

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
NOVEMBER 6, 2025
6:00 p.m.**

PRESENT:	DJ Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Mark Bradley	City Planner
	Tom Cooper	Power Director
	Nicole Cottle	City Attorney
	Tom Kotter	Finance Director
	Paul Larsen	Community and Economic Development Director
	Derek Oyler	City Administrator
	Jeremy Poppleton	Assistant Fire Chief
	Tyler Pugsley	Assistant City Administrator
	Kristina Rasmussen	City Recorder
	Chief Reyes	Police Chief
Brandon Thueson	Fire Chief	

Due to technical difficulties, Mayor Bott called the meeting to order at 6:15 p.m. The invocation was offered by Associate Pastor Aaron Fonseca – Victory Church. The Pledge of Allegiance followed.

CONSENT AGENDA

Mayor Bott introduced one consent item:

1. Approval of the October 16, 2025, City Council Meeting Minutes.

Councilmember Smith made a motion to approve the consent item as presented. Councilmember Jensen seconded the motion. The vote was unanimous in favor.

EMPLOYEE RECOGNITION

Mayor Bott recognized new hires Emily Smoot as the Human Resource Generalist, Benji Frye as Parks Supervisor and Chris Horsley as the Recreation Director.

SCHEDULED DELEGATION

Lisa Wyatt with the Fine Arts Center presented the annual report of the number of people they serve each year and the programs offered to the community. She also presented their progress and plans for new outdoor space in the adjoining lot.

PUBLIC COMMENT

Daniel Kennedy – Thanked Brigham City leadership and co-op in working together to partner with the businesses on Main Street to restore and repair the alleyway behind all of the businesses.

COUNCILMEMBER COMMENTS

Councilmember Smith - attended a recent Box Elder Economic Development meeting and noted that attendance was light. Planning efforts have begun for the upcoming March Business Summit hosted by the Chamber. He also expressed sincere appreciation to the Mayor and City Council for their support and condolences following the passing of their mother, sharing that the family was especially touched by councilmembers who attended the services.

Councilmember Troxell - reported having no recent meetings to share. She reflected on the Fine Arts Center report, stating that it reinforces her belief that the community's strongest leadership comes from local organizations, volunteers, and those who serve through business and civic involvement. She acknowledged individuals who support community efforts—such as partnering with local businesses, organizing community programs, and volunteering their time—and expressed appreciation for the many dedicated leaders who strengthen Brigham City.

Mayor Bott - expressed appreciation to Mr. Kennedy for leading recent efforts to improve and beautify the rear of the downtown buildings, noting that the work has improved safety and resolved long-standing issues such as potholes.

The Mayor also thanked the City Council for their years of service alongside one another, reflecting on the sense of unity and trust that comes from community leadership. He acknowledged Councilmember Smith's earlier comments as reflective of the supportive environment shared among the Council.

ACTION ITEMS

Consideration of Approval of the North Point Subdivision Phase 4 Final Plat Located at 1100 North Main

Mark Bradley presented the item, noting that the request was a final procedural step for approval of the North Point Subdivision Phase 4 plat. He summarized that:

- The layout remains consistent with the original approved design.
- A minor revision replaced two single-family lots with four attached townhome units.
- A new street extension will connect northward into the future Cardamine Village development.
- All construction drawing revisions were completed, reviewed, and approved by staff.
- The item was brought forward for final acceptance so the developer may proceed to record the plat.

Motion:

Councilmember Troxell moved to approve the North Point Subdivision Phase 4 Final Plat Located at 1100 North Main as presented. Seconded by Councilmember Hipp.

Councilmember Troxell – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye;
Councilmember Jeffries – Aye; Councilmember Smith – Nay

Consideration of Ordinance Amending Brigham City General Plan Land Use Map to Change the Land Use Designation of Greenspace to Office/Light Industrial on 0.78 Acres Located at Approximately 705 W. Forest

Consideration of Ordinance Amending Brigham City Zoning Map by Changing the Zoning District From R-1-8 (Residential District) to M-D (Manufacturing-Distribution) On 0.78 Acres Located at Approximately 705 W Forest

Mark Bradley presented Action Items #2 and 3 above together for context, noting that the applications run concurrently and should be considered sequentially.

He explained the 0.78-acre parcel was acquired by Big J Milling during the US-89 overpass project and that both applications are intended to correct inconsistencies between the General Plan and Zoning Map to align with existing industrial use.

He noted:

- The General Plan currently designates the parcel as greenspace while the surrounding Big J property is designated Office/Light Industrial.
- The request would expand the Office/Light Industrial designation to include this parcel for consistency.
- The Zoning Map currently lists the parcel as R-1-8 Residential and the requested change is to M-D (Manufacturing Distribution) to match current and future use.
- The rezone is dependent upon approval of the General Plan amendment.
- Both items have been reviewed by staff and are presented for final Council consideration.

Motion:

Councilmember Hipp moved to approve the Ordinance Amending Brigham City General Plan Use Map to Change the Land Use Designation of Greenspace to Office/Light Industrial on 0.78 Acres Located at Approximately 705 W. Forest as presented. Seconded by Councilmember Jensen.

