

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 1/20/2026 6:00 p.m.**

PRESENT:	Roger Manning Cindy McConkie Jason Coppieters Carl Waldron Donny Constantineau Isaac Herbert Vince Crane	Commissioner- Chair Commissioner- Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner
ALSO PRESENT:	Mark Bradley Zane Billings Destry Larsen	City Planner Assistant Planner Administrative Assistant

AGENDA

Pledge of Allegiance

Election of Chairperson for the 2026 Calendar Year

Approval of Minutes

Public Hearing ¹ / Application #25-105 / Amend General Plan Map / Change land use map designation from Agriculture to Office/Light Industrial on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome

Public Hearing ¹ / Application #25-106 / Amend Brigham City Zoning Map / Rezone property from A-5 (Agricultural) to M-D (Manufacturing-Distribution) on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome

REGULAR MEETING

Regular session opened at 6:00 p.m. by Chairman Manning and the Pledge of Allegiance was recited.

ELECTION OF CHAIRPERSON FOR 2026

Chairman Manning opened the nominations.

Commissioner Coppieters nominated to elect Commissioner Manning as Chairman for 2026. Commissioner Crane seconded the nomination, and it passed unanimously.

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes with corrections as noted for December 16, 2025, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Public Hearing ¹ / Application #25-105 / Amend General Plan Map / Change land use map designation from Agriculture to Office/Light Industrial on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome

Public Hearing ¹ / Application #25-106 / Amend Brigham City Zoning Map / Rezone property from A-5 (Agricultural) to M-D (Manufacturing-Distribution) on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome

Assistant City Planner Zane Billings explained that the request before the Planning Commission included a General Plan amendment and rezone for four parcels located south of SR-13 along the 900 West corridor. He stated that the General Plan designation would change from Agriculture to Office/Light Industrial noting that this was consistent with the Office/Light Industrial designation located above the subject properties. He further explained that the zoning would be amended from A-5 (Agricultural District - 5 Acres) to M-D (Manufacturing – Distribution District) in preparation for a proposed roof truss manufacturing facility. Mr. Billings also noted that the Transportation Master Plan identifies improvements to the 900 West corridor to improve alignment with 1000 West and enhance truck access and traffic safety.

Chairman Manning invited the applicant to address the Planning Commission. Applicant Shane Barthlome asked whether the Planning Commission had questions or whether he should explain his intentions. Chairman Manning asked whether Mr. Barthlome was the owner of the property. Mr. Barthlome stated that the property is currently under contract and that the request is preliminary in nature to determine whether the property is suitable for the proposed use.

Commissioner Constantineau asked about site access, anticipated traffic volumes, and whether the existing road connecting to SR-13 would be widened. Mr. Barthlome explained that initial discussions had identified the existing road as a narrow and potentially unsafe intersection and stated that road improvements would need to be evaluated. Mr. Barthlome stated that the project would not generate through traffic and that the proposed operation would employ approximately 40 employees at full capacity, with an estimated four to five trucks entering and exiting the site per day.

Chairman Manning asked Mr. Barthlome to describe the location of the proposed business in relation to the railroad tracks and roadway. Mr. Barthlome stated that the proposed building would be located toward the northwest portion of the three eastern parcels, with rear areas designated for product and inventory storage, and that the front of the building would be designed to be visually appealing from the street. Chairman Manning asked how truck access would be configured. Mr. Barthlome stated that truck access would depend on future road design and direction from the road department, noting that the current alignment could allow direct access without turning. Assistant City Planner Zane Billings stated that access, circulation, and site layout would be addressed during the site plan review process if the application were approved.

Chairman Manning asked whether the proposed operation would utilize the railroad. Mr. Barthlome stated that the business would not be dependent on rail service but that a future rail spur could be advantageous.

Commissioner Coppieters asked whether there were potential wetland concerns on the property. Mr. Barthlome stated that a wetland evaluation had not yet been completed and would be reviewed by the project engineer, noting that the property appeared elevated above the highway. Commissioner Coppieters asked about infrastructure considerations, including

electricity and sewer service. Mr. Barthlome stated that he understood additional infrastructure improvements may be required.

Commissioner Crane asked which parcels would be actively used for the proposed operation. Mr. Barthlome stated that most business activity would occur on the three eastern parcels, noting that a fourth parcel across the roadway may require an easement depending on future road alignment.

