



AMENDED

NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, February 17, 2026, 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 # 26-001 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Consideration is GC (General Commercial) / Located at the northeast corner of the intersection of 2400 West and SR-13 / Drew Laing, Superchill Properties
- 6:20 Public Hearing ¹ / Application # 26-002 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Considerations are M-D (Manufacturing-Distribution) and A-5 (Agricultural) / Located at approximately 1200 West and SR-13 and the north side of the Brigham City Airport / Brigham City Corporation
- 6:35 Training

¹ Each individual is limited to 3 minutes.

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 February 10, 2026

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

PETITIONER: Drew Lang, Superchill Properties
OWNERS: Superchill Properties LLC
LOCATION: 2400 West and SR-13 (NE Corner)
PARCEL NO: 03-074-0007

APPLICATION NO.: 26-001
ANNEXATION AREA: *5.59 acres
ZONING DISTRICT: County
DATE: February 3, 2026

**The annexation area includes Parcel 03-074-0007, 2400 West Street, SR-13 and RR*

PLANNING COMMISSION MEETING: February 17, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend Zoning Map (and Annexation Plat review)

OVERVIEW:

This application is associated with a petition to annex land into Brigham City. A zoning designation is to be applied to the property at time of annexation. The proposed zoning district is GC (General Commercial). The proposed zoning district is consistent with the General Plan Future Land Use designation of "Commercial".

A public hearing is scheduled for the Planning Commission, where they will consider the zoning designation and provide a recommendation to the City Council.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Degree symbol (*) in the boundary description is not showing on most bearings
2. Update 2nd Annexation reference in Surveyor's Narrative to show "Brigham City" instead of "Sandy City"
3. Brigham City Mayor signature will need to be acknowledged
4. Update parcel to the south from 03-074-0017 to 03-074-0048
5. Label POB
6. Include section corner information (Existing monument info or new)
7. Label Bearing on line for 66.06 ft
8. *See attached plat redlines*

Community and Economic Development Department:

1. Recommend "1600 North Street" be removed or shifted to the left. Not clear actual status and coordinate.
2. Acceptance By Legislative Body. Update the Utah Code section reference from 10-2-403 to 10-2-813. It was recodified in May 2025.
3. Acknowledgement. The County Recorder's Office started to require the Mayor's signature to be a notarized acknowledgement. Below is one that has been used with the last two annexation plats. Update year to 2026. *Attached is the Waynco Annexation plat for reference, if needed.*

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)
S

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED
BEFORE ME,

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME

MY COMMISSION EXPIRES

Engineering Department:

1. Please change the title block "FINAL LOCAL ENTITY PLAT...BRIGHAM CITY" to "PLAT OF ADDITION TO THE CORPORATE LIMITS OF BRIGHAM CITY SUPERCHILL ANNEXATION PLAT ORDINANCE NO. _____."
2. Please remove the Engineer's Certificate and signature block.
3. Please remove BRIGHAM CITY APPROVAL and signature block and replace it with "ACCEPTANCE BY LEGISLATIVE BODY" and a similar text and signature block:

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 FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS A.D., 20 DAY OF .

APPROVED: _____

4. Please reword the Box Elder County Surveyor signature block to read, "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 _____ 2026.

Box Elder County Surveyor

5. Please add a bearing to the 66.06' northern boundary of the annexation.
6. In the copy that our office received, in many cases in the annexation description, the “°” symbol printed incorrectly. Please revise.
7. In the first paragraph of the Surveyor's Narrative please change “AS REQUESTED BY BRIGHAM CITY” to “AS REQUESTED BY THE PROPERTY OWNER.”
8. Point (2) in the Surveyor's Narrative refers to Sandy City. Please update to Brigham City.

Concept Plan Follow-Up Comments:

9. The maximum width of the drive approach per City Standard is 50 feet. A variance request will be required if you desire the access to be larger than that.
10. We previously noted that your drive approach must be 250 feet away from SR-13 to allow full access. Upon further investigation it appears that the scale of your previously submitted Concept Plan is inaccurate. The drive approach is currently at about 190 feet from SR-13 and would only need to shift roughly 60 feet to be granted full access.

Fire Department:

1. No comments at this time

GIS Division:

1. Add the distance between the North ¼ Corner of Section 9 and the NE Corner of Section 9 to the Basis of Bearing wording within the Annexation Description, please also adjust the label on the plat to show this Basis of Bearing (bearing and distance).
2. It looks like the degree symbol (°) did not perpetuate in a few places within the text of the Annexation Description (probably during document export), please update.
3. Please confirm the "Tax ID:" for Reeder Ranch, LLC property to the south of this proposed annexation, I am seeing a different parcel number from the BE County Recorder's office.

Police Department:

1. No comments

Public Power Department:

1. No concerns

Public Works Department:

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

1. Public Works supports this application

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body to the City Council for this application.
2. Consider whether the zoning district is consistent with the General Plan Future Land Use Map.
3. Consider the zoning district and forward a recommendation to the City Council, who is the Land Use Authority (Legislative Body) for this application associated with a proposed annexation petition.

STAFF RECOMMENDATION:

1. Support the proposed GC (General Commercial) zoning district as designated on the General Plan Future Land Use Map and illustrated on the exhibits.

STIPULATIONS:

1. Subject to City Council approving the proposed annexation.

FINDINGS OF FACT:

1. The proposed zoning district of GC (General Commercial) is consistent with the City's General Plan Future Land Use designation of "Commercial" for this area.
2. Neighboring properties within 300 feet received a public hearing notice of the Planning Commission meeting.
3. Only the City Council may amend the number, shape, boundaries, area, or general uses of any zoning district (Utah Code, Section 10-20-503).
4. The City Council may not make any amendment authorized by this section of Utah Code Section 10-20-503 unless they first submit the amendment to the planning commission for its recommendation.
5. The City Council of each municipality shall assign a land use zone or a variety thereof to territory annexed to the municipality at the time the territory is annexed (Utah Code, Section 10-20-603(1)).
6. If the City Council fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality (Utah Code, Section 10-20-603(2)).

ATTACHMENTS:

1. Annexation Plat
2. Annexation Plat – County Recorder's Office Redlines
3. General Plan Future Land Use Map
4. Zoning Map

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



PRELIMINARY - NOT TO BE RECORDED

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 SURVEYOR'S 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 HEREAFTER KNOWN AS "SUPERCHILL ANNEXATION TO BRIGHAM CITY".



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

ANNEXATION DESCRIPTION

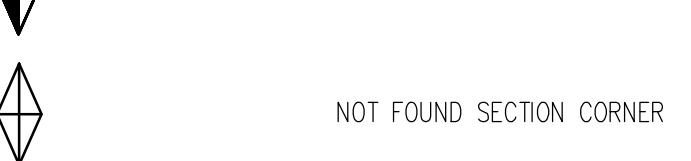
A PARCEL OF LAND TO BE ANNEXED FROM BOX ELDER COUNTY TO BRIGHAM CITY, SITUATE IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BOX ELDER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

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°25'46"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.

