



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

Willard City Council of Willard City Corporation will hold a Council meeting on Thursday, October 8, 2026, at Willard City Offices, 80 West 50 South, which will begin promptly at **6:30 p.m.** The agenda will be as follows:

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance
- c. Conflict of interest declaration

3. Public Presentation: Resident(s) attending this meeting will be allotted three (3) minutes to express concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented during this meeting. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.

4. Planning Commission Report

5. New Business

a. Adoption of Resolution 2026-15 Acceptance of an Annexation Petition from Hashtag Seven CVCW LLC, (Val Poll) property approximately 13.98 acres located at approximately at 8300 S 950 W (parcel number 01-045-0114)

b. Discussion: Fire Department and Potential Grant

2. Next Meeting Agenda –October 22, 2026

3. Upcoming events: Trunk r Treat

4. Approval of Sept 24, 2026, Meeting Minutes

5. Staff Reports

- a. Public Works
- b. Police Department

- c. Fire Department
- d. City Manager
- e. City Planner
- f. City Attorney
- g. City Recorder

6. Council Member Reports

- a. Jacob Bodily
- b. Rod Mund
- c. Mike Braegger
- d. Rex Christensen
- e. Jordan Hulsey

7. Mayor's General Correspondence and Information

8. Adjourn

/s/ Diana Mund

City Recorder



**City Council
Staff Report
Hashtag Seven CVCW LLC Annexation
October 5, 2026**

Agenda Item: Hashtag Seven CVCW LLC Annexation

Applicant: Hashtag Seven CVCW LLC, Val Poll

Property: Approximately 8300 South Highway 89

Current Jurisdiction: Box Elder County

Proposed Development: Mountain Bay Phase 2 Subdivision,

Proposed Zoning: R-1/2

RECOMMENDATION

Staff recommends that the City Council accept the annexation petition submitted by Hashtag Seven CVCW LLC and authorize staff to proceed with the remaining steps necessary to complete the annexation in accordance with applicable Utah law and Willard City requirements.

BACKGROUND

Hashtag Seven CVCW LLC submitted a petition requesting that the approximately 13.98-acre property located at approximately 8300 South Highway 89 be annexed into Willard City. The property is currently located within Box Elder County. The annexation petition was received by Willard City on September 21, 2026.

The proposed annexation area will become Mountain Bay Phase 2. The property is located directly south of Mountain Bay Phase 1. The proposed annexation will allow the two parts of the Mountain Bay development to connect and will provide a connection through the development to Suncrest Grove Subdivision and to 8300 South, further connecting the development to Highway 89.

The application identifies the proposed development as a subdivision consisting of approximately 13.98 acres, with the requested zoning identified as Residential-1/2 acre.

ANNEXATION PROCESS AND STAFF REVIEW

Staff has reviewed the annexation materials and has confirmed that the required steps in the annexation process have been followed to this point.

The following actions have been completed:

1. Notice of Intent

The Notice of Intent was submitted to Willard City on September 10, 2026. Copies of the Notice of Intent were provided to the affected entities identified for the annexation, with documentation of delivery included with the application.

2. County Notification

The applicant contacted Box Elder County regarding the proposed annexation. County notification was requested on September 10, 2026, and the County certificate was issued on September 17, 2026. A copy of the County certificate is included with the annexation materials.

3. Notice to Affected Entities

Notice was mailed to the affected governmental and special service entities identified for the proposed annexation, including:

- Box Elder School District
- Bear River Water Conservancy District
- Box Elder Mosquito Abatement District
- Bear River Health Department

4. Notice to Affected Property Owners

Notice was also mailed to affected property owners within the required distance of the proposed annexation boundary, in accordance with the applicable annexation notice requirements.

5. Property Owner Petition and Consent

The annexation petition includes the record of petitioned property and the property owner's signature consenting to the proposed annexation. The record identifies the property as Parcel No. 01-045-0114, containing approximately 13.98 acres.

6. Supporting Application Materials

The application includes the annexation map, legal description, Notice of Intent, affected-entity information, proof of Notice of Intent delivery, County documentation, owner affidavit, and other supporting materials. All required fees have been paid.

PROPOSED DEVELOPMENT AND CONNECTIVITY

The proposed annexation will facilitate the development of Mountain Bay Phase 2, which is located directly south of Mountain Bay Phase 1.

The annexation is intended to allow the two phases of the Mountain Bay development to connect, creating a continuous development pattern and roadway connection onto 8300 and into the Suncrest Grove Subdivision.

This connection will provide an important link to the West of Highway 89. Willard's Master Transportation Plan indicates a desire for additional routes through town without using Highway 89. Annexing this parcel fills in the gap between two existing islands and helps Willard toward the goal of additional ways through town besides Highway 89.

PRE-ANNEXATION DEVELOPMENT AGREEMENT

A Draft Pre-Annexation Development Agreement is presented in the packet with the proposed annexation. The draft agreement establishes the terms and conditions associated with the proposed annexation and subsequent development of the property.

The Draft Pre-Annexation Development Agreement will be considered and voted upon by the City Council along with the Council's final decision regarding the annexation.

The annexation application identifies the Draft Pre-Annexation Development Agreement as one of the supporting documents submitted with the application. No actions needs to be taken on the Pre-Annexation Agreement today.

STAFF DETERMINATION

Based on staff's review of the submitted materials and the procedural steps completed to date, staff finds that the required annexation procedures have been followed through the current stage of the process.

The applicant has completed the required notifications and coordination to this point, including notification to Box Elder County, notice to affected entities, and notice to affected property owners within the required distance.

