



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, December 16, 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 #25-097 / Amend Brigham City General Plan - Transportation Master Plan / Include Future Proposed Public Roadways that would Extend and Connect 100 West Street from 700 South to Fishburn Drive, and Lakeview Drive from 200 West to Main Street / Brigham City Corporation

6:25 Application #25-100 / Amend Baird-Glauser Subdivision / Baird-Glauser Subdivision Second Amendment, Amending Lots 4 and 5 / 530 South 900 West / David Yates

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 December 4, 2025.

BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION

APPLICANT: Brigham City Corporation
PROPERTY OWNER: Multiple Owners
LOCATION: 100 W (between 700 S and Fishburn Drive)
Lakeview Drive (between 200 W and Main Street)
PARCEL NO: Multiple Parcels

APPLICATION NO.: 25-097
AREA: N/A
ZONING DISTRICT: GC/R-1-8
DATE: December 11, 2025

PLANNING COMMISSION MEETING: December 16, 2025
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend General Plan – Transportation Master Plan

OVERVIEW:

This is a request to amend to the General Plan – Transportation Master Plan to include future proposed public roadways that would extend and connect the following streets with development and redevelopment of properties:

- (1) 100 West Street from 700 South to Fishburn Drive, and
- (2) Lakeview Drive from 200 West to Main Street.

Notice letters were mailed to all affected and adjacent properties.

STAFF COMMENTS:

Community and Economic Development Department:

1. Support the proposed amendment to the Transportation Master Plan.
2. The extension and connection of these two streets is beneficial for the development and redevelopment of the area and would improve access and circulation.

Engineering Department:

1. We understand that City administration and Public Works prefer that the asphalt width of 100 W between 700 S and Fishburn Dr match the width north of 700 S. This width is approximately 53 feet. This could be accomplished by:
 - a. matching the 99-foot right-of-way, sidewalk widths, and park strip widths north of 700 S.
 - b. applying an 80-foot right-of-way with 5' park strips and 4' sidewalks.
 - c. reducing the pavement width to 49-feet, eliminating park strips, and constructing 6' sidewalks.

We recommend administration and public works review utility and access needs and make a right-of-way and roadway width determination.

2. We support a pavement width that accommodates on-street parking and large trucks if any commercial accesses are planned for 100 W.
3. If a cul-de-sac is constructed at the south end of 100 W, it will need to meet the Public Works Standard (PWS) right-of-way diameter requirement of 120 feet.

4. If a subdivision is proposed in the area, the developer will need to construct all required public improvements including: sanitary sewer, storm drain, culinary water, secondary water, public power, communications, curb and gutter, sidewalk, asphalt roadway, street lighting, signage, and landscaping.
5. A new 8" diameter PVC C-900 culinary water main will need to be installed in the 100 W roadway extension including a fire hydrant for blow-off purposes at any dead ends.
6. A new 4" diameter PVC C-900 secondary water main will need to be installed in the 100 W roadway extension.
7. A new 8" diameter PVC SDR-35 sanitary sewer main will need to be installed in the 100 W roadway extension and connected to the sewer in 700 S.
8. Drainage improvements for a proposed subdivision in this area will be required per the PWS.

Fire Department:

1. The continuation of the streets need to match the width and weight of what is currently there.

Police Department:

1. No comments

Public Power Department:

1. No concerns on this application

Public Works Department:

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

1. Public Works Supports this application along with roadway with requirement as discussed in the DRT meeting. See Engineering Department comments.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission holds the required public hearing.
2. The Planning Commission is the recommending body to the City Council.
3. The Planning Commission recommends approval, disapproval, or request additional information in order to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Staff supports the amendment.