LEGEND

- CURRENT BRIGHAM CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- SHEET TIE LINE
- BOUNDARY ANGLE POINT
- FOUND SECTION CORNER
- NOT FOUND SECTION CORNER



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 & 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. 2015-02864
- (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



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

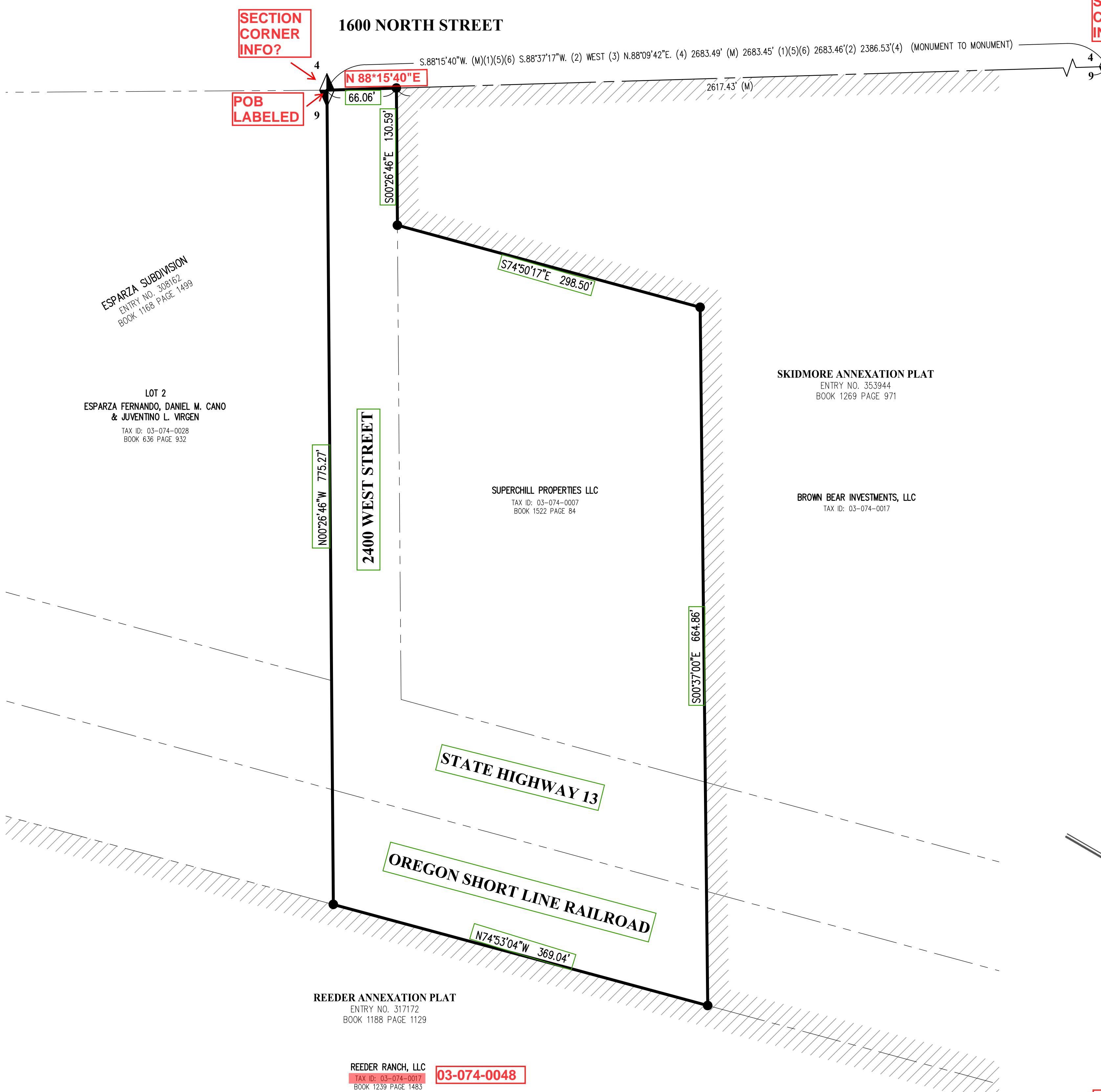
COMP. FILE
25123-04
FINAL ENTITY PLAT

PROJECT NO.
25123-04
SHEET NO.
1 OF 1

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



SECTION
CORNER
INFO?

SECTION
CORNER
INFO?

POB
LABELED

ESPARZA SUBDIVISION
ENTRY NO. 308162
BOOK 1168 PAGE 1499

LOT 2
ESPARZA FERNANDO, DANIEL M. CANO
& JUVENTINO L. VIRGEN
TAX ID: 03-074-0028
BOOK 636 PAGE 932

1600 NORTH STREET

2400 WEST STREET

SUPERCHILL PROPERTIES LLC
TAX ID: 03-074-007
BOOK 1522 PAGE 84

SKIDMORE ANNEXATION PLAT
ENTRY NO. 353944
BOOK 1269 PAGE 971

BROWN BEAR INVESTMENTS, LLC
TAX ID: 03-074-0017

S.88°15'40"W. (M)(1)(5)(6) 5.88°37'17"W. (2) WEST (3) N.88°09'42"E. (4) 2683.49' (M) 2683.45' (1)(5)(6) 2683.46'(2) 2386.53'(4) (MONUMENT TO MONUMENT)

66.06' 2617.43' (M) 4 3 9 10

N 88°15'40"E

S.0026°46'E 130.59'

S.74°50'17"E 298.50'

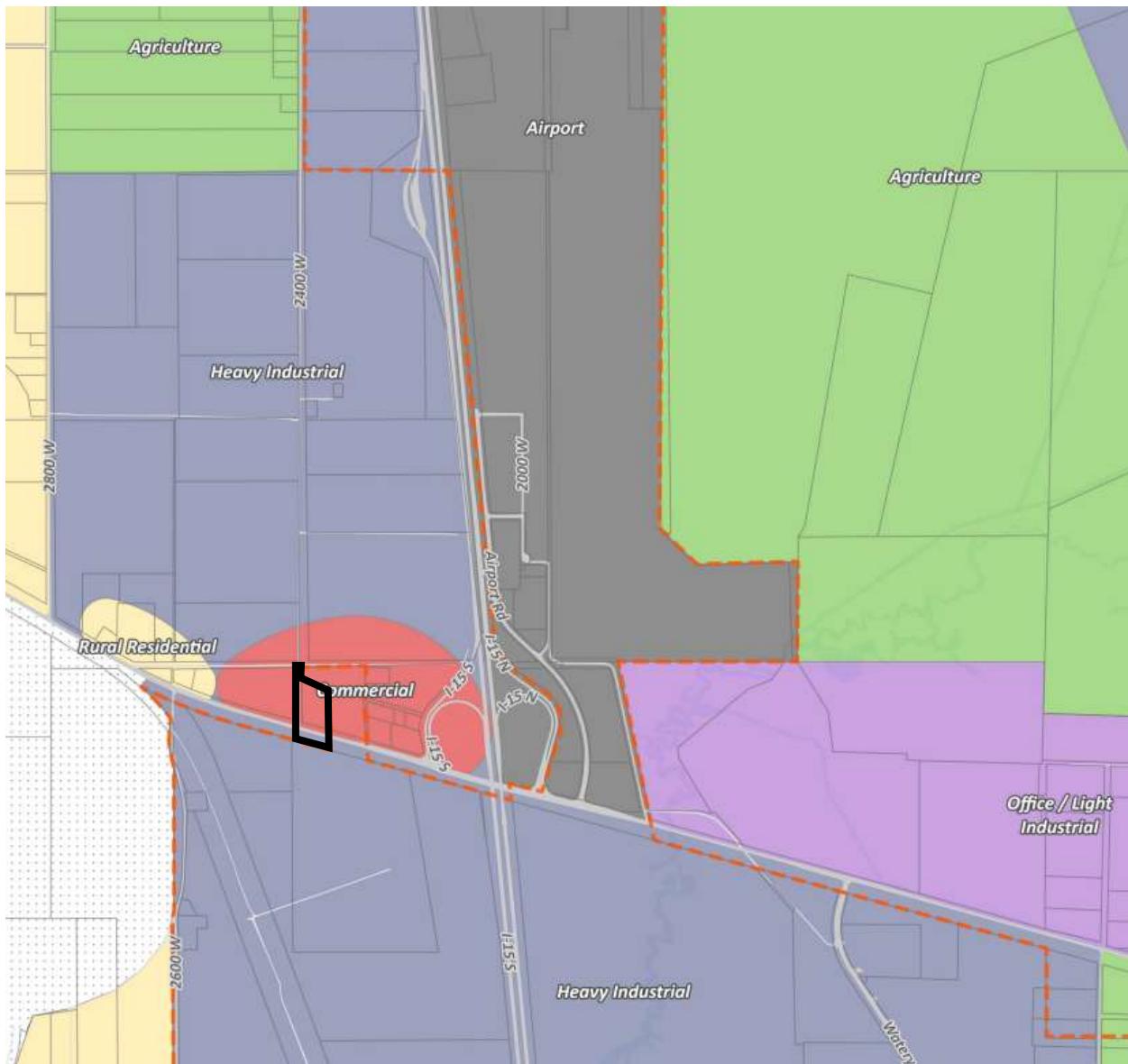
66.86' S.0037'00"E

N.280° WEST 775.27'