There are no outstanding procedural deficiencies known to staff that would prevent the City Council from considering the annexation petition at this time. The next step is for the City Recorder to certify the petition and provide the required notices to the applicant, City Council, and Box Elder County. Within 10 days of certification, Class B notices will be issued notifying the public of the 30-day protest period, followed by required notices to affected governmental entities within 20 days. After the 30-day protest period, the City Council will hold a public hearing on November 12, 2026, and take final action on the annexation.

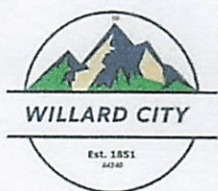
STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Accept the annexation petition submitted by Hashtag Seven CVCW LLC;
2. Authorize staff to proceed with the remaining steps necessary to complete the annexation in accordance with applicable Utah law and Willard City requirements.

RECOMMENDED MOTION

I move to adopt Resolution 2026-15 accepting a petition for annexation of approximately 13.98 acres of contiguous real property located at approximately 8300 south highway 89 (Hashtag Seven CVCW LLC / Val Poll Annexation) into the municipal boundaries of Willard City, Utah, and setting a public hearing thereon.



Willard City Corporation

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Mayor
Travis Mote
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M. Braegger
R. Mund
J. Bodily

ANNEXATION PETITION

To the Mayor and City Council of Willard City, Utah:

The undersigned petitioner respectfully requests that the real property described in this petition be annexed into the corporate limits of Willard City pursuant to Utah Code Title 10, Chapter 2, Part 8.

1. Property Information

Property owner(s): HASHTAG SEVEN CVCW LLC VAL FOU MEMBER
Property address: APPROX. 1050 W. 8250 S. STREET WILLARD, UT 84340
Parcel number(s): 01-045-0114
Current jurisdiction: Box Elder County, Utah
Proposed annexation area: MT BAY PHASE 2 SUBDIVISION APPROX 13.98 ACRES

2. Legal Description

Attach the complete legal description of the property proposed for annexation. SEE ONLINE APPLICATION
The property is also shown on the attached annexation map. W/ VICINITY MAP & LEGAL DESCRIPTION

3. Annexation Request

The petitioner(s) request(s) that the property identified in this petition be annexed into Willard City and become subject to the applicable ordinances, regulations, and municipal services of Willard City upon completion of the statutory annexation process.

4. Notice of Intent

Date submitted to Willard City: 09/10/26

Copies of the Notice of Intent were provided to the affected entities identified for this annexation. A list of the affected entities and documentation showing delivery of the Notice of Intent are attached. ON CIVIC REVIEW

5. County Notification

Date County notification was requested: 09/10/26
Date County certificate was issued: 09/18/26
A copy of the County's certificate is attached.

6. Proposed Development

Describe the anticipated use or development of the property, if known:

MT BAY PHASE 2 SUBDIVISION APPROX 20 LOTS 1/2 ACRE ZONE

If no development is currently proposed, state that no development is currently proposed.

7. Contact Sponsor

Name: VAL POLL
Mailing address: 3823 EVERGREEN DR. PLEASANT VIEW, UT 84414
Telephone: 801-920-2231
Email: VAL.POLL@TITANPET.COM

8. Attachments Checklist

- ☒ Accurate annexation map
- ☒ Complete legal description
- ☒ Copy of the Notice of Intent
- ☒ List of affected entities
- ☒ Proof of delivery of the Notice of Intent
- ☒ County certificate of property-owner notification
- ☐ Proposed development description - SEE CIRC REVIEW APPLICATION
- ☐ Any additional documents required by Utah Code or Willard City

9. Signatures

Attach the record of petitioned properties. Must include all properties to be included in the proposed annexation with all listed information for each property and the signature of all property owners consenting to the annexation.

FOR CITY USE ONLY

Date petition received: September 21, 2026
Received by: Diana Mund
Petition accepted for further consideration on: Thursday October 8, 2026
City Council meeting date: October 8, 2026
Municipal records officer review completed on: _____
Certification status:

- ☐ Certified
- ☐ Rejected as deficient
- ☐ Additional information requested

Date of certification or rejection: _____

Notes:

RECORD OF PETITIONED PROPERTIES FOR ANNEXATION

Record of Petitioned Properties Must Include All Properties to be Included in the Proposed Annexation with All Listed Information for Each Property and the Signature of All Property Owners Consenting to the Annexation

[illegible]

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 11, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
BOX ELDER COUNTY, UTAH

FOUND BOX ELDER COUNTY SURVEYOR
BRASS CAP MONUMENT
NORTHWEST CORNER, SECTION 11,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND BOX ELDER COUNTY SURVEYOR
BRASS CAP MONUMENT
NORTH QUARTER CORNER, SECTION 11,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK=4338.67

HASHTAG SEVEN CVCW LLC
PARCEL ID NO. 01-045-0145

HASHTAG SEVEN CVCW LLC
PARCEL ID NO. 01-045-0114
CONTAINS 809,132 SQ/FT
3.98 ACRES

CORPORATION OF THE PRESIDING BISHOPRIC
OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PARCEL ID NO. 01-045-0138

MIKE SCHULTZ INC
PARCEL ID NO. 01-045-0118

STATE HWY 89
PUBLIC RIGHT-OF-WAY

UNION PACIFIC RAILROAD
PACIFIC ROUTE OF WAYS

8300 SOUTH STREET

BOX ELDER COUNTY
PARCEL ID NO. 01-045-0117



PART OF THE NORTHWEST QUARTER OF SECTION 11, T.7N, R.2W., S.1B.&M,
U.S. SURVEY.

