

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 3/3/2026 6:00 p.m.**

PRESENT:	Roger Manning	Commissioner – Chair
	Garl Waldron	Commissioner – Vice Chair
	Jason Coppieters	Commissioner
	Donny Constantineau	Commissioner
	Isaac Herbert	Commissioner
	Vince Crane	Commissioner
	Wayne McConkie	Commissioner

EXCUSED:

ALSO PRESENT:	Mark Bradley	City Planner
	Kristina Rasmussen	City Recorder

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #26-016 / Amend Brigham City General Plan Future Land Use Map / Change land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential on approximately 74 acres / Located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad / Clark Conway, Steward Land Pursuit

Application #26-018 / Submission of Development Plan and Schedule Per Utah Code 10-20-304 / Discovery Elementary Addition / 820 North 500 West / Box Elder School District

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes for February 17, 2026, meeting. Commissioner Crane seconded the motion and it passed unanimously.

Public Hearing ¹ / Application #26-016 / Amend Brigham City General Plan Future Land Use Map / Change land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential on approximately 74 acres / Located

between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad / Clark Conway, Steward Land Pursuit

City Planner Mark Bradley gave an overview of application #26-016. Mr. Bradley noted that the property is located within the City's growth area and is currently in the unincorporated county area but directly abuts the existing city limits.

Mr. Bradley stated that City staff had mixed considerations regarding the request but indicated the amendment could be supported if key concerns are addressed. He emphasized the importance of ensuring the area is connected to surrounding residential neighborhoods and not isolated, noting that 1500 North rises along the edge of the property at railroad crossing and would require significant work, and that SR-13 and the railroad corridor also present considerations.

Mr. Bradley displayed a conceptual exhibit prepared by Steward Land Group illustrating a possible development layout with medium-density housing near SR-13 transitioning to larger single-family lots toward the north, demonstrating how the site could potentially develop as a residential neighborhood.

Following the staff presentation, Clark Conway, representing Steward Land Company, addressed the Commission regarding the application. Mr. Conway explained that the approximately 68-acre property, located just outside the current city limits and designated Office/Light Industrial on the Future Land Use Map, is currently used for cattle grazing by the Reeder and Astle families.

Mr. Conway stated that the applicant believes the property is better suited for residential development rather than industrial uses, noting its proximity to the city core and surrounding residential areas. He explained that the conceptual plan includes medium-density residential along SR-13, transitioning to larger single-family lots toward the interior and northern portions of the property, with an overall density of approximately 4.48 units per acre. The concept also includes a park area and a variety of lot sizes to provide different housing options.

Mr. Conway acknowledged challenges related to the railroad crossing and grade changes near 1500 North, noting that improvements would likely be needed to address access and safety. He emphasized that the layout presented was conceptual and intended to illustrate the applicant's vision, and that details could change as the project proceeds through the review process.

Commissioner Coppieters asked whether the applicant currently owned the property or was under contract to purchase it. Mr. Conway responded that the applicant is currently under contract for the property.

Commissioner Coppieters also asked whether any water rights or water issues had been identified that could affect residential development. Mr. Conway explained that no issues with water shares or rights had been identified. He noted there is an existing gravity irrigation line serving the property and areas to the north and stated that the applicant anticipates working with representatives of Bigfield Irrigation Company to reroute the line as needed. Mr. Conway

added that a geotechnical report has not yet been completed, but groundwater in the area is expected to be relatively high and may require the site to be raised during development.

Commissioner Coppieters asked about access to the property from SR-13. Mr. Conway confirmed that a new roadway connection to SR-13 is not anticipated due to grade differences and access limitations. He explained that the project would likely utilize access from 1000 West and 1500 North, noting that 1000 West is currently a gravel road that would be improved as part of the development.

Commissioner Coppieters also asked whether there are setback requirements from the railroad that would limit development. Mr. Conway responded that homes could be located adjacent to the railroad corridor, but roadway access near the railroad crossing would need to meet spacing requirements, generally requiring approximately 200 to 250 feet from the crossing for roadway intersections.

Commissioner Coppieters asked whether the conceptual plan would provide only two points of access into the development. Mr. Conway indicated that the current concept shows primary access from 1000 West and 1500 North but noted that access points could change as the project moves through the review process.

Commissioner Waldron asked whether the conceptual plan represented approximately 308 residential units. Mr. Conway confirmed that the concept shown reflects approximately 308 units.

Chairman Manning commented that two issues stood out to him when reviewing the area: the railroad crossing and the grade on both sides of the tracks, and the potential safety concerns related to school access for children who may need to cross the railroad or SR-13. Chairman Manning stated these were considerations he felt would need to be discussed further in the future but noted he did not have additional questions regarding the conceptual layout.

Mr. Conway acknowledged the concerns raised.

Motion: Commissioner Crane moved to open the public hearing for Application #26-016. Commissioner Herbert seconded the motion, which passed unanimously.