Councilmember Troxell – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye;
Councilmember Jeffries – Aye; Councilmember Smith – Aye

Motion:

Councilmember Smith moved to approve the Ordinance Amending Brigham City Zoning Map by Changing the Zoning District From R-1-8 (Residential District) to M-D (Manufacturing-Distribution) on 0.78 Acres Located at approximately 705 W Forest as presented. Seconded by Councilmember Hipp.

Councilmember Troxell – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye;
Councilmember Jeffries – Aye; Councilmember Smith – Aye

Consideration of Ordinance Amending Brigham City Zoning Map From A-5 (Agricultural) and M-D (Manufacturing Distribution) to P-R-M-7 (Planned Multiple Residential) On Approximately 260 Acres Located In the General Area of 400 South and 1200 West

Consideration of Ordinance Amending Brigham City Code, Chapter 156 Zoning / Establish A New Planned District / Avian Shores Planned District / 400 South and 1200 West / Heritage Land Development

Mark Bradley introduced Action Items #4 and 5 above together and explained staff would present both together for context, with separate motions taken for each.

Mr. Bradley (summary): The proposal covers approximately 260 acres in the general area of 400 South and 1200 West. The request is to rezone properties currently zoned A-5 (Agricultural) and M-D (Manufacturing-Distribution) to P-R-M-7 (Planned Multiple Residential) (Action Item #4), and to establish a new Planned District (Avian Shores Planned District) in the City Code with P-R-M-7 as the underlying zoning (Action Item #5). The yellow outline on the map identified the 260-acre area; three parcels within that area are city-owned. Some parcels are already owned by the applicant or under contract. The Planning Commission held public hearings (kept the hearing open for two meetings) and ultimately recommended approval (6–0).

Mr. Bradley:

- Reviewed maps: General Plan, zoning, and a proposed master plan (black outline = project area).
- Explained why a planned district is requested instead of a straight R-M-7 rezoning: a planned district allows a coordinated master plan with design flexibility (varied housing types, roadway/trail connectivity, open space, and a cap on average density), rather than a “cookie-cutter” outcome or requiring multiple individual PUDs.
- Confirmed the planned district would include standards, conditional/permitted uses, and a future neighborhood commercial node subject to later standards and Council approval.

Developer – Garth Day (Heritage / Land Heritage):

- Described Avian Shores as a mixed-use, primarily residential master plan with housing types ranging from condominiums and townhomes to villas, cottages, and larger estate lots on the west edge.
- Noted emphasis on trails, connectivity to the Bird Refuge, and neighborhood-scaled commercial intended to serve residents (not compete with downtown or freeway commercial).
- Stated preliminary buildout: ~1,200 housing units (maximum theoretical ~1,344 if 7 units/acre applied uniformly), but actual density expected to be slightly lower (~5.5–6 units/acre in many areas).
- Estimated long buildout horizon (12–20 years; ~15 years typical) and emphasized that commercial components will likely come late in the buildout and should remain flexible.

Council Discussion

- Planned district vs. straight rezoning: Mr. Bradley and staff explained a planned district preserves Council oversight and produces a master plan that allows mixed housing types, design controls, and coordinated infrastructure/phasing. The district is specific to properties included in the plan and can be amended or expanded by petition as additional owners join.
- Commercial node & timing: Staff and the developer agreed neighborhood commercial is planned at the 400 South / 1200 West neighborhood, but the specifics will be deferred until market conditions support it; Council will review standards when the commercial proposal returns.
- Infrastructure & utilities: Staff acknowledged major infrastructure needs (1,200 West corridor improvements, regional lift station for sewer, ~5.5 miles of trails) and indicated detailed utility/road/storm/sewer designs and phasing will be brought to the Council in follow-up meetings; sewer and utility comments are expected at the plat/phase level rather than at this high-level zone/code stage. Class B & C road funds and increased tax base/utilities revenue will help fund maintenance and staffing as development proceeds.

Motion:

Councilmember Smith moved to approve the Ordinance Amending Brigham City Zoning Map from A-5 (Agricultural) and M-D (Manufacturing Distribution) to P-R-M-7 (Planned Multiple Residential) on approximately 260 Acres located in the general area of 400 South and 1200 West as presented. Seconded by Councilmember Jeffries.

Councilmember Troxell – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye;
Councilmember Jeffries – Aye; Councilmember Smith – Aye

Motion:

Councilmember Troxell moved to approve the Ordinance Amending Brigham City Code, Chapter 156 Zoning / Establish a new planned district / Avian Shores Planned District / 400 South and 1200 West / Heritage Land Development as presented. Seconded by Councilmember Hipp.

Councilmember Troxell – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye;
Councilmember Jeffries – Aye; Councilmember Smith – Aye

At 7:28 PM Councilmember Jeffries made a motion to adjourn into closed session to discuss Sale or purchase of real property. The motion was seconded by Councilmember Smith and carried out unanimously.

Councilmember Troxell – Aye; Councilmember Jeffries – Aye; Councilmember Jensen – Aye;
Councilmember Hipp – Aye; Councilmember Smith – Aye

At 10:09 PM the meeting returned to open session. Councilmember Smith made a motion to adjourn. The motion was seconded by Councilmember Jensen and carried out unanimously.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the November 6, 2025 City Council Meeting.

Dated this 24th of November, 2025.

Kristina Rasmussen

Kristina Rasmussen, City Recorder

** These meeting minutes were generated with the assistance of artificial intelligence and have been reviewed, edited and approved by Brigham City Staff.