STIPULATIONS:

1. N/A

FINDINGS OF FACT:

1. Brigham City adopted a General Plan as required by Utah Municipal Code 10-20-401, which plan is to serve as a comprehensive, long-range general plan for present and future needs of the city, and growth and development of all or any part of the land within the city. The general plan may include several elements as outlined in the Utah Municipal Code 10-20-404(2)(a), but at a minimum, with accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

- A. land use element
 - B. transportation and traffic circulation element
 - C. moderate income housing element
 - D. water use and preservation element
2. The transportation and traffic circulation element that (10-20-404(2)(a)(ii):
 - A. provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - B. for a city that has access to a major transit investment corridor, address the city's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - C. for a city that does not have access to a major transit investment corridor, addresses the city's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - D. correlates with the population projections, the employment projections, and the proposed land use element of the general plan.
3. Brigham City identified a need to include future proposed public roadways that would extend and connect 100 West Street from 700 South to Fishburn Drive and Lakeview Drive from 200 West Street to Main Street for proper development and redevelopment of the area to improve access and circulation.
4. Notice letters were mailed to all affected and adjacent properties.
5. Per Utah Municipal Code (10-20-405):
 - A. The Planning Commission shall schedule and hold a public hearing on the proposed amendment.
 - B. The Planning Commission shall provide notice of the public hearing.
 - C. After the public hearing, the Planning Commission may modify the proposed amendment.
 - D. The Planning Commission shall forward the proposed amendment to the City Council.
 - E. The City Council may adopt, reject, or make any revisions to the proposed amendment that the Council considers appropriate.
 - F. If the City Council rejects the proposed amendment, the Council may provide suggestions to the Planning Commission for the Planning Commission's review and recommendation.

ATTACHMENTS:

1. Brigham City General Plan – Transportation Master Plan
2. Site and Parcel Map

Brigham City Transportation Master Plan



Proposed Public Roadways 

Extend and Connect:

- (1) 100 West Street from 700 South to Fishburn Drive
- (2) Lakeview Drive from 200 West to Main Street

SITE AND PARCEL MAP



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

APPLICANT: David Yates

PROPERTY OWNER: Double Down Real Estate LLC,
Anthony-Hodges Alicia TTEE

PROPERTY SITE: 530 South 900 West

PARCEL NO: 03-185-0047, 03-185-0048, 03-115-0007,
03-115-0024, 03-115-0070

APPLICATION NO.: 25-100

AREA: 6.14 acres

ZONING DISTRICT: R-M-7

DATE: December 11, 2025

PLANNING COMMISSION MEETING: December 16, 2025

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to Land Use Authority

NATURE OF REQUEST:

Subdivision Plat Amendment – Baird-Glauser Subdivision Second Amendment,
Amending Lots 4 and 5

OVERVIEW:

The applicant owns the undeveloped parcels included in Lot 15 and recently acquired the previous Lot 4 (Fullmer property). The effort in obtaining the additional property is to provide a second access for the undeveloped area. Back in early 2024, the applicant submitted a concept subdivision plan for the undeveloped parcels called Harper View Subdivision. The following would take place with the proposed amended plat:

1. Adjust the property line between current Lots 4 and Lot 5 (new Lots 13 and 14).
2. Reduce the lot size of current Lot 4 (new Lot 14) to separate the dwelling from the existing barn/shed AND to create a wide enough strip for a private street between new Lot 14 and the Cottonwood Grove development. The strip/private street would serve as the required second access when new Lot 15 is developed.
3. Combine the excess portion of current Lot 4 with the three other parcels and combine into a new lot, Lot 15. The excess portion of current Lot 4 could not meet the flag lot requirements. Lot 15 technically has access from 1050 West Stub Street, which is not currently labeled on the plat but will be with the updates.

There is a primary underground power line in the easement behind new Lots 13 and 15, and an 8-inch sewer line that runs along the southerly property line of new Lot 15 (see attached Utility Map). The original subdivision plat and the (first) amendment plats are attached for reference with the proposed second amendment plat.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Label the addresses for Lots 13 and 14.
2. Lot 15 does not have an address shown/existing address.
3. Correct 03-185-0048 to 03-185-0077 (Parcel change made with warranty deed 493284).
4. Alicia Anthony-Hodges as trustee of the Alicia Anthony-Hodges separate property trust dated 09/04/2020 will need to sign as well for parcel 0077 (previously 0048).
A. Please also correct the acknowledgement to reflect trustee.

- B. Owners dedication, Alicia Anthony-Hodges Trustee doesn't have a signature line.
- C. Owners dedication, Alicia should be listed as a trustee not an individual.
- 5. See attached redlines on plat (both 1A and 1B). There were two different reviewers that provided comments.

