



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, November 18, 2025, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Application #25-091 / No-Dedication Subdivision Plat / Rivers Edge Estates / Approximately 463 W. Westland Drive / John Hansen
- 6:25 Training

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 November 6, 2025.

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

APPLICANT: John Hansen
OWNER: Rivers Edge Real Estate Holdings LLC
ADDRESS: Approximately 463 W. Westland Drive
PARCEL NO: 03-142-0056 / 03-154-0127

APPLICATION NO.: 25-091
PARCEL AREA: 2.88 acres
ZONING DISTRICT: GC
DATE: November 13, 2025

PLANNING COMMISSION MEETING: November 18, 2025
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

No-Dedication Subdivision (Combined Preliminary/Final Plat) – Rivers Edge Estates

OVERVIEW:

The proposed division of land is in preparation for the new Taco Bell site on Lot 1 and to clean up the remainder portion with two usable commercial lots. The existing properties are currently divided by an angled property line. There are two protection strip agreements that run along the south right-of-way line that will need to be addressed and cleaned up with this plat.

It is recommended that we place a note on the plat that requires at time of development that utilities are stubbed to the lot. This provides the flexibility of the location, especially with commercial development. The following is language we have previously used:

All utility service laterals, including water, sewer and power are to be installed at the time of issuance of the building permit and in accordance with the current edition of the Brigham City Public Works Standards. Payment for the installation of the utilities, impact fees and connection fees are the responsibility of the property owner.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. A Rivers Edge Subdivision already exists in Tremonton. The plat name is not unique.
2. Our records show the W/4 corner as a brass cap monument not a R.R spike monument.
3. May want to review the address for Lot 1. It seems really close to the west adjacent lot address.
4. Will be getting with Brigham City to further review the protection strips.
5. See attached plat redlines.

Community and Economic Development Department:

1. Plat Name. Revise subdivision plat name where it conflicts with a name in Tremonton (see County Recorder's Office/GIS comments).
2. Protection Strips. Our office is researching the protection strips, which are to be cleaned up and addressed with this plat with full road dedicated to the City. Will be coordinating with the Box Elder County Recorder's Office and City Attorney.

Agreements were recorded with both the Georgia Estates Subdivision and Brigham Greens Subdivision. The following is information on

- A. Georgia Estates Subdivision section. It appears this strip has been cleaned up and resolved.
 - (i) Agreement recorded April 22, 1994.
 - (ii) The 1.0' protection strip was deeded to Brigham City Corporation on August 31, 1995.
 - (iii) The Amendment to Georgia Estates Subdivision No. 3 recorded on December 19, 1997 provided the full road dedication.
- B. Brittany Greens Subdivision section.
 - (i) Agreement recorded October 16, 1998. States "Brigham City Corporation shall retain ownership of the described 346.18 feet long and one foot wide land next to adjacent land and within the street right-of-way known as Westland Drive within Brittany Greens Subdivision ..."
 - (ii) Brittany Greens Subdivision recorded November 16, 1998. Note on plat states "1.0' Protection Strip Brittany Greens Associates, L.C."
 - (iii) The agreement was set up for the developer to receive payment (reimbursement) "of a fair share of the cost of improvements for utilities, sewer, sub-surface drain, gutter, sidewalk, street construction and paving but not to include the cost of water, sewer, and sub-surface laterals" if development occurred on the adjacent property within the 20-year period. Upon expiration of the 20-year period, the developer "Brittany Greens Associates, L.C. shall forthwith release their claim for reimbursement."
3. Road Dedication. Full road dedication should take place with this plat.
4. Easements. Please change the north, west, and south 10' PUE to 15' PUE.
5. Approval and Acceptance Block. Due to the clean-up with the protection strip and road dedication, please update. Replace Brigham "Land Use Authority" with "City Council" and replaced By: "Land Use Authority" with "Mayor".
6. Addresses. Please update addresses to:

Lot 1	481 West
Lot 2	473 West
Lot 3	465 West

7. Legend and Line Types.
 - A. The "Previous Property Line" type does not match shown line.
 - B. The south PUE line type does not match the other easements line type.
 - C. Remove not applicable items (e.g. Fence Line)
 - D. Include Fire Hydrant.
8. Utilities.
 - A. Fire Hydrant. There is an existing hydrant located behind the curb on the north side of Lot 1. Verify location and show.
 - B. Can remove the sewer line and other angled dashed lines going through Brittay Greens Subdivision.
 - C. Support a note on the plat to address timing of installation of utility laterals to each lot.
9. Sidewalk Improvements. We recommend sidewalk be installed along the three lots with the development of the first lot to provide a safer pedestrian route and connection to the services.
10. Notes.
 - A. Update Note 1. Replace 10.00 foot wide with 15.00 foot wide.

