



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, March 03, 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 #26-016 / Amend Brigham City General Plan Future Land Use Map / Change land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential on approximately 74 acres / Located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad / Clark Conway, Steward Land Pursuit
- 6:25 Application #26-018 / Submission of Development Plan and Schedule Per Utah Code 10-20-304 / Discovery Elementary Addition / 820 North 500 West / Box Elder School District

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 19, 2026

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

APPLICANT: Clark Conway, Steward Land Pursuit
PROPERTY OWNERS: Reeder J Max TTEE ETAL,
Astle William Benson TTEE
PROPERTY SITE: SR-13 and 1000 West
PARCEL NO: 03-076-0002, 03-076-0023, 03-076-0024,
03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008,
03-079-0016

APPLICATION NO.: 26-016
AREA: ~ 74 acres
LAND USE: Office / Light
Industrial
DATE: February 26, 2026

PLANNING COMMISSION MEETING: March 3, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend General Plan Future Land Use Map – Change land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential

OVERVIEW:

An application was filed to amend the Brigham City General Plan Future Land Use Map from Office/Light Industrial to Low Density Residential and Medium Density Residential in preparation to file an annexation petition. The subject land is currently in unincorporated Box Elder County and located within the Brigham City Annexation Area, with a portion of the land presently abutting Brigham City limits. The applicant would like to change the proposed land use to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots (see attached application and concept plan). Brigham City zoning districts are assigned to the land with annexation and must be consistent with the General Plan Future Land Use designation.

The land is located between SR-13 and 1500 North (Wilson Lane) and between 1000 West and the railroad tracks. The applicant is proposing the south third portion of the land area to be designated as **Medium Density Residential** for townhomes and R-1-6 single family lots, and the remaining portion designated as **Low Density Residential** for R-1-8 and R-1-10 single family lots.

The current General Plan Future Land Use Map identifies properties north of SR-13 and west of the railroad tracks for Office/Light Industrial. There are pros and cons with the petition. There is a need for additional housing locations in the community. This land provides a nice large area for housing, yet the property to a certain degree is isolated from other residential neighborhoods with limited access. The land is also situated between the railroad tracks and existing industrial and future industrial properties on the west side of 1000 West Street. The railroad tracks create a barrier and buffer between uses.

The Planning Commission will hold the required public hearing on March 17, 2026, and then make a recommendation to the City Council for their consideration regarding the proposed General Plan Amendment.

STAFF COMMENTS:

Community and Economic Development Department:

1. As noted in the above Overview section, there are pros and cons with the petition. There is a need for additional housing locations in the community. This land provides a nice large area for housing, yet the property to a certain degree is isolated from other residential neighborhoods with limited access. The land is also situated between the railroad tracks and existing industrial and future industrial properties on the west side of 1000 West Street. The railroad tracks create a barrier and buffer between land uses.
2. Based on the amount of industrial designation within the Brigham City Annexation Area, our department can support the transition between residential and industrial be shifted west from the railroad to 1000 West with the following considerations when the property is developed:
 - A. Inclusion of a public park.
 - B. Pedestrian improvements along 1500 North Street and SR-13 (under railroad bridge) to connect neighborhoods.
 - C. Proper fencing along the railroad right-of-way to prohibit pedestrian crossing.
 - D. Transition along 1000 West. Concept plan shows homes backing up against 1000 West. This would require proper screening (fencing/walls) and some form of maintained landscape between the sidewalk and street curb.
3. Support the concept with a variation of housing options and lot sizes.

Engineering Department:

GENERAL LAND USE

1. Our office supports the proposed rezone from Office/Light Industrial to a Low and Medium Density Residential zoning.

GENERAL COMMENTS REGARDING A FUTURE CONCEPT PLAN

Below are general comments our office has provided to assist in your development of the future concept plan. Our office will conduct a full review of the concept plan when it is provided.

2. The 1500 N. roadway and at-grade railroad crossing will need to be analyzed for the proposed new zoning.
3. We support the location of the park in the higher density zoning but also understand that it may fit more appropriately near the northeast corner of the development to help address grade changes that exist near the railroad crossing.
4. Please note for future phasing that a development cannot exceed 30 housing units unless it has 2 or more access roadways.
5. In our discussions with Public Works, it is preferred that the sewer system be gravity fed to the west along 1500 N before heading south across SR-13 to an existing lift station located in Watery Lane. The City may be willing to work in conjunction with the Developer in design, construction, and cost of these improvements.
6. A 12" culinary water main exists in 1000 W. and an 8" culinary water main exists in 1500 N. that the development can connect to.
7. Storm drain infrastructure exists on the North and South side of SR-13. If the developer elects to detain their storm water, they may connect to this system with a controlled outflow of 0.1 cfs per acre.
8. A detention or retention pond will be required on this development.

Fire Department:

1. No concerns and supports.

Police Department:

1. No comments

Public Power Department:

1. No concerns.
2. Developer needs to understand power will come from the North from 1500 N to SR-13.

Public Works Department:

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

1. No comments on land use.
2. Discuss possible sewer installation from North 40 lift station to Nucor lift station.
3. There are existing irrigation lines in the area, flows would need to be conveyed through development.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission holds the required public hearing.
2. The Planning Commission considers the application and determines whether the amendment to the future land use map is in the best interest of the community, whether the use should remain as designated or if a change is appropriate, and impacts versus benefits.
3. The Planning Commission is the recommending body to the City Council for this application.
4. The Planning Commission may recommend approval, disapproval, or request additional information to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Support the proposed General Plan Amendment to change the land use designation of the subject properties from Agriculture to Office/Light Industrial on the General Plan Land Use Map

STIPULATIONS:

1. N/A

FINDINGS OF FACT:

1. An application was filed to amend the Brigham City General Plan Future Land Use Map from Office/Light Industrial to Low Density Residential and Medium Density Residential in preparation to file an annexation petition.
2. Brigham City will consider General Plan Amendments with the filing of an application and through the public hearing process as established by Utah Code and Brigham City Policy.
3. The subject land is currently in unincorporated Box Elder County and located within the Brigham City Annexation Area, with a portion of the land presently abutting Brigham City limits.
4. The applicant would like to change the proposed land use to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots (see attached application and concept plan). Brigham City zoning districts are assigned to the land with annexation and must be consistent with the General Plan Future Land Use designation.
5. There are pros and cons associated with this application. There is a demand for housing locations, and this land could provide that need. The location creates challenges with connectivity to other residential neighborhoods and the

- community due to the railroad tracks and SR-13. Existing industrial uses are established on the west side of 1000 West Street.
6. The boundary between industrial and residential uses is currently the railroad tracks, which provides a barrier and buffer between land uses.
 7. The boundary between the land uses could shift to 1000 West Street, with 1000 West Street serving as a buffer between uses.
 8. Public notice of the proposed rezone and General Plan Amendment was provided in accordance with Utah State Code and Brigham City requirements.
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ATTACHMENTS:

1. Application, Applicant Map and Concept Plan
2. Locator / Parcel Map
3. General Plan Future Land Use Map



General Plan Amendment Application

*All sections of this application must be filled out and fees paid upon submittal or application will be deemed incomplete.

Submittal Request (check one): General Plan Map Amendment General Plan Text Amendment

Current General Plan Map Designation: Office/Light Industrial Proposed General Plan Map Designation: Low Density/Medium Density Residential

Location and general description of the area for which General Plan Map Amendment is requested: Reeder & Astle properties at the NW boundary of Brigham City, abutted by SR-13 (South), 1000 W (West), and Wilson Ln/1500 N (North)

Existing General Plan Language: Attach a copy of the portion of the General Plan with the existing section clearly identified. N/A

Proposed General Plan Language Changes: Attach proposal clearly identifying proposed new language from existing language by underlining new language and using strikethrough to denote any existing language proposed for deletion. N/A

List the purpose for amending the General Plan: The purpose for amending the General Plan is to provide an expansion of housing options and diversity to satisfy current and growing needs for residential product at both the City and State levels. Steward Land Company's core mission is to provide attainable housing options to Utahns so that our friends, families and communities can elevate their home lives in a time where many find it difficult or impossible.

How will the proposed amendment affect adjoining properties? If the proposed amendment is approved, the adjacent 1000 W & Wilson Ln/1500 N roads would be substantially upgraded from a width and utility extension perspective. This area adjacent to existing residential neighborhoods would match in character and prohibit large industrial or other unsightly industrial/storage uses from being located close to residential communities.

How will the requested General Plan Amendment benefit the community as a whole? If the proposed amendment is approved, a diverse array of attainable housing options would be made available to both current and future residents. This community is conceptualized with the idea of four chronological housing products to allow for residents to move up and around within the Brigham City community. Facilities anticipated to benefit from this community include roads & utilities, and parks & recreation.

Name of Applicant: Clark Conway, Steward Land Pursuit

Mailing Address: 2444 Washington Blvd, STE 204 City, State, Zip: Ogden, UT 84401

Phone: 801-881-1041 Fax: _____ Email: Clark@StewardLand.com

Applicant Certification:

I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the application and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Brigham City may rescind any approval, or take any other legal or appropriate action. I also understand the applicant may be billed for engineering fees in excess of one hour and will be responsible for repayment of those fees.

Signature: _____ Date: _____

Please note: Attendance at Planning Commission and City Council meetings is required by the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times.

Office Use Only

Application # _____ Application Fee \$250.00^c
Date Received _____
Receipt # _____
PH Mtg Date _____
CC Mtg Date _____

^a This fee includes 1-hour of Engineer fees (no refund for projects taking less than 1-hour).
^b Engineering fees in excess of 1-hour will be reimbursed by the applicant monthly to the City for the actual cost. A financial guarantee shall be made to the City through a cash deposit in the amount of \$500 due at the time of application. Upon final completion of the project, this guarantee will be refunded to the applicant upon final approval of the City and payment of the final engineering bill.
^c Applicable Engineering fees in excess of 1-hour will be reimbursed by the applicant monthly to the City for the actual cost.

PROPERTY OWNER

* IMPORTANT - ALL property owners of record MUST sign this form – use additional forms as necessary

I, (we) Astle Trust, declare that I, (we) am (are) the owner(s)* of the property identified in the attached application.

*May be owner of record, contract owner, party to valid real estate purchase contract, party to valid earnest money agreement, option holder or have other legal control of property.

William Benson Astle
(Property Owner)
Peggy D. Astle
(Property Owner)

State of Utah
County of Box Elder

On February 10, 2026, William & Peggy Astle personally appeared before me,

who is personally known to me
 whose identity I proved on the basis of Utah drivers license
 whose identity I proved on the oath/affirmation of _____,
a credible witness

the signer of the above document, and he/she acknowledged that he/she signed it.



Aubrielle Woodward
Notary Public

PROPERTY OWNER PERMISSION

*IMPORTANT - ALL property owners of record MUST sign this form – use additional forms as necessary

I, (we) Astle Trust, the owner(s) of the property described in the attached application, give Steward Land Company permission to use the property listed in the attached application for the purpose named in the attached application.

William Benson Astle
(Property Owner)
Peggy D. Astle
(Property Owner)

State of Utah
County of Box Elder

On February 10, 2026, William & Peggy Astle personally appeared before me,

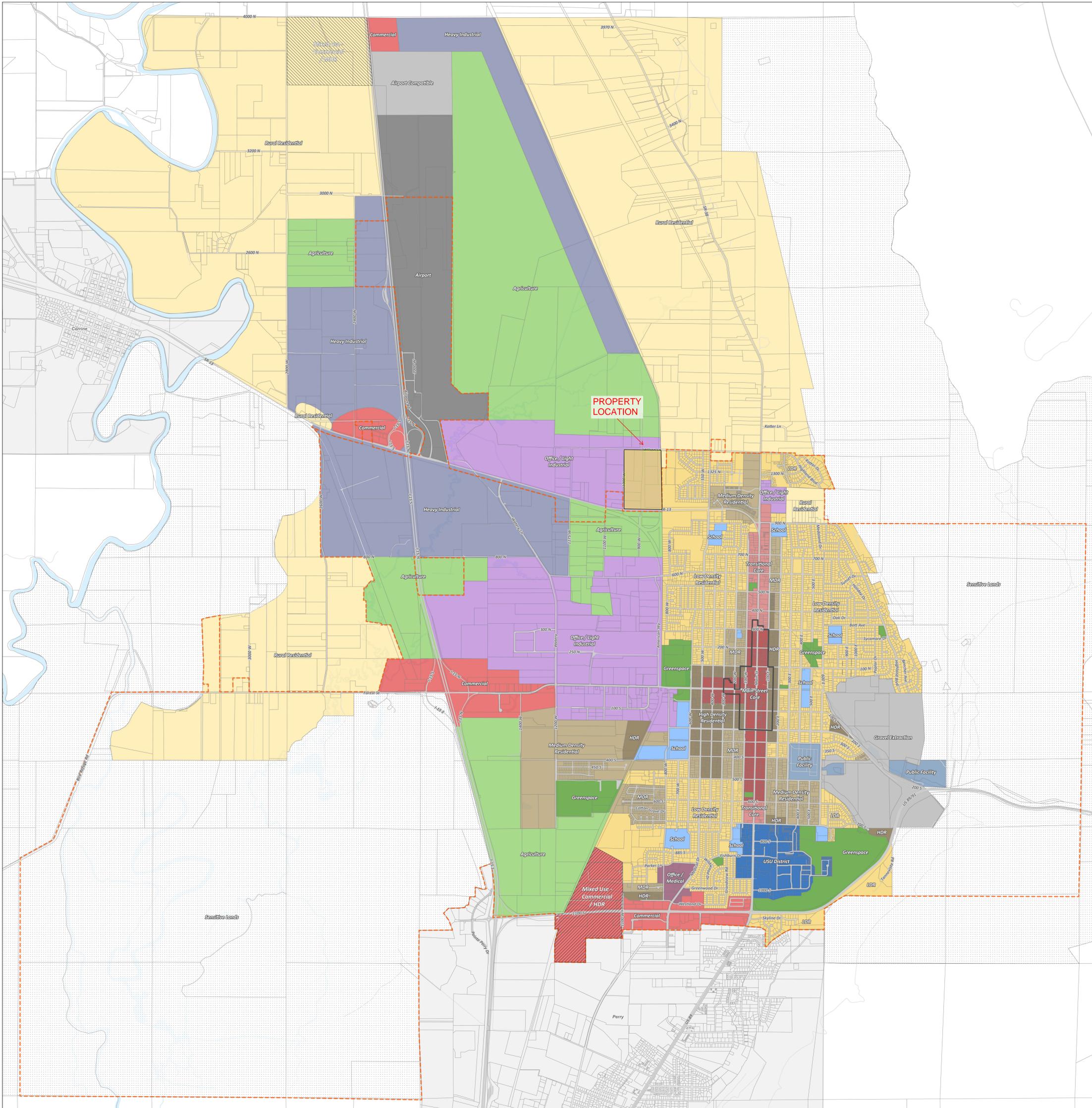
who is personally known to me
 whose identity I proved on the basis of Utah drivers license
 whose identity I proved on the oath/affirmation of _____,
a credible witness

the signer of the above document, and he/she acknowledged that he/she signed it.

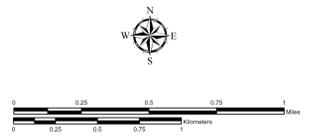


Aubrielle Woodward
Notary Public

BRIGHAM CITY GENERAL PLAN FUTURE LAND USE 2026



- Legend**
- Brigham City Boundary
 - Other Municipalities
 - Tax Parcel
 - FUTURE LAND USE - OVERLAY DISTRICTS
 - Mixed Use - Commercial / HDR
 - Mixed Use - Commercial / MDR
 - Main Street Program Boundary
 - GENERAL PLAN - FUTURE LAND USE
 - Sensitive Lands
 - Greenspace
 - Agriculture
 - Rural Residential
 - Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - School
 - USU District
 - Public Facility
 - Commercial
 - Transitional Core
 - Main Street Core
 - Office / Medical
 - Office / Light Industrial
 - Heavy Industrial
 - Gravel Extraction
 - Airport Compatible
 - Airport

