

WILLARD CITY PLANNING COMMISSION
APPLICATION FOR PLANNING COMMISSION HEARING

Application Date: 1-8-20
Applicant: Valley Estates Investments LLC

Assessor's Parcel Number
01-045-0118 01-045-0031
01-045-0015 01-045-0047
01-045-0016

Mailing Address

PO Box 980
Farmington UT 84025

Parcel Legal Description

Project Address

About 8500 S. Highway 89

I hereby request a hearing before the
Willard City Planning Commission in
behalf of my application for:

- ☐ Conditional Use Permit \$25 Fee
- ☐ Lot Line Adjustment \$25 Fee
- ☒ Other Fee variable, \$25 Min.

Phone N

Cell Phc

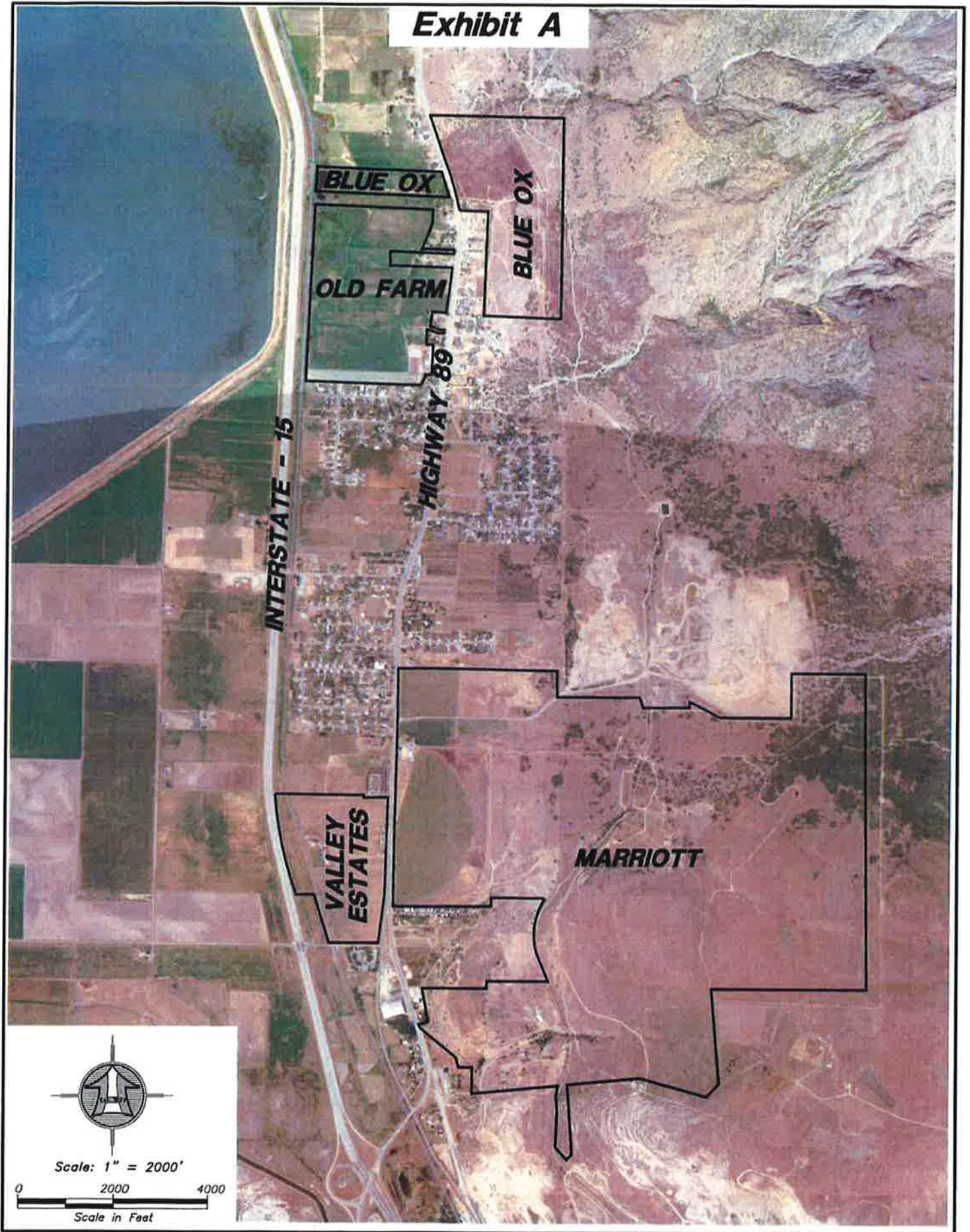
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NOTE: Each application and are non-refundable. Additional applications on the same project will be considered as new applications and be charged accordingly. All applications, with required data and fees, must be filed in the Willard City Office at least two weeks prior to the scheduled hearing date.