BEGINNING AT A POINT, SAID POINT BEING N 88°40'58" W 869.98 FEET AND S 01°19'02" W 1484.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11; THENCE S 01°33'14" W 157.51 FEET; THENCE S 84°26'46" E 231.05 FEET; THENCE S 80°08'15" E 164.43 FEET; THENCE S 01°33'14" W 320.00 FEET; THENCE N 88°08'15" W 1188.63 FEET, THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 506.52 FEET, A RADIUS OF 2342.31 FEET, A CHORD BEARING OF N 1°12'32" W, AND A CHORD LENGTH OF 505.85 FEET; THENCE S 88°08'15" E 769.89 FEET; THENCE N 01°15'45" E 165.50 FEET; THENCE S 88°08'15" E 194.43 FEET TO THE POINT OF BEGINNING.

01-045-0114.

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2026.

MICHAEL L. WANGEMANN, PLS
UTAH LAND SURVEYOR LICENSE NO. 6431156-2201

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF WILLARD CITY, BOX ELDER COUNTY, UTAH, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO THE CITY OF WILLARD, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-403 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL ENTITY PLAN AS PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D., 202____

MAYOR _____ CITY RECORDER _____

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

COUNTY SURVEYOR _____ DATE _____

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST

DATE _____ TIME _____ FEE _____
ABSTRACTED _____

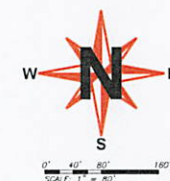
INDEX

FILED IN: _____ FILE OF PLATS

COUNTY RECORDER

Section Monument

	Property Line
	Section Line
	Center Line



WILLARD

WOODYATT GLEN TTEE
01-040-0259

PETTINGILL PROPERTIES I
01-040-0053

WRIGHT KAREN KAY E
01-040-0068

PLAN B SUPPLY LLC
01-041-0038

HARDING LTD PTRSHP
01-040-0093

HARDING LTD PTRSHP
01-044-0008

HARDING LTD PTRSHP
01-044-0007

CPB LDS
01-045-0120

CPB LDS
01-044-0010

MIKE SCHULTZ INC
01-045-0041

MIKE SCHULTZ INC
01-045-0118

MIKE SCHULTZ INC
01-045-0015

WILLARD

WILLARD

89

354

353

425

424

7615 S

7800 S

7850 S

7900 S

7950 S

8050 S

8100 S

8150 S

8300 S

8615 S

1100 W

1050 W

950 W

875 W

825 W

W 8615 S

00 S

WOODYATT GLEN TTEE
01-040-0259 - - -

7615 S

PETTINGILL PROPERTIES L
01-040-0053

PLAN B SUPPLY LLC
01-041-0038

HARDING LTD PTRSHP
01-040-0093

HARDING LTD PTRSHP
01-044-0008

HARDING LTD PTRSHP
01-044-0007

WRIGHT KAREN KAY E
01-040-0068

7800 S

7720 S

7850 S

7900 S

7950 S

8150

WILLARD

89

CPB LDS
01-045-0120

3300-S

MIKE SCHULTZ INC
01-045-0118

CPB LDS
01-044-0010

MIKE SCHULTZ INC
01-045-0015

WILLARD

MIKE SCHULTZ INC
01-045-0041

424

8615 S

0615 S

00:5

Willard City Planning & Zoning

Printed: 09/17/2026

Mt Bay Phase Two

Permit/License #

08/22/2026 - 08/21/2125

9216772

Annexation Petition Request

Reference Number

General

96572770-9e5c-11f1-b76f-b98fddabbee4

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review **All Materials Received**

Date Submitted

Planning and Zoning Not Reviewed

08/22/2026

City Manager Not Reviewed

City Recorder Not Reviewed

Legal Not Reviewed

Final-Review Not Reviewed

Fees

Payments

Annexation Petition Fee	\$2,500.00	08/22/2026	Online	\$2,500.00
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Subtotal	\$2,500.00	Total Paid	\$2,500.00
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Amount Paid	\$2,500.00
-------------	------------

Total Due	\$0.00
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Application Form Data

(Empty fields are not included)

Sponsor First Name	Sponsor Last Name	Email	Phone Number	Mailing Address
Val	Poll	val.poll@thrivepet.com	(801) 920-2231	3823 Evergreen Drive Pleasant View UT 84414

Proposed Name of Annexation

Mt Bay Phase Two

Property Location

Approximately 8300 S. Highway 89 Box Elder County

Total Acreage of Proposed Annexation

13.98 acres

Total Number of Parcels in Proposed Annexation

1

Current Use of Property

agricultural

Surrounding Land Uses

agricultural, residential

Requested Zoning

Residential-1/2 acre

Are there multiple property owners within the proposed annexation area?

No

Do you have water for your current property?

No

Name of Surveyor or Engineer

Thomas Hunt

Phone

(801) 664-4724

Email

thomas@huntday.com

Address

3445 Antelope Drive Suite 200

City

Syracuse

State

UT

Zip Code

84075

Upload the Statement of Proposed Intent for the properties contained within the annexation area

☒ **Mt Bay Phase 2 Subdivision-2026.08.20-Preliminary Utility Plan.pdf**

Upload a legal description for the proposed annexation

☐ Legal Description for Parcel #01-045-0114.pdf

Pre-Annexation Agreement Draft

☐ Pre Annexation Development Agreement Mt Bay Phase 2.docx

Owner's Affidavit

☐ record_of_petitioned_properties_for_annexation.pdf

☐ Box Elder County Affidavit.pdf

No Answer

Signature

I certify that this application and all information submitted as part of this application is true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be inaccurate, I understand that Willard City may deny or rescind any approval, or take any other legal action at equity or law. I also acknowledge that I have reviewed the application sections of the Utah State Code and the items contained in this application are the basic and minimum requirements only and that other requirements may be imposed.