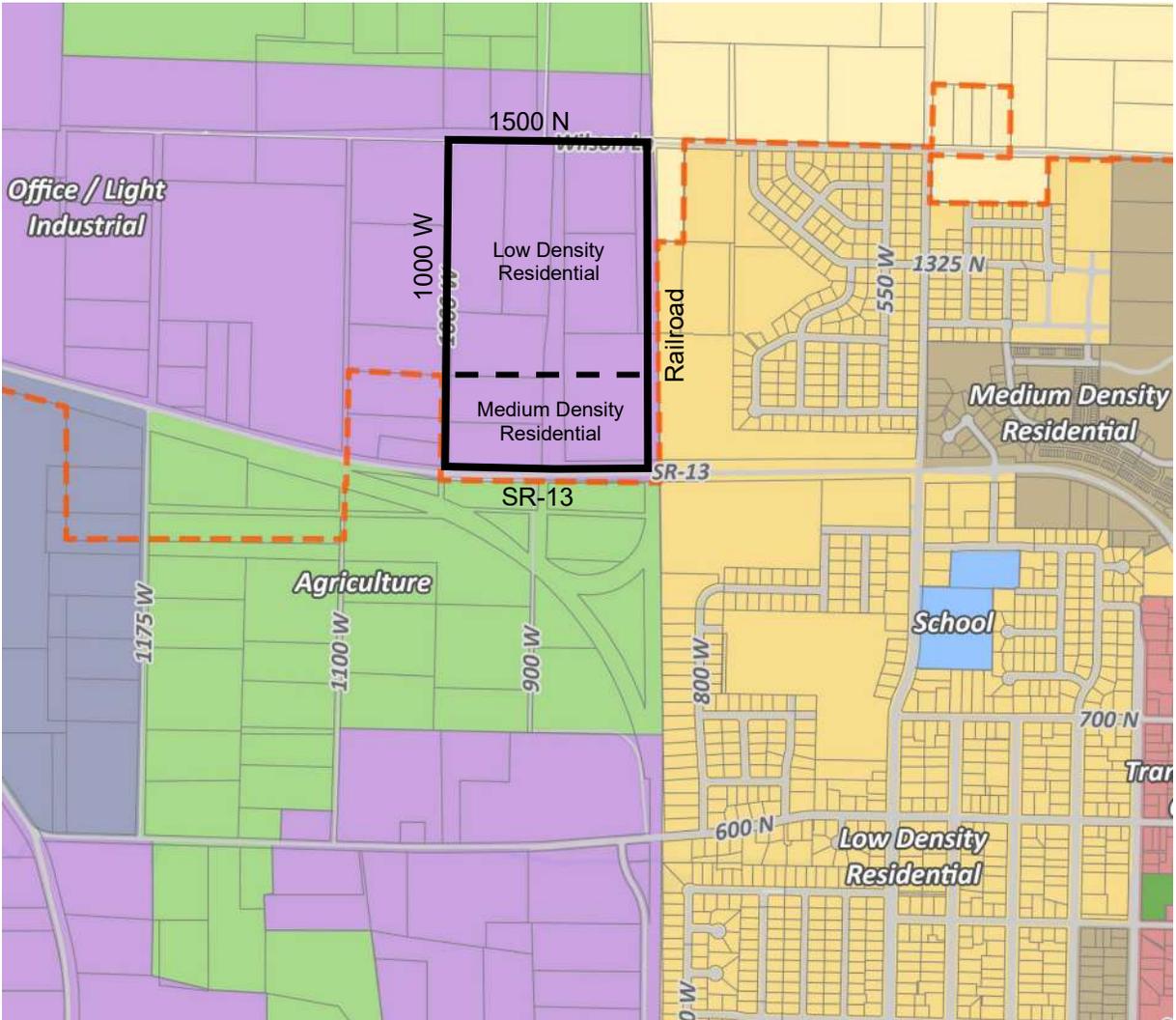


Disclaimer: This map was produced by Brigham City Geographic Information Systems (GIS). The GIS is designed for use in queries, modeling and planning. This map is not a substitute for government records maintained by Brigham City Planning and Public Works or Box Elder County Assessor and Recorder's office. The information is believed to be accurate and suitable for limited uses. Brigham City makes no warranty as to the accuracy of the information contained for any other purposes.



General Plan Future Land Use Map

with proposed land use designation



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

APPLICANT'S NAME: Box Elder School District	APPLICATION NO.: 26-018
PROPERTY OWNER'S NAME: BESD / Board of Educ.	LAND AREA: 10.4 acres
PROPERTY ADDRESS: 820 North 500 West	ZONING DISTRICT: R-1-8
PARCEL NO: 03-082-0016 / 0024 / 0086	DATE: February 26, 2026

PLANNING COMMISSION MEETING: March 3, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Submission of Development Plan and Schedule Per Utah Code 10-20-304

OVERVIEW:

Per Utah Code 10-20-304(8) a *“specified public agency [school district] intending to develop its land shall submit to the land use authority a development plan and schedule:*

(i) as early as practical in the development process, but no later than the commencement of construction; and

(ii) with sufficient detail to enable the land use authority to assess:

(A) the specified public agency’s compliance with applicable land use ordinances;

(B) the demand for public facilities ... caused by the development.”

Box Elder School District is in the process of designing an addition to the Discovery Elementary School, which would include the following key components per the submitted development plan (see attachment):

- 12 additional classrooms
- Additional gymnasium
- Additional student and staff restrooms
- A bus loop separate from the carpool lane (access from 900 North)
- Additional off-street parking

The school district would like to start construction this spring and be completed Fall 2027. They recently acquired the parcel at the west end of 850 North Street, which is win-win situation due to the nature of the dead-end road and the challenges it created for a proper turnaround. The project includes three properties owned by the school district:

- Main original school property with access from 500 West Street,
- The former Davis Park (also formerly know as Discovery Park), which is Lot 4 of the Discovery Grove Subdivision, and
- The parcel at the west end of 850 North Street

It appears that the properties will need to be combined to remove the property lines with the proposed location of the building addition, and to vacate and relocate the utility easement that runs along the south property line of Lot 4, Discovery Grove Subdivision.

A building structure cannot be placed on a property line or easement. It is recommended that a plat be created to address both lot lines and said easement. There is a storm drain line and irrigation line that will need to be rerouted.

STAFF COMMENTS:

Community and Economic Development Department:

1. Support the overall proposed plan.
2. Install ADA ramps on both north and south side of 850 North Street and stripe the crosswalk accordingly, so students walking along the north side of 850 North Street can cross 850 North Street safely and use the sidewalk route on the south side of the bus drop off/pick up.
3. The City can work with the property owner at 290 W 850 N on options for sidewalk extension to bridge the gap between existing sidewalk along the north side of 850 North Street and the school district property.
4. Due to the location of the proposed addition with property lines and easements, a one lot subdivision plat will need to be created combining the three parcels to dissolve property lines and vacate/relocate utility easements.
5. Existing utilities will need to be rerouted.
6. In reference to the new parking lot located at the southwest corner of the school property.
 - A. Support replacement of on-street parking with the new parking lot and off-street parent drop-off lanes.
 - B. For parking lots, the Brigham City Code requires a minimum 10 foot landscaped strip adjacent to any road right-of-way, which creates a buffer between the parking stalls and the sidewalk for multiple purposes; to prevent vehicles from encroaching upon and over the sidewalk for safety purposes, access to utilities placed behind sidewalk, snow removal storage, and aesthetics. Where Utah Code prevents a municipality from imposing any requirement for landscaping and aesthetic considerations, the City can require a buffer between the parking stalls and sidewalk for safety purposes. If the 10 foot width cannot be achieved, a minimum distance should be agreed upon that would prevent a vehicle from encroaching upon the sidewalk for safety reasons.

Engineering Department:

1. An amended plat will need to be created to adjust the property lines and properly abandon the easement the new building will be crossing.
2. As discussed in Staff DRT Meeting, the entrance to the new parking lot does not align well with 450 W. street. It may be worthwhile to look into how much traffic from 450 W. would be entering the parking lot and adjusting the entrance as necessary.
3. Please connect the sidewalks on both sides of 850 N. to the new parking lot.
4. Are the two accesses on 900 N. to the new parking lot going to be an "Entrance Only" and Exit Only?" Based on City Standards, the entrances are too close together, however an exception may be made if they are restricted to Entrance and Exit only.
5. It is our understanding that the school will take responsibility for Davis Park and its amenities.
6. Updated storm water calculations will need to be provided for the newly developed building and parking lot. Detention or retention of that storm water will be required prior to it entering the public storm water system at a rate of 0.1

- cfs/acre. The noted "Possible Storm Drain Inlet Locations" would need to be detained prior to entering the City system. At the current grading, the southernmost proposed box would not receive any flows.
7. It appears that most storm drain boxes have about 1.43-1.44 feet between the proposed flow line and rim of the box. With the use of 15" RCP there will not be sufficient space to install the pipe and box. Please address.
 8. The above comment also applies to the irrigation boxes and pipe. Please verify that the pipe and box will have enough space between flowline and rim elevations to be constructed.
 9. Please verify that the sewer mainline in 900 N. that you are proposing to connect to is deep enough to connect to. It appears that the proposed sewer lateral is about 240 LF and at a minimum of 2% slope the sewer lateral will drop a minimum of about 4.8 feet between the building and the sewer mainline.
 10. It appears that an additional sewer lateral is being added but no additional water service. Is this correct?