Project description: (Attach additional sheets, as required.)

Complete Applicant Affidavit on back of this page.

Looking to Annex our property into Willard City. We have been working on running a sewer line from Willard 1st station to our property for 4 years. This sewer line is vital to the development of the South end of Box Elder County. It is possible to annex a non contiguous parcel of ground into the city if it is serviced by the city. which we would be with this sewer line

Exhibit A



Willard Gravity Sewer Outfall and Lift Station Upgrade

18" Sewer Gravity Sewer Costs

I. SEWER IMPROVEMENTS - SOUTH SECTION - 2+00 TO 71+28

1	MOBILIZATION	LS	1	\$5,000.00	/LS	\$5,000
2	CLEARING & SITE PREPARATION - DISPOSAL OF TREES, GRASSES, ETC.	LS	1	\$5,500.00	/LS	\$5,500
3	18" SDR 35 SEWER PIPE	LF	6,928	\$41.00	/LF	\$284,048
4	4' SEWER MANHOLE: 3 TO 5 FEET	EA	4	\$4,350.00	/EA	\$17,400
5	4' SEWER MANHOLE: 5 TO 7 FEET	EA	4	\$4,450.00	/EA	\$17,800
6	4' SEWER MANHOLE: 7 TO 9 FEET	EA	5	\$4,700.00	/EA	\$23,500
7	4' SEWER MANHOLE: 9 TO 11 FEET	EA	2	\$5,100.00	/EA	\$10,200
8	4' SEWER MANHOLE: 11 TO 13 FEET	EA	4	\$5,350.00	/EA	\$21,400
9	SEWER ROCK BEDDING (IN-PLACE)	CY	2,241	\$17.50	/CY	\$39,218
10	COMPACTED NATIVE BACKFILL (IN-PLACE)	CY	14,320	\$3.50	/CY	\$50,120
11	DE-WATERING	LS	1	\$8,000.00	/LS	\$8,000
12	GRAVEL ROAD CROSSING RESTORATION: 27+30, 42+00, 54+50	LS	1	\$3,200.00	/LS	\$3,200
13	TREE REMOVAL 46+50 TO 50+80	LS	1	\$3,500.00	/LS	\$3,500
14	PAVED ROAD CROSSING RESTORATION: 39+00	LS	1	\$3,980.00	/LS	\$3,980
15	GENERAL GRADING - SITE CLEAN-UP	LS	1	\$17,300.00	/LS	\$17,300
16	SEED TRENCH/DISTURBANCE AREAS	LS	1	\$5,500.00	/LS	\$5,500
17	COMPACTION TESTING	LS	1	\$3,500.00	/LS	\$3,500
18	CONSTRUCTION STAKING	LS	1	\$4,500.00	/LS	\$4,500
19	SWPPP - ALL THREE SECTIONS IN PROJECT	LS	1	\$6,000.00	/LS	\$6,000
20	SWPPP - RECORD KEEPING - ALL SECTIONS	LS	1	\$2,500.00	/LS	\$2,500
21	DISPOSE OF UN-USABLE SOILS (CONTINGENCY ITEM)	CY	1,000	\$9.00	/CY	\$9,000
22	IMPORT GRANULAR BACKFILL (CONTINGENCY ITEM)	CY	1,000	\$17.50	/CY	\$17,500
23	WATER FOR CONSTRUCTION / DUST CONTROL	LS	1	\$1,500.00	/LS	\$1,500
24	MANHOLE COLLARS (IF REQUIRED, CONTINGENCY ITEM)	EA	19	\$350.00	/EA	\$6,650
25	TESTING, CLEANING, VIDEO INSPECT	LS	1	\$8,660.00	/LS	\$8,660

SUBTOTAL:

