



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, July 21, 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 #26-054 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Considerations are R-M-7 (Multiple Residential District), R-1-8 (Residential District), and R-1-10 (Residential District) / 1000 West between Highway 13 and 1500 North / Steward Land Co.
- 6:25 Continuation / Application #26-048 / Conditional Use Permit ¹ / Self-Service Enclosed Storage and Self-Service Outside Storage Facility / Aspen Springs Storage / 1177 West 100 South / Brinton Neff
- 6:50 Application #26-065 / Subdivision Amendment / Spring Creek Subdivision First Amendment / 500 South 1150 West / Brigham City Corporation

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 July 9, 2026

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

PETITIONER: Steward Land Company, LLC
PROPERTY OWNERS: Reeder J Max TTEE ETAL,
Astle William Benson TTEE, Roberts Taylor
LOCATION: 1000 West between Highway 13 and
1500 North

APPLICATION NO.: 26-054
ANNEXATION AREA: 87.74 ac
ZONING DISTRICT: County
DATE: July 10, 2026

PARCEL NO: 03-076-0002, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008,
03-079-0012, 03-079-0016, 03-076-0023, 03-076-0024

PLANNING COMMISSION MEETING: July 21, 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 R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District). The proposed zoning districts are consistent with the recent update of the General Plan Future Land Use designation of "Low Density Residential" and "Medium Density Residential", except for the property east of the railroad along 1500 North, which is "Rural Residential."

Brigham City staff requested the petitioner to include the property east of the railroad along 1500 North (Parcel No. 03-079-0012 - Taylor Roberts) to prevent an ownership gap with the roadway and an unincorporated island. The proposed development of the land will cause roadway improvements along 1500 North Street and the railroad crossing. The following is a breakdown of the proposed zoning districts:

Proposed Zoning District	General Location	General Plan Land Use Designation	Acreage
R-1-10	North portion along 1500 N	Low Density Residential	24.8
R-1-8	Central portion	Low Density Residential	36.4
R-1-8	East of RR along 1500 N	Rural Residential	2.9
R-M-7	South portion along Hwy 13	Medium Density Residential	23.5

Earlier in the year, the same group petitioned the City to amend the General Plan Future Land Use Map from Office/Light Industrial to Low Density Residential and Medium Density Residential to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots. On March 19, 2026, the City Council adopted an ordinance amending the land use map to allow for Low and Medium Density Residential (see attached Ordinance No. 26-05).

The question is whether the south portion should be zoned R-M-7 or R-1-6. The City anticipates a transition of zoning districts on this property. The R-M-7 area could be developed with townhomes and single family lots through a Planned Unit Development subdivision plat with common area. If the applicant desires 6,000 sq. ft. single family lots

not tied to the Planned Unit Development, then the R-1-6 zoning district would need to be applied to that portion.

A public hearing is scheduled with the Planning Commission for July 21, 2026, where they will consider the zoning designations and provide a recommendation to the City Council.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Boundary description does not close. The bearing in the drawing is correct, bearing in the description is not.
2. See attached annexation plat redlines.

Community and Economic Development Department:

1. The proposed transitional zoning districts is in harmony with the recent amended General Plan Future Land Use Map of Low and Medium Density Residential designations for properties west of the railroad.
2. Support the Taylor Roberts property being zoned R-1-8 to match the zoning for the east side of the railroad.
3. As noted in the above Overview, the R-M-7 area could be developed with townhomes and single family lots through a Planned Unit Development subdivision plat with common area. If the applicant desires 6,000 sq. ft. single family lots not tied to the Planned Unit Development, then the R-1-6 zoning district would need to be applied to that portion.
4. Recommend the north portion of the R-M-7 area be zoned R-1-6.
5. Annexation Plat comments:
 - A. Please place the Municipal Acknowledgement following the Acceptance of Legislative Body block.
 - B. Shift the Approval by Deputy County Surveyor block below the Municipal Acknowledgement block.
 - C. Remove "Deputy" from County Surveyor block title and signature line.

Engineering Department:

1. Our office has no concerns with the proposed annexation area or recommended updated zoning requests.
2. Please update in the BOUNDARY SUBSCRIPTION "...thence N1°37'05" W along..." to "...thence N1°37'05" E along..."
3. Please add the ¼ section, township, range, and SLB&M beneath the title.
4. Please remove the word "Deputy" from the *APPROVAL BY DEPUTY COUNTY SURVEYOR* in both the title and signature block.
5. The Box Elder Parcel Map shows DVR HOLDINGS, LLC parcel 03-077-0052 as owned by ROBINSON INVESTMENTS OF BRIGHAM CITY LLC instead of DVR HOLDINGS.
6. In Note 3, please replace CACHE COUNTY RECORDER with BOX ELDER COUNTY RECORDER.

Fire Department:

1. No comments

GIS Division:

1. Boundary Description, Paragraph 2, Line 9: the bearing N1°37'05"W does not match the N1°37'05"E labeled on the plat, please reconcile.

2. The Survey Narrative note references annexations plats recorded with the Cache County Recorder, revise to Box Elder County Recorder.
3. Recommend labeling SR-13 in the Locator map, rather than Promontory Road.
4. Consider labeling the railroad as Union Pacific Railroad to reflect current ownership, even though Oregon Short Line was the historic and originally recorded rail right of way.

Police Department:

1. No comments

Public Power Department:

1. No comments at this time

Public Works Department:

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

1. No comments
-

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 transitional zoning districts.
2. Support the Taylor Roberts property being zoned R-1-8 to match the zoning district for properties east of the railroad.
3. Recommend the north portion of the R-M-7 area be zoned R-1-6.

STIPULATIONS:

1. Subject to City Council approving the proposed annexation.

FINDINGS OF FACT:

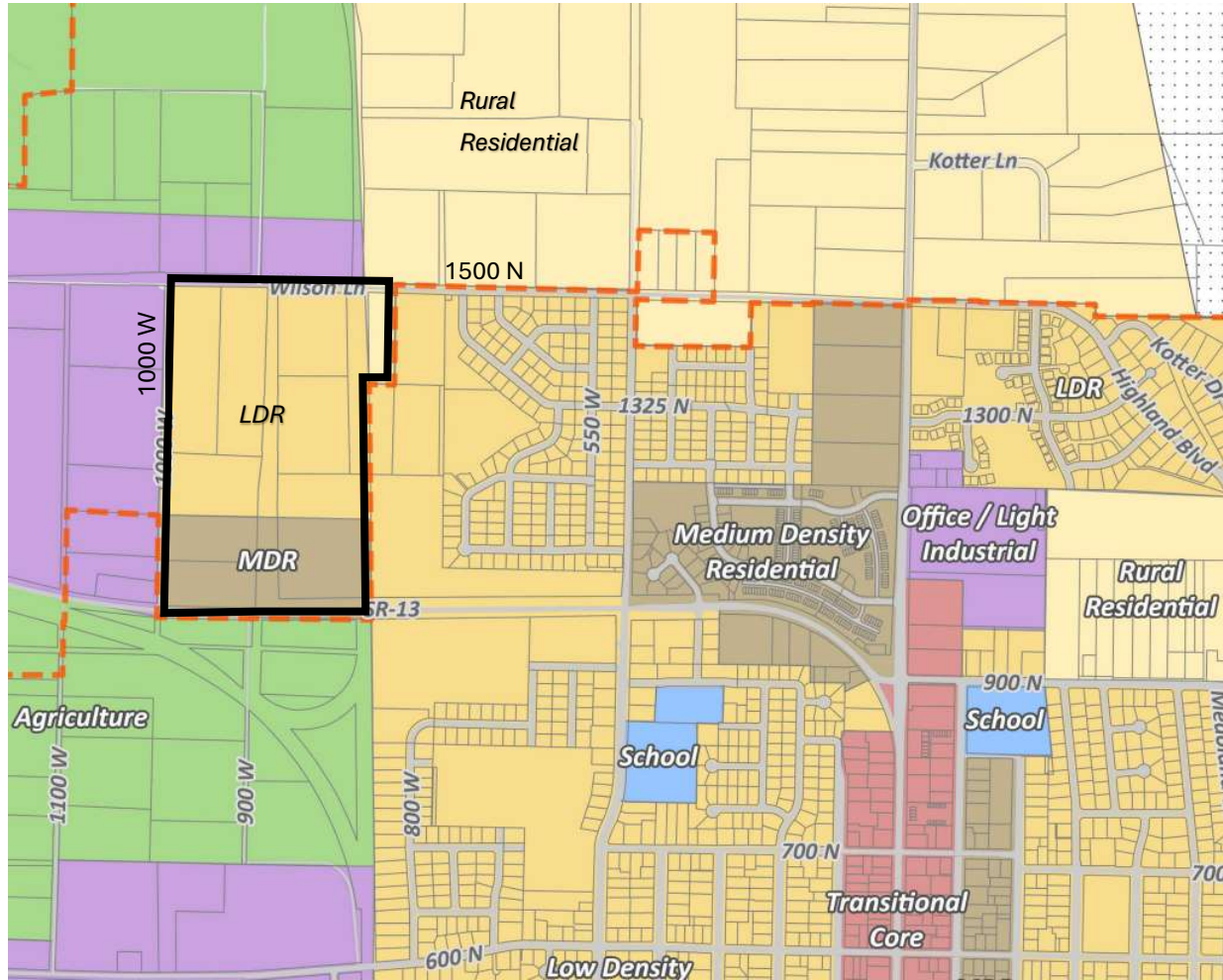
1. This application is associated with a petition to annex property into Brigham City.
2. A zoning designation is to be applied to properties at time of annexation.
3. The proposed zoning districts are consistent with the recent update of the General Plan Future Land Use designation of "Low Density Residential" and "Medium Density Residential", except for the property east of the railroad along 1500 North, which is "Rural Residential."
4. The proposed R-1-8 zoning district for the property (Taylor Roberts) east of the railroad would match the zoning district for adjacent properties east of the railroad.
5. R-1-8 and R-1-10 are recommended zoning districts in the "Low Density Residential" designation.
6. R-1-6 and R-M-7 are recommended zoning districts in the "Medium Density Residential" designation.
7. Property owners within the annexation area and neighboring properties within 300 feet received a public hearing notice of the Planning Commission meeting.

