



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 495.17 acres located at approximately 1200 West and SR-13, and the north side of the Brigham City Airport. The proposed zoning districts include M-D (Manufacturing-Distribution) and A-5 (Agricultural).

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 # 26-002

BRIGHAM CITY ZONING MAP



Proposed zoning districts include M-D (Manufacturing-Distribution) and A-5 (Agricultural)

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	45.26'	N 46°10'42" W
L2	374.04'	N 00°08'42" W
L3	535.76'	S 67°15'04" W
L4	64.61'	S 10°21'05" E
L5	76.70'	N 89°23'00" W
L6	25.00'	N 00°37'00" E
L7	76.70'	S 89°23'00" E
L8	64.61'	N 10°21'05" W
L9	513.68'	N 67°15'04" E
L10	30.00'	S 22°44'56" E
L11	119.96'	S 67°15'04" W
L12	142.67'	N 30°11'21" E
L13	272.77'	N 01°27'27" E
L14	343.55'	S 83°46'56" W
L15	653.35'	S 00°13'43" W
L16	341.63'	N 89°36'46" W
L17	173.62'	S 02°22'47" W
L18	531.68'	S 01°34'39" W
L19	32.17'	N 88°22'13" W
L20	330.00'	S 02°49'31" W
L21	43.56'	S 87°10'29" E
L22	130.05'	N 88°22'13" W
L23	66.03'	N 00°00'00" E
L24	432.06'	N 07°15'06" W
L25	619.73'	N 31°35'41" W
L26	237.12'	S 35°54'01" W
L27	266.75'	S 68°34'53" W
L28	973.29'	S 50°06'48" W
L29	118.90'	S 08°40'03" E
L30	661.21'	S 30°44'14" E
L31	20.83'	S 23°26'00" W
L32	489.95'	N 89°42'56" W
L33	1615.73'	N 11°37'43" W
L34	1767.51'	S 89°37'52" E
L35	135.82'	N 89°57'53" W

PLAT OF ADDITION TO
THE CORPORATE LIMITS OF BRIGHAM CITY
ANNEXATION PLAT ORDINANCE NO. _____.

A PART OF SECTIONS 27, 28, 33 & 34, T10N, R2W,
AND A PART OF SECTIONS 2, 3, 10 & 11, T9N, R2W,
SALT LAKE BASE & MERIDIAN
DECEMBER 2025

ANNEXATION PARCEL NO. 3 DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING A POINT ON THE EXISTING BRIGHAM CITY CORPORATE LIMIT
LINE RECORDED AS ENTRY NO. 38969 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, AND ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF ELAINE REEDER
HOLDINGS LLC PROPERTY, TAX ID NO. 03-075-0055 LOCATED 135.82 FEET NORTH 89°57'53" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FROM
THE NORTH QUARTER CORNER OF SAID SECTION 10;

RUNNING THENCE ALONG THE BOUNDARY OF SAID ELAINE REEDER HOLDINGS LLC PROPERTY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 35°54'01" WEST 237.12
FEET (SOUTH 35°50'13" WEST 237.14 FEET BY RECORD); (2) SOUTH 68°34'53" WEST (SOUTH 68°11'05" WEST BY RECORD) 266.75 FEET; (3) SOUTH 50°06'48" W
WEST (SOUTH 49°43'00" WEST BY RECORD) 973.29 FEET; (4) SOUTH 08°40'03" EAST (SOUTH 9°03'51" EAST BY RECORD) 118.90 FEET; AND (5) SOUTH 30°44'14" E
EAST 661.21 FEET (SOUTH 31°08'02" EAST 661.19 FEET BY RECORD) TO AN ANGLE POINT IN THE BOUNDARY OF REEDER RANCH LLC PROPERTY, TAX ID NO.
03-075-0060; THENCE ALONG THE BOUNDARY OF SAID REEDER RANCH LLC PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°26'00" WEST 20.83
FEET (SOUTH 23°02'12" WEST 20.84 FEET BY RECORD); (2) ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC 170.03 FEET OF A 420.82 FOOT RADIUS
CURVE, CHORD BEARS N 78°04'43" WEST 168.88 FEET, HAVING A DELTA ANGLE OF 23°09'00" E; AND (3) NORTH 69°42'56" WEST 483.95 FEET (SOUTH
08°40'03" WEST 483.95 FEET BY RECORD) TO THE POINT OF BEGINNING. (1) NORTH 11°37'43" WEST (NORTH 11°37'43" WEST BY RECORD) 1615.73 FEET ALONG SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°37'43" WEST (NORTH
12°01'32" WEST BY RECORD) 1615.73 FEET ALONG SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE TO THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°37'43" WEST (NORTH
89°57'52" EAST 1767.51 FEET (SOUTH 89°58'19" EAST 1767.53 FEET BY RECORD) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 31.48 ACRES.

