# NOTICE AND AGENDA
# BRIGHAM CITY PLANNING COMMISSION

Tuesday, October 21, 2025, 6:00 PM
City Council Chambers, 20 North Main

6:00 Pledge of Allegiance

6:02 Approval of Minutes

6:05 Public Hearing [1] / Application #25-078 / Amend General Plan Map / Change land use map designation from Greenspace to Office/Light Industrial on 0.78 acre / Approximately 705 W. Forest Street (Parcel No. 03-113-0094) / Jeremy Bishoff, Big J Milling

6:20 Public Hearing [1] / Application #25-079 / Amend Brigham City Zoning Map / Rezone property from R-1-8 (Residential District) to M-D (Manufacturing-Distribution) on 0.78 acre / Approximately 705 W. Forest Street (Parcel No. 03-113-0094) / Jeremy Bishoff, Big J Milling

6:40 Training

[1] *Each individual is limited to 3 minutes.*

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

CERTIFICATE OF POSTING

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on October 9, 2025.

**BRIGHAM CITY, UTAH**
**PLANNING COMMISSION**
**STAFF EVALUATION**

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**APPLICANT:** Jeremy Bishoff, Big J Milling
**PROPERTY OWNER:** Big J Milling & Elevator Co. Inc.
**PROPERTY SITE:** Approximately 705 W. Forest Street
**PARCEL NO:** 03-113-0094

**APPLICATION NO.:** 25-078
**AREA:** 0.78 acre
**LAND USE:** Greenspace
**DATE:** October 16, 2025

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**PLANNING COMMISSION MEETING:** October 21, 2025
**APPLICATION TYPE:** Legislative
**PLANNING COMMISSION ROLE:** Recommending Body to City Council

**NATURE OF REQUEST:**
Amend General Plan Map – Change land use designation from Greenspace to Office/Light Industrial.

**OVERVIEW:**
The applicant, Big J Milling, is requesting an amendment to the General Plan to change the land use map designation on property located at approximately 705 W. Forest Street from Greenspace to Office/Light Industrial. The petition to amend the General Plan and to rezone (see Application #25-079) the subject property is to facilitate the expansion of their facility with plans to construct a new warehouse. The property was acquired from Brigham City Corporation in July 2024 as part of the railroad overpass project. Currently, the site contains the Watkin Park restroom and playground. The City has future plans to construct a new restroom at Watkin Park near the east parking lot along 600 West Street. Per a lease agreement with the City, the property will continue to be used as a public park until a building permit for Big J Milling's development is approved.

The proposed Office/Light Industrial land use designation would expand the existing General Plan land use designation currently applied to the Big J Milling properties.

**STAFF COMMENTS:**

**Community & Economic Development Department:**
1. Support amendment.
2. As part of the railroad overpass project, there will be additional modifications to Forest Street. Certain improvements will be required by the applicant when they improve this site.
3. A separate application will be required for the site and utility improvement plans, landscape plan, and building elevation approval. The plans will be reviewed by the City Staff DRT (Development Review Team) and then presented to the Planning Commission for their approval.
4. Support Engineering Department comments regarding combining parcels. Recommend this take place with the site and utility improvements plans and prior to issuance of a building permit.

**Engineering Department:**
1. We support the proposed rezone from R-1-8 to M-D zoning.

2. We recommend the combination of the Big J parcels to ensure that the property remains under the same use and same ownership.
3. Please note that development of this parcel should be in accordance with the existing agreement.
4. We will review site plans when they are provided.
5. We will be supplying the Overpass Structure and Utility CAD drawings for reference to ensure the development of this parcel does not conflict with the new structure.

**Fire Department:**

1. No comments at this time.
2. Will review site and building plans when submitted with the next application.

**Police Department:**

1. No comments

**Public Power Department:**

1. No concerns

**Public Works Department:**
**(Culinary Water, Street, and Wastewater Treatment/Storm Drain Divisions)**

1. Public Works supports this application

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**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission is the recommending body for this application and will need to forward a recommendation to the City Council.
2. The Planning Commission may recommend approval as is, approval with stipulations, denial, or request additional information in order to help make a recommendation.

**STAFF RECOMMENDATIONS:**

1. Support the proposed change to land use designation from Greenspace to Office/Light Industrial.
2. Recommend the combination of the Big J parcels to ensure that the property remains under the same use and same ownership.