Electronically Signed

Val Poll - 08/22/2026 1:06 pm

Val Poll
3823 Evergreen Dr.
Pleasant View, Ut 84414

September 10th, 2026

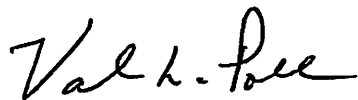
To Box Elder County Clerk:

Re: Request for mailing of statutory notice to adjacent property owners

We are proposing that 13.98 acres of property located approximately at 8200 S on Hwy 89 by annexed from Box Elder County into Willard City Corporation. The purpose of the annexation is to develop ½ acre residential lots. The subdivision will meet Willard City's current zoning requirements and will complement the adjacent residential areas. The development of this property will complete the stubbed roads in the Mt. Bay Phase 1 subdivision immediately north of this property and will further support the future water and sewer infrastructure goals of Willard City.

Please mail the required notices to property owners within 300 feet of the proposed annexation site. A vicinity map is also included as an attachment. Once the mailing is completed, will you please send confirmation to Maddie Brown at Willard City and me?

Thank you for your assistance,

A handwritten signature in black ink that reads "Val Poll". The signature is written in a cursive, flowing style.

Val Poll
Property Owner
Hashtag Seven CVCW LLC
801-920-2231
val.poll@thrivepet.com

Val Poll
3823 Evergreen Dr.
Pleasant View, Ut 84414

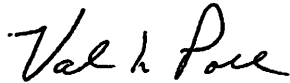
September 10th, 2026

To whom it may concern:

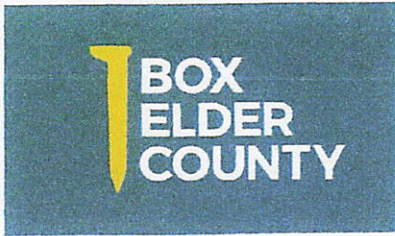
Re: Annexation Petition

We are proposing that 13.98 acres of property located approximately at 8200 S on Hwy 89 by annexed from Box Elder County into Willard City Corporation. The purpose of the annexation is to develop ½ acre residential lots. The subdivision will meet Willard City's current zoning requirements and will complement the adjacent residential areas. The development of this property will complete the stubbed roads in the Mt. Bay Phase 1 subdivision immediately north of this property and will further support the future water and sewer infrastructure goals of Willard City.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Val h Poll".

Val Poll
Property Owner
Hashtag Seven CVCW LLC
801-920-2231



CLERK'S OFFICE

Marla Young
Clerk

September 17, 2026

To Diana Mund, Willard City,

I Tammy Gibson, Deputy Clerk, at Box Elder County, Utah, certify that I mailed a notice of intent to petition for annexation to six property owners that are either in the annexation area or within 300 ft. of the area identified in the enclosed map, as requested by Val Poll of Hashtag Seven CVCW LLC. These notices were sent by regular USPS mail on September 18, 2026.

Regards,

A handwritten signature in black ink, appearing to read 'Tammy Gibson'.

Tammy Gibson
Box Elder County
Deputy Clerk



Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Willard City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Willard City within 30 days after Willard City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Willard City

435-734-9881

Willardcity@comcast.net

80 West 50 South

Willard City, UT 84340

Applicant

Val Poll

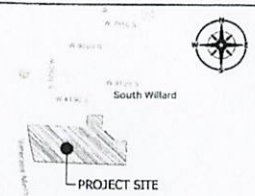
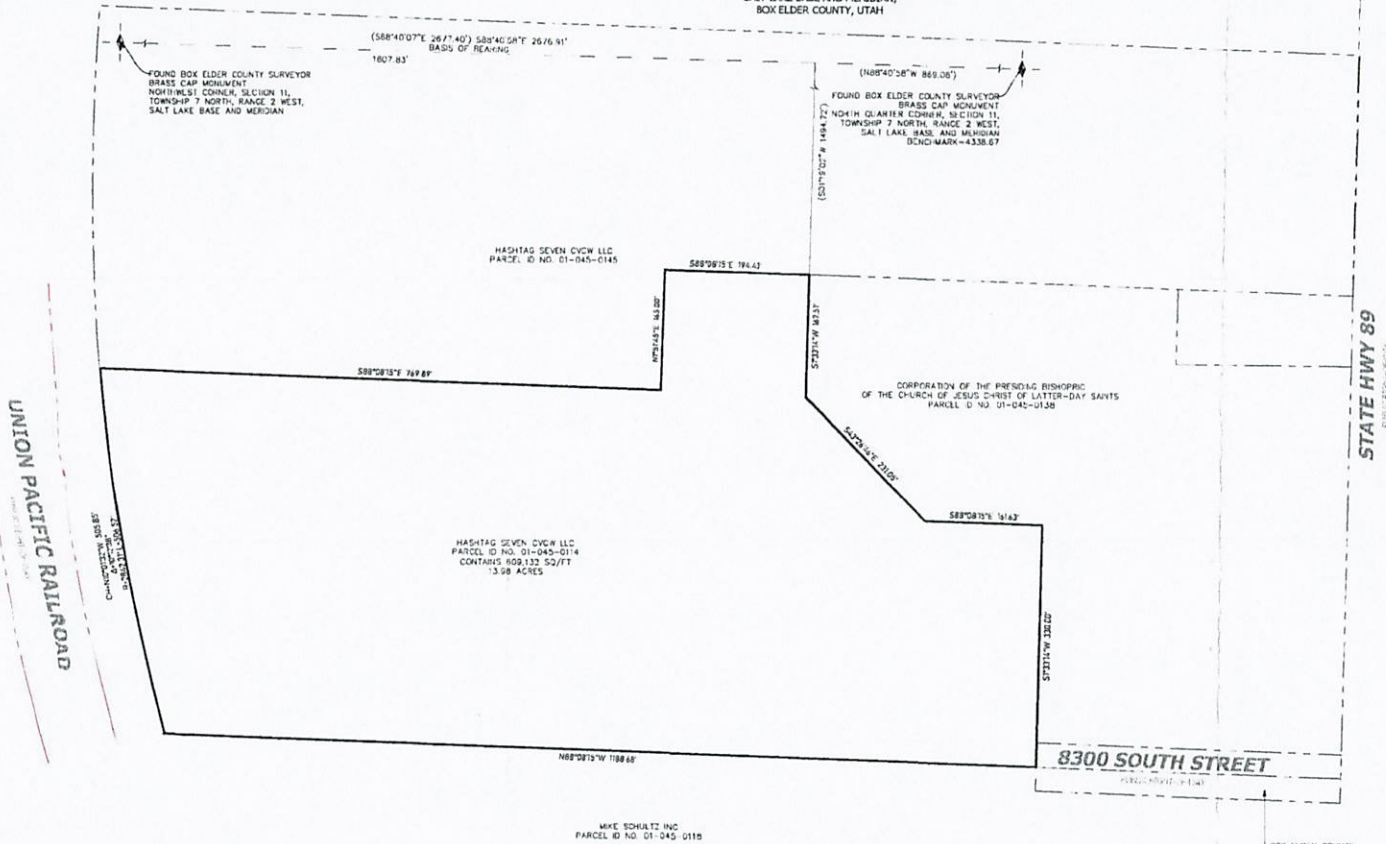
801-920-2231