8. Only the City Council may amend the number, shape, boundaries, area, or general uses of any zoning district (Utah Code, Section 10-20-503).
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.
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)).
 9. 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:

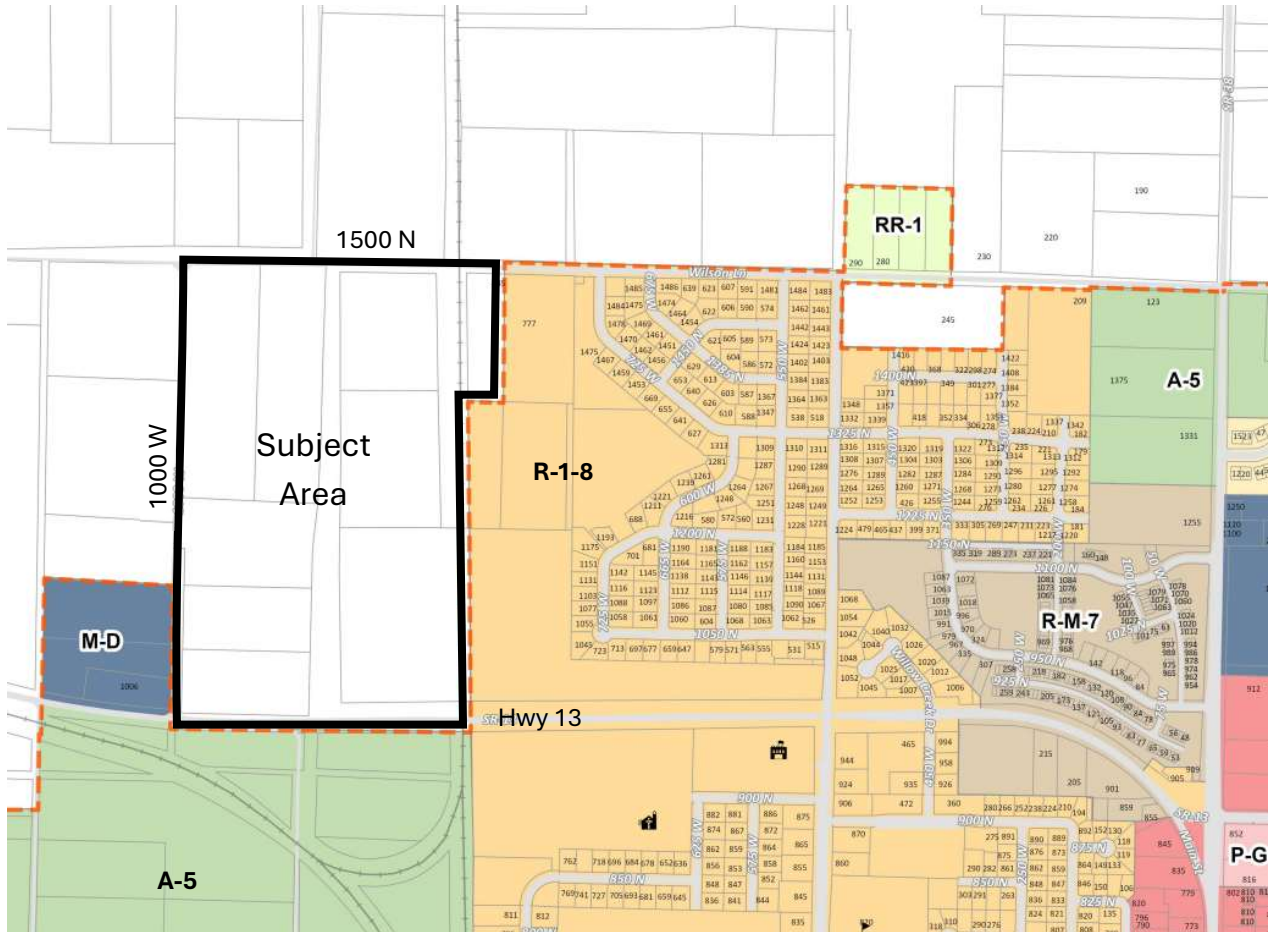
1. General Plan Future Land Use Map
2. Zoning Map
3. Proposed Zoning Districts Exhibit
4. Proposed Annexation Plat – Box Elder County Redlines
5. Ordinance No. 26-065 – General Plan Future Land Use Map Amendment

GENERAL PLAN FUTURE LAND USE MAP

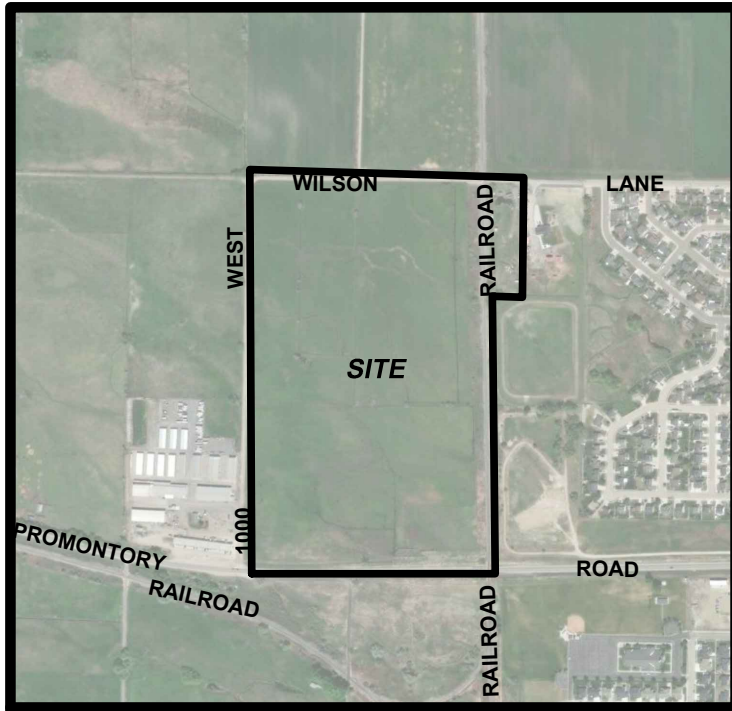


Subject area is outlined in black

ZONING MAP



Proposed zoning districts include R-1-10, R-1-8, and R-M-7 (see Exhibit by petitioner)

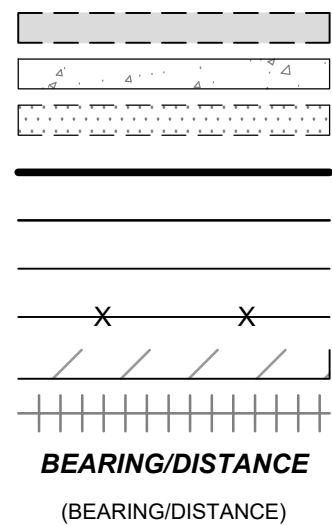


VICINITY MAP
NTS

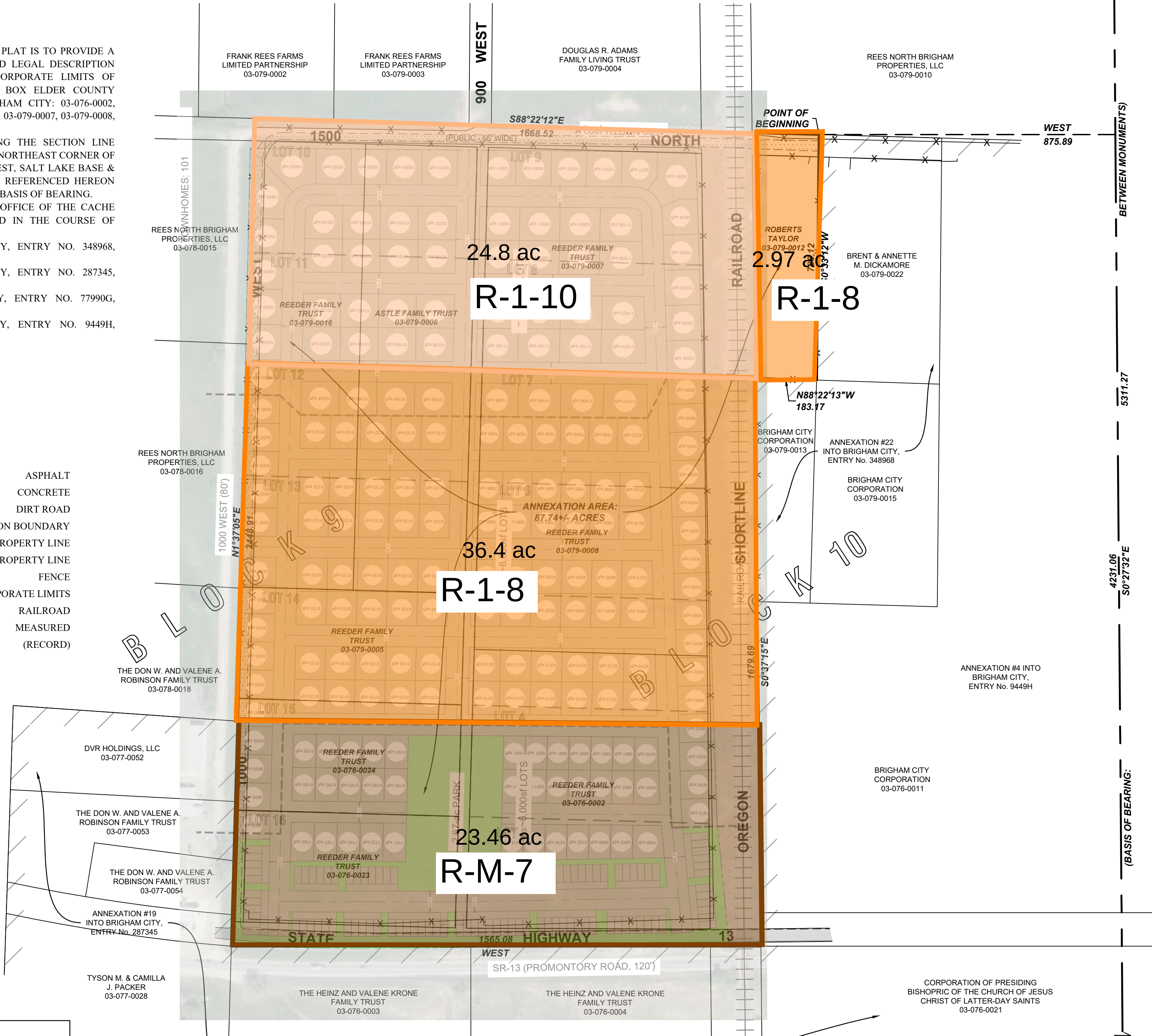
NOTES

- 1) **SURVEY NARRATIVE:** THE PURPOSE OF THIS PLAT IS TO PROVIDE A GRAPHIC REPRESENTATION AND ASSOCIATED LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CORPORATE LIMITS OF BRIGHAM CITY. THE FOLLOWING 9 (NINE) BOX ELDER COUNTY PARCELS ARE TO BE ANNEXED INTO BRIGHAM CITY: 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, 03-079-0012, & 03-079-0016.
- 2) THE BASIS OF BEARING IS S0°27'32"E ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. ALL DEEDS & PLATS OF RECORD REFERENCED HEREON HAVE BEEN ROTATED THE AFOREMENTIONED BASIS OF BEARING.
- 3) THE FOLLOWING PLATS (RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER) HAVE BEEN REVIEWED IN THE COURSE OF PREPARING THIS ANNEXATION PLAT:
- A. ANNEXATION #22 INTO BRIGHAM CITY, ENTRY NO. 348968, RECORDED AUGUST 6, 2015
 - B. ANNEXATION #19 INTO BRIGHAM CITY, ENTRY NO. 287345, RECORDED JANUARY 14, 2010
 - C. ANNEXATION #2 INTO BRIGHAM CITY, ENTRY NO. 77990G, RECORDED JULY 21, 1961
 - D. ANNEXATION #4 INTO BRIGHAM CITY, ENTRY NO. 9449H, RECORDED JUNE 23, 1966

LEGEND



ASPHALT
CONCRETE
DIRT ROAD
ANNEXATION BOUNDARY
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE
BRIGHAM CITY CORPORATE LIMITS
RAILROAD
MEASURED
BEARING/DISTANCE
(BEARING/DISTANCE)



ANNEXATION PLAT
STEWARD LAND COMPANY, LLC
ADDITION
TO
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

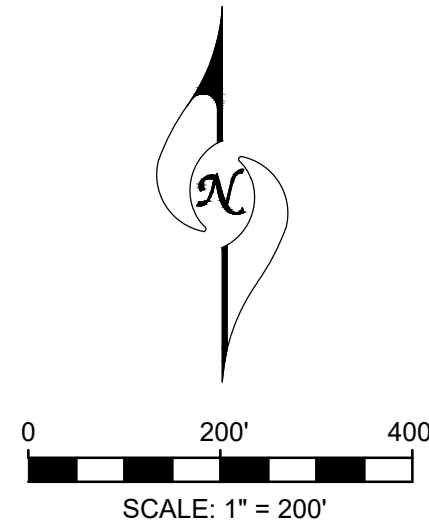
NORTH WITNESS
MONUMENT
(CONCRETE BASE
DISTURBED)

N0°07'32"W
151.00

N89°54'49"E
855.00

EAST WITNESS
MONUMENT
(3" ALUMINUM CAP)

NORTHEAST CORNER
OF SECTION 11,
T9N, R2W, S.L.B.&M
(CALCULATED FROM
REFERENCE MONUMENTS)



SURVEYOR'S CERTIFICATE

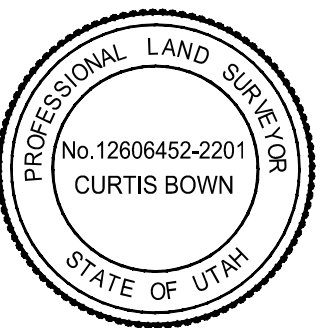
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO BRIGHAM CITY, UTAH.

BOUNDARY DESCRIPTION

All of Box Elder County Parcels 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, 03-079-0012, 03-079-0016, located in a portion of the East 1/2 of Section 11, Township 9 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the Northwest corner of Annexation #22 (Entry No. 348968) of the Official Records of Box Elder County, located S0°27'32"E along the Section line 1,080.21 feet and West 875.89 feet from the Northeast corner of Section 11, T9N, R2W, S.L.B.&M (Basis of Bearing: S0°27'32"E 5311.27 feet between the Northeast Corner & Southeast Corner of Section 11, T9N, R2W, S.L.B.&M); thence along said Annexation #22 the following 3 (three) bearings & distances: (1) thence S0°33'12"W 726.12 feet; (2) thence N88°22'13"W 183.17 feet; (3) thence S0°37'15"E along Annexation #4 (Entry No. 9449H) 1679.69 feet to a point on the north line of Annexation #2 (Entry No. 77990G) of the Official Records of Box Elder County; thence West along said Annexation 1565.08 feet more or less to the East side of Annexation #19 (Entry No. 287345) of the Official Records of Box Elder County; thence N1°37'05"W along said annexation and extension thereof 2448.91 feet to a point on the extension of the north line of Annexation #22 (Entry No. 348968); thence S88°22'12"E 1668.52 feet to the point of beginning.

Contains: 87.74 +/- acres

SURVEYOR'S SEAL



CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

ACCEPTANCE OF 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 FOR RESOLUTION HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-806 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 PART OF SAID CITY.

THIS _____ DAY OF _____, A.D. 20____,

RECORDER'S SEAL

BRIGHAM CITY MAYOR

ATTEST: _____
RECORDER

APPROVAL BY DEPUTY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-73-507 AMENDED.

SURVEYOR'S SEAL

DEPUTY COUNTY SURVEYOR

DATE

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)
ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME,
_____, WHO BEING BY ME DULY SWORN 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.

MY COMMISSION EXPIRES: _____
STATE OF UTAH NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

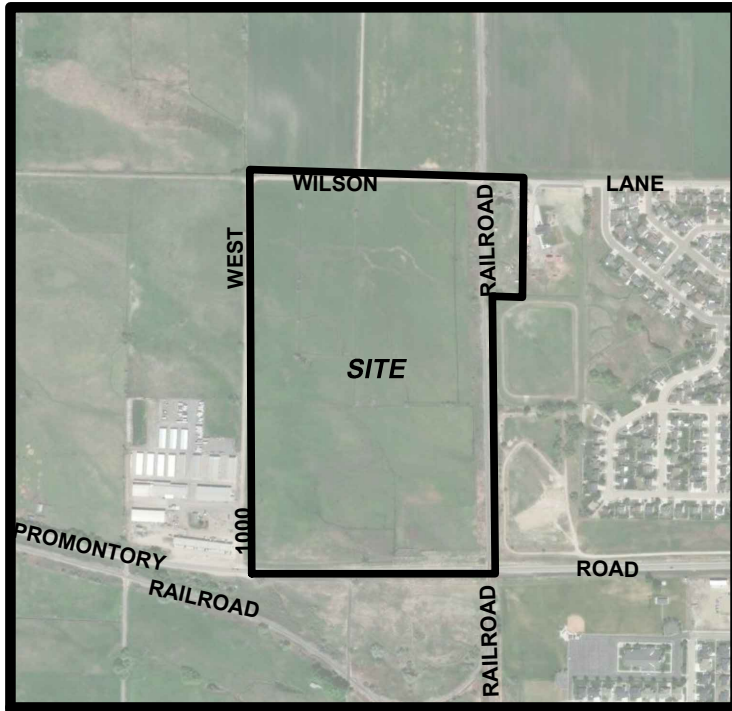
MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

ANNEXATION PLAT

STEWARD LAND COMPANY, LLC
ADDITION
TO
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____
BOX ELDER COUNTY RECORDER



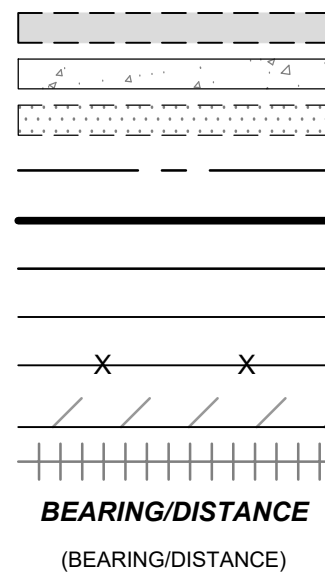
VICINITY MAP
NTS

Box Elder County Redlines

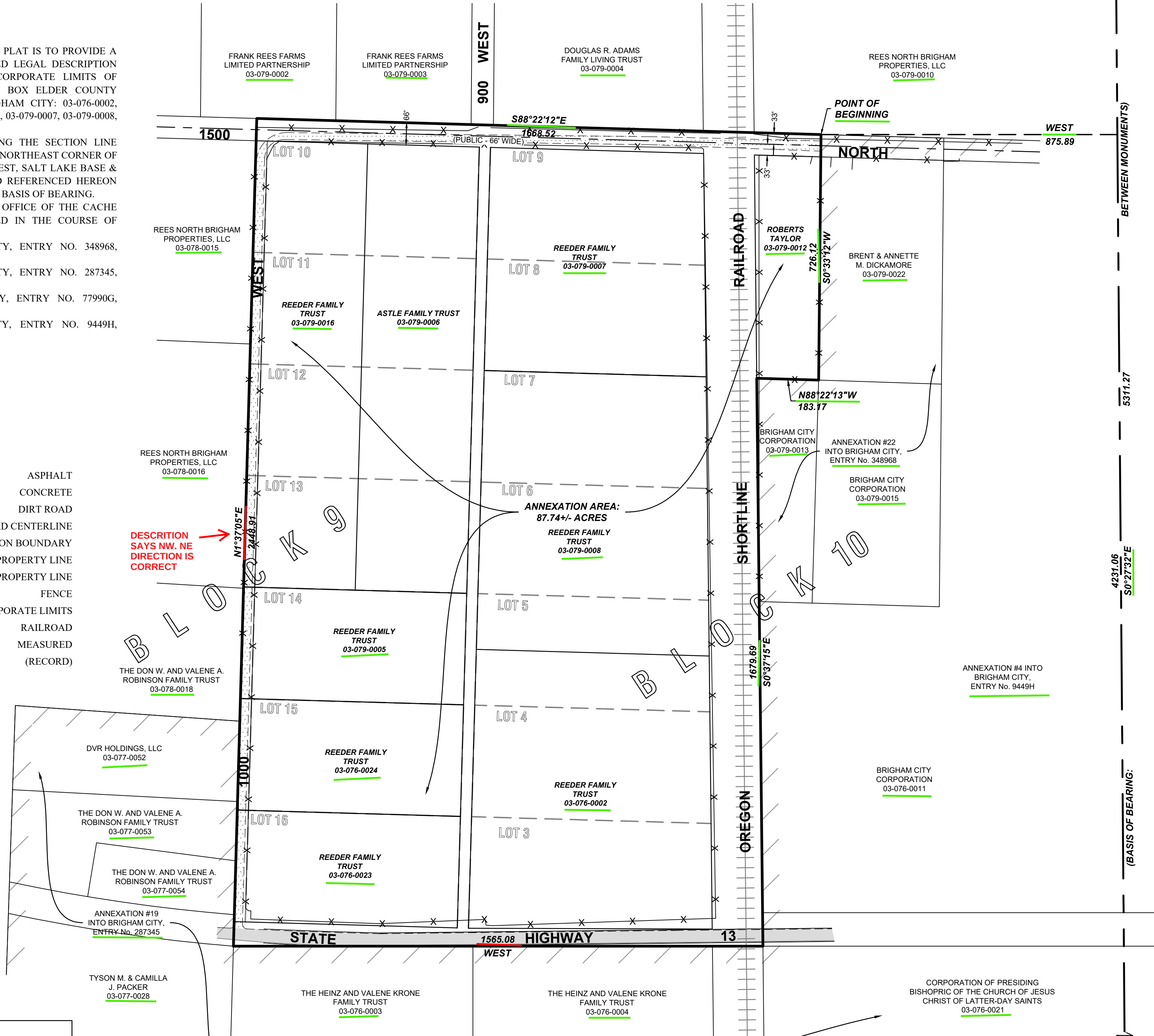
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LEGEND



ASPHALT
CONCRETE
DIRT ROAD
ROAD CENTERLINE
ANNEXATION BOUNDARY
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE
BRIGHAM CITY CORPORATE LIMITS
RAILROAD
MEASURED
(RECORD)



ANNEXATION PLAT

STEWARD LAND COMPANY, LLC ADDITION

TO
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

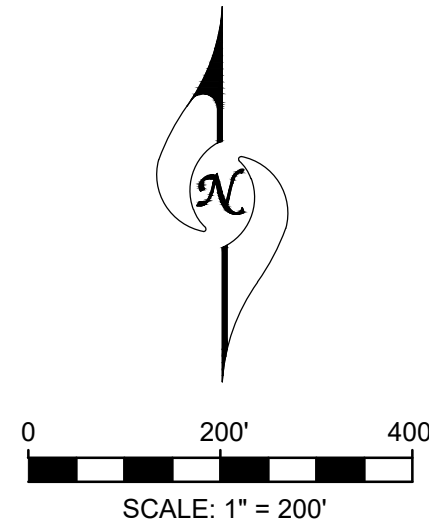
NORTH WITNESS
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NORTHEAST CORNER
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DOES NOT CLOSE BOUNDARY DESCRIPTION

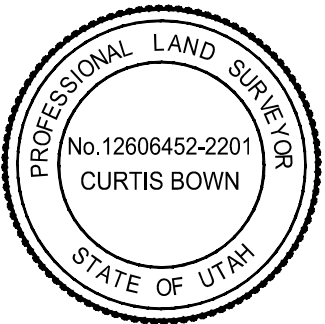
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Contains: 87.74 +/- acres

Contains: 87.74 +/- acres

SURVEYOR'S SEAL



CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

ACCEPTANCE OF 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 FOR RESOLUTION HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-806 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 PART OF SAID CITY.