**STIPULATIONS:**

1. The development of this parcel should be in accordance with the existing agreement.
2. Site and utility improvement plans are to be approved prior to issuance of a building permit.

**FINDINGS OF FACT:**

1. The subject property was acquired from Brigham City Corporation in July 2024 as part of the railroad overpass project.
2. The property is leased to the City for continued public park use until a building permit for Big J Milling's proposed development is approved.
3. The site currently contains the Watkin Park restroom and playground. The City has future plans to construct a new restroom at Watkin Park near the east parking lot along 600 West Street.

4. The proposed change is intended to facilitate expansion of the Big J Milling facility, including construction of a new warehouse to support ongoing operations.
5. The Greenspace designation was originally applied when the property functioned as a public park; however, City ownership and use of the property have since changed.
6. The amendment would align the General Plan with current property ownership, intended use, and surrounding land use patterns.
7. Public notice of the proposed amendment was provided in accordance with Utah State Code and Brigham City requirements.

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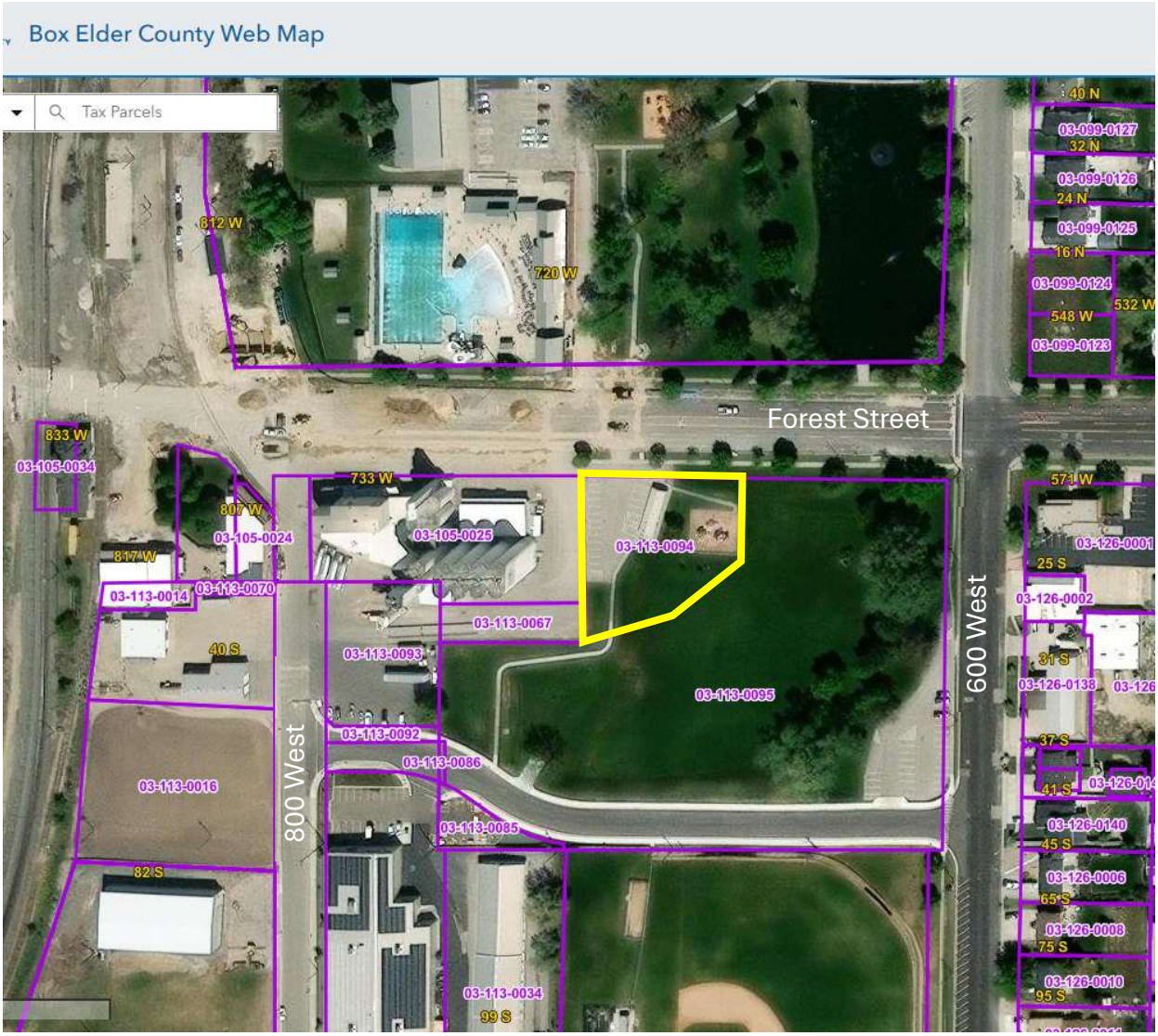
**ATTACHMENTS:**

