Notice is hereby given that the
WILLARD CITY PLANNING COMMISSION
Will meet in a regular session on
Thursday, October 15, 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, 02-040-0210, and 02-043-0048) (continued from October 1, 2026
   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, 02-040-0210, and 02-043-0048) (continued from October 1, 2026
   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, 0- 038-0073, 02-040-0210, 02-043-0048) (continued from October 1, 2026
   d. Review and consideration of a request from Romero Construction for a conditional use permit to build a construction shop located at approximately 105 West 750 North (02-046-0094)
   e. Review and consideration of a request from Eric LeBaron for a conditional use permit to operate a short-term rental located at approximately 329 East Saddleback Road (02-092-0051)
   f. Discussion regarding Open Meetings compliance
6. Consideration and approval of regular Planning Commission minutes for October 1, 2026
7. Discussion regarding agenda items for the November 5, 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 9th day of October 2026.

/s/ **Michelle Drago**
Deputy City Recorder

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

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, 02-040-0210, and 02-043-0048).

The public hearing will be held on Thursday, October 15, 2026, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular Planning Commission meeting.

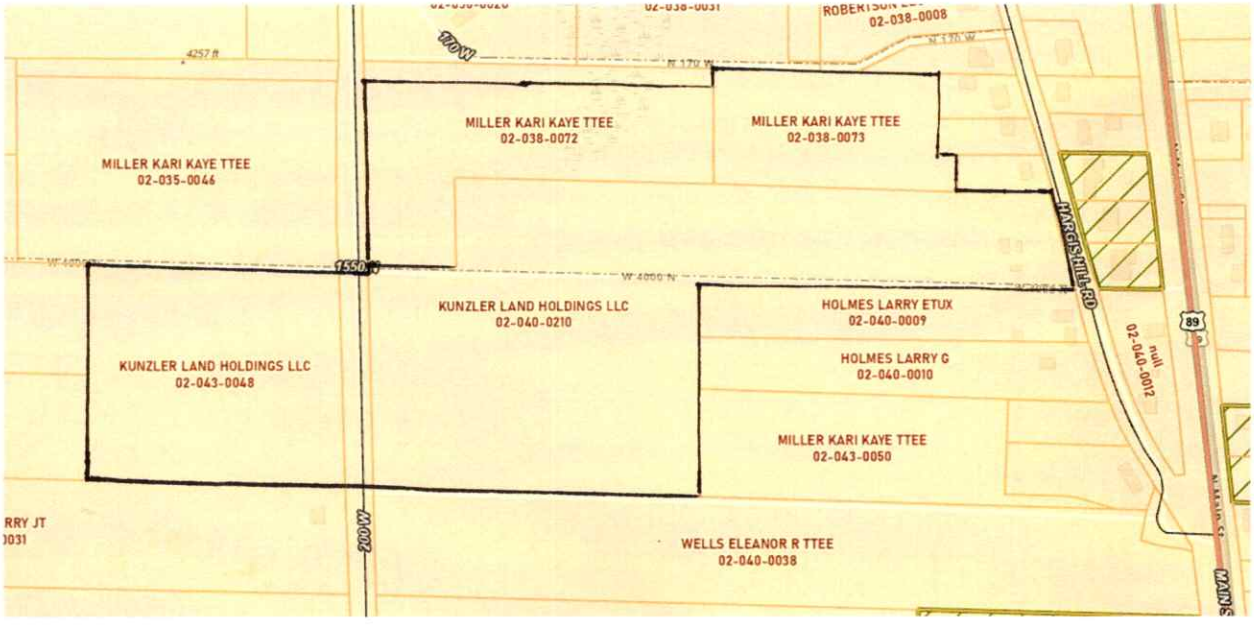
Information regarding this matter is available during business hours by contacting the Willard City Planner at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

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 2nd day of October, 2026.

/s/Michelle Drago
Deputy City Recorder

NORTH ↑



ITEM 5B

Planning Commission

Staff Report - *Amended*
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.

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

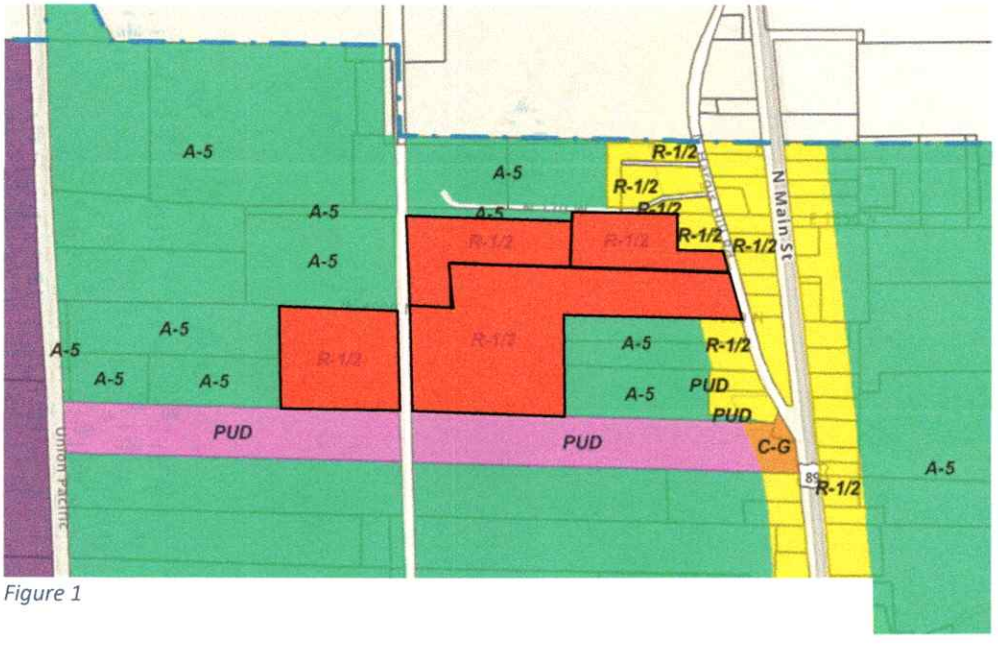


Figure 1

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 subject property. The existing sewer line is located beneath the gravel road on Parcel No. 02-040-0038, to the south of the subject property. Willard City has an existing sewer easement in place, so no building can occur above this sewer line. Based on the proposed right-of-way configuration, the existing sewer line would remain outside of the City's right-of-way if the full width of 1450 North were located entirely within the subject property. However, the sewer line is protected by the easement and there is no danger of it being built upon in the future. 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." Based on further review, a Special Exception would not apply in this case, and Staff does not recommend approval of a half-street in this location. The recorded easement protects the sewer line. Staff recommend that the entire roadway and required right-of-way for 1450 North be provided and constructed as part of the proposed subdivision, especially because it is unclear when the adjoining land will be developed and there is a benefit to having full-width roads versus half-width roads. Half-width roads have caused issues for the City in the past.

The roadway may be located entirely within the subject property, and the City will coordinate with the adjoining at the time the adjoining landowner wishes to develop; or the applicant may coordinate with the property owner to the south to provide the required entire roadway and right-of-way. Either configuration would be acceptable to Staff, provided that the full width of the roadway is constructed and the applicable right-of-way requirements are satisfied.

If the applicant elects to locate the entire roadway within the subject property, the existing sewer line and associated easement will need to be coordinated with the final roadway design. Staff, specifically Public Works, Engineering, and Legal Counsel, do not recommend delaying the roadway requirement due to the existing sewer line, as the existing sewer line is already subject

to an easement and cannot be built upon. The City can address the precise location and access requirements associated with the existing sewer easement through coordination with the applicant, Public Works, and Engineering during final design.



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 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.

A title commitment has been provided, and does not, by itself, establish the existence, location, extent, or current enforceability of any private right in the historical lane or road. Based on the records reviewed by Staff, Staff has not identified a recorded public right-of-way or continuous recorded easement along the existing lane. However, the City is not making a determination regarding the existence, validity, extent, priority, or enforceability of any private easement, right-of-way, access right, or other private property interest associated with the lane.

Any dispute regarding private access rights, easements, property rights, or the use of the existing lane is a civil matter between the affected property owners. Willard City is not a party to that dispute and is not taking a position on the rights of either property owner. Nothing in Staff's review or recommendation should be construed as a determination or opinion regarding the validity or enforceability of any claimed private right.

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.



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 commitment and available 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.

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. Based on the records reviewed by Staff, Staff has not identified a recorded public right-of-way or continuous recorded easement along the existing lane. However, the City is not making a determination regarding the existence, validity, extent, priority, or enforceability of any private easement, right-of-way, access right, or other private property interest associated with the lane.

Any dispute regarding private access rights, easements, property rights, or the use of the existing lane is a civil matter between the affected property owners. Willard City is not a party to that dispute and is not taking a position on the rights of either property owner. Nothing in Staff's review or recommendation should be construed as a determination or opinion regarding the validity or enforceability of any claimed private right.

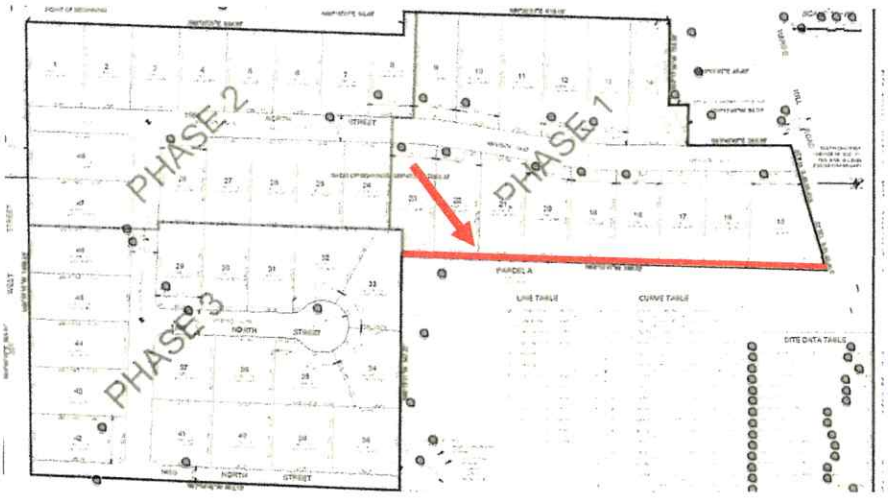
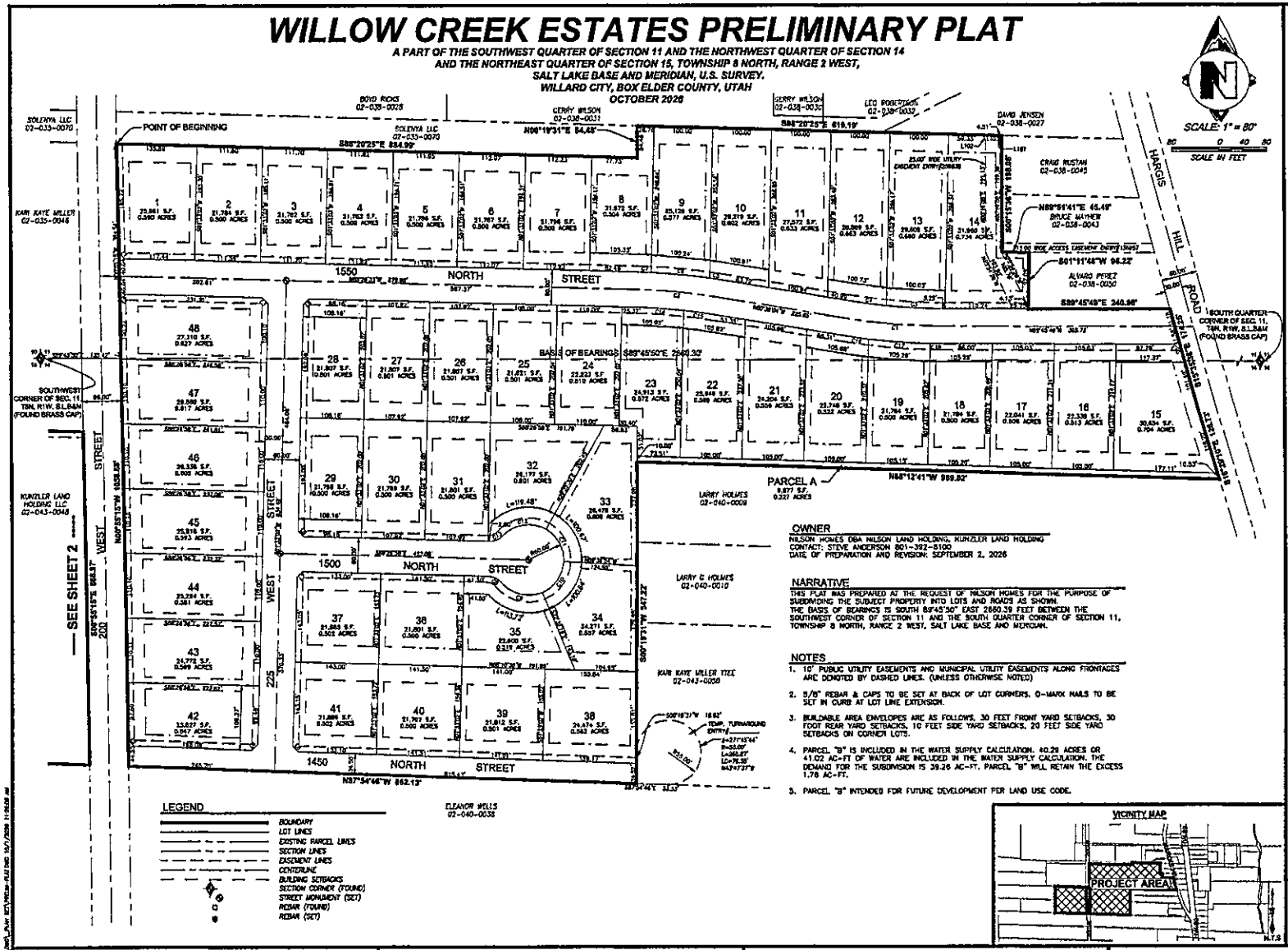


Figure 3: Approximate Location of 2000 Warranty Deed Easement

WILLOW CREEK ESTATES PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14
AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WILLARD CITY, BOX ELDER COUNTY, UTAH
OCTOBER 2026



LEGEND

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

OWNER

NILSON HOMES DBA NILSON LAND HOLDING, KUNZLER LAND HOLDING
CONTACT: STEVE ANDERSON 801-392-5100
DATE OF PREPARATION AND REVISION: SEPTEMBER 2, 2026

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NILSON HOMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND ROADS AS SHOWN.
THE BASIS OF BEARINGS IS SOUTH 89°45'50" EAST 2660.39 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

NOTES

1. 10' PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS ALONG FRONTAGES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
3. BUILDABLE AREA ENVELOPES ARE AS FOLLOWS, 30 FEET FRONT YARD SETBACKS, 30 FOOT REAR YARD SETBACKS, 10 FEET SIDE YARD SETBACKS, 20 FEET SIDE YARD SETBACKS ON CORNER LOTS.
4. PARCEL "B" IS INCLUDED IN THE WATER SUPPLY CALCULATION. 40.29 ACRES OR 41.02 AC-FT OF WATER ARE INCLUDED IN THE WATER SUPPLY CALCULATION. THE DEMAND FOR THE SUBDIVISION IS 39.26 AC-FT, PARCEL "B" WILL RETAIN THE EXCESS 1.76 AC-FT.
5. PARCEL "B" INTENDED FOR FUTURE DEVELOPMENT PER LAND USE CODE.

VICINITY MAP

SURVEYORS CERTIFICATE

I, THOMAS R. FREED III, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 14009949 (II) HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF WILLOW CREEK ESTATES WILLARD CITY, BOX ELDER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-073-504 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 20__.

NOT TO BE RECORDED

THOMAS R. FREED III, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S.SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 135.42 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 364.84 FEET NORTH 0°19'31" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11, RUNNING THENCE SOUTH 84°30'25" EAST 884.99 FEET; THENCE NORTH 0°19'31" EAST 84.48 FEET; THENCE SOUTH 89°20'25" EAST 619.19 FEET; THENCE SOUTH 80°13'36" WEST 168.88 FEET; THENCE NORTH 89°39'11" EAST 45.49 FEET; THENCE SOUTH 01°11'48" WEST 96.22 FEET; THENCE SOUTH 89°45'49" EAST 240.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARRIS HILL ROAD; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY; (1) SOUTH 15°39'59" EAST 174.35 FEET; (2) SOUTH 19°32'10" EAST 124.75 FEET; THENCE NORTH 88°12'41" WEST 969.82 FEET; THENCE SOUTH 00°19'31" WEST 647.23 FEET; THENCE NORTH 87°54'46" WEST 862.13 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°38'16" WEST 1055.88 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,377,780 SQUARE FEET OR 31.629 ACRES MORE OR LESS.

ALSO:
A PART OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S.SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 88.49 FEET SOUTH 89°45'50" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO SAID WEST RIGHT-OF-WAY LINE, AND 1238.03 FEET SOUTH 00°38'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 14, RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°38'16" EAST 1055.92 FEET; THENCE NORTH 0°54'43" WEST 814.95 FEET; THENCE NORTH 88°25'05" EAST 662.47 FEET; THENCE SOUTH 88°19'16" EAST 661.48 FEET; TO THE POINT OF BEGINNING

CONTAINING 577,040 SQUARE FEET OR 0.456 ACRES MORE OR LESS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME THE SAID TRACT

WILLOW CREEK ESTATES

AND HEREBY DEDICATE AND GRANT AND CONVEY TO WILLARD CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY, MUNICIPAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, MUNICIPAL UTILITY AND DRAINAGE, AS MAY BE AUTHORIZED BY WILLARD CITY AND ALL PORTIONS OF SAID TRACTS LABELED AS PARCEL "A" & PARCEL "B" TO REMAIN PRIVATELY OWNED.

SIGNED THIS _____ DAY OF _____, 20__.

_____
KUNZLER LAND HOLDING LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF BOX ELDER } SS

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME,
_____
(IS)
OF SAID LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC SIGNATURE A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

SHEET 1 OF 2

WASATCH CIVIL
CONSULTING ENGINEERING
1168 WEST LEVOY DRIVE, SUITE 103, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__

_____
ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY THE PLANNING COMMISSION

_____
CHAIRMAN, PLANNING COMMISSION

ENGINEER'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20__,

_____
ENGINEER

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

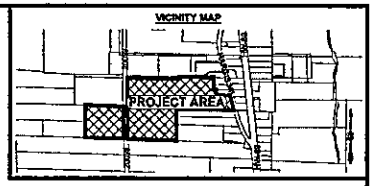
BY: _____
DEPUTY

WILLOW CREEK ESTATES PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14
AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WILLARD CITY, BOX ELDER COUNTY, UTAH
OCTOBER 2026

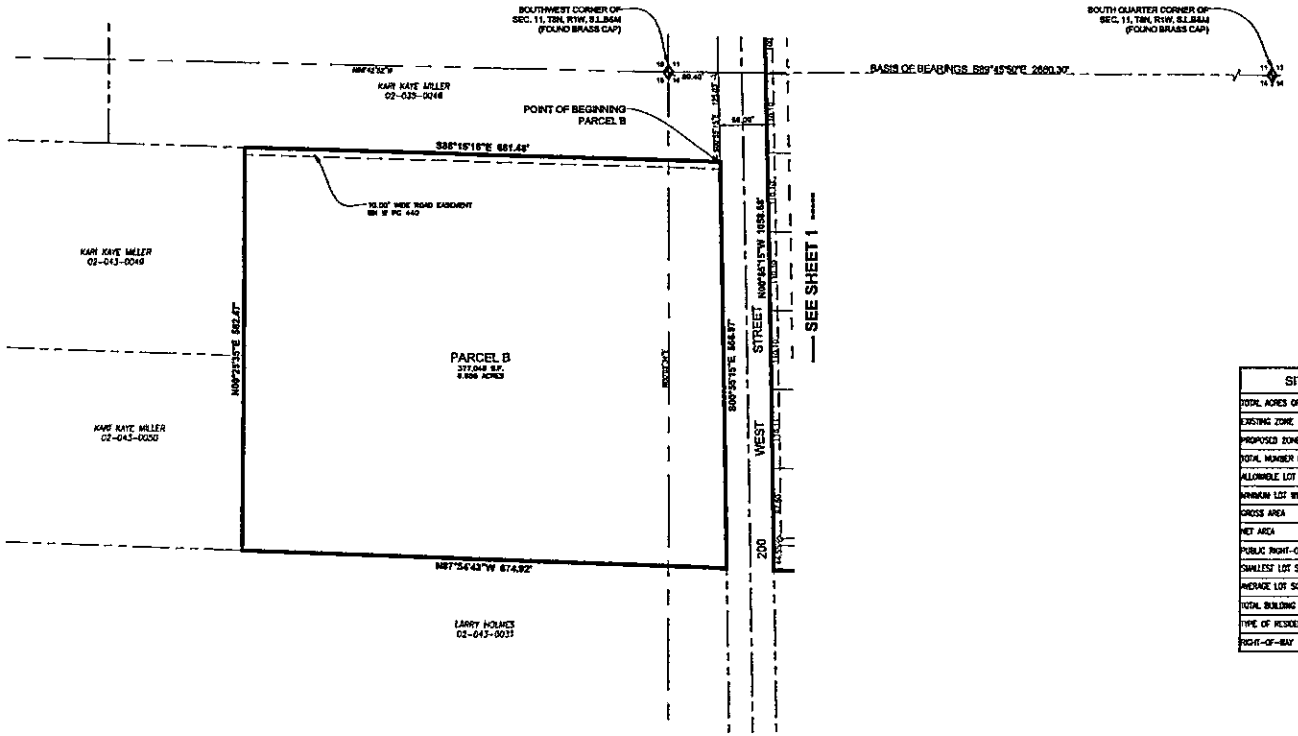
SCALE: 1" = 80'
80 0 40 80
SCALE IN FEET

VICINITY MAP



LEGEND

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



ADDRESS TABLE	
LOT NO.	ADDRESS
1	XXXX EAST 1550 NORTH
2	XXXX EAST 1550 NORTH
3	XXXX EAST 1550 NORTH
4	XXXX EAST 1550 NORTH
5	XXXX EAST 1550 NORTH
6	XXXX EAST 1550 NORTH
7	XXXX EAST 1550 NORTH
8	XXXX EAST 1550 NORTH
9	XXXX EAST 1550 NORTH
10	XXXX EAST 1550 NORTH
11	XXXX EAST 1550 NORTH
12	XXXX EAST 1550 NORTH
13	XXXX EAST 1550 NORTH
14	XXXX EAST 1550 NORTH
15	XXXX EAST 1550 NORTH
16	XXXX EAST 1550 NORTH
17	XXXX EAST 1550 NORTH
18	XXXX EAST 1550 NORTH
19	XXXX EAST 1550 NORTH
20	XXXX EAST 1550 NORTH
21	XXXX EAST 1550 NORTH
22	XXXX EAST 1550 NORTH
23	XXXX EAST 1550 NORTH
24	XXXX EAST 1550 NORTH
25	XXXX EAST 1550 NORTH
26	XXXX EAST 1550 NORTH
27	XXXX EAST 1550 NORTH
28	XXXX EAST 1550 NORTH
29	XXXX EAST 1500 NORTH
30	XXXX EAST 1500 NORTH
31	XXXX EAST 1500 NORTH
32	XXXX EAST 1500 NORTH
33	XXXX EAST 1500 NORTH
34	XXXX EAST 1500 NORTH
35	XXXX EAST 1500 NORTH
36	XXXX EAST 1500 NORTH
37	XXXX EAST 1500 NORTH
38	XXXX EAST 1450 NORTH
39	XXXX EAST 1450 NORTH
40	XXXX EAST 1450 NORTH
41	XXXX EAST 1450 NORTH
42	XXXX EAST XXXX NORTH
43	XXXX EAST XXXX NORTH
44	XXXX EAST XXXX NORTH
45	XXXX EAST XXXX NORTH
46	XXXX EAST XXXX NORTH
47	XXXX EAST XXXX NORTH
48	XXXX EAST XXXX NORTH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1000.00'	156.33'	9°07'45"	N86°11'57"W	156.18'
C2	1000.00'	136.27'	7°48'26"	N84°32'19"W	136.17'
C3	970.00'	94.82'	5°36'03"	S88°57'47"E	94.78'
C4	970.00'	66.73'	3°57'41"	S82°23'56"E	66.72'
C5	1030.00'	17.20'	0°57'26"	S84°09'47"E	17.20'
C6	1030.00'	100.28'	5°34'44"	S84°22'21"E	100.24'
C7	1030.00'	22.87'	1°16'20"	S87°46'23"E	22.87'
C8	30.00'	25.23'	48°11'23"	N64°21'17"W	24.49'
C9	80.00'	75.51'	72°27'27"	N76°27'27"W	70.67'
C10	80.00'	66.96'	63°37'36"	S35°21'52"W	63.53'
C11	80.00'	66.96'	63°57'36"	S28°36'42"E	63.55'
C12	80.00'	79.85'	76°33'51"	N61°23'34"E	73.93'
C13	30.00'	25.23'	48°11'23"	N67°27'20"E	24.49'
C14	970.00'	79.72'	4°42'33"	N86°06'17"W	79.70'
C15	970.00'	52.46'	3°06'56"	N82°11'02"W	52.46'
C16	1030.00'	38.58'	2°12'06"	N81°44'07"W	38.58'
C17	1030.00'	105.31'	5°51'28"	N86°45'56"W	105.26'
C18	1030.00'	19.22'	1°04'09"	N89°13'44"W	19.22'

SITE DATA TABLE	
TOTAL ACRES OF SITE	40.20
EXISTING ZONE	RU2
PROPOSED ZONE	R-1/2
TOTAL NUMBER OF LOTS	48
ALLOWABLE LOT SIZE	1/2 Ac.
MINIMUM LOT WIDTH	100 Ft.
GROSS AREA	1,151,845 Sq. Ft.
NET AREA	1,077,482 Sq. Ft.
PUBLIC RIGHT-OF-WAY AREA	216,250 Sq. Ft.
SMALLEST LOT SIZE	21,782 Sq. Ft.
AVERAGE LOT SIZE	23,093 Sq. Ft.
TOTAL BUILDING AREA	851,481.7 Sq. Ft.
TYPE OF RESIDENTIAL UNITS	SINGLE FAMILY
RIGHT-OF-WAY	80.0'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S44°40'54"E	14.48'
L2	S48°19'08"W	13.80'
L3	N43°26'45"W	14.14'
L4	N46°49'08"E	14.21'
L5	S44°26'21"E	14.52'
L6	S48°19'08"E	14.08'
L7	S46°33'02"W	14.14'
L8	S43°26'58"E	14.14'
L9	S46°33'15"W	14.14'
L10	N52°40'43"W	19.94'
L101	N18°19'28"W	9.93'
L102	N18°19'28"W	10.92'
L103	S89°20'25"E	26.56'

SHEET 2 OF 2

WASATCH CIVIL
CONSULTING ENGINEERING

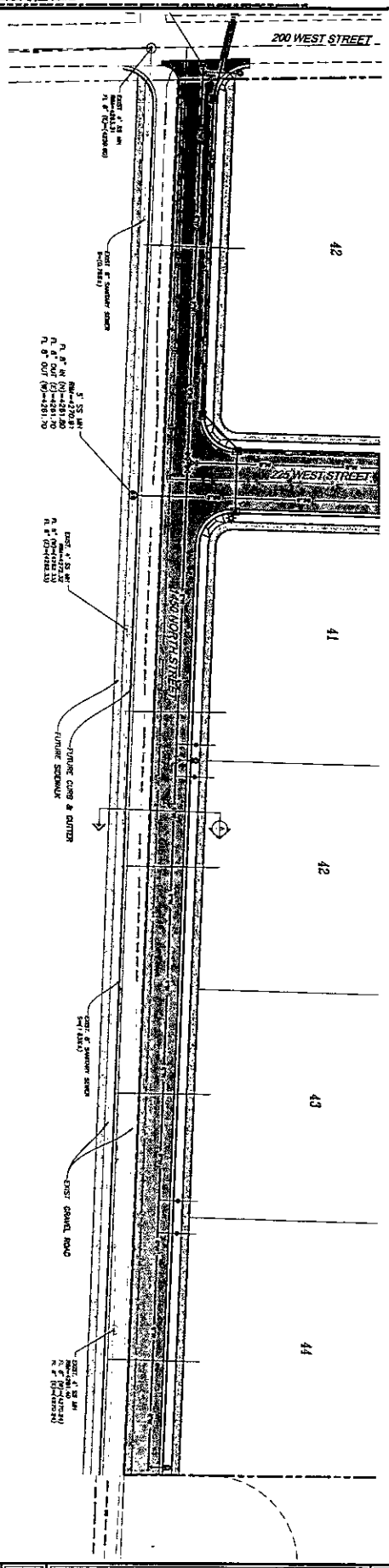
COUNTY RECORDER

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

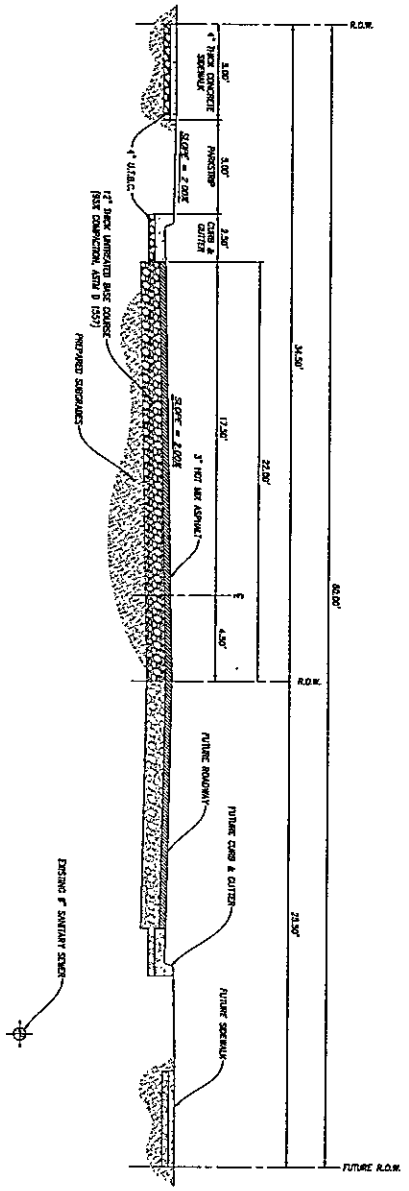
COUNTY RECORDER

BY: _____
DEPUTY

A:\01-PROJECTS\08-NORTH\01-WILLARD\DWGS_PLAT SET\PRELIM PLAT.DWG 10/7/2026 11:29:08 AM



34.5' R.O.W. STREET SECTION A-A
SCALE: 1"=5'



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

0 15' 30' 60'
SCALE: 1" = 30'

N

SHEET: EX0.1		OCT. 1, 2026	DESIGNED: DRAWN: CHECKED: APPROVED:

34.5' RIGHT-OF-WAY EXHIBIT

WILLOW CREEK ESTATES

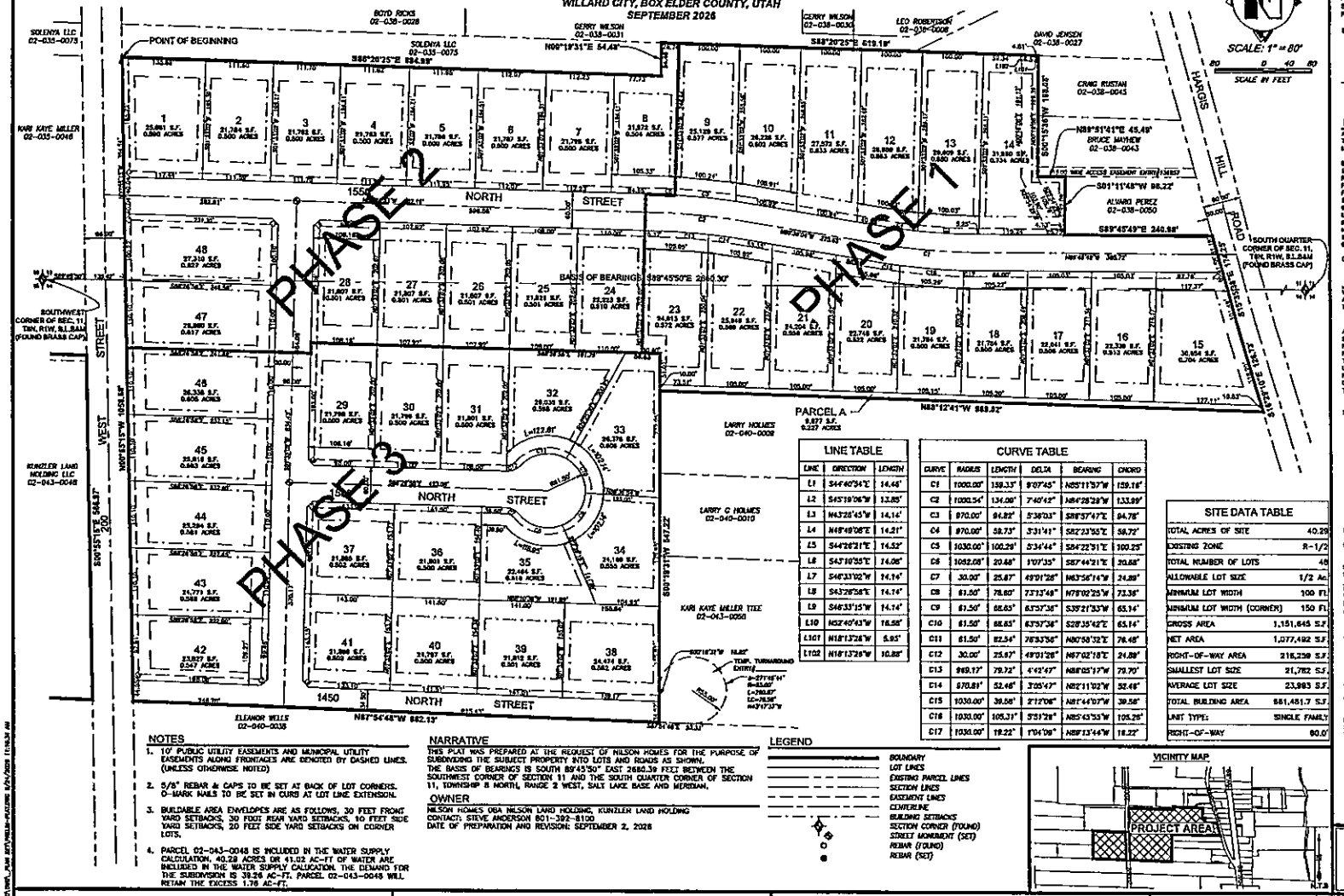
WASATCH CIVIL
CONSULTING ENGINEERING

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

REV.	DATE	APPR.