N.280° WEST 369.04'

N.280° WEST 369.04' (M)

GENERAL PLAN FUTURE LAND USE MAP



Subject area is outlined in black

ZONING MAP



Subject area is outlined in black

Proposed zoning district is GC (General Commercial)

PLAT OF ADDITION TO
**THE CORPORATE LIMITS
 OF BRIGHAM CITY**
**ANNEXATION PLAT
 ORDINANCE NO. 25-13**

A Part of the Northwest and Southwest Quarters of Section 15, and Part of the Northeast Quarter of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian

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 28 DAY OF JULY 2025

Brent W. Stiles
 BOX ELDER COUNTY SURVEYOR

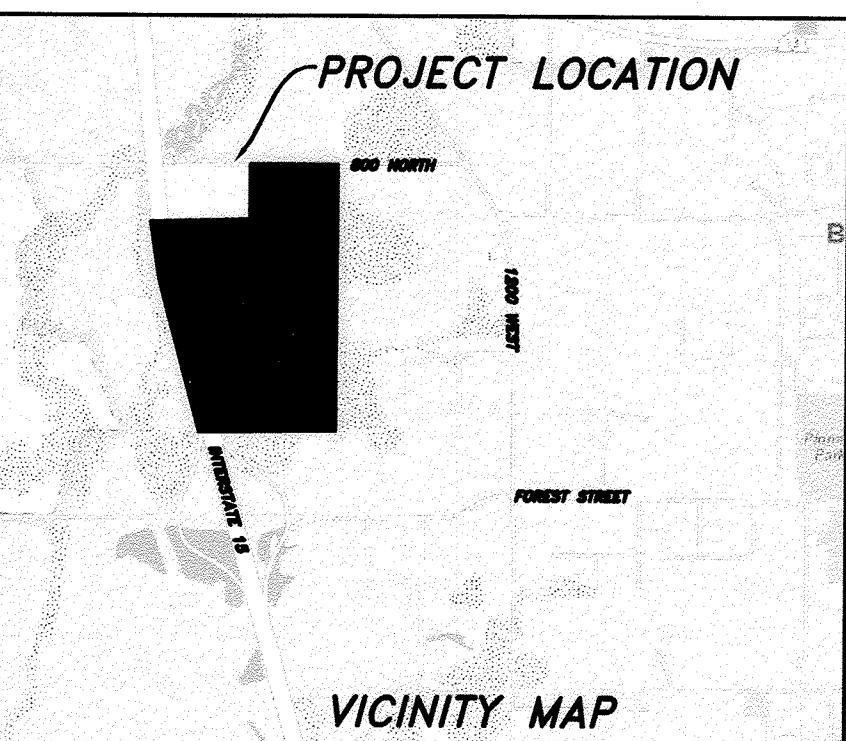
LEGEND
SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
PREVIOUS PROPERTY LINE
CENTERLINE
PROPOSED CORPORATE BOUNDARY
EXISTING CORPORATE BOUNDARY
FENCE LINE
FOUND ROW MONUMENT
FOUND REBAR SET BY OTHERS
SET 5/8"X24" REBAR WITH CAP
SECTION CORNER
CALCULATED SECTION CORNER

COUNTY RECORDER'S NO. _____

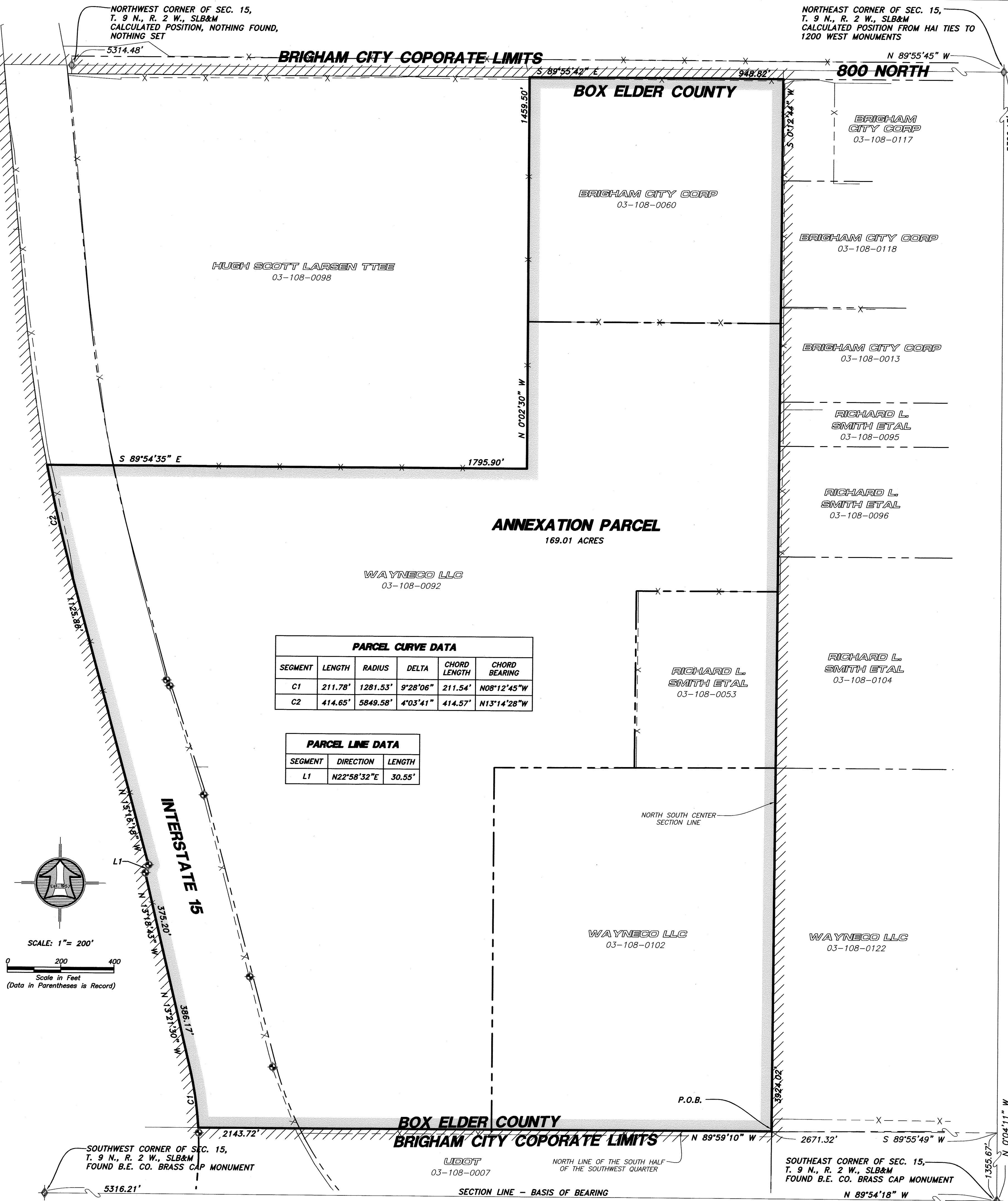
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ FEE _____
 ABSTRACTED _____

INDEX _____
 FILED IN: FILE OF PLATS _____

COUNTY RECORDER



HAI HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haines.net
 Brigham City Ogdon Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272
 Celebrating over 68 Years of Business



ANNEXATION PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT AN ANGLE POINT OF THE BRIGHAM CITY CORPORATE LIMITS, POINT ALSO BEING AT THE INTERSECTION OF THE NORTH-SOUTH CENTER SECTION LINE AND THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 LOCATED 1355.67 FEET NORTH 00°04'11" WEST ALONG THE EAST LINE OF SAID SECTION 15 AND 2671.32 FEET SOUTH 89°55'49" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15;