1. Locator Map
2. Parcel Map
3. General Plan Map

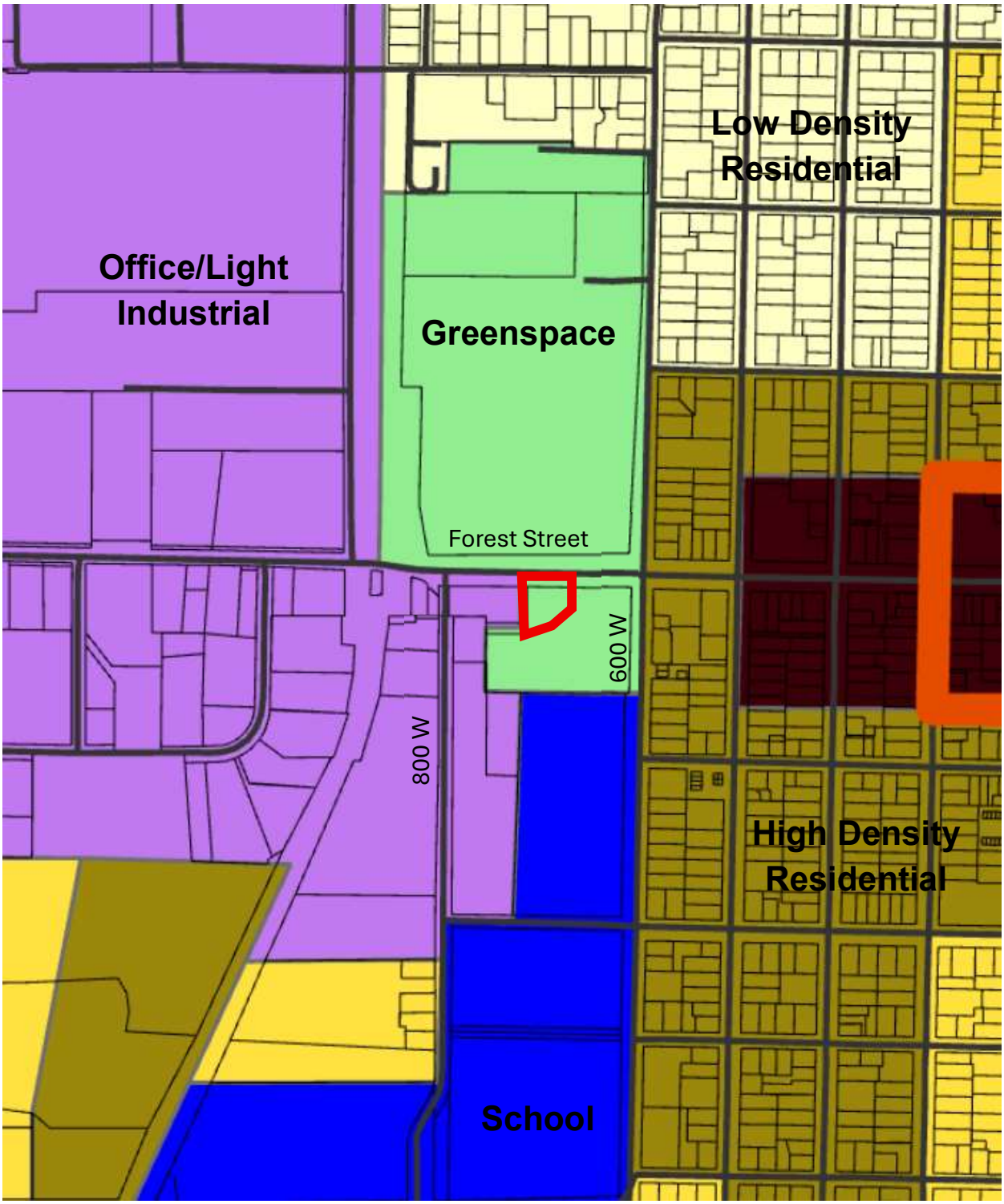
# LOCATOR MAP

Rees Pioneer Park
American Way
American Way
Forest Street
Forest Street
Forest Street
Forest Street
Watkins Park
600 West
500 West
100 North
100 South
800 West
950 West
75 N
864 W
812 W
720 W
893 W
833 W
733 W
807 W
817 W
40 S
49 S
67 S
75 S
82 S
85 S
99 S
110 S
112 S
156 S
165 S
534 W
504 W
96 N
527 W
95 N
88 N
75 N
63 N
48 N
43 N
40 N
35 N
32 N
27 N
24 N
15 N
16 N
532 W
512 W
571 W
515 W
25 S
31 S
37 S
52 S
41 S
64 S
45 S
70 S
55 S
76 S
75 S
95 S
518 W
107 S
108 S
119 S
124 S
131 S
137 S
140 S
149 S
146 S

# PARCEL MAP


Box Elder County Web Map
Tax Parcels
Forest Street
800 West
600 West
812 W
720 W
833 W
03-105-0034
807 W
03-105-0024
817 W
03-113-0014
03-113-0070
733 W
03-105-0025
03-113-0094
03-113-0067
03-113-0093
40 S
03-113-0095
03-113-0092
03-113-0086
03-113-0016
03-113-0085
82 S
03-113-0034
99 S
40 N
03-099-0127
32 N
03-099-0126
24 N
03-099-0125
16 N
03-099-0124
548 W
532 W
03-099-0123
571 W
03-126-0001
25 S
03-126-0002
31 S
03-126-0138
37 S
41 S
03-126-0140
45 S
03-126-0006
65 S
03-126-0008
75 S
03-126-0010
95 S

GENERAL PLAN LAND USE MAP - 2025



**BRIGHAM CITY, UTAH**
**PLANNING COMMISSION**
**STAFF EVALUATION**

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**APPLICANT:** Jeremy Bishoff, Big J Milling
**PROPERTY OWNER:** Big J Milling & Elevator Co. Inc.
**PROPERTY SITE:** Approximately 705 W. Forest Street
**PARCEL NO:** 03-113-0094

**APPLICATION NO.:** 25-079
**AREA:** 0.78 acre
**ZONING DISTRICT:** R-1-8
**DATE:** October 16, 2025

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**PLANNING COMMISSION MEETING:** October 21, 2025
**APPLICATION TYPE:** Legislative
**PLANNING COMMISSION ROLE:** Recommending Body to City Council

**NATURE OF REQUEST:**
Rezone – Change of zoning district from R-1-8 (Residential District) to M-D (Manufacturing-Distribution)