Motion: Commissioner Herbert moved to open the public hearings for Application #25-105 & #25-106. Commissioner McConkie seconded the motion, which passed unanimously.

Public Comments:

Jon Bunderson: Jon Bunderson stated that he and his sister own property located west of the subject parcels across the railroad tracks. Mr. Bunderson stated opposition to the proposed General Plan amendment and rezone, noting that the Planning Commission had recently adopted a General Plan designating the area as Agricultural and expressing concern with reconsidering that designation. He stated that other industrially zoned locations exist nearby, including the Brigham City industrial park and property across SR-13, which would be more appropriate for the proposed use.

Mr. Bunderson expressed concerns regarding the availability of utilities, noting that no utilities currently serve the area and that infrastructure extensions, including potential sewer lift requirements, could be challenging. Mr. Bunderson also raised concerns regarding access and traffic safety, citing road alignment issues, difficulty for large trucks, past incidents involving vehicles crossing the railroad tracks, and turning conflicts along SR-13. Mr. Bunderson further noted wet conditions on the southern portion of the area and concluded by stating that other attendees would address additional concerns.

Mardel Reiter: Mardel Reiter-Bond, residing on 6 North and 900 West, addressed the Planning Commission and stated that she owns property adjacent to the access lane serving the subject parcels. Ms. Reiter expressed concern regarding increased truck traffic, noting that the existing access is a narrow lane designed for single-vehicle use with no room for passing. She stated that she and her family recently installed a new fence along the lane and expressed concern that large trucks would be incompatible with the existing roadway configuration. Ms. Reiter stated that she believed the area should remain as currently zoned and used.

Wayne Bailey: Mardel Reiter-Bond stated that Wayne Bailey, a neighboring property owner, was unable to attend the meeting and requested permission to read a written statement on Mr. Bailey's behalf. Chairman Manning granted permission. Ms. Reiter stated that the following comments were submitted by Mr. Bailey and read the statement into the record verbatim:

"As a resident living in the A-5 district of Brigham City, I want to share my thoughts on the re-zoning request for the parcel located on the north end of 900 West SR 13. I believe a city should have a diverse array of opportunities for its residents. And zoning is what helps that stay organized."

The A-5 district of Brigham City seems to shrink every year, which takes benefits away from the residents of the entire city. There are multiple reasons for having a quiet country neighborhood within the bounds of the city limits. They are enjoyed by all those that live there, as well as those that visit.

I believe that there should be a balance. And the A-5 does not seem to be prioritized in that there are multiple parcels of already zoned light industrial/commercial properties available that make sense for the overall balance of the city. I encourage you to take the overall scope of the diversity of the zoning plans into consideration to keep Brigham City a well-balanced community.

Thank you, Wayne and Amber Bailey."

Joel Ferry: Joel Ferry, a long-term resident of Box Elder County and Brigham City resident for approximately 15 years, addressed the Planning Commission in opposition to the proposed General Plan amendment and rezone. Mr. Ferry stated that he and his family purchased and developed property zoned A-5 in order to live near the city while maintaining a rural lifestyle, and that the property has been used for agricultural purposes, including raising cattle. Mr. Ferry referenced the recently adopted General Plan, noting that the area was designated for rural and agricultural use, and requested that the Planning Commission honor that designation and the commitments made through the planning process.

Mr. Ferry stated that industrial and commercial opportunities already exist elsewhere in Brigham City and expressed concern that the proposed rezone would disrupt an established rural neighborhood. Mr. Ferry urged the Planning Commission to oppose the request and preserve the character of the area, stating that communities such as his contribute to what makes Brigham City unique. Mr. Ferry thanked the Planning Commission for the opportunity to provide comment.

Jon Adams: Jon Adams, a Brigham City resident and property owner west of the Bunderson property, addressed the Planning Commission in opposition to the proposed rezone. Mr. Adams stated that his property spans both city and county jurisdiction and that he previously served on the City Council for 12 years and as a former utilities director.

Mr. Adams expressed concerns regarding traffic and utility impacts, stating that the area already experiences congestion and that roadway geometry presents safety challenges. Mr. Adams cited past experiences with large vehicles, including delivery trucks, having difficulty navigating the area and noted potential liability concerns. Mr. Adams stated that infrastructure improvements associated with the proposed rezone could result in additional costs to taxpayers.