Community and Economic Development Department:

- 1. Provide a Title Report to review against the prepared plat.
- 2. Easements:
 - A. Provide a 15 ft sewer easement for existing 8" sewer line, if one is not already existing. Will know better once we receive the Title Report for review.
 - B. Can remove the old easements on the previous Lot 4 except for the easement for the underground power line.
 - C. If the two power poles are to remain along the south property line of Lot 15, due south of Lot 14, the sewer easement could be changed to public utility easement to cover both utilities.
 - D. Provide a 15 ft public utility easement along 900 West Street for all three properties.
- 3. Include square footage with each lot. Both acreage and square footage is required to be included on the plat.
- 4. Label Orange Grove PUD Phase 1 and Phase 2.
- 5. Label 1050 West Street
- 6. Notes:
 - A. Update Note #1 from 10 feet to 15 feet.
 - B. Add a note for Lot 15. An address is not being assigned with this plat. Addresses will be assigned when Lot 15 is further developed and subdivided. Lot 15 is created to combine parcels together and provide two points of access.
- 7. Addresses. Include existing addresses on Lot 13 and Lot 14.
 - A. Lot 13 – 518 S
 - B. Lot 14 – 530 S
- 8. Side Yard.
 - A. Show distance of Lot 13 dwelling to new property line (south property line).
 - B. Show distance of Lot 14 dwelling to new property lines (north and south property lines).
 - C. If needed, you can provide an enlarged detail on the plat.
- 9. Scale. Please verify scale in feet. It appears to be 1" = 60' rather than 20'

Engineering Department:

- 1. Please note that the private roadway entrance will need to meet fire code.
- 2. 900 W is classified as a residential street. If the Private Drive (the lane) were a public roadway, the Public Works Standards require a minimum spacing of 160' from the north TBC of 540 S to the south edge of the lane. If the lane is considered a residential drive approach, the distance requirement drops to 50'. A right-in, right-out restriction on the lane would also be allowed to meet the 50' minimum standard. The City prefers and recommends a standard residential concrete driveway approach for the lane instead of the right-in right-out restriction.
- 3. All existing utilities (e.g sewer and power) should have an associated easement on the plat.
- 4. It appears that the scale bar showing 1" = 20' is incorrect. Please revise.
- 5. Please show the 5/8" x 24" Rebar with Cap in the legend on the drawing.
- 6. Lot 15 borders Orange Grove Phase 1 & 2 as well as Cottonwood Grove Phase 2. Please add the Orange Grove Phases to the plat and verify all bearings and

distances match with that development. In our review, it appears that they may not match.

7. Please label/identify any "BY RECORD" bearings and distances for the original platted property lines.
8. Please add addresses to Lots 13 & 14.
9. It is our understanding that Double Down Real Estate LLC is the new owner of Lot 14. If this is correct, please update the ownership of Lot 14 on the plat.
10. Please add a signature block in the Owner's Dedication for the Lot 13 property owner.
11. In the boundary description please adjust it to "THE NORTH LINE OF SAID COTTONWOOD AND ORANGE GROVE PUD PROPERTIES TAX ID..."
12. The existing right-of-way and utilities from the Orange Grove Development should be continued into this new development.
13. The Public Works Standards require secondary water mains to be installed in this development.
14. Please note for future construction drawings that the only sewer connection available to the property will be the sewer along the southern edge of Lot 15.
15. It appears that the only storm drain available for connection will be the existing storm drain box along 1050 W and 540 S. Storm water detention or retention will be required prior to connecting to that system.

Fire Department:

1. There will need to be a second access [for future development of Lot 15]. The width will be a minimum of 20 feet.

GIS Division:

1. Review comments are forthcoming.

Police Department:

1. No comments

Public Power Department:

1. Will meet with David Yates to discuss:
 - A. Power poles in the easement
 - B. Feed from 1050 West

Public Works Department:

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

1. Public Work supports this application.
2. Private drive needs to be constructed in drive approach standard fashion not like a typical roadway section. See Engineering Department comment.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application and will need to forward a recommendation to the Direct (Paul Larsen), Land Use Authority.
2. The Planning Commission may recommend approval as is, approval with stipulations, denial, or request additional information to help make a recommendation.

STAFF RECOMMENDATIONS:

1. Support application subject to the noted stipulations.

STIPULATIONS:

1. Comply with and address the staff review comments including those forthcoming.
2. Once the plat has been updated, a second review by staff is required and will be reviewed against the first review comments and the submitted title report.