hpoll71@msn.com

Once filed, the annexation petition will be available for inspection and copying at the office of Willard City located at 80 West 50 South Willard City, Utah 84340.

PLAT OF ADDITION TO
THE CORPORATE LIMITS OF WILLARD CITY
ANNEXATION PLAT ORDINANCE NO.

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 11, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
BOX ELDER COUNTY, UTAH



BOUNDARY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 11, T.7N., R.2W., S.L.B.M., U.S. SURVEY.
BEGINNING AT A POINT, SAID POINT BEING N 88°40'58\"/>

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.
SIGNED THIS _____ DAY OF _____, 2025
MICHAEL L. WANGEMANN, PLS
UTAH LAND SURVEYOR LICENSE NO. 6431156-7201

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF WILLARD CITY, BOX ELDER COUNTY, UTAH, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO THE CITY OF WILLARD, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-4-403 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2025.
APPROVED: _____ MAYOR _____ CITY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

COUNTY SURVEYOR _____ DATE _____

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF:
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX _____ FILE OF PLATS _____

FILED IN _____ COUNTY RECORDER _____

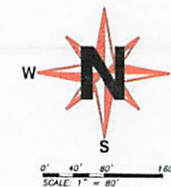
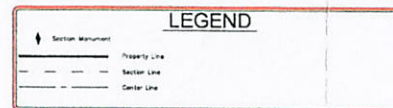


Exhibit A

PART OF THE NORTHWEST QUARTER OF SECTION 11, T.7N., R.2W., S.L.B.&M., U.S. SURVEY.

BEGINNING AT A POINT, SAID POINT BEING N 88°40'58" W 869.08 FEET AND S 01°19'02" W 1494.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11; THENCE S 01°33'14" W 167.51 FEET; THENCE S 43°26'46" E 231.05 FEET; THENCE S 88°08'15" E 161.63 FEET; THENCE S 01°33'14" W 330.00 FEET; THENCE N 88°08'15" W 1188.68 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 506.52 FEET, A RADIUS OF 2842.31 FEET, A CHORD BEARING OF N 10°01'32" W, AND A CHORD LENGTH OF 505.85 FEET; THENCE S 88°08'15" E 769.89 FEET; THENCE N 01°51'45" E 165.00 FEET; THENCE S 88°08'15" E 194.43 FEET TO THE POINT OF BEGINNING.

01-045-0114

PRE-ANNEXATION DEVELOPMENT AGREEMENT

THIS PRE-ANNEXATION DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2026, by and among Willard City, a municipal corporation of the State of Utah (the "City"), and Hashtag Seven CVCW, LLC, a Utah limited liability company (the "Developer"). The City and Developer may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

- A. Developer owns or controls certain real property comprising approximately 13.98 acres and described as parcel number 01-045-0114 (the "Property"), which is currently located in Box Elder County.
- B. Developer has submitted a Petition for Annexation with City seeking to be annexed into City.
- C. A public hearing must be held wherein the Willard City Council may approve Developer's Petition for Annexation contingent on Developer's ability to meet the requirements for development under the City's Land Use and Zoning Code. Specifically, City is requiring and Developer agrees to dedicate sufficient culinary water to City to meet the needs of development of the annexed property and for any future development of the annexed property to connect to the City's sewer system.
- D. The City and Developer recognize that the annexation of the property may result in tangible benefits to the City through the stimulation of development in the City, including a possible increase of the City's tax base, increased connection fees for City's sewer system and other municipal utilities, and the development of amenities that may enhance further economic development efforts in the vicinity of the annexed property, and the Parties are willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Purpose of Agreement. The purpose of this Agreement is to reduce to writing the understanding of the Parties with regard only to the proposed annexation. Developer acknowledges they will dedicate to City sufficient water to meet the requirements of the City's Land Use and Development Code and to meet the needs of any future development that may occur on the property. Developer further understands they will need to comply with all City requirements and ordinances to obtain approval for development of property.