RUNNING THENCE ALONG SAID BRIGHAM CITY CORPORATE LIMITS THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 89°59'10" WEST 2143.72 FEET ALONG SAID NORTH LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15; (2) NORTHERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 1281.53 FOOT RADIUS CURVE, A DISTANCE OF 211.78 FEET, CHORD BEARS NORTH 08°12'45" WEST 211.54 FEET, HAVING A CENTRAL ANGLE OF 09°28'06" ALONG SAID WESTERLY RIGHT-OF-WAY LINE; (3) NORTH 13°21'30" WEST 386.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; (4) NORTH 13°18'43" WEST 375.20 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; (5) NORTH 22°58'32" EAST 30.55 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; (6) NORTH 15°16'18" WEST 1125.86 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; AND (7) NORTHERLY TO THE RIGHT ALONG THE ARC OF 5849.58 FOOT RADIUS CURVE, A DISTANCE OF 414.65 FEET, CHORD BEARS NORTH 13°14'28" WEST 414.57 FEET, HAVING A CENTRAL ANGLE OF 04°03'41" ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE WEST PROJECTION OF THE SOUTH BOUNDARY LINE OF THE HUGH SCOTT LARSEN TTEE PROPERTY, TAX ID. NO. 03-108-0098; THENCE SOUTH 89°54'35" EAST 1795.90 FEET ALONG SAID WEST PROJECTION AND CONTINUING ALONG SAID SOUTH BOUNDARY AND AN EXISTING FENCE LINE TO THE SOUTHEAST CORNER OF SAID HUGH SCOTT LARSEN TTEE PROPERTY; THENCE NORTH 00°02'30" WEST 1459.50 FEET ALONG THE EAST BOUNDARY OF SAID HUGH SCOTT LARSEN TTEE PROPERTY AND SAID EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 800 NORTH STREET AND SAID BRIGHAM CITY CORPORATE LIMITS; THENCE ALONG SAID BRIGHAM CITY CORPORATE LIMITS THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°55'42" EAST 948.82 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO SAID NORTH-SOUTH CENTER SECTION LINE; AND (2) SOUTH 00°12'44" WEST 3924.02 FEET ALONG SAID NORTH-SOUTH CENTER SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 169.01 ACRES.

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 HEREWITHE 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 FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF JULY A.D., 2025.

APPROVED: *[Signature]* KRISTINA RASMUSSEN
 MAYOR CITY RECORDER

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF BOX ELDER)
 ON THIS 21 DAY OF July 2025, PERSONALLY APPEARED
 Dennis J. Pott, WHO BEING BY ME DULY SURNED DID
 SAY AND ACKNOWLEDGE THAT HE/SHE IS THE MAYOR OF BRIGHAM CITY, A BODY
 CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF
 THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT
 AS THE AUTHORIZED AGENT OF BRIGHAM CITY.

STATE OF UTAH NOTARY PUBLIC *Kristina Rasmussen*
 COMMISSION NUMBER 722480
 NOTARY PRINTED NAME Kristina Rasmussen
 MY COMMISSION EXPIRES January 31, 2026

SURVEYOR'S CERTIFICATE

I, MATT PRETL 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 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 15TH DAY OF JULY, 2025.

MATT PRETL, PLS
 UTAH LAND SURVEYOR LICENSE NO. 10437995



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

PETITIONER: Brigham City Corporation

APPLICATION NO.: 26-002

OWNERS: Brigham City Corporation

ANNEXATION AREA: 495 acres

ADDRESS: Approx 1200 West & SR-13, and north side of Brigham City Airport

ZONING DISTRICT: County

PARCEL NO: 03-003-0050, 03-067-0029, 03-075-0023, 03-075-0054, 03-257-0004, 04-002-0020, 04-002-0022, 04-002-0024

DATE: February 3, 2026

PLANNING COMMISSION MEETING: February 17, 2026

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend Zoning Map (and Annexation Plat review)

OVERVIEW:

This application is associated with a petition to annex property into Brigham City. A zoning designation is to be applied to the property at time of annexation. The proposed zoning districts include M-D (Manufacturing-Distribution) and A-5 (Agricultural). The proposed zoning districts are consistent with the General Plan Future Land Use designation of "Office/Light Industrial" and "Agriculture".

Parcel No.	Proposed Zoning District	General Plan Land Use Designation
03-003-0050	A-5 (north portion) M-D (south portion)	Agriculture Office/Light Industrial
03-067-0029	A-5	Agriculture
03-075-0023	M-D	Office/Light Industrial
03-075-0054	M-D	Office/Light Industrial
03-257-0004	A-5	Agriculture
04-002-0020	M-D	Airport
04-002-0022	M-D	Airport
04-002-0024	M-D	Airport

A public hearing is scheduled for the Planning Commission, where they will consider the zoning designation and provide a recommendation to the City Council.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Mayor's signature will need to be acknowledged
2. Update "unknown" parcel to 03-257-0003
3. 03-067-0029 is not listed
4. Update month & year under plat name
5. See attached *plat redlines*.

Community and Economic Development Department:

1. Acceptance By Legislative Body. Update the Utah Code section reference from 10-2-403 to 10-2-813. It was recodified in May 2025.

2. Acknowledgement. The County Recorder's Office started to require the Mayor's signature to be a notarized acknowledgement. Below is one that has been used with the last two annexation plats. Update year to 2026. *Attached is the Waynco Annexation plat for reference, if needed.*

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)
S

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED
BEFORE ME,

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

Engineering Department:

1. All previous plat-related comments have been addressed.

Fire Department:

1. No comments at this time

GIS Division:

1. This annexation closes well and is looking good on the portions I typically review, no comment from me.

Police Department:

1. No comments

Public Power Department:

1. No concerns

Public Works Department:

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

1. Public Works supports this application

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body to the City Council for this application.
2. Consider whether the zoning districts are consistent with the General Plan Future Land Use Map.
3. Consider the zoning districts and forward a recommendation to the City Council, who is the Land Use Authority (Legislative Body) for this application associated with a proposed annexation petition.

STAFF RECOMMENDATION:

1. Support the proposed M-D and A-5 zoning districts as designated on the General Plan Future Land Use Map and illustrated on the exhibits.

STIPULATIONS:

1. Subject to City Council approving the proposed annexation.

FINDINGS OF FACT:

1. The proposed zoning districts of M-D (Manufacturing-Distribution) and A-5 (Agricultural) are consistent with the City's General Plan Future Land Use designation of "Office/Light Industrial" and "Agricultural".
2. Neighboring properties within 300 feet received a public hearing notice of the Planning Commission meeting.
3. Only the City Council may amend the number, shape, boundaries, area, or general uses of any zoning district (Utah Code, Section 10-20-503).
4. The City Council may not make any amendment authorized by this section of Utah Code Section 10-20-503 unless they first submit the amendment to the planning commission for its recommendation.
5. The City Council of each municipality shall assign a land use zone or a variety thereof to territory annexed to the municipality at the time the territory is annexed (Utah Code, Section 10-20-603(1)).
6. If the City Council fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality (Utah Code, Section 10-20-603(2)).

ATTACHMENTS:

1. Annexation Plat
2. Annexation Plat – County Recorder's Office Redlines
3. General Plan Future Land Use Map
4. Zoning Map

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°46'36" W
L15	653.35'	S 00°13'43" W
L16	341.63'	N 88°36'46" W
L17	173.52'	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°57'52" 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 00°08'42" W 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 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°36'19" WEST 78.33' FEET (SOUTH 89°53'16" WEST 489.95 FEET, HAVING A DELTA ANGLE OF 23°09'00"); AND (3) NORTH 89°42'56" WEST 489.95 FEET (SOUTH 89°53'16" WEST 489.97 FEET BY RECORD) TO A POINT ON SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF 1850 WEST STREET; THENCE 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 EASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER; AND (2) SOUTH 89°57'52" EAST 1767.51 FEET (SOUTH 89°38'19" 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

BRIGHAM CITY CORP
04-002-0022

(S 03°32' E)
S 00°08'42" E 2149.94'