FINDINGS OF FACT:

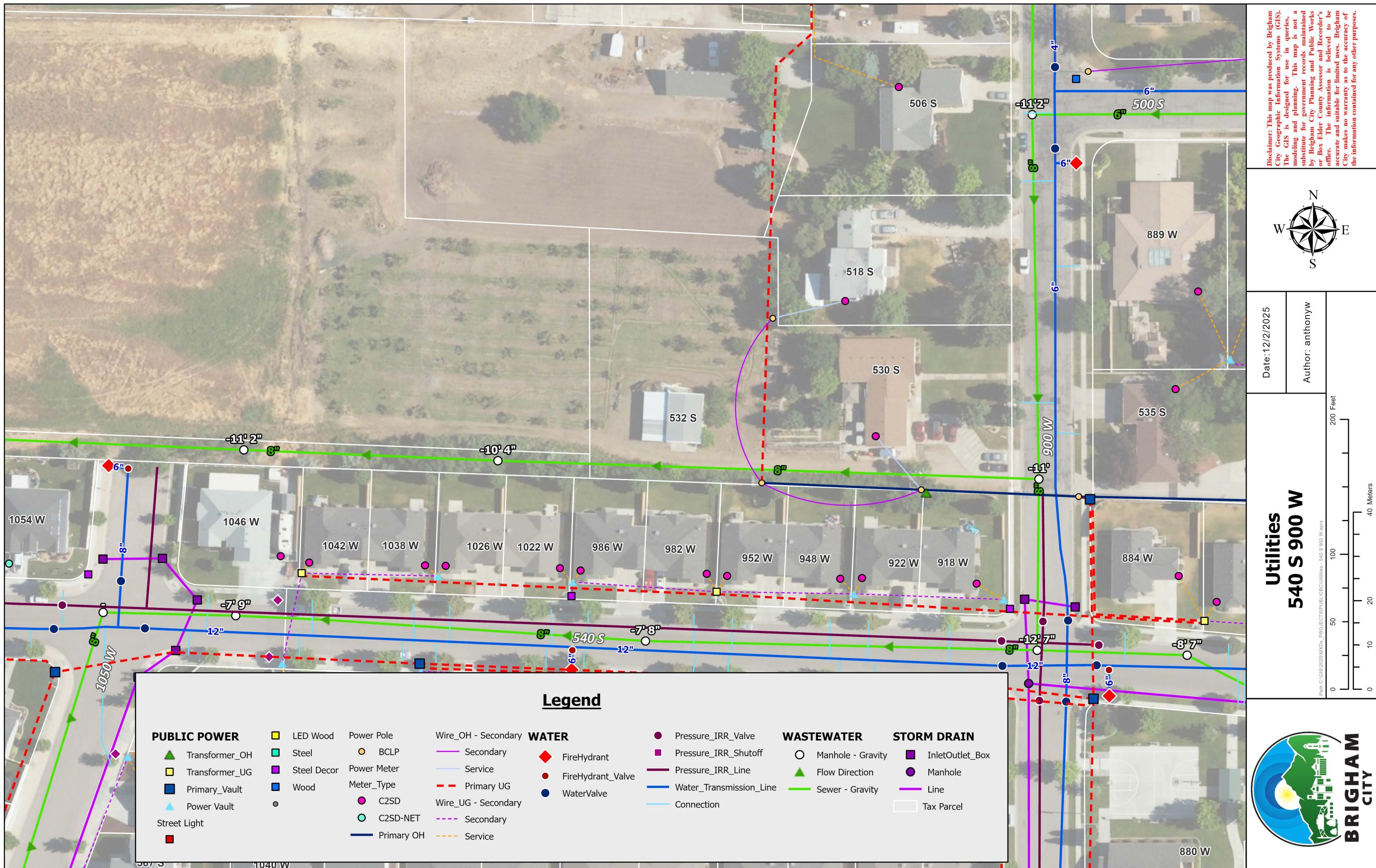
1. The primary purpose of the plat amendment is to provide a second access for the undeveloped area, shown as Lot 15.
2. Minimum lot sizes, setbacks, etc. are subject to the R-M-7 zoning district standards.
3. There are existing utilities within the subdivision boundary. Easements will remain and/or be provided for both existing and future utilities.
4. The standard public utility easement along the public street side of each lot will be provided.
5. A new plat will be created with the future development and subdivision of Lot 15.