WILLOW CREEK ESTATES PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WILLARD CITY, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S44°40'34"E	14.46'
L2	S45°19'06"W	13.85'
L3	N43°25'45"W	14.14'
L4	N45°49'08"E	14.21'
L5	S44°26'21"E	14.52'
L6	S43°16'55"E	14.06'
L7	S46°31'02"W	14.14'
L8	S43°28'58"E	14.14'
L9	S46°33'15"W	14.14'
L10	N52°40'43"W	16.58'
L101	N18°13'28"W	5.95'
L102	N18°13'28"W	10.88'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1000.00'	159.33'	9°07'45"	N85°11'57"W	159.16'
C2	1000.54'	134.00'	7°40'42"	N84°28'28"W	133.89'
C3	970.00'	84.82'	5°38'03"	S86°57'47"E	84.78'
C4	970.00'	58.73'	3°31'41"	S82°23'55"E	58.72'
C5	1030.00'	100.29'	5°34'44"	S84°22'51"E	100.25'
C6	1052.08'	20.68'	1°07'35"	S87°44'21"E	20.68'
C7	30.00'	25.67'	49°01'28"	N63°56'14"W	24.89'
C8	61.50'	78.80'	73°23'48"	N78°02'25"W	73.36'
C9	61.50'	66.65'	62°37'36"	S35°21'53"W	63.34'
C10	61.50'	66.65'	62°37'36"	S28°15'42"E	63.34'
C11	61.50'	82.54'	76°53'56"	N80°58'32"E	76.48'
C12	30.00'	25.67'	49°01'28"	N67°02'18"E	24.89'
C13	969.17'	79.72'	4°42'47"	N88°05'17"W	79.70'
C14	970.81'	52.46'	3°05'47"	N82°11'02"W	52.46'
C15	1030.00'	39.58'	2°12'06"	N81°44'07"W	39.58'
C16	1030.00'	105.31'	5°51'28"	N85°43'53"W	105.26'
C17	1030.00'	19.22'	1°04'09"	N88°13'44"W	19.22'

SITE DATA TABLE

TOTAL ACRES OF SITE	40.29
EXISTING ZONE	R-1/2
TOTAL NUMBER OF LOTS	46
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	1,077,492 S.F.
RIGHT-OF-WAY AREA	218,238 S.F.
SMALLEST LOT SIZE	21,782 S.F.
AVERAGE LOT SIZE	23,993 S.F.
TOTAL BUILDING AREA	681,481.7 S.F.
UNIT TYPE:	SINGLE FAMILY
RIGHT-OF-WAY	60.0'

NOTES

1. 10' PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS ALONG FRONTAGES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
3. BUILDABLE AREA ENVELOPES ARE AS FOLLOWS, 30 FEET FRONT YARD SETBACKS, 30 FOOT REAR YARD SETBACKS, 10 FEET SIDE YARD SETBACKS, 20 FEET SIDE YARD SETBACKS ON CORNER LOTS.
4. PARCEL 02-043-0048 IS INCLUDED IN THE WATER SUPPLY CALCULATION. 40.28 ACRES OR 41.02 AC-FT OF WATER ARE INCLUDED IN THE WATER SUPPLY CALCULATION. THE DEMAND FOR THE SUBDIVISION IS 39.26 AC-FT. PARCEL 02-043-0048 WILL RETAIN THE EXCESS 1.76 AC-FT.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NILSON HOMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND ROADS AS SHOWN. THE BASIS OF BEARINGS IS SOUTH 89°45'50" EAST 2646.39 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER

NILSON HOMES DBA NILSON LAND HOLDING, KUNZLER LAND HOLDING
CONTACT: STEVE ANDERSON 801-392-8100
DATE OF PREPARATION AND REVISION: SEPTEMBER 2, 2026

LEGEND

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

VICINITY MAP

SURVEYORS CERTIFICATE

I, THOMAS W. FREED III, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 14289949, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF WILLOW CREEK ESTATES WILLARD, BOX ELDER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-023-504 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 20__.

NOT TO BE RECORDED

THOMAS W. FREED III, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S.SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 156.42 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 264.84 FEET NORTH 00°18'31" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE SOUTH 88°20'25" EAST 894.89 FEET; THENCE NORTH 00°18'31" EAST 54.49 FEET; THENCE SOUTH 88°20'25" EAST 619.19 FEET; THENCE SOUTH 00°18'26" WEST 166.08 FEET; THENCE NORTH 89°51'41" EAST 45.49 FEET; THENCE SOUTH 01°11'48" WEST 98.22 FEET; THENCE SOUTH 89°45'49" EAST 240.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARRIS HILL ROAD; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY; (1) SOUTH 18°37'06" EAST 174.33 FEET; (2) SOUTH 16°26'16" EAST 126.73 FEET; THENCE NORTH 83°56'13"11" WEST 969.82 FEET; THENCE SOUTH 00°19'31" WEST 647.22 FEET; THENCE NORTH 87°54'48" WEST 882.13 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°18'31" WEST 1058.58 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,377,780 SQUARE FEET OR 31.626 ACRES MORE OR LESS AND 46 LOTS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME THE SAID TRACT

WILLOW CREEK ESTATES

AND HEREBY DEDICATE AND GRANT AND CONVEY TO WILLARD CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARE FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY, MUNICIPAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, MUNICIPAL UTILITY AND DRAINAGE, AS MAY BE AUTHORIZED BY WILLARD CITY AND ALL PORTIONS OF SAID TRACTS LABELED AS PARCEL "A" TO REMAIN PRIVATELY OWNED.

SIGNED THIS _____ DAY OF _____, 20__.

KUNZLER LAND HOLDING LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF BOX ELDER }

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME,

_____

OF SAID LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC SIGNATURE A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF BOX ELDER }

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, LARRY HOLMES OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED,

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC SIGNATURE A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

SHEET 1 OF 1

WASATCH CIVIL CONSULTING ENGINEERING

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.

ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

BY THE PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

ENGINEER'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20__.

ENGINEER

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

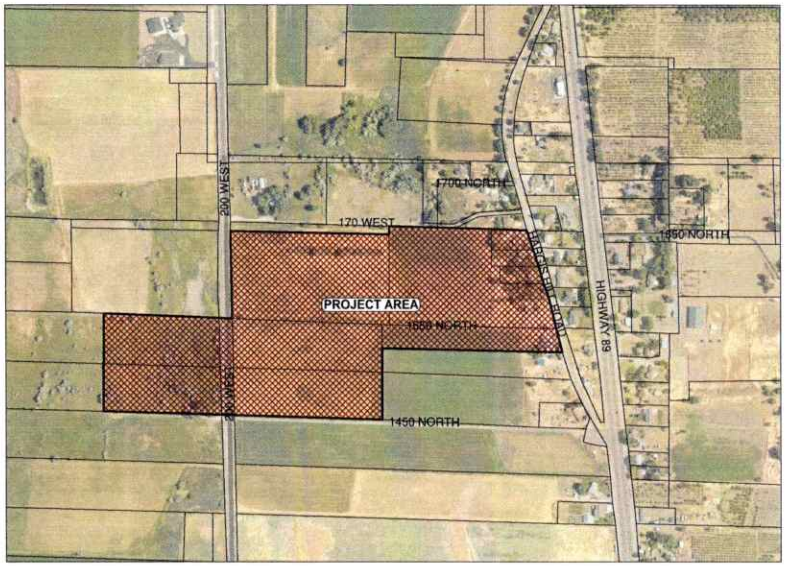
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

WILLOW CREEK ESTATES

AUGUST 2026



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

LEGEND

CULINARY WATER	8"W	ASPHALT	
SANITARY SEWER	8"SS	EXISTING ASPHALT	
STORM DRAIN	54"SD		
SECONDARY WATER	8"SW		
EXISTING CULINARY WATER	w		
EXISTING SANITARY SEWER	ss		
EXISTING STORM DRAIN	sd		
EXISTING GAS LINE	g		
EXISTING COMMUNICATIONS	com		
EXISTING OVERHEAD POWER	ohp		
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			

ABBREVIATIONS

STA	PROJECT STATIONING	TG	TOP OF GRATE
PVI	POINT OF VERTICAL INTERSECTION	FL	FLOW LINE
BCR	BEGINNING OF CURB RADIUS	LIP	LIP OF GUTTER
ECR	END OF CURB RADIUS	R.D.	ROOF DRAIN
PRC	POINT OF REVERSE CURVATURE	L.F.	LINEAL 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
BW	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		

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH WILLARD CITY STANDARDS AND SPECIFICATIONS.
2. 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.
3. CONSTRUCT THE CULINARY WATER SYSTEM TO SOUTH WILLARD WATER COMPANY STANDARDS AND SPECIFICATIONS.
4. CONSTRUCT THE STORM DRAIN SYSTEM TO BOX ELDER COUNTY STANDARDS AND SPECIFICATIONS.
5. FIRE HYDRANTS TO BE CONSTRUCTED WITH TRACING WIRE INSTALLATION PER SOUTH WILLARD WATER COMPANY STANDARDS.
6. CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS FROM BOX ELDER COUNTY AND OTHER APPLICABLE AGENCIES PRIOR TO BEGINNING WORK.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TRAFFIC CONTROL PERSONNEL AND SIGNAGE REQUIRED FOR WORK WITHIN EXISTING RIGHTS-OF-WAY.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE DUST CONTROL AND CLEANUP OF EXISTING STREETS.
11. ADJOINING PROPERTIES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND SITE RUNOFF.
12. 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.
13. SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATERIAL PRIOR TO GRADING.
14. ALL GRADES AND FORMS MUST BE INSPECTED AND APPROVED BEFORE PLACING CONCRETE.
15. 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.
16. ALL TRENCH BACKFILL, ROADWAY SUBGRADE PREPARATION, AND DRAINAGE SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
17. STRUCTURAL PAVEMENT CONSTRUCTION METHODS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
18. CONTRACTOR SHALL REVIEW BOX ELDER COUNTY'S STORM WATER MANAGEMENT PLAN AND CONFORM TO ALL RECOMMENDATIONS CONTAINED THEREIN.
19. 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.
20. 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 Combe Rd #2, Ogden, UT 84403

REV	DATE	APPR

WASATCH CIVIL
CONSULTING ENGINEERING
1180 SOUTH 1650 WEST, SUITE 203, OGDEN, UT 84404
(801) 779-5191 WASATCHCIVIL.COM

COVER SHEET

WILLOW CREEK ESTATES

DRAWN:	RC
DESIGNED:	RC
CHECKED:	JOB

AUG. 20, 2026



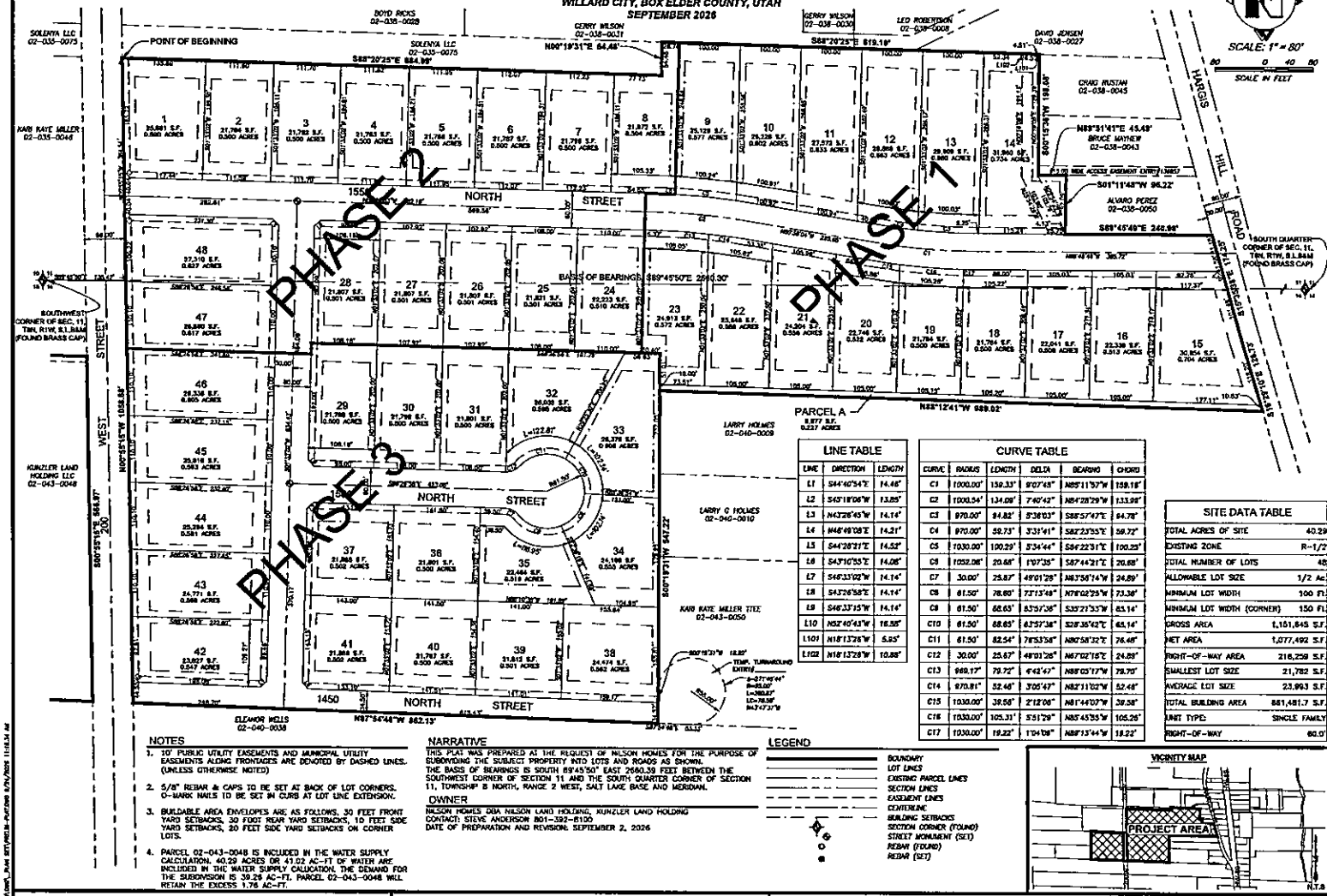
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WILLOW CREEK ESTATES PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. WILLARD CITY, BOX ELDER COUNTY, UTAH

SEPTEMBER 2026



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S44°40'54"E	14.48'
L2	S45°19'06"W	13.85'
L3	N43°26'45"W	14.14'
L4	N46°49'08"E	14.21'
L5	S44°28'21"E	14.53'
L6	S43°16'55"E	14.06'
L7	S46°33'02"W	14.14'
L8	S43°26'58"E	14.14'
L9	S46°33'15"W	14.14'
L10	N32°40'43"W	16.55'
L101	N18°13'26"W	5.85'
L102	N18°13'26"W	10.88'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1000.00'	159.33'	9°07'45"	N85°11'57"W	159.18'
C2	1000.54'	134.08'	7°40'42"	N84°28'29"W	133.99'
C3	970.00'	94.82'	5°36'03"	S88°57'47"E	94.78'
C4	970.00'	59.73'	3°31'41"	S82°23'55"E	59.72'
C5	1030.00'	100.29'	5°34'44"	S84°22'31"E	100.25'
C6	1052.08'	20.68'	1°07'35"	S87°44'21"E	20.68'
C7	30.00'	25.87'	49°01'28"	N63°56'14"W	24.89'
C8	61.50'	78.80'	73°23'48"	N78°02'25"W	73.36'
C9	61.50'	68.63'	63°57'36"	S33°21'33"W	65.14'
C10	61.50'	68.63'	63°57'36"	S30°36'02"E	65.14'
C11	61.50'	82.54'	76°53'56"	N80°58'32"E	76.48'
C12	30.00'	25.67'	49°01'28"	N67°02'15"E	24.89'
C13	969.17'	79.72'	4°42'47"	N88°05'17"W	79.70'
C14	970.81'	52.46'	3°05'47"	N82°11'02"W	52.46'
C15	1030.00'	39.58'	2°12'08"	N81°44'07"W	39.58'
C16	1030.00'	105.31'	5°51'29"	N85°45'55"W	105.26'
C17	1030.00'	19.22'	1°04'08"	N88°13'44"W	19.22'

SITE DATA TABLE

TOTAL ACRES OF SITE	40.29
EXISTING ZONE	R-1/2
TOTAL NUMBER OF LOTS	48
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	1,077,492 S.F.
RIGHT-OF-WAY AREA	216,259 S.F.
SMALLEST LOT SIZE	21,782 S.F.
AVERAGE LOT SIZE	23,993 S.F.
TOTAL BUILDING AREA	861,481.7 S.F.
UNIT TYPE:	SINGLE FAMILY
RIGHT-OF-WAY	60.0'

NOTES

1. 10' PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS ALONG FRONTAGES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
3. BUILDABLE AREA ENVELOPES ARE AS FOLLOWS. 30 FEET FRONT YARD SETBACKS, 30 FOOT REAR YARD SETBACKS, 10 FEET SIDE YARD SETBACKS, 20 FEET SIDE YARD SETBACKS ON CORNER LOTS.
4. PARCEL 02-043-0048 IS INCLUDED IN THE WATER SUPPLY CALCULATION. 40.29 ACRES OR 41.02 AC-FT OF WATER ARE INCLUDED IN THE WATER SUPPLY CALCULATION. THE DEMAND FOR THE SUBDIVISION IS 39.26 AC-FT. PARCEL 02-043-0048 WILL RETAIN THE EXCESS 1.76 AC-FT.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NILSON HOMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND ROADS AS SHOWN. THE BASIS OF BEARINGS IS SOUTH 89°45'50" EAST 2660.39 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER

NILSON HOMES DBA NILSON LAND HOLDING, KUNZLER LAND HOLDING
CONTACT: STEVE ANDERSON 801-392-8100
DATE OF PREPARATION AND REVISION: SEPTEMBER 2, 2026

LEGEND

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

VICINITY MAP

SURVEYORS CERTIFICATE

I, THOMAS R. FREED III, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 14289649, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF WILLOW CREEK ESTATES WILLARD, BOX ELDER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-073-504 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 20__.

NOT TO BE RECORDED

THOMAS R. FREED III, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S.SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 138.40 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 264.84 FEET NORTH 00°19'31" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE SOUTH 88°20'25" EAST 884.99 FEET; THENCE NORTH 00°19'31" EAST 64.48 FEET; THENCE SOUTH 88°20'25" EAST 819.19 FEET; THENCE SOUTH 00°19'31" WEST 198.68 FEET; THENCE NORTH 89°11'41" EAST 45.49 FEET; THENCE SOUTH 01°11'48" WEST 96.22 FEET; THENCE SOUTH 89°45'48" EAST 240.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARGIS HILL ROAD; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY: (1) SOUTH 19°33'58" EAST 174.25 FEET; (2) SOUTH 18°26'19" EAST 134.79 FEET; THENCE NORTH 88°12'41" WEST 988.02 FEET; THENCE SOUTH 88°19'31" WEST 547.22 FEET; THENCE NORTH 87°54'44" WEST 862.13 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°19'31" WEST 1068.84 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,577,750 SQUARE FEET OR 11.829 ACRES MORE OR LESS AND 48 LOTS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME THE SAID TRACT

WILLOW CREEK ESTATES

AND HEREBY DEDICATE AND GRANT AND CONVEY TO WILLARD CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY, MUNICIPAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, MUNICIPAL UTILITY AND DRAINAGE, AS MAY BE AUTHORIZED BY WILLARD CITY AND ALL PORTIONS OF SAID TRACTS LABELED AS PARCEL "A" TO REMAIN PRIVATELY OWNED.

SIGNED THIS _____ DAY OF _____, 20__.

KUNZLER LAND HOLDING LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF BOX ELDER }

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, _____ IN _____ OF SAID LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC SIGNATURE A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF BOX ELDER }

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, LARRY HOLMES OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ _____
NOTARY PUBLIC SIGNATURE A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

SHEET 1 OF 1

WASATCH CIVIL CONSULTING ENGINEERING

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__.

_____
ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.
BY THE PLANNING COMMISSION

_____
CHAIRMAN, PLANNING COMMISSION

ENGINEER'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20__.

_____
ENGINEER

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

P:\08-WILLARD\NILSON HOMES\WILLOW CREEK\PRELIMINARY\WILLOW CREEK PRELIMINARY PLAT.DWG, 8/29/2026 11:18:34 AM



Blue Stakes of Utah 811

C1.0

AUG 20, 2026

DRAWN: CS
DESIGNED: CS
CHECKED: JDR

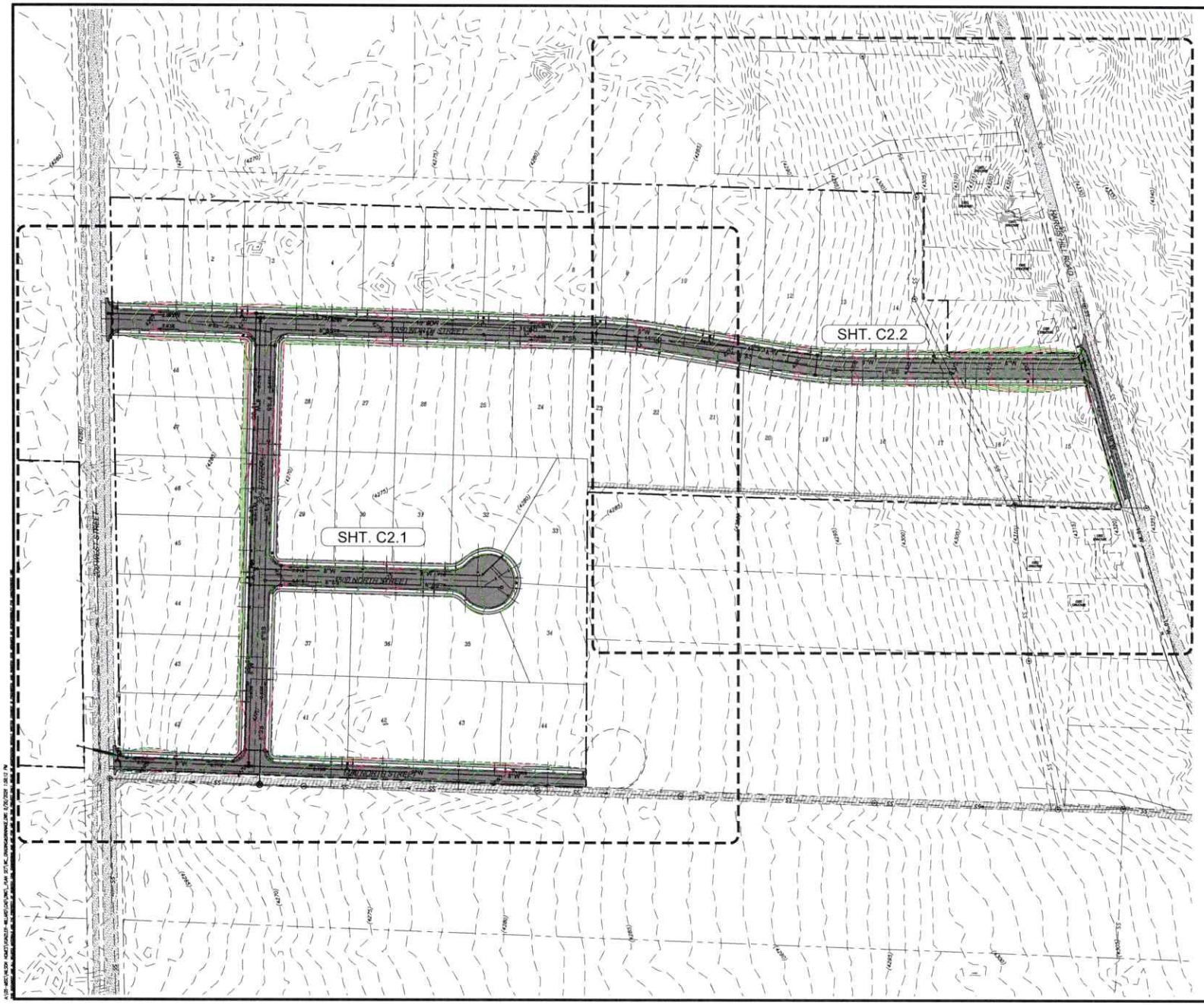
EXISTING SITE CONDITIONS / DEMOLITION PLAN

WILLOW CREEK ESTATES

WASATCH CIVIL
CONSULTING ENGINEERING
1180 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 779-9191 WASATCHCIVIL.COM

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

REV.	DATE	APPR.



0 40' 80' 160'

SCALE: 1" = 80'

LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	w
EXISTING SANITARY SEWER	ss
EXISTING STORM DRAIN	sd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	com
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
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 Combe Rd #2, Ogden, UT 84403

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
(801) 779-9191 WASATCHCIVIL.COM

OVERALL GRADING AND DRAINAGE PLAN

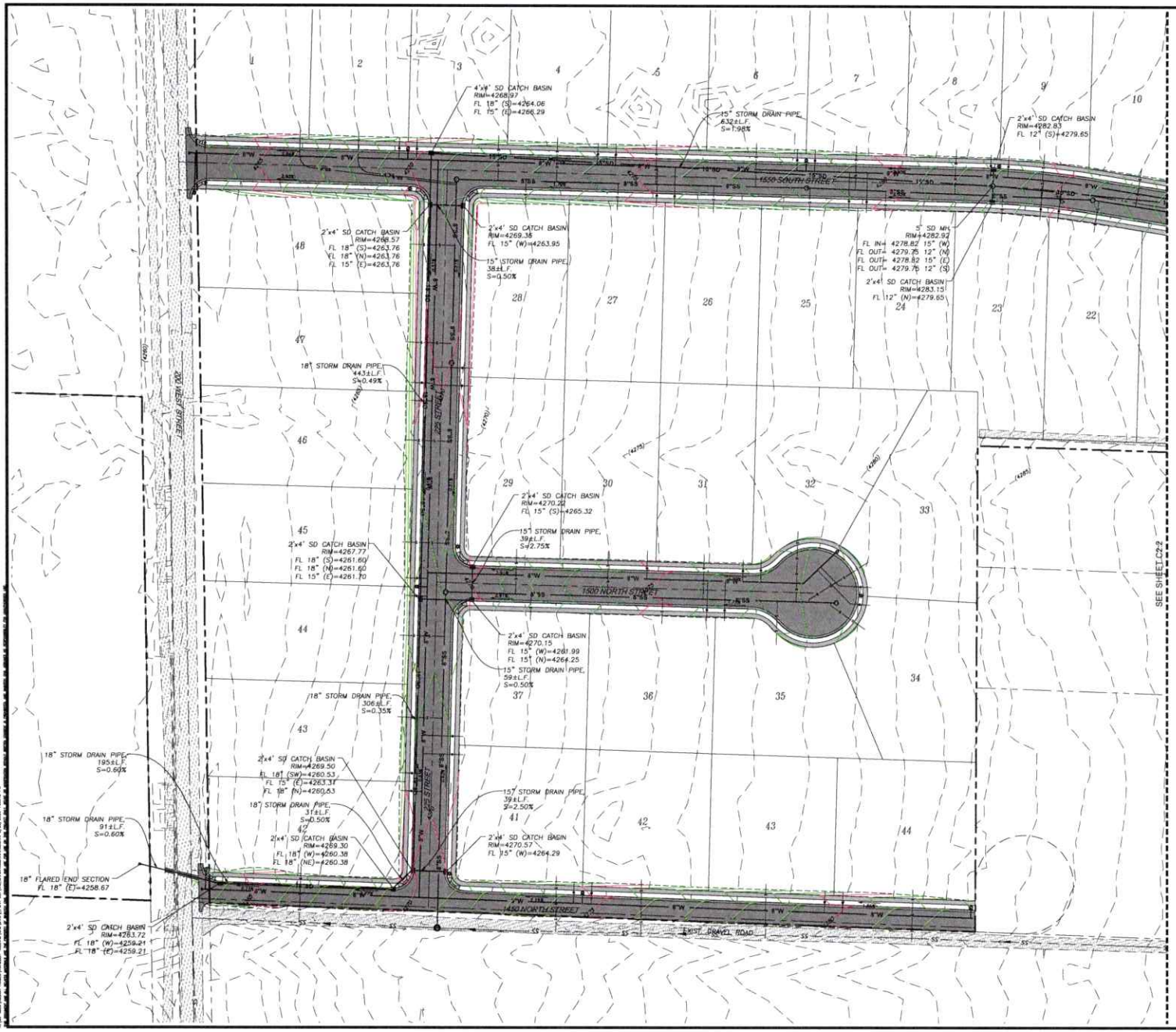
WILLOW CREEK ESTATES

DRAWN: RC
DESIGNED: RC
CHECKED: JDB

AUG. 20, 2026

REG. 8711209
JORY BLAKE
WAHLEN
STATE OF UTAH

SHEET:
C2.0



0 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- ASPHALT
- EXISTING ASPHALT
- CULINARY WATER — w —
- SANITARY SEWER — ss —
- STORM DRAIN — sd —
- EXISTING CULINARY WATER — w —
- EXISTING SANITARY SEWER — ss —
- EXISTING STORM DRAIN — sd —
- EXISTING GAS LINE — g —
- EXISTING COMMUNICATIONS — com —
- EXISTING OVERHEAD POWER — ohp —
- EXISTING FENCE — X — X — X —
- 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

STORMWATER DISCHARGE NOTE:

1. RUNOFF FROM THIS SITE WILL DISCHARGE TO THE ADJACENT DEVELOPER-OWNED WETLAND IN LIEU OF AN ON-SITE DETENTION BASIN.

GRADING NOTES

1. GRADING ACTIVITIES MUST COMPLY WITH RECOMMENDATIONS FROM THE PROJECT'S GEOTECHNICAL INVESTIGATION AND REPORT.
2. FILL PLACEMENT AREAS SHALL BE APPROVED IN ADVANCE BY THE GEOTECHNICAL ENGINEER AND PREPARED AS NECESSARY PRIOR TO RECEIVING ANY MATERIAL.
3. FILL SLOPES AND CUT SLOPES SHALL NOT EXCEED A GRADIENT STEEPER THAN 3.0H:1V UNLESS OTHERWISE DIRECTED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL.
4. ALL FILLS MUST BE PLACED IN CONTROLLED LAYERS, COMPACTED PER GEOTECHNICAL GUIDELINES, AND VERIFIED BY FIELD DENSITY TESTING. CERTIFICATION SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER.
5. TRENCH BACKFILL AND STRUCTURAL FILL AREAS SHALL BE COMPACTED AND CERTIFIED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
6. PRIOR TO PLACING FILL, ALL EXISTING GROUND SURFACES SHALL BE BENCHED OR SCARIFIED INTO COMPETENT MATERIAL AS REQUIRED BY SPECIFICATIONS.
7. A QUALIFIED GEOTECHNICAL REPRESENTATIVE SHALL OBSERVE MASS GRADING OPERATIONS AND PROVIDE A WRITTEN SUMMARY REPORT WITH TEST RESULTS UPON COMPLETION.
8. FINAL GRADING CERTIFICATIONS MUST CLEARLY INDICATE THE FIELD TESTING METHODS USED, INCLUDING THE IN-PLACE DENSITY PROCEDURE (E.G., NUCLEAR GAUGE OR SAND CONE) AND THE MAXIMUM DRY DENSITY REFERENCE.
9. DUST CONTROL MEASURES (SUCH AS REGULAR WATERING) SHALL BE IMPLEMENTED TO PREVENT AIRBORNE PARTICULATE DURING CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY LOCATIONS AND PROTECTION THROUGHOUT GRADING AND EXCAVATION ACTIVITIES.
11. CONTRACTOR SHALL MAINTAIN PUBLIC STREETS BY REMOVING DIRT, MUD, OR DEBRIS FROM ADJACENT TRAVELWAYS DAILY DURING GRADING OPERATIONS. FINAL CLEANUP MUST MEET CITY ENGINEER APPROVAL.
12. TEMPORARY DRAINAGE CONTROLS AND SEDIMENT PROTECTION SHALL BE INSTALLED TO SHIELD ADJACENT PROPERTIES 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.