**OVERVIEW:**
The applicant, Big J Milling, is requesting a rezone of the subject property to facilitate the expansion of their facility with plans to construct a new warehouse. The property was acquired by Big J Milling from Brigham City Corporation in July 2024 as part of the railroad overpass project. Currently, the site contains the Watkin Park restroom and playground. The City has future plans to construct a new restroom at Watkin Park near the east parking lot along 600 West Street. Per a lease agreement with the City, the property will continue to be used as a public park until a building permit for Big J Milling's development is approved.

The rezone is associated with Application #25-078, a General Plan Amendment request proposing a change in land use designation from Greenspace to Office/Light Industrial. The accompanying/recommended zoning district for the "Office/Light Industrial" land use designation in the General Plan is M-D (Manufacturing–Distribution). A separate application will be required for the civil site and utility plans to develop the property.

The Planning Commission will hold a public hearing on October 21, 2025. Following the hearing, the Commission will make a recommendation to the City Council for their consideration.

**STAFF COMMENTS:**

**Community and Economic Development Department:**
1. Support rezone request.
2. As part of the bridge overpass project, there will be additional modifications to Forest Street. Certain improvements will be required by the applicant when they improve this site.
3. A separate application will be required for the site and utility improvement plans, landscape plan, and building elevation approval. The plans will be reviewed by the City Staff DRT (Development Review Team) and then presented to the Planning Commission for their approval.
4. Support Engineering Department comments regarding combining parcels. Recommend this take place with the site and utility improvements plans and prior to issuance of a building permit.

**Engineering Department:**

1. We support the proposed rezone from R-1-8 to M-D zoning.
2. We recommend the combination of the Big J parcels to ensure that the property remains under the same use and same ownership.
3. Please note that development of this parcel should be in accordance with the existing agreement.
4. We will review site plans when they are provided.
5. We will be supplying the Overpass Structure and Utility CAD drawings for reference to ensure the development of this parcel does not conflict with the new structure.