ATTACHMENTS:

1. Locator Map
2. Utility Map
3. Box Elder County Redline Review 1A
4. Box Elder County Redline Review 1B
5. Baird-Glauser Subdivision (Original Plat)
6. Baird-Glauser Subdivision Amendment
7. Baird-Glauser Subdivision Second Amendment (Proposed Application)

LOCATOR MAP

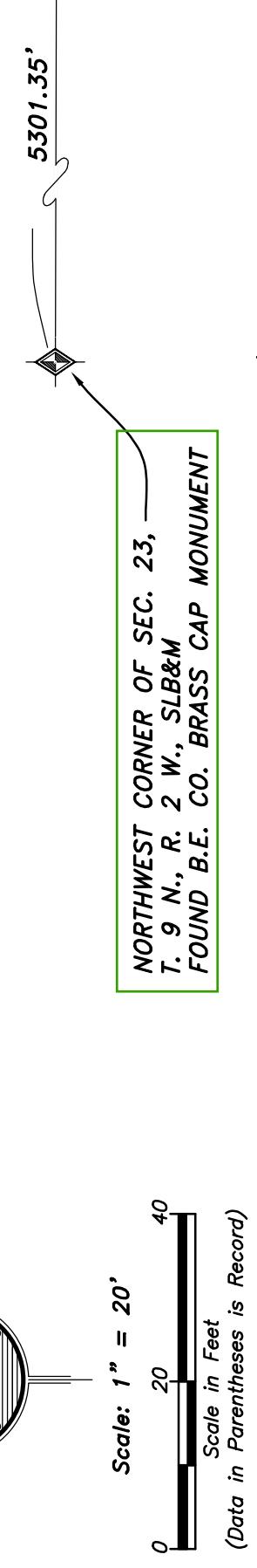




BARD - GLAUSER SUBDIVISION SECOND AMENDMENT

AMENDING LOTS 4 AND 5

Brigham City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 23,
Township 9 North, Range 2 West, Salt Lake Base & Meridian



SECTION LINE - BASIS OF BEARING

PRELIMINARY

SURVEYOR'S CERTIFICATE

I, MATT PRETTL, 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 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 17-35-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED AND AMENDED SUBDIVISION INTO THREE (3) LOTS, KNOWN HEREAFTER AS BARD - GLAUSER SUBDIVISION SECOND AMENDMENT 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.

