



PUBLIC NOTICE

Notice is hereby given that the Brigham City Planning Commission will hold a public hearing to receive input on a petition to **AMEND THE CITY ZONING MAP** for areas associated with a proposed annexation of land consisting of 5.59 acres located at the northeast corner of the intersection of 2400 West Street and SR-13. The proposed zoning district is GC (General Commercial).

The public hearing will be held **Tuesday, February 17, 2026, at 6:00 p.m.** in the Brigham City Council Chambers, 20 North Main Street, Brigham City, Utah. A recommendation will be forwarded to the City Council for their consideration associated with the annexation public hearing.

Information regarding this matter is available for review during business hours at the Brigham City Community and Economic Development Office. Office Hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. Office number is (435) 734-6604.

**POSTED AND DELIVERED TO THE BOX ELDER NEWS &
JOURNAL THIS 20th DAY OF JANUARY 2026 FOR
PUBLICATION ON FEBRUARY 4, 2026.**

APPLICATION # 26-001

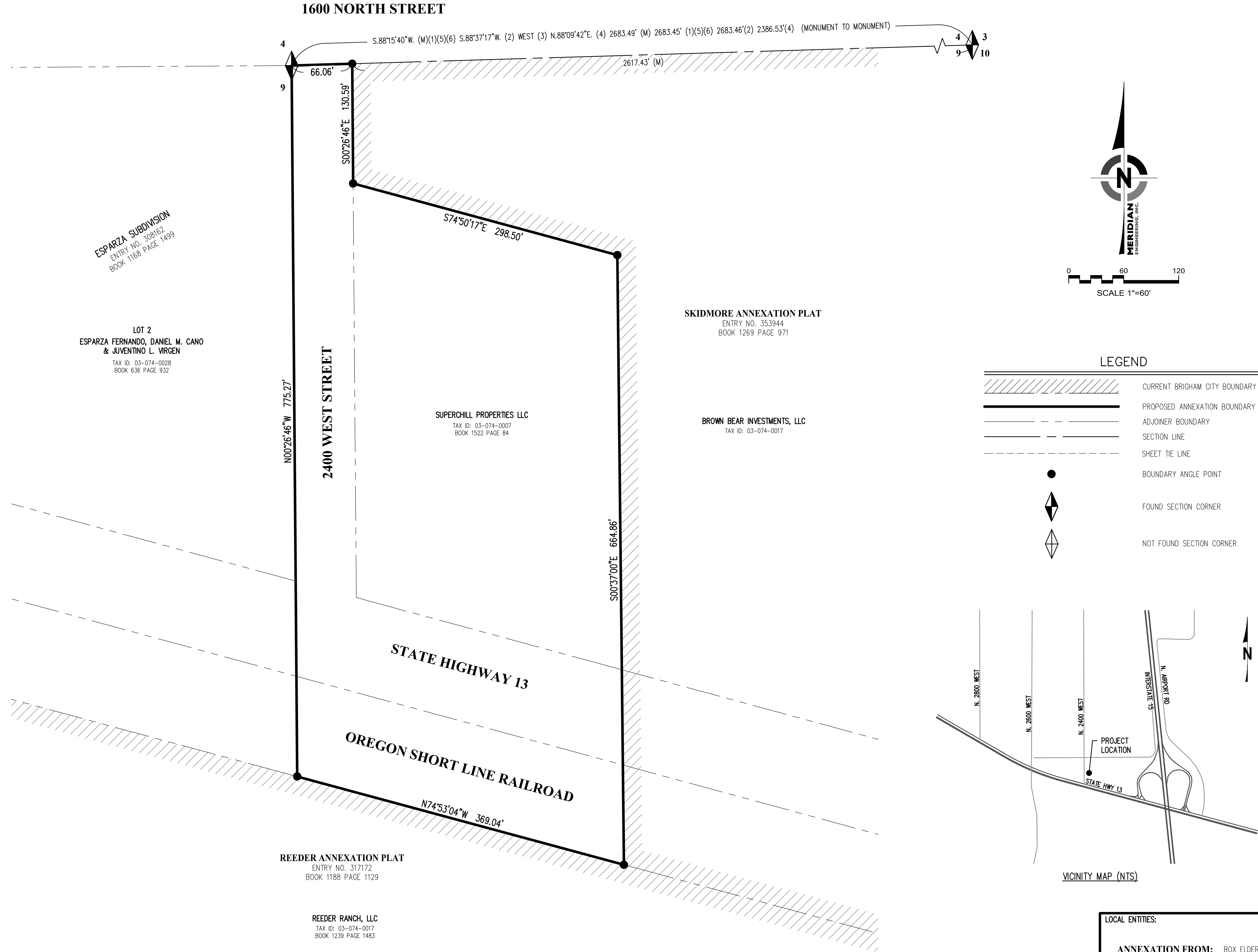
BRIGHAM CITY ZONING MAP



Proposed zoning district is GC (General Commercial)

FINAL LOCAL ENTITY PLAT
SUPERCHILL ANNEXATION TO BRIGHAM CITY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
BRIGHAM, BOX ELDER COUNTY, STATE OF UTAH
JANUARY, 2026



SURVEYOR'S CERTIFICATE

I, SEAN K. IRELAND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13714284, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF BOX ELDER COUNTY AND BRIGHAM CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF BRIGHAM CITY AND TO BE HEREFTER KNOWN AS "SUPERCHILL ANNEXATION TO BRIGHAM CITY".