2. Water Dedication. Developer shall dedicate to City sufficient water for all indoor and outdoor use of the residential and/or commercial development of the property. Developer

acknowledges that annexation of the property is strictly conditioned upon Developer satisfying the City's water dedication requirement.

3. Sewer. The City owns and operates a sewage collection system and is a party to an interlocal agreement for the operation of a sewage treatment plant and related facilities. In the event of residential or commercial development of the property, Developer shall construct a sewer line that will service the property which, once completed, shall be dedicated to the City. Any residential or commercial development constructed on the Property shall be required to connect to the sewer line.

4. Compliance with City's Zoning and Land Use Ordinance. The Parties understand that this Agreement is not intended to discuss all requirements for development of the Property as Developer has not submitted any land use application to the City. Nevertheless, Developer understands that any land use application shall be required to comply with all federal, state, and local laws and regulations and with the City's Land Use and Zoning Code, including the requirement for subdivision improvements.

5. Notices. All notices, requests, demands and consents to be made to the Parties will be in writing and will be delivered by (a) hand or (b) registered mail or certified mail, postage prepaid, return receipt requested, through the United States Postal Service to the addresses shown below or such other address which the Parties may provide to one another in accordance.

To Developer: 3823 Evergreen Drive
Pleasant View, UT 84414

To City: 80 West 50 South
Willard, Utah 84340

Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide a reasonable means for accomplishing delivery.

6. Severability. If any condition, covenant or other provision contained is held to be invalid or void by any court of competent jurisdiction, the same will be deemed severable from the remainder of this Agreement and will in no way affect any other condition, covenant or other provision contained. If such condition, covenant or other provision will be deemed invalid due to its scope or breadth, such condition, covenant or other provision will be deemed invalid for the scope and breadth permitted by law.

7. Agreement to Run with the Land. This Agreement shall be recorded in the office of the Box Elder County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer.

8. Counterparts. This Agreement may be executed in many counterpart originals, each of which will be deemed an original instrument for all purposes, but all of which will comprise the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Pre-Annexation Development Agreement by and through their respective duly authorized representatives as of the day and year first hereinabove written.

DEVELOPER:

Hashtag Seven CVCW, LLC, a Utah Limited Liability Company

Val L. Poll, Member

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this ____ day of _____, 2026, personally appeared before me, Val Poll, who, being duly sworn, did say that he is a Member of Hashtag Seven CVCW, LLC, a Utah Limited Liability Company, and signed on behalf of said limited liability company.

Notary Public

WILLARD CITY CORPORATION:

BY: _____

Its: _____

ATTEST:

STATE OF UTAH)
 : ss.
COUNTY OF BOX ELDER)

On this ____ day of _____, 2026, personally appeared before me,
_____, Mayor of Willard City Corporation, and executed the
foregoing instrument.

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 11, T.7N., R.2W., S.L.B.&M., U.S. SURVEY.

BEGINNING AT A POINT, SAID POINT BEING N 88°40'58" W 869.08 FEET AND S 01°19'02" W 1494.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11; THENCE S 01°33'14" W 167.51 FEET; THENCE S 43°26'46" E 231.05 FEET; THENCE S 88°08'15" E 161.63 FEET; THENCE S 01°33'14" W 330.00 FEET; THENCE N 88°08'15" W 1188.68 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 506.52 FEET, A RADIUS OF 2842.31 FEET, A CHORD BEARING OF N 10°01'32" W, AND A CHORD LENGTH OF 505.85 FEET; THENCE S 88°08'15" E 769.89 FEET; THENCE N 01°51'45" E 165.00 FEET; THENCE S 88°08'15" E 194.43 FEET TO THE POINT OF BEGINNING.

01-045-0114

DRAFT

City Council Meeting

September 24, 2026

Meeting Minutes

1. Call to Order

Mayor Travis Mote called the Willard City Council Meeting of September 24, 2026, to order at 6:30 PM at Willard City Offices, 80 West 50 South, Willard, Utah.

a. Invocation

The invocation was offered by Councilmember Jordan Hulsey.

b. Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Rex Christensen.

c. Conflict of interest declaration

No conflicts of interest were declared.

3. Public Presentation

Mayor Mote opened the public comment period, advising that residents would be allotted three minutes to express concerns or ask questions about items not on the agenda, and that no action would be taken on items presented during this period. No public comments were received, and the public comment period was closed.

4. Planning Commission Report

Planning Commission Member Ken Ormond presented the report on behalf of the Planning Commission. He summarized the Commission's most recent meeting, which focused primarily on the Broke Ass Ranch subdivision. The Commission approved a First Amendment to the original development agreement, creating a third building lot along 500 West. Key topics of discussion included the deferment of utilities and the requirement for a secondary or emergency access. A conditional use permit that had seen no activity was also terminated. Member Ormond noted that additional work remains on the deferral agreement before it comes before the City Council.

5. New Business

a. Presentation: Doug Christensen, 2026 Candidate for Box Elder County Sheriff

Doug Christensen, a 20-year law enforcement veteran currently employed with the Utah Highway Patrol and a Bear River City resident, appeared before the Council as a candidate for Box Elder County Sheriff. He provided background on his career and his motivations for entering the race, noting his concern over the direction of the Sheriff's Office and his desire to see the department better serve county residents.

Mayor Mote directed questions to Mr. Christensen on several topics relevant to Willard City. Regarding law enforcement coverage of South Willard, Mr. Christensen acknowledged the area's growth and the overlap of calls between the Sheriff's Office and Willard City's departments. He indicated that call volumes in South

Willard are roughly comparable to those within Willard City proper and expressed a desire to see better cooperation and a more unified approach, including potentially exploring incorporation or a formal coverage agreement. Fire Chief Van Mund noted that fire and medical calls fluctuate but are approximately equal between the two areas.