**Fire Department:**

1. No comments at this time.
2. Will review site and building plans when submitted with the next application.

**Police Department:**

1. No comments

**Public Power Department:**

1. No concerns

**Public Works Department:**
**(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)**

1. Public Works supports this application

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**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission holds the required public hearing.
2. The Planning Commission determines whether the request is in harmony with the General Plan, which in this case the application to amend the general plan.
3. The Planning Commission recommends approval, disapproval, or request additional information in order to make a recommendation to the City Council.

**STAFF RECOMMENDATIONS:**

1. Support rezone application.
2. Recommend the rezone application be considered with the application #25-078 to amend the city general plan map and run concurrently through the legislative process.
3. Recommend the combination of the Big J parcels to ensure that the property remains under the same use and same ownership.

**STIPULATIONS:**

1. The rezone application should be considered with application #25-078 Amend General Plan Map.
2. The development of this parcel should be in accordance with the existing agreement.
3. Site and utility improvement plans are to be approved prior to issuance of a building permit.

**FINDINGS OF FACT:**

1. The subject property was acquired from Brigham City Corporation in July 2024 as part of the railroad overpass project.
2. The rezone request of is consistent with the application to amend the General Plan Map land use designation “Office/Light Industrial”.

3. The property is leased to the City for continued public park use until a building permit for Big J Milling's proposed development is approved.
4. The site currently contains the Watkin Park restroom and playground. The City has future plans to construct a new restroom at Watkin Park near the east parking lot along 600 West Street.
5. Public notice of the proposed rezone was provided in accordance with Utah State Code and Brigham City requirements.
6. The City Council is the only body who may amend the zoning map (Utah Code, Section 10-9a-503(1).
7. The City Council may not make any zoning map amendment without first receiving a recommendation from the Planning Commission (Utah Code, Section 10-9a-503(2).

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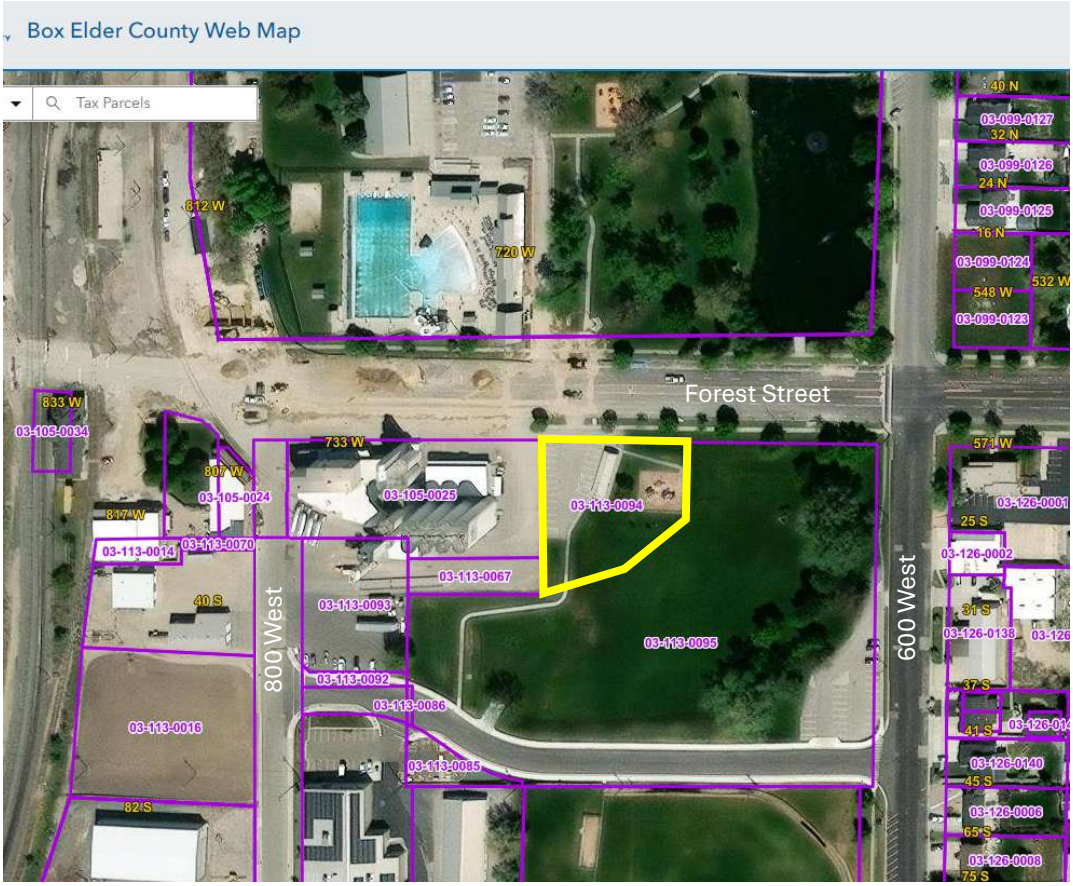
**ATTACHMENTS:**