Fire Department:

1. No comments. Will coordinate with the State Fire Marshal's Office.

Police Department:

1. No comments

Public Power Department:

1. Talked with Corey about a list of accommodations we need
2. Good to move forward
3. Need CAD drawings

Public Works Department:

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

1. Please address storm drain detention
2. What sewer connection is required
3. Reroute storm drain and irrigation
4. Reroute water line
5. Re-align impacted PUE
6. Vacate existing un-needed easements

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the land use authority.
2. The Planning Commission is to assess the submitted plans for (A) compliance with applicable land use ordinances, and (B) the demand for public facilities ... caused by the development. Utah Code subsection 10-20-304(8)(a).

STAFF RECOMMENDATIONS:

1. Support the development plan subject to addressing staff review comments.

STIPULATIONS:

1. Comply with Utah Code 10-20-304.
2. Comply with applicable Brigham City Code and Public Works Standards.
3. Comply with staff review comments, which includes filing a subdivision plat combining the three properties to dissolve property lines and address easements and utilities.

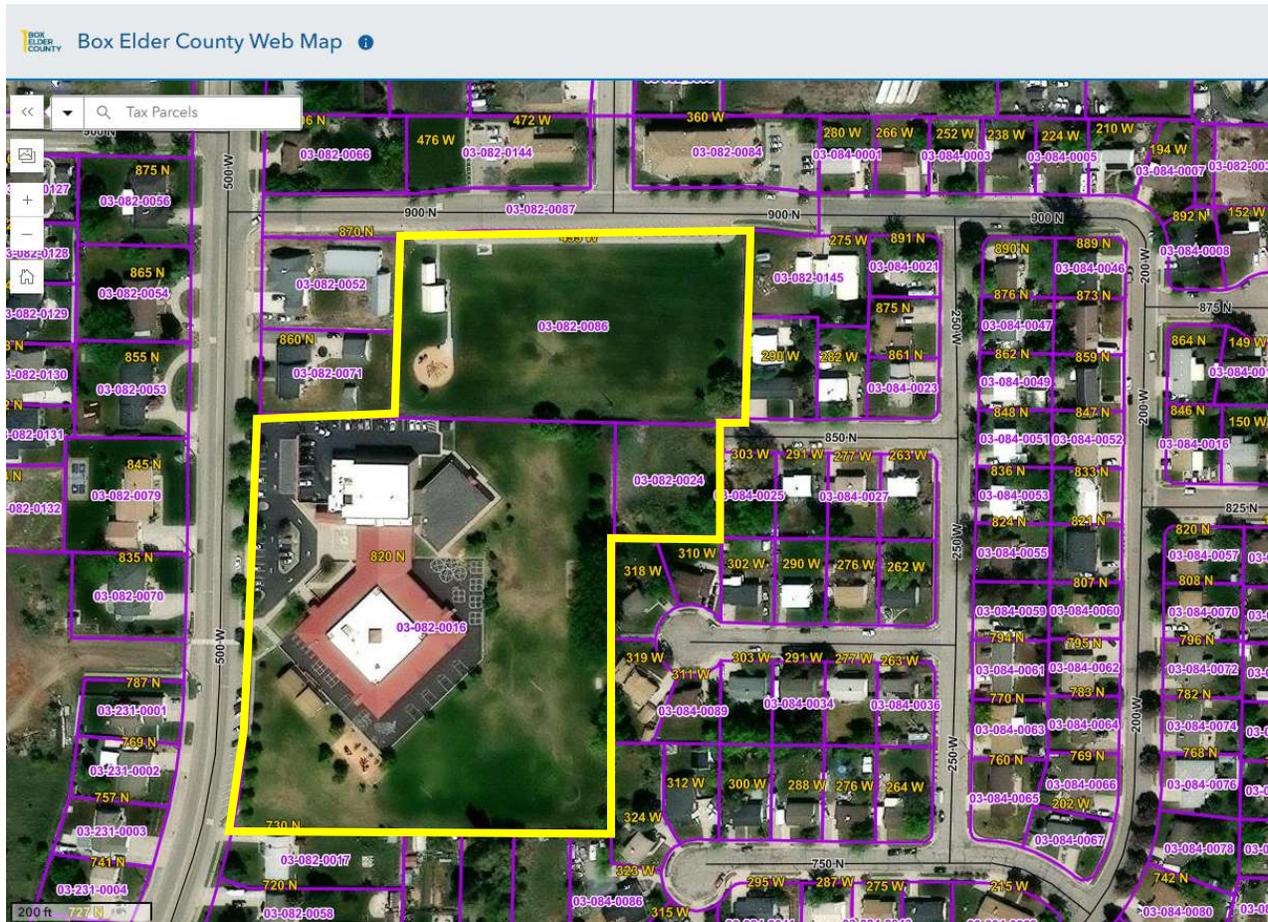
FINDINGS OF FACT:

1. Per Utah Code, Box Elder School District is required to coordinate with the local municipality and submit a development plan and schedule of their project per Utah Municipal Code, Section 10-20-304.
 2. The land use authority shall respond to the submission under Subsection 10-20-304(8)(a) with reasonable promptness in order to allow the agency to consider information the municipality provides in the process of preparing the budget for the development. Utah Municipal Code, Section 10-20-304(8)(b).
 3. Box Elder School District shall conform to any applicable land use ordinance of any municipality when installing, constructing, operating, or otherwise using any area, land, or building situation within that municipality per Utah Code, subsection 10-20-304(1)(a).
 4. Box Elder School District is subject to a municipality's land use ordinances, except as provided in Utah Code subsection 10-20-304(3).
 5. A municipality may not impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property per Utah Code subsection 10-20-304(3)(a).
 6. A municipality may impose regulations upon the location of property that are necessary to avoid unreasonable risks to health or safety per Utah Code, subsection 10-20-304(2)(b).
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ATTACHMENTS:

1. Locator and Parcel Map
2. Letter from Corey Thompson, Facilities Director, Box Elder School District
3. BESD – Discovery Elementary Addition Plans
4. Discovery Grove Subdivision
5. Utilities Discovery Element - Map Exhibit

LOCATOR AND PARCEL MAP





**BOX ELDER
SCHOOL DISTRICT**

Learning is Everything

*Steven E. Carlsen,
Superintendent*

O. Jay & Tamra Call Education Center
960 South Main
Brigham City, UT 84302
435-734-4800
Fax 435-734-4833
www.besd.net

To: Mark Bradely
Planning and Zoning
Brigham City Corporation

From: Corey Thompson
Facilities Director
Box Elder School District

Date: 17 February 2026

Subject: Addition to Discovery Elementary

Box Elder School District is in the process of designing an addition to Discovery Elementary School located at 820 N 500 W. Our intent is to begin construction this spring and be completed for fall of 2027. Some key components are:

- 12 additional classrooms
- Additional gymnasium
- Additional student and staff restrooms
- A bus loop separate from the carpool lane
- Additional off street parking
- Preserve as much of "Davis Park" as possible

I look forward to meeting with you and your team to discuss this project.

Thank you,

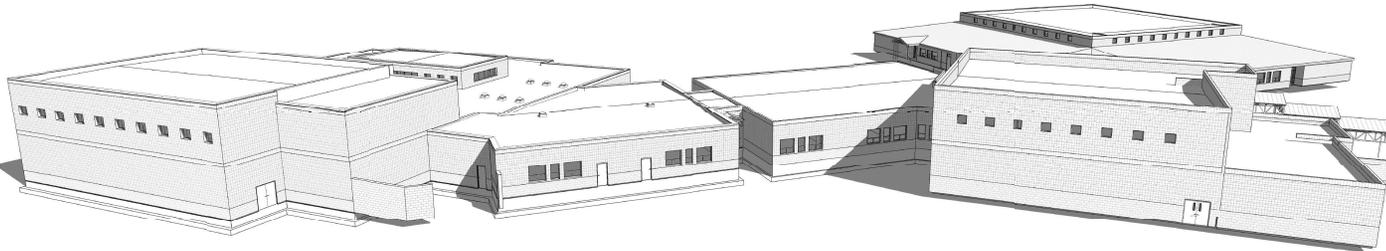
Corey Thompson

o. 435-734-4900 ext.1544

c. 435-230-1076



LOCAL, LOCAL
GENERAL CONTRACTOR
SALT LAKE CITY, UT 84119
801.534.4000



OWNER

BOX ELDER SCHOOL DISTRICT
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PHONE: 801.224.4000
corry.thompson@besd.ut
COREY THOMPSON

CONTRACTOR

HUGHES GENERAL CONTRACTORS
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NORTH SALT LAKE, UT 84064
PHONE: 801.226.1411

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LOGAN, UT 84301
PHONE: 435.252.7031
stephen@designwestarchitects.com
STEPHEN WILLIAMS
mich@designwestarchitects.com
MICHAEL REBY

