

**BRIGHAM CITY LAND USE AUTHORITY**  
**2<sup>nd</sup> Floor Council Chambers, City Hall**  
**December 22, 2025, 9:00 a.m.**

PRESENT:	Paul Larsen	Community & Economic Development Director
	Mark Bradley	City Planner
	Zane Billings	Assistant City Planner
	Destry Larsen	Administrative Assistant
	David Yates	Applicant

**REGULAR MEETING**

The meeting was called to order at 9:04 a.m. by Paul Larsen, Land Use Authority.

**Approval of Minutes**

Mr. Larsen approved the minutes of the November 24, 2025, Land Use Authority meeting.

**Application #25-100 / Amend Baird-Glauser Subdivision / Baird-Glauser Subdivision Second Amendment, Amending Lots 4 and 5 / 530 South 900 West / David Yates**

Mark Bradley provided background on Application# 25-100, explaining that the applicant recently acquired what is now designated as Lot 14 to ensure adequate space for a secondary access to serve future development located behind the existing lots. The request involves amending the Baird-Glauser Subdivision by modifying the current configuration of Lots 4 and 5 and combining remnant parcels into a newly created lot.

Mark noted that Box Elder County requires amended plats to receive new lot numbers to clearly distinguish them from the original subdivision. The original Baird-Glauser Subdivision contains twelve lots, which is why the amended plat reflects Lots 13, 14, and a newly combined Lot 15.

The Planning Commission considered the application on December 16, 2025, and recommended approval by a 6-0 vote, subject to staff comments, stipulations, and findings of fact. Specific conditions identified by the Planning Commission included:

- A cross-access agreement for the driveway on Lot 14 via the private drive on Lot 15, unless the applicant is able to obtain approval for direct driveway access from 900 West.
- The existing sewer easement may remain at 10 feet if already established at that width; otherwise, a 15-foot sewer easement is required.

Mark explained that the packet includes the original subdivision plat, the first amendment, and the proposed second amendment. An updated plat for second review has been distributed, and staff are currently receiving comments, which are expected to be finalized within the week.

Additional clarification was provided regarding the existing driveway arrangement on Lot 14, which currently serves as private access to Lot 15. Lot 14 has an enclosed garage, prompting consideration of a revised access layout. Staff have reviewed applicable standards with Public Works, and the applicant intends to submit an administrative application to convert Lot 14 into a duplex. This would allow for two separate driveway approaches—one on the north side of Lot 14 and one serving the existing driveway—potentially eliminating the need for a cross-access agreement between Lots 14 and 15.

Staff recommended that the Land Use Authority approve the subdivision amendment with the cross-access requirement included only if needed, allowing it to be removed from the plat should separate driveway approvals be obtained.

David Yates confirmed that they have explored the option of providing separate driveways and stated they are amenable to proceeding in whichever manner best satisfies City requirements.

Mr. Larsen, acting as the Land Use Authority, approved Application #25-100, subject to the completion of the items that have been identified by the Staff and Planning Commission. Mr. Larsen noted that once all conditions are satisfied, the plat may be approved and recorded.

## **MOTION TO ADJOURN**

**Motion:** Paul Larsen adjourned the meeting at 9:09 a.m.

*This certifies that the regular meeting minutes of December 22, 2025, are a true and accurate copy as approved by the Land Use Authority on 4/30/2026.*

Signed: Destry Larsen

*Destry Larsen, Administrative Assistant*