THIS _____ DAY OF _____, A.D. 20____,

RECORDER'S SEAL

BRIGHAM CITY MAYOR

ATTEST: _____
RECORDER

APPROVAL BY DEPUTY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-73-507 AMENDED.

SURVEYOR'S SEAL

DEPUTY COUNTY SURVEYOR

DATE

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME,

_____, WHO BEING BY ME DULY SWORN 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.

MY COMMISSION EXPIRES: _____
STATE OF UTAH NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

ANNEXATION PLAT

STEWARD LAND COMPANY, LLC ADDITION

TO
BRIGHAM CITY, BOX ELDER COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE
BOX ELDER COUNTY RECORDER

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



ORDINANCE NO. 26-05

**AN ORDINANCE AMENDING THE
BRIGHAM CITY GENERAL PLAN FUTURE LAND USE MAP**

WHEREAS, Brigham City received an application from Clark Conway, Steward Land Pursuit, to amend the General Plan Future Land Use Map to change the land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential on approximately 74 acres of land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, as described and illustrated in Exhibit "A"; and

WHEREAS, the applicant proposes the amendment in preparation for filing an annexation petition desiring to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots; and

WHEREAS, the proposed amendment would expand the residential land use designation currently east of the railroad tracks to the west side of the railroad tracks to 1000 West Street; and

WHEREAS, following necessary public notice and public hearing, the Brigham City Planning Commission reviewed the application and recommended approval to the Brigham City Council with a 5-1 vote; and

WHEREAS, following necessary public notice and public meeting, the Brigham City Council finds the amendment is desirable to accommodate additional housing.

**NOW, THEREFORE BE IT AND IT IS HEREBY ORDAINED by the City Council of
Brigham City:**

Section 1.

The Brigham City General Plan Future Land Use Map is hereby amended, changing the land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential as identified and shown, attached hereto as Exhibit "A" for land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, which includes parcel

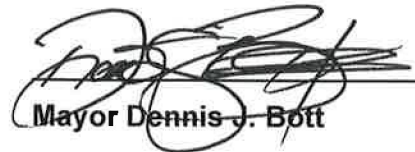
numbers 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, and 03-079-0016.

Section 2.

This ordinance shall take effect upon posting and publication in the manner as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BRIGHAM CITY, STATE OF UTAH, ON THIS 19 DAY OF March, 2026.

BRIGHAM CITY


Mayor Dennis J. Bott

ATTEST:


Kristina Rasmussen, City Recorder

CERTIFICATE OF PUBLISHING ORDINANCE

I, the duly appointed Recorder for Brigham City, hereby certify that a summary of Ordinance No. 26-05 was posted on the Public Notice Website on March 19, 2026.

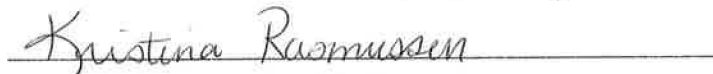

Kristina Rasmussen, City Recorder

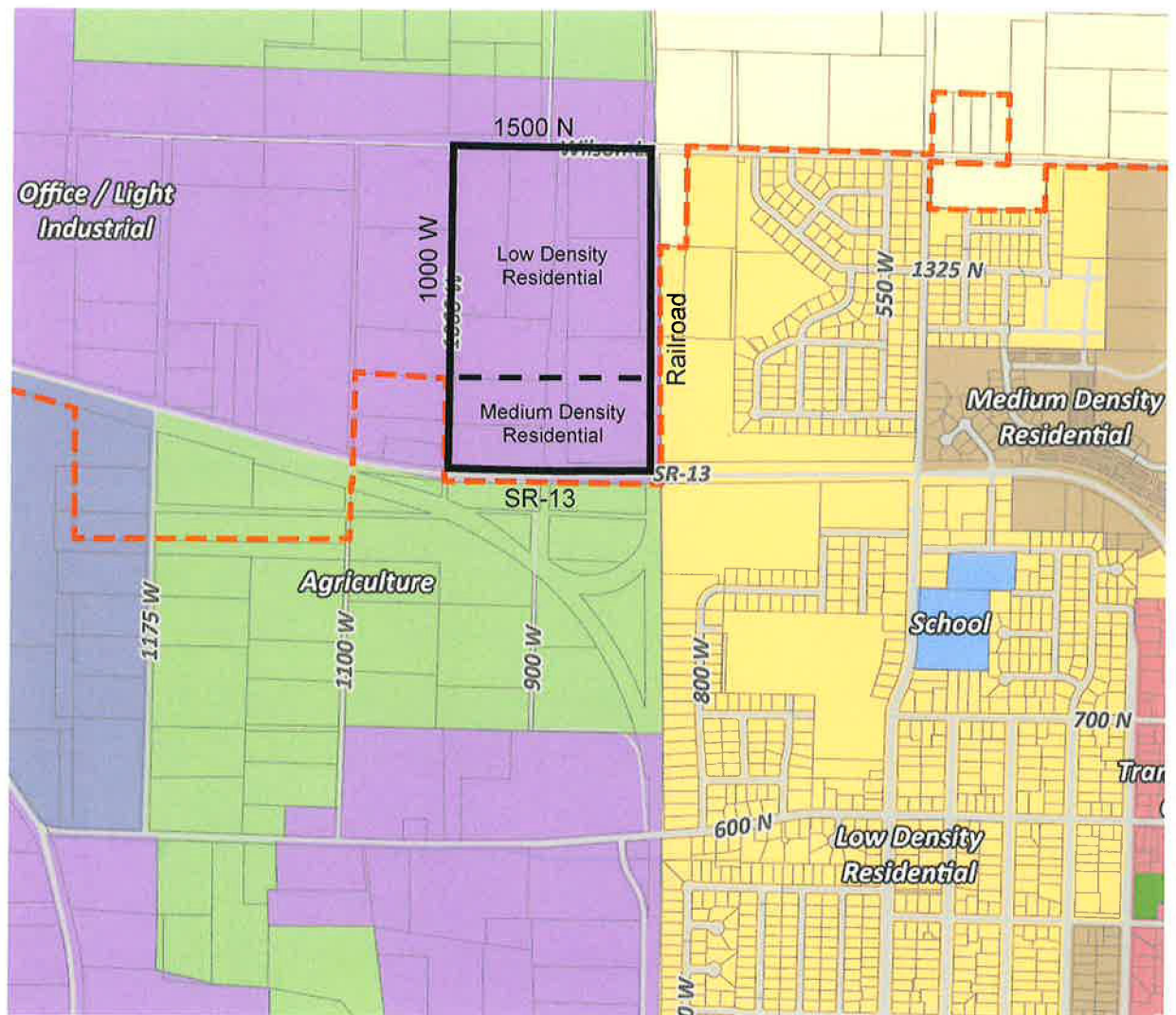


Exhibit "A"

General Plan Future Land Use Map Amendment

Description

All land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, which includes parcel numbers 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, and 03-079-0016.





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

APPLICANT: Brinton Neff
PROPERTY OWNER: Hot Iron Storage LLC
PROPERTY ADDRESS: 1177 W 100 S
PARCEL NO.: 03-118-0043

APPLICATION NO.: 26-048
PARCEL AREA: 5.75 acres
ZONING DISTRICT: M-D
DATE: July 16, 2026

PLANNING COMMISSION MEETING: July 21, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Conditional Use Permit – Self-Service Enclosed *and* Outside Storage Facility

OVERVIEW:

On June 2, 2026, the Planning Commission continued this application to allow the applicant time to address certain staff comments and redesign the site. Attached are the revised plans. Phase 2 and 3 will be the outside storage area until the units are built out (see Phase 1 Plan, Drawing No. 4 of 5). Please note, following the Staff DRT meeting and prior to the packets being delivered, the applicant received his feasibility study advising him to replace the large building #2 with two mini-storage unit buildings, which would be the same size as buildings #4 - 7. Nothing else on the site would change, the minimum aisle width between units and turning radius would be required.

The applicant would like to develop Lot 1 "R", KEB Subdivision No. 4 as a storage unit facility (Aspen Springs Storage) with a 20' x 20' office. There are proposed two access points from 100 South Street. The drivable surface is asphalt. Installation of the 10 foot wide historic orchard path along 1200 West Street will be completed with this project. There are certain city code standards and requirements for storage units as conditions of approval. A response by the applicant to each of the standards and requirements is attached for review with the plans. Civil site and utility plans, the landscape plan, elevations, renderings, unit height and dimensions, and pictures of an existing project with similar construction are provided with the submission. The Planning Commission is the Land Use Authority for this application.

STAFF COMMENTS:

Building Division:

1. No comments at this time. Will be more involved at the building permit stage.

Community & Economic Development Department:

1. Outdoor Lighting Plan. Provide an Outdoor Lighting Plan prepared and certified by a professional architect or professional engineer demonstrating compliance with Brigham City Code Section 156.361 Outdoor Lighting Standards. The plans are to be stamped and have some verbiage certifying they are in compliance with said City Code section.
2. Legend (Drawing No. 1 of 5). Existing Concrete not yet installed. Please update reference.

3. Fencing/Wall
 - A. The 6 ft masonry fence must be installed outside of the clear view area up to a point one foot behind sidewalk at 100 South Street. From that location, the iron fence can extend east along 100 South, at least one foot behind sidewalk.
 - B. Show and label the clear view area on the plans at the intersection of 1200 West and 100 South Streets. It's a
 - C. Add note for type of security fence along the east property line.
4. Support replacing building #2 with the mini-storage units (buildings #4-7).
 - A. Show change on updated plan set for final review.
 - B. Show aisle width between units and turning radius.