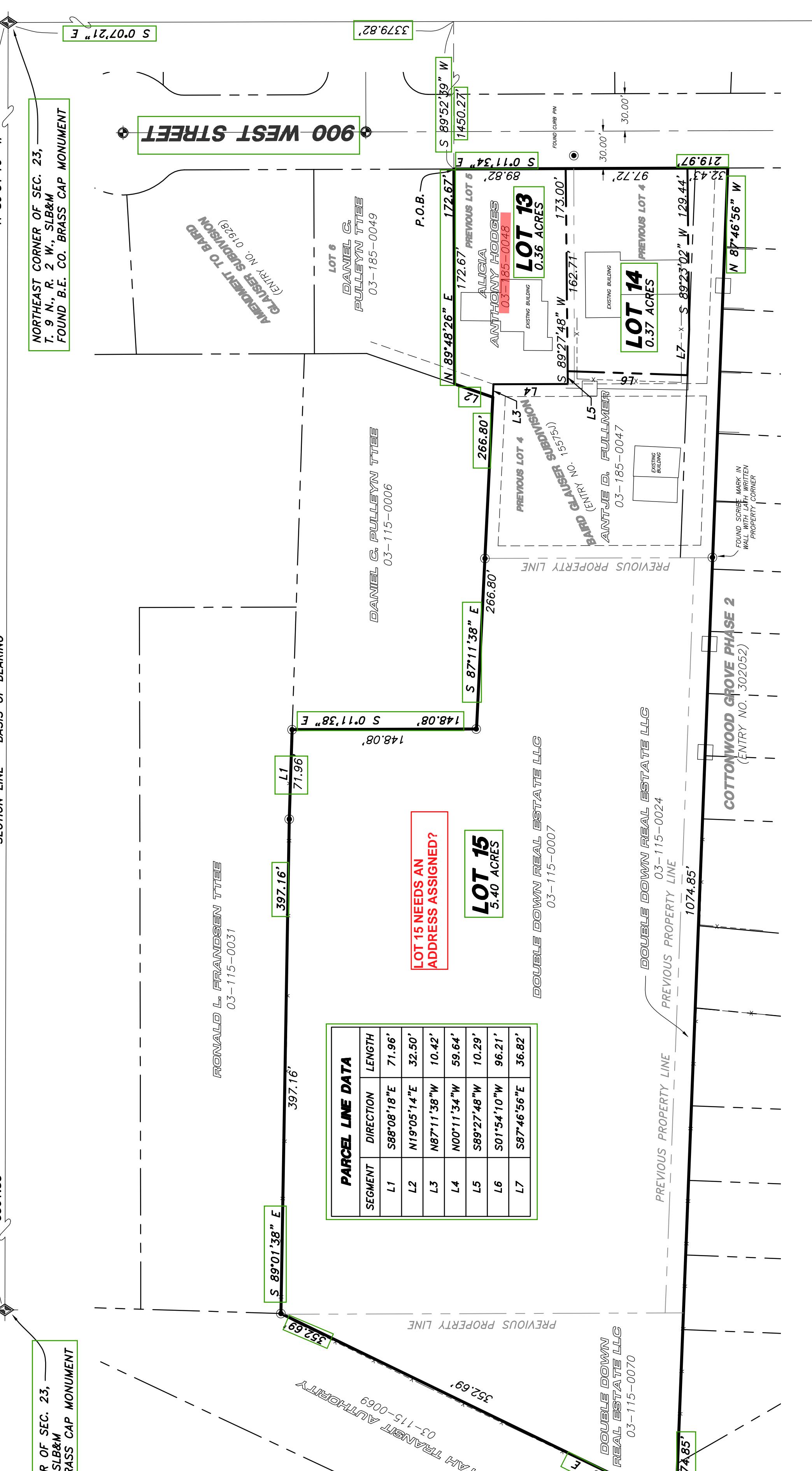
MATT PRETTL, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995.

BOUNDARY DESCRIPTION

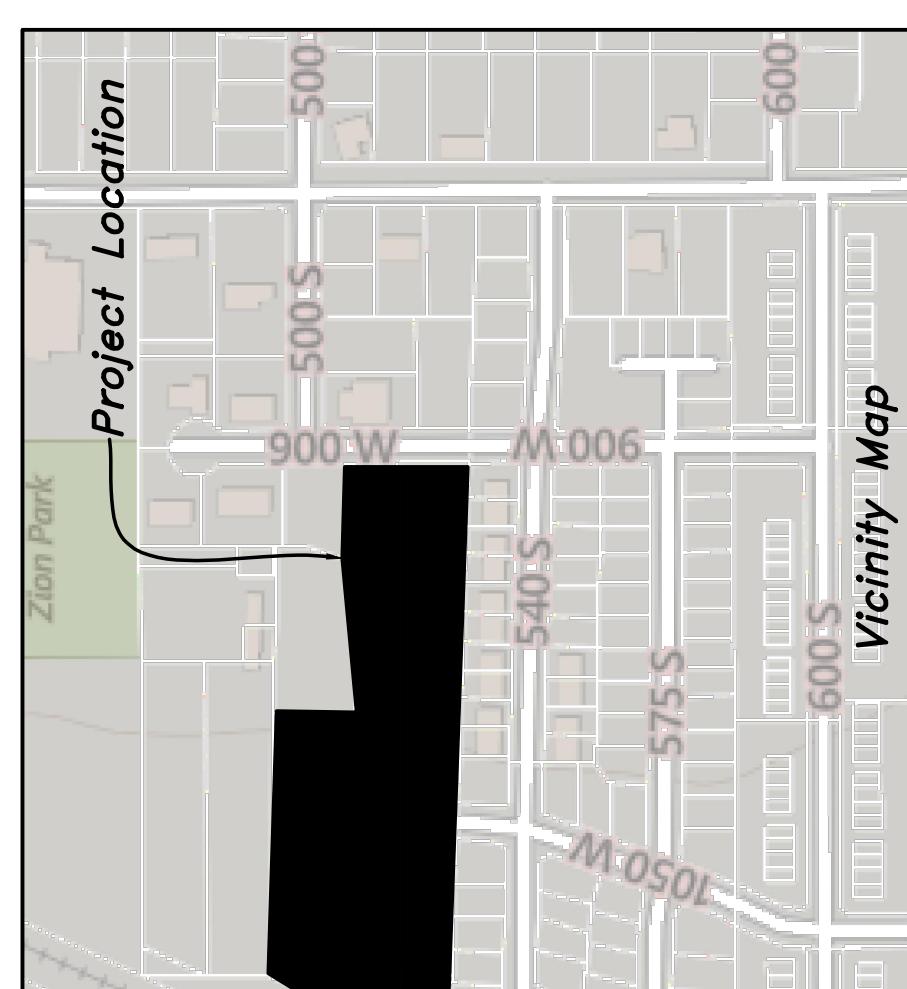
A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, AMENDMENT TO BARD - GLAUSER SUBDIVISION, ENTRY NO. 01928, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET LOCATED 3379.82 FEET SOUTH 00°07'22" EAST ALONG THE EAST LINE OF SAID SECTION 23 AND 1450.27 FEET SOUTH 89°52'39" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 00°11'34" EAST 219.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF COTTONWOOD GROVE PLAT PHASE 2, ENTRY NO. 302052; THENCE NORTH 87°46'36" WEST 1074.85 FEET ALONG THE NORTH LINE OF SAID COTTONWOOD GROVE PLAT PHASE 2 TO THE SOUTHEAST CORNER OF THE UTAH TRANSIT AUTHORITY PROPERTY, TAX ID. NO. 03-115-0069; THENCE NORTH 28°53'19" EAST 352.68 FEET ALONG THE EASTLINE OF THE RONALD L. FRANDSEN TREE PROPERTY, TAX ID. NO. 03-115-0031; THENCE ALONG THE SOUTH LINE OF SAID RONALD L. FRANDSEN TREE PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°01'38" EAST 397.61 FEET; AND (2) SOUTH 88°08'18" EAST 71.96 FEET TO THE NORTHWEST CORNER OF THE DANIEL C. PULLEY TREE PROPERTY, TAX ID. NO. 03-115-0066; THENCE ALONG THE BOUNDARY OF SAID DANIEL C. PULLEY TREE PROPERTY PROPERTY, TAX ID. NO. 03-115-0068; THENCE NORTH 00°11'38" EAST 148.08 FEET; AND (2) SOUTH 87°11'38" EAST 266.80 FEET TO AN ANGLE POINT OF LOT 5, OF THE AMENDMENT TO BARD - GLAUSER SUBDIVISION, ENTRY NO. 01928; THENCE ALONG THE BOUNDARY OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°05'42" EAST 32.50 FEET; AND (2) NORTH 89°48'26" EAST 172.67 FEET; TO THE POINT OF BEGINNING, CONTAINING 6.14 ACRES.



NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
2 - 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.



Project Location

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DAVID YATES, THE OWNER OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNER OF THE BARD GLAUSER SUBDIVISION, ENTRY NO. 155751, AMENDMENT TO BARD - GLAUSER SUBDIVISION, ENTRY NO. 01928, COTTONWOOD GROVE PLAT PHASE 2, ENTRY NO. 302052, AND THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SLBM.

THE BASIS OF BEARING IS THE NORTH LINE OF SAID SECTION WHICH BEARS NORTH 89°51'10" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTRY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED DAVID THOMAS YATES, AND CHELSEA TYLER YATES, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MANAGERS OF DOUBLE DOWN REAL ESTATE LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FORGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLVING AGREEMENT OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

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

STATE OF UTAH)
COUNTRY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ALICIA ANTHONY - HODGES, SEPARATE PROPERTY TRUSTEE OF THE ALICIA ANTHONY - HODGES

REAL ESTATE LLC _____ Date _____
CHELSEA TYLER YATES - MANAGER OF DOUBLE DOWN _____ Date _____
ALICIA ANTHONY - HODGES, TRUSTEE OF THE ALICIA ANTHONY - HODGES
SEPARATE PROPERTY TRUST DATED 09/04/2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTRY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED DAVID THOMAS YATES - MANAGER OF DOUBLE DOWN _____ Date _____
REAL ESTATE LLC _____ Date _____