No public Comments.

Motion: Commissioner Coppieters moved to close the public hearing for Application #26-016. Commissioner Constantineau seconded the motion, which passed unanimously.

Commission Discussion

Commissioner Coppieters asked City Planner Mark Bradley to confirm that the Commission's consideration was limited to amending the General Plan Future Land Use Map, and that zoning and the conceptual plan were not being considered at this time.

Mr. Bradley confirmed the request was only for a General Plan amendment. He explained that if the property is later annexed into the City, the applicant would then request zoning consistent with the General Plan designation. He noted the conceptual layout was provided only to illustrate a potential development scenario and could change during future reviews.

Mr. Bradley also clarified that earlier discussions with the applicant had considered light industrial uses near SR-13 and along 1000 West, but the broader policy question for the Commission was whether the area should remain designated industrial or transition to residential.

Commissioner Coppieters asked whether notice had been sent to property owners within 300 feet. Mr. Bradley confirmed that notice had been provided and reported one inquiry from a nearby property owner seeking clarification, as well as a call from an individual outside the noticing radius asking why the City was considering changing the designation from industrial. Being a good location for light industrial uses. No formal comments or objections were received.

Commissioner Coppieters commented that the property has been designated industrial in the General Plan for many years and that no development proposals had been brought forward for industrial uses.

Commissioner Crane noted that several City departments had submitted comments, identifying both advantages and concerns, and stated that those concerns should be addressed if the amendment moves forward.

Commissioner Waldron asked whether there may be ways to better connect the area to surrounding neighborhoods, noting that the site appears somewhat isolated.

Mr. Bradley explained that the railroad corridor creates a significant barrier, limiting connections primarily to 1500 North and 1000 West, and noted that safe access and connectivity would be important considerations if the area develops.

Chairman Manning expressed concern about safety near the railroad crossing, noting past accidents in the area and emphasizing the importance of addressing safety if the property develops.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of Application #26-016 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Waldron seconded the motion and it passed 5-1 with Commissioner Herbert voting in opposition.

Commissioner Herbert explained that his opposition was based on concerns about traffic access to SR-13, the proximity of residential development to the railroad corridor, and whether the property should remain designated for industrial uses consistent with the existing General Plan.

Chairman Manning also commented that access to SR-13 in that area appeared difficult and potentially unsafe, noting that improvements would likely be necessary if development occurs. He acknowledged that the motion had passed with one dissenting vote and would move forward.

Application #26-018 / Submission of Development Plan and Schedule Per Utah Code 10-20-304 / Discovery Elementary Addition / 820 North 500 West / Box Elder School District

Chairman Manning introduced Application #26-018, a request for review of a development plan and schedule pursuant to Utah Code 10-9a-304 for an addition to Discovery Elementary School, located at 820 North 500 West. He noted that the Planning Commission was acting as the land use authority for this item.

City Planner Mark Bradley explained that Corey Thompson, Facilities Director for Box Elder School District, was present to represent the application. Mr. Bradley stated that while school districts are exempt from certain local land use requirements under state law, they are still required to comply with many City standards, requirements, and codes, and must submit their plan and schedule to the local land use authority for review. He explained that the proposal included an addition to the school, connection points to 850 North and 900 North, and additional parking along 500 West to help address congestion during student drop-off and pick-up times. Mr. Bradley also noted there were utility, easement, and property line issues that would need to be addressed, including combining parcels with a subdivision plat, vacating easements, and rerouting utilities. He further noted that stormwater and irrigation facilities on the site would require additional coordination as the project moves forward.

Corey Thompson, representing Box Elder School District, addressed the Commission and explained that Discovery Elementary is currently approximately 53,000 square feet, which is smaller than some of the District's other elementary schools. He stated that the proposed addition would add approximately 28,000 square feet to the building. Mr. Thompson introduced members of the project team from Design West Architects and Hughes General Contractors.

Mr. Thompson explained that the project would extend from the school's newer northeast classroom wing and would include 12 additional classrooms, resulting in a net gain of 10 classrooms after removal of two portable classrooms. He stated that the project would also include a new gymnasium, while retaining the existing cafeteria, in order to better accommodate physical education and lunch operations. Additional student and staff restrooms would also be included. He explained that one of the District's goals was to separate parent vehicle traffic from bus traffic during drop-off and pick-up times and to increase the amount of off-street parking available for staff and visitors.

Mr. Thompson stated that the District had acquired Davis Park and a small adjoining parcel, giving the District additional land to work with for the expansion. He explained that the original design would have extended farther into the park area, but after further discussion the building was revised to preserve more of the open space. He noted that the proposal was intended to improve the school site while preserving as much green space as possible.

Commissioner Crane asked whether Davis Park would effectively become part of the school playground. Mr. Thompson responded that it would and explained that the District is also working to improve accessibility by installing ADA-accessible playground features at elementary schools. He noted that Discovery Elementary will serve students with disabilities and preschool students, making accessible recreation areas an important part of the project.