- B. Include note #3. *All utility service laterals, including water, sewer and power are to be installed at the time of issuance of the building permit and in accordance with the current edition of the Brigham City Public Works Standards. Payment for the installation of the utilities, impact fees and connection fees are the responsibility of the property owner.*

Engineering Department:

1. We recommend that the sidewalk be installed now with the development of Taco Bell to ensure safe pedestrian access to the restaurant prior to the development of the neighboring lots. Other improvements (culinary water, secondary water, sewer, storm drain, streetlight, and driveway access) could be completed by each lot as they are developed.
2. The Public Utility Easement (PUE) needs to be 15 feet on the north and west property edges.
3. Please match the Dutch Brothers easement width on the south edge of the property.
4. The sewer mainline on the east has been abandoned. Please coordinate with Public Works on the vacation of the pipeline easement.
5. Please add a bearing to the property lines on the East and West sides of Lot 2.

Fire Department:

1. No concerns as of now.

GIS Division:

1. Please add the distance for the Basis of Bearing, I am seeing the bearing of S 00°06'01" W, but I am not finding a distance in either the Narrative nor labeled on the plat.

Police Department:

1. No comments

Public Power Department:

1. Need 15 ft. easement on west side of property between proposed Taco Bell and Dutch Bros.
2. Need 15 ft. easement on south side of property to maintain access to overhead lines.
3. Property will need street lighting installed on Westland Drive.

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Old sewer easement on lot 2 can be vacated to make lot 2 more usable.
2. Maintain Storm Drain easement on east side of lot 3.
3. Engineer to verify if street striping plan is needed to accommodate safe traffic movements.
4. Public Works Supports application.

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 subdivision subject to addressing the staff comments, including cleaning-up the protection strips, and providing full road dedication.

STIPULATIONS:

1. Update the plat to address the review comments and submit for next review.

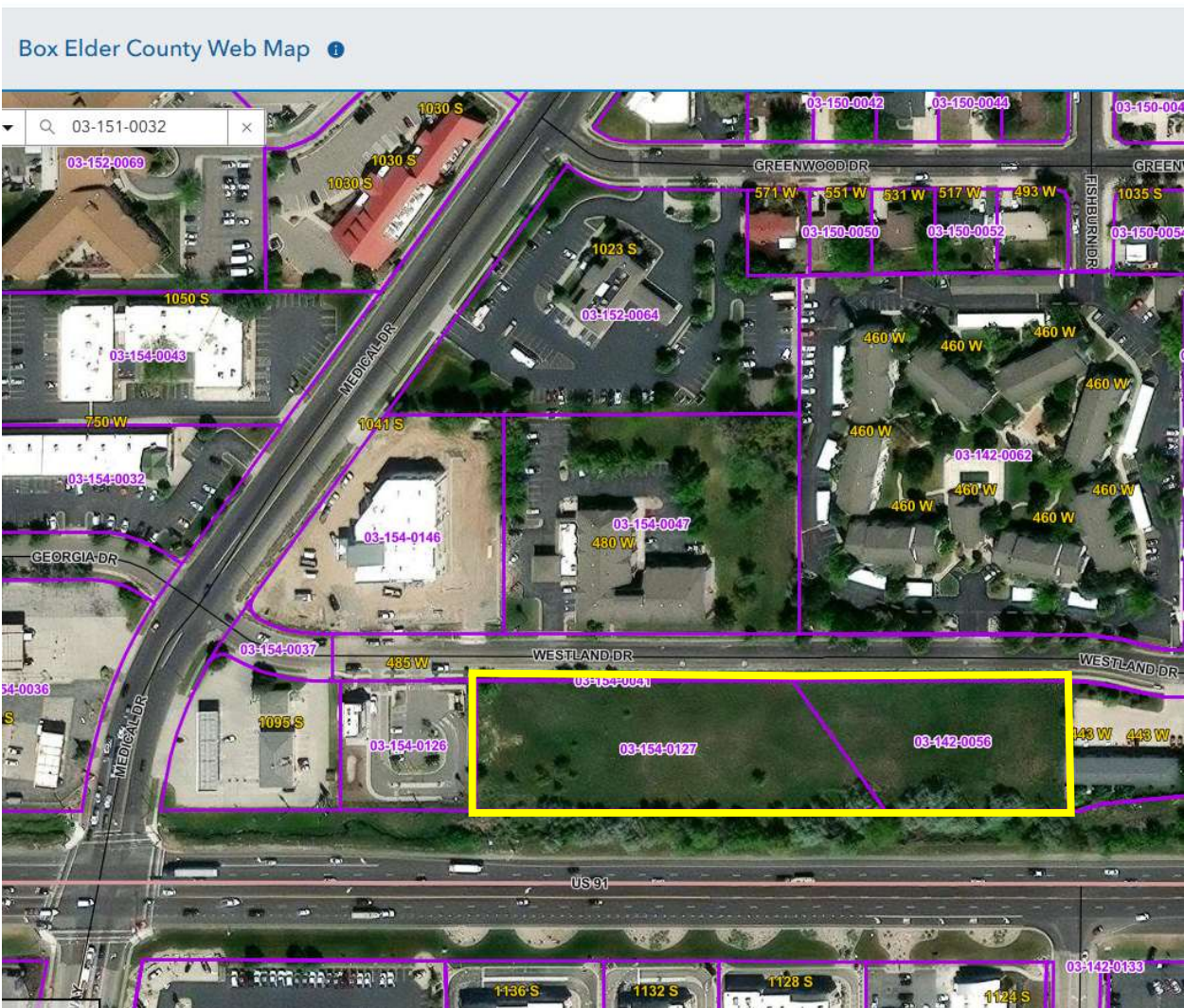
FINDINGS OF FACT:

