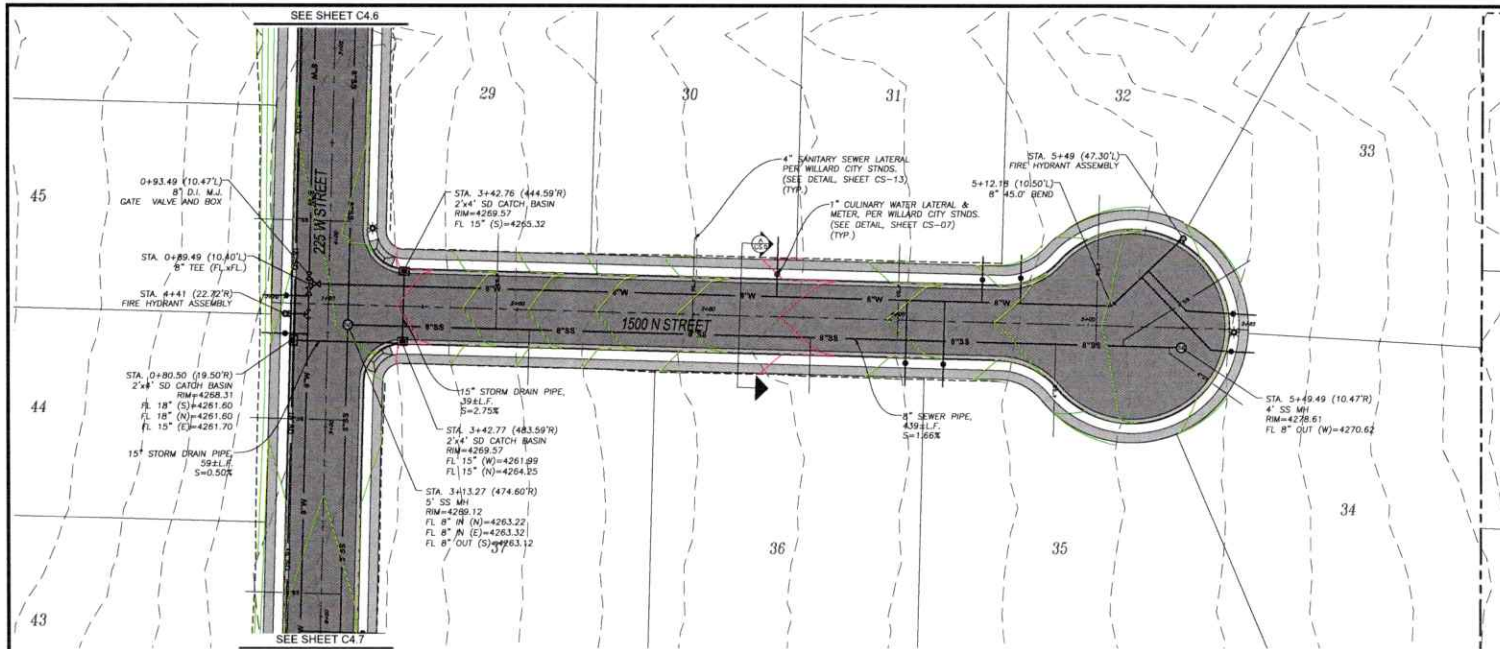
AUG. 20, 2026

DRAWN	CS
DESIGNED	CS
CHECKED	JOS

WILLOW CREEK ESTATES

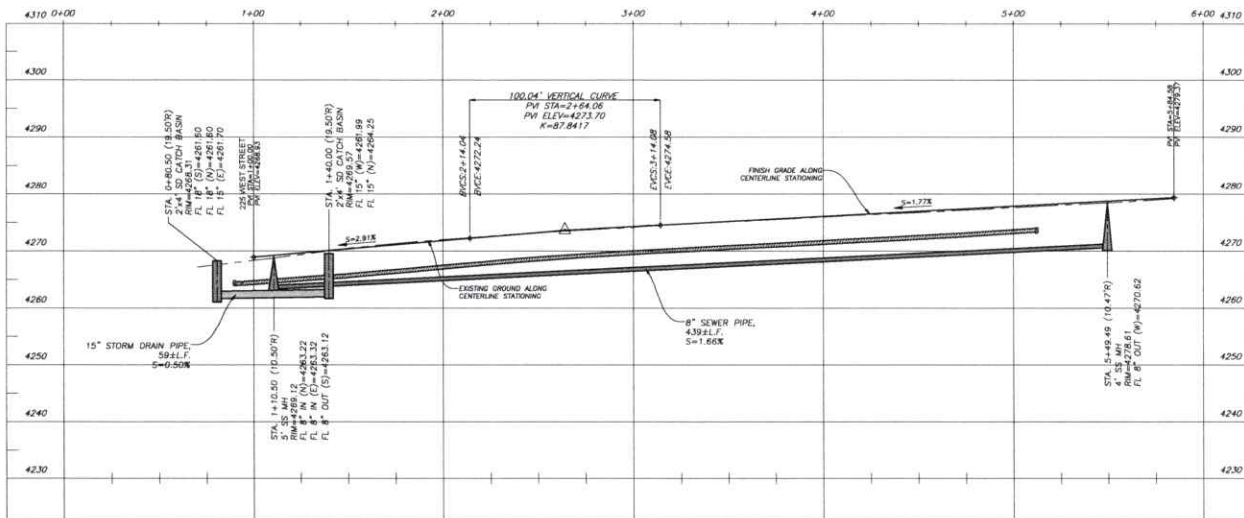
W/C
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CONSULTING ENGINEERING
1180 WEST LARK, SUITE 220, OREM, UT 84404
(801) 775-9131
WASATCHCIVIL.COM

REV	DATE	APPR



LEGEND

- ASPHALT
- EXISTING ASPHALT
- CULINARY WATER
- SANITARY SEWER
- STORM DRAIN
- EXISTING CULINARY WATER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS
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- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING STREET LIGHT
- EXISTING POWER POLE



1500 STREET STA. 0+00 TO STA. 6+00
VERT: 1" = 10'

NILSON HOMES
1740 E. Combs Rd #2, Ogden, UT 84403

WASATCH CIVIL
CONSULTING ENGINEERS
1180 SOUTH MAIN STREET SUITE 200 UT 84403
(801) 225-1111

1500 NORTH STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00

WILLOW CREEK ESTATES

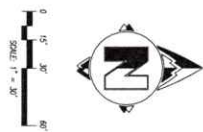
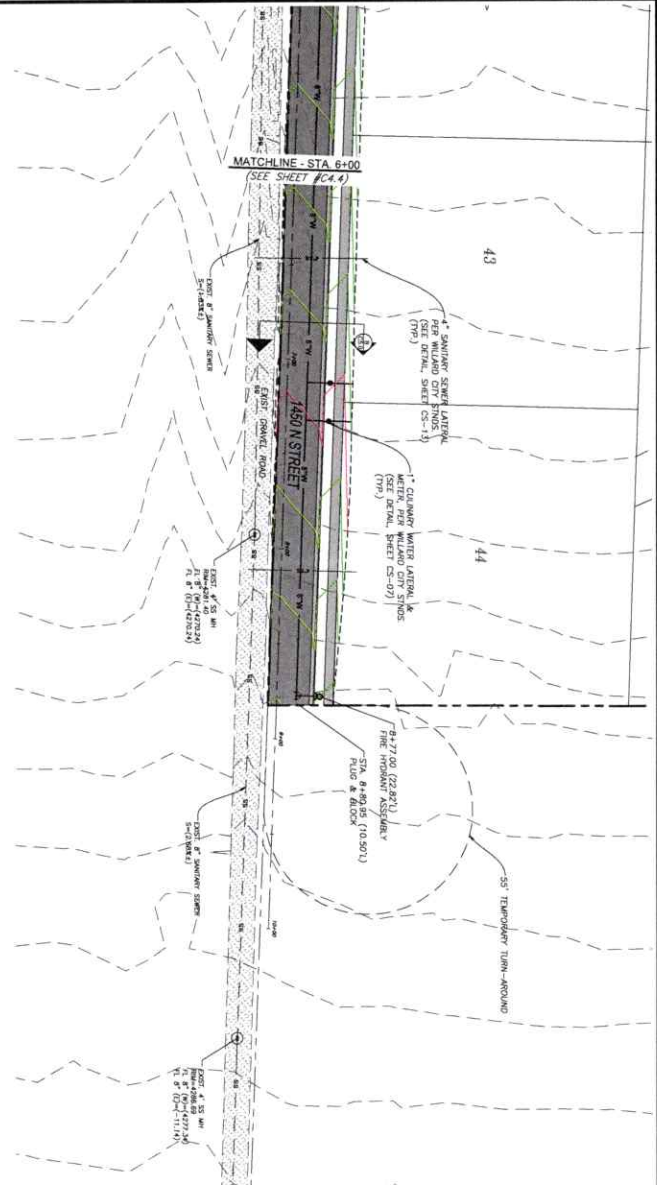
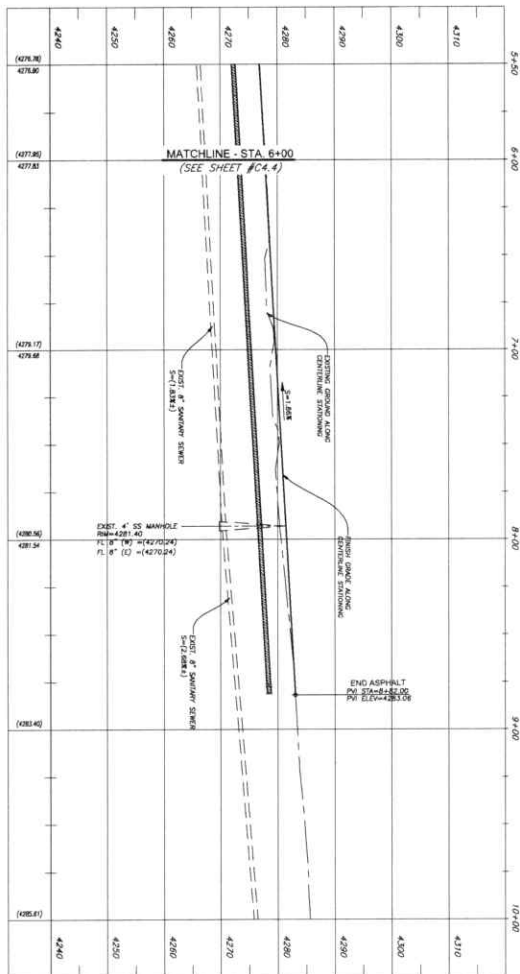
DRAWN: CS
DESIGNED: CS
CHECKED: JWB

AUG. 20, 2026



SHEET:
C4.3





LEGEND

- | | |
|-------------------------|---|
| EXISTING ASPHALT |  |
| EXISTING WATER |  |
| SEWER/STORM |  |
| STORM DRAIN |  |
| EXISTING SLOPE WATER |  |
| EXISTING SANITARY SEWER |  |
| EXISTING STORM DRAIN |  |
| EXISTING GAS LINE |  |
| EXISTING COMMUNICATIONS |  |
| EXISTING OVERHEAD POWER |  |
| EXISTING FENCE |  |
| FIRE HYDRANT |  |
| WATER VALVE |  |
| WATER METER |  |
| CATCH BASIN |  |
| EXISTING FIRE HYDRANT |  |
| EXISTING WATER VALVE |  |
| EXISTING MANHOLE |  |
| EXISTING CATCH BASIN |  |
| EXISTING STREET LIGHT |  |
| EXISTING POWER POLE |  |



AUG. 20, 2026

1450 NORTH STREET - PLAN & PROFILE - STA. 6+00 TO STA. 9+00

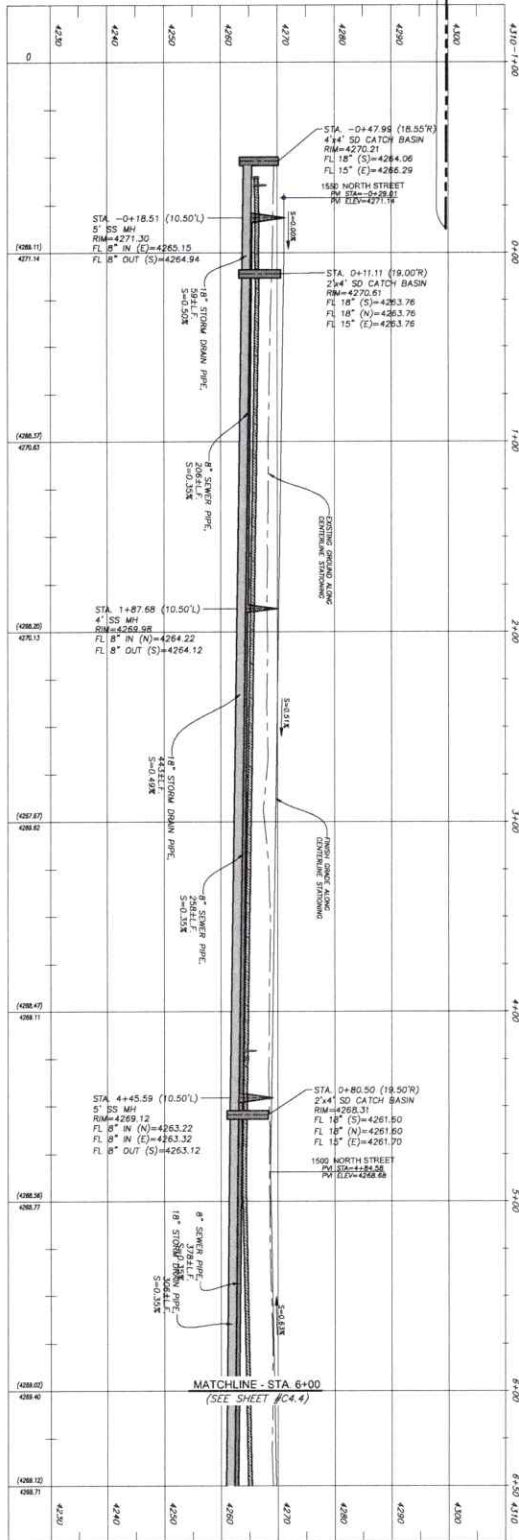
WILLOW CREEK ESTATES

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CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 779-9191 WASATCHCIVIL.COM

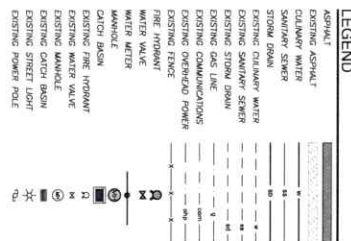
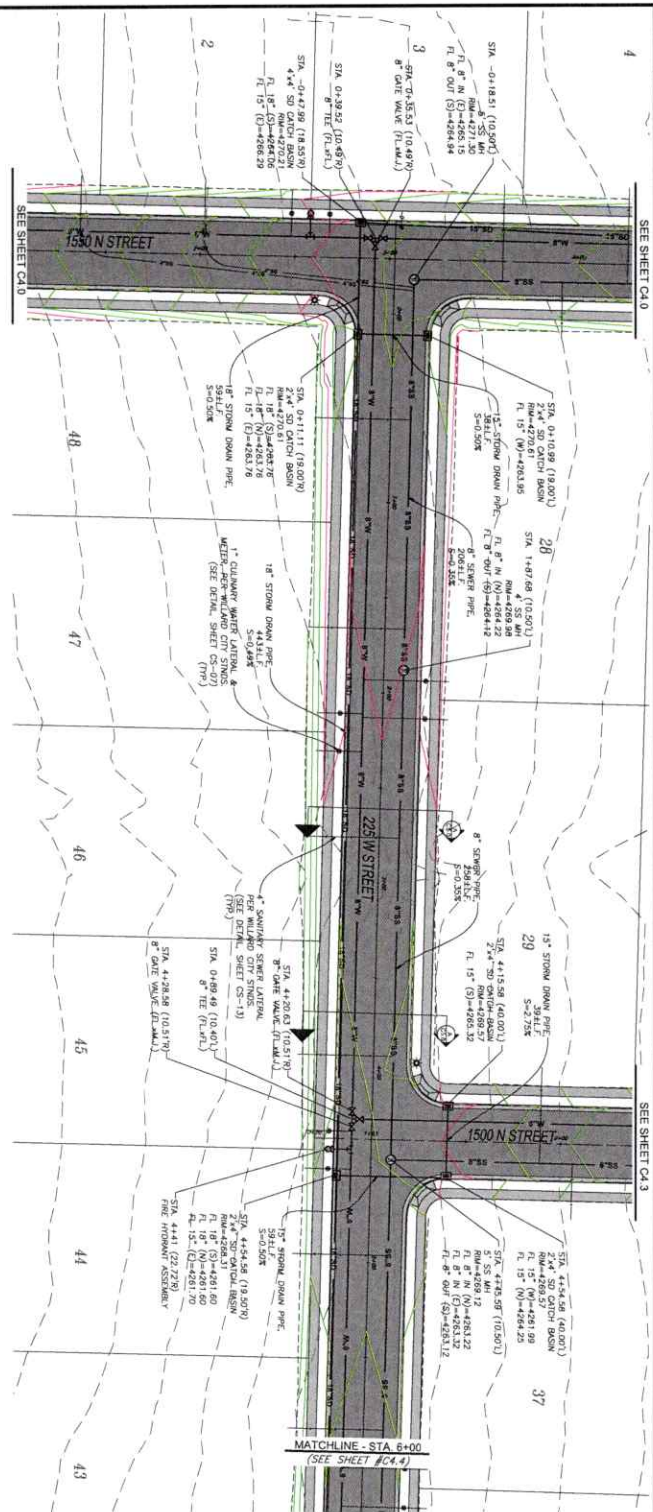
NILSON HOMES

NILSON ROMES
1740 E Combe Rd #2, Ogden, UT 84403

REV.	DATE	APPR.
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225 STREET STA. +1+00 TO STA. 6+50
 VERT. 1" = 10'



C4.6

11/11/2020 11:11 AM

AUG. 20, 2026

11/11/2020 11:11 AM

225 WEST STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+50

WILLOW CREEK ESTATES

WC WASATCH CIVIL

CONSULTING ENGINEERING

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 (801) 779-4141 | WWW.WASATCHCIVIL.COM

NILSON HOMES

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REV. DATE APPR.

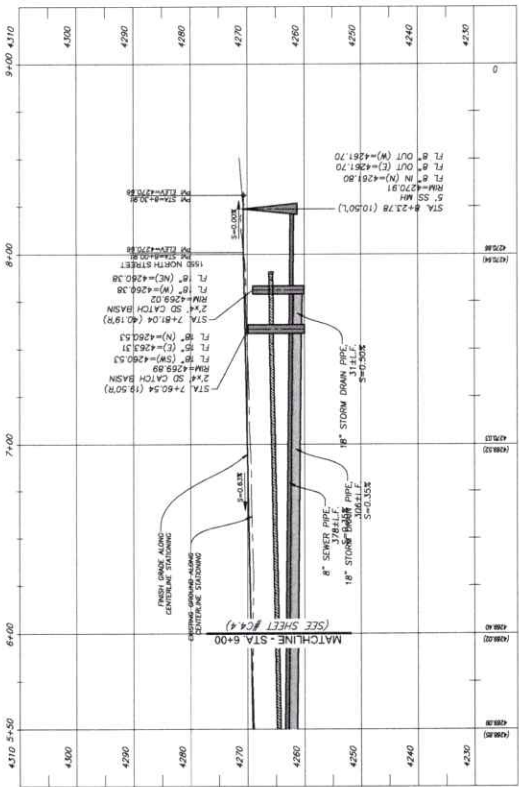
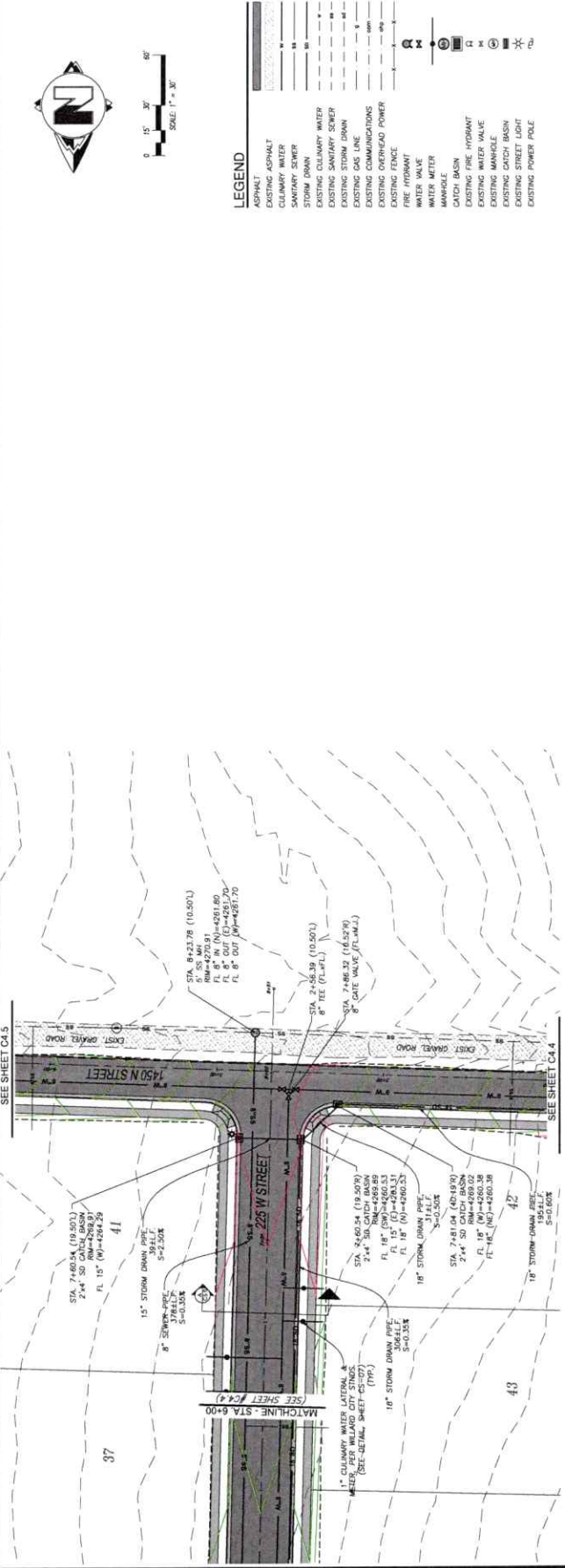
AUG. 20, 2026

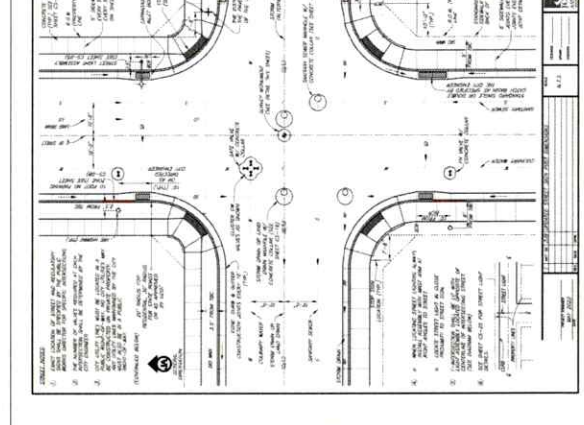
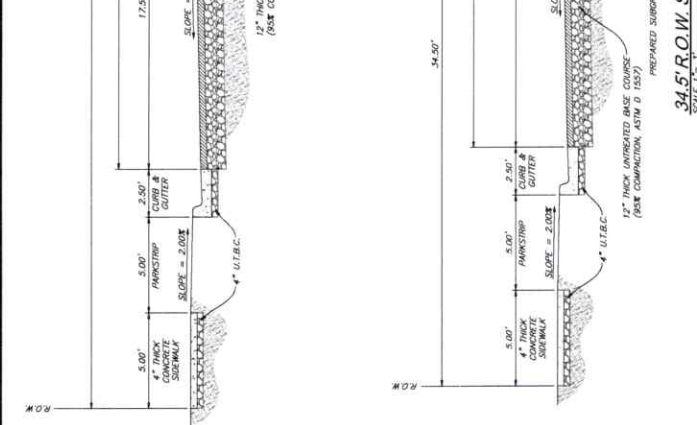
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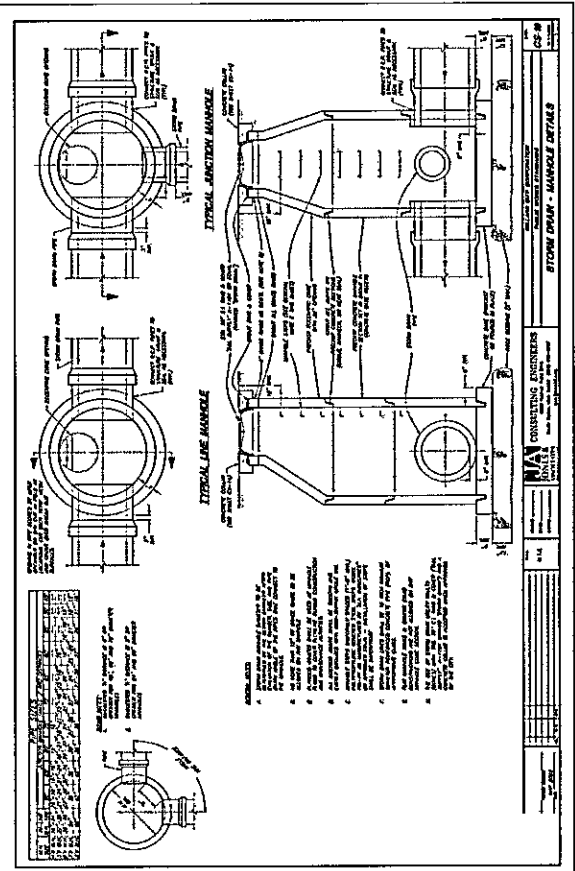
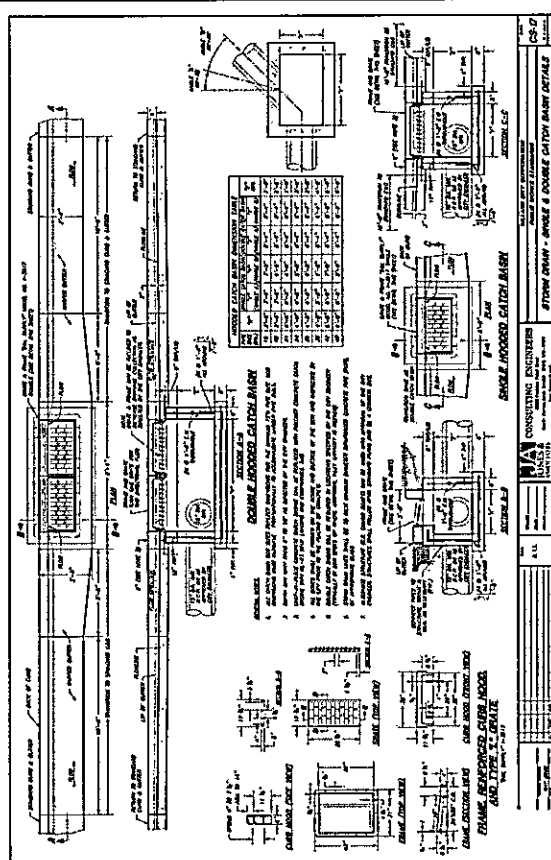
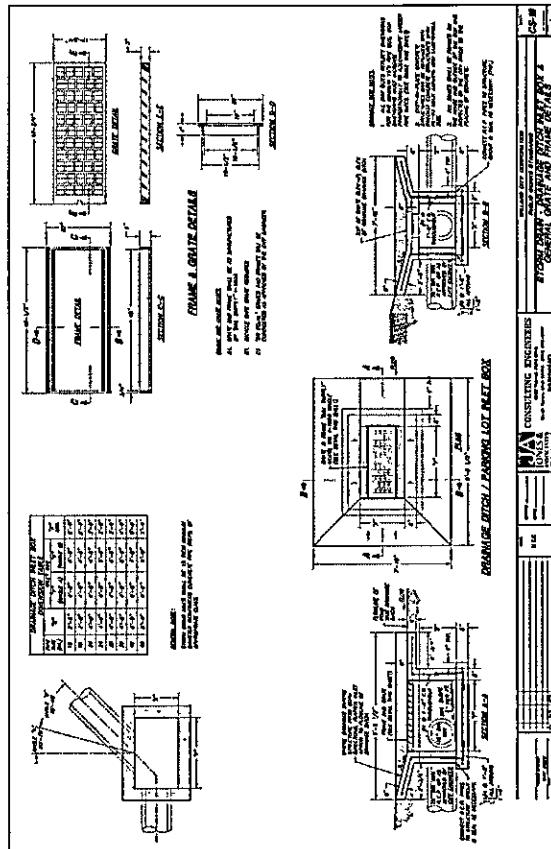
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CONSULTING ENGINEERING
1150 DEPOSIT DRIVE, SUITE 202, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

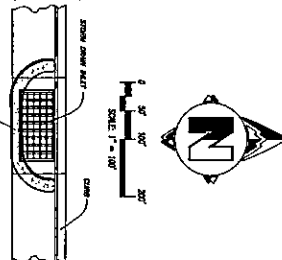
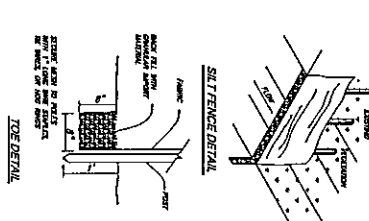
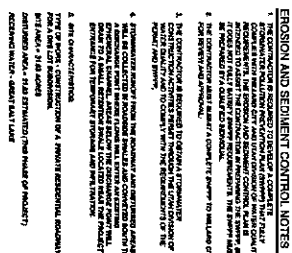
1740 E Combe Rd #2, Ogden, UT 84403





NILSON HOMES					
1740 E Combe Rd #2, Ogden, UT 84403					
REV					
REV	DATE	APPR			



**WILLOW CREEK ESTATES**

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CONSULTING ENGINEERING
1118 IMPACT DRIVE, SUITE 225, OGDEN, UT 84404
OGR 724-4191 WWW.WASATCHCIVIL.COM

1740 E Combs Rd #2, Ogden, UT 84403

REV.	DATE	APPR.
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C6.0



AUG. 20, 2026

GRANT OF TEMPORARY TURNAROUND EASEMENT

WHEREAS, **Kari Kaye Miller Trustee and Lauralee Church Trustee of the Water Kunzler and Josie Mae Kunzler Trust Agreements 05/16/1980**, hereinafter called the Grantor, owner and entitled to possession of real property situated in Willard City, Box Elder County, Utah;

WHEREAS, **Willard City**, hereinafter called the Grantee, is desirous of obtaining a TEMPORARY TURNAROUND easement over and along a portion of said property, as more particularly hereinafter described; and

WHEREAS, the said Grantor is willing to grant and convey the same to the Grantee for the consideration hereinafter set forth;

NOW, THEREFORE, in consideration of the sum of \$ 10.00 to the Grantor paid by the Grantee, receipt of which is hereby acknowledged, said Grantor hereby conveys and grants to the Grantee, its successors, transfers and assigns an easement and right of way hereinafter described to construct, reconstruct, operate, repair, replace and maintain a temporary turn around in Willard City, Box Elder County, Utah; in, over, upon, across and through those portions of Grantor's land as follows:

Parcel Number 02-043-0050

A temporary turn around easement with a 55 foot radius. Described as follows

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ¶

COMMENCING AT A BRASS CAP FOUND FOR THE NORTHWEST CORNER OF SECTION 14, THENCE SOUTH 89° 45' 50" EAST ALONG THE NORTH LINE OF SAID SECTION, TO THE EAST LINE OF 200 WEST STREET A DISTANCE OF 135.42 FEET; THENCE SOUTH 00° 55' 15" EAST ALONG THE EAST LINE OF SAID STREET, TO THE SOUTH LINE OF WILLOW CREEK ESTATES SUBDIVISION PHASE 3 A DISTANCE OF 692.66 FEET; THENCE SOUTH 87° 54' 46" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, TO A POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION A DISTANCE OF 862.13 FEET BEING THE POINT OF BEGINNING. ¶

THENCE NORTH 00° 19' 31" EAST ALONG THE EAST LINE OF WILLOW CREEK ESTATES SUBDIVISION PHASE 3, A DISTANCE OF 53.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT A LENGTH OF 260.87 FEET, WITH A RADIUS OF 55.00 FEET, AN ANGLE OF 271° 45' 44", WITH A CHORD BEARING AND DISTANCE OF SOUTH 43° 47' 37" EAST, 76.58 FEET; THENCE NORTH 87° 54' 46" WEST, TO A POINT A DISTANCE OF 53.33 FEET BEING THE POINT OF BEGINNING. ¶

¶ CONTAINING 10,106 SQ. FT. OR 0.232 ACRES MORE OR LESS ¶

Grantor shall, subject to the Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easement, but Grantor, his heirs, successors, administrators, representatives or assigns, shall not erect any permanent buildings or structure upon the lands comprising the perpetual or permanent easement above described without Grantee's consent in writing first had and obtained.

Grantee by accepting this grant agrees to replace or repair, with materials of like kind and equal quality, any existing fences, ditches, pipelines, driveways, curbing, parking lot, landscaping or roadways, including the appurtenances thereto, damaged or destroyed in said construction, and will restore the surface as near as can be to its original condition within the easement area. Grantee, his heirs, successors, administrators, representatives or assigns, shall not erect any permanent buildings or structures over and across said easement.

This easement and right of way will be terminated and vacated at the time that a subdivision plat affecting the land described above is recorded in the Office of the Box Elder County Recorder.

WITNESS THE HANDS of Grantor this _____ day of _____ 20____.

WALTER KUNZLER AND JOSIE MAE KUNZLER TRUST AGREEMENTS 05/16/1980

Kari Kaye Miller Trustee

Lauralee Church Trustee

STATE OF UTAH)
COUNTY OF BOX ELDER)

On the _____ day of _____ 20____, personally appeared before me,

Kari Kaye Miller, Trustee(s) and Lauralee Church, Trustee(s) of the WALTER KUNZLER AND JOSIE MAE KUNZLER TRUST AGREEMENTS 05/16/1980 the signer of the foregoing instrument who duly acknowledged to me that they executed the same.

Notary Public: _____
Residing at _____
My commission Expires _____

(Seal)

ACCEPTANCE:

Willard City hereby accepts this grant of Temporary Turnaround Easement:

By: _____

Date: _____

Planning & Zoning
Willard Creek Estates *Re-Zone*

DOCUMENTS RECEIVED

PLANNING DEPARTMENT APPROVAL

PLANNING DEPARTMENT APPROVAL

PLANNING DEPARTMENT APPROVAL

NOT REVIEWED

COMMISSION/CITY COUNCIL

03/23/2026

Messages

Send Willard City Planning & Zoning a new message...

Sent by  Chris Breinholt • Mar 20 at 12:18 pm

Here is the water right requirement for the latest Concept Plan submittal

 (2026-03-20) Willow Creek Estates - Water Right Requirement Memo.pdf

Applicant Thank you, Chris! I appreciate you letting me know. My apologies - while parcel 02-043-0048 is in the rezoning application, it looks like our engineer forgot to include the acreage across 200 W in the calculation on the concept plan. We've asked him to re-do that, and I'll get you an updated copy. We'll be adding approximately 9 acres. Thanks, Chris!

Mar 20 at 2:56 pm 

Applicant Chris, please see the attached update to the concept plan. The total area is 40.29 acres. Thank you!
Lacy
 Kunzler Conceptual Site Plan_v4 20MAR2026.pdf

Mar 20 at 4:20 pm 

Chris Breinholt If the entire 40.29 acres is included in the calculation, you would have a credit of 41.02 acft of water. *The demand for the lots shown (48) is 39.26 acft.* With the entire property is included, you have an excess of 1.76 acre*ft or the equivalent of 2.15 ERU's that could be applied to the acreage on the west side of 200 West.

Mar 24 at 12:01 pm

Applicant Thank you, Chris!

Mar 30 at 3:01 pm 

Willard City Planning & Zoning

Printed: 09/25/2026

Willow Creek Estates

Permit/License #

08/31/2026 - 08/30/2027

4196409

Subdivision Improvement Plan

Reference Number

be6412c0-a567-11f1-bec2-afc346f0cb68

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review

Documents Received

Date Submitted

08/31/2026

Planning and Zoning

Not Reviewed

City Manager

Not Reviewed

Engineers

Not Reviewed

Legal

Corrections Requested

See comments on plat review.

Final-Review

Not Reviewed

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Lacy

Applicant Last Name

Richards

Applicant Email

lacy.richards@nilsonhomes.com

Applicant Phone Number

(952) 201-3643

Applicant Address

1740 Combe Rd. Ste. 2

City

South Ogden

State

UT

Zip

84403

Are you the property owner or an agent working on the owner's behalf?

Agent

Owner's Affidavit

☐ Kunzler land holdings Owner Affidavit 21AUG2026.pdf

Owner First Name

Chad

Owner Last Name

Buck

Owner Email

chad.buck@nilsonhomes.com

Owner Phone Number

(801) 725-3511

Owner Address

1740 Combes Rd. Ste 2

City

South Ogden

State

UT

Zip

84403

Engineer/Surveyor Name or Company

Chaz Schlange

Engineer/Surveyor Email

chaz@wasatchcivil.com

Engineer/Surveyor Phone Number

801-458-6012

Subdivision Name

Willow Creek Estates

Parcel Number	Legal Description	Legal Description
02-038-0073; 02-043-0048; 02-038-0072; 02-040-0210;	No Answer	☐ Willow Creek Estates Parcels With Descriptions.pdf

Total Number of Lots

48

Is this a Residential or Commercial Development?

Residential

Engineering Drawings

☐ Willow Creek Estates_Revised-8-20-26 for Willard Submission.pdf

Check each box to acknowledge it has been included with the application.

Drawings that show compliance with Willard City Public Work Standards and Subdivision Code, Final utility plans, Landscape designs, Detail drawings, All information submitted with the Preliminary Application, Written approval from other agencies as applicable (e.g. UDOT, Army Corps, Box Elder County, etc.), Plan and profile drawings for roadways, Complete storm water plan with calculations

Subdivision Improvement Plans must be submitted along with a Preliminary Subdivision Application.



Subdivision Improvement plans are subject to 4 review cycles between the applicant and Willard City designated staff, including Willard City Planner, Manager, Attorney, Engineers, Public Work Director, and Fire Chief. Upon submittal of a complete Improvement Plan Application, Willard City will respond within forty (40) business days with any comments or corrections. Willard City Staff will not review the plans again until all the corrections have been made to the plans.



Signature

I hereby certify that all information provided herein is true and correct. I understand and agree to comply with the applicable codes, standards, and the rules listed below.

1. All sections of this application must be complete and will not be reviewed until fees have been received.
2. The payment of fees does not guarantee a certain result and fees are not refunded due to the lack of favorable results.
3. Fees are an estimate of the costs for the City to administer the Subdivision review and approval process. Willard City reserves the right to bill the applicant for administrative costs that go beyond the estimated fees collected at the time of application.
4. Complete application and approval requirements can be found in Willard Zoning Code.

Electronically Signed

Lacy Richards - 08/31/2026 12:14 pm

Willard City Planning & Zoning

Printed: 09/25/2026

Willow Creek Estates

Permit/License #

08/21/2026 - 08/20/2027

5027590

Preliminary Subdivision

Reference Number

General

f9542d30-9db9-11f1-bf42-d939d8f0ad27

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review Documents Received

Date Submitted

Planning and Zoning Not Reviewed

08/21/2026

City Manager Not Reviewed

Legal Corrections Requested

1-need easement and language for that easement for temporary turnaround on Joann Kunzler property

2- dedication language needs show both MUEs and PUEs, currently only shows PUEs

3 - all lots need to show the frontage measurements and frontages have to be 100 ft - lots 8,9,12, 13, 15, 18, 20, 22, 23, 28, 29, 32, 33, 34, 35, 42. Specifically, lots 15, 28, and 29 do not appear to be 100 ft.

3 - Based on City Code, the developer has to provide the full width of 1450 North.

Engineers Reviewing

Public Works Not Reviewed

Final-Review Not Reviewed

Fees

Payments

Subdivision Application Fee	\$1,000.00	08/21/2026	Online	\$8,500.00
Application Lot Fee	\$4,500.00	Total Paid		\$8,500.00
Retainer	\$3,000.00			
Subtotal	\$8,500.00			
Amount Paid	\$8,500.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant First Name

Lacy

Applicant Last Name

Richards

Company / Organization

Nilson Homes

Applicant Email

lacy.richards@nilsonhomes.com

Applicant Phone Number

(952) 201-3643

Applicant Address

1740 Combe Rd Ste. 2

City

South Ogden

State

UT

Zip Code

84403

Applicant Type

Authorized Agent

Primary contact for this application:

Agent

Subdivision Type

Residential

Proposed Subdivision Name

Willow Creek Estates

Project Street Address

Approximately 1550 N 200 W

Existing Zoning

Residential-1/2

Existing Land Use

Agricultural

Total Project Acreage

40.29

Total Number of Proposed Lots

48

Is this development seeking the Improvement Deferment option?

No

Will this subdivision be developed in phases?

Yes

Proposed Number of Phases

3

Parcel Number	Legal Description	Legal Description
02-038-0073; 02-038-0072; 02-040-0210; 02-043-0048	<i>No Answer</i>	☐ Willow Creek Estates Parcels With Descriptions.pdf

Owner First Name

Chad

Owner Last Name

Buck

Company / Entity Name (if applicable)

Kunzler Land Holdings, LLC and Nilson Land Holdings, LLC

Email Address

chad.buck@nilsonhomes.com

Phone Number

(801) 725-3511

Property Owner Mailing Address

1740 Combe Rd Ste. 2

City

South Ogden

State

UT

Zip Code

84403

Property Owner's Authorization Affidavit

☐ Kunzler land holdings Owner Affidavit 21AUG2026.pdf☐ Kunzler Owner's Affidavit - Willard.pdf

I certify that the submitted Preliminary Plat includes the applicable items required by Willard City Code.

☒

Will this development include any residential development?

Yes

Will this development include two-family homes or townhomes?

No

Will this development include any commercial or industrial development?

No

Is this proposed development adjacent to Highway 89?

No

Is the area to be developed greater than 10 acres?

Yes

Preliminary Subdivision Plat

☐ Willow Creek Preliminary Plat 2SEPT2026.pdf

Title Report

☐ 260205 Kunzler Combined Commitment Title Report.pdf

Storm Water Pollution Prevention Plan

☐ C6 Erosion & Sediment Control.pdf

Application Costs

☒

Application Fees

☒

Professional Review Retainer

☒

Application Completeness

☒

Review Process

☒

Resubmittals



Preliminary Approval Expiration



Code Compliance



Engineer/Surveyor Contact Name

Chaz Schlange

Engineer/Surveyor Firm

Wasatch Civil

Engineer/Surveyor Email

chaz@wasatchcivil.com

Engineer/Surveyor Phone Number

801-458-6012

Preferred contact for review comments:

Applicant

Do you have water for your current property?

Yes

Upload proof of water ownership

 Extra water amt Kunzler.png

Signature

I certify that the information contained in this application and all supporting documents is true, accurate, and complete to the best of my knowledge.

I understand that submission of this application does not guarantee approval and that additional information or revised plans may be required during the review process.

I acknowledge that I am responsible for all applicable application fees, professional review costs, and other costs incurred by Willard City in processing this application in accordance with the current Fee Schedule.

I understand that providing false or misleading information may result in denial of this application or other action as permitted by law.

I understand that approval of a Preliminary Subdivision Application does not authorize construction or installation of improvements and does not constitute approval of a Final Subdivision Plat.

Electronically Signed

Lacy Richards - 08/21/2026 5:42 pm



Willard City Planning & Zoning

Home / Transactions

Transaction for Willow Creek Estates

Transaction Info

Date

Aug 21, 2026 5:44pm

Order #

ZULT-55773471-VXOB

Method

ONLINE

Status

✔ SUCCESS

Total Charge

\$8,500.00

Subtotal

\$8,500.00

Fees

Code	Name	Amount	
211	Subdivision Application Fee	\$1,000.00	✕
211	Application Lot Fee	\$4,500.00	✕
211	Retainer	\$3,000.00	✕

Total: \$8,500.00 / \$8,500.00

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

+ Add Item

Payment Processor

Processor Used

Xpress Billpay

Transaction #

326538213

Permit/License Details:

Name:

Willow Creek Estates

Permit Type

Preliminary Subdivision

Permit Term Starting

Aug 21, 2026