Mr. Thompson explained that the proposed traffic circulation plan would place parent drop-off and pick-up on the west side of the building along 500 West, near the main office, while the bus loop and additional parking would be located on the east side. He stated that the District was still evaluating whether the eastern access near 850 North should remain fully open or be gated in some fashion, and noted that the District was sensitive to the surrounding neighborhood and to the fact that nearby residents had long been accustomed to a dead-end street in that area.

Chairman Manning asked for clarification regarding the west-side parent drop-off layout. Mr. Thompson explained that vehicles would enter and exit from 500 West, and that the double-lane design was intended to improve traffic flow while maintaining a single student unloading pattern for safety.

Commissioner Coppieters asked about staff comments concerning the east parking lot entrances, including whether the District would consider designating one access as entrance-only and the other as exit-only. Mr. Thompson stated that is District's plan. Commissioner Coppieters also asked about aligning the access with 450 West. Mr. Thompson explained that although alignment could be achieved, doing so would reduce green space, and the District was trying to preserve as much open space as possible. Mr. Bradley stated that while alignment is generally preferred, staff recognized the site constraints and believed the proposed circulation pattern could help address traffic concerns.

Commissioner Coppieters also asked about the distance between the sidewalk and parking stalls along the west parking area. Mr. Bradley explained that although the City could not require landscaping in the same manner because of state law, the City could require a safe buffer between parked vehicles and the sidewalk so that cars would not project into the pedestrian area. He indicated that a minimum of five feet would be appropriate. Commissioner Coppieters asked whether that could be included as a condition of approval, and both Mr. Bradley and Mr. Thompson indicated that the matter could be addressed through coordination between the City and the School District.

Mr. Bradley also noted that 850 North must remain connected to the new parking lot so vehicles such as garbage trucks and other service vehicles can continue to access and turn through the area. Mr. Thompson acknowledged that circulation, snow removal, and service access would need to be coordinated further with City staff.

Commissioner Waldron complimented the design and asked how the expanded school would compare in size to other elementary schools in the District. Mr. Thompson explained that Discovery Elementary is currently approximately 53,000 square feet, and with the addition would be roughly 80,000 square feet, making it larger than some elementary schools in the District but still smaller than Golden Spike Elementary. Commissioner Waldron also asked

about classroom sizes and classroom count. Mr. Thompson explained that the addition would provide 12 new classrooms, resulting in a net gain of 10 classrooms after the portable classrooms are removed, and noted that the project would also provide needed office, support, and small-group spaces.

Commissioner McConkie asked whether the new west parking lot would result in a net loss or gain of trees. Mr. Thompson responded that the District's landscape architect would work with the City Forester to ensure the site is landscaped appropriately and that tree selection would provide shade and an improved streetscape.

Commissioner Herbert asked about the average classroom head count. Mr. Thompson explained that elementary classrooms are generally staffed at approximately 25 students per teacher, with somewhat smaller class sizes in the lower grades when possible. In response to a follow-up question, he noted that the project would not necessarily reduce class sizes but would help provide additional classroom space and needed support areas.

Commissioner Crane asked whether public concerns about other District building projects could affect this proposal. Mr. Thompson explained that while several larger District projects would require future bonding, the Discovery Elementary addition could be funded from the District's capital reserves, and he indicated that the District intends to continue moving forward with the project.

Commissioner Constantineau expressed appreciation for the effort to preserve park space and asked whether students would still have access to that area. Mr. Thompson responded that the park area would be fenced with the school campus during school hours for security purposes but stated that District property is generally intended to remain available for public use after hours.

Commissioner Coppieters commented that he appreciated the design approach and the way the District had worked with an irregularly shaped piece of property.

As discussion concluded, Chairman Manning summarized items that should be reflected in the motion, including a requirement for no less than a five-foot buffer between the parking stalls and sidewalk, and continued coordination between the School District and City staff regarding the 850 North connection and related circulation details. Mr. Bradley agreed those items should be incorporated, and Chairman Manning then invited a motion on Application #26-018.

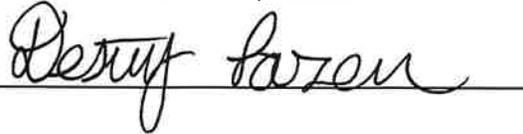
Motion: Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, approve application #26-018 as long as they maintain a minimum of a 5-foot barrier between parking and sidewalk and enable 850 North Roadway to stay connected to the parking lot in addition to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Herbert seconded the motion and it passed unanimously.

Motion to adjourn

Motion: Commissioner McConkie moved to adjourn the meeting. Commissioner Crane seconded the motion, which passed unanimously.

The meeting was adjourned at 7:15 p.m.

This certifies that the regular meeting minutes of March 3, 2026, is a true and accurate copy as approved by the Planning Commission on March 17, 2026.

Signed: 

Destry Larsen, Administrative Assistant