BOX ELDER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE
HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY
THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT
BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE
LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE
RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

BOX ELDER COUNTY SURVEYOR

APPROVED: _____ MAYOR

CITY RECORDER

Mt. BC, LLC
04-002-0027

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF BRIGHAM CITY, BOX ELDER COUNTY, UTAH
HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT
LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED
TO BRIGHAM CITY, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN
PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED
SEC. 10-2-403 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE
ANNEXATION OF THE AREAS AS SHOWN ON THIS LOCAL ENTRY PLAT AND PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

APPROVED: _____

MAYOR

CITY RECORDER

Mt. BC, LLC
04-002-0027

Mt. BC, LLC
04-002-0027

ANNEXATION
PARCEL NO. 1
105.74 AC

BRIGHAM CITY CORP
04-002-0020

BRIGHAM CITY CORP
04-002-0023

BRIGHAM CITY CORP
03-257-0002

BRIGHAM CITY CORP
03-075-0023

BRIGHAM CITY CORP
03-075-0055

BRIGHAM CITY CORP
03-075-0060

BRIGHAM CITY CORP
03-075-0054

BRIGHAM CITY CORP
03-075-0055

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR, AND THAT I HOLD LICENSE NO. 11386802, IN ACCORDANCE WITH
THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS
ACT, CHAPTER 48, OF THE UTAH CODE ANNOTATED. I HAVE PREPARED THIS
BRIGHAM CITY HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND
IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SHOWN AND
DESCRIBED HEREON BASED ON DATA COMPILED FROM RECORDS IN THE BOX
ELDER COUNTY RECORDER'S OFFICE.

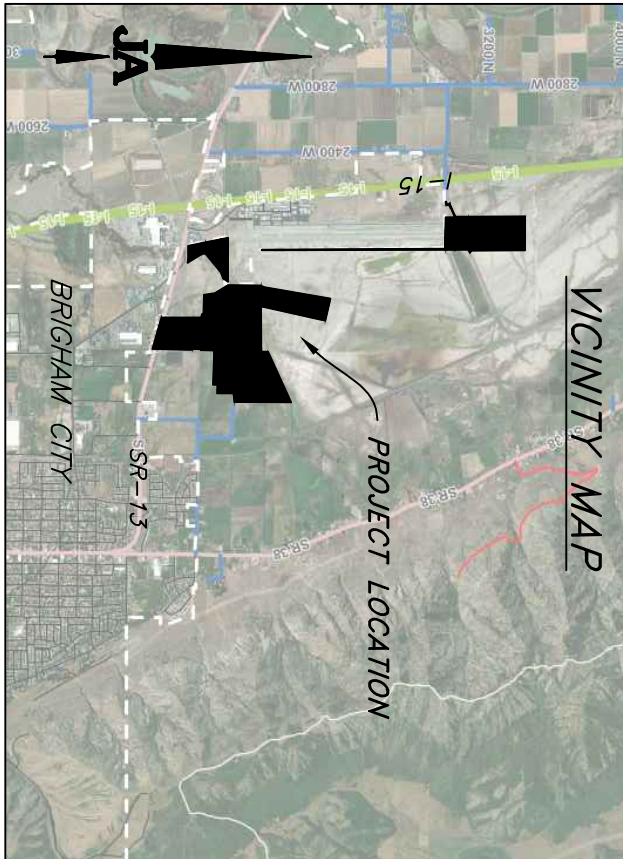
SIGNED THIS 10TH DAY OF DECEMBER, 2025

ROGER C. SLADE, PLS
LICENSE NO. 11386802



BOX ELDER COUNTY
3000 NORTH
BRIGHAM CITY

VICINITY MAP



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.80'	37.50'	77°56'33"	47.00' S 28°27'00" W	
C2	83.71'	47.50'	100°58'22"	73.29' S 40°07'58" W	
C3	39.66'	22.50'	100°59'15"	34.72' N 40°07'58" E	
C4	84.65'	62.50'	77°56'19"	78.33' N 28°27'00" E	
C5	98.27'	50.00'	112°56'34"	83.20' S 56°26'49" E	
C6	170.03'	420.82'	23°09'00"	168.88' N 78°04'34" W	

ANNEXATION
PARCEL NO. 2
357.95 AC

BRIGHAM CITY CORP
03-075-0054

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