GEOTECHNICAL

**APPLIED GEOTECHNICAL ENGINEERING
CONSULTANTS INC**
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SANDY, UT 84070
PHONE: 801.266.6999
Chris@aggrc.com
CHRIS TOOPER BECKMAN

CIVIL

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ced@ensignlah.com
CAM PRESTON

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ken@designwestarchitects.com
KENNETH HOUSE

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1694 WEST PARK CIRCLE
OGDEN, UT 84406
PHONE: 435.252.0008
jrw@arwengineers.com
JOSH BLAZHARD

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LOGAN, UT 84301
PHONE: 435.252.7031
tyson@designwestarchitects.com
TYSON BECKER

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MURKIN, UT 84402
PHONE: 801.250.3148
jrenkins@resolgroup.com
JED JEWELL

ELECTRICAL

ENVISION ENGINEERING
240 EAST ANDRIS AVE
SALT LAKE CITY, UT 84115
PHONE: 801.254.1100
jowen@envisioneng.com
JEFF OWEN

BESD - DISCOVERY ELEMENTARY ADDITION
820 N 500 W
BRIGHAM CITY, UT 84302
BOX ELDER SCHOOL DISTRICT

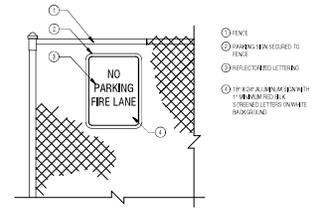
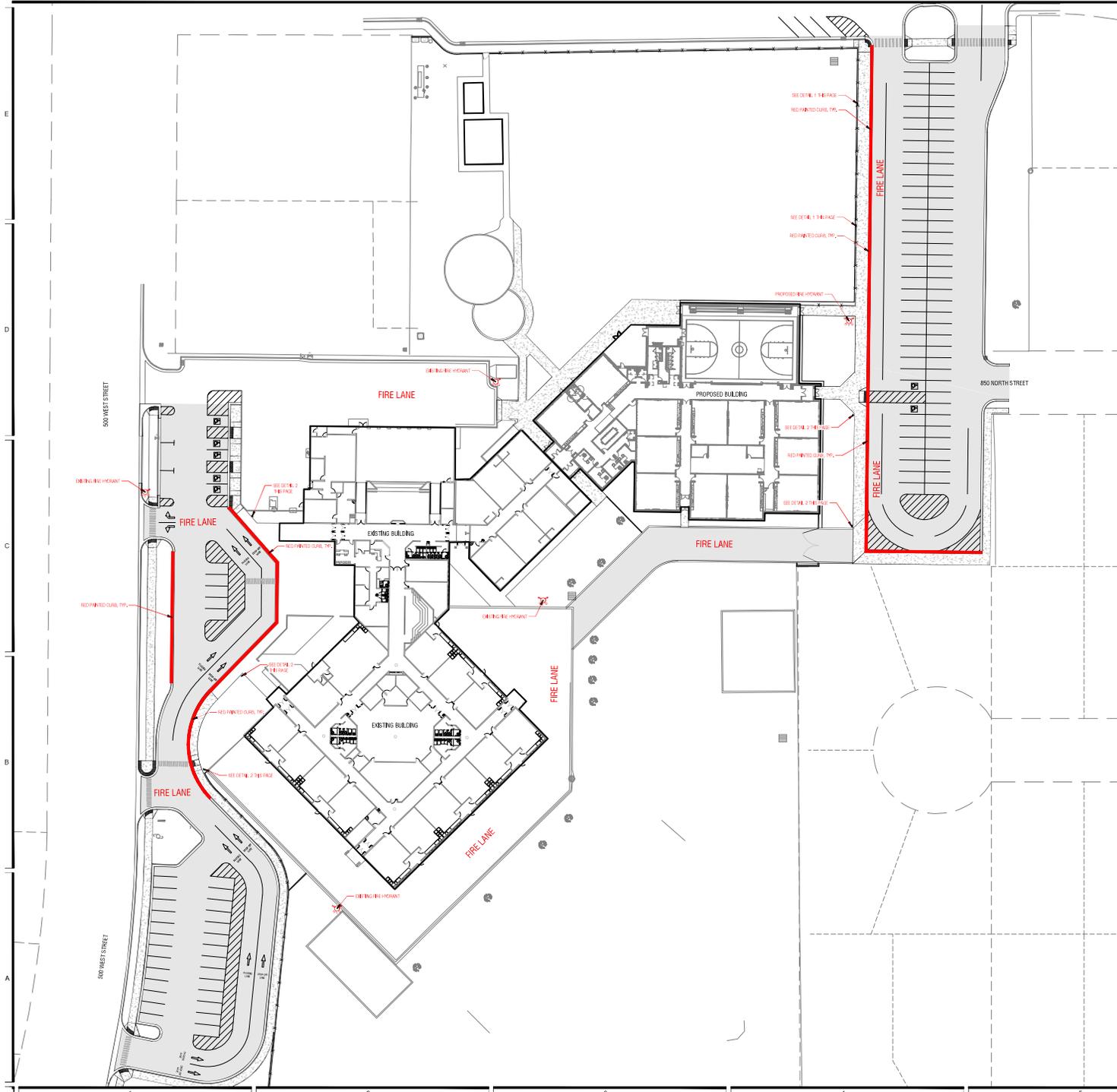
DATE:	
REVISION:	
PROJECT #:	125006
DRAWN BY:	LOYND
CHECKED BY:	WILLIAMS
PLotted:	XX/XX/XX

NOT FOR CONSTRUCTION

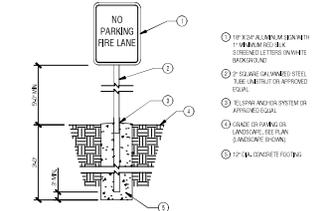
BESD - DISCOVERY ELEMENTARY ADDITION

820 N 500 W
BRIGHAM CITY, UT 84302

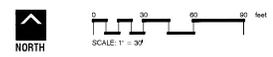
COVER SHEET
G-001



1 "NO PARKING FIRE LANE" SIGN ON FENCE
 1/2" = 1'-0"
 14-0000-0400001



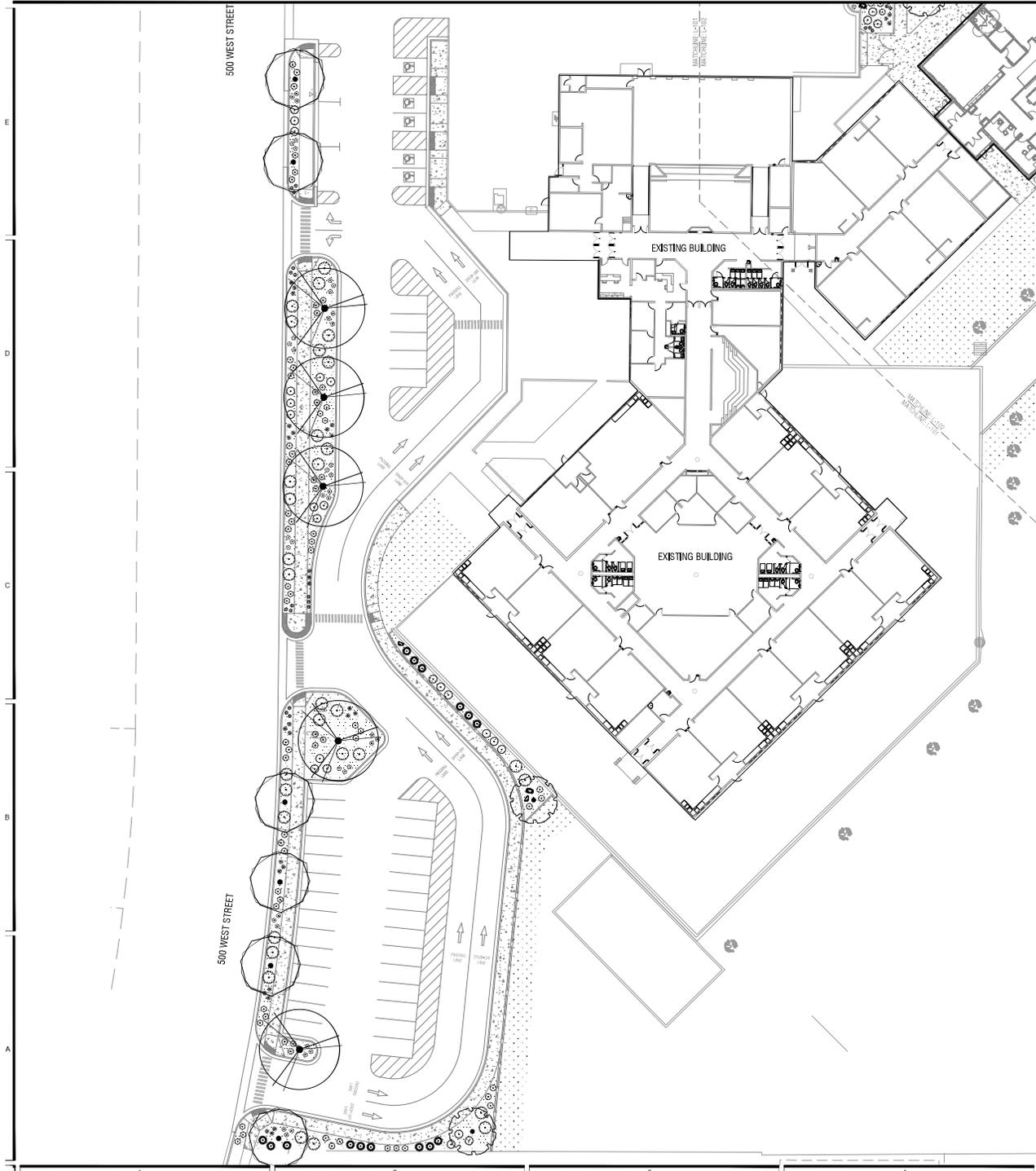
2 "NO PARKING FIRE LANE" STAND ALONE SIGN
 1/2" = 1'-0"
 14-0000-0400002



