

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
Tuesday, 4/21/2026 6:00 p.m.**

PRESENT:	Roger Manning Donny Constantineau Isaac Herbert Vince Crane Wayne McConkie Jake Barker	Commissioner – Chair Commissioner Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Garl Waldron Jason Coppieters Rachel Ekman	Commissioner – Vice Chair Commissioner Commissioner
ALSO PRESENT:	Mark Bradley Destry Larsen Tyler Pugsley	City Planner Administrative Assistant Assistant City Administrator/ Public Power Director

**AGENDA**

Pledge of Allegiance

Approval of Minutes

Application #26-028 / No-Dedication Subdivision / Staker Parson – Brigham City Parcel Re-Alignment Subdivision / 1455 E. Power Plant Road / Brigham City Corporation

Application #26-034 / Preliminary and Final Plat / School Sports Subdivision / 650 South 1200 West / Brigham City Corporation

**REGULAR MEETING**

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

**APPROVAL OF MINUTES**

Commissioner Crane moved to approve the minutes with corrections as noted for April 7, 2026, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

**Application #26-028 / No-Dedication Subdivision / Staker Parson – Brigham City Parcel Re-Alignment Subdivision / 1455 E. Power Plant Road / Brigham City Corporation**

Chairman Manning introduced Application #26-028. City Planner Mark Bradley provided a brief overview, explaining that the item involved a plat for property parcel realignments coordinated between the City and Staker Parsons. He noted the plat identified parcel boundaries, easements, and maintenance responsibilities, and then he invited Assistant City Administrator Tyler Pugsley to present further details.

Mr. Pugsley explained that the project had been underway for approximately two years and involved coordination between City staff and Staker Parsons. He described the effort as a significant land transaction focused on cleaning up property boundaries, improving operational efficiency, and formalizing maintenance responsibilities. He noted that Lot 10 would transfer from Staker Parsons to the City, while Lot 9 would transfer from the City to Staker Parsons, with the City retaining a municipal utility easement.

Mr. Pugsley explained that the exchange supports installation of an underground conveyor beneath 200 South to move materials between pits, reducing truck traffic and impacts to roadways. He also noted that the agreement included the City acquiring property south of the cemetery and four undeveloped lots at the west end of 7th South to preserve future roadway alignment. He emphasized that no money was being exchanged as part of the agreement.

Providing additional background, Mr. Pugsley stated the project was initiated due to the need to relocate a transmission power line as mining expands. He explained the City has been coordinating that relocation with the Forest Service and Rocky Mountain Power, which is sharing in the cost. In response to Chairman Manning, he confirmed the line would be relocated higher on the mountainside near the existing transmission corridor.

Chairman Manning then opened the floor for questions. Commissioner Crane confirmed the exchange of Lots 9 and 10 and asked about lot numbering, to which Mr. Pugsley explained that numbering followed surveyor conventions and prior designations. Commissioner McConkie asked about the conveyor location and visibility, and Mr. Pugsley confirmed it would run through Lot 9 and be fully enclosed underground. Commissioner McConkie also asked about gravel stockpiles, and Mr. Pugsley noted the area would eventually change with future interchange improvements, though no immediate timeline was provided.

Commissioner Barker asked whether the exchange would affect public access to the Mayor's Pond. Mr. Pugsley stated it would not and explained that easements and access routes would support ongoing maintenance and monitoring of infrastructure. Commissioner Barker also asked about structures on Lot 10, and Mr. Pugsley explained that previous structures had been removed. He clarified that the peaking generator facility is located on Lot 10, and future improvements are planned for that site.

Chairman Manning asked about potential new roads and public access to Mayor's Pond. Mr. Pugsley stated no new public access to Mayor's Pond would be created at this time due to safety concerns within the gravel pit, though future trail connectivity and parking is planned nearby. He also confirmed that no immediate changes were planned for potential future roadway connections through the area. Commissioner Barker asked about a dotted line shown

on the plat, and Mr. Pugsley clarified it represented a Rocky Mountain Power transmission easement. Chairman Manning confirmed truck access would remain unchanged.