L10 (S 03°32' E)
S 00°08'42" E

C5 (S 03°32' E)
S 00°08'42" E

L11 (S 03°32' E)
S 00°08'42" E

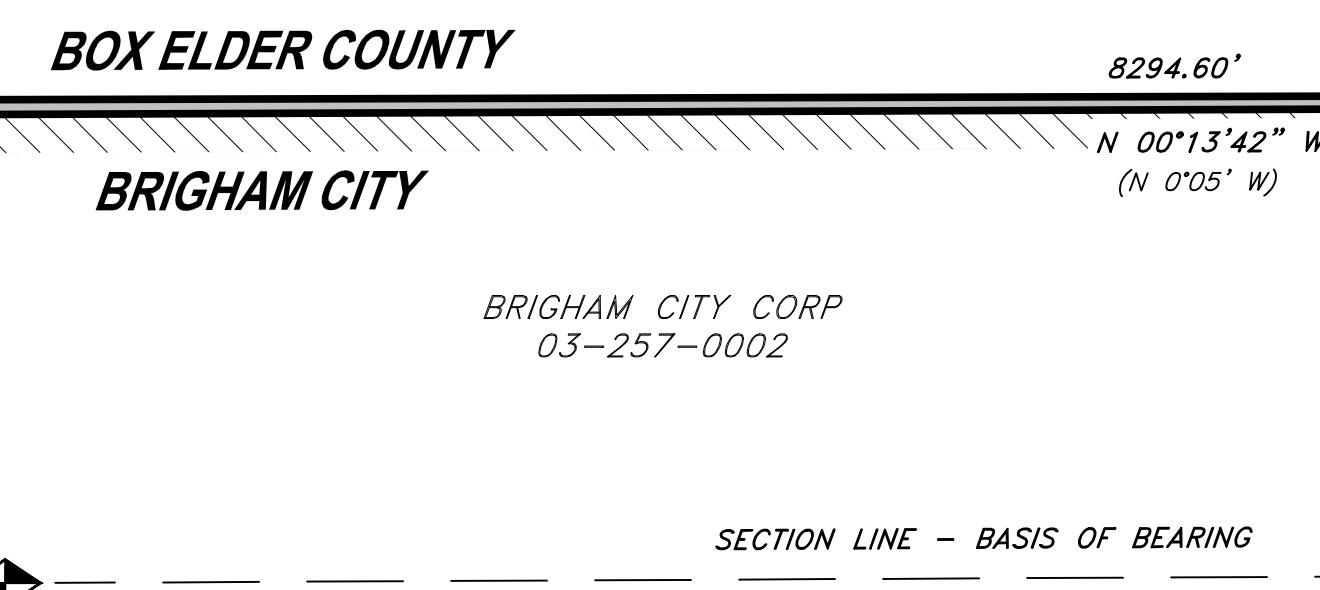
ACCEPTANCE BY LEGISLATIVE BODY

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 ENTITY PLAT AND PART OF SAID CITY.

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

APPROVED: _____ MAYOR

CITY RECORDER



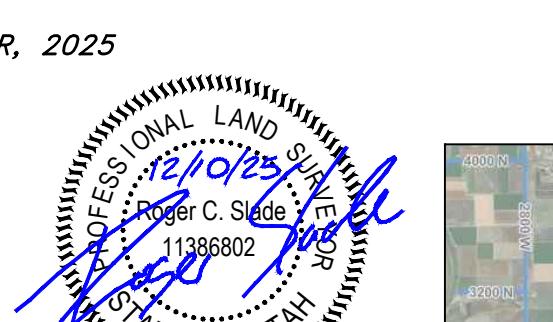
ANNEXATION PARCEL NO. 1 DESCRIPTION

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.

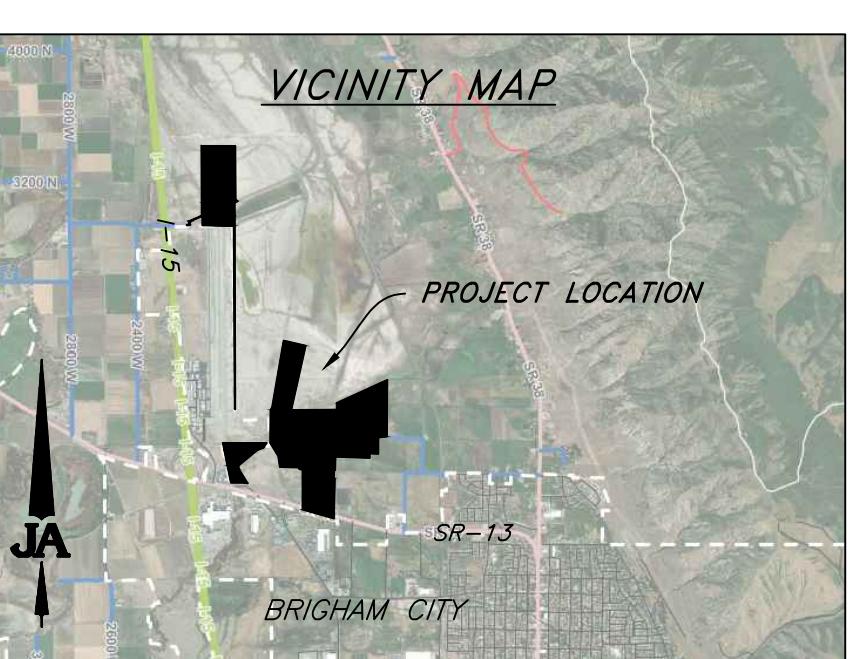
BEGINNING AT A POINT ON THE EXISTING BRIGHAM CITY CORPORATE LIMIT LINE, RECORDED AS ENTRY NO. 38969 IN THE BOX ELDER COUNTY RECORDER'S OFFICE LOCATED 1940.89 FEET NORTH 46°02'21" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3;

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) 1256.87 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) 47.00 FEET, HAVING A DELTA ANGLE OF 77°36'33"; (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 39°44'40" 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) 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°36'19"; (11) NORTH 67°15'04" EAST (NORTH 66°51'46" EAST BY RECORD) 513.68 FEET TO A POINT DESCRIBED 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) 2796.55 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (13) NORTH 89°51'18" EAST (NORTH 89°28' WEST BY RECORD) 1360.00 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (14) SOUTH 00°08'42" EAST (SOUTH 00°32' EAST BY RECORD) 2149.94 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (15) TO THE LEFT ALONG THE ARC 98.27 FEET OF A 50.00 FOOT RADIUS CURVE, CHORD BEARS SOUTH 56°26'49" EAST (SOUTH 56°50'07" EAST BY RECORD) 83.20 FEET, HAVING A DELTA ANGLE OF 112°36'34"; (16) SOUTH 22°44'56" EAST (SOUTH 23°08'14" EAST BY RECORD) 30.00 FEET; AND (17) SOUTH 67°15'04" WEST (SOUTH 66°51'46" WEST BY RECORD) 119.96 FEET TO THE EAST LINE OF SAID BRIGHAM CITY AIRPORT PROPERTY; THENCE SOUTH 00°08'42" EAST (SOUTH 00°32' EAST BY RECORD) 8294.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