Engineering Department:

1. Per discussion with Brigham City Public Works, please loop the waterline within the development.
2. In Note 14, please specify that ownership of the private waterline will be delineated by the water valves.
3. Per discussion in Staff DRT Meeting, it may be advantageous to adjust the two southern most parking stalls to the west, creating a more optimal turning radius for trucks with trailers.
4. Please provide within the grading plan elevations of pipe flow lines, catch basin rims, and pipe slopes to allow for verification on functionality of the storm drain system.
5. Please provide a detail of the detention basin control structure.
6. Based on our calculations, the detention basin volume should be roughly 12,050 cubic feet. Please adjust your calculations for detention to include the 10-year storm event with an allowable discharge of 0.1 cfs/acre. We recommend the removal of the portion of the detention basin on the northern property edge.
7. Due to high ground water in the area, we will allow the 80th percentile storm retention requirement to be removed so that the basin will not remain with water constantly similar to other basins in the area.
8. The detention basin will be required to be landscaped in sod unless a variance is requested and approved by Brigham City Public Works. Please request that variance if you would like to landscape the basin in gravel.

Fire Department:

1. There will need to be a Knox switch installed on the electric gate and they have the option for a Knox padlock on the push gate.

Police Department:

1. No comments

Public Power Department:

1. Need CAD Drawings
2. Need load calculation sheet
<https://www.bcutah.gov/documents/departments/public-power/standards-guide-and-load-sheet/566377>

Public Works Department:

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

1. Include backflow preventor for landscape

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission is responsible for verifying the City standards and regulations are being addressed.
3. The Planning Commission should be specific in their motion.

STAFF RECOMMENDATIONS:

1. Support the application subject to addressing the staff review comments.

STIPULATIONS:

1. Address staff review comments and update the plan set for the next review.

FINDINGS OF FACT:

1. A self-service enclosed and outside storage facility is allowed in the industrial districts through a conditional use permit.
2. The subject property is zoned M-D (Manufacturing-Distribution District), which is one of the industrial districts.
3. The City Code has specific standards and regulations for self-service enclosed and outside storage facilities, identified in sections 156.605 to 156.610.
4. The application is also subject to established standards and regulations for the 1200 West Street corridor, Public Works Standards, and Industrial Districts.
5. On May 21, 2026, the City Council adopted an amendment to the City Code prohibiting self-service enclosed and self-service outside storage facilities west of 1200 West Street/Watery Lane and on properties abutting the east side of 1200 West Street/Watery Lane.
6. The subject property is located on the east side of 1200 West Street and abuts said street.
7. This application was submitted prior to the noted City Code amendment, which language “and on properties abutting the east side of 1200 West Street/Watery Lane” was added by the City Council that was not part of the initial draft or Planning Commission recommendation.
8. The City Council was informed of the application submission at its May 21, 2026 meeting and acknowledged the applicant’s right to continue processing the application despite the pending code amendment.
9. The Planning Commission is the Land Use Authority for this application.

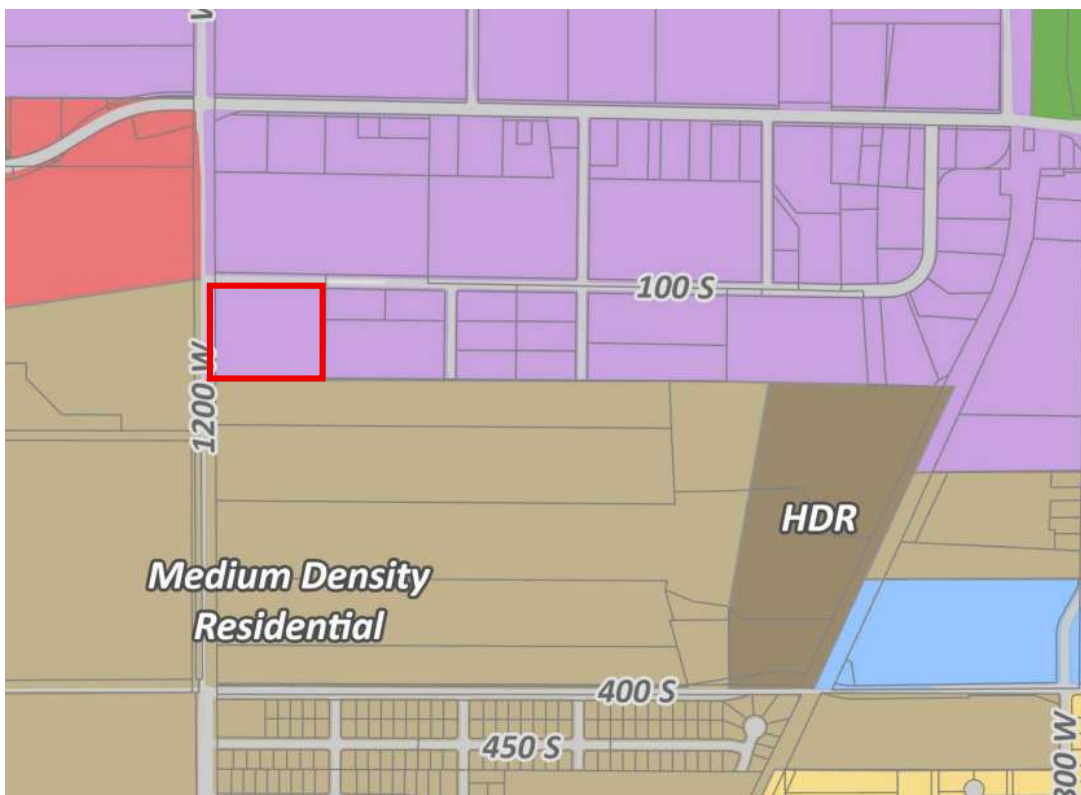
ATTACHMENTS:

1. Locator and Parcel Map
2. Response to City Code Standards and Regulations
3. Revised Plans

ZONING MAP



GENERAL PLAN FUTURE LAND USE MAP



APPLICANT RESPONSE SHEET

156.608 Standards and Regulations

(D) General Standards and Regulations [ES - Self-Service Enclosed Storage Facility]

Access Lanes, Internal. Interior access lanes shall be maintained and kept open and free from storage as required by the fire department to provide adequate access for fire protection. The width of the access lane(s) will be reviewed and approved based on adequate access and maneuvering within the storage area.

Referenced in note 7) on drawing no. 1, Also rental contract enforces this. Anything left out will be discarded

Building, Primary Office. When applicable and as determined by the use and conditional use permit, construct and maintain a permanent primary office building. The exterior building materials shall be approved by the Planning Commission. Typical improvements and utility connections are required.

Utilities available from when 100 South was constructed.

Buildings, Other. All buildings and structures will be reviewed as part of the conditional use permit application.

Landscaping. Setback areas (area between street and building and/or fencing) shall be landscaped. Provide a detailed landscape plan to be reviewed by the Planning Commission as part of the conditional use review. No vehicles shall be parked or displayed within the areas designated for landscaping.

Referenced in drawing no. 2.
Fences referenced in notes 8) and 9) on drawing no. 1.

Lighting. Site, security, and operational lighting shall be installed so that it does not create traffic hazards or impacts on adjacent land uses. A lighting plan shall be submitted and approved as part of the conditional use request. Lighting for parking shall comply with the Lighting standards as identified in §§ [156.445](#) through [156.465](#) of this chapter.

will comply with the new City adopted standards and will provide an Outdoor Lighting Plan per City Code 156.361 Outdoor Lighting Standards to be reviewed with the second review submission.

Loading or Unloading of Vehicles. Vehicle staging areas shall be provided outside of the public accessible areas where vehicles are loaded or unloaded. No loading or unloading or storage of any vehicles is permitted within the public right-of-way, the customer parking lot, or required setback area from the public right-of-way.

Referenced in note 7) on drawing no. 1

APPLICANT RESPONSE SHEET

Parking. When applicable and as determined by the use and conditional use permit, provide adequate off-street customer and employee parking that complies with the standards of §§ [156.445](#) through [156.465](#) of this chapter. Customer parking must be separate from the vehicle storage area and accessible from the public road without being restricted with fences or gates. Operable licensed vehicles being displayed for sale shall be located in a separate designated area and are not required to be screened with a visual barrier.

There are to be 4 parking stalls available. One of which will be a handicap parking stall. One stall for employee and two for customers.
Code 156.448 met.

Setback, Buildings. Setbacks for all buildings are subject to the standards in §§ [156.155](#) through [156.160](#) of this chapter.

No buildings built within 15' of public right of ways. Also building #8 is on property line, still in accordance with code 156.157 as the district to the south of the property is agriculture rather than residential.

Setback, Water Sources (stream, creek, river, irrigation ditch, etc.). Setbacks for all water sources will be reviewed based on the nature of the site, water source, water feature, flood elevation, vegetation, etc.

N/A

Signage. Identification and business signage shall comply with §§ [156.480](#) through [156.491](#) of this chapter. No signage shall be permitted on the screen fencing unless specifically authorized by the Planning Commission.

Referenced in note 3) on drawing no. 1

Site Maintenance. All grounds and buildings shall be maintained free of insect and rodent harborage and infestation. The site shall be maintained free of organic waste, or inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws.

Referenced in note 11) on drawing no. 1

Storm Drainage. Storm drainage is subject to compliance with the City Public Works Standards and review and approval by the City Engineer.

Referenced in drawing no. 2. Storm calculations provided.

Surface. The surface area between the drive approach and the storage facility or required parking area shall be paved with an asphalt or concrete surface. Required off-street parking shall comply with the Surfacing standards as identified in §§ [156.445](#) through [156.465](#) of this chapter and the city's *Public Works Standards*. The storage area shall be surfaced with an asphalt, concrete, gravel, or road base surface. The thickness of surfacing and material types shall be prescribed by a licensed geotechnical engineer based on the existing site soil conditions and proposed use in accordance with City Public Works Standards. A copy of the geotechnical report shall be provided to the City Engineer for review.

APPLICANT RESPONSE SHEET

Referenced in note 6) on drawing no. 1

(E) Special Regulations:

(2) Self-Service Enclosed Storage Facilities

- (a) Outside Storage. Outside storage is prohibited unless the facility is approved for both enclosed and outside storage.

Screening requirement referenced in notes 8) and 9) on drawing no. 1.

- (b) Prohibited Activities: See Section 156.606 of this chapter.