With no further questions, Chairman Manning thanked Mr. Pugsley.

**Motion:** Commissioner Crane moved that the Planning Commission, acting as the recommending body to the Land Use Authority, recommend approval of application #26-028 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Herbert seconded the motion and it passed unanimously.

### **Application #26-034 / Preliminary and Final Plat / School Sports Subdivision / 650 South 1200 West / Brigham City Corporation**

Chairman Manning introduced Application No. 26-034, a preliminary and final plat for the school sports subdivision located near 650 South and 1200 West, and invited City Planner Mark Bradley to present the item.

Mr. Bradley explained that the proposed name of the subdivision would be changed to the Brigham City School Subdivision at the Mayor's request. He stated that the primary purpose of the plat was to designate Lot 1 as a future school site. Lot 2 would retain the existing soccer fields and undeveloped portions of the sports complex, while Lots 3, 4, and 5 were intended for future development. Mr. Bradley noted that future road connections would become important as the surrounding area develops, including connections through nearby neighborhoods to reduce reliance on 1200 West. He explained that 1150 West and 1100 West would eventually be stubbed to the south of Lot 5, but most road improvements would occur when the school site or future development proceeds, except for any secondary access required with the Heron Ridge project. He stated that the application was a combined preliminary and final plat and would be forwarded as a recommendation to the City Council.

Commissioner Barker asked for clarification regarding the future development of Lots 3, 4, and 5. Mr. Bradley explained that future subdivision plats would return for review when those areas are developed. Assistant City Administrator Tyler Pugsley added that, because the proposed school site would be surrounded by residential development, it would likely make sense for the remaining property to continue with residential planning in the future. He explained that the City would continue to maintain the existing sports complex and may expand it to the west, while the remaining acreage not used by the school or sports complex could be surplus for development.

Commissioner Barker asked whether the school site would be sold to the school district. Mr. Pugsley confirmed that the school district would purchase the school site, and the remaining surplus property could be sold for development, with proceeds potentially applied toward other park improvements or park development. Commissioner Barker then asked whether the existing sports complex, with its planned expansion, would meet the needs of Heron Ridge and the additional development to the north. Mr. Pugsley responded that the City believed the existing fields, other facilities throughout

the City, future plans, trail networks, and required open spaces within developments would be sufficient to meet recreational needs.

Commissioner Barker also asked whether the sports complex property had been counted toward Avian Shores' required open space. Mr. Bradley clarified that it had not. He explained that the park area had been included in the overall Avian Shores planned district because there had been discussion about Heritage Development potentially helping with certain public improvements, but it was not used to satisfy the development's open space requirement. Mr. Pugsley added that, as the City evaluated the property further, staff concluded it would be in the City's best interest to surplus portions of the land and focus on other infrastructure needs.

Commissioner Barker raised concerns about the proposed road layout and access to the sports complex, noting that the future access appeared indirect and could require several turns. Chairman Manning also questioned why Lot 3 appeared to sit in the middle of the road alignment. Mr. Pugsley explained that the existing sports complex road would eventually be removed and that access would be provided through the Spring Creek and Beeton Path developments, as well as through future road infrastructure around the school. He stated that staff had worked with engineers to provide safe spacing between access points along 1200 West, which is planned as a 106-foot right-of-way with multiple future travel lanes. He explained that maintaining the current sports complex access too close to other subdivision entrances could create vehicle and pedestrian conflicts.

Mr. Bradley agreed that a direct connection between 550 South and 525 South would be preferable from an access standpoint, but said required access spacing along 1200 West pushed the road farther south. Commissioner Barker expressed concern that, if the main access is too indirect, drivers may choose to cut through subdivisions. Mr. Pugsley acknowledged that could occur in some cases but noted there would be multiple access points, with the main access still intended to come from 1200 West. Commissioner Herbert asked whether the drive into Lot 2 would generally remain in the same area, and Mr. Pugsley explained that Lot 2 would include additional retained area west of the current improvements. He also noted that turns near schools and parks can serve as traffic-calming features by slowing vehicles entering those areas.