\$575,476

II. SEWER IMPROVEMENTS - OLD FARM - 71+28 TO 106+31

26	MOBILIZATION	LS	1	\$5,000.00	/LS	\$5,000
27	CLEARING & SITE PREPARATION - DISPOSAL OF TREES, GRASSES, ETC.	LS	1	\$3,100.00	/LS	\$3,100
28	18" SDR 35 SEWER PIPE	LF	3,503	\$42.15	/LF	\$147,651
29	4' SEWER MANHOLE: 3 TO 5 FEET	EA	4	\$4,350.00	/EA	\$17,400
30	4' SEWER MANHOLE: 5 TO 7 FEET	EA	5	\$4,450.00	/EA	\$22,250
31	4' SEWER MANHOLE: 7 TO 9 FEET	EA	2	\$4,700.00	/EA	\$9,400
32	4' SEWER MANHOLE: 9 TO 11 FEET	EA	4	\$5,100.00	/EA	\$20,400
33	SEWER ROCK BEDDING (IN-PLACE)	CY	1,133	\$15.00	/CY	\$16,995
34	COMPACTED IMPORTED/APPROPRIATE GRANULAR BACKFILL (IN-PLACE)	CY	6,295	\$17.50	/CY	\$110,163
35	DE-WATERING	LS	1	\$8,000.00	/LS	\$8,000
36	GENERAL GRADING - SITE CLEAN-UP	LS	1	\$8,800.00	/LS	\$8,800
37	SEED TRENCH/DISTURBANCE AREAS	LS	1	\$4,000.00	/LS	\$4,000
38	COMPACTION TESTING	LS	1	\$2,500.00	/LS	\$2,500
39	CONSTRUCTION STAKING	LS	1	\$4,000.00	/LS	\$4,000
40	DISPOSE OF UN-USABLE SOILS (CONTINGENCY ITEM)	CY	400	\$9.00	/CY	\$3,600
41	WATER FOR CONSTRUCTION / DUST CONTROL	LS	1	\$1,500.00	/LS	\$1,500
42	MANHOLE COLLARS (IF REQUIRED, CONTINGENCY ITEM)	EA	15	\$350.00	/EA	\$5,250
43	TESTING, CLEANING, VIDEO INSPECT	LS	1	\$4,390.00	/LS	\$4,390

SUBTOTAL:

\$394,399

III. SEWER IMPROVEMENTS - NORTH SECTION - 106+31 TO 128+04

44	MOBILIZATION	LS	1	\$5,000.00	/LS	\$5,000
45	CLEARING & SITE PREPARATION - DISPOSAL OF TREES, GRASSES, ETC.	LS	1	\$2,500.00	/LS	\$2,500
46	18" SDR 35 SEWER PIPE	LF	2,174	\$52.50	/LF	\$114,135
47	4' SEWER MANHOLE: 3 TO 5 FEET	EA	4	\$4,350.00	/EA	\$17,400
48	4' SEWER MANHOLE: 5 TO 7 FEET	EA	2	\$4,450.00	/EA	\$8,900
49	4' SEWER MANHOLE: 11 TO 12 FEET	EA	1	\$5,100.00	/EA	\$5,100
50	SEWER ROCK BEDDING (IN-PLACE)	CY	703	\$15.00	/CY	\$10,545
51	COMPACTED NATIVE BACKFILL (IN-PLACE)	CY	2,360	\$8.00	/CY	\$18,880
52	DE-WATERING	LS	1	\$8,000.00	/LS	\$8,000
53	PROVIDE 2-FEET OF COVER OVER PIPE - 116+00 TO 121+00	CY	300	\$21.00	/CY	\$6,300
54	GENERAL GRADING - SITE CLEAN-UP	LS	1	\$5,435.00	/LS	\$5,435
55	SEED TRENCH/DISTURBANCE AREAS	LS	1	\$2,000.00	/LS	\$2,000
56	COMPACTION TESTING	LS	1	\$2,500.00	/LS	\$2,500
57	CONSTRUCTION STAKING	LS	1	\$1,900.00	/LS	\$1,900
58	DISPOSE OF UN-USABLE SOILS (CONTINGENCY ITEM)	CY	400	\$9.00	/CY	\$3,600
59	WATER FOR CONSTRUCTION / DUST CONTROL	LS	1	\$3,000.00	/LS	\$3,000
60	MANHOLE COLLARS (IF REQUIRED, CONTINGENCY ITEM)	EA	7	\$350.00	/EA	\$2,450
61	TESTING, CLEANING, VIDEO INSPECT	LS	1	\$2,720.00	/LS	\$2,720

SUBTOTAL:

\$220,365

SEWER SYSTEM IMPROVEMENTS - SOUTH SECTION - 2+00 TO 71+28					\$575,476
SEWER SYSTEM IMPROVEMENTS - OLD FARM - 71+28 TO 106+31					\$394,399
SEWER SYSTEM IMPROVEMENTS - NORTH SECTION - 106+31 TO 128+04					\$220,365
SUBTOTAL: SITE IMPROVEMENTS:					\$1,190,239

10% CONTINGENCY contractor.

\$119,024

GRAND TOTAL:

\$1,309,263

Lift Station Upgrade

Estimated Costs of Pump Upgrade, Wet Tank Upsize, Other Misc Items

\$200,000.00

Engineering Costs

Engineering & Field Work

\$100,000

Financing Cost

Interest 8% on \$1,000,000 Annual Interest = \$80,000 annual

\$160,000

Wetland Midigation/Consultation

Midigation Advisory with Kagel Enviromental

\$10,000

Legal Council

Establshing LLC, drafting and reviewing contract

\$14,000

Contingences 4% LLC, Developers

\$74,330

Project Estimated Total Costs

\$1,867,593.40

Willard Land Pipe Difference Through Subdivision credit to Sewer district or city
8" pipe through subdivision

LF

3140 22.12 per L/F

(\$69,457.00)