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

REV.	DATE	APPR

WASATCH CIVIL
CONSULTING ENGINEERING
118 E. 300 S. SARATOGA SPRINGS, UT 84045
(801) 716-9191 WASATCHCIVIL.COM

GRADING & DRAINING PLAN

WILLOW CREEK ESTATES

DRAWN: RC
DESIGNED: RC
CHECKED: JDB

AUG. 20, 2026

REG. NO. 8711209
JONY BLAKE WAHLEN
STATE OF UTAH

SHEET:
C2.1





LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	w
EXISTING SANITARY SEWER	ss
EXISTING STORM DRAIN	sd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	com
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE	
CATCH BASIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING MANHOLE	
EXISTING CATCH BASIN	
EXISTING STREET LIGHT	
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NILSON HOMES
1740 E. Combe Rd #2, Ogden, UT 84403

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
1180 SOPOT DRIVE, SUITE 203, OGDEN, UT 84404
(801) 779-9191 WASATCHCIVIL.COM

GRADING AND DRAINAGE PLAN

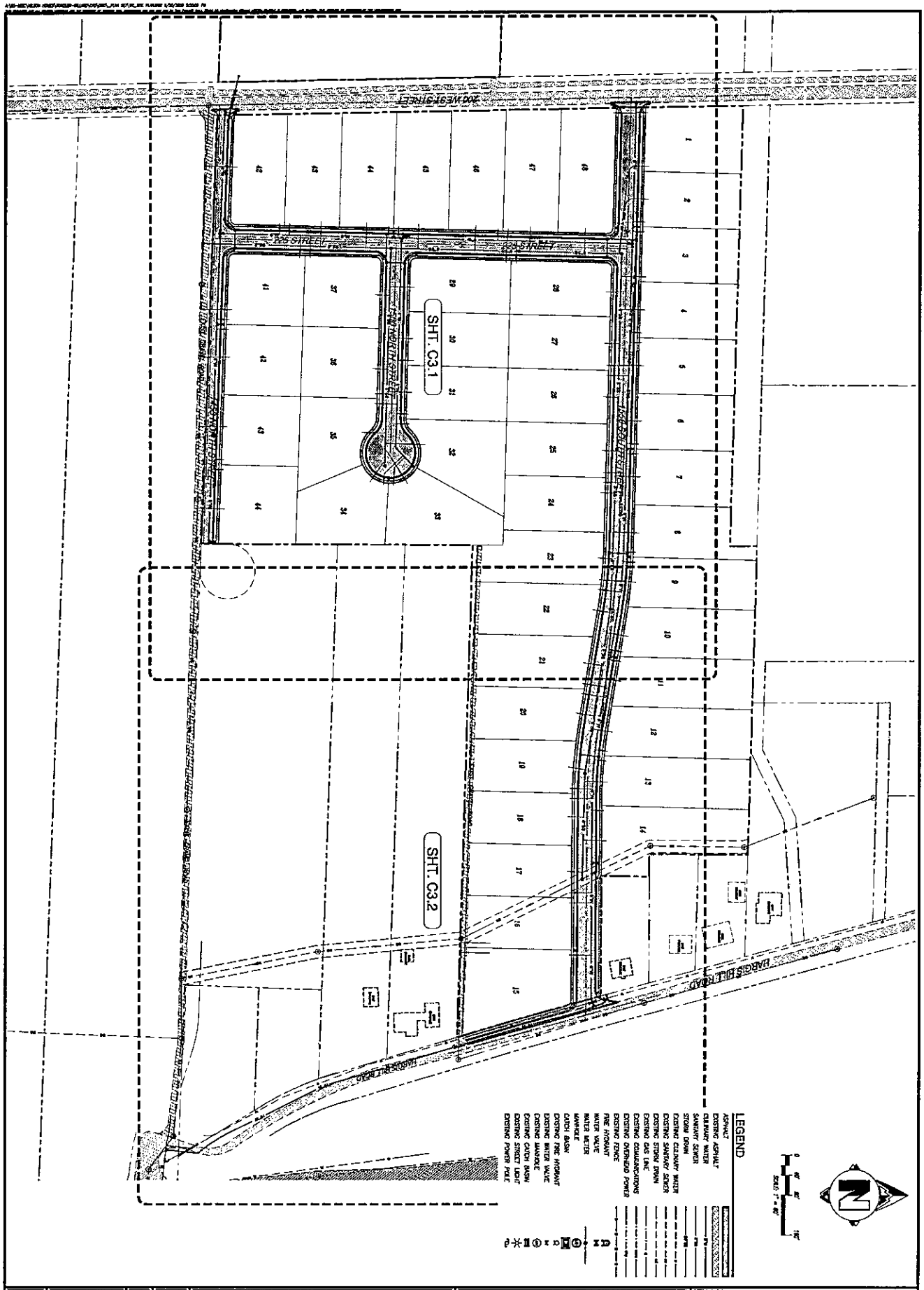
WILLOW CREEK ESTATES

DRAWN:	KC
DESIGNED:	KC
CHECKED:	JDB

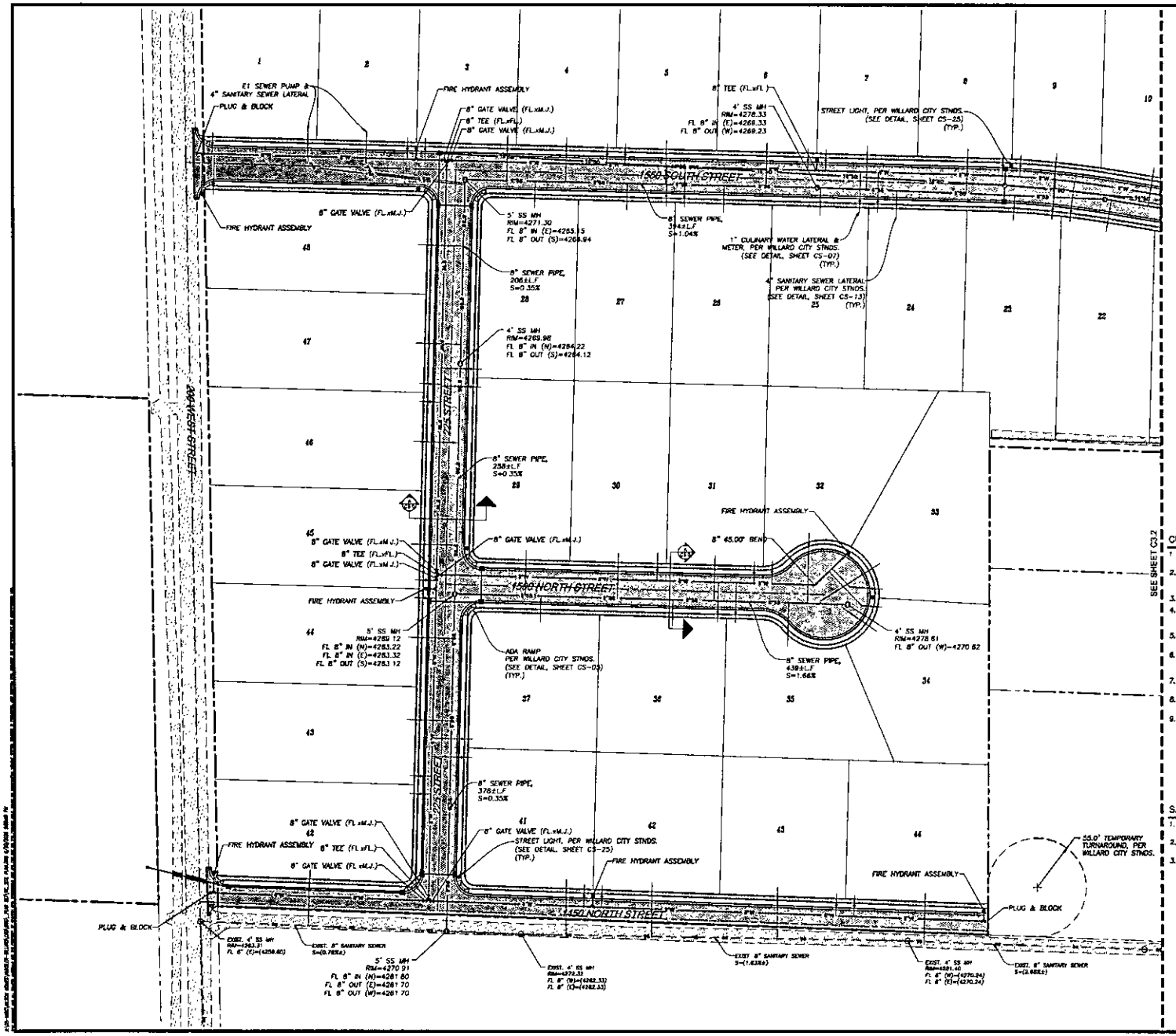
AUG. 20, 2026



SHEET:
C2.2



SHEET C3.0		AUG. 20, 2025	DRAWN: JC DESIGNED: JC CHECKED: JW	OVERALL SITE PLAN WILLOW CREEK ESTATES	WASATCH CIVIL CONSULTING ENGINEERING 1189 WEST LEGACY CROSSING BLVD. CENTERVILLE, UT 84014 (801) 776-0191 WASATCHCIVIL.COM	NILSON HOMES 1740 E Combe Rd #2, Ogden, UT 84403	REV. DATE APPR.



0 25' 50' 100'
SCALE: 1" = 50'

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

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 & SNAKE PIT 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 SDR-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 HOMES
1740 E. Combe Rd #2, Ogden, UT 84403

REV	DATE	APPR

WASATCH CIVIL
CONSULTING ENGINEERING
1785 N. WOODLAND PARK DRIVE, SUITE 201, LAYTON, UTAH 84041
WASATCHCIVIL.COM

SITE & UTILITY PLAN

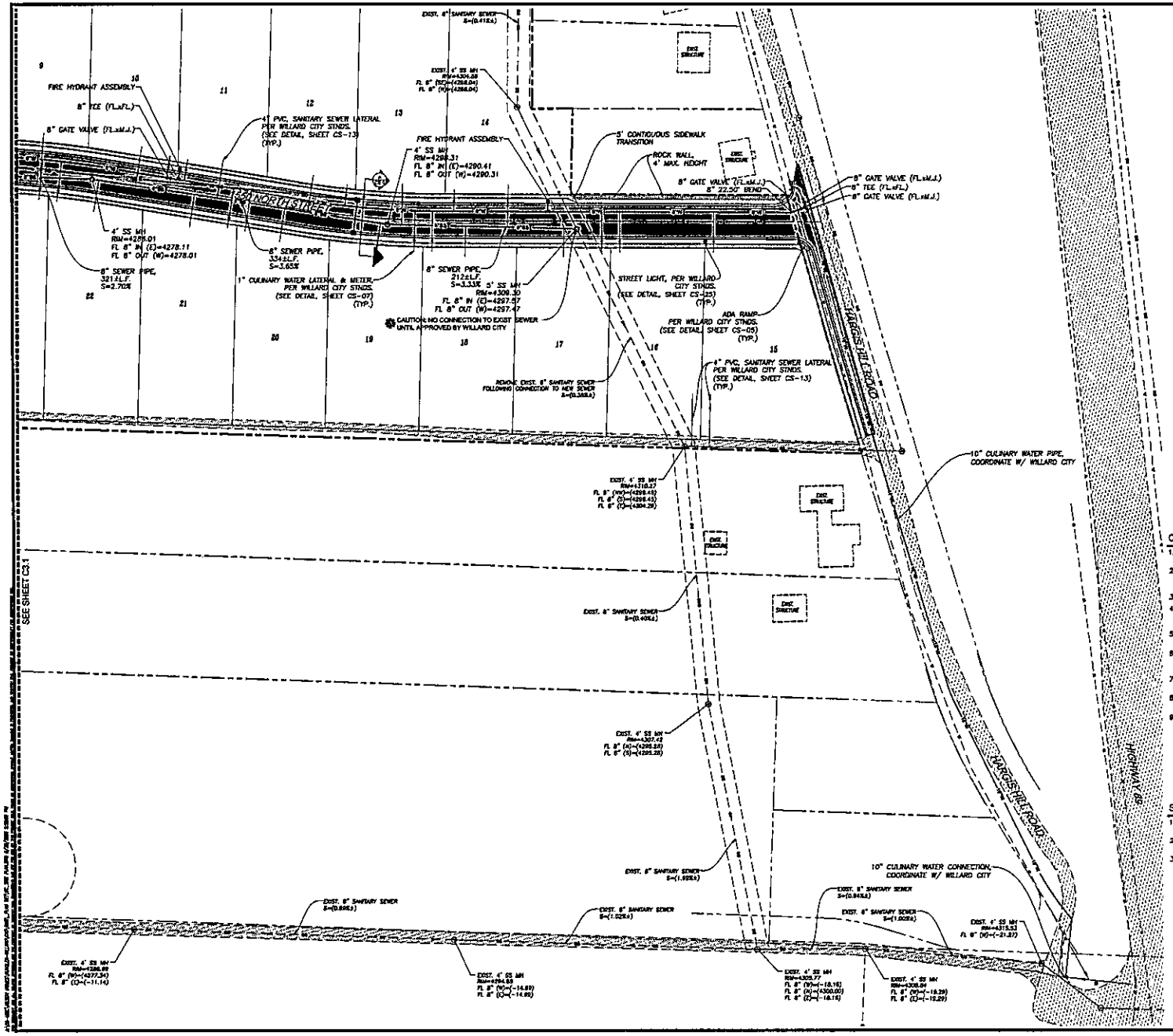
WILLOW CREEK ESTATES

DRAWN	RC
DESIGNED	RC
CHECKED	JDW

AUG. 20, 2026

PROFESSIONAL ENGINEER
NO. 9711206
JOEY BLAKE
VARNER
STATE OF UTAH

SHEET
C3.1



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 & SHUNT PIT REQUIREMENTS.
3. MAINTAIN A MINIMUM 48" COVER OVER ALL CULINARY WATER MAINS.
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SANITARY SEWER NOTES

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

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERS
1170 E. 1700 S. CLEARFIELD, UTAH 84015
(801)725-1111 WASATCHCIVIL.COM

SITE & UTILITY PLAN

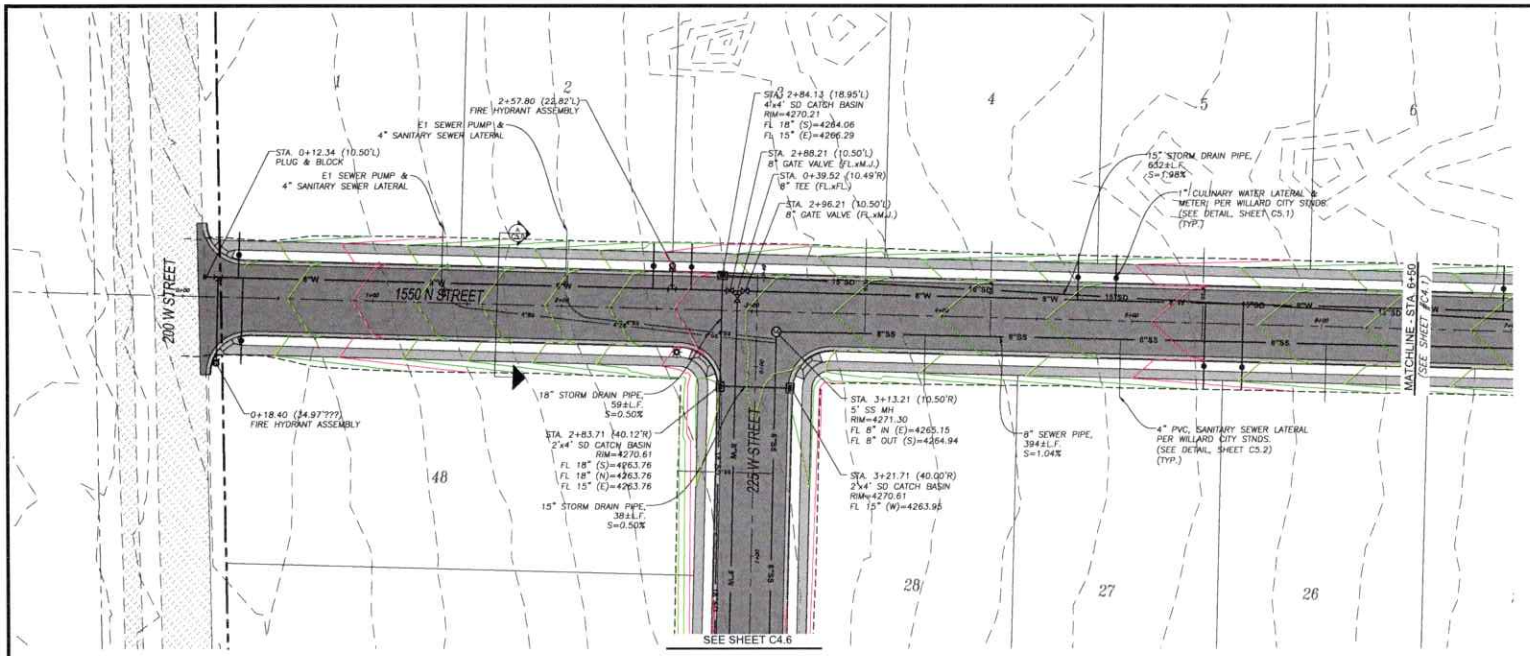
WILLOW CREEK ESTATES

DRAWN:	RC
DESIGNED:	RC
CHECKED:	JDB

AUG. 20, 2026

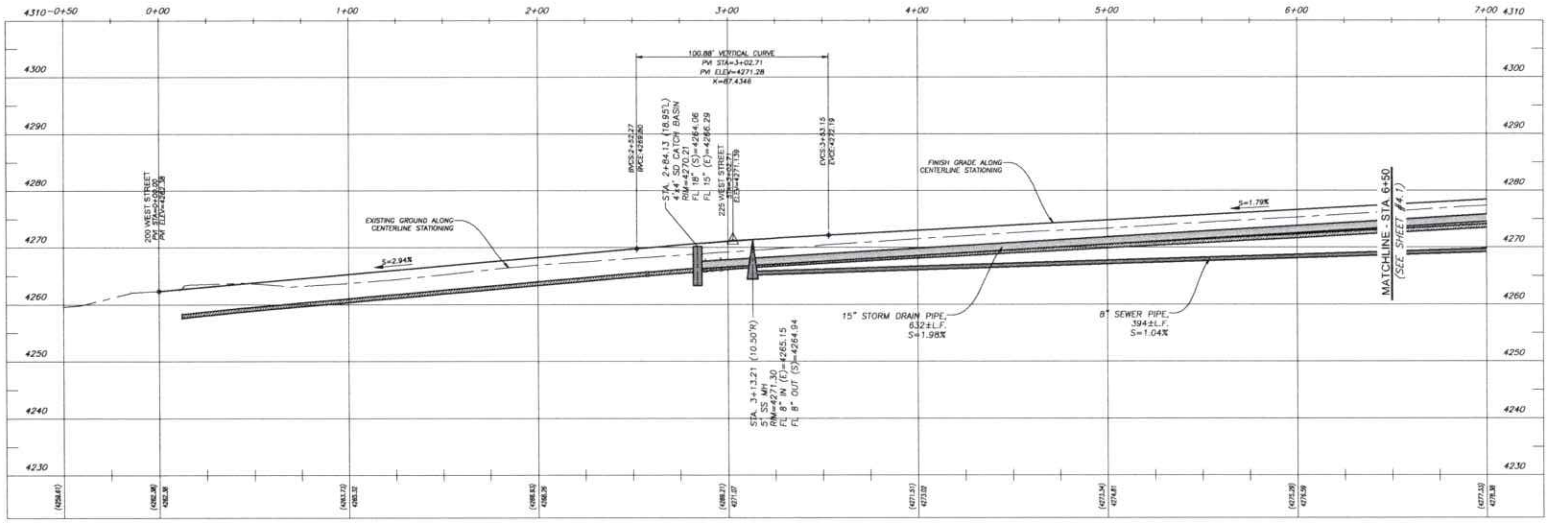
JOEL D. BLAKE
PROFESSIONAL ENGINEER
STATE OF UTAH

SHEET:
C3.2



LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	ew
EXISTING SANITARY SEWER	ess
EXISTING STORM DRAIN	esd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	ecom
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
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	



1550 STREET STA. -0+50 TO STA. 7+00
VERT: 1" = 10'

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

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
1150 30TH DRIVE, SUITE 203, OGDEN, UT 84401
(801) 779-6191 WASATCHCIVIL.COM

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

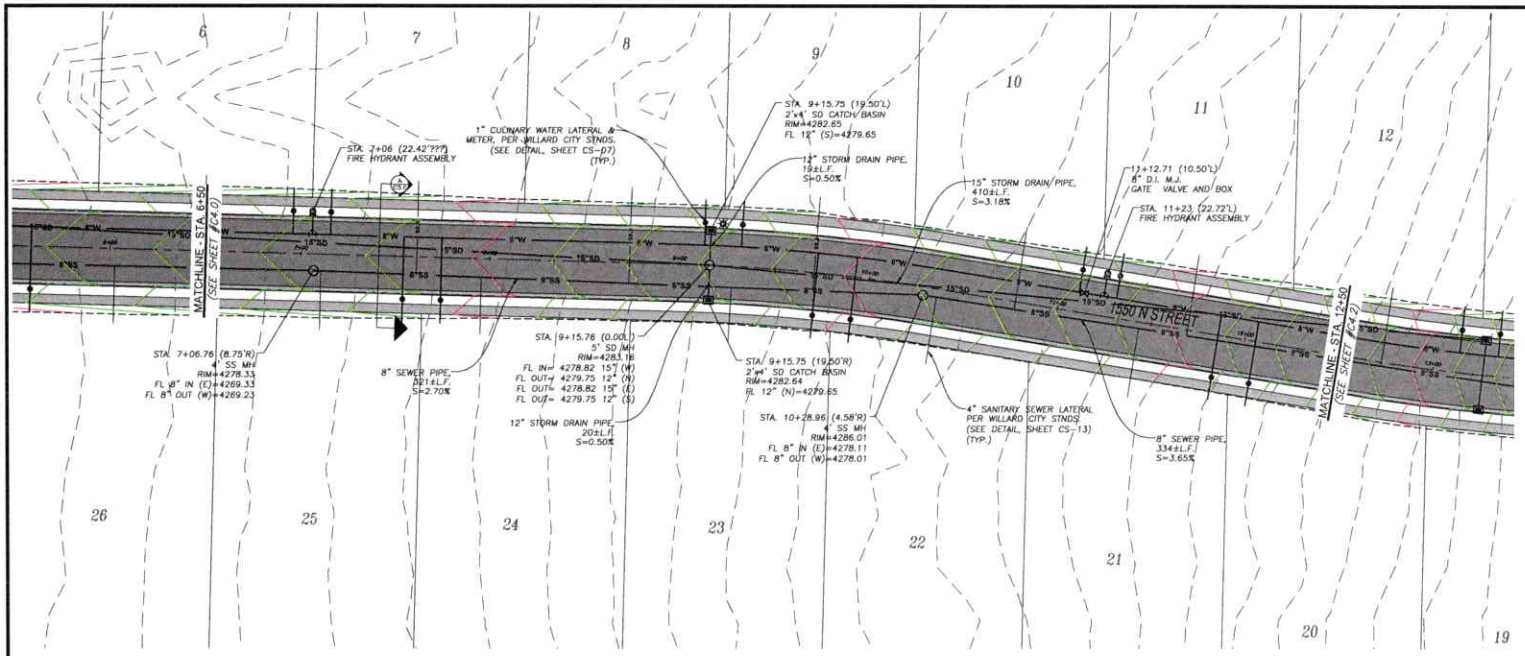
WILLOW CREEK ESTATES

DRAWN:	CS
DESIGNED:	CS
CHECKED:	JDB

AUG. 20, 2026

PROFESSIONAL ENGINEER
REG. NO. 8711209
JOSEY BLAKE WARLEN
STATE OF UTAH

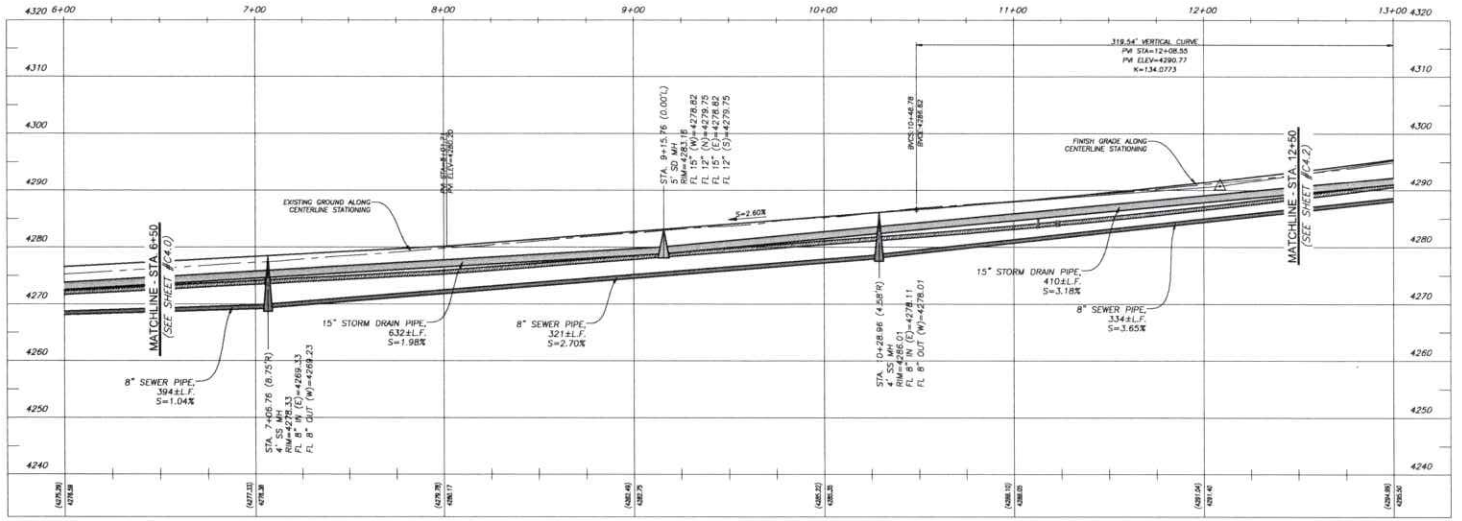
SHEET:
C4.0





LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	w
EXISTING SANITARY SEWER	ss
EXISTING STORM DRAIN	sd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	com
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
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	



1550 STREET STA. 6+00 TO STA. 13+00
VERT: 1" = 10'

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

REV.	DATE	APPR.

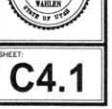
WASATCH CIVIL
CONSULTING ENGINEERING
1150 E. 1700 S. STE. 204 OGDEN, UTAH 84404
(801) 779-9191 - WASATCHCIVIL.COM

1550 NORTH STREET - PLAN & PROFILE - STA. 6+50 TO STA. 12+50

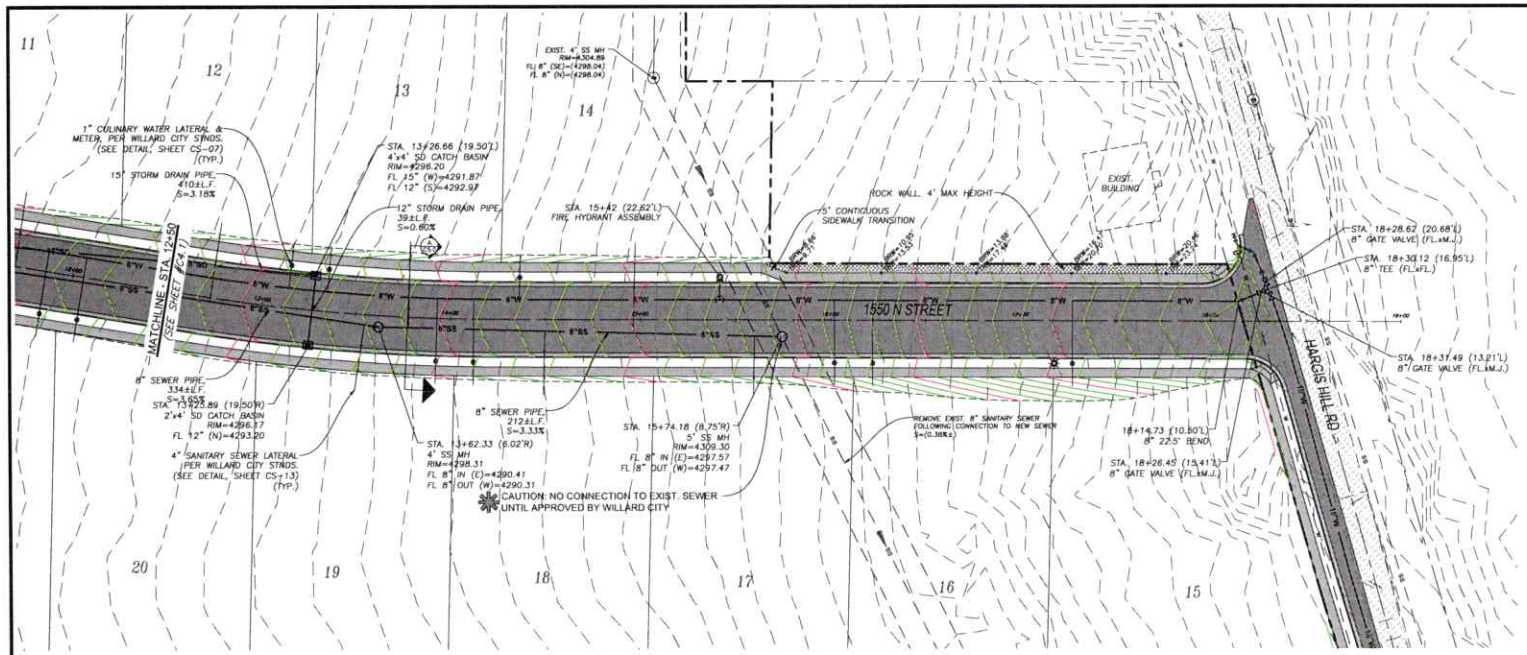
WILLOW CREEK ESTATES

DRAWN:	CS
DESIGNED:	CS
CHECKED:	JDB

AUG. 20, 2026



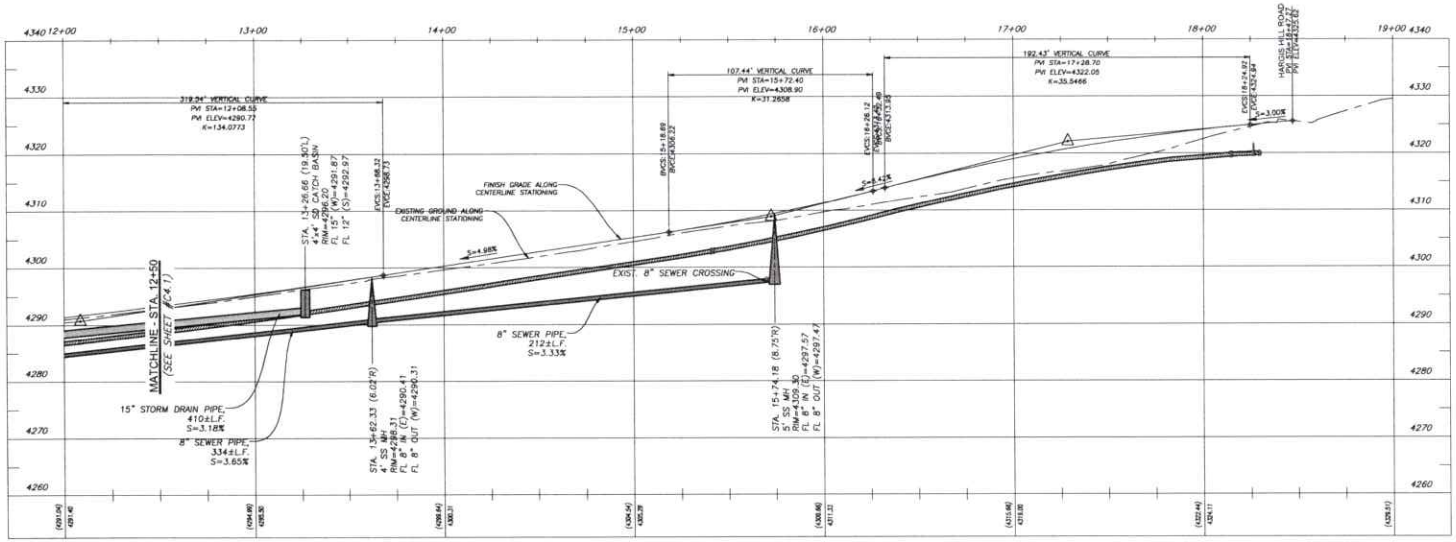
SHEET:
C4.1





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



1550 STREET STA. 12+00 TO STA. 19+00
VERT: 1" = 10'

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

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
1135 W 2600 S, SUITE 200, SYRACUSE, UTAH 84075
(801) 776-0191 WASATCHCIVIL.COM

1550 NORTH STREET - PLAN & PROFILE - STA. 12+50 TO STA. 18+50

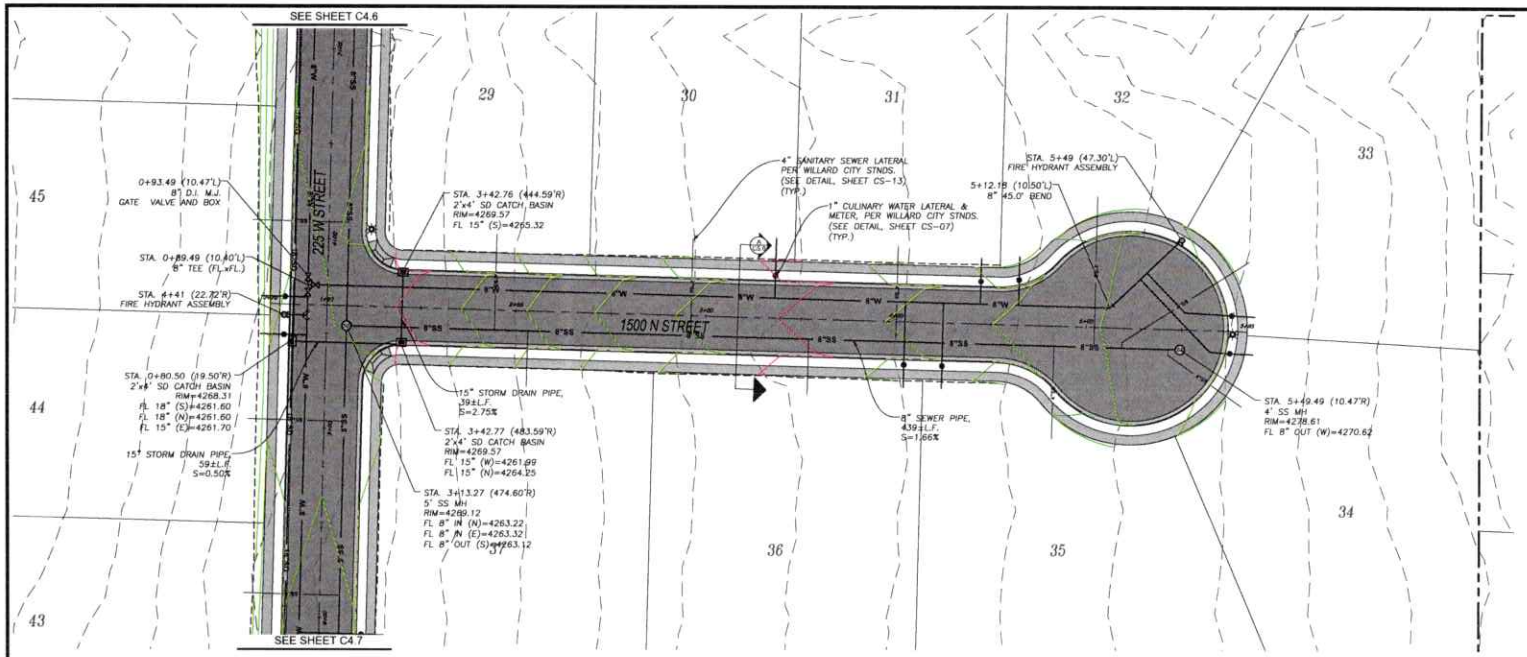
WILLOW CREEK ESTATES

DRAWN: CS
DESIGNED: CS
CHECKED: JDB

AUG. 20, 2026

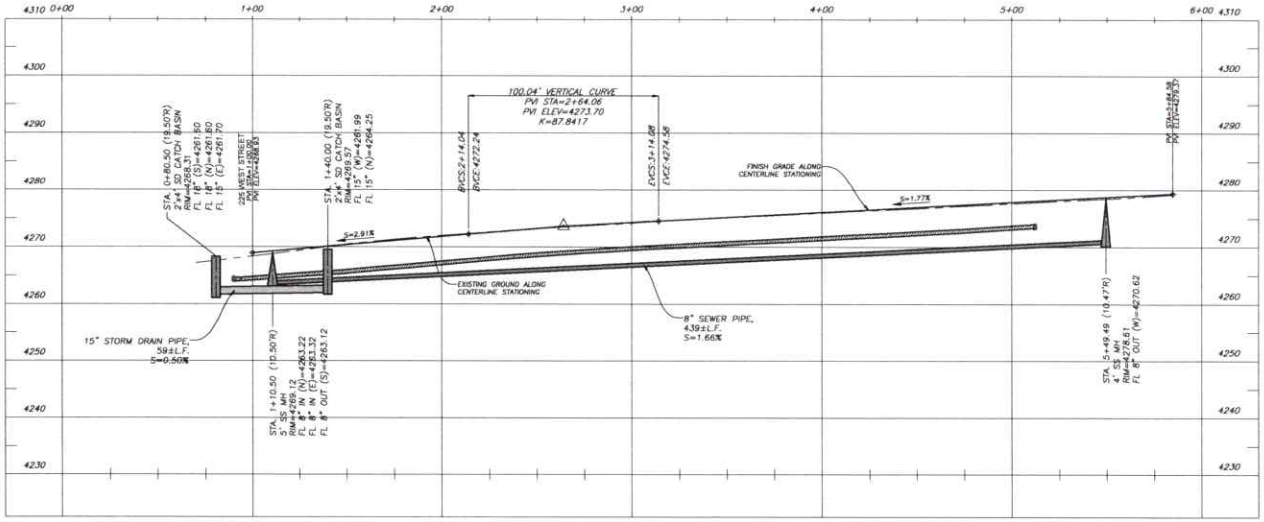
PROFESSIONAL ENGINEER
REG. NO. 9711209
JORY BLAKE HANLEY
STATE OF UTAH

SHEET:
C4.2



LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	w
EXISTING SANITARY SEWER	ss
EXISTING STORM DRAIN	sd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	com
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
FIRE HYDRANT	
WATER VALVE	
WATER METER	
MANHOLE	SS
CATCH BASIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING MANHOLE	S
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 Combe Rd #2, Ogden, UT 84403

WASATCH CIVIL
CONSULTING ENGINEERING
1180 E. 1300 N. #101 NORTH OGDEN, UTAH 84414
(801)779-8191 WASATCHCIVIL.COM

REV.	DATE	APPR.