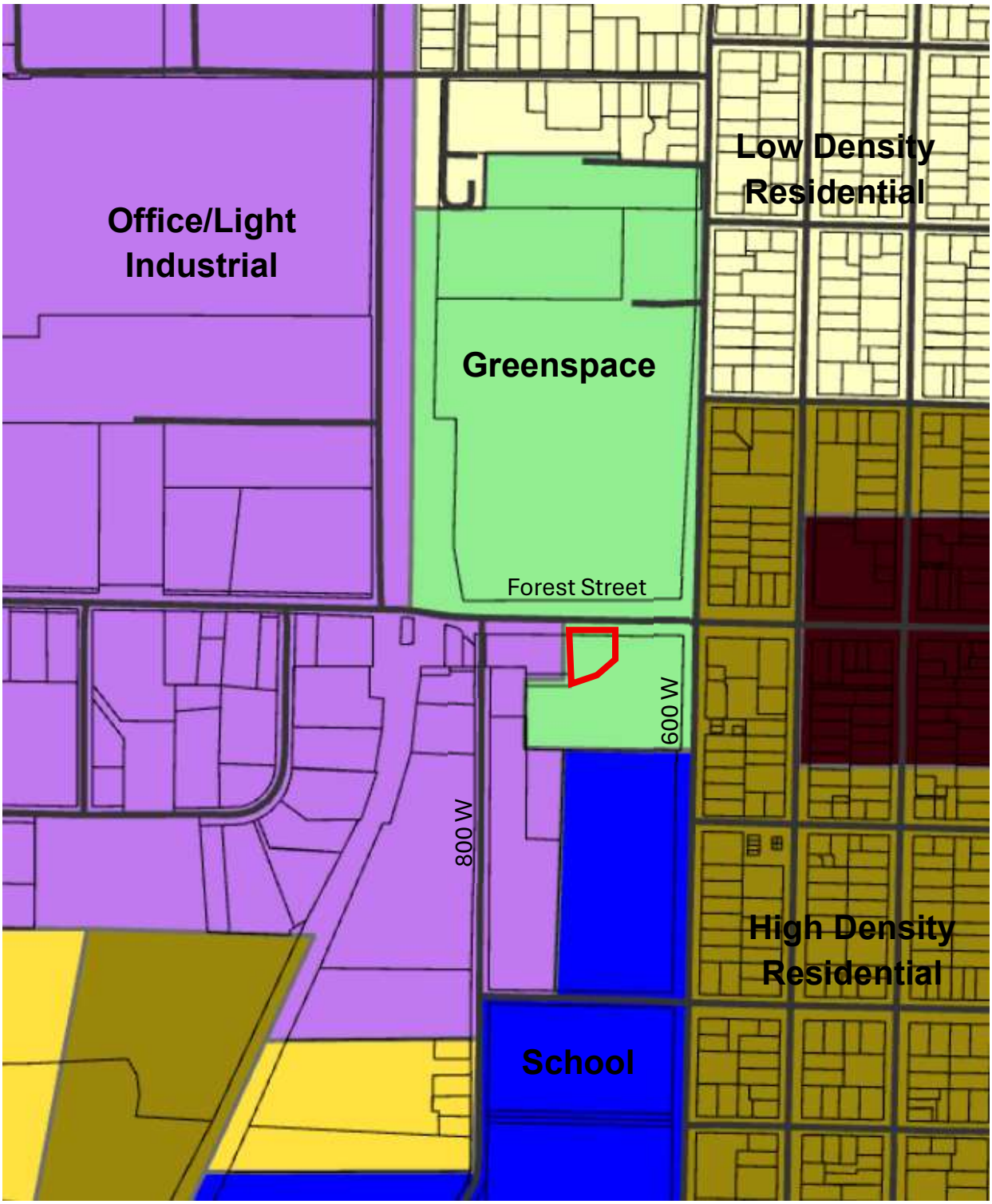
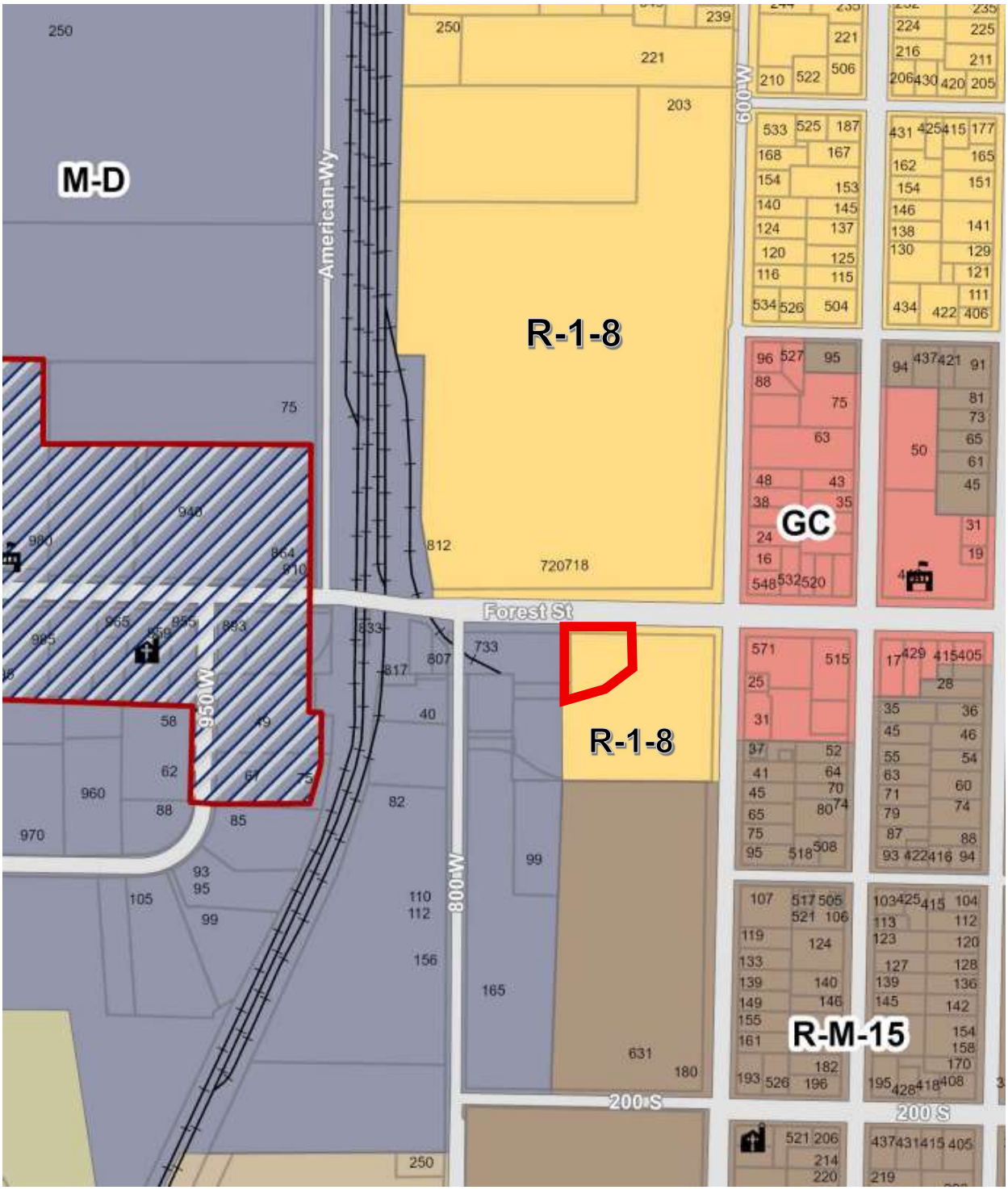
1. Locator and Parcel Maps
2. General Plan Map
3. Zoning Map

# LOCATOR MAP

# PARCEL MAP



GENERAL PLAN LAND USE MAP - 2025



ZONING MAP - 2025