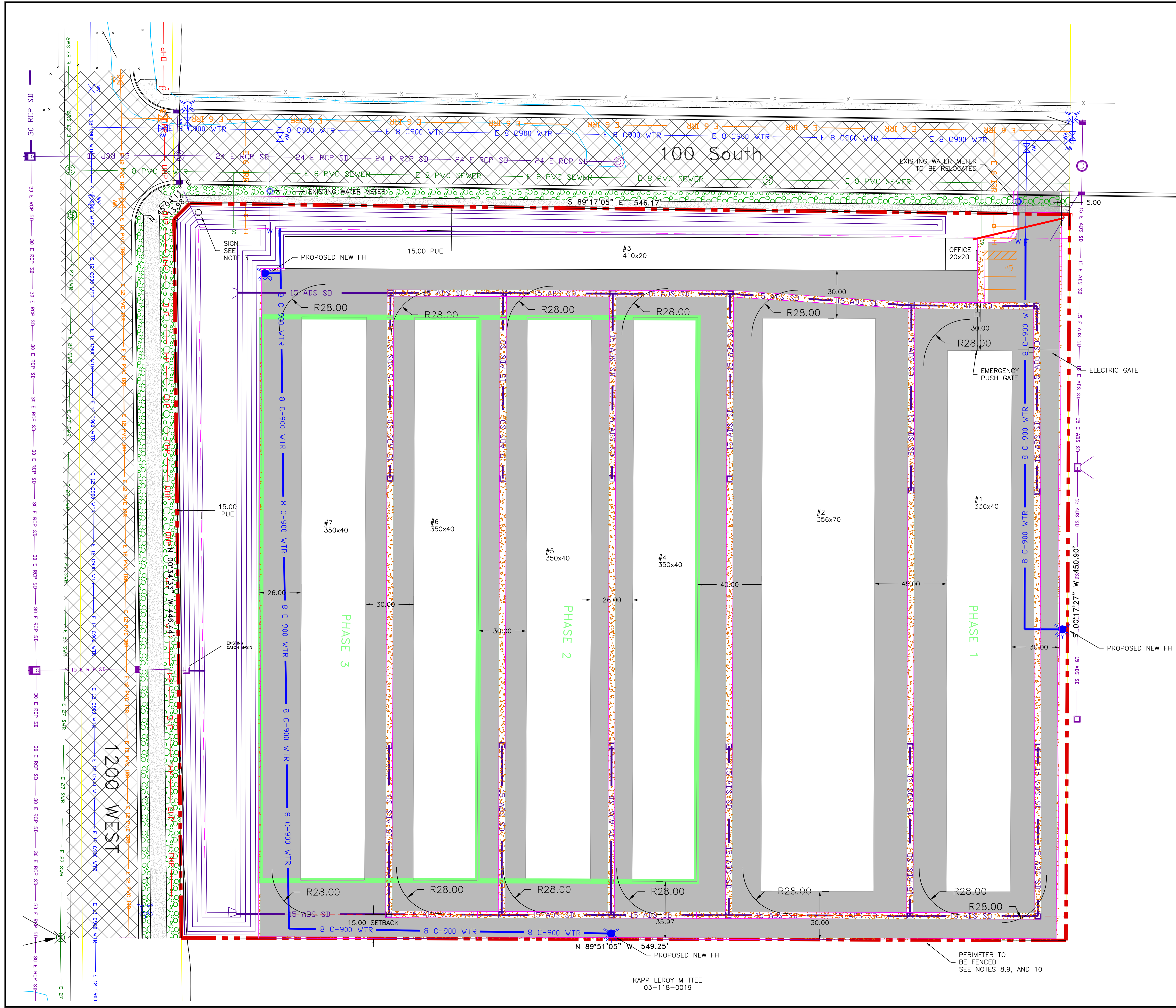
Will comply with this section.

Outside storage-

Fluid Containment. Provide a fluid drainage and disposal plan that complies with all federal, state and local standards. There will be a metal or plastic tub/pan on site for all fluids that are leaking from the vehicles. Those fluids will be disposed/recycled by Tri State Oil Reclaimers, Inc. Also, with being a storage wrecked or damaged vehicles are not allowed. Mainly items are trailers, motor homes etc.

Fluid Containment. Provide a fluid drainage and disposal plan that complies with all federal, state and local standards.

Response: We will ensure if there are any fluids draining from a vehicle we will have it drain into a property container for recycling. And any hazardous waste will be properly disposed of by recycling at a local location that will accept the fluid. As per our other yards, safety clean will come out and dispose of hazardous waste as needed. Spill kit will be located on site for any emergency clean ups.

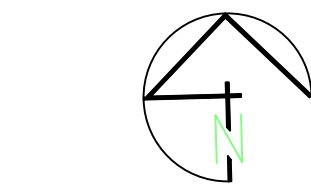


ASPEN SPRINGS STORAGE

LOT 1 OF THE K.U.B. SUBDIVISION NO. 4

PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

CONDITIONAL USE



0 15 30 60
SCALE: 1"= 30' (22x34 PLAN SET)

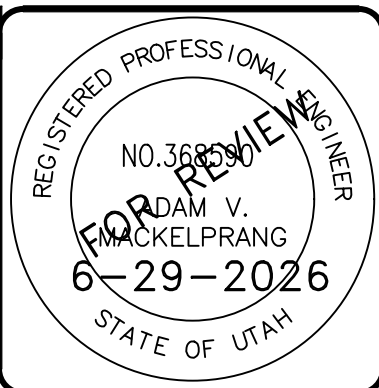
LEGEND

- LOT LINE
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING IRRIGATION AS NOTED
- EXISTING STORM AS NOTED
- OVERHEAD POWER LINE
- GATE
- PHASE LINE
- 15' PUBLIC UTILITY EASEMENT
- PROPOSED 15" ADS STORM PIPE
- PROPOSED CURB
- PROPOSED POWER
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING - SEE DETAIL

GENERAL NOTES

- TOTAL SIZE OF LOT: 250,674 S.F. 5.75 AC.
- CURRENT ZONE: M-D, MANUFACTURING - DISTRIBUTION DISTRICT
- SIGN TO BE A FREE-STANDING HIGH PROFILE SIGN TO BE SEEN OVER 6' MASONRY WALL. COLOR TO BE DETERMINED. BRIGHAM CITY SIGN PERMIT TO BE OBTAINED PRIOR TO INSTALLING ANY SIGNAGE.
- BUILDINGS #1-7 TO BE USED AS SELF-SERVICE ENCLOSED STORAGE.
- SIDEWALK ON SOUTH SIDE OF 100 SOUTH AND CONCRETE TRAIL ALONG 1200 WEST TO BE CONSTRUCTED BY DEVELOPER.
- FUTURE PHASES TO BE FILLED IN WITH GRAVEL AND USED AS OUTSIDE PARKING UNTIL BUILT. SEE PHASE 1 PLAN.
- NO LOADING, UNLOADING, AND STORAGE OF ANY VEHICLE IN PARKING LOT, IN PUBLIC RIGHT-OF-WAY, OR WITHIN 15' OF THE PUBLIC RIGHT-OF-WAY.
- 6' ROD IRON FENCE ALONG NORTH PROPERTY LINE.
- 6' CHAIN LINK FENCE WITH SLATS ALONG SOUTH PROPERTY LINE.
- 6' MASONRY FENCE ALONG WEST PROPERTY LINE ALONG 1200 WEST.
- OWNER TO MAINTAIN AND KEEP GROUNDS AND BUILDINGS INSECT AND RODENT FREE.
- MUST OBTAIN A BRIGHAM CITY SIGN PERMIT PRIOR TO INSTALLING ANY SIGNAGE ON PROPERTY OR BUILDINGS.
- IN COMPLIANCE WITH ALL CITY STANDARDS.
- ALL FIRE LINES AND FIRE HYDRANTS ARE TO BE PRIVATELY OWNED AND MAINTAINED. ALL FIRE LINES AND FIRE HYDRANTS ARE TO BE CONSTRUCTED WITH PHASE 1.
- ALL BUILDINGS ARE TO HAVE FIRE SEPARATION WALLS TO BRING THE INDIVIDUAL FIRE AREAS BELOW THE 10,000 SQUARE FOOT THRESHOLD.
- STORAGE UNITS ARE NOT TO BE USED AS A PLACE OF BUSINESS.
- 1200 WEST STREET CORRIDOR TO BE INSTALLED PER STANDARDS - SEE DETAIL SHEET FOR MASONRY WALL AND LANDSCAPING.
- BRIGHAM CITY TO MAINTAIN THE TRAIL AND LANDSCAPE BETWEEN CURB AND MASONRY WALL ALONG 1200 WEST AFTER CONSTRUCTION.
- ELECTRIC GATE TO HAVE KNOX SWITCH AND HAND EMERGENCY GATE TO HAVE KNOX PADLOCK FOR FIRE DEPARTMENT.
- TO COORDINATE WITH PUBLIC WORKS TO TERMINATE AND ABANDON ALL SERVICES EXCEPT FIRE LINE AT NORTHWEST CORNER.

PROJECT VICINITY MAP



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LEHI, UTAH 84021
(435) 755-5121
allianceengr@yahoo.com

ACF

OWNER:
HOT IRON STORAGE
C/O BRINTON NEFF
(801) 648-5640

No.	REVISIONS / SUBMISSIONS	DATE	DRAWN :	PROJECT NO. :

ASPEN SPRINGS STORAGE
LOT 1 OF K.U.B. SUBDIVISION NO. 4
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

CONDITIONAL USE

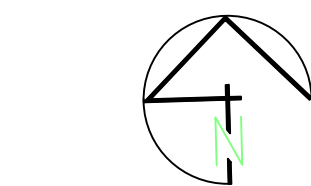


ASPEN SPRINGS STORAGE

LOT 1 OF THE K.U.B. SUBDIVISION NO. 4

PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

LANDSCAPING PLAN



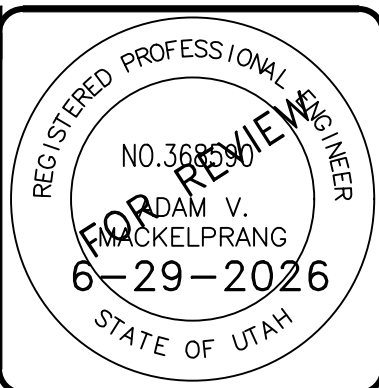
0 15 30 60
SCALE: 1"= 30' (22x34 PLAN SET)

LEGEND

- LOT LINE
- BIGTOOTH MAPLE (16)
(20' WIDE X 30' TALL)
- BLUE FESCUE (34)
- HOSTA, YELLOW VARIETY(35)
HARDY ZONE 3-9
- PROPOSED LANDSCAPING -
SEE DETAIL

GENERAL NOTES

- ALL BARE AREAS TO BE FILLED IN WITH DECORATIVE ROCK. GROUND COVER BETWEEN MASONRY WALL AND STORAGE UNITS TO BE GRAVEL WHERE NOT VISIBLE TO PUBLIC.
- AREA TO BE LANDSCAPED:
18,246.65 S.F.
7.3% OF TOTAL AREA



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alliancecgan@yahoo.com

ACF

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C/O BRINTON NEFF
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REVISIONS / SUBMISSIONS		DATE
No.		
REVIEWED :	DRAWN :	PROJECT NO. :
CAD FILE :		

PROJECT TITLE
ASPEN SPRINGS STORAGE
LOT 1 OF K.U.B. SUBDIVISION NO. 4
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

DRAWING TITLE
LANDSCAPING PLAN

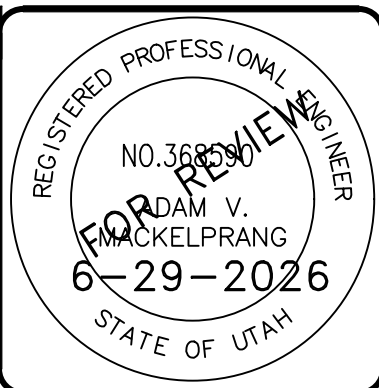
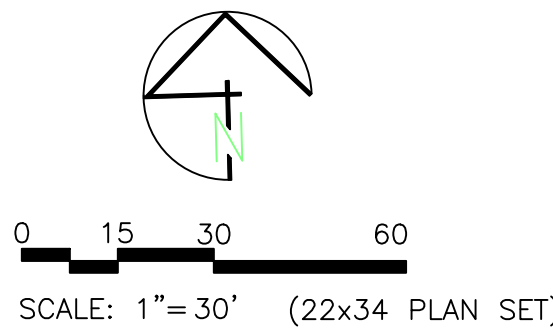


Curve Number Determination and Direct Runoff Calculations

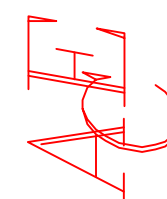
ASPEN SPRINGS STORAGE

LOT 7 OF THE K.U.B. SUBDIVISION NO. 4
PART OF THE NORTHWEST QUARTER OF SECTION 23,
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STORM CALCULATIONS



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OWNER:
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GENERAL NOTES

CALCULATED POST DEVELOPMENT AVERAGE CN: 96.4

REQUIRED STORAGE: 33,572 CF
AVAILABLE STORAGE: 40,194 CF

0.2 CFS PER ACRE:
5.75 x 0.2 = 1.15

[illegible]

PROJECT TITLE
ASPEN SPRINGS STORAGE
LOT 7 OF K.U.B. SUBDIVISION NO. 4
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9
NORTH, RANGE 2 WEST,
SALT LAKE BASINE AND MERIDIAN
BRIGHAM CITY, UTAH

DRAWING TITLE
STORM CALCULATIONS

DATE : JUNE, 2020

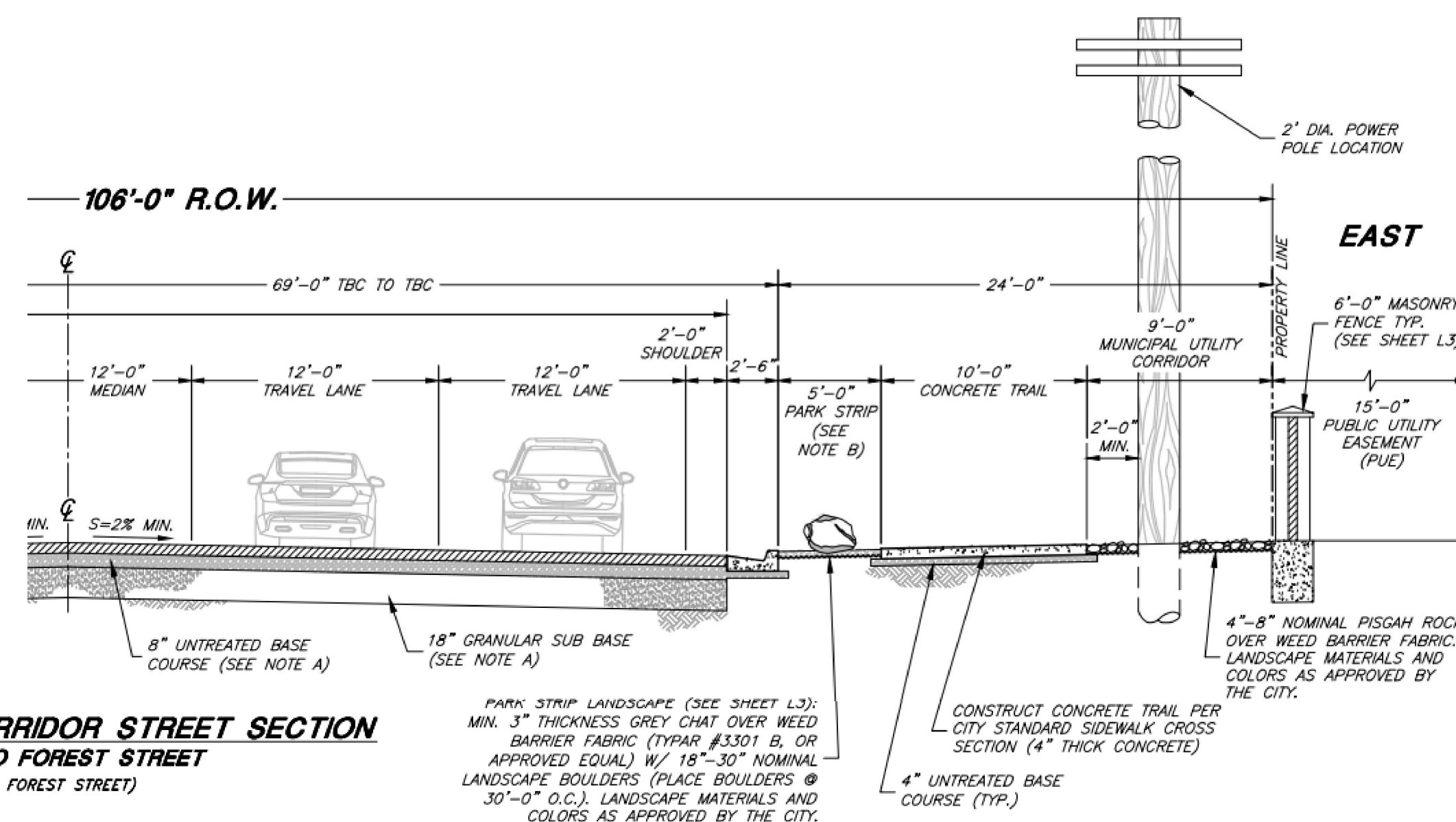
DRAWING No.

of 5



- FENCE NOTES:

1. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
2. POST AND PANEL CONCRETE TO BE 5,000 PSI.
3. FOOTING CONCRETE TO BE 3,000 PSI.
4. MIN. SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT OF DEPTH BELOW GRADE.
5. MIN. ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
6. DIMENSIONS MAY BE REDUCE TO FIT PROJECT REQUIREMENTS.
7. GROUT BETWEEN POST AND FOOTING TO BE 2,500 PSI.

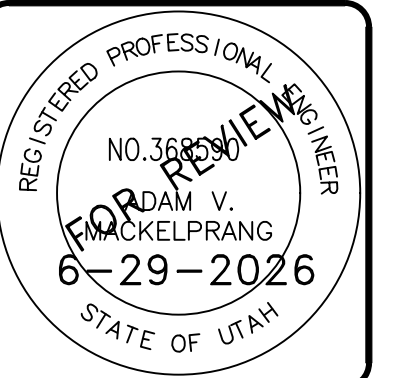


1100 & 1200 WEST CORRIDOR STREET SECTION
1100 SOUTH TO FOREST STREET
 (SOUTH OF FOREST STREET)

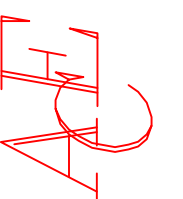
LOT 7 OF THE K.U.B. SUBDIVISION NO. 4

PART OF THE NORTHWEST QUARTER OF SECTION 23,
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0 15 30 60
SCALE: 1"=30' (22x34 PLAN SET)



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[illegible]

PROJECT TITLE
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LOT 7 OF K.U.B. SUBDIVISION NO. 4
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
BRIGHAM CITY, UTAH

DETAILS

DATE : JUNE 2026

DRAWING No.

of 5

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

APPLICANT: Brigham City Corporation

APPLICATION NO.: 26-065

OWNERS NAME: Brigham City Corporation, Spring Creek Subdivision LLC, Habitat for Humanity Northern Utah Inc., Cedar Ridge Homes Inc., Backcountry Homes LLC, Price Bowdrie JT

LOCATION: 500 South 1150 West & 1100 West

PARCEL AREA: 2.26 acres

PARCEL NO.: 03-265-0105 / 0106 / 0107 / 0108
0109 / 0116 / 0117 / 0118 / 0119

ZONING DISTRICT: R-1-6

DATE: July 16, 2026

PLANNING COMMISSION MEETING: July 21, 2026

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Subdivision Amendment – Spring Creek Subdivision First Amendment, Amending Lots 27-R, 28-R, 29-R, 30-R, 31-R, 38-R, 39-R, 40-R, 41-R and 42-R.

OVERVIEW:

Brigham City Corporation acquired Lots 29-R, 30-R, 39-R, and 40-R in the Spring Creek Subdivision to facilitate the extension of 1150 West and 1100 West Streets. As part of this project and in coordination with adjacent property owners, Lots 27-R, 28-R, 30-R, and 31-R will be reconfigured by rotating their orientation to maintain two residential lots on each side of the 1150 West Street extension. Amended lots are renumbered.

Excess property resulting from the 1100 West Street extension will be incorporated into Lots 38-R and 41-R. With the completion of the 1100 West Street extension, the temporary turnaround and the 15 ft PUE and Easement on Lot 42-R will no longer be necessary and will be removed. The intersection of 1100 West and 500 South will serve as the new turnaround, with appropriate signage installed to designate the temporary dead-end. The existing secondary and culinary waterlines located within the 15 ft PUE and Easement on Lot 42-R will be abandoned and rerouted through the 1100 West Street right-of-way.

STAFF COMMENTS:

Box Elder County Recorder's Office/GIS:

1. Add a County Recorder block to the second page as well
2. Addresses per Brigham City
3. Part of the affected area is in a wetland zone, this should be represented

Community & Economic Development Department:

1. In reference to Box Elder County Recorder's Office/GIS comment #3, wetland items were addressed with Army Corp permit by original developer. See Note 6 on the official plat of Spring Creek Subdivision.
2. Title. Remove "Preliminary" with final version.

3. Addresses. The following are the proposed address assignments. Let us know if any conflict or concerns.

Lot	Address
101-R	1157 W 500 S
	506 S 1150 W
102-R	514 S 1150 W
103-R	1141 W 500 S
	509 S 1150 W
104-R	517 S 1150 W
105-R	1105 W 500 S
	516 S 1100 W
106-R	1097 W 500 S
	513 S 1100 W
107-R	1089 W 500 S

4. Owner's Dedication. Remove Habitat for Humanity. Habitat is swapping properties with Spring Creek Subdivision LLC, original developer, who owns Lot 23 so they can get started with building.

Engineering Department:

1. Comments not provided where our office created the subdivision plat. However, an internal review will take place.
2. Once comments are received, we will address them and provide an updated plat with responses.