Mr. Adams referenced the importance of maintaining Agricultural zoning and expressed concern that frequent changes to adopted master plans undermine the planning process. Mr. Adams stated opposition to the proposed rezone and encouraged the Planning Commission to consider alternative locations better suited for industrial use.

Steve Bond: Steve Bond stated that he owns approximately seven acres near 9th West and 6th North extending toward the railroad tracks and that he purchased the property in

2006. Mr. Bond stated that he is a landscape contractor and described prior difficulties related to zoning and development of his property.

Mr. Bond stated that groundwater is present at shallow depths on his property and described observing cattails on and near the subject area, which he associated with wet conditions. Mr. Bond stated that he had previously experienced wetland-related restrictions on another property and questioned the feasibility of development in the area.

Mr. Bond expressed concerns regarding traffic safety and access at the intersection of 9th West and SR-13, describing high vehicle speeds, turning movements, and limited roadway width. Mr. Bond stated that he had observed large trucks traveling in the area, including trucks crossing the railroad tracks, and described difficulties related to the way the road is laid out and the limited clearance at the railroad crossing. Mr. Bond thanked the Planning Commission for the opportunity to provide comment.

Juliana Larsen: Juliana Larsen addressed the Planning Commission and stated that she had reviewed the essential findings document related to the proposed General Plan amendment and rezone. Ms. Larsen questioned whether all Planning Commission members had received sufficient training or were fully familiar with the materials on which they would be asked to vote.

Ms. Larsen stated concerns regarding the timing and sequence of the review process, expressing the view that staff review and recommendations appeared to be substantially complete prior to public input. Ms. Larsen referenced staff recommendations related to roadway redesign, waterline development, and other infrastructure needs and stated that the public had not been provided information regarding who would be responsible for associated costs.

Ms. Larsen referenced past General Plan processes and stated that public input was intended to be a meaningful component of plan review. Ms. Larsen expressed concern that agricultural designations were being reduced through ordinance and raised questions regarding unresolved wetland considerations, including potential coordination with the Army Corps of Engineers. Ms. Larsen concluded by encouraging careful consideration before changes to agricultural zoning were approved.

Motion: Commissioner McConkie moved to close the public hearings for Application #25-105 & #25-106. Commissioner Coppieters seconded the motion, which passed unanimously.

Discussion:

Chairman Manning opened the matter for discussion among the Planning Commission prior to taking action on the items.

Commissioner Coppieters expressed concern that the proposed General Plan amendment and rezone were being considered shortly after adoption of the most recent General Plan, which designated the area as Agricultural. Commissioner Coppieters acknowledged a property owner's right to submit a rezone request but questioned the timing of the application and raised concerns regarding potential wetland conditions and roadway safety.

Commissioner Constantineau expressed concern regarding site access and traffic flow, stating that significant roadway modifications would be required to safely serve the property.

Commissioner Crane thanked members of the public for their comments and noted that no members of the public spoke in favor of the request aside from the applicant.

Commissioner McConkie stated agreement with concerns regarding the timing of the request and the inadequacy of the existing roadway configuration.

Commissioner Herbert stated agreement with concerns regarding roadway safety, traffic conditions, and funding for infrastructure improvements, and questioned whether alternative industrial properties of comparable size were available nearby.

Commissioner Waldron questioned whether the subject property represented the best land use for the proposed operation or whether maintaining Agricultural zoning would better align with the City's planning goals.

Motion: Commissioner Crane moved that the Planning Commission, acting as the recommending body to the City Council, recommend rejection of application #25-105 subject to Staff comments, Findings of Fact, stipulations and public comment as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending to the City Council, recommend rejection of application #25-106 subject to Staff comments, Findings of Fact, stipulations and public comment as noted. Commissioner McConkie seconded the motion and it passed unanimously.

Motion to adjourn

Motion: Commissioner Herbert moved to adjourn the meeting. Commissioner Coppieters seconded the motion, which passed unanimously.

The meeting was adjourned at 6:50 p.m.

This certifies that the regular meeting minutes of January 20, 2026, is a true and accurate copy as approved by the Planning Commission on February 17, 2026.

Signed: 
Destry Larsen
Destry Larsen, Administrative Assistant