On the topic of dispatch, Mr. Christensen stated that he has never felt unsafe in his work due to dispatch performance, explaining that dispatchers can only relay the information available to them and that he has confidence in the current dispatch center's operations.

When asked what prompted him to run, Mr. Christensen described his concern about deteriorating conditions within the Sheriff's Office and his long-standing commitment to Box Elder County. He also noted that he initially did not meet the statutory qualifications to run for sheriff, as candidates must have experience in a prison or jail setting. He completed a correctional management course in order to become eligible to formally file his candidacy.

Council members thanked Mr. Christensen for his presentation and wished him well in the race.

b. Presentation: Mark Mackley's concept plan regarding Willard Dike Nature Park

Mark Mackley presented a conceptual design for beautifying the north face of the Willard Dike, which he developed independently and subsequently shared with Planning Commissioner Ormond and Councilmember Rod Mund. Councilmember Mund had previously been considering a similar proposal and invited Mr. Mackley to present to the full Council.

Mr. Mackley explained that the north section of the dike face measures approximately 463 feet wide, with his concept addressing the northernmost 163 feet—an area of approximately 6,520 square feet. He presented two design variations: a more elaborate tiered retaining wall design featuring a central Willard monument, landscaping, and decorative elements, and a simpler, more cost-effective single retaining wall option. He noted that a 4-inch concrete slab over the entire surface would require approximately 80 yards of concrete at roughly \$20,000 in materials and suggested the tiered designs with planter boxes or laser-cut metal elements as more aesthetically appealing alternatives.

The Council discussed several practical considerations, including constraints imposed by dam safety regulations. It was noted that state engineers would not permit removal of material from the dike, though additions to the face may be allowable. The presence of a known leak in the dike was also raised, with Councilmember Mike Braegger emphasizing that dam safety officials should be engaged first to review any proposed changes and to address the leak in conjunction with any beautification work. He offered to reach out to flood control representatives and share the conceptual drawings to begin that conversation.

The Council also discussed vegetation options, with members noting that planting would likely need to be limited to low-growing shrubs or dwarf trees due to the proximity of power lines and dam safety requirements. The planter box concept was seen as a practical way to accommodate vegetation without root systems penetrating the dike face.

Regarding funding, Mayor Mote mentioned that the city has a gravel stockpile that could potentially be sold to generate revenue for park improvements. Councilmember Christensen suggested that grant funding may be available through county tourism or other sources—noting that grants in the range of \$250,000 to \$600,000 have been identified, though matching requirements would need to be evaluated. City Recorder Judy Loveland noted that a county tourism grant had previously funded improvements to the existing park area. The mayor indicated that an engineering firm had been engaged to begin surveying the undeveloped upper portion of the site to assess feasibility for a baseball diamond and other amenities. The Council broadly agreed that a formal design plan would be a necessary first step toward grant eligibility, as most grant programs prefer shovel-ready projects.

Members expressed enthusiasm for the project as a community beautification and legacy effort, with suggestions that volunteer labor, donated materials from local gravel operations, and community fundraising could all play a role. Mr. Mackley indicated his willingness to continue assisting with the project.

c. Discussion on Open Meetings and Other Outside Communications

Mayor Mote introduced this item, acknowledging he had placed it on the agenda over the City Attorney's preference to defer it to a future meeting when she could be present to provide legal guidance. He framed the discussion as informational, with no action to be taken, and noted that the item arose in part from concerns

expressed by Planning Commission members, including some who indicated they were considering resigning over how the issue had been handled.

The mayor summarized the core issue as whether board members—both on the City Council and the Planning Commission—may communicate with constituents outside of formal meetings, and whether doing so creates legal risk related to ex parte communications or the appearance of bias. He noted that his research did not reveal a specific statutory prohibition on such outside communications, though he acknowledged that case law may present some risk, particularly if a member appears biased in a quasi-judicial proceeding. He also raised the related concern that the Planning Commission had recently ceased allowing member comments during meetings, which he felt may not be necessary or appropriate.

Councilmember Christensen expressed concern that overly restrictive interpretations of communication rules would effectively silence council members and discourage public engagement, stating that constituents need to feel they can approach their elected officials. Councilmember Mund agreed, noting that the increasingly litigious environment has created a chilling effect on governance that can go too far. Councilmember Braegger affirmed that informal constituent conversations frequently surface legitimate issues that are then properly brought before the Council for discussion and action, and that there should be no problem with that process.

The mayor also noted that both the Council and Planning Commission should be mindful of placing staff in difficult positions by raising questions without adequate notice and suggested framing such inquiries as requests for staff follow-up rather than expecting immediate answers.

The mayor indicated he would follow up with City Attorney Amy Hugie to provide the Council with a clearer framework of the legal risk and guidance on best practices, and that the topic would be revisited at a future meeting with her present.

2. Next Meeting Agenda – October 8, 2026

City Recorder Diana Mund noted that a Val Poll and the Mountain Bay Phase 2 annexation petition would be items for October 8, 2026, agenda. The mayor confirmed that the open meetings discussion would also be returned to a future agenda with City Attorney Hugie present.

3. Upcoming Events: Trunk or Treat

City Recorder Mund noted that the Trunk or Treat event is scheduled for Saturday from 4:00 PM to 7:30 PM. The city typically provides approximately \$500 for candy. Councilmember Mund asked whether candy donations could still be brought to the city office, and it was confirmed that the event organizer, Abby Wyatt, had been coordinating the effort.

4. Approval of Sept. 10, 2026, Meeting Minutes

The September 10, 2026, meeting minutes were presented for approval. No corrections were identified by Council members.