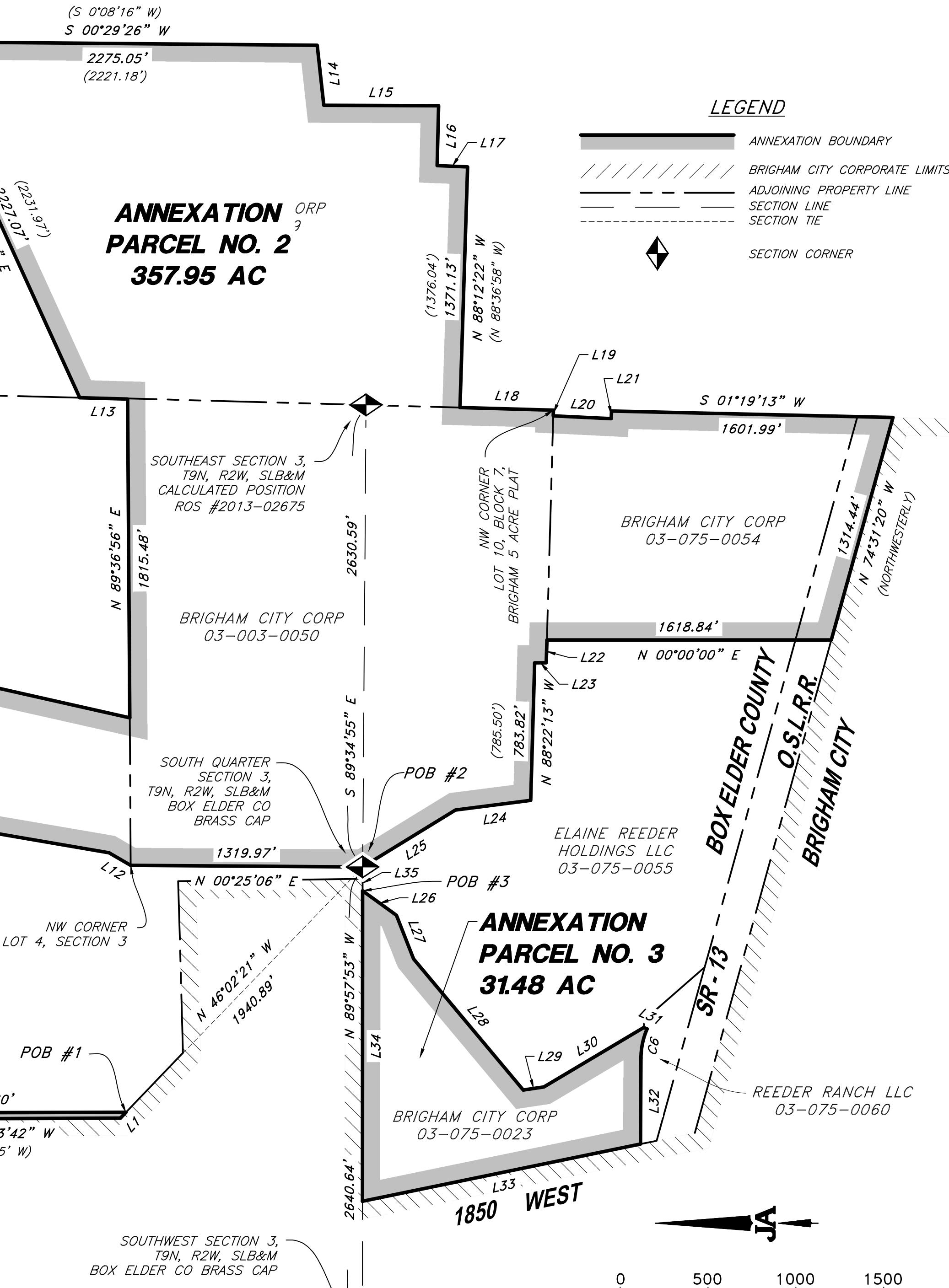
CONTAINING 105.74 ACRES.



JONES & ASSOCIATES
CONSULTING
ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	50.80'	37.50'	77°36'33"	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°36'19"	78.33'	N 28°27'00" E
C5	98.27'	50.00'	112°36'34"	83.20'	S 56°26'49" E
C6	170.03'	420.82'	23°09'00"	168.88'	N 78°08'34" W



ANNEXATION PARCEL NO. 2 DESCRIPTION

A PART OF SECTIONS 2, 3, 10, AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AND RUNNING THENCE NORTH 00°25'06" EAST 1319.97 FEET TO AN EXISTING FENCE LINE DESCRIBED OF RECORD AS BEING THE NORTHWEST CORNER OF LOT 4 OF SAID SECTION 3; THENCE NORTH 30°11'21" EAST 142.67 FEET TO THE EAST LINE OF AN EXISTING CANAL; THENCE NORTH 09°43'57" EAST 269.78 FEET ALONG SAID EAST BANK; THENCE SOUTH 77°12'01" EAST 915.08 FEET; THENCE SOUTH 12°42'00" WEST 2640.48 FEET TO AN EXISTING FENCE LINE BEING THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°36'56" EAST ALONG SAID EXISTING FENCE LINE; THENCE NORTH 01°27'27" EAST (NORTH 05°58'55" EAST BY RECORD) 272.77 FEET ALONG SAID EAST LINE AND ALONG SAID EXISTING FENCE LINE; THENCE NORTH 00°25'06" EAST (NORTH 65°30'51" EAST 2227.07 FEET (NORTH 65°03'57" EAST 2231.97 FEET BY RECORD) TO AN EXISTING FENCE LINE DESCRIBED IN ENTRY NO. 290896 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°29'26" WEST 2275.05 FEET (SOUTH 00°08'16" WEST BY RECORD) 1256.87 FEET ALONG AN EXISTING OLD FENCE LINE BEING 1.00 FOOT WEST OF A NEWER FENCE LINE; (2) SOUTH 83°46'36" WEST 343.55 FEET (SOUTH 83°27'03" WEST 342.64 FEET BY RECORD); (3) SOUTH 00°13'43" WEST 653.35 FEET (SOUTH 00°08'42" WEST 654.40 FEET BY RECORD); (4) NORTH 88°36'46" WEST 341.63 FEET (NORTH 85°54'16" WEST 344.59 FEET BY RECORD); (5) SOUTH 0

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°1'21" E
L13	272.77'	N 01°27'27" E
L14	343.55'	S 83°46'36" W
L15	653.35'	S 00°13'43" W
L16	341.63'	N 88°36'46" W
L17	173.52'	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
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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°57'52" 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°0'13" WEST 237.14 FEET BY RECORD); (2) SOUTH 68°1'05" WEST (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 REEDER RANCH LLC PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°26'00" WEST 20.83 FEET (SOUTH 23°0'2" 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°36'19" WEST 78.33' FEET (SOUTH 89°53'6" WEST 168.88 FEET, HAVING A DELTA ANGLE OF 23°09'0"); AND (3) NORTH 89°42'56" WEST 489.95 FEET (SOUTH 89°53'6" WEST 489.97 FEET BY RECORD) TO A POINT ON SAID EXISTING BRIGHAM CITY CORPORATE LIMIT LINE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF 1850 WEST STREET; THENCE 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 EASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID NORTHWEST QUARTER; AND (2) SOUTH 89°57'52" EAST 1767.51 FEET (SOUTH 89°38'19" EAST 1767.53 FEET BY RECORD) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 31.48 ACRES.

Major signature will
need to be
acknowledged

BOX ELDER COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

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

BRIGHAM CITY CORP
04-002-0022

(S 03°2' E)
S 00°08'42" E
2149.94'

ANNEXATION
PARCEL NO. 1
105.74 AC

MI BC LLC
04-002-0027

BRIGHAM CITY CORP
04-002-0024

N 89°28' E
N 89°51'13" E
1360.00'

BRIGHAM CITY CORP
04-002-0022

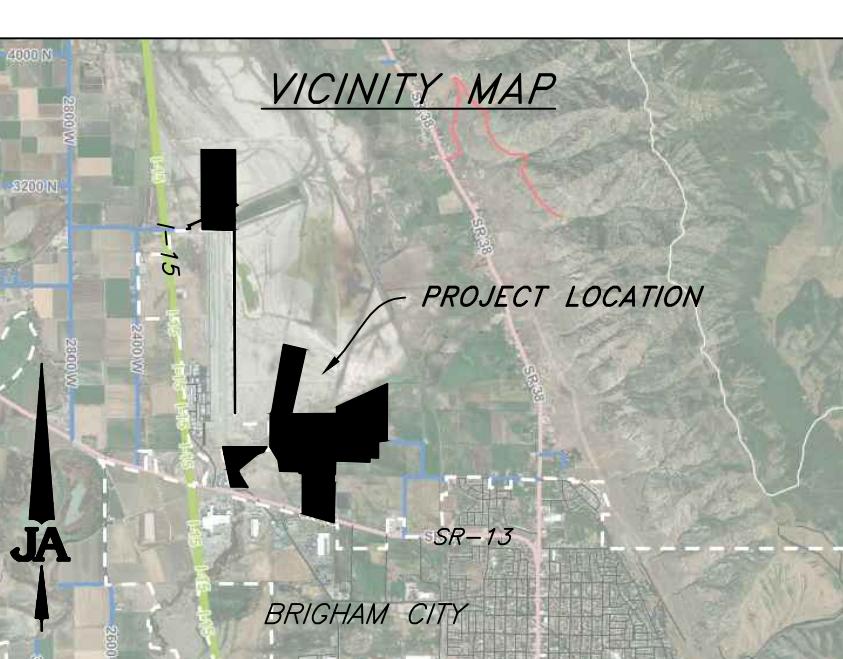
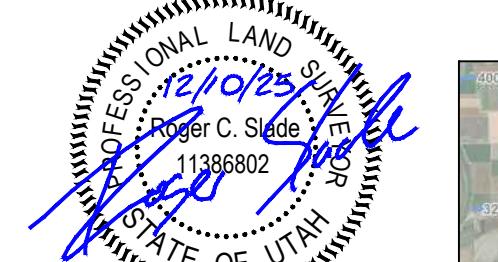
2796.55'
N 00°08'42" W
(N 03°2' W)