Fire Department:

1. No comments

GIS Department:

1. Review comments are forthcoming. Away from office attending training.

Police Department:

1. No comments

Public Power Department:

1. Working on power designs

Public Works Department:

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

1. No comments

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this land use application and will need to forward a recommendation to the City Council.
2. The Planning Commission may recommend approval as is, approval with stipulations, or request additional information in order to help make a recommendation.

STAFF RECOMMENDATIONS:

1. Staff supports the plat amendment.

STIPULATIONS:

1. Comply with Staff Evaluation and address the staff review comments.

FINDINGS OF FACT:

1. The application amendment is a petition by Brigham City Corporation who acquired the key lots to extend the streets.
 2. Previous administration had limited access to the Sports Complex.
 3. The amendment will provide access, connectivity, and circulation, and improve utility services.
 4. A public hearing is not required for this application.
 5. All owners of impacted property were notified of the proposed amendment, support the changes, and will sign the amended subdivision plat (see Sheet 2).
 6. An ordinance is adopted by City Council amending the subdivision plat.
 7. The said ordinance is recorded with the amended subdivision plat.
-

ATTACHMENTS:

1. Locator and Parcel Ownership Maps
2. Spring Creek Subdivision (existing recorded plat)
3. Submitted Spring Creek Subdivision First Amendment

LOCATOR MAP



PARCEL OWNERSHIP MAP



AMENDING LOTS 27-R, 28-R, 29-R, 30-R, 31-R, 38-R, 39-R, 40-R, 41-R & 42-R, SPRING CREEK SUBDIVISION

NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 15 FEET WIDE UNLESS OTHERWISE NOTED.
- LOT CORNERS ARE MARKED AS SHOWN HEREON.
- THE TEMPORARY TURNAROUND AND 15' PUE ALONG THE EAST LINE OF LOT 42-R, AS SHOWN ON THE OFFICIAL PLAT OF SPRING CREEK SUBDIVISION, RECORDED AS ENTRY NO. 488067 ARE TO BE VACATED WITH THE RECORDING OF THIS PLAT. THIS VACATION WILL MAKE LOT 107-R, AS SHOWN HEREON, A BUILDABLE LOT.

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- PREVIOUS LOT LINE
- CENTERLINE
- 15' PUE CURB/PIN
- FOUND SURVEY MARKER
- SET REBAR & CAP
- STREET MONUMENT

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	30.47'	170.00'	10°16'14"	30.43'	S 84°39'29" E
C2	23.56'	15.00'	90°00'00"	21.21'	N 44°47'36" W
C3	23.56'	15.00'	90°00'00"	21.21'	S 45°12'24" W
C4	20.87'	15.00'	79°43'46"	19.23'	N 39°39'29" W
C5	23.56'	15.00'	90°00'00"	21.21'	S 45°12'24" W

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 27-R, 28-R, 29-R, 30-R, 31-R, 38-R, 39-R, 40-R, 41-R & 42-R, SPRING CREEK SUBDIVISION, RECORDED AS ENTRY NO. 488067 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	30.47'	170.00'	10°16'14"	30.43'	S 84°39'29" E
C2	23.56'	15.00'	90°00'00"	21.21'	N 44°47'36" W
C3	23.56'	15.00'	90°00'00"	21.21'	N 45°12'24" W
C4	20.87'	15.00'	79°43'46"	19.23'	N 39°39'29" W
C5	23.56'	15.00'	90°00'00"	21.21'	S 45°12'24" W

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 27-R, 28-R, 29-R, 30-R, 31-R, 38-R, 39-R, 40-R, 41-R & 42-R, SPRING CREEK SUBDIVISION, RECORDED AS ENTRY NO. 488067 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27-R BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET LOCATED 151.92 FEET NORTH 89°47'36" WEST ALONG THE CENTERLINE OF SAID 500 SOUTH STREET AND 30.00 FEET SOUTH 00°12'24" WEST FROM THE STREET MONUMENT AT THE INTERSECTION OF 500 SOUTH STREET AND 1150 WEST STREET;

RUNNING THENCE SOUTH 89°47'36" EAST 300 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 31-R; THENCE SOUTH 00°12'24" EAST 185.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31-R, BEING A POINT ON THE SOUTH LINE OF SAID SPRING CREEK SUBDIVISION; THENCE SOUTH 89°37'01" EAST 16.55 FEET ALONG SAID SOUTH LINE TO AN ANGLE POINT IN THE BOUNDARY OF SAID SPRING CREEK SUBDIVISION; THENCE SOUTH 89°53'45" EAST 357.34 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 38-R; THENCE NORTH 00°12'24" EAST 151.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 38-R, BEING A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 79°31'22" EAST 119.83 FEET; (2) EASTERLY TO THE LEFT ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE, A DISTANCE OF 30.47 FEET, CHORD BEARS SOUTH 84°39'29" EAST 30.43 FEET, HAVING A CENTRAL ANGLE OF 10°16'14"; AND (3) SOUTH 89°47'36" EAST 179.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 42-R; THENCE SOUTH 00°27'17" WEST 126.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42-R, BEING A POINT ON THE SOUTH LINE OF SAID SPRING CREEK SUBDIVISION; THENCE NORTH 89°53'45" WEST 326.88 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 38-R; THENCE NORTH 89°53'45" WEST 357.34 FEET ALONG SAID SOUTH LINE TO AN ANGLE POINT IN THE BOUNDARY OF SAID SPRING CREEK SUBDIVISION; THENCE NORTH 89°37'01" WEST 16.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31-R; THENCE NORTH 89°37'01" WEST 300 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27-R; THENCE NORTH 00°12'24" EAST 184.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 27-R AND THE POINT OF BEGINNING.

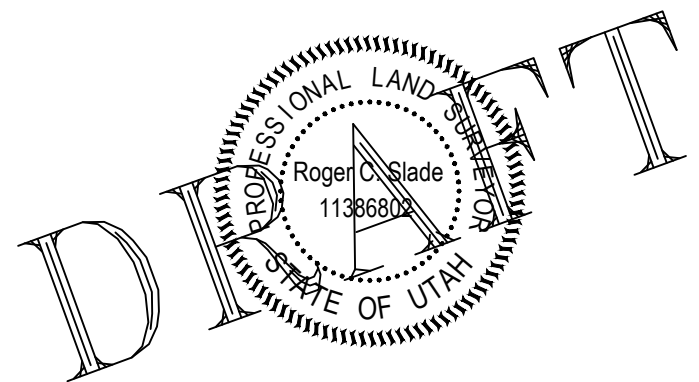
CONTAINING 2.26 ACRES.

SURVEYOR' CERTIFICATE

I, ROGER C. SLADE, 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 I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO SEVEN (7) LOTS, KNOWN HEREAFTER AS SPRING CREEK SUBDIVISION FIRST AMENDMENT IN BRIGHAM CITY, BOX ELDER COUNTY, UTAH, AND HAS BEEN CORRECTED TO REFLECT THE CORRECTED AND AMENDED SURVEY AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED AND INCLUDED SAID SUBDIVISION, BASED UPON DATA OBTAINED FROM RECORDS IN THE BOX ELDER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF BRIGHAM CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS DAY OF , 2026.

ROGER C. SLADE, P.L.S.
UTAH LICENSE NO. 11386802



COUNTY RECORDER

ENTRY NO: _____ FEE PAID _____
 _____ FILED FOR RECORD AND RECORDED
 _____, AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____

COUNTY RECORDER

BY: _____ DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND
FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE
INFORMATION FILE IN THE BRIGHAM CITY OFFICE.

SIGNED THIS _____ DAY OF _____, 20____

CITY ENGINEER

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BRIGHAM CITY COUNCIL
THIS _____ DAY OF _____, 20_____.
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____ MAYOR

ATTEST: _____
CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE BRIGHAM CITY PLANNING COMMISSION.

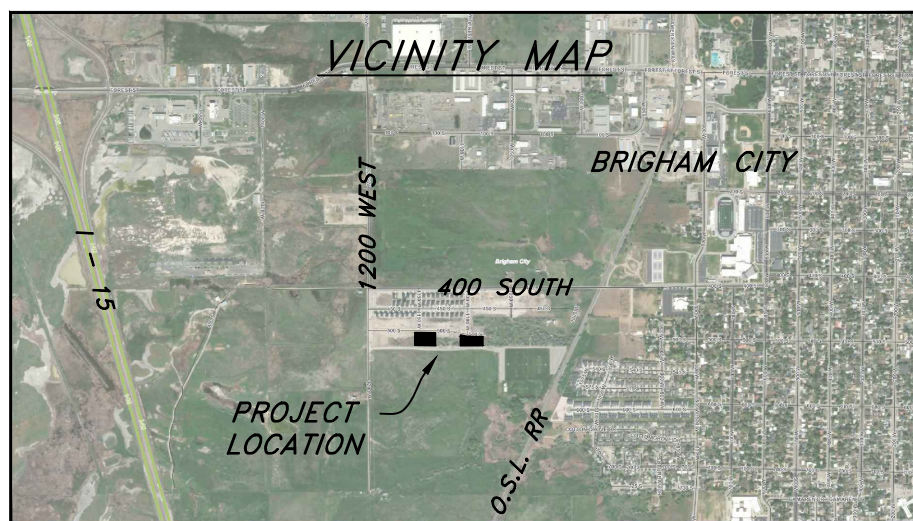
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM

THIS _____ DAY OF _____, 20_____

CITY ATTORNEY



DEVELOPER:

BRIGHAM CITY
20 NORTH MAIN STREET
BRIGHAM CITY, UTAH 84302
435-734-6600



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

SPRING CREEK SUBDIVISION FIRST AMENDMENT
AMENDING LOTS 27-R, 28-R, 29-R, 30-R, 31-R, 38-R, 39-R, 40-R, 41-R & 42-R, SPRING CREEK SUBDIVISION

BRIGHAM CITY, BOX ELDER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JULY 2026

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF BOX ELDER)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,
_____, WHO BEING BY ME DULY SWORN DID SAY AND

ACKNOWLEDGE THAT HE/SHE IS THE _____ FOR 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 _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED

BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE/SHE IS MANAGER/MEMBER OF SPRING CREEK SUBDIVISION, LLC, A UTAH LIMITED LIABILITY CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED

BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE/SHE IS PRESIDENT/OWNER OF HABITAT FOR HUMANITY/NORTHERN UTAH, INC, A UTAH CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED

BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE/SHE IS PRESIDENT/OWNER OF CEDAR RIDGE HOMES, INC, A UTAH CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED

BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE/SHE IS MANAGER/MEMBER OF BACKCOUNTRY HOMES, LLC, A UTAH LIMITED LIABILITY CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BOWDRIE PRICE AND ASHLEY PRICE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF UTAH NOTARY PUBLIC _____ COMMISSION NUMBER _____
NOTARY PRINTED NAME _____ MY COMMISSION EXPIRES _____