Motion to approve the September 10, 2026, meeting minutes was made by Councilmember Mund and seconded by Councilmember Braegger. The motion carried unanimously.

5. Staff Reports

a. Public Works

Maintenance Supervisor Payden Vine reported that a fire hydrant repair had been completed. Regarding the ongoing UDOT construction on the main corridor, he indicated that Staker Parsons is expected to have all marked sections paved by October 15th. Police Chief Theron Fielding added that the paving is expected to extend from South Willard to 300 North by that date, after which more minimal construction barriers would be used north of that point.

Councilmember Christensen requested that a formal update be communicated to residents regarding the construction timeline, noting that citizens had raised frustration about road closures and lack of communication at a recent Box Elder Summit meeting. Supervisor Vine responded that updates are posted to the city's Facebook page and website as soon as information becomes available, and that construction schedules change frequently. He also noted a recent discovery of an uncatalogued 6-inch gate valve in a meter box near 750 North that must be investigated before curb and gutter work in that area can be completed.

Supervisor Vine also confirmed that sprinkler system blowouts are scheduled for October 13th, when the air compressor will be available.

b. Police Department

Police Chief Fielding reported that officers continue conducting traffic enforcement despite the challenges posed by construction barrels. Officer Jordan Harper was noted as having issued a citation for a speed recorded in the low-to-mid 60s in a 25-mph zone on 200 West. It was also mentioned, though not confirmed, that a Utah Highway Patrol officer may have stopped a driver traveling 74 mph in the same area.

c. Fire Department

Fire Chief Van Mund reported that he is actively working on a service agreement with the county for South Willard coverage, along with updates to the department's constitution, bylaws, and ambulance-related documents. He is awaiting meetings with the state fire marshal and the county EMS coordinator, Cory Oaks, to advance those agreements. He also reported that he is seeking a second quote for a steel building and evaluating additional locations for the structure.

d. City Manager

No City Manager report was presented.

e. City Planner

City Planner Madison Brown provided an update on active subdivisions within Willard City. Key highlights included:

Granite Ridge: Final building permits for the last phase have been issued. Phase 5 has seen approximately seven or more building permits approved. Phase 6 remains on hold pending resolution of the secondary access requirement. The applicant was directed by city staff to provide documentation of an executed agreement with Staker Parsons regarding the haul road, which was originally required to serve as the secondary access and was to have been completed by Phase 3. Negotiations are ongoing between Granite Ridge, Staker Parsons, and Box Elder County Flood Control regarding a potential access route through a small strip of land adjacent to the Cook Canyon debris basin.

Deer Run: All patio home building permits have been issued. Phase 2 Part 1 has been recorded. Basement permits are being issued on a per-lot basis with groundwater reports required within the prior 60 days for each lot. A dewatering system agreement for later phases remains unresolved.

Canyon Bay: The city has finalized an agricultural protection easement agreement, and Canyon Bay is scheduled to present at the Planning Commission the following week to discuss the development agreement and concept plan, including exhibits related to the orchard preservation near 600 South.

JSR Subdivision (Dixon property, Hargis Hill): Preliminary plat work continues; no significant recent updates.

Mountain Bay: Phase 1 is nearly ready for final plat approval, with only minor corrections remaining. Phase 2 has filed a petition for annexation with the City Recorder, which will be presented to the Council at the October 8th meeting to begin the statutory protest period. If approved, the annexation will consolidate what is currently a small and large island into one contiguous area.

The Orchards: Phase 3 has not yet been recorded, and no mylar has been submitted. No lots may be sold until the mylar is signed and recorded.

Old Farm: The development agreement is being renegotiated due to significant issues that have been communicated to the Council via email.

Broke Ass Ranch: The First Amendment creating a third building lot is progressing through Planning Commission, with a deferral agreement amendment anticipated.

Will Creek Estates (Kunzler property): A public hearing on the preliminary plat application is scheduled at Planning Commission the following week.

Sun Red Subdivision (Fifield property, 200 West): A two-lot subdivision application has been received.

City Planner Brown also noted that two conditional use permit applications have been received from businesses relocating from Perry to Willard's side, and a third CUP application is for a short-term rental in Granite Ridge. Three home occupation business licenses were also recently processed, reflecting a notably active period for development activity.

f. City Attorney

City Attorney Amy Hugie was not present. No report was given.

g. City Recorder

City Recorder Diana Mund reminded Council members that their individual mail cubbies at the city office are full and in need of attention.

6. Council Member Reports

a. Jacob Bodily

Councilmember Bodily was not present. No report was given.

b. Rod Mund

No additional report beyond items discussed earlier in the meeting.

c. Mike Braegger

Councilmember Braegger noted that he and Councilmember Christensen attended the Box Elder Summit earlier in the day and referenced the growth statistics discussed there (see item d. below).

d. Rex Christensen

Councilmember Christensen reported on the Box Elder Summit conference, which he described as an informative first experience. A rural sociologist presented on the topic of what citizens actually want from their communities, which he found insightful. Key takeaways included that residents often prioritize open space, parks, and gathering areas alongside infrastructure investment. He expressed interest in exploring a broader plan that could connect the proposed nature park with other nearby open space and trail systems.

Councilmember Braegger added a notable statistic from the conference: Willard City ranked third in population growth in Box Elder County from 2020 to 2025, with approximately 23 percent growth—behind only Tremonton and Mantua, and ahead of both Brigham City and Perry.

e. Jordan Hulsey

No report.

7. Mayor's General Correspondence and Information

No items were presented under this heading.

8. Adjourn

A motion to adjourn was made by Councilmember Mund and seconded by Councilmember Braegger. The motion carried unanimously, and the meeting was adjourned before 8:00 PM.