SURVEYOR' 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 TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I ALSO CERTIFY THAT THIS PLAT OF ANNEXATION TO 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



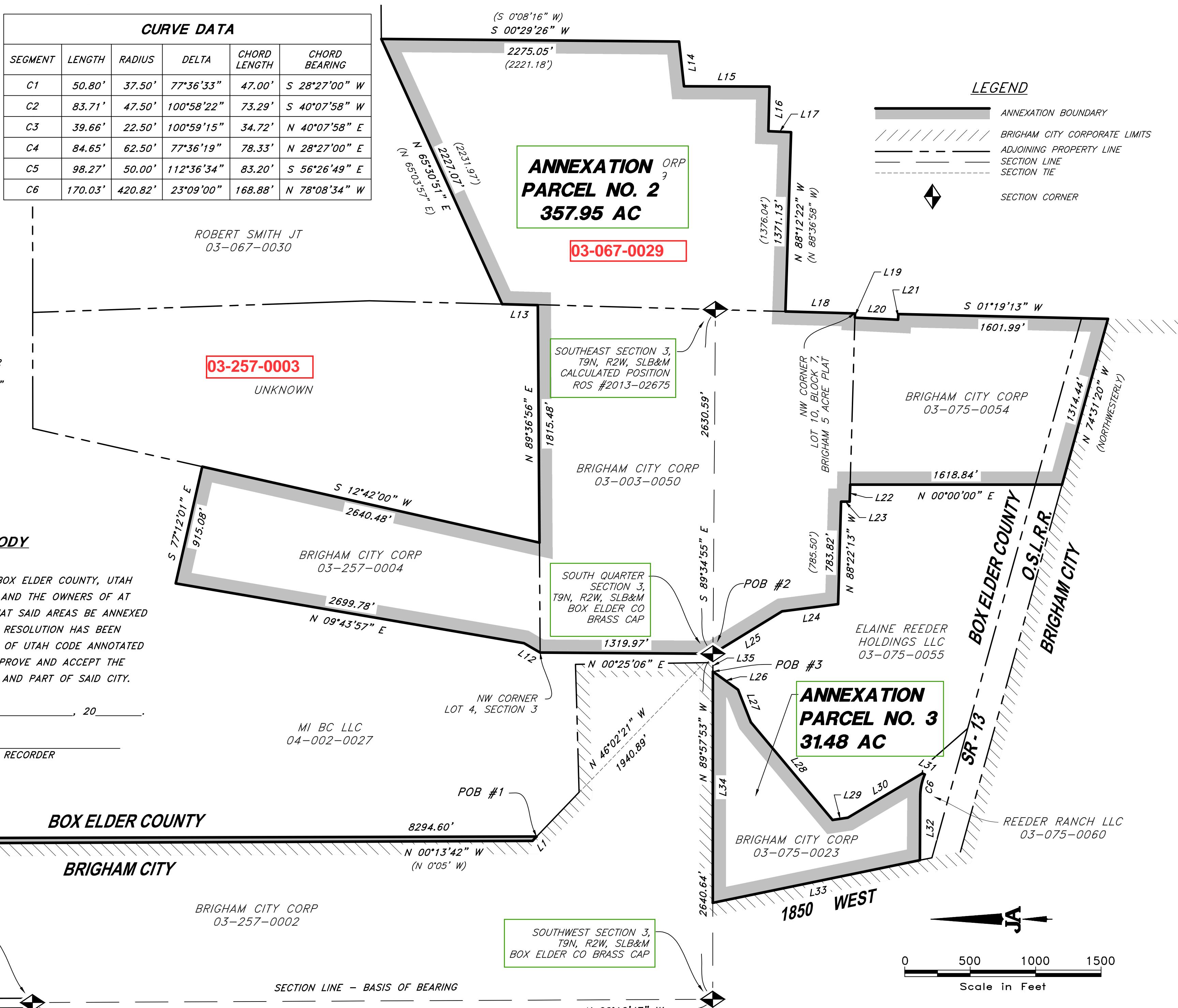
JONES & ASSOCIATES
CONSULTING
ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	50.80'	37.50'	77°36'33"	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°36'19"	78.33'	N 28°27'00" E
C5	98.27'	50.00'	112°36'34"	83.20'	S 56°26'49" E
C6	170.03'	420.82'	23°09'00"	168.88'	N 78°08'34" W

ROBERT SMITH JT
03-067-0030

ANNEXATION ORP
PARCEL NO. 2
357.95 AC

03-067-0029



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) 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) 7331.19 FEET (NORTH 00°05' WEST 7343.19 FEET BY RECORD) TO THE LEFT ALONG THE ARC 50.80 FEET OF A 37.50 FOOT RADIUS CURVE, CHORD BEARS NORTH 28°27'00" WEST (NORTH 28°03'42" WEST BY RECORD) 47.00 FEET, HAVING A DELTA ANGLE OF 100°59'15"; (2) NORTH 10°21'05" WEST (NORTH 10°44'23" WEST BY RECORD) 64.61 FEET; (4) TO THE RIGHT ALONG THE ARC 84.65 FEET OF A 47.50 FOOT RADIUS CURVE, CHORD BEARS SOUTH 40°07'58" WEST (SOUTH 39°44'40" 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°18'48" WEST BY RECORD) 2796.55 FEET, HAVING A DELTA ANGLE OF 77°36'19"; (6) NORTH 00°08'42" WEST (NORTH 00°32' WEST 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°36'19"; (11) NORTH 67°15'04" EAST (NORTH 66°51'46" EAST BY RECORD) 513.68 FEET TO A POINT DESCRIBED AS 30.00 FEET WESTERLY OF THE WEST LINE OF THE BRIGHAM CITY AIRPORT PROPERTY; (12) NORTH 00°08'42" WEST (NORTH 00°32' WEST BY RECORD) 2796.55 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (13) NORTH 89°51'18" EAST (NORTH 89°28' EAST BY RECORD) 1360.00 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (14) SOUTH 00°08'42" EAST (NORTH 00°32' EAST BY RECORD) 2149.94 FEET, BEING 30.00 FOOT DISTANT AND PARALLEL WITH SAID BRIGHAM CITY AIRPORT PROPERTY; (15) TO THE LEFT ALONG THE ARC 98.27 FEET OF A 50.00 FOOT RADIUS CURVE, CHORD BEARS SOUTH 56°26'49" EAST (NORTH 56°50'07" EAST BY RECORD) 83.20 FEET, HAVING A DELTA ANGLE OF 112°36'34"; (16) SOUTH 22°44'56" EAST (SOUTH 23°08'14" EAST BY RECORD) 30.00 FEET, AND (17) SOUTH 67°15'04" WEST (SOUTH 66°51'46" WEST BY RECORD) 119.96 FEET TO THE EAST LINE OF SAID BRIGHAM CITY AIRPORT PROPERTY; THENCE SOUTH 00°08'42" EAST (SOUTH 00°32' EAST BY RECORD) 8294.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

A PART OF SECTIONS 2, 3, 10, AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