DATE:	05/11/2025
PROJECT #:	125005
DRAWN BY:	K. ALTHOUSE
CHECKED BY:	B. WRIGHT
DATE:	05/11/2025

NOT FOR CONSTRUCTION

DD
 REVIEW SUBMITTAL
 NOT FOR
 CONSTRUCTION

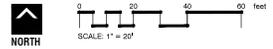


LEGEND

SYMBOL	DESCRIPTION	QTY	DETAIL
LANDSCAPE LEGEND			
[Symbol]	1" x 1" GRASS - Kentucky Bluegrass, 3-4" Blue variety minimum	35,335 sf	
[Symbol]	PLANTING BED - crushed rock or crushed bark mulch with spot seeding	113,95 sf	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
TREES					
[Symbol]	LW02	6	Liquidambar styraciflua / Sweetgum / Missouri Sweet Gum	8.5 B	2"
[Symbol]	MS03	8	Malus x Spring Snow / Spring Snow Crab Apple	8.5 B	2"
[Symbol]	QDR4	5	Quercus douglasii / Gambel's / Gambel's Oregon White Oak	8.5 B	2"
[Symbol]	ZV05	5	Zelkova serrata / Village Green / Village Green Zelkova	8.5 B	2"
SHRUBS					
[Symbol]	DL39	39	Diaphora genkwa / Honey Suckle / Yellow Bush Crapeheart	5.0 B	
[Symbol]	PS32	32	Prunus nigra / Shadblow Crapeheart / Shadblow Crapeheart Mugo Pine	5.0 B	
[Symbol]	JP36	36	Prunus serrulata / Flowering / Flowering Japanese Cherry	5.0 B	
[Symbol]	BM35	35	Berberis aquifolium / Holly / Holly Japanese Holly	5.0 B	
GRASSES					
[Symbol]	GA00	30	Bouteloua curtipendula / Dog / Dog Grass	2.0 B	
[Symbol]	OK01	31	Oxalis corniculata / Yellow / Yellow Oxalis	2.0 B	
[Symbol]	IB03	33	Ischaemum chinensis / Mini / Mini Grass	2.0 B	
PERENNIALS					
[Symbol]	AF07	27	Asplenium platyneuron / Rock / Rock Fern	1.0 B	
[Symbol]	EL08	38	Elymus repens / Cheat / Cheat Grass	1.0 B	
[Symbol]	OS02	21	Oxalis stricta / Yellow / Yellow Oxalis	1.0 B	
[Symbol]	HF06	6	Hesperis matronalis / Night / Night Flower	1.0 B	



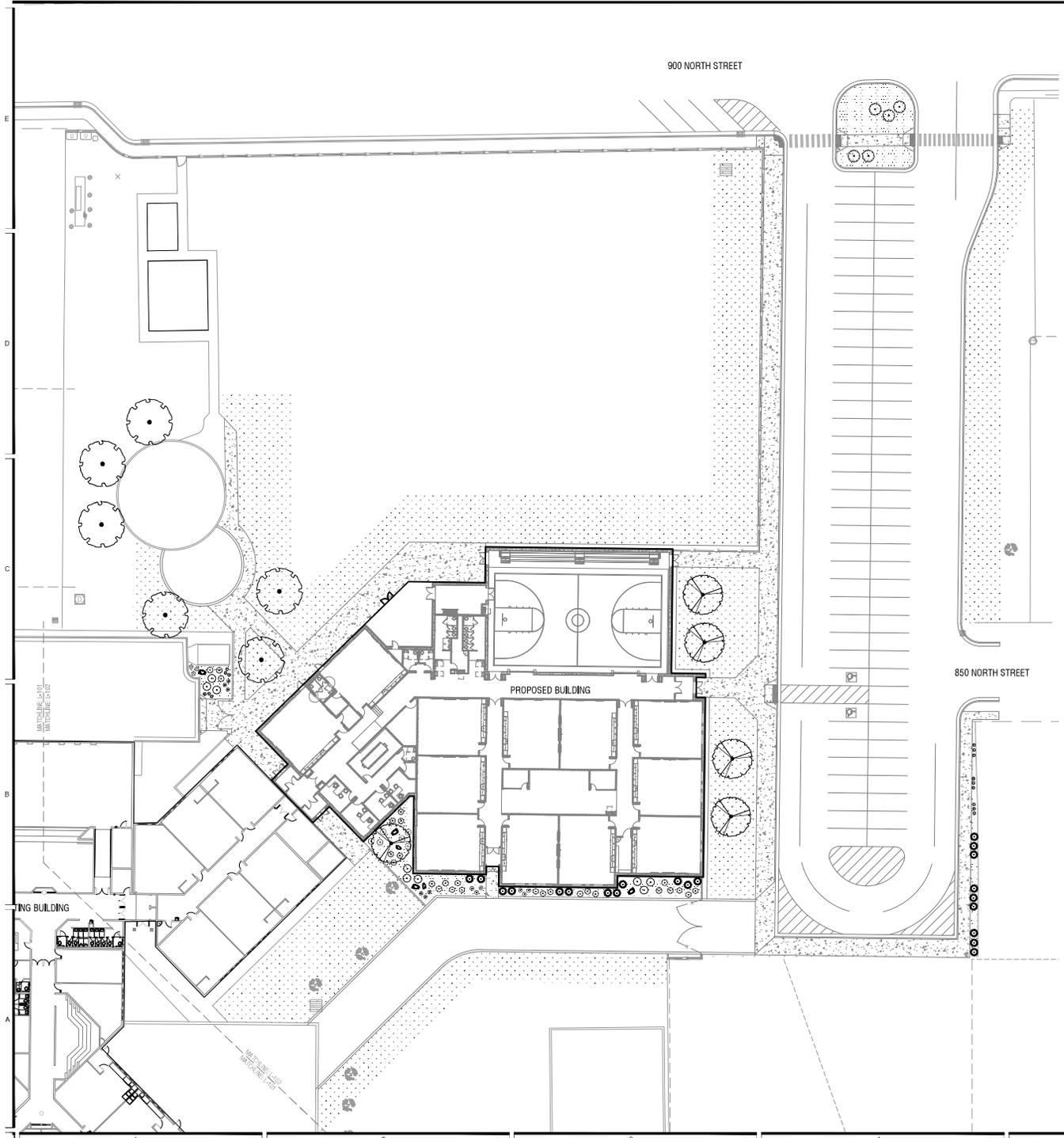
NOT FOR CONSTRUCTION



BESD - DISCOVERY ELEMENTARY ADDITION
 820 NORTH 500 WEST
 PRIGHAM CITY, UT 84302
 BOX ELDER SCHOOL DISTRICT

DATE:	05/11/2025
PROJECT #:	125005
DRAWN BY:	K. ALTHOUSE
DESIGNED BY:	B. WRIGHT
REVISION:	05.11.2025

DD
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 CONSTRUCTION



LEGEND

SYMBOL	DESCRIPTION	QTY	DETAIL
	1' dia. G405 - 405 gal. 1/2\"/>	25,335 #	
	1' dia. G405 - 405 gal. 1/2\"/>	11,150 #	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	CONT.	CAL.
TREES					
	LMS	6	Liquidambar styraciflua / Missouri Yellow Sweet Gum	8.8 B	2'
	MS	0	Milia x Spring Snow / Spring Snow Crab Apple	8.8 B	2'
	QSA	5	Quercus robur / Oak / Common Oak / The Common Green Oak	8.8 B	2'
	ZIV	5	Zelkova serrata / White Oak / Village Green Zelkova	8.8 B	2'
SHRUBS					
	DL	50	Desmodium illinoense / Purple Flower Yellow Bush Groundell	5 gal	
	PR2	02	Pinus mugo / Mugo Pine / Dwarf Mugo Pine	5 gal	
	PP	06	Prunus besseyi / Prairie Blackberry / Sand Cherry	5 gal	
	SM	06	Spiraea japonica / Japanese Spirea / Japanese Spirea	5 gal	
GRASSES					
	BA	30	Bouteloua curtipendula / Blue Grass	2 gal	
	CX	21	Cenchrus ciliaris / Bermuda Grass	2 gal	
	TR	30	Taraxacum officinale / Dandelion / Dandelion	2 gal	
PERENNIALS					
	AP	07	Asplenium platyneuron / Rock Fern	1 gal	
	BL	03	Berberis thunbergii / Japanese Barberry	1 gal	
	G22	21	Gaillardia x 'Orion' / Gaillardia	1 gal	
	H2	6	Hieracium sibiricum / Siberian Buttercup	1 gal	