1500 NORTH STREET - PLAN & PROFILE - STA. 0+70 TO STA. 6.00

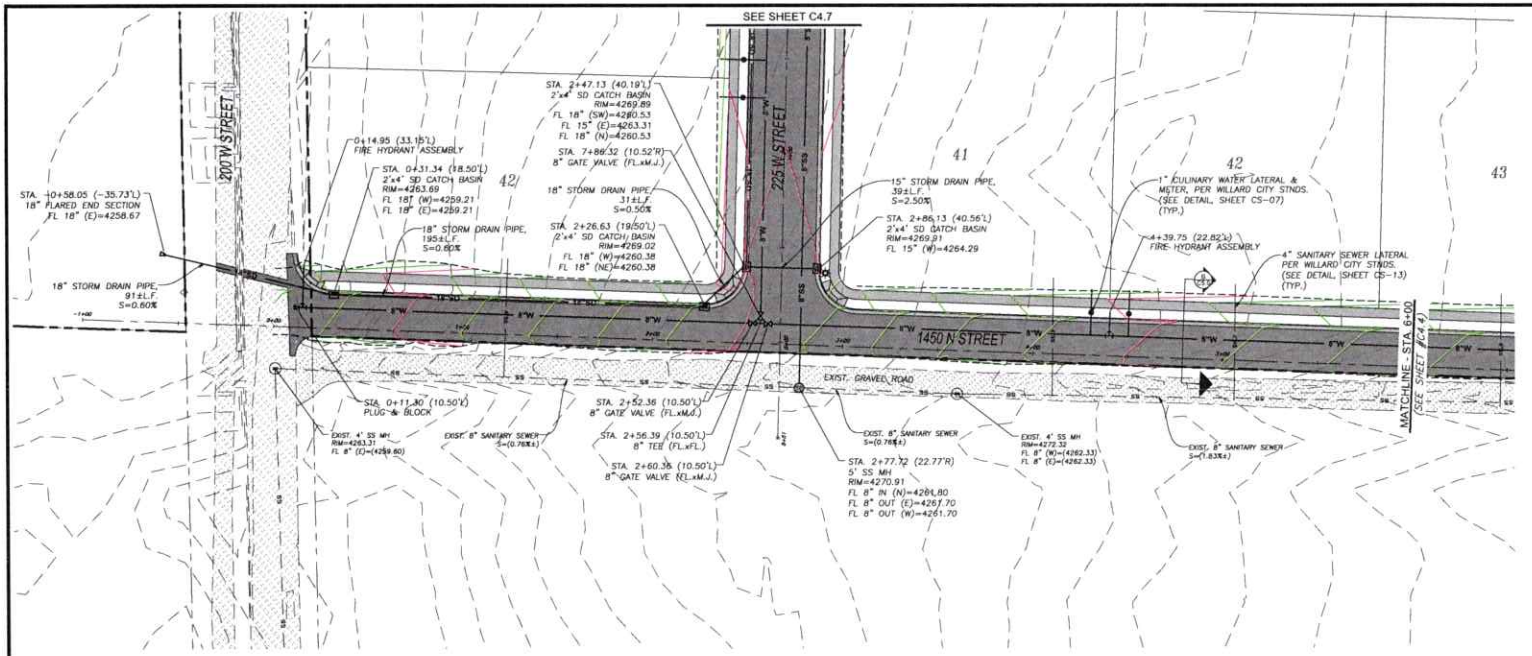
WILLOW CREEK ESTATES

DRAWN:	CS
DESIGNED:	CS
CHECKED:	JDB

AUG. 20, 2026

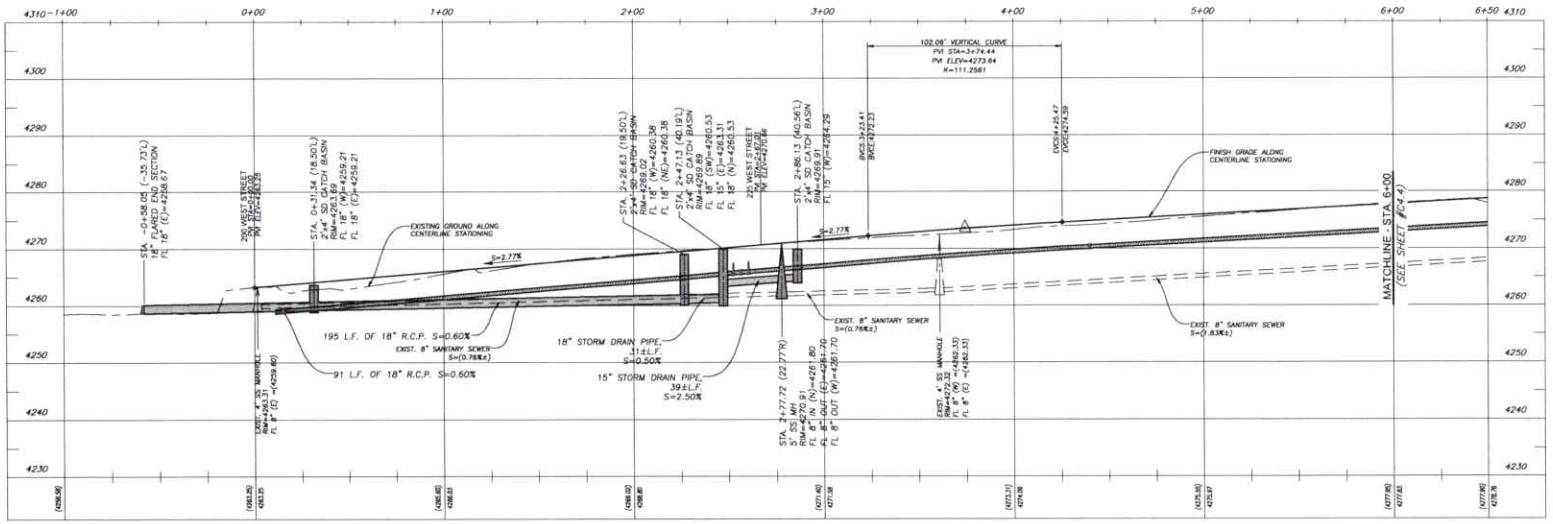
LICENSED PROFESSIONAL ENGINEER
No. 8711209
JONY BLAKE WARLICK
STATE OF UTAH

SHEET:
C4.3



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



1450 STREET STA. -1+00 TO STA. 6+50
VERT: 1" = 10'

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

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERS
1180 SOUTH 1200 WEST, SUITE 1 LOGAN, UT 84321
(801) 770-9191 WASATCHCIVIL.COM

1450 NORTH STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00

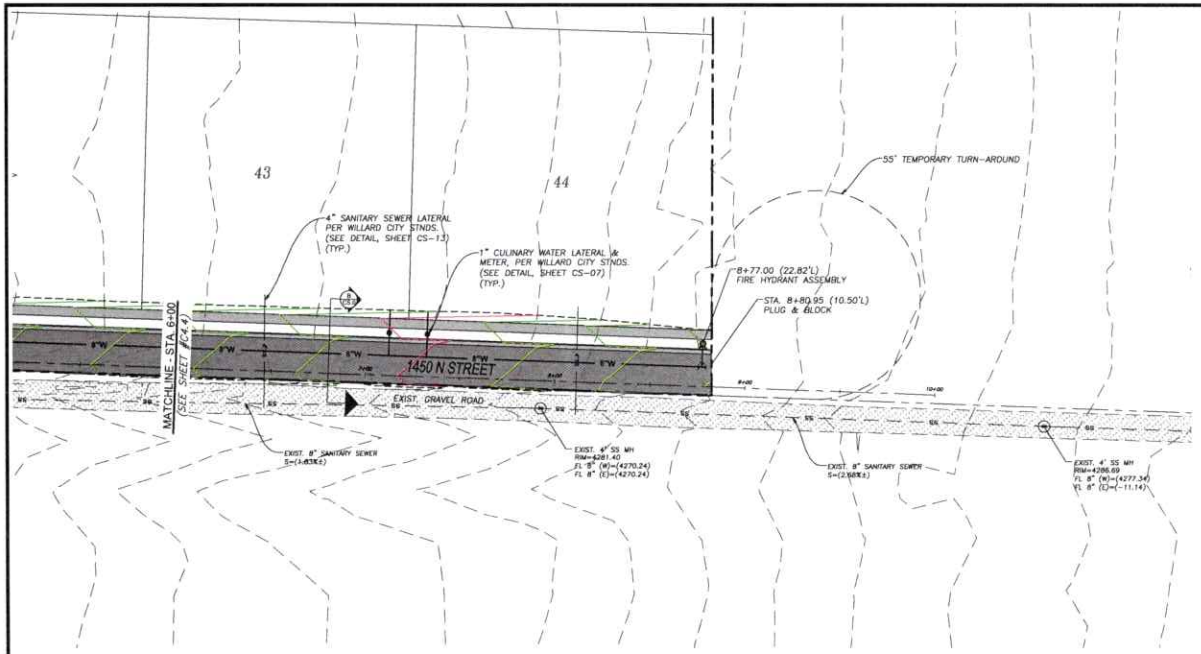
WILLOW CREEK ESTATES

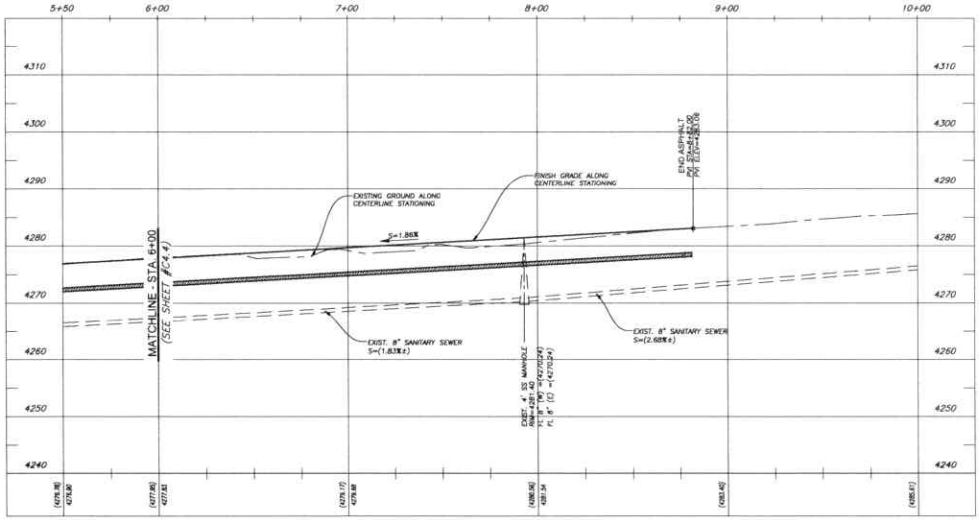
DRAWN:	RC
DESIGNED:	RC
CHECKED:	JDB

AUG. 20, 2026



SHEET:
C4.4





1450 STREET STA. 5+50 TO STA. 10+00
VERT: 1" = 10'



LEGEND

ASPHALT	
EXISTING ASPHALT	
CULINARY WATER	w
SANITARY SEWER	ss
STORM DRAIN	sd
EXISTING CULINARY WATER	w
EXISTING SANITARY SEWER	ss
EXISTING STORM DRAIN	sd
EXISTING GAS LINE	g
EXISTING COMMUNICATIONS	com
EXISTING OVERHEAD POWER	ohp
EXISTING FENCE	x x x
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 Combe Rd #2, Ogden, UT 84403

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
1100 E. CLINTON AVE. SUITE 204 NEWTON, UTAH 84064
(801) 779-8191 WASATCHCIVIL.COM

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

WILLOW CREEK ESTATES

DRAWN:	RC
DESIGNED:	RC
CHECKED:	JDB

AUG. 20, 2026



SHEET:
C4.5



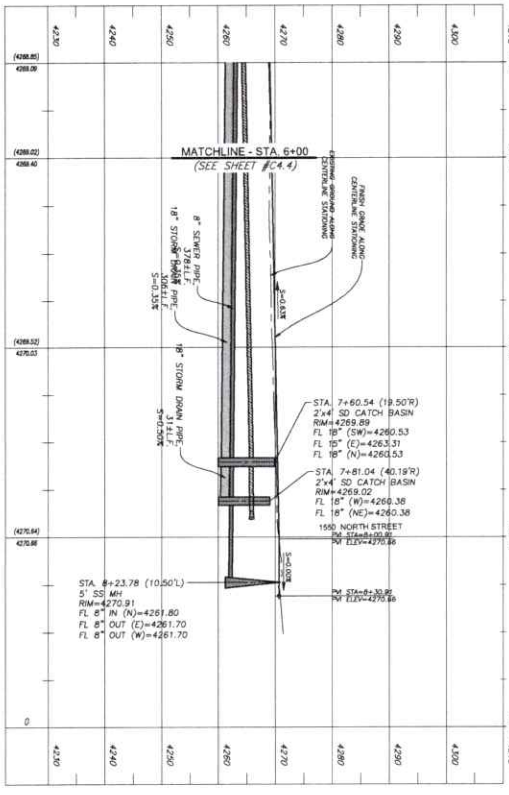
SHEET: C4.6	AUG. 20, 2026	225 WEST STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00	WILLOW CREEK ESTATES

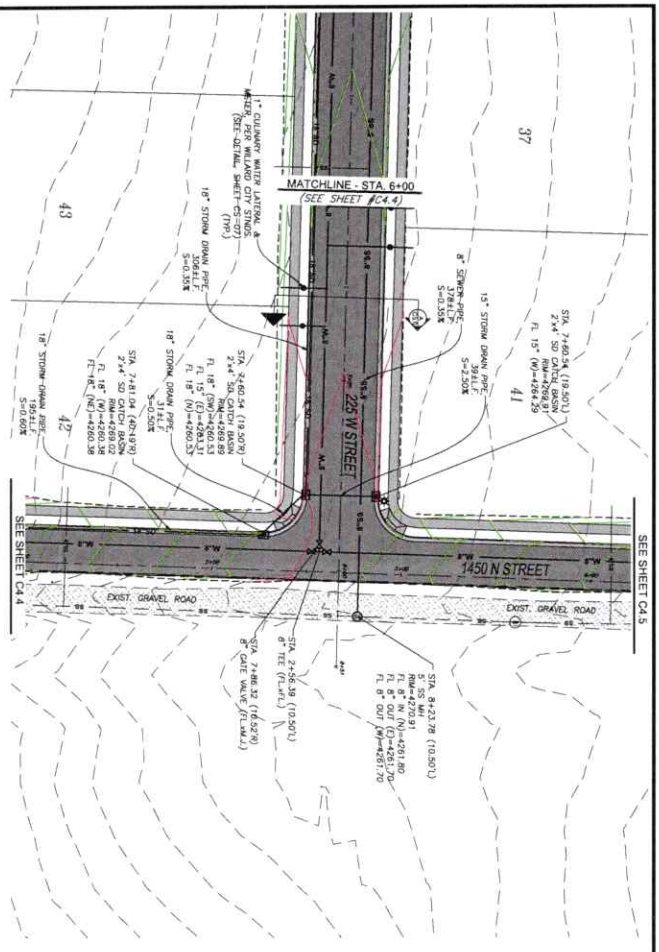
DESIGNED: JDB DRAWN: RC CHECKED: JDB

WASATCH CIVIL CONSULTING ENGINEERING
1180 DEPOT DRIVE, SUITE 220, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

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

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
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

0 15' 30' 60'
SCALE: 1" = 30'

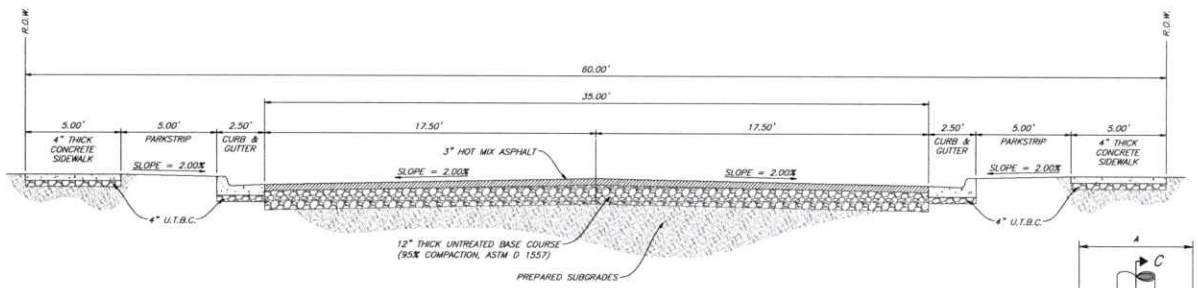
SHEET: C4.7	AUG. 20, 2026	225 WEST STREET - PLAN & PROFILE - STA. 0+00 TO STA. 6+00	WILLOW CREEK ESTATES

DRAWN: RC
DESIGNED: RC
CHECKED: JDB

WASATCH CIVIL
CONSULTING ENGINEERING
1180 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 779-8191 WASATCHCIVIL.COM

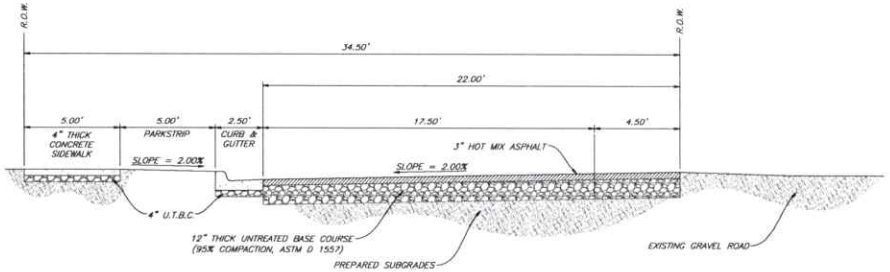
NILSON HOMES
1740 E Combe Rd #2, Ogden, UT 84403

REV.	DATE	APPR.



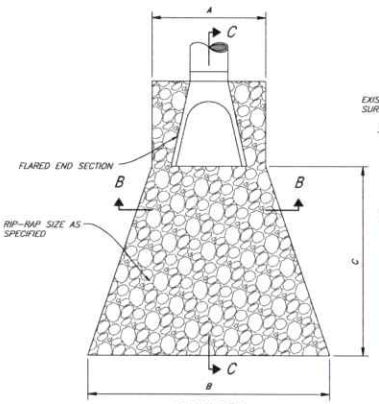
60' R.O.W. STREET SECTION A-A

SCALE 1"= 3'



34.5' R.O.W. STREET SECTION B-B

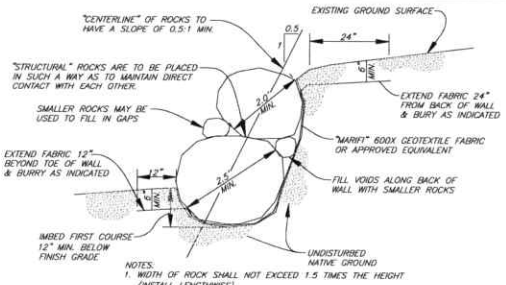
SCALE 1"= 3'



PLAN VIEW

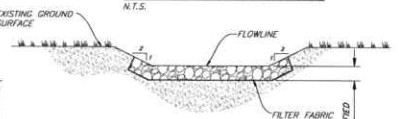
RIP-RAP APRON DETAIL

SCALE: 1" = 3'

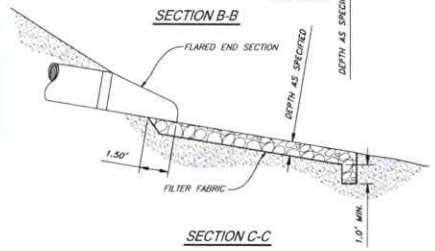


ROCK RETAINING WALL

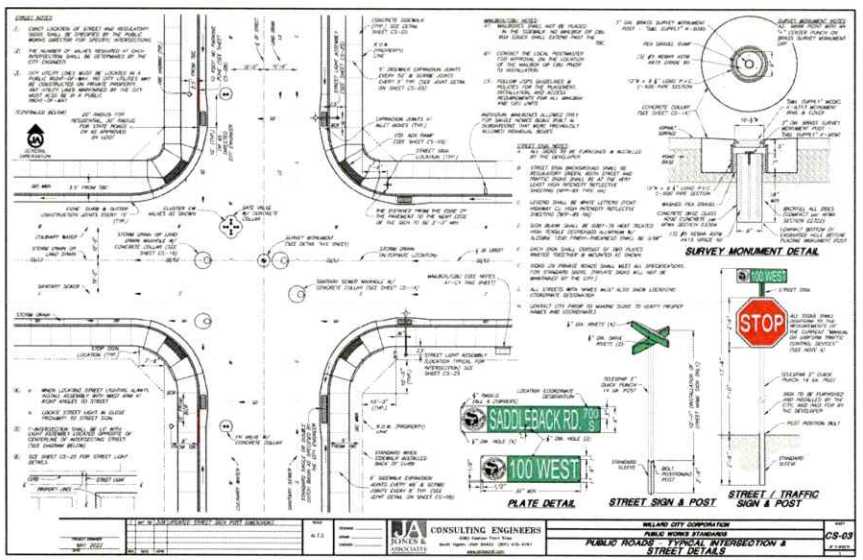
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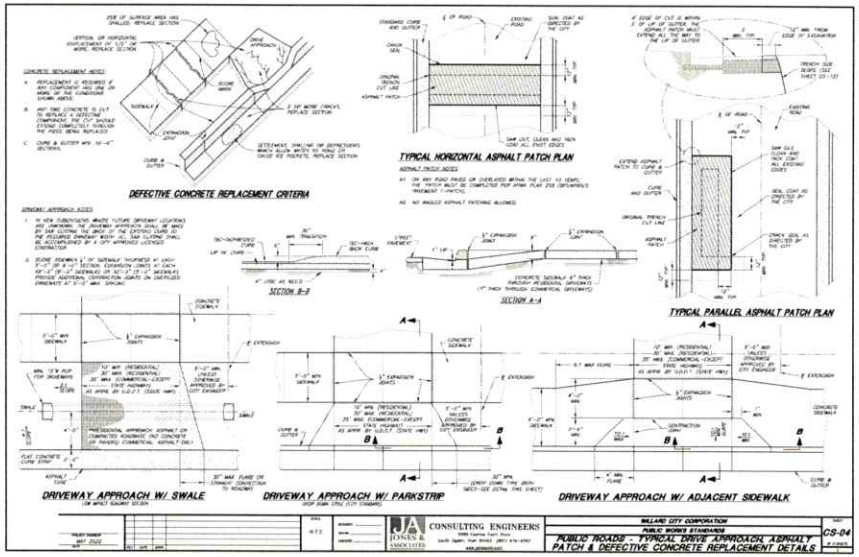


SECTION B-B



SECTION C-C





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

REV	DATE	APPR

WASATCH CIVIL
CONSULTING ENGINEERING
1168 SPRING CREEK DRIVE, SUITE 220, OGDEN, UT 84403
(801) 710-0191 - WASATCHCIVIL.COM

GENERAL DETAILS

WILLOW CREEK ESTATES

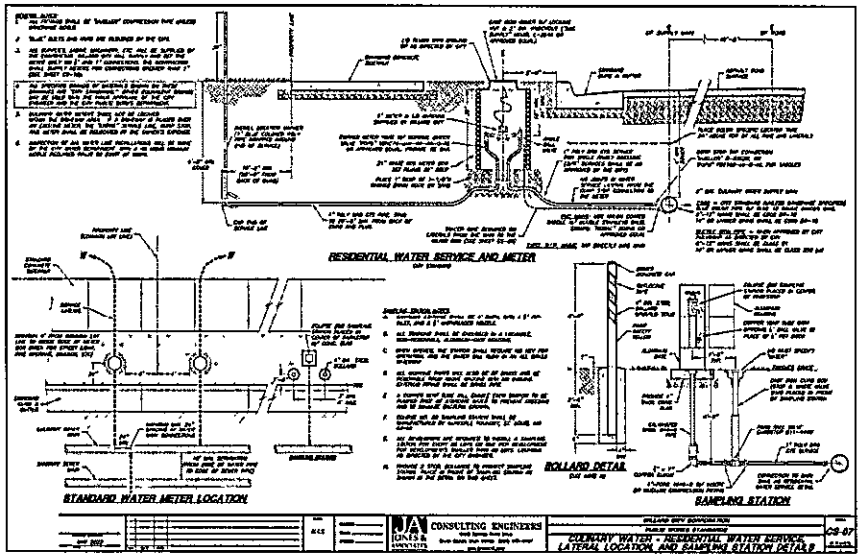
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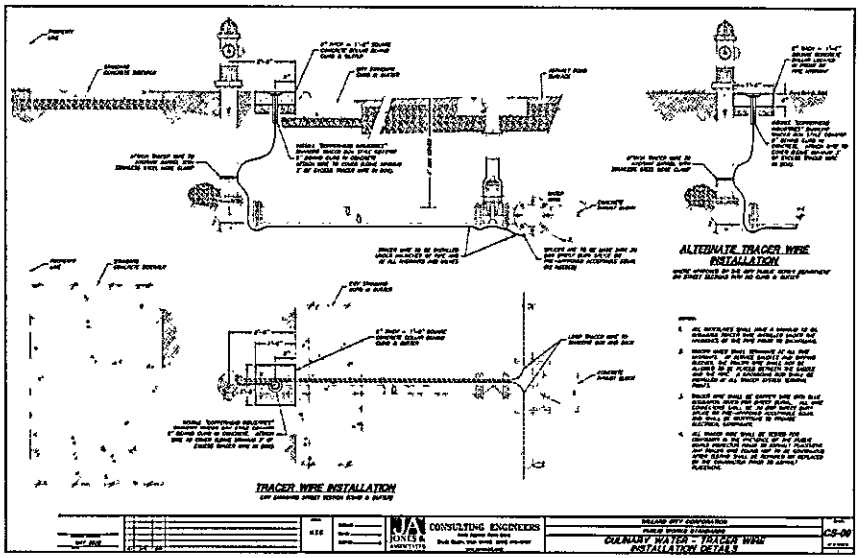
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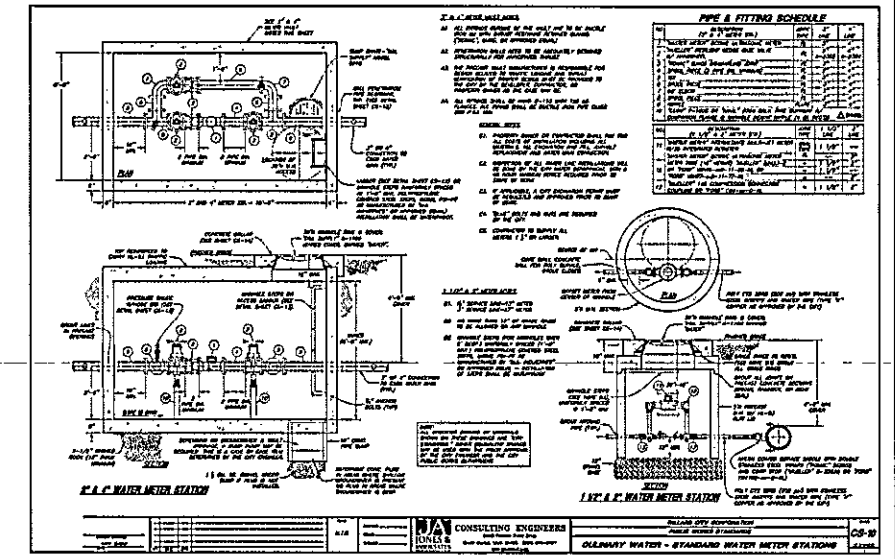
REG. 371120
JOEY BLAKE WARDLEY
STATE OF UTAH

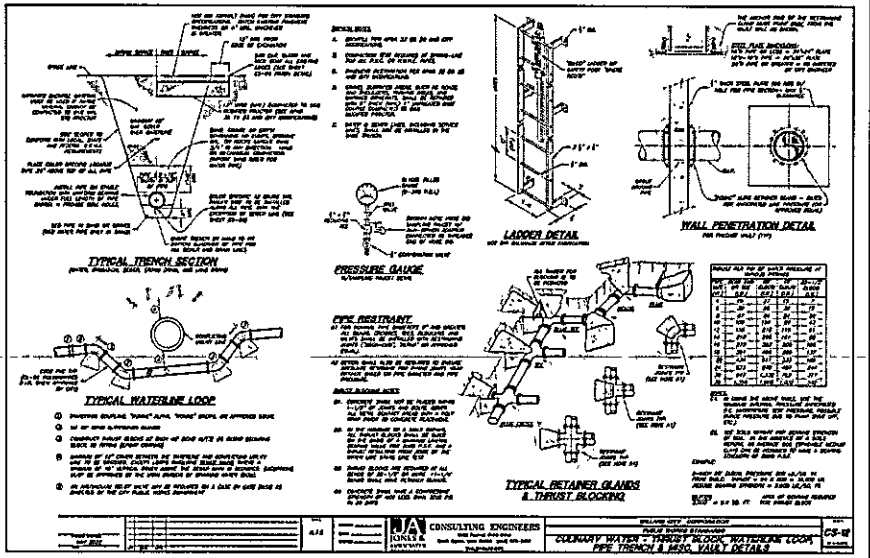
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NILSON HOMES
1740 E. Combe Rd #2, Ogden, UT 84403

