



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

This map illustrates the proposed SR-13 interchange area, highlighting various project components and land use designations. Key features include:

- SR-13 Interchange:** The central focus, showing the proposed interchange structure and associated roadways.
- Land Use Designations:**
 - M-D (Medium Density Residential):** Indicated by a light blue/purple shading, covering large areas to the north and west of the interchange.
 - A-G (Agricultural General):** Indicated by a light green shading, located to the east of the interchange.
 - M-G (Medium Density Residential):** Indicated by a light purple shading, located to the south of the interchange.
 - GC (General Commercial):** A small red-shaded area located near the interchange.
- Proposed Infrastructure:**
 - SR-13:** The main roadway running horizontally across the bottom of the map.
 - Interchange:** The proposed interchange structure, shown in red.
 - Access Roads:** Several access roads are shown, including one labeled "To Airport Corridor" with an arrow pointing south.
- Other Labels:**
 - 13:** A circular marker with the number 13, likely indicating the SR-13 route.
 - 1000' N, 800' N, 1000' N:** Distance markers along a north-south axis.
 - 1600' N:** A distance marker along a north-south axis.

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	272.27'	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 88°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°30'13" 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" 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" 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 NORTH 78°08'24" WEST 168.88 FEET, HAVING A DELTA ANGLE OF 23°09'00" E; AND (3) NORTH 69°42'56" WEST 483.95 FEET (SOUTH 69°42'56" WEST 483.95 FEET BY RECORD) 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

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

ACCEPTANCE BY LEGISLATIVE BODY

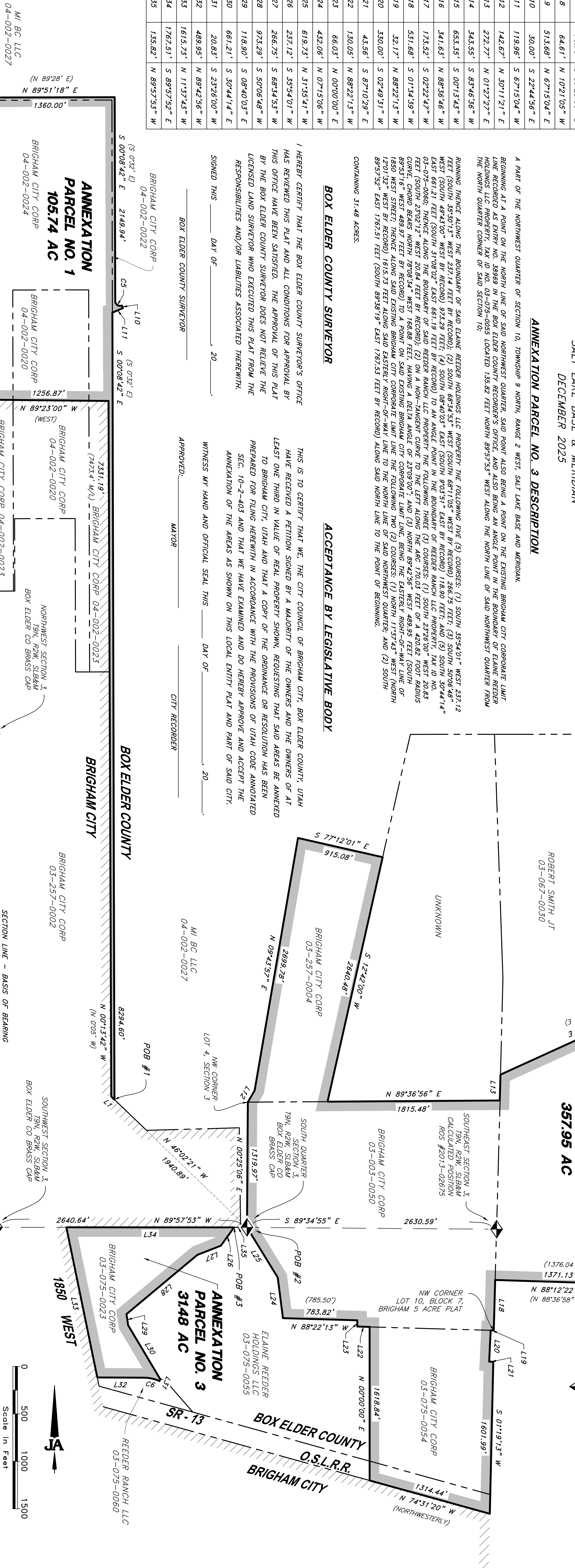
THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF BRIGHAM CITY, BOX ELDER COUNTY, UTAH HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO BRIGHAM CITY, UTAH AND THAT A COPY OF THE ORDINANCE 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.

