

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 3/17/2026 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 650 South and 1200 West / Garth Day, Heritage Land Development

Application # 26-015 / Preliminary Plat / Sandpiper Meadows Subdivision – Avian Shores Planned District / Approximately 250 South and 1200 West / Garth Day, Heritage Land Development

Discussion Items

A. Private Property and the Development of Affordable Single-Family Housing / Randy David Navarro

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Herbert moved to approve the minutes with corrections as noted for March 3, 2026, meeting. Commissioner Coppieters seconded the motion and it passed unanimously.

Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 650 South and 1200 West / Garth Day, Heritage Land Development

Application # 26-015 / Preliminary Plat / Sandpiper Meadows Subdivision – Avian Shores Planned District / Approximately 250 South and 1200 West / Garth Day, Heritage Land Development

Chairman Manning introduced the next agenda items, noting that two subdivision applications were related and would benefit from a combined overview. He invited Garth Day, representing Heritage Land Development, to present an overview of the Avian Shores project prior to formal consideration of the applications.

Applicant Presentation – Garth Day

Mr. Day gave an overview of the Avian Shores P-District, stating the project was previously approved and that infrastructure work is underway, including a PID “(Public Improvement District)” for funding. He noted 1200 West will be widened and drainage improvements have significantly reduced existing issues. In response to Chairman Manning, he explained the drainage system routing and that different areas drain separately.

Mr. Day stated the project includes approximately 192 acres with an R-M-7 designation, though current layouts are closer to six units per acre. He described the trail-oriented design, neighborhood areas, and housing mix, noting the project is ownership-focused with single-family homes, townhomes, and future condominiums. HOAs will apply only to multifamily areas, with a master set of CC&Rs governing the development. He identified builders for current phases.

Discussion addressed infrastructure constraints, including the need for sewer lift stations, which Mr. Day stated are anticipated to begin construction in the summer.

Commissioner Coppieters asked about roads and parking. Mr. Day confirmed townhome areas will have private roads and single-family areas public streets, with garage and driveway parking provided and guest parking to be incorporated. Mr. Bradley noted guest parking must meet City standards.

Mr. Bradley stated staff continues to review lot sizes and setbacks, noting the proposal includes smaller lots and reduced spacing. Commissioners discussed spacing, rear yard depth, and layout concerns. Mr. Day responded that smaller lots are limited and reflect market conditions, with a range of housing types planned and adjustments still possible.

Additional discussion addressed wetlands, trail connections, and parking. Mr. Day stated wetland areas are being monitored and enhanced and confirmed parking details will be finalized. Commissioners also raised concerns about functionality of smaller lots, including spacing and yard use.

Mr. Bradley emphasized the importance of maintaining variety and monitoring density over time. Mr. Day agreed. Chairman Manning and the Commission expressed appreciation for the presentation and noted the project will continue to be refined through future phases.

Staff Presentation – Zane (Heron Ridge Subdivision)

City Planner Mark Bradley invited Assistant City Planner Zane Billings to present the Heron Ridge portion of the project.

Mr. Billings explained that Heron Ridge is located southwest of the Spring Creek and Beeton Path subdivisions, just off 1200 West near the sports complex. He stated the area is approximately 10 acres and includes a mix of 23 single-family lots and 40 townhome units.

He noted the development includes both public and private streets, with roads serving the single-family lots and certain internal streets as public, and the townhome areas on the north end accessed by private streets.

Mr. Day added that the circular road at the south end has been redesigned as a full public road.

Mr. Billings briefly referenced the submitted townhome elevations, noting multiple variations proposed by Richmond American Homes, and concluded his overview.

Staff Presentation – Mark Bradley (Sandpiper Meadows Subdivision)

City Planner Mark Bradley provided comments on the Sandpiper Meadows Subdivision, stating the primary remaining issue is how the flexibility of the P-District is being applied, particularly with lot sizes and layout.

Mr. Bradley clarified with Mr. Day that the proposed townhomes are rear-loaded product and noted the elevations reflect a mix of materials. Chairman Manning commented that the design avoids a repetitive appearance. Mr. Bradley noted the units are larger than comparable products but raised concern with the material treatment on one elevation not anticipated in this phase.

Mr. Bradley reviewed the Sandpiper Meadows layout, identifying a mix of 36-, 40-, and 50-foot lots. Mr. Day explained certain lots are intended as model homes and that lot groupings are arranged by width.

Discussion followed on fencing. Mr. Bradley noted the Commission must approve a fencing plan and raised concerns about consistency on smaller lots. Mr. Day stated frontage along 1200 West would include a park strip and wrought iron fencing, while interior fencing would be installed by the builder and governed by CC&Rs as needed. He indicated a mix of vinyl privacy fencing and wrought iron depending on location.

Mr. Bradley requested additional details on trail improvements and corridor design along 1200 West, including setbacks and layout. Discussion included driveway depth, fire access, and corridor width requirements.

Commissioner Coppieters asked about spacing between homes, and Mr. Day confirmed side setbacks of five feet, resulting in approximately ten feet between structures. Commissioners noted concerns with proximity of utilities and overall spacing. Commissioner Herbert added that window placement and similar details would need consideration.

Mr. Bradley and Mr. Day discussed examples from other developments to illustrate transitions between tighter and wider lot patterns. Mr. Day stated Sandpiper Meadows is intended to follow a similar progression from townhomes to larger lots.

Further discussion addressed fencing materials and treatments along 1200 West. Mr. Bradley noted staff was not yet comfortable with some proposed wall options and that corridor treatments would require additional refinement. Mr. Day acknowledged those items still needed to be worked through.

The Commission also discussed guest parking requirements, with Mr. Bradley noting that standards must be met and locations finalized.

Mr. Bradley summarized that remaining items include lot sizes, setbacks, fencing, trail improvements, and townhome design details. He stated the intent is for the applicant to revise and return with updated plans.

Commissioner Coppieters emphasized the importance of carefully considering spacing and overall layout. Mr. Day stated smaller lots are intentionally grouped near townhomes to provide transition within the development.

Mr. Bradley concluded that the discussion was helpful and that the next step is for the Commission to provide direction on whether to continue the applications for further refinement.

Motion: Commissioner Herbert moved that the Planning Commission, acting as the recommending body to the City Council, recommend continuation of application #26-014 to allow the applicant more time to prepare a more complete application subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend continuation of application #26-015 to allow the applicant more time to prepare a more complete application. Subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner McConkie seconded the motion and it passed unanimously.

Discussion Item: Private Property and the Development of Affordable Single-Family Housing / Randy David Navarro

Chairman Manning introduced the final agenda item, a discussion with Randy David Navarro regarding his property and the possibility of affordable single-family housing. Mr. Navarro reviewed background information on the property, including the existing houses, parcel layout, and a concept he had prepared for discussion only. He explained that one of the homes is boarded to prevent vandalism, but stated it has not been abandoned, taxes have continued to be paid, and in his view the foundation and roof remain sound. He asked for direction on whether the existing house could potentially be rehabilitated and made livable again.

City Planner Mark Bradley explained that because the property is located in a General Commercial zone, staff would need to consult with the City Attorney regarding whether the existing home could be reestablished as a residence and what options may be available moving forward. Mr. Navarro said the three parcels total just under an acre and a half and that he was interested in pursuing affordable single-family housing, discussing larger lot sizes (approximately 8,000 square feet) with flexibility in the total number of lots depending on site constraints.

The Commission discussed access, roadway alignment, utilities, zoning, and the complications created by the existing residential structures. Mr. Navarro explained that his concept showed access from the east side with a hammerhead turnaround. Chairman Manning and Commissioner Coppieters noted the importance of adequate access for fire and garbage services, including sufficient turnaround space, and Mr. Navarro acknowledged those requirements and indicated they would need to be addressed as part of any development. Mr. Bradley reviewed the status of the earlier roadway discussion, noting that the City Council had tabled the matter and that no further direction had yet been given.

Mr. Bradley further explained that new residential development on the undeveloped parcel would not be allowed under the current zoning, though existing residences may be able to continue as legal nonconforming uses. He noted that any new direction would likely require either a formal application or additional legal review. The Commission also discussed whether a private road or future public street would be more appropriate, with staff expressing concern that a private road could create long-term maintenance costs for future homeowners.

Mr. Navarro stated that he was mainly seeking a clear answer on what the City would allow before investing further in either rehabilitation or redevelopment. He said that even if no broader development plan is approved, he remains interested in restoring the boarded-up house. Commissioners acknowledged the challenges of the site, including zoning, access, utilities, septic service, and the location of the parcels within the block, but thanked Mr. Navarro for bringing forward the discussion and for improving the condition of the property.

Mr. Bradley concluded that staff would review the issues further with the City Attorney. Chairman Manning thanked Mr. Navarro and stated that the Commission appreciated both his vision and his efforts to improve the property.

Motion to adjourn

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

The meeting was adjourned at 7:47 p.m.

This certifies that the regular meeting minutes of March 17, 2026, is a true and accurate copy as approved by the Planning Commission on April 7, 2026.

Signed: *Destry Larsen*

Destry Larsen, Administrative Assistant