NO.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING
TERRAIN • INFRASTRUCTURE • ENVIRONMENTAL
WASATCHCIVIL.COM

GENERAL DETAILS

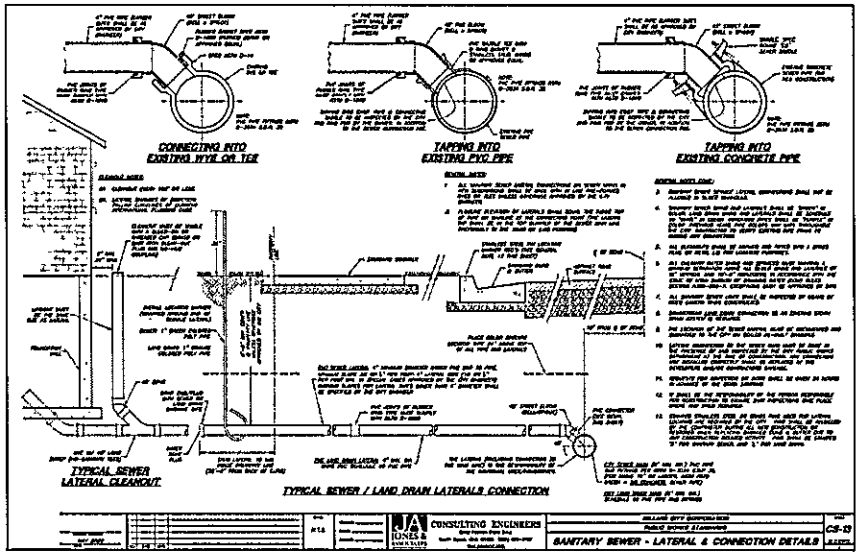
WILLOW CREEK ESTATES

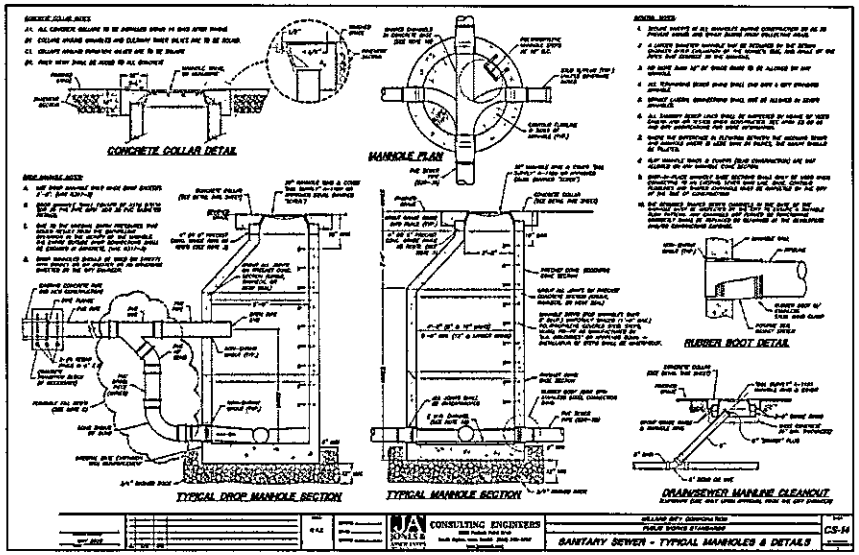
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DESIGNED: AC
CHECKED: JCB

AUG. 20, 2026

PROFESSIONAL ENGINEER
No. 8711208
JOEY BLACK
HARLOW
STATE OF UTAH

SHEET:
C5.1





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

REV.	DATE	APPR.
1	7/25	

WASATCH CIVIL
CONSULTING ENGINEERING
801.771.0444 WASATCHCIVIL.COM

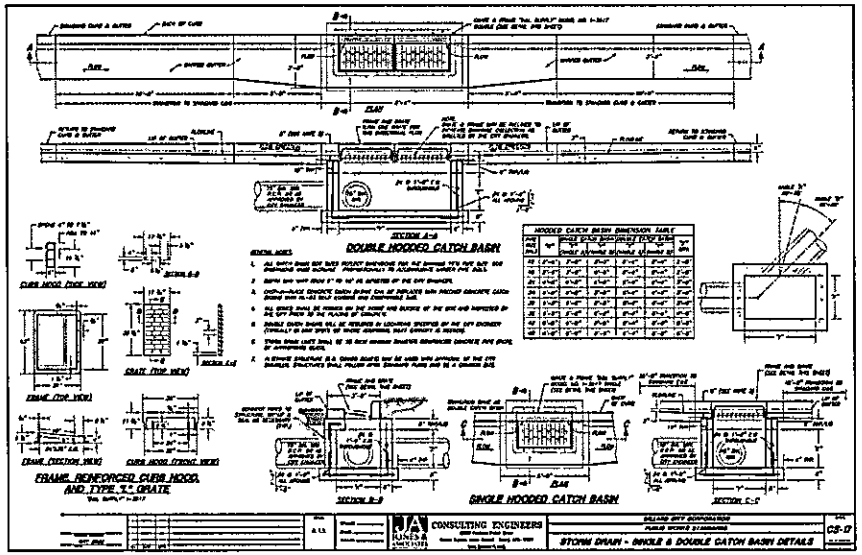
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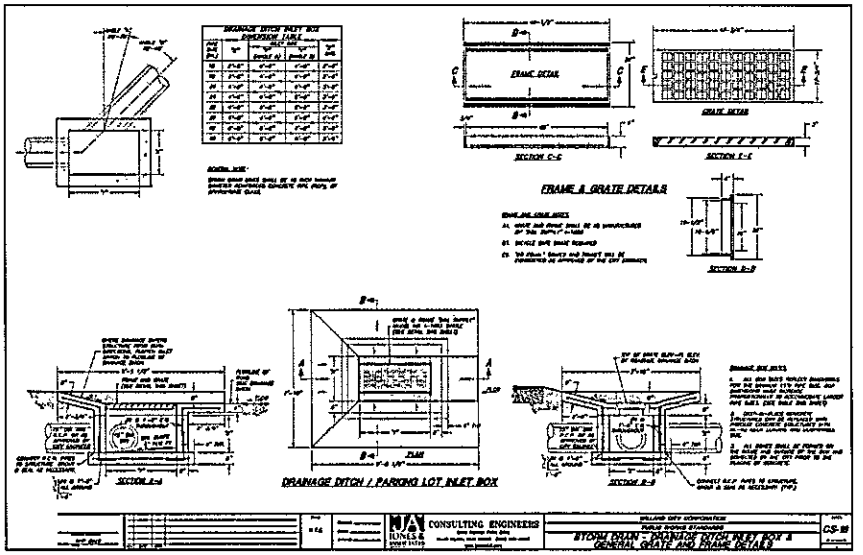
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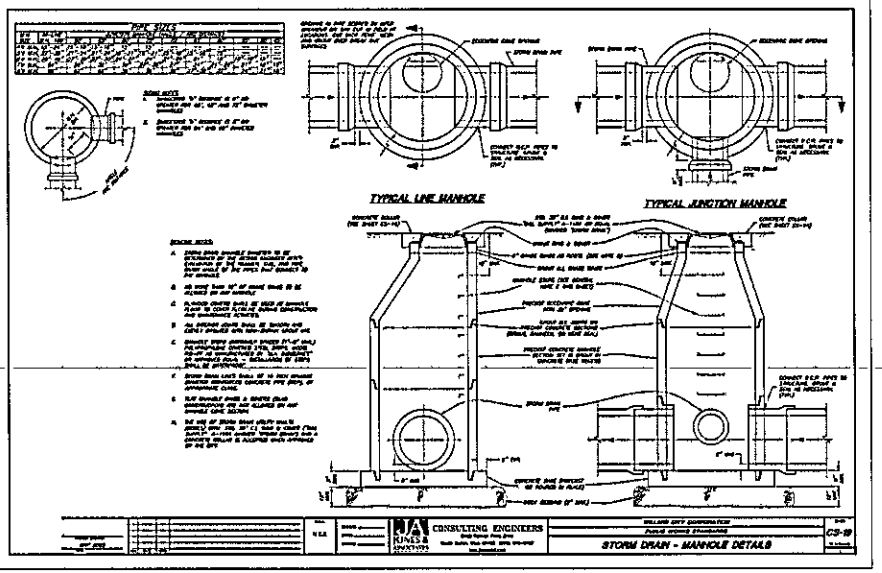
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AUG. 20, 2026

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

REV	DATE	APPR

WASATCH CIVIL
CONSULTING ENGINEERING
PLANNING MANAGEMENT

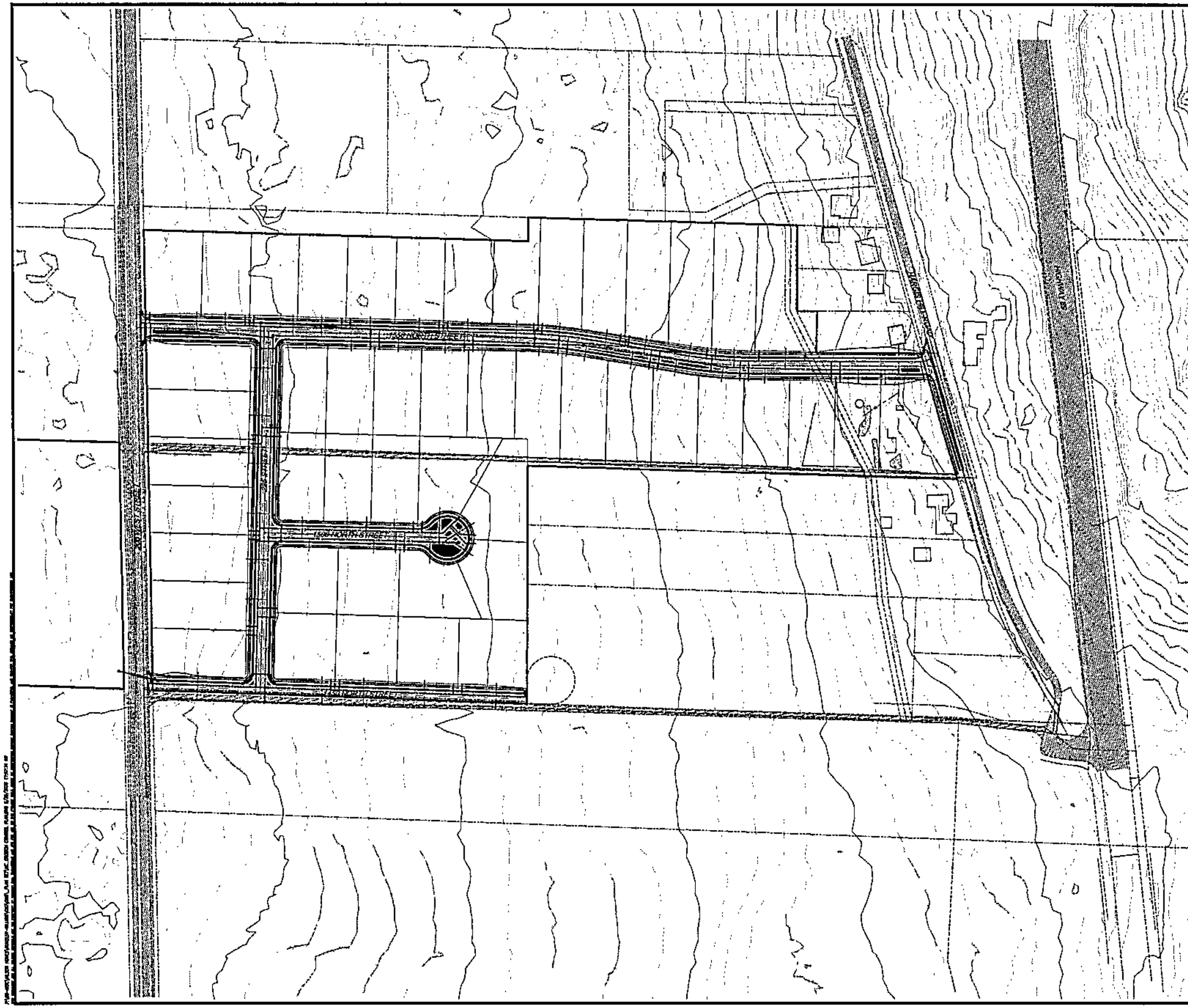
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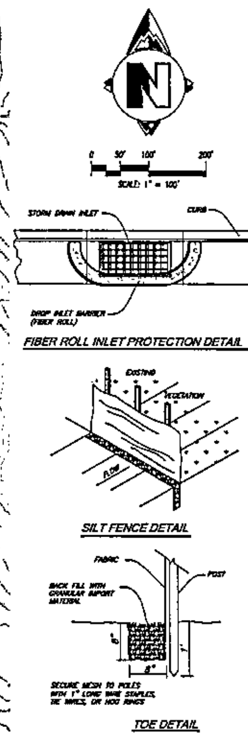
WILLOW CREEK ESTATES

DRAWN:	CB
DESIGNED:	AC
CHECKED:	JDB

AUG. 20, 2026

SHEET:
C5.3





LEGEND

PROPOSED CONTOUR	
EXISTING CONTOUR	
LIMITS OF DISTURBANCE	
SILT FENCE	
RUN-OFF DIRECTION	
INLET PROTECTION	
VEHICLE TRACK PAD	
CONCRETE WASH-OUT	
ON SITE LAVATORY	

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS REQUIRED TO DEVELOP A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT FULLY COMPLIES WITH WILLARD CITY AND UTAH DIVISION OF WATER QUALITY REQUIREMENTS. THE EROSION AND SEDIMENT CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN PREPARING THE SWPPP, BUT IT DOES NOT FULLY SATISFY SWPPP REQUIREMENTS. THE SWPPP MUST BE PREPARED BY A QUALIFIED INDIVIDUAL.
2. THE CONTRACTOR MUST SUBMIT A COMPLETE SWPPP TO WILLARD CITY FOR REVIEW AND APPROVAL.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN A STORMWATER CONSTRUCTION ACTIVITIES PERMIT THROUGH THE UTAH DIVISION OF WATER QUALITY AND TO COMPLY WITH THE REQUIREMENTS OF THE PERMIT AND SWPPP.
4. STORMWATER RUNOFF FROM THE ROADWAY AND DISTURBED AREAS WILL BE COLLECTED IN ROADSIDE SWALES AND CONVEYED SOUTH TO A DISCHARGE POINT WHERE FLOWS WILL ENTER AN EXISTING EPHEMERAL CHANNEL. AREAS BELOW THE DISCHARGE POINT WILL DRAIN TO A SMALL RETENTION SWALE LOCATED NEAR THE PROJECT ENTRANCE FOR TEMPORARY STORAGE AND INFILTRATION.
5. SITE CHARACTERISTICS:

TYPE OF WORK - CONSTRUCTION OF A PRIVATE RESIDENTIAL ROADWAY FOR A ONE LOT SUBDIVISION.

SITE AREA = 31.83 ACRES

DISTURBED AREA = 31.83 ESTIMATED (THIS PHASE OF PROJECT)

RECEIVING WATER - GREAT SALT LAKE

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

REV.	DATE	APPR.

WASATCH CIVIL
CONSULTING ENGINEERING

EROSION & SEDIMENT CONTROL PLAN MAP

WILLOW CREEK ESTATES

DRAWN: CS
DESIGNED: CS
CHECKED: JDB

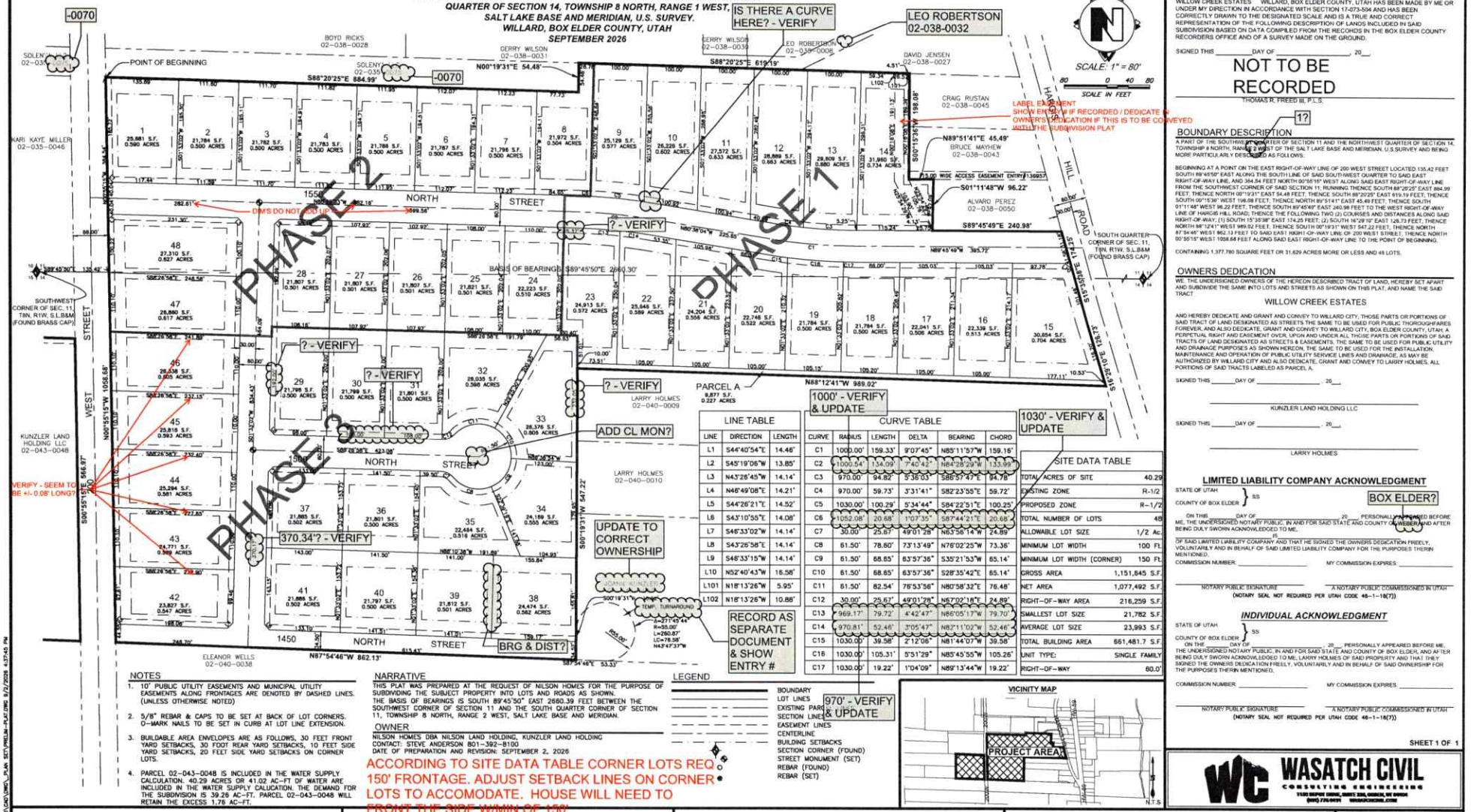
AUG. 20, 2026

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Engineer Redlines

WILLOW CREEK ESTATES PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WILLARD, BOX ELDER COUNTY, UTAH
SEPTEMBER 2026



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S44°40'54"E	14.46'
L2	S45°19'06"W	13.85'
L3	N43°26'45"W	14.14'
L4	N46°49'08"E	14.21'
L5	S44°26'21"E	14.52'
L6	S43°10'55"E	14.08'
L7	S46°33'02"W	14.14'
L8	S43°26'58"E	14.14'
L9	S46°33'15"W	14.14'
L10	N52°40'43"W	16.58'
L101	N18°13'26"W	5.95'
L102	N18°13'26"W	10.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1000.00'	159.33'	9°07'45"	N85°11'57"W	159.16'
C2	1000.54'	134.09'	7°40'42"	N84°28'29"W	133.99'
C3	970.00'	94.82'	5°36'03"	S86°57'47"E	94.78'
C4	970.00'	59.73'	3°31'41"	S82°23'55"E	59.72'
C5	1030.00'	100.29'	5°34'44"	S84°22'51"E	100.25'
C6	1052.08'	20.68'	1°07'35"	S87°44'21"E	20.68'
C7	30.00'	25.87'	49°01'28"	N63°58'14"W	24.89'
C8	61.50'	78.60'	73°13'49"	N76°02'25"W	73.36'
C9	61.50'	68.65'	63°57'36"	S35°21'53"W	65.14'
C10	61.50'	68.65'	63°57'36"	S28°35'42"E	65.14'
C11	61.50'	82.54'	76°53'58"	N80°58'32"E	76.48'
C12	30.00'	25.67'	49°01'28"	N57°02'18"E	24.89'
C13	969.17'	79.72'	4°42'47"	N86°05'17"W	79.70'
C14	970.81'	52.46'	3°05'47"	N87°11'02"W	52.46'
C15	1030.00'	39.58'	2°12'06"	N81°44'07"W	39.58'
C16	1030.00'	105.31'	5°51'29"	N85°45'55"W	105.26'
C17	1030.00'	19.22'	1°04'09"	N89°13'44"W	19.22'

SITE DATA TABLE	
TOTAL ACRES OF SITE	40.29
EXISTING ZONE	R-1/2
PROPOSED ZONE	R-1/2
TOTAL NUMBER OF LOTS	48
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	1,077,492 S.F.
RIGHT-OF-WAY AREA	216,259 S.F.
SMALLEST LOT SIZE	21,782 S.F.
AVERAGE LOT SIZE	23,993 S.F.
TOTAL BUILDING AREA	661,481.7 S.F.
UNIT TYPE:	SINGLE FAMILY
RIGHT-OF-WAY	60.0'

NOTES

1. 10' PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS ALONG FRONTAGES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
3. BUILDABLE AREA ENVELOPES ARE AS FOLLOWS, 30 FEET FRONT YARD SETBACKS, 30 FOOT REAR YARD SETBACKS, 10 FEET SIDE YARD SETBACKS, 20 FEET SIDE YARD SETBACKS ON CORNER LOTS.
4. PARCEL 02-043-0048 IS INCLUDED IN THE WATER SUPPLY CALCULATION. 40.29 ACRES OR 41.02 AC-FT OF WATER ARE INCLUDED IN THE WATER SUPPLY CALUCATION. THE DEMAND FOR THE SUBDIVISION IS 39.26 AC-FT. PARCEL 02-043-0048 WILL RETAIN THE EXCESS 1.76 AC-FT.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF NILSON HOMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND ROADS AS SHOWN. THE BASIS OF BEARINGS IS SOUTH 89°45'50" EAST 2660.39 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER

NILSON HOMES DBA NILSON LAND HOLDING, KUNZLER LAND HOLDING
CONTACT: STEVE ANDERSON 801-392-8100
DATE OF PREPARATION AND REVISION: SEPTEMBER 2, 2026

ACCORDING TO SITE DATA TABLE CORNER LOTS REQ 150' FRONTAGE. ADJUST SETBACK LINES ON CORNER LOTS TO ACCOMODATE. HOUSE WILL NEED TO ~~FRONT THE SIDE WIMIN OF 150'~~

LEGEND

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

VICINITY MAP

SURVEYORS CERTIFICATE

I, THOMAS R. FREED III, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 14289949, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF WILLOW CREEK ESTATES WILLARD, BOX ELDER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-073-504 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS _____ DAY OF _____, 20__

NOT TO BE RECORDED

THOMAS R. FREED III, P.L.S.

1?

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S.SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET LOCATED 135.42 FEET SOUTH 89°45'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE, AND 364.54 FEET NORTH 00°55'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11; RUNNING THENCE SOUTH 88°20'25" EAST 884.99 FEET; THENCE NORTH 00°19'31" EAST 54.48 FEET; THENCE SOUTH 88°20'25" EAST 619.19 FEET; THENCE SOUTH 00°15'36" WEST 198.08 FEET; THENCE NORTH 89°51'41" EAST 45.49 FEET; THENCE SOUTH 01°11'48" WEST 96.22 FEET; THENCE SOUTH 89°45'49" EAST 240.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARGIS HILL ROAD; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY: (1) SOUTH 15°35'38" EAST 174.25 FEET; (2) SOUTH 16°29'10" EAST 126.73 FEET; THENCE NORTH 88°12'41" WEST 989.92 FEET; THENCE SOUTH 00°19'31" WEST 547.22 FEET; THENCE NORTH 87°54'46" WEST 862.13 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE NORTH 00°55'15" WEST 1058.68 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,377,780 SQUARE FEET OR 31.629 ACRES MORE OR LESS AND 48 LOTS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME THE SAID TRACT

WILLOW CREEK ESTATES

AND HEREBY DEDICATE AND GRANT AND CONVEY TO WILLARD CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS & EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WILLARD CITY AND ALSO DEDICATE, GRANT AND CONVEY TO LARRY HOLMES, ALL PORTIONS OF SAID TRACTS LABELED AS PARCEL A.

SIGNED THIS _____ DAY OF _____, 20__

KUNZLER LAND HOLDING LLC

SIGNED THIS _____ DAY OF _____, 20__

LARRY HOLMES

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF BOX ELDER }

ON THIS _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF _____ AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, _____ (I) (WE) OF SAID LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THERIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY PUBLIC SIGNATURE

(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF BOX ELDER }

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF BOX ELDER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME, LARRY HOLMES OF SAID PROPERTY AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID OWNERSHIP FOR THE PURPOSES THERIN MENTIONED.

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

_____ A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY PUBLIC SIGNATURE

(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7))

SHEET 1 OF 1

WASATCH CIVIL
CONSULTING ENGINEERING
1165 SOUTH 500 WEST, SUITE 200, BOUNTIFUL, UT 84010
(801) 726-9191 WASATCHCIVIL.COM

APPROVAL AS TO FORM

APPROVED AS TO FORM
THIS _____ DAY OF _____, 20__

_____
ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__
BY THE PLANNING COMMISSION

~~NEED ADDRESSES FOR ALL LOTS~~

_____
CHAIRMAN, PLANNING COMMISSION

ENGINEER'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20__

_____
ENGINEER

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

P:\08-WSC\NILSON HOMES\KUNZLER\~WILLARD\CAD\DWG\~PLAT\ SET\PRELIM PLAT.DWG 9/2/2026 4:37:45 PM

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

reek Estates *Re-Zone*

CUMENTS RECEIVED

RTMENT APPROVAL

RTMENT APPROVAL

RTMENT APPROVAL

NOT REVIEWED

SION/CITY COUNCIL

23/2026

Messages

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

Sent by ENG 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 i in the rezoning application, it looks like our engineer forgot to include the acreage across 200 W in the ca on the concept plan. We've asked him to re-do that, and I'll get you an updated copy. We'll be adding appr 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 41.0 ac*ft of water. The demand for the lots shown (48) is 39.26 ac*ft. 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 th 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

08/31/2026 - 08/30/2027

Subdivision Improvement Plan

Permit/License #
4196409

Reference Number
be6412c0-a567-11f1-bec2-afc346f0cb68

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Documents Received
Planning and Zoning	Not Reviewed
City Manager	Not Reviewed
Engineers	Not Reviewed
Legal	Corrections Requested
See comments on plat review.	
Final-Review	Not Reviewed

Date Submitted
08/31/2026

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

Willow Creek Estates

08/21/2026 - 08/20/2027

Preliminary Subdivision

General

Printed: 09/25/2026

Permit/License #
5027590

Reference Number
f9542d30-9db9-11f1-bf42-d939d8f0ad27

Application Status
Under Review

Status
Active

Application Review Status

Date Submitted
08/21/2026

Pre-Review	Documents Received
Planning and Zoning	Not Reviewed
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

Subdivision Application Fee	$1,000.00
Application Lot Fee	$4,500.00
Retainer	$3,000.00
Subtotal	**$8,500.00**
Amount Paid	**$8,500.00**
Total Due	**$0.00**

Payments

08/21/2026	Online	$8,500.00
Total Paid		**$8,500.00**

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	*No Answer*	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

/ 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

ITEM 5D

Friday, October 9, 2026

Staff Report – Planning Commission

Romero Construction CUP

Applicant: Romero Construction
Location: 105 West 750 North
Parcel No.: 02-046-0094
Proposed Conditional Use: Construct a construction shop in the Commercial General Zone.

Review

The proposed construction shop is classified as a light manufacturing use, which requires a Conditional Use Permit in the Commercial General Zone. The CUP Review Committee reviewed the revised site plan on April 2, 2026 and September 23, 2026, including updates to the driveway, fire hydrant location, lighting, fencing, and stormwater management. The proposal includes 11 parking stalls, a designated wash area with an oil-water separator, Dark-Sky-compliant lighting, and privacy slats along the south fence adjacent to residential properties.

Proposed Conditions of Approval:

1. All hazardous materials shall be stored indoors in approved containers in accordance with applicable regulations.
2. All washout activities shall be conducted within a designated containment area equipped with appropriate pretreatment measures.
3. Hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.
4. All lighting shall comply with the City's Dark-Sky Ordinance, and the storage yard shall be adequately illuminated.
5. Privacy slats shall be installed along the south fence.
6. A fire hydrant shall be installed in front of the property in accordance with City Public Works Standards.
7. Dust control measures, including the application of magnesium chloride, shall be implemented on road-based parking surfaces.

Commercial Site Plan Review

Willard Zoning Code 24.32 Design Review states that the Commercial Design Goals are to "promote commercial building architecture reflective of Willard City's diversity with attention to detail." Site plans are required to show the building placement, setbacks, fencing and screening, storage and loading, landscaping details, architectural considerations, materials and finishes, parking, and lighting details.

The Romero Construction Site plan includes all these details and they comply with the standards and requirements listed within the Design Review Ordinance.

Recommendation

Staff recommend that the Planning Commission review the Commercial Site Plan for compliance with Willard City Design Standards. If the Planning Commission determines that the site plan complies with applicable standards, staff recommends approval of the Conditional Use Permit for Romero Construction to construct a construction shop at approximately 105 West 750 North, subject to the conditions of approval listed above.

ROMERO CONSTRUCTION

105 WEST 750 NORTH

↑NORTH



80 West 50 South
PO Box 593

WILLARD CITY CORPORATION
Est. 1851
84340

Willard, Utah 84340
435-734-9881

Willard City Corporation

CONDITIONAL USE PERMIT

ROMERO CONSTRUCTION

105 W 750 N WILLARD, UTAH

Date Issued: _____

Applicant's Name: ROMERO CONSTRUCTION

Business Name and Address: ROMERO CONSTRUCTION
105 W 750 N
WILLARD, UT 84340

This Conditional Use Permit is issued to Romero Construction, located at 105 W 750 N, Willard, Utah (Parcel No. 02-046-0094), to operate a Short-Term Rental unit.

The conditions of operation are:

1. All hazardous materials shall be stored indoors in approved containers in accordance with applicable regulations.
2. All washout activities shall be conducted within a designated containment area equipped with appropriate pretreatment measures.
3. Hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.
4. All lighting shall comply with the City's Dark-Sky Ordinance, and the storage yard shall be adequately illuminated.
5. Privacy slats shall be installed along the south fence and any property line adjoining residential property.
6. A fire hydrant shall be installed in front of the property in accordance with City Public Works Standards.
7. Dust control measures, including the application of magnesium chloride, shall be implemented on road-based parking surfaces.

Romero Construction understands these conditions and will operate the rental unit in accordance with these requirements and ordinances.

Applicant's Signature _____ Date _____

City Representative – City Planner _____ Date _____

WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
September 23, 2026 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at City Hall, on the State of Utah Public Meeting Notice website, on the Willard City website, and sent to the *Box Elder News Journal*.

The following members were in attendance:

Jeremy Kimpton, City Manager
Madison Brown, City Planner
Theron Fielding, Police Chief
Payden Vine, Public Works Director
Chandler Bingham, Planning Commission Chair
Michelle Drago Deputy City Recorder

Excused: Amy Hugie, City Attorney; Van Mund, Fire Chief; Chris Breinholt, City Engineer; and Zac Burk, City Engineer.

Others in attendance: Jeff Forsgren, F3 Engineering; Troy Merrill, Treadmasters; Layne Ferrin, Treadmasters; and Eric LeBaron, short-term rental applicant.

1. CALL TO ORDER

Madison Brown, City Planner, called the meeting to order at 2:02 p.m. The secretary recorded a roll call attendance.

2A. REVIEW AND CONSIDERATION OF A REQUEST FROM ROMERO CONSTRUCTION FOR A CONDITIONAL USE PERMIT TO BUILD A CONSTRUCTION SHOP LOCATED AT APPROXIMATELY 105 WEST 750 NORTH (PARCEL NO. 02-046-0094) (CONTINUED FROM APRIL 2, 2026)

Time Stamp – 1:35 - 09/23/2026

Madison Brown, City Planner, noted that this item was continued from the April 2, 2026, meeting, at which the applicant had been directed to make several revisions to the site plan.

Jeff Forsgren of F3 Engineering, representing Romero Construction, presented the updated plans and addressed each item from the prior meeting:

Turn Lane: The previously proposed turn lane was removed from the plans per the Committee's direction. Forsgren noted that they had approached UDOT. UDOT sent Romero back to complete local approvals first, creating a procedural "chicken and egg" scenario. The Committee confirmed that a turn lane would only be required if UDOT ultimately mandated it.

Fire Hydrant: A fire hydrant has been added near the driveway. Mr. Forsgren asked which side of 750 North the water line was located on. Payden Vine, Public Works Director, clarified that the water line runs on the south side of the road. Mr. Forsgren said he will adjust the plans to correctly show the laterals coming from that direction. Mr. Forsgren asked if the water line was out from underneath the asphalt. Mr. Vine said it was, and that it was a 6-inch class pipe. The Committee confirmed that the hydrant should comply with

Willard City Public Works Standards. Mr. Vine asked that Romero's use a Clow or Mueller fire hydrant.

Lighting and Fencing: Dark-Sky-compliant lighting has been added as requested by the Police Department, with positioning noted on the plans. Privacy slats will be installed along the chain-link fence on the south side where the property adjoins residential areas.

Notes Added to Plans:

- All hazardous materials are to be stored in approved containers, or owner will build an appropriate containment area.
- Road-based parking areas will be treated with magnesium chloride for dust control.
- Hours of operation will be 6:00 AM to 10:00 PM.
- A wash area with an oil-water separator has been included on the plans.

Architectural Treatment: The front elevation will include a four-foot, dry-stacked rock façade wainscot at the base, with metal siding above. Forsgren noted that Romero Construction is open to adding a decorative wood or exposed-truss element over the front entry, though this has not been finalized.

Ms. Brown asked about signage. Forsgren said Romero wasn't sure what signage would be done. They might put vinyl lettering in a window, but they didn't plan on a sign out front

Ms. Brown said the landscaping notes referred to West Valley. That reference should be changed to Willard.

Ms. Brown stated that the construction office was a conditional use because it was considered light manufacturing, which was a conditional use in the Commercial General Zone. Willard's Zoning Code said the number of parking stalls is to be determined by the CUP Committee or Planning Commission. In no case was it to be fewer than one employee on the highest shift. Forsgren said the highest shift would be four to five. Ms. Brown felt the 11 proposed parking stalls would be sufficient.

Ms. Brown said the City Attorney didn't have any comments. There were a few comments from Zac Burk, City Engineer. The storm water 'detention' notation should be changed to 'retention' to reflect on-site containment. Mr. Burk also said the minimum volume calculations report wasn't shown. However, she said it was uploaded in April and remained on file. His third comment said the oil-water separator pretreatment should be added to the concrete wash area before it was discharged into the storm water retention basin. Forsgren said there was already a note on the plans. Ms. Brown said Mr. Burk's last question was whether access approach grades would conflict with UDOT's new storm drain line on 250 North. Mr. Forsgren said they would not. The driveway will be designed as a tabletop approach to ease ingress and egress for trucks hauling equipment.