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'	82.50'	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°08'34" W	

ANNEXATION ORP
PARCEL NO. 2
357.95 AC

ROBERT SMITH, JT
03-067-0030

LEGEND	
————	ANNEXATION BOUNDARY
————	BRIGHAM CITY CORPORATE LIMITS
————	ADJOINING PROPERTY LINE
————	SECTION LINE
————	SECTION CORNER



ANNEXATION PARCEL NO. 1 DESCRIPTION

A PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 10 NORTH, RANGE 2 WEST, AND A PART OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING BRIGHAM CITY CORPORATE LIMIT LINE, RECORDED AS ENTRY NO. 38969 IN THE BOX ELDER COUNTY RECORDER'S OFFICE LOCATED 1940.89 FEET NORTH 46°02'21" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE ALONG SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 46°10'42" WEST (NORTH 46°02" WEST BY RECORD) 45.26 FEET; (2) NORTH 00°13'42" WEST 7331.19 FEET (NORTH 00°05" WEST 7473.4 FEET MORE OR LESS BY RECORD) TO THE EASTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 3000 NORTH STREET; AND (3) NORTH 89°23'00" WEST (WEST BY RECORD) 1256.87 FEET ALONG SAID EASTERLY PROJECTION TO A POINT ON THE WEST LINE OF THE BRIGHAM CITY AIRPORT; THENCE NORTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE TO AN ANGLE POINT IN THE BOUNDARY OF BRIGHAM CITY CORP PROPERTY, TAX ID NO. 04-002-0022; THENCE ALONG THE BOUNDARY OF SAID BRIGHAM CITY CORP PROPERTY THE FOLLOWING SEVENTEEN (17) COURSES: (1) SOUTH 67°15'04" WEST (SOUTH 66°51'46" WEST BY RECORD) 535.76 FEET; (2) TO THE LEFT ALONG THE ARC 50.80 FEET OF A 37.50 FOOT RADIUS CURVE, CHORD BEARS SOUTH 28°27'00" WEST (SOUTH 28°03'42" WEST BY RECORD) 47.50 FEET, HAVING A DELTA ANGLE OF 77°56'33"; (3) SOUTH 10°21'05" EAST (SOUTH 10°44'23" EAST BY RECORD) 64.61 FEET; (4) TO THE RIGHT ALONG THE ARC 83.71 FEET OF A 47.50 FOOT RADIUS CURVE, CHORD BEARS SOUTH 40°07'58" WEST (SOUTH 40°13'42" WEST BY RECORD) 73.29 FEET, HAVING A DELTA ANGLE OF 100°58'22"; TO SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE AND SAID EASTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 3000 NORTH STREET; (5) NORTH 89°23'00" WEST (NORTH 89°46'18" WEST BY RECORD) 76.70 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE AND SAID EASTERLY PROJECTION; (6) NORTH 00°37'00" EAST (NORTH 00°13'42" EAST BY RECORD) 34.72 FEET, HAVING A DELTA ANGLE OF 100°59'15"; (9) NORTH 10°21'05" WEST (NORTH 10°44'23" WEST BY RECORD) 39°44'40" EAST BY RECORD) 25.00 FEET; (7) SOUTH 89°23'00" EAST (SOUTH 89°46'18" EAST BY RECORD) 76.70 FEET; (8) ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC 39.66 FEET OF A 22.50 FOOT RADIUS CURVE, CHORD BEARS NORTH 40°07'58" EAST (NORTH 39°44'40" EAST BY RECORD) 34.72 FEET, HAVING A DELTA ANGLE OF 100°59'15"; (9) NORTH 10°21'05" WEST (NORTH 10°44'23" WEST BY RECORD) 64.61 FEET; (10) TO THE RIGHT ALONG THE ARC 84.65 FEET OF A 62.50 FOOT RADIUS CURVE, CHORD BEARS NORTH 28°27'00" EAST (NORTH 28°03'42" EAST BY RECORD) 78.33 FEET, HAVING A DELTA ANGLE OF 77°56'19"; (11) NORTH 67°15'04" EAST (NORTH 66°51'46" EAST BY RECORD) 513.68 FEET TO A POINT DESCRIBED OF RECORD AS 30.00 FEET WESTERLY OF THE WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; (12) NORTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; (13) SOUTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; (14) SOUTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; (15) SOUTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; (16) SOUTH 00°08'42" WEST (NORTH 00°32" WEST BY RECORD) 374.04 FEET ALONG SAID WEST LINE OF BRIGHAM CITY AIRPORT PROPERTY; 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