BESD - DISCOVERY ELEMENTARY ADDITION

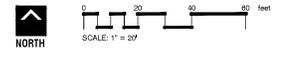
820 NORTH 500 WEST
PRIGHAM CITY, UT 84302
BOX ELDER SCHOOL DISTRICT

NO.	DATE	DESCRIPTION

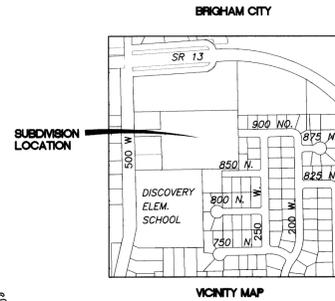
PROJECT # 125005
DRAWN BY K. ALTHOUSE
CHECKED BY B. WRIGHT
REVISION 05.11.2025

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REVIEW SUBMITTAL
NOT FOR
CONSTRUCTION

NOT FOR CONSTRUCTION



FINAL PLAT FOR
DISCOVERY GROVE SUBDIVISION
 A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T9N, R2W, SLB&M
 BRIGHAM CITY, BOX ELDER COUNTY, UTAH
 JANUARY 2007



SURVEYOR'S CERTIFICATE

I, BRENT W. SLATER, A REGISTERED PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 165428 AS PRESCRIBED BY THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF DISCOVERY GROVE SUBDIVISION IN BRIGHAM CITY, BOX ELDER COUNTY, UTAH HAS BEEN DRAWN TO THE DESIGNATED SCALE AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE BOX ELDER COUNTY RECORDERS OFFICE AND A SURVEY MADE ON THE GROUND BY HANSEN AND ASSOC., INC. DATED JULY 1999.

SIGNED THIS 24TH DAY OF JANUARY, 2007

Brent W. Slater
 BRENT W. SLATER
 STATE OF UTAH



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, T9N, R2W, SLB & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BRIGHAM CITY 500 WEST STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE TREVOR CHRISTENSEN PROPERTY, SAID POINT FURTHER DESCRIBED AS BEING 50°22'00" ALONG THE CENTERLINE OF SAID 500 WEST STREET 86.06 FEET, N89°12'38"E 49.5 FEET, AND N 0°22'00" ALONG SAID EAST LINE OF 500 WEST STREET 30.00 FEET FROM AN EXISTING BRIGHAM CITY MONUMENT LOCATED IN FRONT OF TREVOR CHRISTENSEN'S PROPERTY; AND RUNNING THENCE ALONG SAID CHRISTENSEN PROPERTY THE FOLLOWING TWO COURSES: N89°10'06"E 202.30 FEET AND N 0°49'54"W 109.47 FEET; THENCE N 89°30'23"E 581.93 FEET TO THE NW CORNER OF LOT 1, CHERRY WOOD ESTATES SUBDIVISION BLOCK 2; THENCE SOUTH ALONG THE WEST LINE OF SAID CHERRY WOOD ESTATES 282.59 FEET TO THE SE CORNER OF THE PAUL JENSEN PROPERTY; THENCE WEST 103.05 FEET; THENCE SOUTH 142.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 850 NORTH STREET; THENCE WEST ALONG SAID NORTH LINE 28.95 FEET TO THE WEST LINE OF CHERRY WOOD ESTATES SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE 9.53 FEET; THENCE N 89°15'33"W 461.44 FEET TO THE WEST LINE OF STUART SUBDIVISION; THENCE N 0°05'58"W 120.00 FEET; THENCE EAST 3.79 FEET; THENCE N 0°22'00"E 130.75 FEET; THENCE N 89°52'50"W 194.00 FEET TO THE EAST LINE OF 500 WEST STREET; THENCE N 0°22'00"E 60.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.712 ACRES

NARRATIVE

THIS SURVEY WAS REQUESTED BY BRIGHAM CITY CORPORATION FOR THE PURPOSE OF DIVIDING THE PROPERTY FOR THE ESTABLISHMENT OF 900 NORTH STREET, 450 WEST STREET, A FUTURE PARK SITE, AND RESIDENTIAL BUILDING LOTS. WITH THE EXCEPTION OF THE PAUL JENSEN PROPERTY, THE SUBDIVISION WAS ALL BASED ON A SURVEY MADE ON THE GROUND BY HANSEN AND ASSOCIATES ENGINEERING DATED JULY 1999. A SURVEY PERFORMED ON THE GROUND BY HANSEN AND ASSOCIATES FOR THE MARY REEDER L.T.T.L. SUBDIVISION, DATED JULY 1999 WAS USED ALONG WITH THE ABOVE MENTIONED SURVEY TO IDENTIFY THE PAUL JENSEN PROPERTY. THE BASIS OF BEARING USED IS THE CENTERLINE OF 500 WEST STREET BEING NORTH 00°22'00" EAST.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT DISCOVERY GROVE SUBDIVISION AND DEDICATE, GRANT AND CONVEY TO BRIGHAM CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND ALSO DEDICATE TO BRIGHAM CITY THOSE STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BRIGHAM CITY.

SIGNED ON THE BELOW NOTED DAY
 Paul R. Jensen, Trustee 25 June 07
 Paul R. Jensen, Trustee DATE
 Gay P. Jensen, Trustee 25 June 07
 Gay P. Jensen, Trustee DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF BOX ELDER
 ON THE ABOVE NOTED DAY, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Paul R. Jensen AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME SAID CORPORATION, AND THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Sharon B. Bradford
 NOTARY PUBLIC

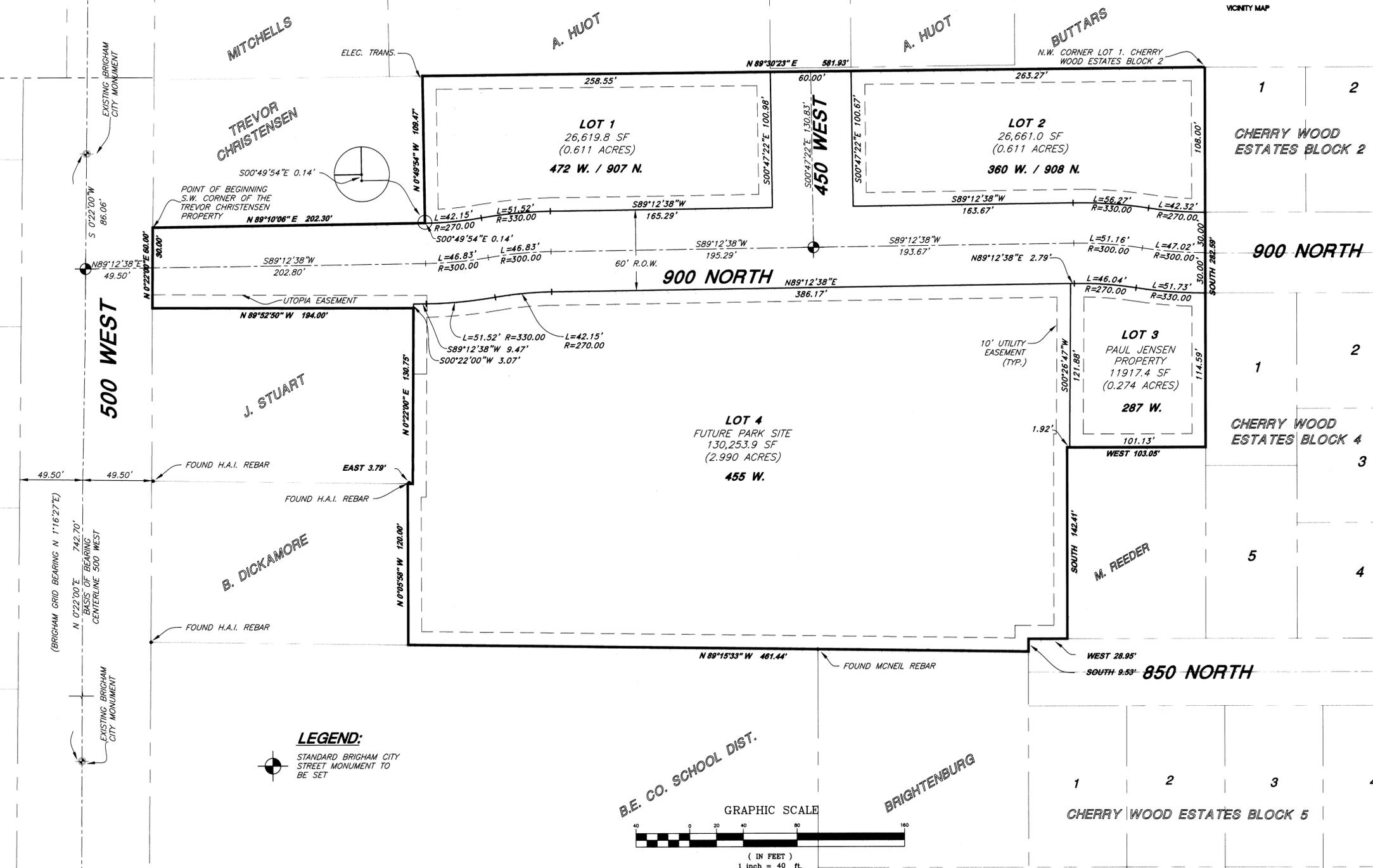
STAMP MY COMMISSION EXPIRES April 18, 2009