Chandler Bingham asked why the turn lane wasn't required. Jeff Forsgren said the Committee didn't feel it was needed at this time given the amount of Romero's traffic. Mr. Bingham was concerned about a 40-foot transport trailer being able to make the turn. Mr. Forsgren said that was why the driveway had been widened. Mr. Forsgren said UDOT wanted the driveway to be moved further east and shared with the adjoining property owner, but the property owner to the east wasn't cooperating.

Ms. Brown said there were some minor adjustments to the site plan: Adjust water laterals so they are shown on the south side of 750 North; change West Valley to Willard; and change detention to retention. Mr. Forsgren said he would make the note about the oil-water separator more visible.

Mr. Forsgren verified that the septic tank and drain field were handled by the Bear River Health Department. Ms. Brown said they were.

Jeremy Kimpton said the Fire Chief felt his concerns were addressed at the last meeting. The Committee did not express any other concerns.

Ms. Brown reviewed the proposed conditions of approval:

- All hazardous materials shall be properly stored indoors in approved containers.
- All washout activities shall be conducted in a contained area with pretreatment.
- Hours of operation shall be 6:00 AM to 10:00 PM.
- Lighting shall adhere to the Dark-Sky Ordinance, and the storage yard shall be properly lit.
- Privacy slats shall be installed on the south fence.
- A fire hydrant shall be installed in front of the property per Public Works Standards.
- Dust control via magnesium chloride shall be applied to road-based parking surfaces.

Jeremy Kimpton moved to forward the Romero Construction CUP application to the Planning Commission subject to the stated conditions. Chandler Bingham seconded the motion. All voted "aye." The motion passed unanimously.

The item is scheduled for the October 15, 2026, Planning Commission meeting at 6:30 PM.

2B. REVIEW AND CONSIDERATION OF A REQUEST FROM ROY MERRILL/TREADMASTERS TIRE AND LUBE FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE SERVICE BUSINESS AT APPROXIMATELY 705 SOUTH MAIN (PARCEL NO. 02-053-0008)

Time Stamp – 17:35 – 09/23/2026

Madison Brown introduced this item, explaining that an automobile service business in a Commercial Neighborhood Zone requires a conditional use permit. The building was previously used by Maxium Rentals for equipment rental, which had been classified as light manufacturing and did not require a CUP. Troy Merrill, owner of Treadmasters, and Layne Ferrin were present.

Troy Merrill described Treadmasters as a tire and lube shop providing tire sales, oil changes, brake service, and suspension work—comparable to Big O. The business does not perform engine or major mechanical work. Merrill noted that Treadmasters has operated in Brigham City for three years and has locations in Garden City and Arizona. He indicated the Willard location would serve as a better-accessed alternative to his current Brigham City location.

Building Changes: Merrill stated that no structural or drainage modifications to the building are planned. Two lifts will be installed. Signage will be handled and permitted by a sign company. No exterior storage of tires or vehicles is planned overnight. Used tires are stored inside and picked up by a hauler approximately twice monthly via a Connex container. No changes to the drainage were planned.

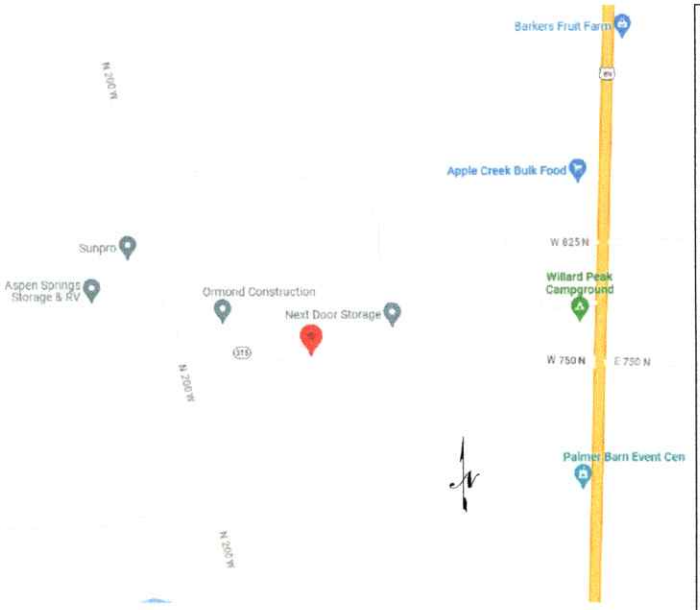
Waste Oil Storage: Mr. Merrill said used oil is stored in a sealed, above-ground environmental containment unit located outside the building, which is inspected annually and pumped by a licensed company approximately once per month. Merrill expressed a clear preference for this system over underground or interior units based on experience. Mr. Kimpton said the Fire Chief felt fire extinguishers were needed at every entrance. He had also asked for better images of the oil storage tanks because the uploaded ones

ROMERO CONSTRUCTION SHOP

APPROX. 125 WEST 750 NORTH
WILLARD, UTAH 84340

LEGEND

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

PROJECT CONSTRUCTION NOTES:

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

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

7 SEPTEMBER 2026

Blue Stakes of UTAH 811
Bluestakes.org

SCALE: 1" = 20'

COMMENTS

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

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801) 589-0167

DATE:
09/07/2026

SHEET CS

GENERAL NOTES

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

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

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

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

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

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

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

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

CONCRETE NOTES

Concrete strength requirements:

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

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

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

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

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

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

GRADING & DRAINAGE NOTES

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

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

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

Subgrade preparation:

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

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

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

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

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

LANDSCAPING NOTES

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

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

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

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

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

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

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) NOTES

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

HVAC system:

2. Shop area: Large natural gas heaters.

3. Office area: Mini-split systems.

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

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

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

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

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

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

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

PARKING LOT & ADA COMPLIANCE NOTES

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

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

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

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

STEEL FRAME & STRUCTURAL NOTES

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

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

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

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

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

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

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

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

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

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

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

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

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

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

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

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

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

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

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

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

SUBMITTALS & APPROVALS

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

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

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

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE COMPLETED WITHIN THE MOST RECENT ADOPTED CODES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801)-589-0657

DATE:
09/07/2026

SHEET C52



San. Sewer Manholes	
Water Manholes	
Storm Drain Manholes	
Cleanout	
Electrical Manhole	
Catch Basins	
Estd. Fire Hydrant	
Fire Hydrant	
Estd. Water Valve	
Water Valve	
Sanitary Sewer	
Culinary Water	
Gas Line	
Irrigation Line	
Storm Drain	
Telephone Line	
Secondary Waterline	
Power Line	
Flex Line	
Land Drain	
Power Pole	
Power Pole w/guy	
Light Pole	
Fence	
Flowline of Ditch	
Overhead Power Line	
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvenyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Walk	TW
Top of Wall	TWL
Top of Concrete	TC
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	4236
Existing Contour	4220
Finish Grade	95.33TA
Existing Grade	95.72TA
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Split Curb & Gutter	
Demo Tree	

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

CAUTION NOTICE TO CONTRACTOR

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

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

Blue Stakes of UTAH811 Bluestakes.org

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

7 SEPTEMBER 2026

DEMOLITION PLAN

0 50 100 150

SCALE 1" = 50'

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONFORMED WITH THE BEST PAVING PRACTICES AND SHALL BE IN ALL RESPECTS AS PER STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY. ALL DIMENSIONS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION

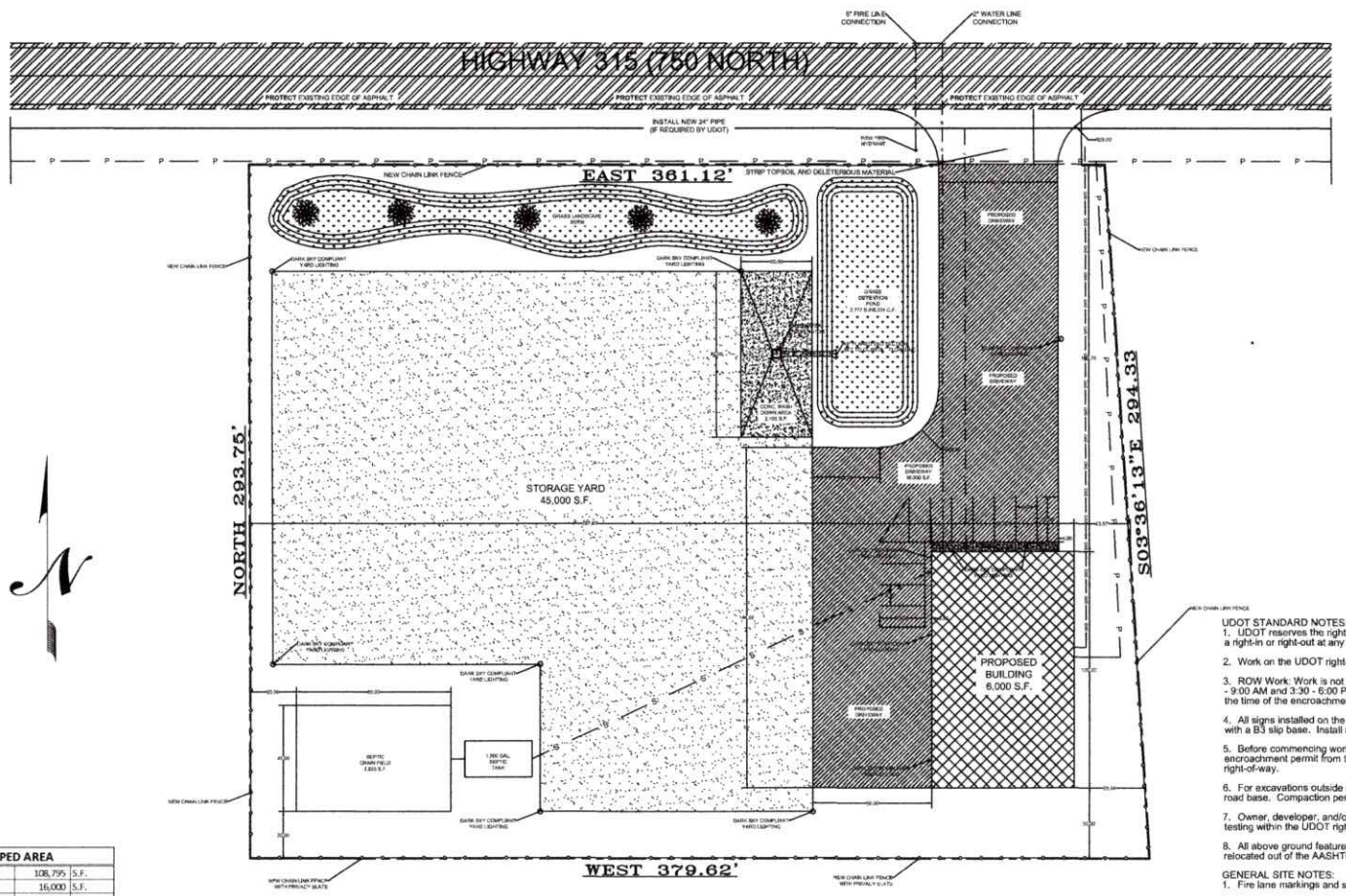
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY:
JEFF FORSGREN
(801) 589-0197

DATE:
09/07/2026

SHEET 1



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

Blue Stakes of UTAH 811 Bluestakes.org

LICENSED PROFESSIONAL ENGINEER NO. 9162541 JEFFREY OLIVER FORSGREN

7 SEPTEMBER 2026

PLOT PLAN

0 50 100 150

SCALE 1" = 50'

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Watreline
Power Line
Fire Line
Land Drain
Power Pole
Power Pole w/guy
Light Pole
Fence
Flowline of Ditch
Overhead Power Line
Corrugated Metal Pipe — CMP
Concrete Pipe — CP
Reinforced Concrete Pipe — RCP
Ductile Iron — DI
Polyvinyl Chloride — PVC
Top of Asphalt — TA
Edge of Asphalt — EA
Centerline — CL
Flowline — FL
Finish Floor — FF
Top of Curb — TC
Top of Walk — TW
Top of Wall — TWL
Top of Concrete — TC
Natural Ground — NG
Finish Grade — FG
Match Existing — ME
Fire Department Connection — FDC
Finish Contour — 4235
Existing Contour — 4235
Finish Grade — 96.33TA
Existing Grade — 95.72TA
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

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

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

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

SCALE: NTS

COMMENTS

ALL WORK IS TO BE COMPLETED WITH THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.

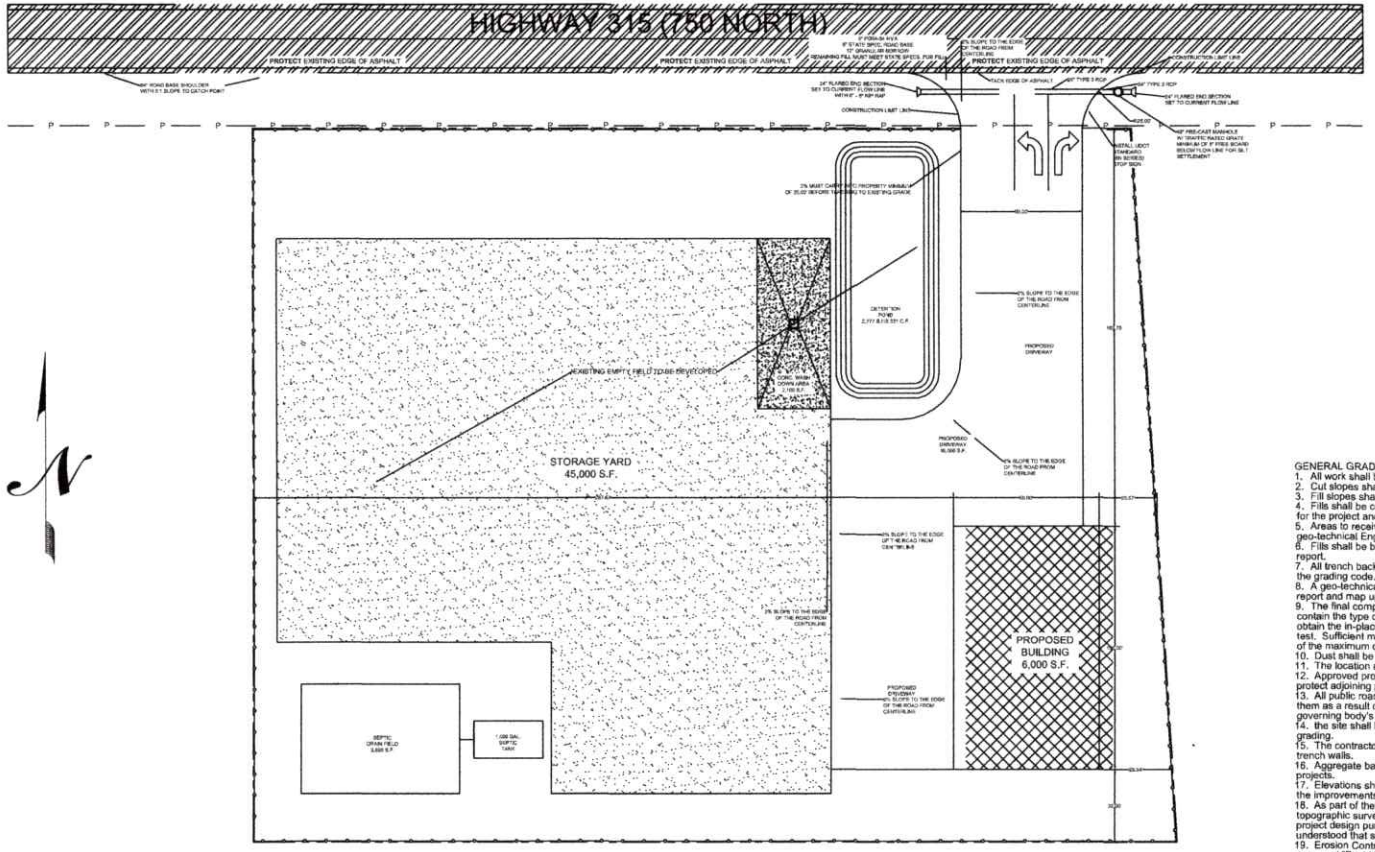
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960 WEST 7850 SOUTH
WILLARD, UTAH 84340

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125 WEST 750 NORTH
WILLARD, UTAH 84340

DEVELOPED BY
JEFF FORSGREN
(801) 589-0961

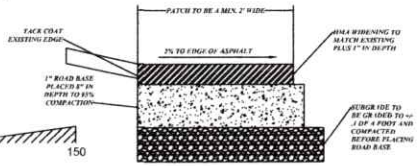
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09/09/2026

SHEET 2



OVERALL PLAN

SCALE 1" = 50'



UDOT SPECIFICATIONS

7 SEPTEMBER 2026

Blue Stakes of UTAH 811 Bluestakes.org

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

San. Sewer Manholes
Water Manholes
Storm Drain Manholes
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power Pole
Power Pole w/guy
Light Pole
Fence
Flowline of Ditch
Overhead Power Line
Corrugated Metal Pipe CMP
Concrete Pipe CP
Reinforced Concrete Pipe RCP
Ductile Iron DI
Polyvinyl Chloride PVC
Top of Asphalt TA
Edge of Asphalt EA
Centerline CL
Flowline FL
Finish Floor FF
Top of Curb TC
Top of Walk TW
Top of Wall TWL
Top of Concrete TC
Natural Ground NG
Finish Grade FG
Match Existing ME
Fire Department Connection FDC
Finish Contour 4236
Existing Contour 4230
Finish Grade 95.37TA
Existing Grade 95.72TA
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

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

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

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

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE 2018 IBC BUILDING PROVISIONS AND CODES AS ADOPTED BY ALL BUILDING CODE REQUIREMENTS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

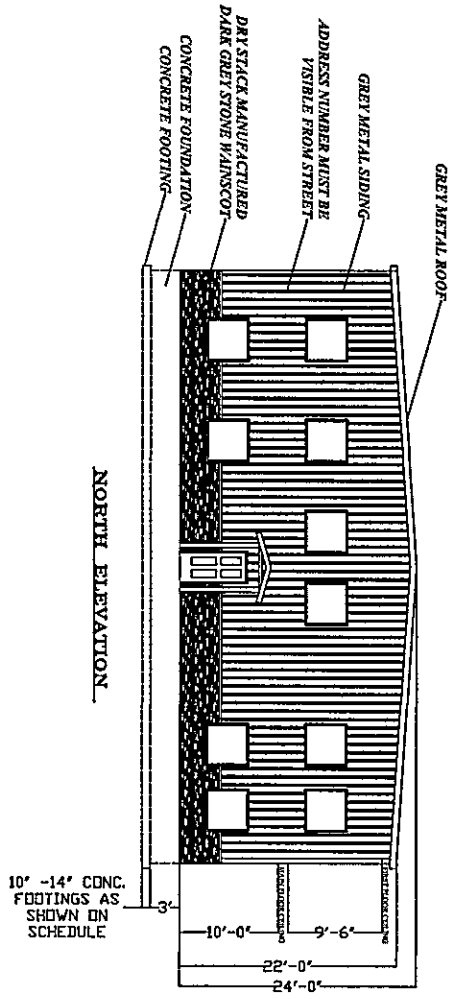
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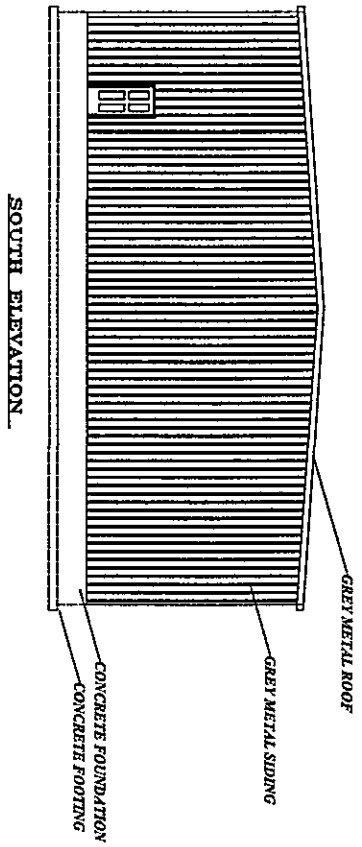
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REVISED BY:
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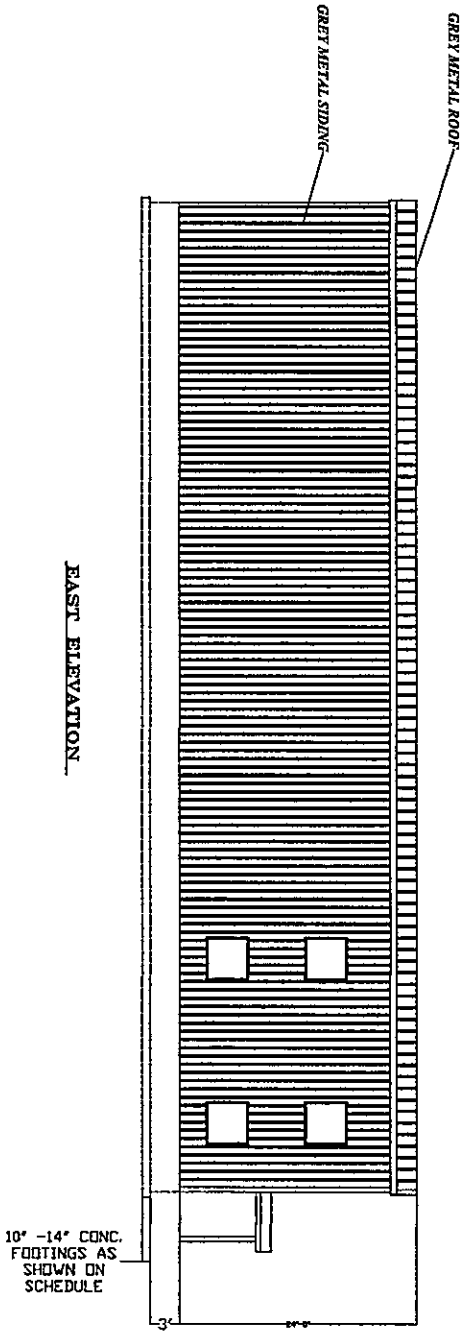
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SHEET 3

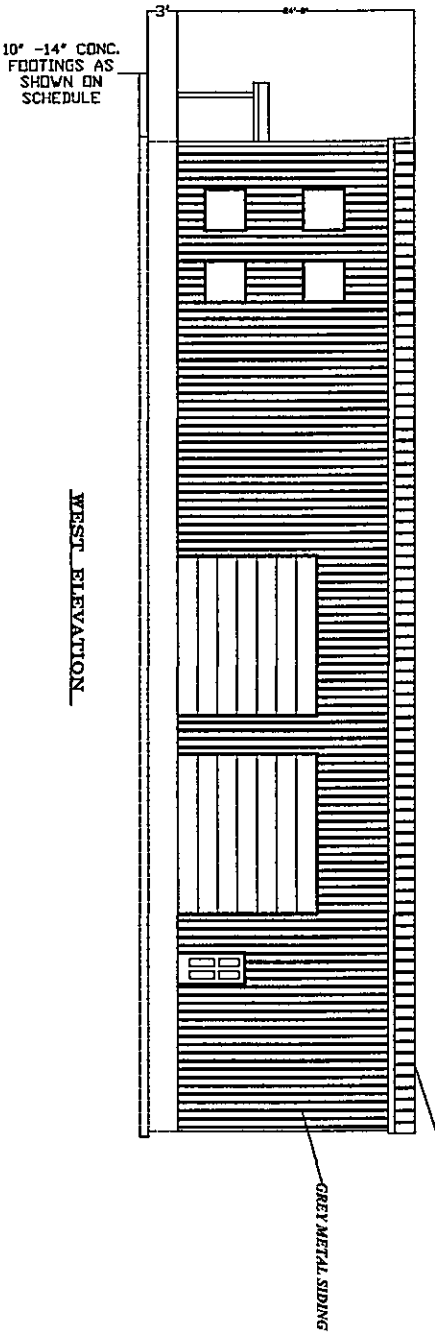




SHEET ELEV-1	DATE: 09/01/2016	DESIGNED BY: JEFF ROMERO (435)-994-0917	ROMERO CONSTRUCTION SHOP 125 WEST 750 NORTH WILLARD UTAH, 84340	F3 ENGINEERING 960 WEST 7850 SOUTH WILLARD, UTAH 84340	COMMENTS ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.	SCALE: NTS



EAST ELEVATION



WEST ELEVATION

SHEET ELEV-2

DATE: 09/01/2026

JEFF FORSBERG (801)-589-0497

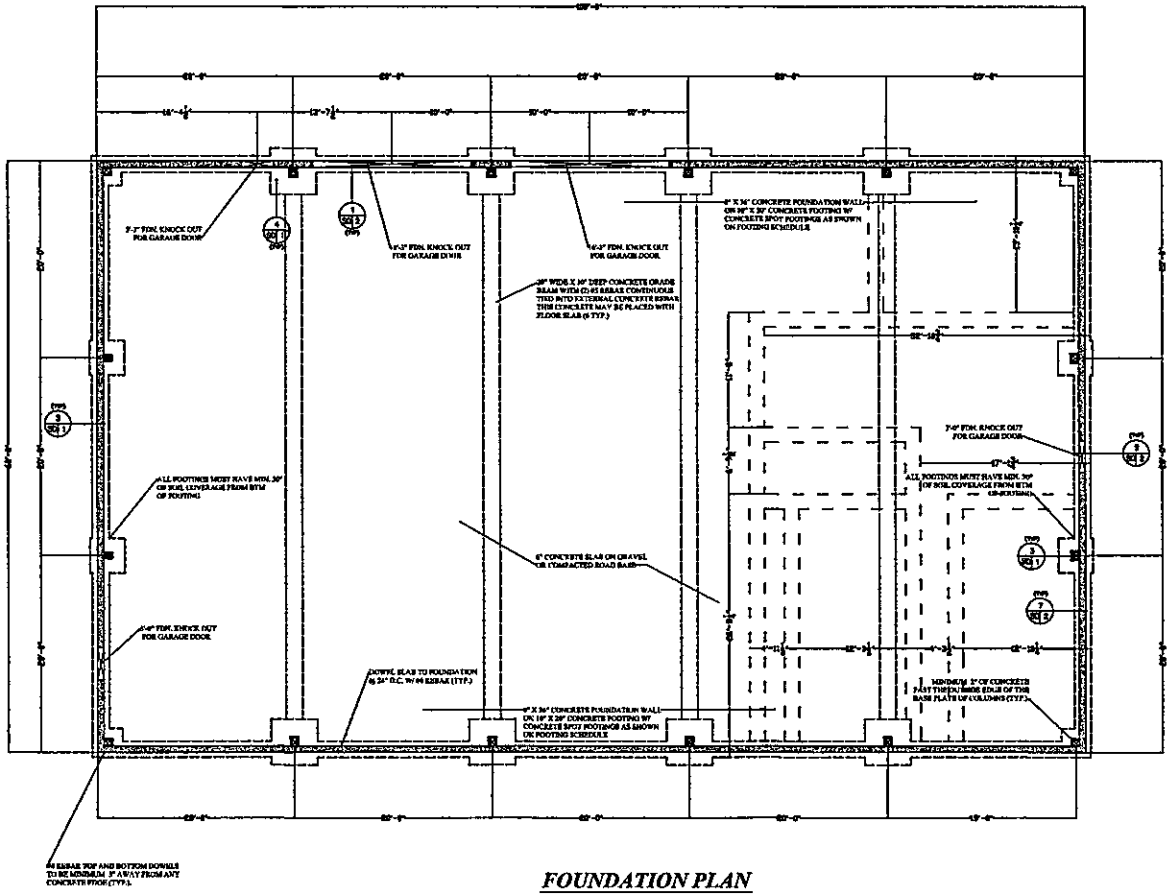
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960 WEST 7850 SOUTH
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COMMENTS

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SCALE: NTS

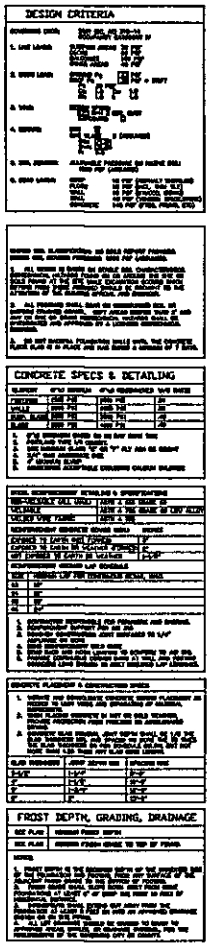


FOUNDATION PLAN

NOTES:

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

DESIGN CRITERIA





7 SEPTEMBER 2025

SCALE: NTS

COMMENTS

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

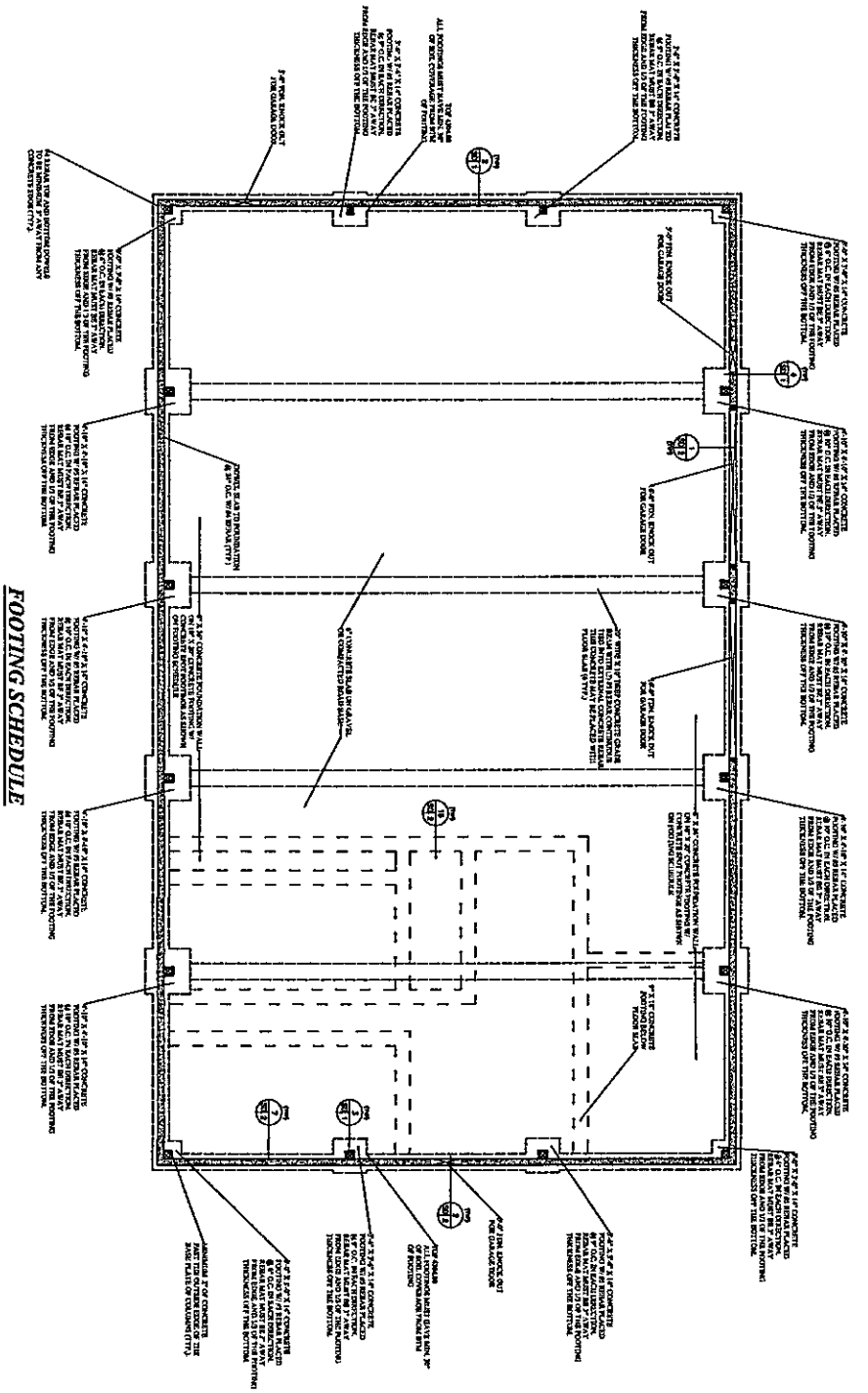
F3 ENGINEERING
980 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

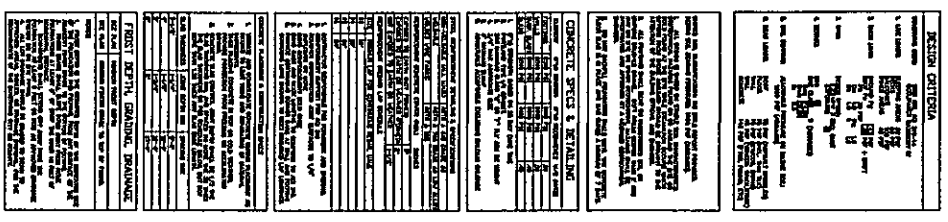
REVISED BY
JEFF FORSGREN
(801) 589-0191

DATE:
09/07/2026

SHEET FP-1



FOOTING SCHEDULE



DESIGN CRITERIA

7 SEPTEMBER 2025

ROMERO CONSTRUCTION SHOP 125 WEST 750 NORTH WILLARD UTAH, 84340	F3 ENGINEERING 960 WEST 7850 SOUTH WILLARD, UTAH 84340	COMMENTS ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.	SCALE: NTS
DATE: 09/07/2026	DESIGNED BY JEFF FOUGREN (801)-589-0987		
SHEET FP-1			

GENERAL NOTES

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

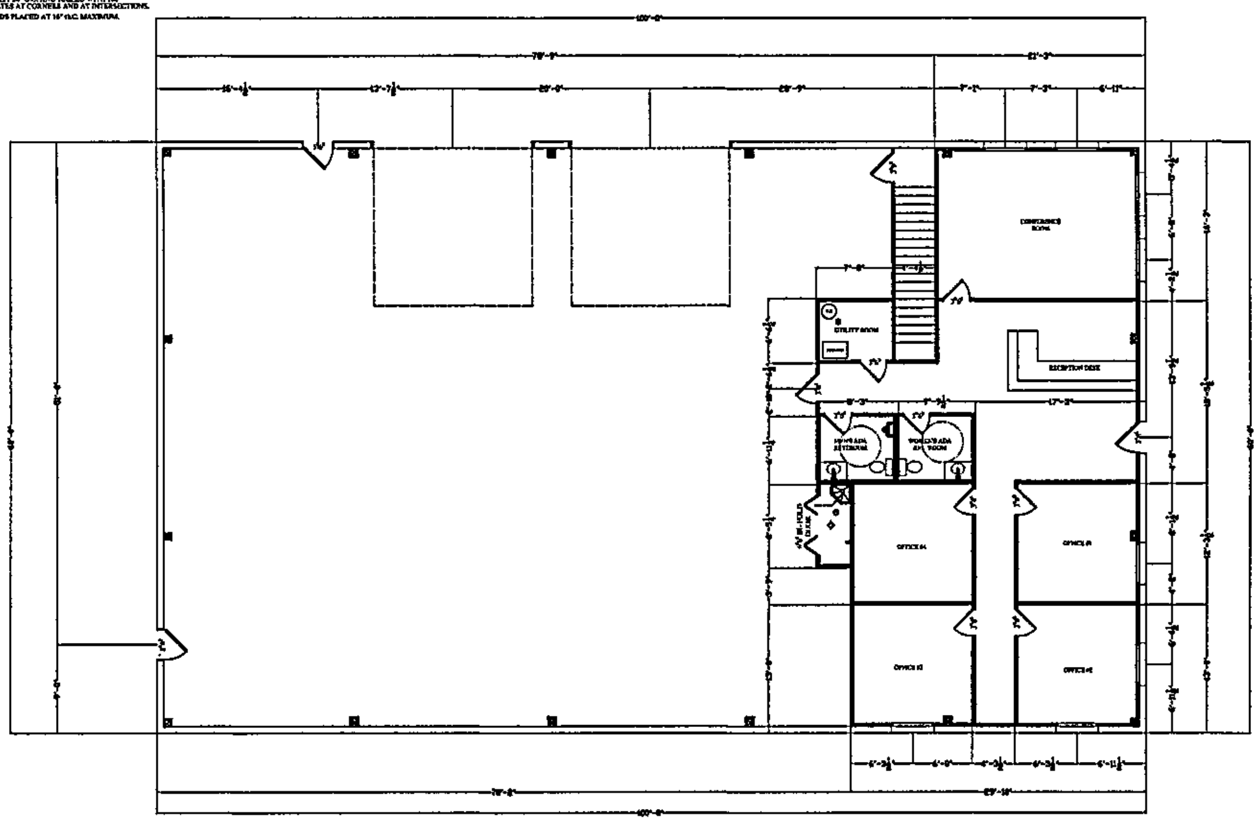
WOOD FRAMING:

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

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

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

B: FOR SPANS OF 6'-0" AND GREATER, USE A MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.
C: FOR SPANS OF 6'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 2 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.
D: USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 6'-0" OR GREATER.
E: FOR SPANS UNDER 5'-0" USE (2) 2X10 HEADERS @ EXT. DOOR AND WINDOW LOCATIONS USE (2) 2X12 FOR SPANS 5'-0" TO 8'-0" OPENINGS. SPANS GREATER THAN 8'-0" MUST HAVE LVL OR EQUIV. SIZED FOR SPAN.
F: MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS OF 12" OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAMS DEPTHS GREATER THAN 12". LVL'S MUST BE NAILED TOGETHER AS PER MANUFACTURE SPECS.
G: USE APPROPRIATE SIMPSON TOP FLANGE HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS.
H: BEARING AND EXTERIOR WALLS STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF SPLICES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24" O.C. AND NAILED WITH 16d NAILS AT 4" O.C. WITHIN OF FEET LENGTH. OVERLAP THE PLATES AT CORNERS AND AT INTERSECTIONS.
I: ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



NOTES TO PLAN:

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

FLOOR PLAN

DESIGN CRITERIA

DESIGN CRITERIA

BEAM SCHEDULE

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMING NAILING SCHEDULE U.N.O.