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CHELSEA TYLER YATES - MANAGER OF DOUBLE DOWN _____ Date _____
ALICIA ANTHONY - HODGES, TRUSTEE OF THE ALICIA ANTHONY - HODGES
SEPARATE PROPERTY TRUST DATED 09/04/2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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COUNTRY OF BOX ELDER)

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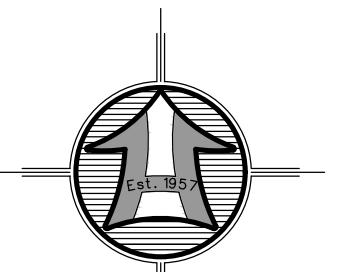
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BAIRD - GLAUSER SUBDIVISION SECOND AMENDMENT

AMENDING LOTS 4 AND 5

*Brigham City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 23,
Township 9 North, Range 2 West. Salt Lake Base & Meridian*



Scale: 1" = 20'
 0 20 40
 Scale in Feet
 (Data in Parentheses is Record)

SECTION LINE - BASIS OF BEARING

N 89°51'10" W

**NORTHWEST CORNER OF SEC. 23,
T. 9 N., R. 2 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT**

**NORtheast CORNER OF SEC. 23,
T. 9 N., R. 2 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT**

**RONALD L. FRANDSEN TTEE
03-115-0031**

**LOT 15
5.40 ACRES**

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S88°08'18"E	71.96'
L2	N19°05'14"E	32.50'
L3	N87°11'38"W	10.42'
L4	N00°11'34"W	59.64'
L5	S89°27'48"W	10.29'
L6	S01°54'10"W	96.21'
L7	S87°46'56"E	36.82'

**DOUBLE DOWN REAL ESTATE LLC
03-115-0007**

**DOUBLE DOWN REAL ESTATE LLC
03-115-0070**

**DOUBLE DOWN REAL ESTATE LLC
03-115-0024**

**COTTONWOOD GROVE PHASE 2
(ENTRY NO. 302052)**

**AMENDMENT TO BARD
GLAUSER SUBDIVISION
(ENTRY NO. 01928)**

**LOT 6
DANIEL C.
PULLEYN TTEE
03-185-0049**

**DANIEL C. PULLEYN TTEE
03-115-0006**

**ALICIA
ANTHONY HODGES
03-185-0048**

**ANTJE D. FULLMER
03-185-0047**

**LOT 13
0.36 ACRES**

**LOT 14
0.37 ACRES**

900 WEST STREET

S 0°07'21" E

FOUND CURB PIN

**FOUND SCRIBE MARK IN
WALL WITH LAID WRITTEN
PROPERTY CORNER**

**UTAH TRANSIT AUTHORITY
03-115-0069**

**S 89°52'39" W
1450.21'**

3379.82'

1074.85'

1074.85'

397.16'

71.96'

148.08'

148.08' S 0°11'38"E

266.80'

266.80' S 87°11'38"E

172.67'

172.67' N 89°48'26"E

173.00'

162.71'

129.44'

32.43'

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NOTE:

1 - All public utility easements (P.U.E.) are 12.0 feet wide unless otherwise noted.

2 - 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.

A map showing the vicinity of Zion Park. The map includes street names such as 1050W, 575S, 600S, 540S, 500S, and 600E. A large black rectangular area represents a redacted section of the map. A curved line highlights a specific location labeled "Project Location" in the upper right. The map is titled "Vicinity Map" at the bottom and "Zion Park" at the top.

Developer:
DAVID YATES
445 W 2850 S
PERRY, UT 84302
(435) 225-2899

APPROVAL AS TO FORM

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

PLANNING COMMISSION APPROVAL

*Approved this _____ day of _____ A.D., 2025
by the Brigham City 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 this office.*

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.*

y: _____
Land Use Authority

COUNTY RECORDER'S NO.

State of Utah - County of Box Elder - Recorded and Filed

ed at the Request of

Time Fee

6 _____ 7ms _____ 750 _____

ordered _____

Index

ed. in: File of Plots

County Recorder