SEAN K. IRELAND
PLS NO. 13714284
DATE: DECEMBER 23, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM BOX ELDER COUNTY TO BRIGHAM CITY, SITUATE IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BOX ELDER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 (BASIS OF BEARING IS S.88°15'40"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 9); AND RUNNING THENCE ALONG THE NORTHERLY SECTION LINE N.88°15'40"E. 66.06 FEET TO THE INTERSECTION OF SAID NORTHERLY SECTION LINE AND THE EASTERLY RIGHT OF WAY LINE OF 2400 WEST STREET, SAID POINT IS ALSO IN THE CURRENT BRIGHAM CITY BOUNDARY LINE ESTABLISHED BY SKIDMORE ANNEXATION TO BRIGHAM CITY, RECORDED JANUARY 21, 2016 AS ENTRY NO. 353944 IN BOOK 1269 AT PAGE 971 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG SAID CURRENT BRIGHAM CITY BOUNDARY LINE THE FOLLOWING THREE COURSES: 1) S.00°26'46"E. 130.59 FEET (129.90 FEET BY RECORD), 2) S.74°50'17"E. 298.50 FEET (298.61 FEET BY RECORD) AND S.00°37'00"E. 664.86 FEET (665.53 FEET BY RECORD TO A POINT IN THE CURRENT BRIGHAM CITY BOUNDARY LINE AS ESTABLISHED BY REEDER ANNEXATION TO BRIGHAM CITY, RECORDED SEPTEMBER 14, 2012 AS ENTRY NO. 317172 IN BOOK 1188 AT PAGE 1129 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, SAID POINT IS ALSO IN THE SOUTHERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID CURRENT BRIGHAM CITY BOUNDARY LINE AND SAID SOUTHERLY RIGHT OF WAY LINE, N.74°53'04"W. (N.74°31'34"W. BY RECORD) 369.04 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE AND ITS EXTENSION OF 2400 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ITS EXTENSION N.00°26'46"W. 775.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 243,534 SQUARE FEET OR 5.59 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN BRIGHAM CITY & UNINCORPORATED BOX ELDER COUNTY AS DESCRIBED HEREON AS REQUESTED BY BRIGHAM CITY. THE BASIS OF BEARING IS S.88°15'40"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) SKIDMORE ANNEXATION PLAT TO BRIGHAM CITY; ENTRY NO. 353944 IN BOOK 1269 AT PAGE 971.
- (2) REEDER ANNEXATION PLAT TO SANDY CITY; ENTRY NO. 317172 IN BOOK 1188 AT PAGE 1129.
- (3) WARRANTY DEED IN FAVOR OF SUPERCHILL LLC; ENTRY NO. 450827 IN BOOK 1522 AT PAGE 84.
- (4) ESPARZA SUBDIVISION; ENTRY NO. 308162 IN BOOK 1168 AT PAGE 1499.
- (5) RECORD OF SURVEY PREPARED BY HANSEN & ASSOCIATES INC.; SURVEY NO. 2015-02884
- (6) RECORD OF SURVEY PREPARED BY HANSEN & ASSOCIATES INC.; SURVEY NO. 2022-03904

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.

(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

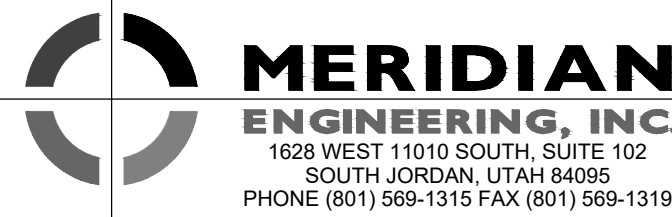
LOCAL ENTITIES:

ANNEXATION FROM: BOX ELDER COUNTY

ANNEXATION INTO: BRIGHAM CITY

FINAL LOCAL ENTITY PLAT
SUPERCHILL ANNEXATION TO BRIGHAM CITY
SITUATED IN THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
BRIGHAM, BOX ELDER COUNTY, STATE OF UTAH
JANUARY, 2026

PREPARED BY:



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF BRIGHAM CITY, UTAH.

BRIGHAM CITY ENGINEER DATE

BRIGHAM CITY APPROVAL

APPROVED THIS DAY OF A.D. 2026
BY THE BRIGHAM CITY COUNCIL.

MAYOR COUNCIL CHAIR
ATTORNEY CITY RECORDER

BOX ELDER COUNTY SURVEYOR

APPROVED THIS DAY OF A.D. 2026 BY THE BOX ELDER COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-73-507 OF UTAH STATE CODE.

BOX ELDER COUNTY SURVEYOR

BOX ELDER COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF
RECORDED AS ENTRY NUMBER

DATE: TIME: BOOK:
FEE \$ DEPUTY BOX ELDER COUNTY RECORDER

COMP. FILE
25123-04
FINAL ENTITY PLAT

PROJECT NO.
25123-04

SHEET NO.
1 OF 1

PRELIMINARY - NOT TO BE RECORDED