LUMBER SPECS

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

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

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801) 589-0151

DATE:
09/07/2026

SHEET FP-1

GENERAL NOTES

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, FOOTING SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
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WOOD FRAMING:

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

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

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

B: FOR SPANS OF 6'-0" AND GREATER, USE A MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.

C: FOR SPANS OF 6'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 2 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.

D: USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 6'-0" OR GREATER.

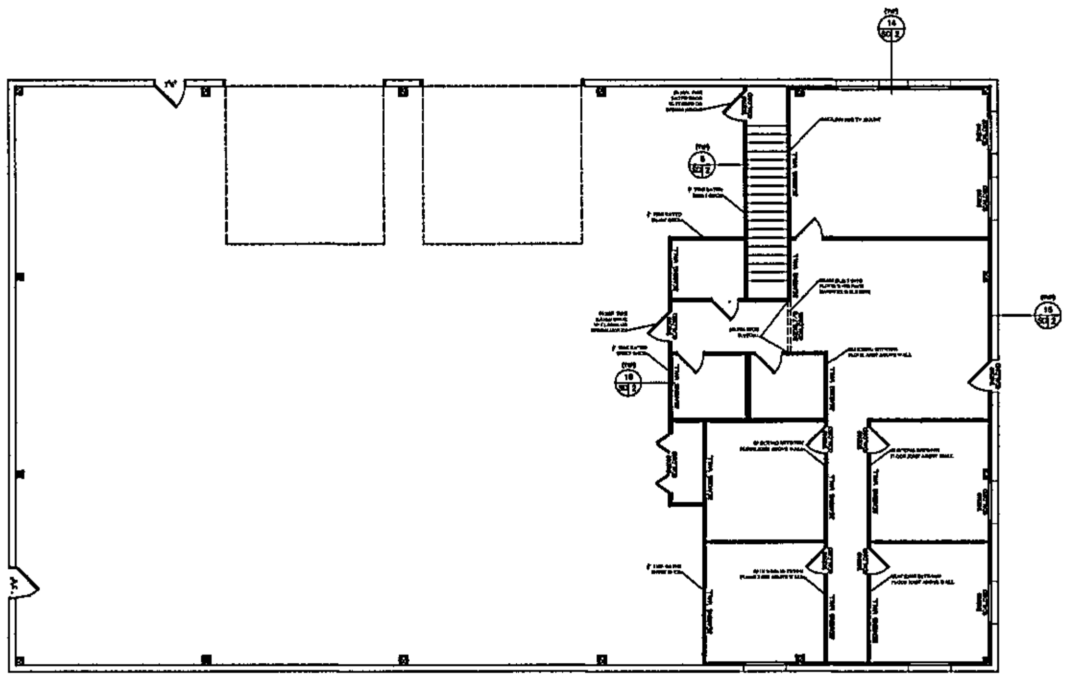
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I: ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



MAIN FLOOR FRAMING PLAN

NOTES TO PLAN:

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

DESIGN CRITERIA

DESIGN CRITERIA

[illegible]

BEAM SCHEDULE

[illegible]

WALL STUD HEIGHTS & LOAD BLOCKING

[illegible]

FRAMING NAILING SCHEDULE U.N.O.

[illegible]

LUMBER SPECS

[illegible]

JEFF FORSGREN

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

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

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801) 409-0191

DATE:
09/07/2026

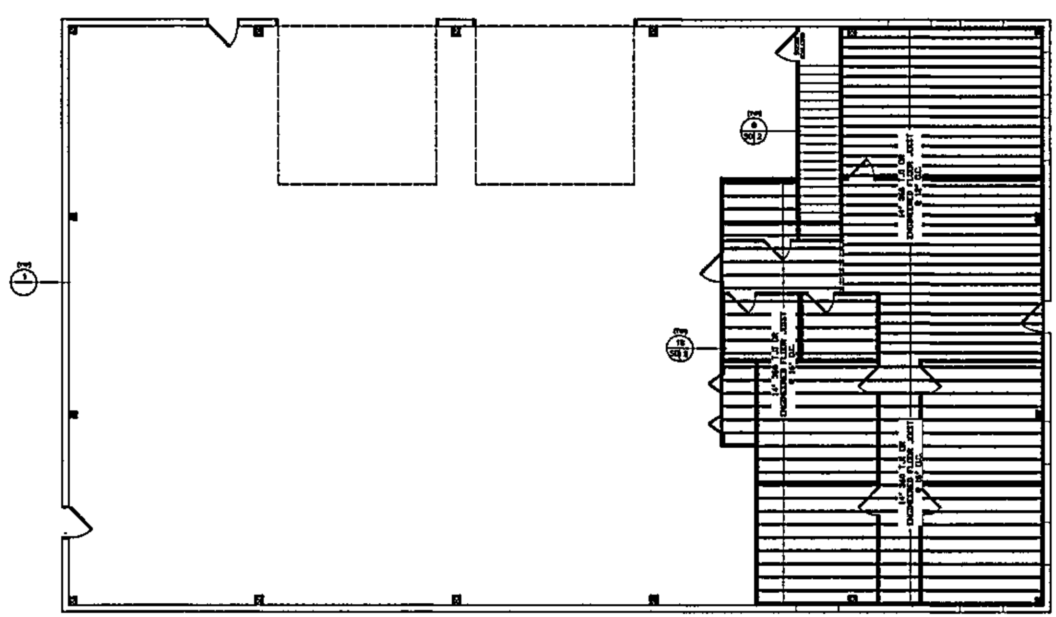
SHEET FP-1

GENERAL NOTES:

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B: ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
C: CONTRACTOR TO VERIFY FOUNDATION HEIGHT AND LOCATION OF STEPS IN FOOTINGS AND FOUNDATIONS
D: CHECK DETAIL PAGE SD3 FOR FRAMING SPECIFICATIONS AND CALLOUTS.

FLOOR JOISTS:

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



FLOOR JOIST PLAN

DESIGN CRITERIA

DESIGN CRITERIA [illegible]

BEAM SCHEDULE [illegible]

WALL STUD HEIGHTS & LOAD BLOCKING [illegible]

FRAMING NAILING SCHEDULE U.N.O. [illegible]

LUMBER SPECS [illegible]

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

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F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

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125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-589-0157

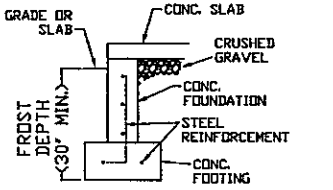
DATE:
09/07/2026

SHEET FP-3

FIRST FLOOR PLAN

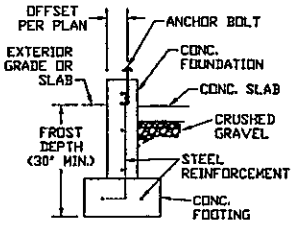
DESIGN CRITERIA

SHEET FP-1	
DATE: 09/01/2026	
REVISED BY JEFF FORGIEN (303)-499-0847	
ROMERO CONSTRUCTION SHOP 125 WEST 750 NORTH WILLARD UTAH, 84340	
F3 ENGINEERING 960 WEST 7850 SOUTH WILLARD, UTAH 84340	
COMMENTS ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.	
SCALE: NTS	



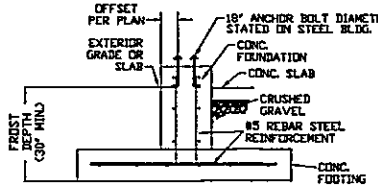
1 FLOUND. BLOCK OUT

NTS



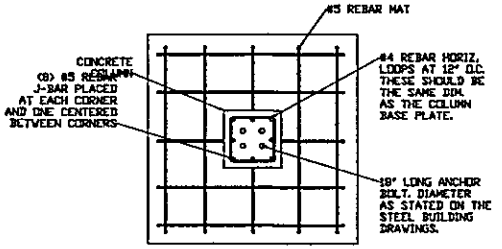
2 FOUND. HALF WALL

NTS

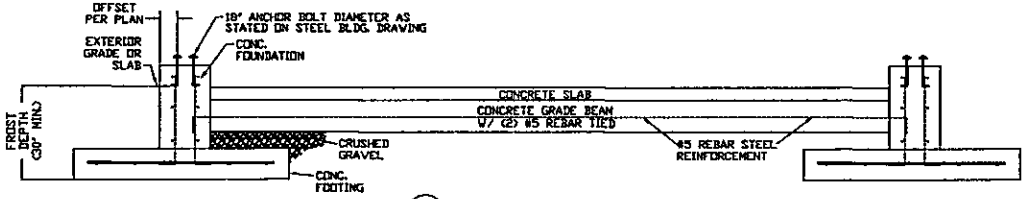


3 COLUMN TO FOOTING

NTS



4 COLUMN TO FOOTING



5 COLUMN TO GRADE BEAM

NTS

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	BALCONIES OTHER AREAS	100 PSF 100 PSF
2. SNOW LOAD:	GROUND P_g ROOF P_s P_f: C_e: 1.0 C_w: 1.0 C_t: 1.0 I: 1.0	43 PSF 30 PSF + DRIFT 30 PSF
3. WIND:	DESIGN SPEED: 120 MPH 3 SEC GUST EXPOSURE: C	
4. SEISMIC:	SDC SITE CLASS S_{MS}: S_{M1}: P_s:	D D (ASSUMED) 74.8% 36.8% 0.5
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF FLOOR WALL WALL CONCRETE	15 PSF (ASPHALT SHINGLES) 15 PSF (INCL. THIN TILE) 10 PSF (STUCCO, GSWB) 45 PSF (VENEER, BRICK,STONE) 145 PCF (FTGS, FOUND, ETC)

CONCRETE SPECS & DETAILING

ELEMENT	(f'c) MINIMUM	(f'c) RECOMMEND	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
SUSP. SLABS	2500 PSI	3500 PSI	.45
SLABS	3500 PSI	4000 PSI	.45

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

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

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

REINFORCEMENT (REBAR) LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, UNO.
#3	12"
#4	18"
#5	20"
#6	24"

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

CONCRETE PLACEMENT & CONSTRUCTION SPECS

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

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

FROST DEPTH, GRADING, DRAINAGE

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

NOTES:

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

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

7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE PERMIT DRAWINGS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

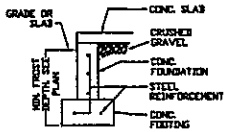
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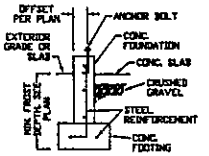
REVIEWED BY
JEFF EBBSGREN
(801)-369-0167

DATE:
09/07/2026

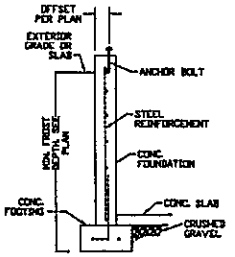
SHEET S0-1



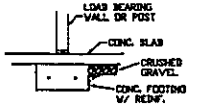
1 FLOUND. BLOCK OUT
NTS



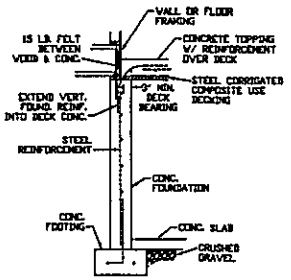
2 FOUND. HALF WALL
NTS



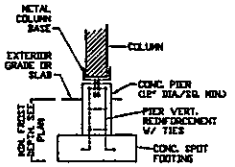
3 FOUNDATION WALL
NTS



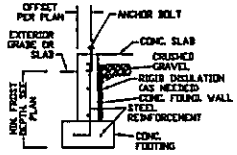
4 INTERIOR FOOTING
NTS



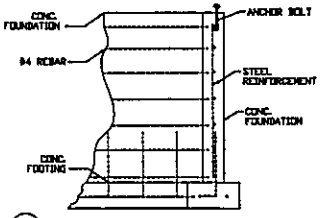
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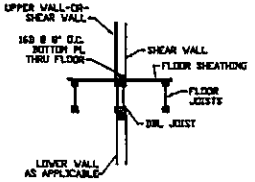
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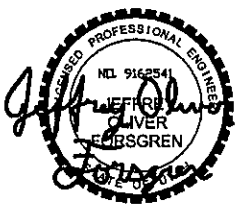
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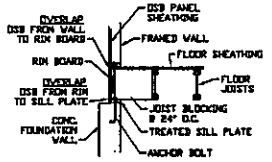
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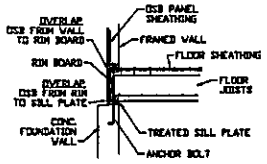
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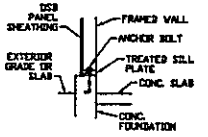
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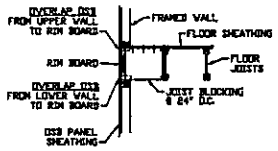
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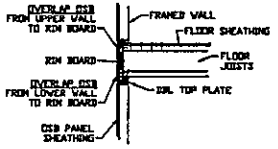
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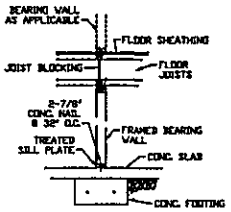
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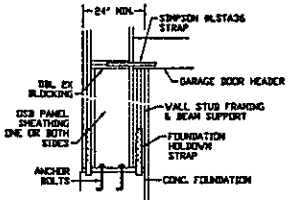
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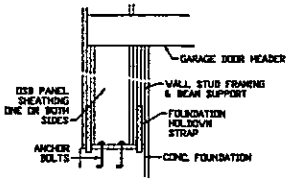
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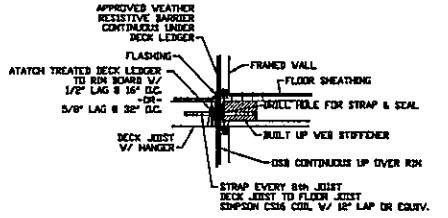


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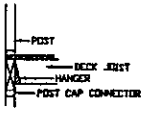


17 GARAGE RETURN WALL --OR-- GARAGE RETURN WALL
NTS





18 EXTERIOR DECK ATTACHMENT
NTS



19 COLUMN TO BEAM
NTS

SCALE: NTS

COMMENTS

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

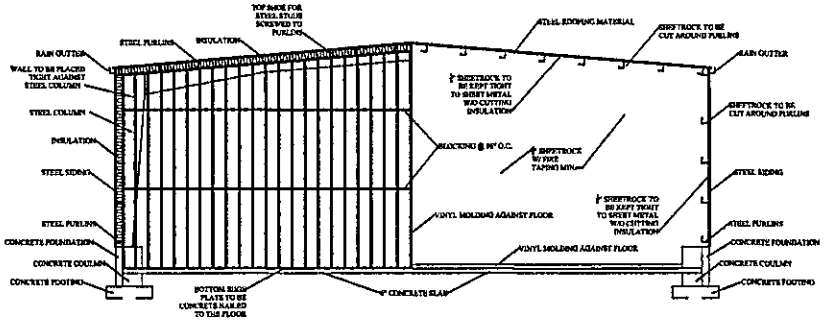
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

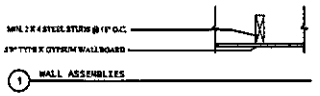
REVISED BY
JEFF FORSGREN
(801)-589-0369

DATE:
09/01/2026

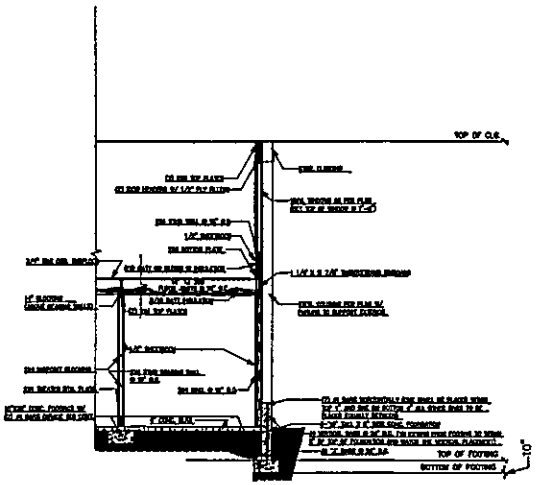
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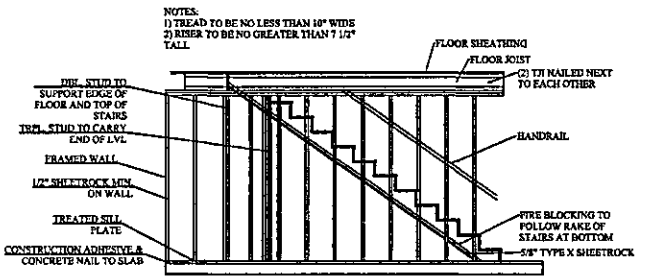
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1 WALL ASSEMBLIES

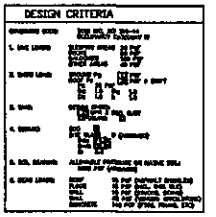


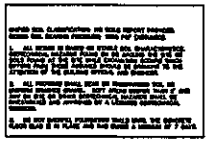
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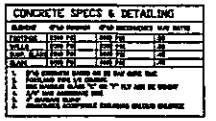


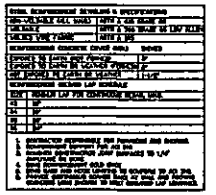
6 STAIR DETAIL
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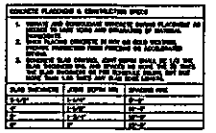
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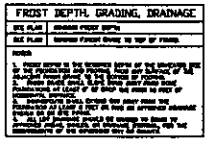














7 SEPTEMBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CLASSED 'A' WITH THE STATE BUILDING RULES AND REGULATIONS AND ALL LOCAL ORDINANCES AND CODES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-589-0181

DATE:
09/07/2026

SHEET SD-3

ITEM 5E

Friday, October 9, 2026

Staff Report – Planning Commission

LeBaron CUP Short Term Rental

Applicant: Eric LeBaron
Location: 329 East Saddleback Road
Parcel No.: 02-092-0051
Proposed Conditional Use: Short-term rental in the basement of the applicant's primary residence.

Review

The CUP Review Committee reviewed the application on September 23, 2026. The rental unit has a dedicated rear entrance and two off-street parking stalls. The Committee discussed access, safety signage, neighbor notification, and other applicable short-term rental requirements. The Committee recommended forwarding the application to the Planning Commission subject to the proposed conditions of approval and a final inspection by the Box Elder County Building Inspector.

Recommendation: Staff recommends that the Planning Commission approve the Conditional Use Permit for Eric LeBaron to operate a short-term rental at 329 East Saddleback Road, contingent upon the applicant obtaining a Willard City business license and complying with all applicable conditions of approval.

80 West 50 South
PO Box 593

WILLARD CITY CORPORATION
Est. 1851

Willard, Utah 84340
435-734-9881

Willard City Corporation

CONDITIONAL USE PERMIT

LeBARON SHORT TERM RENTAL

329 EAST SADDLEBACK ROAD WILLARD, UTAH

Date Issued: _____

Applicant's Name: ERIC LeBARON

Business Name and Address: ERIC LeBARON SHORT-TERM RENTAL
Short Term Rental
329 E Saddleback Road
Willard, UT 84340

This Conditional Use Permit is issued to Eric LeBaron, located at 329 E Saddleback Road, Willard, Utah (Parcel No. 02-092-0051), to operate a Short-Term Rental unit.

The conditions of operation are:

1. The short-term rental shall comply with all applicable requirements of the Short-Term Rental Ordinance, Section 24.08.230.
2. Signage identifying the location of the short-term rental unit shall be posted at the rear stairwell entrance and shall be clearly visible to approaching emergency personnel and rental unit guests.
3. An emergency exit and safety plan shall be posted inside the rental unit. The plan shall include instructions directing occupants to inform emergency dispatch that the unit is located in the basement when calling 911.
4. Smoke and carbon monoxide detectors shall be installed and maintained in accordance with applicable requirements.
5. The short-term rental shall comply with the City's noise restrictions, including the quiet hours of 11:00 p.m. to 7:00 a.m., as specified in Section 24.08.230.6(G).
6. All adjacent property owners within 300 feet shall be notified in accordance with the requirements of Section 24.08.230.6(I).
7. A valid City business license shall be obtained and renewed annually for the operation of the short-term rental.
8. A designated local contact who is available to respond within one hour shall be maintained at all times during the operation of the short-term rental.

Eric LeBaron understands these conditions and will operate the rental unit in accordance with these requirements and ordinances.

Applicant's Signature _____ Date _____

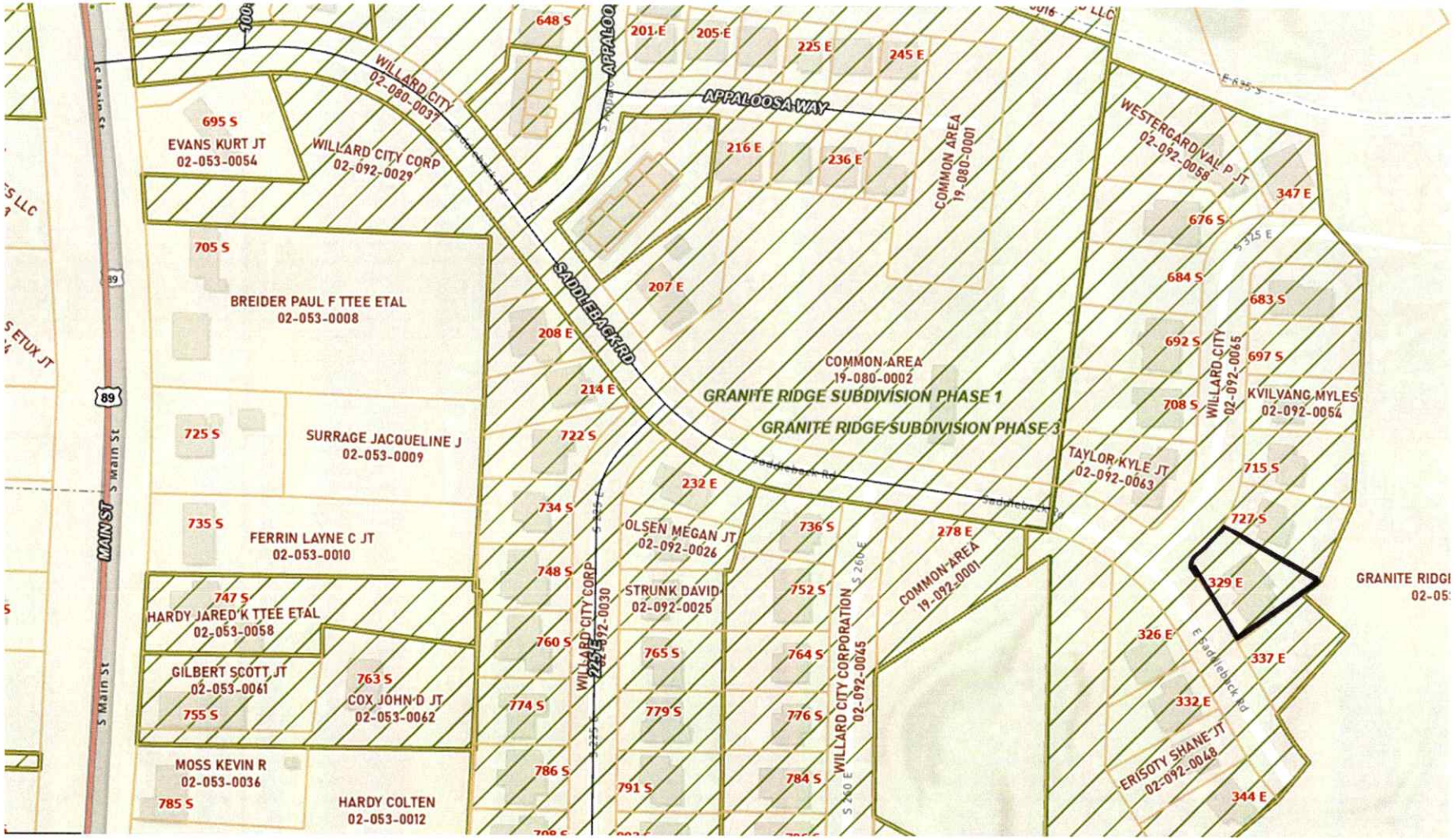
City Representative – City Planner _____ Date _____

ERIC LEBARON

SHORT TERM RENTAL

329 EAST SADDLEBACK ROAD

NORTH ↑



approval.

The CUP Committee confirmed that the following conditions of approval to be forwarded to the Planning Commission:

- Hours of operation: 8:00 AM–5:00 PM, Monday–Friday; 9:00 AM–2:00 PM, Saturday.
- Letters from adjacent neighbors confirming acceptance of existing screening/fencing conditions.
- Used oil to be stored in a safe, sealed container and emptied on a regular schedule.
- Fire extinguishers are to be installed at each bay/exit (minimum three), and a fire inspection to be completed by the Fire Chief prior to opening.
- Used tires to be stored within the Connex container and removed on a regular basis. No outdoor tire storage, used or new, shall be permitted. A limited number of tires may be used as part of a sign or marketing material.
- Six customer parking stalls in front, three on the south side, and four employee stalls in the rear. Parking area to be maintained and kept free of weeds, trash, debris, and abandoned vehicles. One ADA-compliant handicap stall to be provided.
- Existing access to Highway 89 remains subject to all applicable UDOT approvals; no modifications without UDOT approval.
- No excessive noise, no idling of engines, no indoor mechanical repair activities conducted outdoors (tire changes outside permissible).
- Floor drain to be inspected and documented by Public Works prior to the Planning Commission meeting.

An updated site plan reflecting the revised parking layout is to be submitted to the city no later than the following day so the item may be placed on the October 1, 2026, Planning Commission agenda. Letters from neighbors are also to be obtained prior to that meeting.

All three items were submitted to the City Planner the following day.

Chandler Bingham moved to forward the Treadmasters Tire and Lube CUP application to the Planning Commission subject to the stated conditions. Jeremy Kimpton seconded the motion. All voted "aye." The motion passed unanimously.

2C. REVIEW AND CONSIDERATION OF A REQUEST FROM ERIC LEBARN FOR A CONDITIONAL USE PERMIT TO OPERATE A SHORT-TERM RENTAL LOCATED AT APPROXIMATELY 329 EAST SADDLEBACK ROAD (PARCEL O. 02-092-0051)

Time Stamp – 1:06:27 – 09/23/2026

Madison Brown introduced this item, noting that short-term rentals have been reviewed by the CUP Committee previously, and that the process is relatively straightforward. The applicant, Eric LeBaron, was present.

Property and Access: The rental unit is located in the basement of LeBaron's primary residence at 329 East Saddleback Road (Parcel No. 02-092-0051). Entry to the unit is via a stairwell cut into the rear (east) elevation of the building. City Planner Brown noted that the building permit plans had been reviewed; the stairwell addition was confirmed as the unit's dedicated entry. Mr. LeBaron confirmed that the driveway had been extended to provide two off-street parking stalls for the rental.

Ms. Brown asked if the unit had received a final inspection. Mr. LeBaron said it had not.

Emergency Services Access: Police Chief Theron Fielding raised a concern regarding 911 dispatch and emergency response. He noted that a call from the basement unit would geocode to the primary address, potentially directing first responders to the front door rather than the basement entry. The Committee discussed the approach used for a prior short-term rental approval (Molly Forbush), in which the applicant was required to post instructions within the rental unit directing guests to inform dispatch that they are in the basement unit, and to post signage at the entrance visible to approaching emergency personnel. It was agreed that the same approach should be applied here: a sign indicating the short-term rental entrance should be posted at the rear stairwell in a location clearly visible to emergency responders, and an emergency plan should be posted within the unit.

Parking and Road Use: Mr. LeBaron confirmed that guests are expected to park on-site, but what if a guest brought a boat or a trailer? The Committee noted that parking on the road is legally permissible for up to 72 hours under city code. Winter parking restrictions for plowing will apply. Because Mr. LeBaron resides on the property, he would be available to address any parking issues as they arise. A backup contact within one hour of the property is required by ordinance, which Mr. LeBaron confirmed he has arranged.

Neighbor Notification: Per city ordinance [24.08.230.6(I)], Eric LeBaron is required to notify all property owners within 300 feet of the rental by certified mail (or with equivalent proof of delivery) within 10 days of Planning Commission approval.

Business License and Tax Commission Registration: Mr. LeBaron is required to obtain a Willard City business license and renew it annually. The Committee noted the requirement to register with the Utah State Tax Commission for transient room tax collection.

Fire Chief: Jeremy Kimpton said the Fire Chief did not have specific concerns with this application. He was satisfied as long as the conditions applied to the prior short-term rental (Forbush) were followed.

The following conditions of approval were identified for forwarding to the Planning Commission:

- All rules and regulations within the Short-term Rental Ordinance [24.08.230] shall be followed.
- Signage shall be posted at the rear stairwell entrance, visible to approaching emergency personnel, indicating the location of the short-term rental unit.
- An emergency exit and safety plan shall be posted within the rental unit, including instructions to inform dispatch of the unit's basement location when calling 911.
- Smoke and carbon monoxide detectors shall be installed and maintained.
- The Noise Ordinance (11:00 PM–7:00 AM) shall be observed [24.08.230.6(G)].
- All adjacent neighbors within 300 feet shall be notified per ordinance requirements [24.08.230.6(I)].
- A business license shall be obtained and renewed annually.
- A designated contact available within one hour shall be maintained at all times.

Eric LeBaron was asked to submit photographs of the completed driveway and parking area, as well as the entrance signage once installed, prior to the Planning Commission meeting. The item is scheduled for the October 15, 2026, Planning Commission meeting at 6:30 PM.

Jeremy Kimpton moved to forward Eric LeBaron's CUP application for a short-term rental to the

Planning Commission subject to the stated conditions and a final inspection from the Box Elder County Building Inspector. Chandler Bingham seconded the motion. All voted "aye." The motion passed unanimously.

2D. CONSIDERATION AND APPROVAL OF APRIL 2, 2026, MINUTES

Madison Brown moved to approve the minutes from April 2, 2026, as written. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

3. ADJOURN

Jeremy Kimpton moved to adjourn at 3:32 p.m. Payden Vine seconded the motion. All voted "aye." The motion passed unanimously.

Minutes were read individually and approved on: _____

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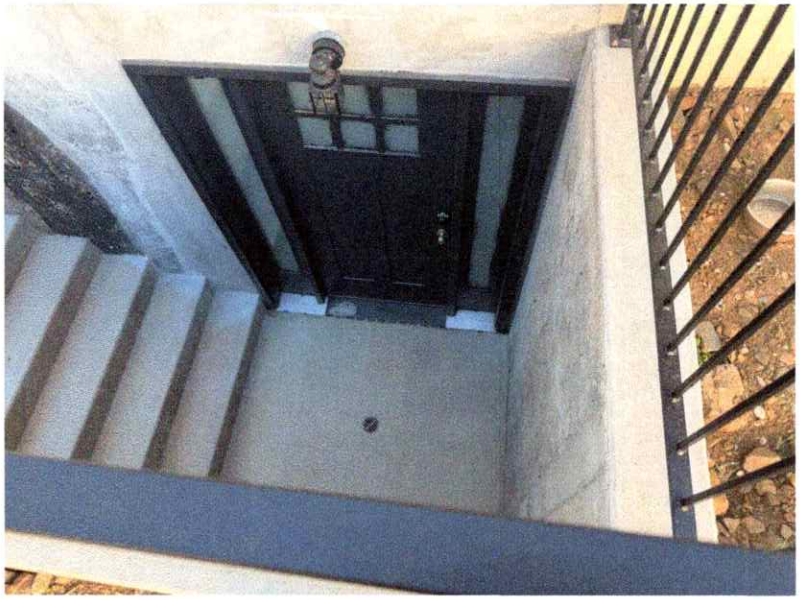
Madison Brown, City Planner

Michelle Drago, Deputy City Recorder

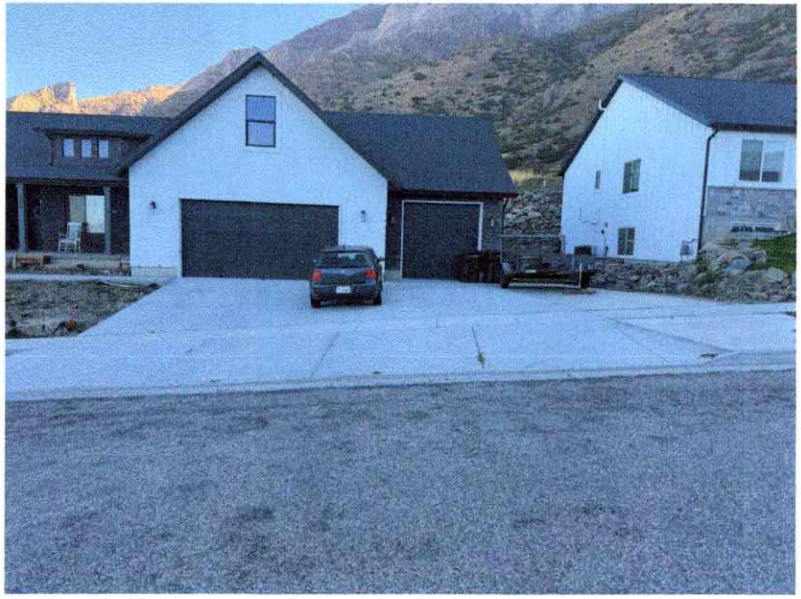
dc: CUP 09-23-2026

329
337
E Saddleback Rd
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329
337
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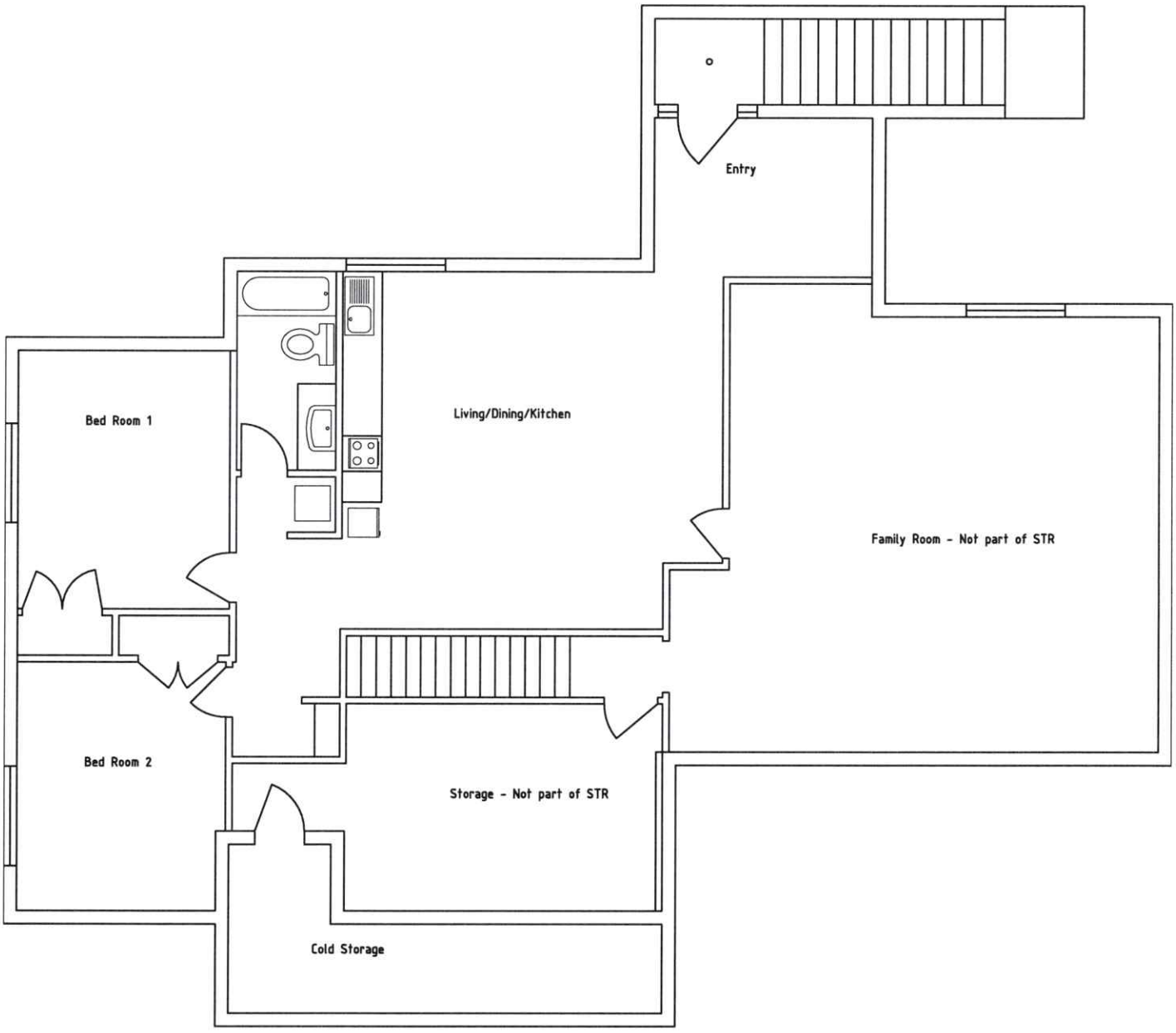








Final floorplan



ITEM 6

WILLARD CITY

Planning Commission Meeting – Regular Meeting
Thursday, October 1, 2026 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a regular meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at City Hall, on the State of Utah Public Meeting Notice website, on the Willard City website, and sent to the *Box Elder News Journal.*

The following members were in attendance:

Chandler Bingham, Chairman	Jeremy Kimpton, City Manager
Sid Bodily	Amy Hugie, City Attorney
Alex Dubovik	Madison Brown, City Planner
Brian Gilbert	Michelle Drago, Deputy City Recorder
Ken Ormond	
Jay Thackeray	

Excused: Diana Baker

Others in attendance were Mayor Travis Mote; Ruth Ormond, Doug Younger; Kent Harding; Brandon Jacobson; Doug Thompson; Virginia Thompson; Randy Lemon; Kyle White; Sam West; Wayne Harding; Kari Miller; Burt Miller; Crystal Beck; Brandon Beck; Troy Merrill; Layne Ferrin; and Lacey Richards.

Chairman Bingham called the meeting to order at 6:30 p.m.

1. PRAYER: Alex Dubovik

2. PLEDGE OF ALLEGIANCE: Jay Thackeray

3. GENERAL PUBLIC COMMENTS

No public comments were made.

4. CITY COUNCIL REPORT

There wasn't a Council report.

5A. 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)

Time Stamp – 02:51 - 09/17/2026 – Part 1

Commissioner Bodily moved to open the public hearing at 6:34 p.m. Commissioner Dubovik seconded the motion. All voted "aye." The motion carried.

Chairman Bingham read the Planning Commission's Rules of Order statement.

Madison Brown, City Planner, stated that on August 21st, Nilson Homes had applied for preliminary approval of the Willow Creek Estates Subdivision located at approximately 1561 North Hargis Hill Road. The property was rezoned from A-5 to R ½ in March. The subdivision contained a total of 40.29 acres. Nilson Homes

DRAFT

proposed 48 single-family lots, which was a density of two lots per acre. The average lot size was 23,993 square feet.

Ms. Brown explained that Nilson Homes' application was deemed complete on September 9th. All required documents and plans have been submitted, including the Subdivision Improvement Plan, and all required fees had been paid. Willard City staff had completed a preliminary review and compiled their comments in a staff report for the Planning Commission. It was time for the Planning Commission acting as the Administrative Land Use Authority (ALUA), to review the subdivision improvement plan and preliminary plat. After the public hearing she would compile all staff and Planning Commission comments for the applicant.

Ms. Brown reviewed staff comments that had already been sent to the application:

- Lot 15 shall be assigned an address on 1550 North Street due to the existing addresses of adjoining properties;
- A temporary turnaround easement with a legal description. (The application submitted a revised preliminary plan on September 24th that included the temporary turnaround. A copy of the update preliminary plan was included in the Planning Commission's packet. The City Engineer had not reviewed the turnaround or its legal description);
- The City Engineer's initial review of the water requirement did not include Parcel 02-043-0048. Nilson Homes indicated that Parcel 02-043-0048 was intended to be part of the subdivision. When the applicant corrected that mistake and included Parcel, 02-043-0048, Nilson Homes had more than enough water rights because of the water credit Willard added to its water plan.
- Staff recommended that the preliminary plat be revised to clearly include Parcel 02-043-0048 and identify its intended use. (The applicant provided a revised preliminary plat on October 1st that included Parcel 02-043-0048);
- The staff recommended that Nilson Homes build the entire 1450 North right-of-way on their property, which meant the sewer line on Parcel 02-040-0038 to the south would not be in a city right-of-way. It was in an easement and would be addressed when the adjoining property developed. Or Nilson Homes could work with the adjoining property owner to build the 1450 North right-of-way over the sewer easement.
- Nilson Homes' property contained an existing access lane along the south portion of the proposed development. The lane was being used to access adjoining agricultural property. There was a lot of history regarding the access lane. However, it was a civil issue. The land was not identified as a dedicated public street on the proposed preliminary plat. Nilson Homes proposed to create Parcel A and convey it to an adjoining property owner rather than dedicating it as a public street
- The City Attorney's comments had been addressed.
- The City Engineer's redlines were addressed by the submission of the October 1st plat. However, the October 1st plat had not been reviewed by the City Engineer.

Madison Brown said Larry Holmes had indicated to her that Nilson Homes was working with him to make sure he had access to his property. She felt the staff comment regarding the access lane had been addressed. She recommended that approval of the subdivision improvement plan and preliminary plat be tabled to confirm that the City Engineer's redlines had been addressed and to allow resolution of the 1450 North right-of-way.

Amy Hugie, City Attorney, stated that 1450 North needed to be a full width-right-of-way. It could either all be on Nilson Homes' property or the full width could include adjoining property. Madison Brown agreed that Willard would like to see the full right-of-way for 1450 North at this time.

Madison Brown stated that Nilson Homes had been very responsive to Willard's comments.

Chairman Bingham invited Nilson Homes to present their project.

Lacey Richards, Nilson Homes, appreciated the opportunity to present their preliminary subdivision plat. They had been working with the Kunzler family for the past several years. They were proposing a subdivision with 48 single-family lots that complied with Willard's R ½ Zone.

Ms. Richards responded to some of the staff's comments. They did not have a problem with the addressing restriction for Lot 15. One of the engineering comments was about addressing on the plat. Their engineer, Wasatch Civil, had spoken with Willard's engineer, Zac Burk. Mr. Burk indicated that Willard City would assign addresses. That is why addresses were not shown on the plat. Those addresses would be added before the final plat was recorded. All other redlines and comments had been addressed. The temporary turnaround had been added and was shown in the latest version of the preliminary plan. They had plenty of water. A second page had been added to the plat showing that Parcel 02-043-0048, located west of 200 West, had been added as Parcel B.

Ms. Richards stated that when Nilson Homes met with the staff and City Engineer in a preapplication meeting several months ago, Willard asked them to change 1500 North from a through street to a cul-de-sac. At that time, they also discussed the 1450 North alignment. Nilson Homes' engineer provided an exhibit showing the location of the sewer line to the south (see attached copy). If 1450 North is aligned as shown, the sewer line would end up in the south park strip of the right-of-way. If the road was shifted entirely to their property, it would leave the sewer line about 20 feet south of the 1450 North right-of-way.

Ms. Richards stated that in the staff report, Madison Brown cited WCZ 24.80.130(C)(7) which states, "Half streets shall not be permitted within any subdivision, unless approved as a Special Exception." Nilson Homes felt the location of the sewer line warranted consideration of a special exception so the sewer would eventually be in a city right-of-way. Then Willard would not end up with a right-of-way and a random sewer easement to the side. If the Wells wanted to have a portion of 1450 North constructed on their property at this time, Nilson Homes would be happy to work with them. If the Wells family didn't want a road at this time, Nilson Homes felt it a special exception was worth some thought. Typically, sewers were in city rights-of-way. Nilson Homes felt this was a situation that had been anticipated by Willard's Zoning Ordinance. A special exception made a lot of sense in this situation.

Amy Hugie stated that because Parcel 02-043-0048 was not included in the preliminary plat until today, it was not included in the public notice. The public hearing could not move forward. Items 5B and 5C would have to be tabled.

Lacey Richards stated that Parcel 02-043-0048 was included in the preliminary application they submitted in August. Public hearings for preliminary subdivisions were technically not required by state code. Nilson Homes would come back if the Planning Commission felt the noticing issue was significant.

Ms. Hugie said that Parcel 02-043-0048 was not part of the preliminary plat until today and was not included in the public notice. She recommended that the public hearing be closed and rescheduled to allow it to be properly noticed.

There was discussion about whether it would be proper to allow public in attendance to make comments.

Amy Hugie felt the cleanest approach was to table the public hearing. If comments were allowed, the Planning Commission could only hear comments on what was in the public notice. A public hearing for the entire project still had to be held.

Lacey Richards asked that the Planning Commission allow comments from the public as a courtesy to those in attendance. It would also allow her time to address their concerns at the next hearing.

Commissioner Thackeray pointed out that no development was proposed on Parcel 02-043-0048. It really wasn't part of the subdivision, except for water rights. Ms. Hugie said it was part of the development because it would be used for drainage.

The Planning Commission felt those in attendance should be allowed to make comments.

Chairman Bingham opened the floor for public comments.

Doug Thompson, 1370 North Main, stated that his comments pertained to the entire project. He would wait until the next public hearing to say anything.

There were no other comments.

Commissioner Bodily moved to close the public hearing at 6:54 p.m. Commissioner Ormond seconded the motion. All voted "aye." The motion carried.

5B. 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)

Time Stamp – 24:34 - 09/17/2026 – Part 1

Commissioner Dubovik moved to table consideration of the 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). Commissioner Bodily seconded the motion. The motion carried.

5C. 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, 0- 038-0073, AND 02-040-0210)

Time Stamp – 25:46 - 09/17/2026 – Part 1

Commissioner Bodily moved table 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, 0- 038-0073, AND 02-040-0210). Commissioner Gilbert seconded the motion. All voted "aye." The motion carried.

5D. 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)

Time Stamp – 26:44 - 09/17/2026 – Part 1

Madison Brown stated that the Canyon Bay project has been under consideration for some time. She provided a summary. Western Land was proposing a Master Planned Community Zone on 24.83 acres located at approximately 400 South 200 West. The proposed development would contain 48 single family lots, or a density of two units per acre. The average lot size would be 16,285 square feet.

Ms. Brown said the existing zone was A-5. Western Land was requesting that it be rezoned to MPC. The original application was submitted on January 29, 2025, which was before Willard updated the Master Planned Community Ordinance. A copy of the previous MPC Ordinance was provided to the Planning Commission. The application being considered at this meeting included the proposed development agreement, agricultural conservation easement, and associated exhibits and agreements.

Ms. Brown said a public hearing regarding the proposed rezone was held on November 6, 2025, after which consideration of the rezone was tabled. Canyon Bay presented further information to the Planning Commission on February 5, 2026.

Amy Hugie stated that since February, the staff has been working with the applicant to finalize the development agreement, agricultural conservation easement, and associated documents. The proposed plat included lots with a minimum frontage of 77 feet. side yard setbacks of 10 feet and 15 feet; Dimensions for a small building had been included in the agricultural conservation easement – 300 square feet with a height of 11 feet. The structure's location in the agricultural easement had also been identified. The development agreement included submittals and exhibits for the gazebo and playground equipment. There was also more clarifying language about how the development proposal complied with the General Plan. The agricultural conservation easement specified that the water rights for the agricultural easement would be turned over to the city. Willard would then lease the water rights back for $1 per year. Willard wanted to make sure the water rights stayed with the property. The agricultural easement language also specified that if the easement was not used for an agricultural purpose, or if the developer wanted to sell it and couldn't find a buyer who wanted to use it for agriculture, Willard would take ownership of that property.

Commissioner Dubovik asked how legally binding pictures or exhibits of submittals were.

Commissioner Gilbert said he was looking for product information, not submittals. Amy Hugie said the Planning Commission could ask Western Land to include information regarding sizes for the gazebo and playground equipment in Exhibit E of the development agreement. That would help clarify what Open Space 1 and 2 would look like.

Chairman Bingham was concerned about quality. Willard wanted to make sure it wouldn't have to be replace the gazebo or playground equipment in a few years.

Commissioner Gilbert said the playground would have to meet ADA standards. He also asked what surface was proposed under the playground. Kyle White said there were standards in the agreement to make sure the surface was adequate.

Mayor Travis Mote stated that Willard had completed a safety study of its playgrounds and found there were issues that had to be fixed. He felt the playground should comply with that study. The study information was available from the Public Works Department.

Commissioner Dubovik asked if the language recommended by the City Attorney could be included. Kyle White, Western Land, said that would not be a problem. Ms. Hugie said it was easier to put it in so there would not be arguments about it later.

Commissioner Gilbert asked if the rezone and development agreement could be recommended for approval with those changes. Ms. Hugie said it could.

Commissioner Gilbert asked about the phasing plan (shown in Exhibit D of the development agreement). He was concerned about the construction of 200 West, which was shown in Phase 3. He felt it should be part of Phase 1. Kyle White stated that phasing was based on existing infrastructure. Some sewer on the west side of Deer Run and The Orchards Subdivisions not been completed. Western Land planned to start their project where they had immediate connections. They also felt it would be best to have the agricultural easement in the beginning phase. In order to build 200 West, they needed a good number of lots. They couldn't put in lots west of 200 West until they could connect to sewer. Mr. White stated that there was a clock attached to the rezone. Once the rezone was approved, it was only vested for one year. They had to make consistent, continual progress. They couldn't drag their feet.

Commissioner Gilbert asked how the Planning Commission and staff felt about 200 West. Commissioner Ormond felt it was a priority. Commissioner Thackeray felt it should be part of Phase 1 or at least Phase 2. Amy Hugie said she was more concerned about the layout and lot frontages. Western Land needed certain infrastructure before they could move forward. She felt the development finances would end up controlling the viability of the phases.

Kyle White stated that developing four lots with infrastructure and the agricultural easement was not great economics. They were not incentivized to close and own the land and only build four lots. The math didn't work well. There was a function of what made sense with existing infrastructure. The reality was some of the phases would end up being consolidated. In Phase 1, Western Land wasn't relying on any outside sources.

Commissioner Thackeray asked how long it would take to complete all four phases. Kyle White estimated the project would be built out in two to three years. They had to break ground on Phase 1 within a year and Phase 2 within the second year or they could lose their zoning.

Commissioner Gilbert asked if the development agreement gave Western Land ten years to complete the project with a five-year option. Ms. Hugie thought it was ten years.

Charman Bingham felt that Western Land had complied with the criteria given to them in February. Commissioner Bodily agreed. They had accommodated what the Planning Commission asked them to do. Commissioner Gilbert liked it as well.

Kyle White stated that they had one change they wanted to talk to the Planning Commission about. They had a final review with the existing landowner, Randy Lemon. Mr. Lemon planned to continue operating and maintaining the peach orchard on the agricultural easement. The plan for the agricultural shed Western Land had discussed with the Planning Commission and staff wasn't a sustainable long-term solution for Mr. Lemon.

Amy Hugie asked if they were proposing a different size agricultural building. Mr. White said they were. She asked what the proposed size would be. Randy Lemon, 7365 South 625 West, South Willard, presented a proposed floor plan for an agricultural building 1,512 square feet in size (see attached copy). Ms. Hugie said that was five times the size outlined in the development agreement and agricultural conservation easement discussed by the Planning Commission last February.

Randy Lemon stated that the agricultural conservation easement allowed up to 1% of the 3.72 acres to be impervious improvement. That amounted to 1,620 square feet. The building he proposed was less than that. He didn't feel a larger building was that big of a deal. He felt a 300 square foot shed to maintain a three-acre peach orchard would be inadequate. Willard City would have a lien on his property that required him to live by certain restrictions. If he violated those restrictions, the city could take his property. He felt he needed a bigger building so he wouldn't be set up to fail. He felt he needed a larger building to house basic equipment.

Amy Hugie pointed out that Mr. Lemon was currently operating and maintaining the orchard without any structures. Mr. Lemon said his equipment was currently sitting on property that was being subdivided. He had to find somewhere else to put it. These three acres would be what was left. The proposed building was the only way he could see to avoid a future nuisance issue.

Amy Hugie stated that Randy Lemon was asking to put a very large building on an agricultural easement. Mr. Lemon said the proposed size was less than the 1% impervious limit. Ms. Hugie said that wasn't the point.

Kyle White took full responsibility for proposing only a 300 square foot building. He should have involved Randy Lemon sooner. He felt the size of the building needed to be evaluated from an agricultural standpoint. The Planning Commission should consider what it would take for the orchard to succeed over time. What was in the best interest of this easement/property and Willard City? He did not feel a large building on a large agricultural property was inconsistent.

Randy Lemon felt the proposed building height of 16 feet would be shorter than any of the adjoining homes. Commissioner Gilbert felt the building would have to be taller than 16 feet if it would have a 14-foot door.

Chairman Bingham said he had lived in Willard for a long time, and he had never seen a farmer keep his tractor or equipment in a shed. Randy Lemon said he was trying to be reasonable and live by the 1% impervious improvement allowed by the agricultural easement.

Amy Hugie stated that the administration had been working with the developer to finalize the development agreement since February. Nothing had been said about a larger agricultural building. She felt it was inappropriate for this request to be made in an open meeting.

Randy Lemon didn't want to mess up what had been done. Could a larger agricultural building be addressed at a later date? Amy Hugie said it could not. The Planning Commission had to make a recommendation to the City Council about whether to approve the rezone and development agreement. The development agreement and agricultural conservation easement addressed the concerns expressed by the Planning Commission in February. She felt the building size proposed by Randy Lemon defeated the purpose of having the agricultural/open space. It was supposed to be open space.

Kyle White stated that the location of the structure would not change. The agreement identified a 50 foot by 50-foot area for an agricultural building. The building proposed by Randy Lemon would fit in that area.

Mr. White felt Ms. Hugie's concern about timing was warranted. He suggested a work session to resolve the issue.

Commissioner Dubovik said this would be a big building in the middle of a subdivision. At the very least, he wanted to see an elevation. What would the building look like? Would it be aesthetically pleasing? Randy Lemon said it would be a plain steel building. Commission Dubovik had built a large barn, and he spent extra money on its appearance.

Ms. Hugie suggested that the rezone consideration be tabled to allow the Western Land to address the minimum requirements of the gazebo and playground and to bring back plans, elevations, and the exact location of the agricultural building.

Chairman Bingham expressed frustration about changes brought to the Planning Commission at the last minute hoping they would be overlooked.

Commissioner Gilbert said there had been a lot of discussion by the Planning Commission and City Council about preserving Willard's rural feel. He pointed out that a lot of orchards around Willard had large storage buildings. Amy Hugie stated that the agricultural easement was dedicated open space. It was not individually owned property that could be used however an owner wanted. It was part of the density issue. The developer was getting smaller lots because of the open space. The code talked about preservation and maintenance of open space. She felt a large building defeated the purpose of open space. Trees would be cut down for Mr. Lemon's building.

Kyle White said an agricultural building had been proposed from the beginning. He felt the debate should be about the size, not whether there should be a structure. He admitted he had introduced new information.

There was further discussion about the requested change to the agricultural building.

Commissioner Dubovik felt it would not be irresponsible of the Planning Commission to forward this project to the City Council at this time.

Kyle White asked if a work session was the right forum. Ms. Hugie said it would not. Western Land needed to provide information for the Planning Commission to consider at another meeting.

Commissioner Bodily moved to table consideration and recommendation of the rezone petition from Western Land Development until they had information regarding the gazebo, playground equipment, and the agricultural building. Commissioner Gilbert seconded the motion. All voted "aye." The motion carried.

5E. 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)

Time Stamp – 1:13:00 - 09/17/2026 – Part 1

Madison Brown stated that Troy Merrill and Layne Ferrin applied for a business license to operate a tire shop called Treadmasters at 705 South Main. While reviewing their application, the staff realized the property was in a Commercial Neighborhood Zone. An automobile sales or service business in that zone was a conditional use. The building was previously used by Maxium Rentals, an equipment rental business.,

which was classified as a light manufacturing use. Light manufacturing was a permitted use in the Commercial Neighborhood Zone.

Ms. Brown said a Conditional Use Permit Review Committee meeting was held on Wednesday, September 23rd, to review and make a recommendation regarding Mr. Merrill's conditional use permit application. The CUP Committee discussed waste oil storage, the existing floor drain, parking, fencing, hours of operation, outdoor storage, outdoor lighting, and access to Highway 89.

Troy Merrill, Perry, stated that he owned tire shops in Garden City, Brigham City, and two in Arizona. He proposed moving his tire shop in Brigham City to Willard. His business was simple. They weren't mechanics. The CUP Committee asked about the oil separator. Because Treadmasters didn't have anything draining into the drainage or water systems, there wasn't a code that required them to have an oil separator. He had people lined up to do the signage and paint the parking and handicap stalls.

Commissioner Gilbert asked about the floor drain. Mr. Merrill said it didn't go anywhere. Ms. Brown said the floor drain was inspected by the Public Works Director who verified that the floor drain was not connected to Willard's storm drain. Troy Merrill said the floor drain could be closed if the Planning Commission wanted. They didn't have a lot of oil spills. If they did, they used dry material to absorb it. Then it was swept up.

Commissioner Gilbert stated that if oil got into the floor drain, it would seep into the gravel, and eventually into the ground water. He asked where oil spilled on the shop floor went. Mr. Merrill said it was absorbed by dry material and swept up.

Commissioner Gilbert asked about Department of Environmental Quality (DEQ) code requirements for a lube business. Troy Merrill said the DEQ did not require his business type to have an oil/water separator. If there was a requirement, he would tie into Willard's drain system.

Commissioner Thackeray asked about plans for an emergency spill. Chairman Bingham said the best way to clean up an oil spill was to use dry material to absorb it and then sweep it up. He recommended that the floor drain be plugged. Commissioner Thackeray agreed.

Troy Merrill asked about Willard's sign code. Madison Brown said Willard had a sign code. In this zone, a sign could not take up more than 10% of the building face. The signs proposed by Troy Merrill only used about 2%.

Troy Merrill described his business operations. They usually didn't have more than 15 customers a day. Most of their work was by appointment. They didn't keep vehicles overnight.

Commissioner Ormond asked about access onto Highway 89. Chairman Bingham said the access along Highway 89 was open along the entire property width.

Madison Brown reviewed the conditions listed on the draft conditional use permit:

- The business shall comply with all applicable requirements of Willard City Code and all other applicable federal, state, and local laws, permits, and regulations.
- The permitted use shall be limited to tire sales and services, oil changes, brake service, suspension work, and other similar minor automative services approved by the City. Major engine repair and other substantially different automotive uses are not permitted without further City approval.
- Service and repair work shall be conducted inside the building. Tire service for oversized vehicles may be conducted outside only as specifically approved by the City.

- No overnight exterior storage of tires, vehicles, parts, equipment, or other business materials is permitted. Used tires shall be stored in an approved, enclosed area or approved Connex/container and shall be kept orderly and secured.
- The business shall operate during the approved hours of Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 2:00 p.m. Any change to these hours requires City approval.
- Parking, vehicle circulations, and access shall be maintained in accordance with the approved site plan and applicable City requirements, including the required accessible parking space.
- Existing screening and fencing shall be maintained in good condition. Any changes to screening or fencing shall comply with City requirements.
- Used oil and other automative fluids shall be stored in sealed, properly labeled containers and handled in accordance with applicable environmental requirements. No discharge of oil, chemicals, or other contaminants to the ground, storm drain system, or other unauthorized location is permitted.
- The facility shall maintain the required fire extinguishers and other fire-safety equipment and shall comply with requirements identified by the Fire Chief and other applicable fire authority.
- The business shall not create excessive noise, unnecessary vehicle idling, or other conditions that create a nuisance for neighboring properties.
- Any floor drains, waste-oil systems, or other drainage facilities associated with the automotive use shall be inspected and approved by Willard City Public Works before operating.
- Any proposed changes to access from Highway 89, including a new or modified access, shall receive all required UDOT approvals and permits before construction or use.
- The Conditional Use Permit is limited to the property and use identified above. Any expansion of the use, significant change in operations, or change in the approved site configuration may require additional City review or amendment of this permit.

Chairman Bingham said he attended the CUP Committee meeting where the conditions were discussed.

Commissioner Gilbert didn't have a problem with the proposed conditional use permit, neither did Commissioners Bodily and Ormond. Commissioner Thackeray welcomed the business.

Troy Merrill stated that he looked up the code regarding the oil-water separator. If they weren't draining into a drain system or water system, they didn't have to have an oil-water separator. He didn't have a problem filling in the floor drain.

Commissioner Gilbert also looked up the DEQ regulations, which wouldn't even allow a drain in a lube shop to drain into a French drain. The floor drain needed to be filled in.

Troy Merrill stated that all their oil waste was in environmentally friendly containers which would be pumped out monthly. Old tires were picked up bimonthly.

Commissioner Thackeray moved to approve a conditional use permit for Troy Merrill/Treadmasters Tire and Lube located at approximately 705 South Main subject to the recommended conditions and the additional requirement to fill in the floor drain. Commissioner Dubovik seconded the motion. All voted "aye." The motion carried.

5F. DISCUSSION REGARDING OPEN MEETINGS COMPLIANCE

Time Stamp – 1:04 - 09/17/2026 – Part 2

This discussion was tabled until the next meeting.

6. CONSIDERATION AND APPROVAL OF REGULAR PLANNING COMMISSION MINUTES FOR SEPTEMBER 17, 2026

Commissioner Gilbert moved to approve the regular minutes for September 17, 2026, as corrected. Commissioner Ormond seconded the motion. All voted "aye." The motion passed unanimously.

7. ITEMS FOR THE OCTOBER 15, 2026, PLANNING COMMISSION AGENDA

Time Stamp: 23:41 – 09/17/2026 – Part 2

The Planning Commission discussed agenda items for the October 15, 2026, meeting – public hearing for Willow Creek and consideration of its subdivision improvement and preliminary plans; two conditional use permits; ordinances tabled during the September 17th meeting; discussion regarding the Open and Public meetings act; and possibly the deferral agreement for Braegger's subdivision.

Madison Brown encouraged the Planning Commission members to attend the Wasatch Choice Fall Workshop on October 21st. The meeting will be held at Perry City Hall from 4:00 to 6:00 p.m. On October 29th, there would be an open house for the HOP Trail at Willard City Hall.

Commissioner Gilbert asked that the Planning Commission be sent calendar events.

8. ADJOURN

Commissioner Bodily moved to adjourn at 8:06 p.m. Commissioner Thackery seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: _____

_____	_____
Planning Commission, Chairman	Planning Commission Secretary
Chandler Bingham	Michelle Drago

dc:PC 10-01-2026

DRAFT

ITEM 7

October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Planning Commission Meeting 6:30 p.m. Deadline for Oct 15	2	3
4	5	6	7	8 FALL BREAK City Council Meeting 6:30 p.m.	9 FALL BREAK	10
11	12 COLOMBUS DAY Office Closed	13 Ballots mailed for General Election	14 BRICK Summit	15 Planning Commission Meeting 6:30 p.m. Deadline for Nov5th BRICK Summit	16	17
18	19 Legislative Policy Committee 12:00 – 1:30 p.m.	20 Water Bills Due Sewer Board Meeting 5:30 p.m.	21 Wasatch Choice Vision BEC Fall Workshop 4:00 – 6:00 p.m. PLEASE ATTEND!	22 City Council Meeting 6:30 p.m. UT Land Use Institute Conference	23 UT Land Use Institute Conference	24
25	26	27 Utah League of Cities and Towns	28 Utah League of Cities and Towns	29 HOP Trail Open House 6:00 p.m.	30	31 HALLOWEEN Trunk or Tread 4:00 – 7:30 p.m.

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 DAYLIGHT SAVINGS ENDS	2	3 General Election	4	5 Planning Commission Meeting 6:30 p.m. Deadline for Nov 19th	6	7
8	9	10 Utah Housing Coalition webinar	11 VETERANS DAY Office Closed	12 City Council Meeting 6:30 p.m.	13	14
15	16 Legislative Policy Committee 12:00 – 1:30 p.m.	17 Sewer Board Meeting 5:30 p.m.	18	19 Planning Commission Meeting 6:30 p.m. Deadline for Dec 3rd	20 Water Bills Due	21
22	23	24	25	26 THANKSGIVING Office Closed	27 THANKSGIVING BREAK Office Closed	28
29	30					