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF BOX ELDER
 For Paul R. Jensen & Gay P. Jensen
 AND SETTING THE SAME DULY SWORN TO BY SAID OWNERS AND VOLUNTARILY SIGNED BY SAID OWNERS



Sharon B. Bradford
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/18/2009



BRIGHAM CITY PLANNING COMMISSION APPROVAL
 APPROVED THIS 05 DAY OF DECEMBER, A.D., 2006
 BY THE BRIGHAM CITY PLANNING COMMISSION.
Karin W. Lane
 CHAIRMAN

BRIGHAM CITY ATTORNEY
 I HAVE EXAMINED THIS PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
 MAY 10, 2007
Paul R. Jensen
 CITY ATTORNEY

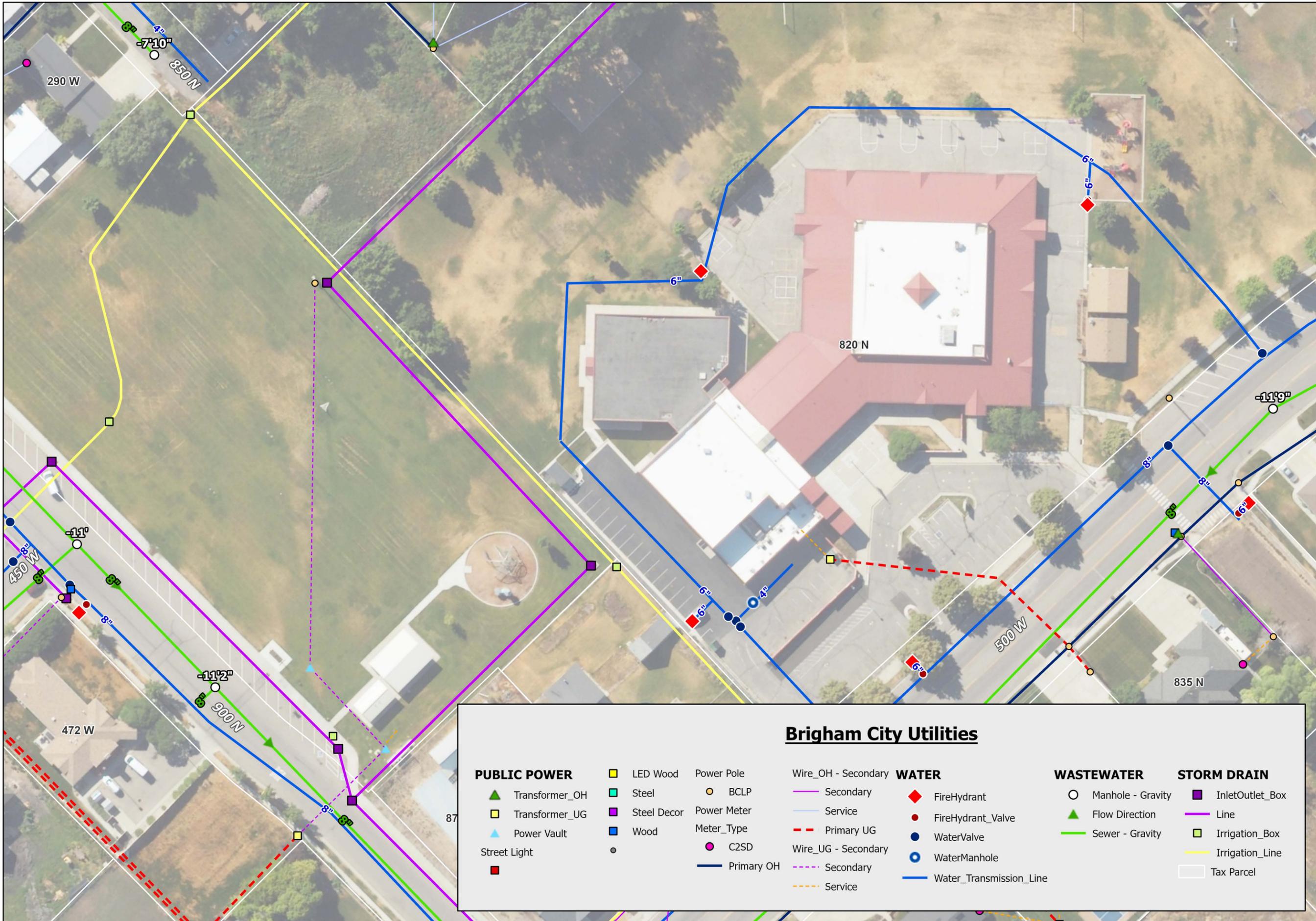
BRIGHAM CITY APPROVAL AND ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL EASEMENTS AND STREETS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF BRIGHAM CITY, UTAH, THIS 05 DAY OF DECEMBER, A.D., 2006
Paul R. Jensen
 MAYOR
 ATTEST: *MaryKate Christensen*
 CITY RECORDER

BRIGHAM CITY ENGINEER
 I HAVE EXAMINED THE FOREGOING PLAT OF DISCOVERY GROVE SUBDIVISION AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED, IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES, PREREQUISITE TO APPROVAL BY THE BRIGHAM CITY COUNCIL.
 APRIL 5, 2007
Butt M. Jones
 CITY ENGINEER

COUNTY SURVEYORS 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.
 DATE _____ COUNTY SURVEYOR

COUNTY RECORDER
 ENTRY NO. 243614 FEE PAID
\$4.00 FILED FOR RECORD AND
 RECORDED 6 JAN 2007, AT
3:09 P.M. IN BOOK OF OFFICIAL
 RECORDS, PAGE 112, RECORDED
 FOR Brigham City Corp.
Sharon B. Bradford
 COUNTY RECORDER
 BY: H.M. DEPUTY

DISCOVERY GROVE SUB



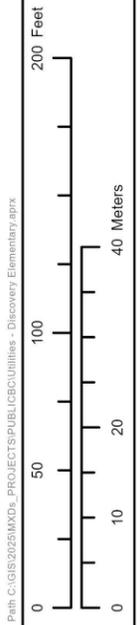
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Date: 12/11/2025

Author: anthonyw

Utilities Discovery Elementary



Brigham City Utilities

PUBLIC POWER		WATER		WASTEWATER		STORM DRAIN	
Transformer_OH	LED Wood	FireHydrant	Manhole - Gravity	Flow Direction	InletOutlet_Box	Line	Tax Parcel
Transformer_UG	Steel	FireHydrant_Valve	Sewer - Gravity	Sewer - Gravity	Irrigation_Box	Irrigation_Line	
Power Vault	Steel Decor	WaterValve	WaterManhole				
Street Light	Wood	Water_Transmission_Line					
	Meter_Type						
	C2SD						
	Primary OH						
	Power Pole						
	BCLP						
	Wire_OH - Secondary						
	Service						
	Primary UG						
	Secondary						
	Service						