1. The subject properties are zoned GC (General Commercial) District.
 2. There are currently two parcels under the same ownership being proposed to be subdivided into three commercial lots.
 3. A protection strip was placed along the subject properties with the platting and development of the Georgia Estates Subdivision and Brittany Greens Subdivision.
 4. An agreement was recorded for each protection strip with a 20-year period from the date of the agreement. The 20-year period has expired.
 5. Brigham City desires the protection strip to be cleaned up and show full road dedication with this subdivision plat.
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ATTACHMENTS:

1. Locator and Parcel Map
2. Rivers Edge Estates Subdivision – County Redlines
3. Rivers Edge Estates Subdivision

LOCATOR AND PARCEL MAP



Rivers Edge Estates

SUBDIVISION NAME NOT UNIQUE.
ALREADY A RIVERS EDGE IN TREMONTION

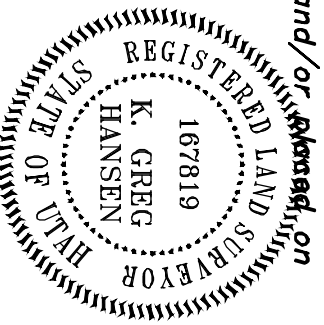
Brigham City, Box Elder County, Utah
A part of the Southwest Quarter of Section 25 and a part
of the Southeast Quarter of Section 26, Township 9 North,
Range 2 West of the Salt Lake Base and Meridian.

Georgia Estates No. 3

West Quarter Corner of Sec. 25
T. 9 N., R. 2 W., S. 84M
Found B.E. Co. R.R. Spike Mon.
BRASS CAP MON.

Brittany Greens Subd.