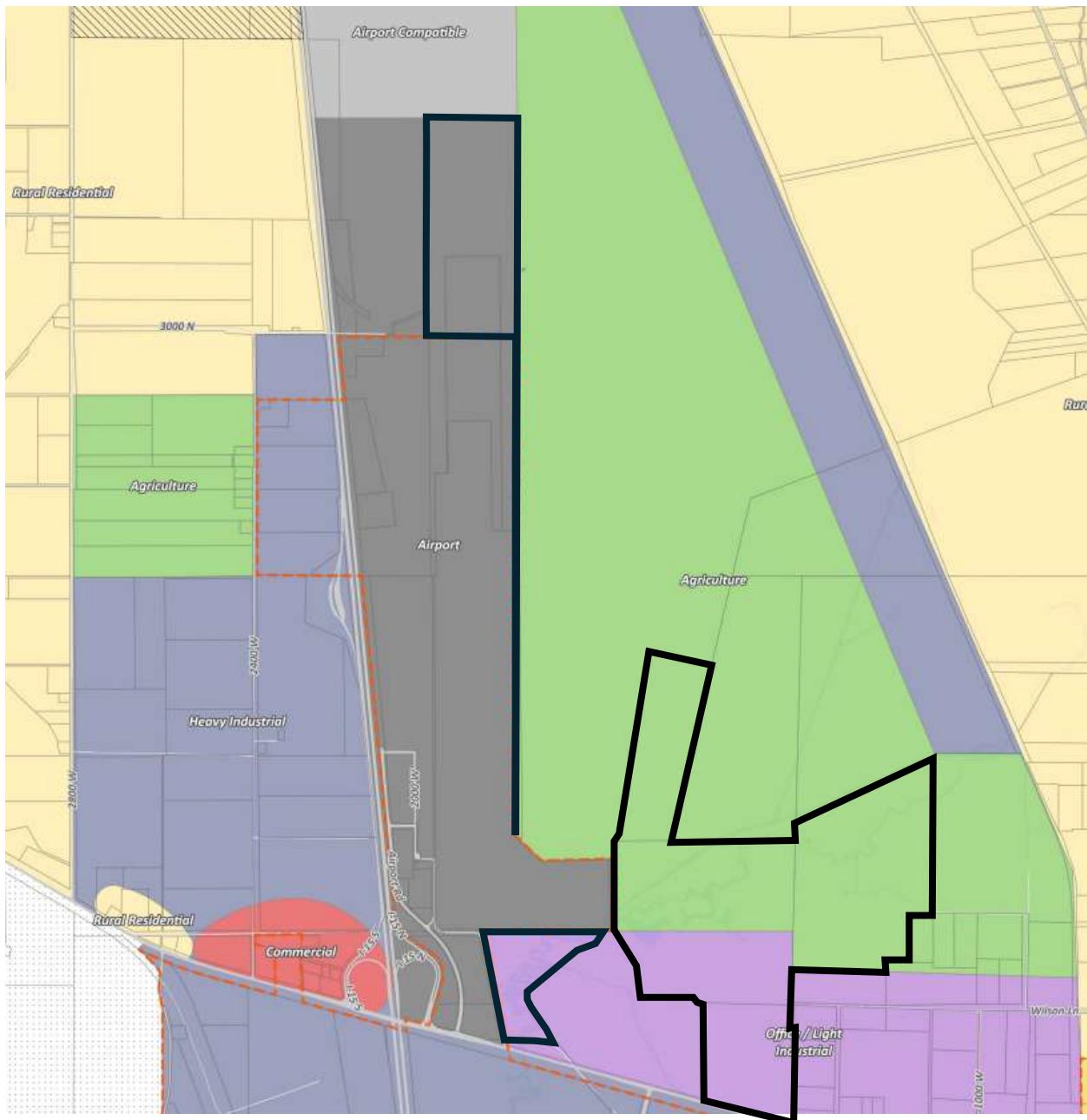
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AND RUNNING THENCE NORTH 00°25'06" EAST 1319.97 FEET TO AN EXISTING FENCE LINE DESCRIBED OF RECORD AS BEING THE NORTHWEST CORNER OF LOT 4 OF SAID SECTION 3; THENCE NORTH 30°1'21" EAST 142.67 FEET TO THE EAST LINE OF AN EXISTING CANAL; THENCE NORTH 09°43'57" EAST 269.78 FEET ALONG SAID EAST BANK; THENCE SOUTH 77°12'01" EAST 1915.08 FEET; THENCE SOUTH 12°42'00" WEST 2640.48 FEET TO AN EXISTING FENCE LINE BEING THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°36'56" EAST 1815.48 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 01°27'27" EAST (NORTH 05°58'55" EAST BY RECORD) 272.77 FEET ALONG SAID EAST LINE AND ALONG SAID EXISTING FENCE LINE; THENCE NORTH 65°30'51" EAST 2227.07 FEET (NORTH 65°03'57" EAST 2231.97 FEET BY RECORD) TO AN EXISTING FENCE LINE AS DESCRIBED IN ENTRY NO. 290896 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°29'26" WEST 2275.05 FEET (SOUTH 00°08'16" WEST 2221.18 FEET BY RECORD) ALONG AN EXISTING OLD FENCE LINE BEING 1.00 FOOT WEST OF A NEWER FENCE LINE; (2) SOUTH 83°46'36" WEST 343.55 FEET (SOUTH 83°27'03" WEST 342.64 FEET BY RECORD); (3) SOUTH 00°13'43" WEST 653.35 FEET (SOUTH 01°19'13"

BRIGHAM CITY ZONING MAP



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

GENERAL PLAN FUTURE LAND USE MAP



Subject area is outlined in black

PLAT OF ADDITION TO
**THE CORPORATE LIMITS
 OF BRIGHAM CITY**
**ANNEXATION PLAT
 ORDINANCE NO. 25-13**

A Part of the Northwest and Southwest Quarters of Section 15, and Part of the Northeast Quarter of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian

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 28 DAY OF JULY 2025

Brent W. Stiles
 BOX ELDER COUNTY SURVEYOR

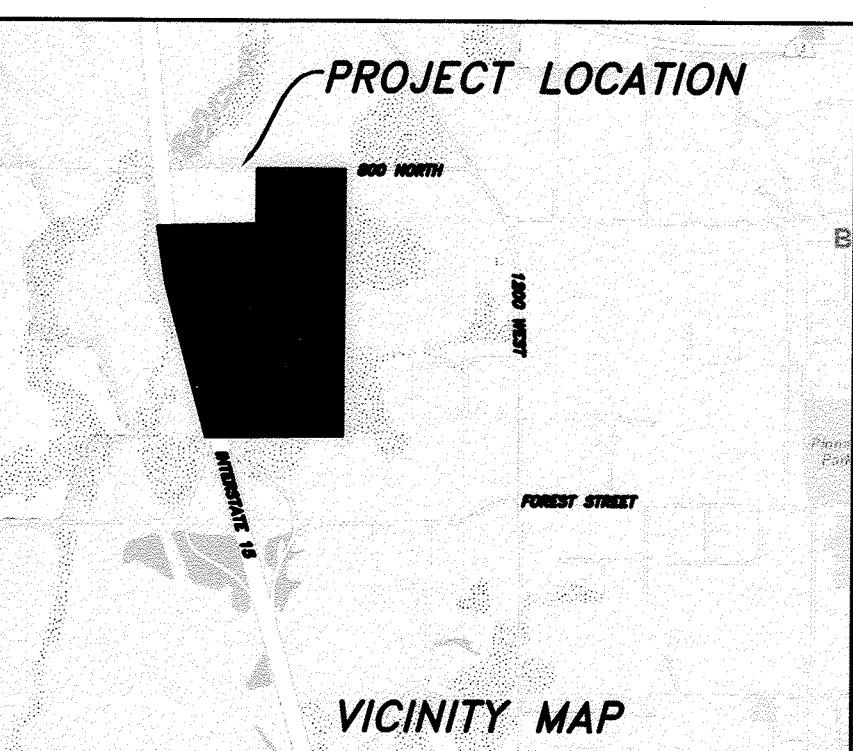
LEGEND
SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
PREVIOUS PROPERTY LINE
CENTERLINE
PROPOSED CORPORATE BOUNDARY
EXISTING CORPORATE BOUNDARY
FENCE LINE
FOUND ROW MONUMENT
FOUND REBAR SET BY OTHERS
SET 5/8"X24" REBAR WITH CAP
SECTION CORNER
CALCULATED SECTION CORNER

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



HAI HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haines.net
 Brigham City Ogdon Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272
 Celebrating over 68 Years of Business

