

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/7/2026 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
	Rachel Ekman	Commissioner
EXCUSED:	Jake Barker	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Zane Billings	Assistant City Planner
	Destry Larsen	Administrative Assistant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #26-023 / Fence Height Exception for Special Type Facilities / 775 North 200 East / Richard Anderson, Monument Health Brigham City

Continuation / Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 660 South and 1200 West / Garth Day, Heritage Land Development

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

Training

REGULAR MEETING

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

Chairman Manning asked City Planner Mark Bradley to introduce the newly appointed commissioners. Mr. Bradley introduced Commissioner Rachel Ekman and noted that another appointee, Jake Barker, was unable to attend. Chairman Manning welcomed Commissioner

Ekman to the Planning Commission. Chairman Manning then invited members of the Commission to briefly introduce themselves.

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes including the noted address discrepancy for March 17, 2026, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Application #26-023 / Fence Height Exception for Special Type Facilities / 775 North 200 East / Richard Anderson, Monument Health Brigham City

City Planner Mark Bradley provided an overview of the request, identifying the facility's location near the former Foothill Elementary site and the six-foot vinyl fence installed along the east property line. He explained that the fence was installed to meet state requirements for a secured outdoor area associated with memory care services and noted that City code allows the Planning Commission, as the land use authority, to consider fence height exceptions for special type facilities.

Richard Anderson, administrator for Monument Health, explained that the facility recently reopened its memory care unit and that state regulations require a secure outdoor space. He stated that a four-foot fence was insufficient for resident safety and that the six-foot fence was installed to meet those requirements. He added that the facility is still evaluating whether the unit, and therefore the fence, will remain long-term.

In response to Chairman Manning, Mr. Anderson clarified that the six-foot fence is located along the east side near an egress door, while the remainder of the property is either open or enclosed with an existing four-foot chain link fence.

Commissioner Coppieters asked about long-term plans and whether drive access would be addressed if the fence remained. Mr. Anderson confirmed temporary measures are currently in place and stated the facility would work with the City on appropriate modifications if the fence becomes permanent. He also confirmed the gate is secured and that residents would only access the outdoor area under staff supervision.

Commissioner Crane asked about the timeline for determining permanency. Mr. Anderson indicated there is no set timeline but estimated approximately six months would be needed for evaluation.

Commissioner Ekman asked whether any concerns had been raised by neighboring properties. Mr. Anderson stated there had been none.

Commissioner McConkie expressed concern about the appearance of the fenced area, noting it felt uninviting. Mr. Anderson responded that the space includes both paved and landscaped elements designed to reduce trip hazards while providing usable outdoor space, including seating and shade for resident activities.

Commissioner Coppieters suggested that, if approved, a condition should require the drive approach to be removed or permanently blocked if the fence remains long-term. Mr. Anderson agreed, and Chairman Manning noted this aligns with staff recommendations.

Commissioner Crane recommended establishing a defined review timeframe, and Mr. Anderson agreed that six months would be appropriate.

Motion: Commissioner Crane moved that the Planning Commission, acting as the Land Use Authority, approve application #26-023 for up to six months, with the condition that the applicant return to the Planning Commission to report on the status of the use and subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Continuation / Application # 26-014 / Preliminary Plat / Heron Ridge Subdivision – Avian Shores Planned District / Approximately 660 South and 1200 West / Garth Day, Heritage Land Development

Continuation / 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, a continuation of Application #26-014 and Application #26-015 for the preliminary plats of the Heron Ridge and Sandpiper Meadows subdivisions. He explained that the Commission would consider the Heron Ridge portion first, followed by Sandpiper, with separate motions for each due to overlapping discussion topics.

Zane Billings provided an overview of the Heron Ridge subdivision, located near 650 South and 1225 West adjacent to the Brigham City Sports Complex. He summarized prior Commission discussion, including concerns related to trail placement and safety. He noted that a southern trail had been recommended for relocation to the front of the lots to improve accessibility, and that concerns with front-loaded townhomes and pedestrian conflicts had prompted a redesign. Mr. Billings stated that the townhome portion would be removed from the current application and resubmitted at a later date, with the Commission's consideration limited to the single-family portion. He also noted that fencing along 1200 West would be addressed by the applicant.

Garth Day confirmed that the townhome portion would be withdrawn for redesign and resubmittal, while the single-family portion remained largely unchanged and ready for consideration. He explained that internal trail connections would function as wider, "urban-style" pedestrian pathways. Mr. Day then presented a proposed fencing design along 1200 West, utilizing gabion walls—rock-filled wire cages—as an alternative to traditional concrete walls. He described a five-foot solid gabion wall along rear yard edges adjacent to 1200 West, transitioning to a gabion base with wrought iron fencing along front-facing units to create a more visually appealing streetscape. He noted the design aligns with the development's natural, bird refuge theme while providing a durable, low-maintenance solution.

Commissioner Coppieters asked for clarification on the construction of the gabion walls. Mr. Day explained they would be built in stacked sections of rock-filled cages with structural base

and cap elements for stability. City Planner Mark Bradley asked whether the gabion base would extend beneath the wrought iron sections, and Mr. Day confirmed that it would function similarly to a mow strip while maintaining design consistency. Mr. Bradley added that variations in rock color at column features could provide visual contrast and enhance the overall aesthetic.

Mr. Day concluded by reiterating that the fencing design would be consistent throughout the development and that the current request before the Commission pertained only to the single-family portion of the Heron Ridge subdivision.