Commissioner Barker asked whether the school district owned any other property in the area that could be used for a school. Mr. Pugsley stated that the district owned property on the east side of the railroad tracks near 8th West but said the cost of extending necessary utilities and road improvements to make that site ready for development would be significant. Commissioner Barker asked whether a land swap had been considered for a future park. Mr. Pugsley stated that it had been discussed but explained that if the City took on that property for park purposes, the utility improvements would fall to City taxpayers rather than being spread more broadly through the school district. He added that staff have been evaluating parks citywide and believes the City needs to focus on maintaining and improving existing parks, including

aging playground equipment, rather than creating new park facilities that may be difficult to maintain.

Commissioner Barker noted that prior public feedback identified the southwest and northeast areas of the City as gaps for park service, and said this location seemed like a potential fit. Mr. Pugsley acknowledged that future possibilities may exist, including discussions with the school district, but said the district is currently retaining its property. Commissioner Crane asked whether the proposed school would be an elementary school, and Mr. Pugsley confirmed that it would. Commissioner Crane noted that elementary school playgrounds are sometimes available to the public, though Mr. Bradley and Mr. Pugsley observed that public access varies by school and may depend on fencing or district decisions. Mr. Bradley added that park distribution and green space remain important considerations as the area continues to develop.

Commissioner McConkie asked whether the school location had been requested by the school district or proposed by the City. Mr. Pugsley explained that the City approached the school district because staff anticipated a future need in the area and wanted to be proactive for residents. He stated that the City met with the school board, superintendent, and district staff, which ultimately led to the school district's offer to purchase the property. Commissioner McConkie also asked about pricing, and Mr. Pugsley stated that the price was similar to what a developer would pay for the remaining property and clarified that the City was not giving the land away.

Commissioner Crane asked about an irrigation ditch shown on the school site and whether relocation had been planned. Mr. Pugsley explained that the ditch would likely be incorporated into stormwater infrastructure, upsized through the roadway, and routed toward a future detention or possible secondary irrigation pond to the west. He also noted that an existing sewer line crossing the area would need to be addressed and routed into future roadways. Mr. Bradley and Mr. Pugsley identified the general location of the sewer line, explaining that it runs west from the existing restroom facility toward 1200 West and would be tied into future sewer improvements.

Commissioner Barker asked whether a stub road would be provided to the Christensen property south of Lot 2. Mr. Pugsley stated that no stub was proposed at this time and explained that the parcel is considered a wetland area. Commissioner Constantineau then asked about future railroad crossings and whether 1200 West would serve as the major thoroughfare for the area. Chairman Manning and Mr. Pugsley confirmed that 1200 West would eventually provide the railroad crossing, and Mr. Pugsley noted that the City has some banked crossings that may be relevant to future planning.

**Motion:** Commissioner Constantineau moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-034 subject to Staff comments, Findings of Fact, and stipulations as noted and keeping in concern the 525 South that if there is a possibility they can make that an easier access through. Commissioner McConkie seconded the motion and it passed with a 4-1 vote.

**Nay:** Jake Barker – Commissioner Barker stated that he remained concerned the City may not be retaining enough land for the future needs of the sports complex. He explained that, with the amount of residential growth expected in the area, he was apprehensive that the proposed layout may not allow enough flexibility for future expansion of sports fields.

**Aye:** Vince Crane, Donny Constantineau, Isaac Herbert, Wayne McConkie

Motion to adjourn

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

The meeting was adjourned at 6:52 p.m.

*This certifies that the regular meeting minutes of April 21, 2026, is a true and accurate copy as approved by the Planning Commission on May 5, 2026.*

Signed:                     Destry Larsen                    

*Destry Larsen, Administrative Assistant*