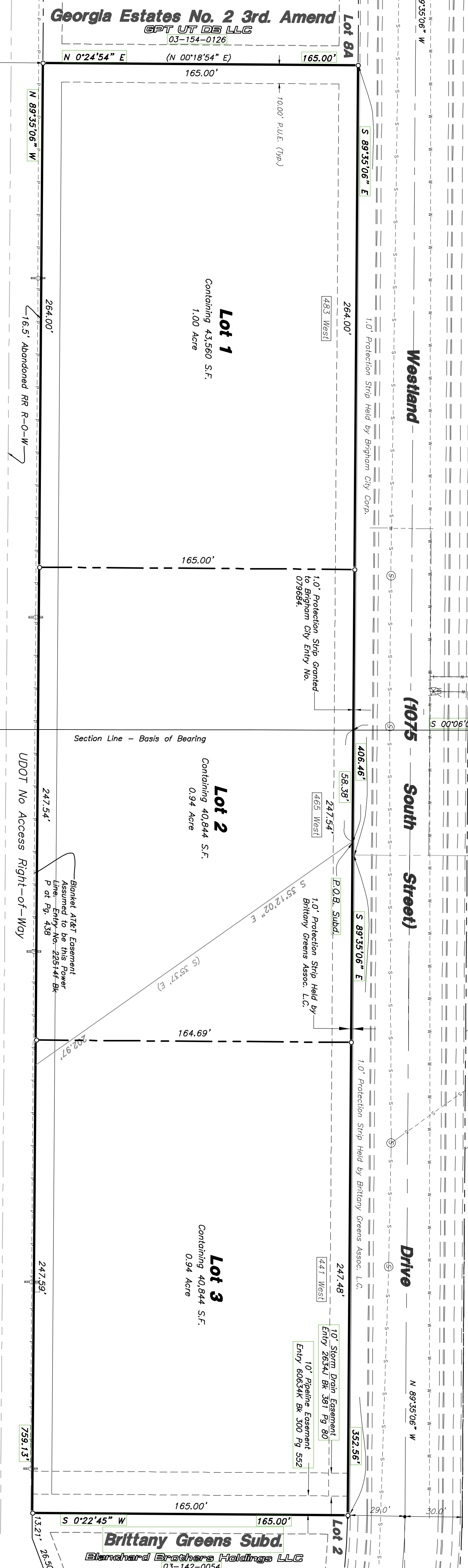
SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, do hereby certify that I am a Registered Professional Engineer and a Licensed Professional Land Surveyor in the State of Utah, License No. 167819, and that I have personally supervised and participated in the making of the foregoing survey and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.
Signed this _____ day of _____, 2025.
K. Greg Hansen, P.L.S.
Utah Land Surveyor License No. 167819.



Westland

1075 South Street

Drive



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE, LOCATED 330.90 FEET (330.00 FEET BY RECORD) SOUTH 09°08'01" WEST ALONG THE WEST LINE OF SAID SECTION 25 AND 352.56 FEET SOUTH 89°35'06" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 25;
RUNNING THENCE SOUTH 89°35'06" EAST 352.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 2, BRITANNY GREENS SUBDIVISION; THENCE SOUTH 00°22'45" WEST 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1100 SOUTH STREET; THENCE NORTH 89°35'06" WEST 759.13 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT; THENCE NORTH 00°24'54" EAST (NORTH 00°18'54" EAST BY RECORD) 165.00 FEET TO THE NORTHEAST CORNER OF SAID GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT; BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE, LOCATED 330.90 FEET (330.00 FEET BY RECORD) SOUTH 09°08'01" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE, BEING 330.90 FEET (330.00 FEET BY RECORD) SOUTH 89°35'06" EAST 330.90 FEET TO THE POINT OF BEGINNING, CONTAINING 2.875 ACRES.

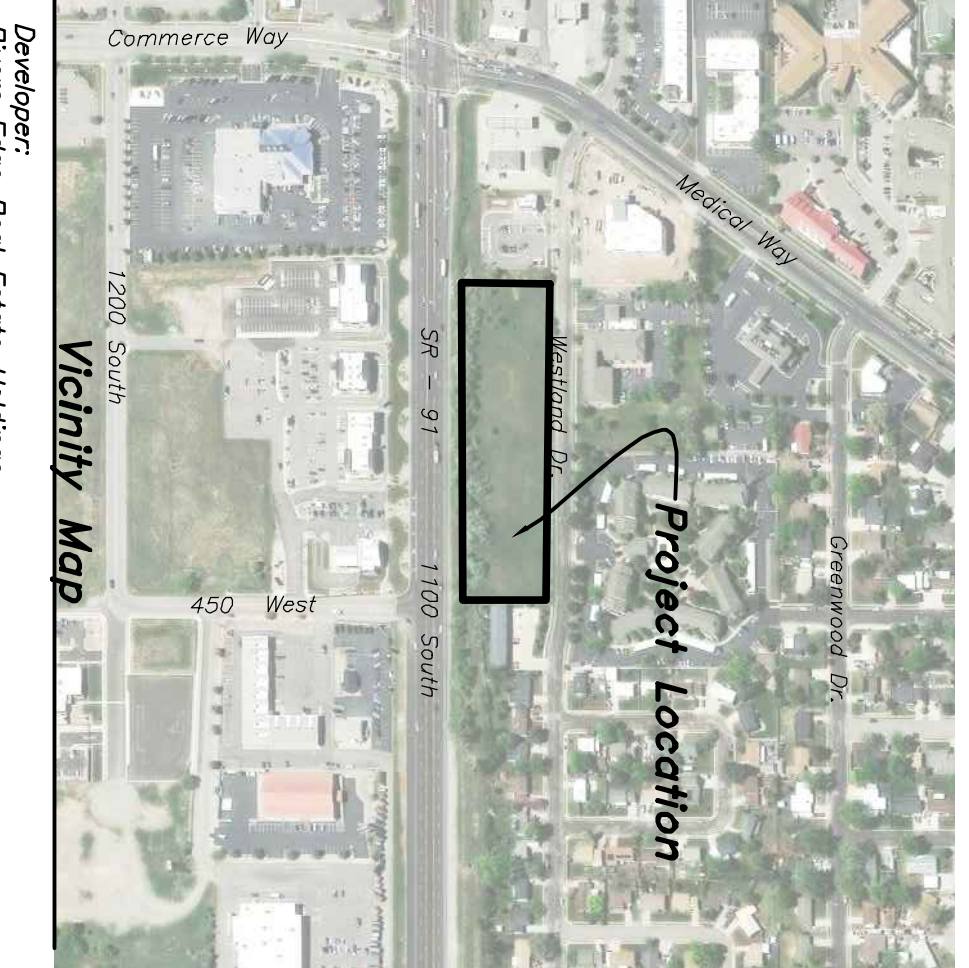
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT RIVERS EDGE ESTATES AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS SHOWN HEREON FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON AND WE HEREBY AUTHORIZE THE PUBLIC UTILITY SERVICE AND DRAINAGE MAY BE AUTHORIZED BY BRIGHAM CITY.
IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2025.
Patricia Bennett, Registered Agent for
Rivers Edge Real Estate Holdings, LLC _____ Date _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER) s
On this _____ day of _____, 2025, personally appeared before me Patricia Bennett, who being a Notary Public in and for the State of Utah, did say and acknowledge that she is the Registered Agent of Rivers Edge Real Estate Holdings, LLC, a Utah Limited Liability Company, ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.
State of Utah Notary Public _____
Notary Printed Name _____ My Commission Expires _____
Commission Number _____

COUNTY RECORDER'S NO.

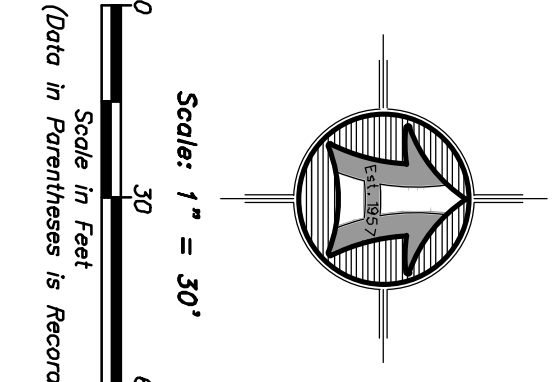
State of Utah, County of Box Elder, Recorded and
Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed In: _____ File of Plats _____
County Recorder _____



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Existing Street Monument
- Found rebar set by others
- Set 5/8" x 24" Rebar with Cop
- Section Corner

Scale: 1" = 30'
Scale in Feet
(Data in Parentheses is Record)



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at: www.hansen.net
Brigham City (801) 399-4905 (435) 752-8772
Ogden (435) 723-3491
Since 1957

APPROVAL AS TO FORM
Approved as to form this _____ day of _____ A.D., 2025.
Attorney _____

PLANNING COMMISSION APPROVAL
Approved this _____ day of _____ A.D., 2025
by the Brigham City Planning Commission.
Chairman _____

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 this office.
By: _____
Land Use Authority _____
Attest: _____ City Recorder _____

APPROVAL AND ACCEPTANCE
Presented to the Brigham Land Use Authority this _____ day of _____ A.D., 2025 of which time this subdivision was approved and accepted.
By: _____
Land Use Authority _____
Attest: _____ City Recorder _____

Rivers Edge Estates

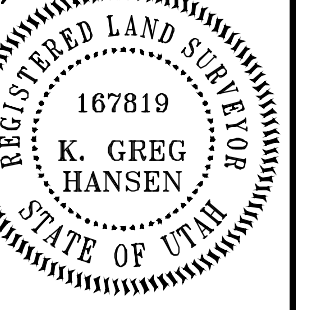
Brigham City, Box Elder County, Utah
A part of the Southwest Quarter of Section 25 and a part
of the Southeast Quarter of Section 26, Township 9 North,
Range 2 West of the Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the Authority of the Owners, I have completed a survey of the property described and shown hereon this plat in accordance with section 17-23-17 and have verified all measurements and have hereby Subdivided said tract into three (3) lots, known hereafter as Rivers Edge Estates and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____, 2025.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE LOCATED 350.90 FEET (350.00 FEET BY RECORD) SOUTH 00°06'01" WEST ALONG THE WEST LINE OF SAID SECTION 25 AND 58.38 FEET SOUTH 89°35'06" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 89°35'06" EAST 352.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 2, BRITTANY GREENS SUBDIVISION; THENCE SOUTH 00°22'45" WEST 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1100 SOUTH STREET; THENCE NORTH 89°35'06" WEST 759.13 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT; THENCE NORTH 00°24'54" EAST (NORTH 00°18'54" EAST BY RECORD) 165.00 FEET TO THE NORTHEAST CORNER OF SAID GEORGIA ESTATES SUBDIVISION NO. 2 THIRD AMENDMENT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTLAND DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°35'06" EAST 406.46 FEET TO THE POINT OF BEGINNING. CONTAINING 2.875 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT RIVERS EDGE ESTATES AND HEREBY DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS 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 BRIGHAM CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2025.

Patricia Bennett, Registered Agent for
Rivers Edge Real Estate Holdings, LLC _____ Date

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

On this _____ day of _____, 2025, personally appeared before me, Patricia Bennett, who being by me duly sworn did say and acknowledge that she is the Registered Agent of Rivers Edge Real Estate Holdings, LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

State of Utah Notary Public _____
Notary Printed Name _____
Commission Number _____ My Commission Expires _____

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats

County Recorder

APPROVAL AND ACCEPTANCE

Presented to the Brigham Land Use Authority this _____ day of _____ A.D., 2025 at which time this subdivision was approved and accepted.

By: _____
Land Use Authority

Attest: _____
City Recorder

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 this office.

Engineer _____ Date _____

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ A.D., 2025 by the Brigham City Planning Commission.

Chairman _____

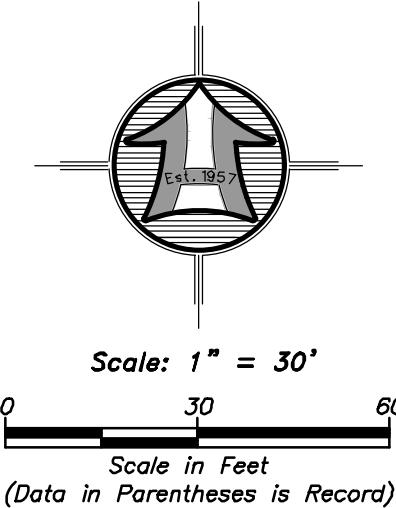
APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 2025.

Attorney _____

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Existing Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the 3 lot subdivision as shown and described hereon. The survey was ordered by John Hansen of Hansen Real Estate for Rivers Edge Real Estate Holdings. The control used to establish the property corners was the Vacated Westland Acres Plat 2 Subdivision, Brittany Greens Subdivision, Georgia Estates Subdivision No. 2 Amended and Georgia Estates Subdivision No. 3 Amendment along with the existing Box Elder County Survey Monumentation surrounding Section 25 and 26, T9N, R2W, SLB&M. The basis of bearing is the West line of the southwest quarter of said Section 25 which bears North 00°06'01" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Georgia Estates No. 3

Brittany Greens Subd.

Westland

(1075 South Street)

Drive

Georgia Estates No. 2 3rd. Amend
EST. UT. DB. LLC
03-154-0126

Brittany Greens Subd.
Blanchard Brothers Holdings LLC
03-142-0054

Lot 1

Containing 43,560 S.F.
1.00 Acre

Lot 2

Containing 40,844 S.F.
0.94 Acre

Lot 3

Containing 40,844 S.F.
0.94 Acre

Project Location

Vicinity Map

Developer:
Rivers Edge Real Estate Holdings
487 Westland Drive
Brigham City, Utah 84302



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Since 1957