City Planner Mark Bradley reviewed the Sandpiper Meadows portion of the Avian Shores Planned District, located north of Beeton Path and including Phases 1 and 2, consisting of 54 townhomes and 55 single-family lots. He noted that lot sizes range from approximately 3,500 to 6,000 square feet, with widths of 36, 40, and 50 feet, and that corner lots require additional width to address driveway placement and clear-view requirements. He also referenced prior discussion regarding guest parking within the townhome areas, which the applicant would address.

Mr. Day explained that guest parking would be accommodated within internal open space areas and identified on the final plat. Mr. Bradley then outlined revisions to the trail, open space, and park plan. He explained that while some trails pass through HOA common areas, the trails would be dedicated to and maintained by the City, constructed by the developer, with the HOA maintaining the surrounding landscaping. Mr. Day also noted that a previously planned internal detention basin was no longer needed, as stormwater would be routed to a larger regional facility west of 1200 West.

Mr. Day added that the regional detention area would function as a wetland feature, allowing the internal basin to be replaced with a public park located farther east within the project. He stated the park would be approximately three acres, with potential for expansion, and confirmed it would be City-owned. Mr. Bradley noted this location allows residents to access park space without crossing 1200 West, a point Mr. Day agreed was an important safety consideration.

Mr. Bradley further explained that open space between townhomes and villas would remain HOA-maintained, while trail corridors in single-family areas would be narrowed so the City maintains only the trail and minimal shoulder areas. In response to Chairman Manning, Mr. Day stated trail surfacing would be asphalt or concrete depending on final design. Mr. Bradley added that narrowing corridors also improves adjacent lot area and clear-view conditions. Mr. Day noted that the proposed fencing, wall system, and wayfinding signage would extend throughout the trail network to create a consistent theme.

Mr. Day described the wayfinding signage as directional markers designed to match the gabion and wrought iron fencing. City Planner Bradley confirmed the signage would be permitted under the Planned District standards. Commissioners noted the fencing concept as attractive and consistent with similar developments.

Chairman Manning asked about the structural integrity of the gabion walls. Mr. Day explained they are constructed in stacked lifts of rock-filled cages, with additional support provided as needed, and are commonly used in structural applications such as retaining walls.

Mr. Bradley then addressed lot size and setback concerns, noting staff's concern with the concentration of smaller lots. He outlined proposed setbacks of 25 feet front, 20 feet rear, and 5 feet side. Mr. Day clarified that building placement would typically provide more separation than the minimums suggest and that home designs would avoid direct window alignment to address privacy concerns. He added that any plans not meeting required setbacks would not be used.

Commissioner Coppieters expressed concern with the 5-foot side setbacks and potential precedent. Mr. Day responded that the Planned District is unique to this development and does not establish a citywide standard. Mr. Bradley acknowledged this but emphasized staff's interest in achieving greater lot variety. Mr. Day noted that while early phases along 1200 West are denser, later phases farther west will include larger lots and lower density as the project transitions toward the bird refuge.

Mr. Bradley summarized that trail, open space, park, and fencing issues were moving toward acceptable solutions and that staff could support the proposal with continued lot variation and resolution of remaining comments.

Commissioner Herbert asked about density exceeding seven units per acre. Mr. Day explained that individual phases may exceed that density, but the overall Planned District remains below the cap when all phases are considered. Mr. Bradley added that future preliminary plats will allow ongoing review of density.

Commissioner Coppieters expressed appreciation for the applicant's responsiveness. Mr. Day noted the project had evolved significantly and aimed to balance a distinctive design with market realities.

Commissioner Constantineau asked about overall green space. Mr. Day explained that Heron Ridge would include a larger City-owned park tied to a pond feature, while Sandpiper would include a central neighborhood park (Peterson Legacy Park), with additional park and wetland areas planned in later phases.

Mr. Bradley noted ongoing coordination regarding which amenities would be City-maintained versus HOA-maintained. Mr. Day added that the Public Infrastructure District would help fund major improvements, allowing the project to largely pay for itself while balancing City and HOA responsibilities.

Commissioner Ekman asked about setbacks along 1200 West. Mr. Bradley responded that a minimum 25-foot setback would be maintained, with variation based on lot orientation. Mr. Day added that design consistency would be achieved through coordinated fencing and streetscape elements. Commissioner McConkie commented positively on the project's progression.

Chairman Manning concluded by asking about coordination with the school district. Mr. Bradley stated the City is working closely with the district and anticipates a future plat for a school site near Heron Ridge. Mr. Day added that coordination is ongoing to ensure infrastructure access to the future site.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-014 the single-family lots only noting that that town home portion will come later. Based upon the staff recommendations with outlines, the trails, the fencing walls and the stipulations and the findings of facts. Commissioner Herbert seconded the motion and it passed unanimously.

Motion: Commissioner Herbert moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-015 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Discussion Item: 2026 Utah Legislative Session Land Use and Housing Bills

City Planner Mark Bradley provided a brief training overview on recent state legislative changes affecting land use and housing. He explained that the Legislature continues to expand statewide standards impacting local governments, particularly in areas such as housing, accessory dwelling units, application procedures, moderate income housing, political signage, and infrastructure.

He also reviewed legislative focus on planning commission training and ethics, including impermissible bias, noting that Brigham City remains well positioned but will need to make ongoing administrative adjustments to stay compliant. Additional topics included micro-schools, annexation trends, alcohol licensing proximity standards, consideration of family health in land use decisions, trail planning, building permit timelines, and continued pressure on impact fees.

Motion to adjourn

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

The meeting was adjourned at 7:37 p.m.

This certifies that the regular meeting minutes of April 7, 2026, is a true and accurate copy as approved by the Planning Commission on April 21, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant