



**NOTICE AND AGENDA
BRIGHAM CITY COUNCIL MEETING**

Thursday, May 21, 2026 5:00 PM
City Council Chambers, 20 North Main

To View Live Meeting Visit:

<https://www.bcutah.gov/mayor-and-city-council.htm> or
www.youtube.com/brighamcitycorp

5:00 WORK SESSION ON INTERUM BUDGET

PUBLISHING OF THE PROPERTY TAX IMPACT SCHEDULE

This Agenda item is intended to demonstrate compliance with 59-2-919(4)(a)(i) and 59-2-924(8)(b) by providing a Property Tax Impact Schedule as attached to this Agenda

6:00 REGULAR COUNCIL MEETING

Thought, Reading, or Invocation: DJ Bott, Mayor
Pledge of Allegiance

6:03 MAYOR PRESENTATION OF LAKEVIEW STUDENT AWARDS

6:10 SCHEDULED DELEGATION

Report on Progress of Let Freedom Ring 250 Celebration – Sharilee Griffiths

6:20 EMPLOYEE RECOGNITION

Summer Hires - 110 Seasonal Employees for Pool, Recreation, Parks & Cemetery

6:22 CONSENT

1. Approval of May 7, 2026 Work Session and City Council Meeting Minutes
2. Request to Write-Off Utility Accounts Due to Bankruptcy or Being Sent to Collections

6:25 PUBLIC COMMENTS ¹ (*Per Utah Code, Council will receive input only, no decision can be made*)

6:30 COUNCILMEMBER AND CITY ADMINISTRATOR COMMENTS

6:35 BUDGET DISCUSSION ITEM

PUBLISHING OF THE PROPERTY TAX IMPACT SCHEDULE

This Agenda item is intended to demonstrate compliance with 59-2-919(4)(a)(i) and 59-2-924(8)(b) by providing a Property Tax Impact Schedule as attached to this Agenda

6:45 ACTION ITEMS

1. Consideration of Ordinance Amending Brigham City Code Chapter 156 Zoning to not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street/Watery Lane and clarify that storage of containers, including shipping containers for wholesale or retail sale are not allowed within City Limits – Mark Bradley
2. Arbor Day Proclamation – Mike Waite

7:00 WORK SESSION ON INTERIM BUDGET

PUBLISHING OF THE PROPERTY TAX IMPACT SCHEDULE

This Agenda item is intended to demonstrate compliance with 59-2-919(4)(a)(i) and 59-2-924(8)(b) by providing a Property Tax Impact Schedule as attached to this Agenda.

Assigned times may vary depending on discussion length or agenda alteration. ADA Notice: Individuals needing special accommodations should contact the City Recorder at 435-734-6621 at least 48 hours before the meeting. Councilmembers may participate electronically.

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder certifies the above notice was posted in three public places within the Brigham City limits, and on the City and State Public Meeting Notice websites on May 15, 2026. A copy was also provided to the Box Elder New Journal.

Kristina Rasmussen, City Recorder

¹ Each individual is limited to three minutes. Total input period is limited to 15 minutes.



PROPERTY TAX IMPACT SCHEDULE

Pursuant to 59-2-919(4)(a)(i) and 59-2-924(8)(b), the proposed tax rate increase is summarized as follows:

Revenue Impact

- Estimated additional property tax revenue: \$455,000
- Percentage increase in total property tax revenue: 12.93%

Taxpayer Impact

- Average residential property (\$400,000):
 - Prior year tax: \$370.80
 - Proposed tax: \$418.76
 - Annual Increase: \$47.96
 - Percentage Increase: 12.93%
- Average commercial property (\$1,200,000):
 - Prior year tax: \$2,022.31
 - Proposed tax: \$2,283.87
 - Annual Increase: \$261.56
 - Percentage Increase: 12.93%

Departmental Budget and Operational Impact

The proposed tax rate increase will impact the following departments:

Mayor's Office

Budget Impact (\$140,000): This change is attributable to personnel costs associated with transitioning from a contracted attorney to a full-time City Attorney position, including wages and benefits that were not previously provided under the contract arrangement.

Operational Impact: Approval of the proposed tax rate increase will allow the City to maintain consistent legal services following the anticipated conclusion of the current contract. While the City has greatly benefited from a highly effective contracted attorney, the transition to a full-time City Attorney is intended to provide dedicated, on-site legal support and ensure continuity of services moving forward.

A full-time attorney will offer increased day-to-day availability, more direct integration with City staff and operations, and the ability to provide timely review of contracts, ordinances, and policies. This position will also support ongoing legal needs related to economic development, personnel matters, and regulatory compliance.

Without the proposed increase, the City would need to secure alternative contracted legal services, which may result in variability in availability, higher hourly costs over time, or reduced consistency depending on the provider.

Parks Department

Budget Impact (\$110,000): This change is due to increased temporary wage costs to address seasonal staffing needs and rising service demands.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding temporary staff to better maintain the City's parks system. This includes improved mowing schedules,



PROPERTY TAX IMPACT SCHEDULE

landscaping, cleanliness, and overall park appearance. Additional staffing will help the department keep pace with increased usage and expectations as the City continues to grow.

Without the proposed increase, the department would likely continue to fall behind on routine maintenance and upkeep, resulting in declining park conditions, reduced aesthetic quality, and potential impacts to public use and community satisfaction.

Police Department

Budget Impact (\$205,000): This increase is driven by personnel costs related to adding an Administrative Sergeant position, as well as market-based wage adjustments for animal control officers and staff.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding an Administrative Sergeant to oversee animal control, school crossing guards, IT functions, and key administrative responsibilities, including policy updates and accreditation standards. Adjustments to animal control wages will help the City remain competitive in the labor market and support retention of qualified staff. These changes will improve overall operational efficiency and allow sworn officers to focus more directly on core public safety duties.

Without the proposed increase, the department would likely need to delay or forego adding the Administrative Sergeant and may face challenges in retaining animal control staff, resulting in continued strain on existing personnel and reduced capacity to effectively manage administrative and support functions.

**REQUEST TO APPEAR
BEFORE THE BRIGHAM CITY COUNCIL**

MEETINGS ARE HELD THE 1ST AND 3RD THURSDAY OF EACH MONTH AT 6PM. What is your preferred date to appear before the council? May 21st

NAME: Sharile Griffiths

FULL ADDRESS: 556 Camaren Drive, Brigham

PHONE NUMBER: 435-770-0748

EMAIL: Wattson@MyDiscoveryDestination.com

PLEASE GIVE A DETAILED DESCRIPTION OF YOUR REQUEST.

Talk about Let Freedom Ring 250
Report on progress

WILL YOU BE ASKING THE COUNCIL FOR ANY ASSISTANCE, FINANCIAL OR OTHERWISE?

No. Just to get involved with their families.

IF YOU ARE REPRESENTING AN ORGANIZATION OR BUSINESS PLEASE ENTER THE

NAME: Discovery Family Coalition

Requester Signature Sharile Griffiths

For City Use Only:

Approvals:

City Administrator: [Signature]

Mayor: [Signature]

**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Angie Johnsen

2. DEPARTMENT OR DIVISION: Human Resources

3. DATE INITIATED: May 13, 2026
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):
Summer Hiring Complete – Successfully onboarded 110 seasonal employees for Cemetery, Pool, Parks, and Recreation.

5. ESTIMATED TIME NEEDED: 1 minute

6. PROPOSED DATE FOR COUNCIL ACTION: May 21, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
May 13, 2026	Angie Johnsen	 <small>*Signed via GiveOn3.com Key: 323523aa-7128-4d39-b09a-43d990c0e4fe</small>	

9. MAYOR'S SIGNATURE:


*Signed via GiveOn3.com
Key: 6058b0c-e6b3-440c-bdc6-2708b4e4b2c

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WORK SESSION OF THE
BRIGHAM CITY COUNCIL
May 7, 2026
5:30 p.m.

5 **PRESENT:** DJ Bott Mayor
6 Dave Hipp Councilmember
7 Dave Jeffries Councilmember *arrived at 5:48 PM*
8 Matthew Jensen Councilmember
9 Ryan Smith Councilmember
10 Robin Troxell Councilmember

11 **ALSO PRESENT:** Nicole Cottle City Attorney
12 Tom Kotter Community and Economic Development Director
13 Derek Oyler City Administrator
14 Tyler Pugsley Power Director
15 Kristina Rasmussen City Recorder
16 Chief Reyes Police Chief
17 Jeff Schmitt Finance Director
18 Mike Waite Public Works Director
19 Royce Wilkerson IT Director

20 Mayor Bott opened the work session to discuss the proposed repeal and reenactment of Title 3 of
21 the City Code, pertaining to public safety. The Mayor invited Nicole Cottle, Derek Oyler, and
22 Chad Reyes to present.

23 Ms. Cottle introduced the item as part of the ongoing comprehensive code review and
24 reorganization effort, noting that the Council had previously reviewed Titles 1, 2, and 5, and was
25 now considering Title 3, which addresses public safety. She explained that the proposed
26 ordinance includes a full repeal and reenactment of several existing titles, chapters, and sections
27 to ensure accuracy, consistency, and improved organization.

- 28 • The updated Title 3 consolidates provisions related to:
29 ○ Police services, including criminal and traffic code, parking regulations, general
30 offenses, and offenses against public order and decency
31 ○ Animal services, administered through the police department
32 ○ Fire and emergency medical services
33 ○ The Office of Emergency Services

34 Ms. Cottle further explained that the emergency services chapter was largely reenacted without
35 substantive changes to maintain compliance with federal and state requirements, particularly
36 those related to emergency response and reimbursement eligibility. She noted that the code had
37 been reviewed for compliance with current laws and usability for both the public and
38 enforcement personnel. She indicated that two specific topics involving potential policy changes
39 would be discussed in detail.

40 Chief Reyes then presented the first topic regarding the regulation of virtual currency kiosks,
41 commonly known as cryptocurrency kiosks. He explained that this provision would be a new
42 addition to the City's criminal code and summarized research conducted by Layton City, which

43 found that approximately 90 percent of transactions conducted at such kiosks were associated
44 with fraudulent or “nefarious” activity.

- 45 • He described common scam scenarios:
 - 46 ○ Individuals receive fraudulent messages claiming unpaid fees or legal issues
 - 47 ○ Victims are directed to deposit large sums (often thousands of dollars) into a
 - 48 kiosk
 - 49 ○ Funds are transferred to cryptocurrency wallets, typically overseas

50 Chief Reyes stated that Layton City had enacted an ordinance prohibiting these kiosks and
51 recommended that Brigham City take a similar proactive approach. He emphasized that
52 legitimate cryptocurrency transactions can be conducted through personal devices, making
53 kiosks largely unnecessary and primarily a tool for exploitation. Mr. Oyler added that the
54 proposed language had not been included in the original Council packet but was provided at the
55 meeting and would need to be specifically included in any motion during the regular meeting.

56 Council discussion followed, during which members clarified that the kiosks resemble ATM-
57 style machines commonly located in convenience stores. Chief Reyes confirmed that:

- 58 • Brigham City does not currently have any such kiosks
- 59 • A 60-day removal period would apply if any were identified in the future
- 60 • Violations would be treated as a Class B misdemeanor

61 Council members expressed general support for the proactive approach and acknowledged the
62 potential risk to vulnerable populations.

63 The second topic addressed proposed revisions to the City’s ordinance governing the discharge
64 of firearms within city limits. Mr. Oyler explained that the existing ordinance—restricting
65 discharge east of 1200 West—has become outdated due to recent annexations, including
66 expansion west of 1200 West and north of SR-13.

- 67 • Key issues identified:
 - 68 ○ City boundaries have expanded significantly since the ordinance was last updated
 - 69 ○ Existing geographic restrictions no longer align with current city limits
 - 70 ○ The ordinance required simplification and modernization

71 Chief Reyes explained that the proposed revisions aim to simplify the ordinance and align it
72 more closely with state law. Under the proposed language:

- 73 • Discharge of firearms, pellet guns, or bows would be prohibited unless:
 - 74 ○ The activity complies with state law (e.g., lawful hunting)
 - 75 ○ It occurs at a designated range
 - 76 ○ It involves lawful archery practice on private property meeting state distance
 - 77 requirements
- 78 • Hunting and discharge would be prohibited in:
 - 79 ○ City parks
 - 80 ○ City-owned recreation areas

81 Council discussion focused on impacts to lawful hunting, particularly in newly annexed rural
82 areas. Chief Reyes clarified that individuals with valid hunting licenses and landowner
83 permission could hunt within city limits if they comply with all state regulations, including
84 distance requirements from dwellings and roadways. He provided examples of agricultural areas
85 west of Interstate 15 where such activity may occur.

86 Mr. Oyler summarized the primary policy shift:

- 87 • Lawful hunting would now be permitted in certain areas, including:
 - 88 ○ Newly annexed rural properties
 - 89 ○ Mountain areas east of the city, where it is currently prohibited

90 Chief Reyes also referenced prior legal challenges in other jurisdictions, noting that state law
91 preempts local ordinances that conflict with designated hunting areas. He explained that the
92 proposed language reflects a model used by other cities to ensure compliance with state authority
93 while maintaining local safety standards.

94 Council members asked clarifying questions and expressed general understanding of the
95 proposed changes. One member commented on the practicality of simplifying the ordinance and
96 avoiding unnecessary administrative requirements.

97 At the conclusion of the discussion, staff reminded the Council that both the cryptocurrency
98 kiosk prohibition and the firearm discharge ordinance revisions would need to be explicitly
99 included in any motion during the regular meeting if the Council wished to adopt them. .

100 *The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the*
101 *foregoing is a true, accurate and complete record of the May 7, 2026 City Council Work Session*

102
103 *Dated this 26th of May, 2026.*

104
105
106
107 Kristina Rasmussen, City Recorder

108
109 ** These meeting minutes were generated with the assistance of artificial intelligence and have been
110 reviewed, edited and approved by Brigham City Staff.

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**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
May 7, 2026
6:00 p.m.**

5 **PRESENT:** DJ Bott Mayor
6 Dave Hipp Councilmember
7 Dave Jeffries Councilmember
8 Matthew Jensen Councilmember
9 Ryan Smith Councilmember
10 Robin Troxell Councilmember

11 **ALSO PRESENT:** Zane Billings Assistant City Planner
12 Mark Bradley City Planner
13 Nicole Cottle City Attorney
14 Tom Kotter Community and Economic Development Director
15 Derek Oyler City Administrator
16 Jeremy Poppleton Assistant Fire Chief
17 Tyler Pugsley Power Director
18 Kristina Rasmussen City Recorder
19 Chief Reyes Police Chief
20 Jeff Schmitt Finance Director
21 Brandon Thueson Fire Chief
22 Mike Waite Public Works Director
23 Royce Wilkerson IT Director

24 Mayor Bott called the meeting to order at 6:00 p.m. The invocation was offered by Ernie Fonseca, Pastor
25 of Victory Church. The Pledge of Allegiance followed.

26 **EMPLOYEE RECOGNITION**

27 Chief Thueson introduced the employees being recognized, noting that while some had already been
28 serving in their positions for some time, schedules had prevented all participants from previously being
29 sworn in together. He also recognized two promotions within the department. The following employees
30 were introduced:

- 31 • Scott Best – firefighter/paramedic and recently promoted engineer
32 • Nigel Dalton – firefighter/paramedic
33 • Duncan Steele – firefighter/Paramedic
34 • Ryan Zook – firefighter/AEMT
35 • Aspyn Stevens – firefighter/AEMT
36 • Carsen Matlock – firefighter/AEMT

37 The employees came forward and participated in the oath of office. Following the oath of office, Assistant
38 Chief Poppleton conducted the badge pinning ceremony. Assistant Chief Poppleton also presented
39 Engineer Scott Best with a new engineer helmet in recognition of his promotion and additional
40 responsibilities within the department.

41 **CONSENT ITEMS**

42 Mayor Bott introduced one consent item:

43 1. Approval of the April 16, 2026 City Council Meeting Minutes.

44 Councilmember Hipp made a motion to approve the consent items as presented. Councilmember Jeffries
45 seconded the motion. The vote was unanimous in favor.

46 **SCHEDULED DELEGATION**

47 **Youth City Council Annual Report**

48 Mayor DJ Bott introduced the annual report presentation from the Brigham City Youth City Council and
49 invited Linda Baugh and Youth City Council members to present highlights from the past year.

50 The current Youth Mayor thanked the Mayor and City Council for their continued support and shared a
51 slideshow presentation highlighting activities and service projects completed throughout the year.

52 Youth City Council members discussed participation in several community activities, including the
53 volunteer banquet, Peach Days parade, a tour of the Brigham City Tabernacle, a visit to the Utah State
54 Capitol, bingo fundraisers, Wreaths Across America activities, a senior dinner service project, and the Art
55 on Main event. Members spoke about enjoying opportunities to serve the community, interact with
56 residents, and participate in local events.

57 Several members discussed the Youth City Council's bingo fundraiser efforts to raise money for
58 additional swings at Snow Park, noting that the events had been successful and well supported by the
59 community.

60 Ms. Baugh reported that Youth City Council members completed more than 450 hours of community
61 service during the year. She stated that swings for Snow Park had been ordered and recognized support
62 received through a grant from Box Elder County Tourism. Ms. Baugh also thanked co-advisor Katya
63 Hadfield, the Mayor, and the City Council for their continued support of the program.

64 Mayor Bott thanked the Youth City Council members and advisors for their service, enthusiasm, and
65 contributions to the community.

66 **MAYOR'S 2026-27 BUDGET PRESENTATION**

67 **STATEMENT REGARDING A PROPOSED TAX RATE INCREASE**

68 Mayor Bott read in the following statement:

69 **This statement is intended to demonstrate Brigham City's compliance with Utah Code 59-2-**
70 **919(4)(a)(i) and 59-2-919(4)(b)(ii) as follows:**

71
72 Brigham City in this public meeting at which its' tentative budget is first presented to the City
73 Council as the governing body of the taxing entity, intends to have an executive officer or budget
74 officer of Brigham City, as the taxing entity, state that the tentative budget includes a proposed
75 tax rate increase and present a property tax impact schedule as defined in Section 59-2-924
76 and Brigham City in full compliance with 59-2-919(4)(b)(ii) has provided notice for the public
77 meeting described in 59-2-919(4)(b)(i) in accordance with Title 52, Chapter 4, Open and Public
78 Meetings Act including providing the separate item (see below) on the meeting agenda that
79 notifies the public of Brigham City's statement from 59-2-919(4)(b)(i).
80

81 **STATEMENT REQUIRED BY UTAH CODE 59-2-919(4)(b)(i)**

82 Mayor Bott Read in the following statement:

83
84 **This Agenda item is intended to demonstrate Brigham City's compliance with Utah Code**
85 **59-2-919(4)(b)(i) with the statement as follows:**
86

87 Brigham City on or after May 1 (in this case May 7, 2026) but on or before June 13, states at this
88 public meeting as follows:
89

- 90 A. As a fiscal year taxing entity Brigham City is considering levying a tax rate that exceeds the
91 fiscal year taxing entity's certified tax rate; and
92 B. the approximate dollar amount of and purpose for additional ad valorem tax revenue that
93 would be generated by the proposed tax rate increase described in (A) is as follows:
94 1. \$455,000
95 2. To provide funding for various city positions.
96 C. The approximate percentage increase in ad valorem tax revenue for the fiscal year taxing
97 entity based on the proposed tax rate increase described in Subsection (A) is 12.93%, and
98 D. That if the fiscal year taxing entity proceeds with the proposed tax rate increase, the fiscal
99 year taxing entity will provide notice of and conduct a public hearing, as required by
100 Subsection (4)(c), at which members of the public will have an opportunity to provide
101 comments on the proposed tax rate increase in compliance with the notice requirements of
102 59-2-919(6)(b); and
103 1. The public hearing is scheduled for August 13, 2026, at 6:00 PM in the Brigham City
104 Council Chambers, located at 20 North Main Street, Brigham City, Utah.

105 **Property Tax Impact Schedule as defined in Utah Code 59-2-924**

106 Mayor Bott read in the following statement:

- 107 1. This Agenda item is intended to demonstrate compliance with 59-2-919(4)(a)(i) and 59-2-
108 924(8)(b) by providing a Property Tax Impact Schedule as attached to this Agenda (**it is**
109 **attached to the end of these minutes**)

110 Mayor Bott then presented the proposed 2026-27 budget to the Brigham City Council and reviewed the
111 City's budget preparation process. He explained that department heads, Human Resources, the Mayor,
112 City Administrator, and Finance Director begin reviewing personnel adjustments, capital projects, fleet
113 needs, and departmental requests early in the year before recommendations are compiled into the
114 proposed budget. He emphasized that the budget presented to the Council was a proposed budget that
115 would still undergo Council review and possible revisions.

116 Mayor Bott stated that many requested projects and purchases had been removed from consideration
117 before the proposed budget was brought to the Council, including approximately \$443,000 in facility fund
118 projects, \$1.3 million in fleet purchases, and approximately \$26.5 million in capital projects that staff
119 determined were lower priority items.

120 Mayor Bott reviewed several proposed capital and operational priorities included in the budget, including:

- 121 • 7 Million for Completion of the Forest Street overpass project
122 • 1.75 Million bridge widening improvements at 1200 West and 600 North
123 • 1 Million in storm drain improvements
124 • Property acquisition for future park development
125 • 500,000 funding for future fire station land acquisition
126 • 700,000 funding for a future fire training facility

127 He also noted that previously approved electrical rate increases were already incorporated into the budget
128 and stated that proposed water rate increases were included to address ongoing infrastructure, equipment,
129 and operational costs.

130 Mayor Bott then presented information regarding the proposed truth-in-taxation increase, stating that the
131 proposal would generate approximately \$455,000 in additional property tax revenue, representing a
132 12.93% increase. He reviewed estimated impacts to residential and commercial property owners and
133 stated that the proposed increase would primarily support personnel and operational needs within the
134 City.

135 The Mayor reviewed several proposed operational impacts associated with the proposed tax increase,
136 including:

- 137 • Funding for a future full-time City Attorney position following the anticipated conclusion of the
138 City's contract with Nicole Cottle
- 139 • Additional temporary staffing within the Parks Department to improve park maintenance and
140 upkeep
- 141 • Funding for an administrative sergeant position within the Police Department to assist with
142 administrative, IT, and operational responsibilities, along with wage adjustments for animal
143 control staff

144 Mayor Bott expressed appreciation for City staff, department directors, and Ms. Cottle for their
145 contributions throughout the budget preparation process.

146 Following the presentation, the Council discussed scheduling future budget work sessions. The Council
147 scheduled work sessions for May 21, 2026, prior to and following the regular Council meeting, with
148 proposed discussion topics to include water rates and capital projects. Councilmembers also discussed
149 holding an additional budget work session on May 28, 2026, and requested additional information from
150 staff regarding personnel-related budget requests and historical department data.

151 **PUBLIC COMMENT**

152 **Julianna Larson** - expressed concerns regarding the proposed budget, utility rate increases, and the
153 proposed property tax increase. She questioned how utility fund revenues and transferred funds were
154 being utilized and stated that the public needed clearer explanations regarding City spending and financial
155 decisions.

156 **Donovan Malone** - questioned discussions regarding a potential recreation center and asked for
157 clarification regarding statements that funding for a recreation facility was available within the current
158 budget. He referenced previous discussions regarding estimated project costs and expressed opposition to
159 additional property tax increases if recreation center funding was available. Mr. Malone also asked
160 whether data regarding junior jazz participation had been provided to the Council and encouraged the
161 City to explore a recreation partnership with the Box Elder School District and local businesses rather
162 than constructing a separate recreation facility at Pioneer Park. (Mr. Malone's full written statement is
163 attached to the back of the minutes)

164 **Caleb Barker** - commented on continued residential growth and higher-density housing developments
165 within the community. He questioned whether ongoing growth was beneficial to Brigham City and stated
166 concerns regarding the long-term impacts of increased density, infrastructure expansion, and additional
167 taxation. Mr. Barker also expressed concern that smaller housing developments could negatively impact
168 the community character and neighborhood atmosphere within the city.

169 **Jim Fuller** - addressed the Council regarding recreation facilities and recreation funding. He stated that
170 recreation programs historically had not been expected to fully pay for themselves and emphasized the
171 importance of cooperation and partnerships when developing recreation opportunities. Mr. Fuller
172 referenced previous successful community projects, including the swimming pool and golf course, and
173 encouraged the City to explore partnerships with the school district and private entities before pursuing a
174 standalone recreation center project. He also cautioned the Council regarding tax increases and public
175 perception related to large capital expenditures.

176 **Larry Hannigan** - echoed comments made by Mr. Fuller and encouraged the Council to consider the
177 ideas and concerns that had been presented. Mr. Hannigan also commented on audio quality issues
178 experienced while watching City Council meetings on YouTube and suggested improvements to the
179 meeting audio system.

180 **Terry Moore** - spoke about changes she had observed in the community over the past several decades
181 and expressed concerns regarding water rates, neighborhood upkeep, and property maintenance. She
182 stated that increasing water costs had negatively impacted residents' ability to maintain lawns and
183 properties and expressed concern about neighborhood deterioration in some areas of the city. Ms. Moore
184 also commented on local economic development, changes to businesses along Main Street, and the long-
185 term impacts of business relocations and vacant properties within the downtown area.

186 **COUNCILMEMBER COMMENTS**

187 **Councilmember Hipp** – thanked residents for attending and participating in the meeting. He
188 acknowledged that recent public discussions throughout the county had been contentious at times but
189 stated that differing opinions were important and valuable. Councilmember Hipp encouraged residents to
190 continue sharing concerns and comments with the Council and reminded the public that Councilmembers
191 could be contacted individually through the City website, email, or phone.

192 **Councilmember Troxell** – thanked attendees for participating and encouraged residents to attend
193 upcoming budget work sessions. She clarified that the Council had only recently received the proposed
194 budget and had not yet made any decisions regarding its adoption. Councilmember Troxell also addressed
195 discussion surrounding a possible recreation center, stating that prior public comments she had made
196 reflected her personal opinion that proceeds from recreation-related property sales should remain
197 dedicated to recreation purposes. She emphasized that no final decisions regarding a recreation center
198 project had been made by the Council or administration and encouraged residents to communicate
199 directly with Councilmembers regarding questions or concerns.

200 **Councilmember Smith** – commented on recent Brigham City Area Chamber of Commerce activities. He
201 noted that Peach Days booth applications had filled quickly and shared appreciation from Dave Walker
202 for the City's support of the upcoming Art on Main event. Councilmember Smith also encouraged
203 residents to attend upcoming budget work sessions and stated that the work session format allowed for
204 additional dialogue and clarification between the Council and the public.

205 **Councilmember Jensen** – expressed appreciation for the respectful tone of the meeting and
206 acknowledged that discussions regarding taxes and budgets were difficult because they affected all
207 residents, including Councilmembers themselves. He encouraged continued public participation and
208 invited residents to share ideas, concerns, and feedback regarding the budget.

209 **Councilmember Jeffries** – reiterated that the budget presentation marked the beginning of the Council's
210 review process and encouraged residents to attend work sessions to better understand how budget
211 discussions and decisions occur. He stated that the Council's responsibility was to make decisions that

212 would best serve the community and encouraged ongoing communication with residents throughout the
213 process.

214 **Mayor Bott** - inviting residents to organize smaller community meetings with City staff and the Mayor to
215 discuss questions and concerns regarding City operations, budgeting, and future planning. He explained
216 that such meetings could allow for more detailed discussion and context while still complying with Open
217 and Public Meetings Act requirements. Mayor Bott also expressed appreciation for City staff and
218 department heads, noting their commitment to the community and the demands of public service. He
219 thanked those in attendance for participating in the meeting and encouraged continued public involvement
220 as the budget process moved forward.

221 **ACTION ITEMS**

222 **Consideration of Approval of Brigham City School Subdivision Preliminary & Final Plat Located**
223 **at 650 South and 1200 West**

224 City Planner Mark Bradley presented the application and explained that the subdivision was located
225 within the previously approved Avian Shores planned development area and included the existing sports
226 complex property. He stated that the proposal consisted of a five-lot subdivision, including:

- 227 • Lot 1 – future elementary school site
228 • Lot 2 – existing and future sports complex area
229 • Lots 3, 4, and 5 – future development areas

230 Mr. Bradley explained that the Avian Shores development plan had anticipated future school or church
231 uses and therefore did not require an amendment to the planned development approval.

232 Mr. Bradley stated that Planning Commission discussion included concerns regarding roadway access and
233 whether a more direct route should be provided from 525 South to the sports complex. During Council
234 discussion, it was noted that Lot 2 included additional undeveloped property west of the existing sports
235 complex that could accommodate future expansion, including additional soccer fields and parking. He
236 also commented that roadway designs with additional turns could help slow traffic within future
237 residential and school areas surrounding the development.

238 Discussion also included the following roadway and access considerations:

- 239 • Future roadway connections would be established through Lots 4 and 5
240 • The future 550 South connection could shift slightly north or south during future platting
241 • The existing sports complex access road would eventually be replaced through future
242 development connections
243 • Additional roadway access points would connect through the Spring Creek subdivision area

244 Councilmembers expressed appreciation for the City's coordination with the Box Elder School District to
245 preserve land for a future elementary school site and stated that the effort demonstrated long-term
246 planning for future growth.

247 **MOTION:** Councilmember Troxell made a motion to approve the Brigham City School
248 Subdivision Preliminary & Final Play Located at 650 South and 1200 West as presented.
249 Councilmember Hipp seconded the motion.

250 **Roll Call:**

251 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– Aye;
252 Councilmember Jeffries – Aye; Councilmember Smith – Aye

253 **Consideration of Approval of Sandpiper Meadows Subdivision preliminary plat located at**
254 **approximately 250 South and 1200 West**

255 City Planner Mark Bradley presented the application and explained that the subdivision was part of the
256 previously approved Avian Shores planned development project. He noted that the applicant was
257 requesting approval for only Phases 1 and 2 of the overall Sandpiper Meadows development area. Mr.
258 Bradley also introduced Garth Day of Heritage Land Development, who was present representing the
259 development group.

260 Mr. Bradley explained that the proposed preliminary plat for Phases 1 and 2 included:

- 261 • 54 townhome units
- 262 • 55 single-family residential lots
- 263 • Lot sizes generally ranging from approximately 3,500 to 5,000 square feet
- 264 • A public park area replacing a previously anticipated storm basin area
- 265 • Public trail connections through the development
- 266 • A mixture of housing types intended to create a diverse neighborhood design

267 Mr. Bradley stated that the townhomes were proposed along 1200 West with open-style fencing and
268 landscaping treatments intended to create a more open appearance along the roadway corridor rather than
269 solid backyard fencing. He also reviewed proposed setbacks and architectural concepts included within
270 the development packet.

271 Discussion also included several project design features and future development considerations,
272 including:

- 273 • Larger estate-style lots proposed farther west within future phases of the Avian Shores
274 development
- 275 • Public trail connectivity and park access throughout the subdivision
- 276 • Decorative fencing, gabion columns, and wayfinding features along 1200 West
- 277 • Future roadway connections and traffic-calming street layouts
- 278 • Future patio home and age-oriented housing concepts within later phases of the overall
279 development

280 Mr. Day explained that future lot sizes within the broader Avian Shores development would generally
281 increase farther west as terrain conditions changed and development intensity decreased. He stated that
282 the overall development remained subject to the maximum approved density established within the
283 planned development zoning.

284 **MOTION:** Councilmember Hipp made a motion to approve the Sandpiper Meadows Subdivision
285 Preliminary Plat located at approximately 250 South and 1200 West as presented.
286 Councilmember Jeffries seconded the motion.

287 **Roll Call:**

288 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– Aye;
289 Councilmember Jeffries – Aye; Councilmember Smith – Aye

290 **Consideration of Approval of Heron Ridge Subdivision Preliminary Plat located at Approximately**
291 **660 South and 1225 West**

292 Assistant City Planner Zane Billings presented the application and explained that the Heron Ridge
293 subdivision was located within the Avian Shores planned development area south of the sports complex
294 property. He stated that the original concept included:

- 295 • 40 townhome units
296 • 23 single-family residential lots

297 Mr. Billings explained that after additional staff review and design discussions with the developer, the
298 townhome portion of the project was being removed from the current application and would return at a
299 later date as a redesigned proposal. As a result, the Council was only considering approval of the single-
300 family residential portion of the subdivision.

301 Mr. Billings explained that the redesign request primarily resulted from concerns regarding pedestrian
302 safety and trail connectivity within the development. He noted that several public trail systems were
303 planned throughout the Avian Shores development area and staff had concerns regarding the original
304 townhome layout adjacent to those trail corridors. Discussion included:

- 305 • Relocation of one planned trail corridor to the opposite side of the residential lots
306 • Concerns regarding front-loaded townhomes adjacent to heavily used pedestrian trails
307 • Potential driveway and pedestrian conflicts near the proposed trail system
308 • Future redesign of the townhome area to better address safety and circulation concerns

309 Mr. Billings also reviewed conceptual renderings showing a future large public park area and trail system
310 connections planned within the broader development area, along with architectural renderings of
311 proposed housing styles.

312 During Council discussion, Councilmembers requested clarification regarding whether the approval
313 applied only to the single-family lots. Mr. Billings confirmed that the application before the Council only
314 included approval of the 23 single-family residential lots and that any future townhome proposal would
315 require a separate application and future City Council approval.

316 **MOTION:** Councilmember Troxell made a motion to approve the Heron Ridge Subdivision
317 Preliminary Plat located at approximately 660 South and 1225 West as presented.
318 Councilmember Smith seconded the motion.

319 **Roll Call:**
320 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– aye;
321 Councilmember Jeffries – Aye; Councilmember Smith – Aye

322 **Consideration of Approval of Interlocal Agreement with Box Elder School District**

323 Police Chief Chad Reyes presented the agreement and explained that it was primarily a renewal of the
324 City's existing agreement with the school district to share costs associated with school resource officers.
325 He stated that the updated agreement extended the renewal period from annual approval to a five-year
326 term and noted that no substantive language changes had been made to the agreement.

327 Chief Reyes explained that the agreement continued the existing cost-sharing arrangement between the
328 City and school district for wages, benefits, uniforms, and other fully burdened costs associated with the
329 school resource officer positions.

330 **MOTION:** Councilmember Jensen made a motion to approve the Interlocal Agreement with Box
331 Elder School District as presented. Councilmember Jeffries seconded the motion.

332 **Roll Call:**
333 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– aye;
334 Councilmember Jeffries – Aye; Councilmember Smith – Aye

335 **Consideration of Approval Of Ordinance for New City Code Title 3**

336 City Attorney Nicole Cottle presented the ordinance and explained that the proposal was part of the City's
337 ongoing comprehensive code review process. She stated that the ordinance reorganized code sections
338 related to police, fire, and emergency management into a dedicated Title 3 Public Safety section of City
339 Code.

340 Ms. Cottle explained that the majority of the proposed changes involved:

- 341 • Reorganization and renumbering of existing code sections
- 342 • Updating code references for consistency with state and federal requirements
- 343 • Creating a more logical and user-friendly code structure
- 344 • Consolidating public safety-related regulations into a single title

345 Ms. Cottle noted that the Council had discussed two substantive policy items during the earlier work
346 session, including:

- 347 • Regulations related to cryptocurrency or virtual currency ATMs
- 348 • Revisions related to discharge of weapons provisions within City Code

349 She also explained that a cross-reference matrix had been included within the packet materials to assist
350 with identifying where previously existing code sections had been relocated within the new Title 3
351 structure.

352 During Council discussion, Mayor DJ Bott clarified that any motion should specifically include the
353 virtual currency and discharge of weapons sections discussed during the work session. Ms. Cottle
354 confirmed that aside from those items and general cleanup revisions, the ordinance primarily involved
355 reorganization rather than major policy changes.

356 **MOTION:** Councilmember Smith made a motion to approve ordinance amending Brigham City
357 Code by repealing all applicable codes related to public safety and reacting them as Title 3,
358 including number 15 – Virtual Currency and 3-1-105-1 – Discharge of Weapons.
359 Councilmember Hipp seconded the motion.

360 **Roll Call:**
361 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– aye;
362 Councilmember Jeffries – Aye; Councilmember Smith – Aye

363 At 8:11 PM Councilmember Smith made a motion to proceed into closed session to discuss the
364 purchase/exchange/lease of real property. The motion was seconded by Councilmember Hipp.

365 **Roll Call:**
366 Councilmember Hipp – Aye; Councilmember Jensen – Aye; Councilmember Troxell– Aye;
367 Councilmember Jeffries – Aye; Councilmember Smith - Aye

368 At 8:58 PM The council returned to opened and a motion was made by Councilmember Smith to adjourn.
369 Seconded by Councilmember Jeffries and approved unanimously.

370 *The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the*
371 *foregoing is a true, accurate and complete record of the May 7, 2026 City Council Meeting.*

372
373 *Dated this 26th of May, 2026.*
374

375
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380

Kristina Rasmussen, City Recorder

** These meeting minutes were generated with the assistance of artificial intelligence and have been reviewed, edited and approved by Brigham City Staff.

UNAPPROVED



PROPERTY TAX IMPACT SCHEDULE

Pursuant to 59-2-919(4)(a)(i) and 59-2-924(8)(b), the proposed tax rate increase is summarized as follows:

Revenue Impact

- Estimated additional property tax revenue: \$455,000
- Percentage increase in total property tax revenue: 12.93%

Taxpayer Impact

- Average residential property (\$400,000):
 - Prior year tax: \$370.80
 - Proposed tax: \$418.76
 - Annual Increase: \$47.96
 - Percentage Increase: 12.93%
- Average commercial property (\$1,200,000):
 - Prior year tax: \$2,022.31
 - Proposed tax: \$2,283.87
 - Annual Increase: \$261.56
 - Percentage Increase: 12.93%

Departmental Budget and Operational Impact

The proposed tax rate increase will impact the following departments:

Mayor's Office

Budget Impact (\$140,000): This change is attributable to personnel costs associated with transitioning from a contracted attorney to a full-time City Attorney position, including wages and benefits that were not previously provided under the contract arrangement.

Operational Impact: Approval of the proposed tax rate increase will allow the City to maintain consistent legal services following the anticipated conclusion of the current contract. While the City has greatly benefited from a highly effective contracted attorney, the transition to a full-time City Attorney is intended to provide dedicated, on-site legal support and ensure continuity of services moving forward.

A full-time attorney will offer increased day-to-day availability, more direct integration with City staff and operations, and the ability to provide timely review of contracts, ordinances, and policies. This position will also support ongoing legal needs related to economic development, personnel matters, and regulatory compliance.

Without the proposed increase, the City would need to secure alternative contracted legal services, which may result in variability in availability, higher hourly costs over time, or reduced consistency depending on the provider.

Parks Department

Budget Impact (\$110,000): This change is due to increased temporary wage costs to address seasonal staffing needs and rising service demands.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding temporary staff to better maintain the City's parks system. This includes improved mowing schedules,



PROPERTY TAX IMPACT SCHEDULE

landscaping, cleanliness, and overall park appearance. Additional staffing will help the department keep pace with increased usage and expectations as the City continues to grow.

Without the proposed increase, the department would likely continue to fall behind on routine maintenance and upkeep, resulting in declining park conditions, reduced aesthetic quality, and potential impacts to public use and community satisfaction.

Police Department

Budget Impact (\$205,000): This increase is driven by personnel costs related to adding an Administrative Sergeant position, as well as market-based wage adjustments for animal control officers and staff.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding an Administrative Sergeant to oversee animal control, school crossing guards, IT functions, and key administrative responsibilities, including policy updates and accreditation standards. Adjustments to animal control wages will help the City remain competitive in the labor market and support retention of qualified staff. These changes will improve overall operational efficiency and allow sworn officers to focus more directly on core public safety duties.

Without the proposed increase, the department would likely need to delay or forego adding the Administrative Sergeant and may face challenges in retaining animal control staff, resulting in continued strain on existing personnel and reduced capacity to effectively manage administrative and support functions.

Kristina Rasmussen

From: Donovan Malone
Sent: Thursday, May 7, 2026 7:13 PM
To: Kristina Rasmussen
Subject: [EXTERNAL]Public Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like an explanation of how there is \$9 to \$12 million in the budget for a recreation center but it is not in the budget that the mayor just proposed. Based on Councilman Jeffries comments, I think he is as confused as I am.

Where are the funds for the recreation center in the current budget? In the previous meeting, it was stated that the budget has \$9 to \$12 million to build a recreation facility.

During the April council meeting the city administrator came before the council to get approval from the city council to explore building a recreation facility. Councilman Jeffries asked for data regarding participation in Junior Jazz because that was not provided in the presentation. Has that data been provided to the city council members. If so, will you please share this data with the public?

The discussion was that the estimated cost of a recreation facility would be between \$9 to \$12 million. It was also stated that this money is in the current budget and would not require a bond. However, the mayor just presented a proposed budget that would increase property taxes by just under 13%.

If the city has \$9 to \$12 million to build a recreation facility without a bond, then I would ask that the citizens be spared another property tax increase this year. Taxes have been raised the last 7 out of 8 consecutive years.

Multiple city council members have stated that we have a transformer that is nearly 40 years old and needs to be replaced. I find it interesting that the Mayor did not highlight the need for this transformer in his reasons for raising property taxes. Is that transformer in the budget? I have been told that the transformer is \$10 million.

The last time a recreation facility was voted on by the citizens it lost by nearly 80%. The city council never voted to approve moving forward with the recreation facility. However, the city administrator stated that money would be used to do engineering based on the two options presented. Why was there not a vote on this topic since the topic was brought before the council for their approval.

If a recreation center is ever built, I would ask that it be a partnership between the school, the city, and local businesses. They need to work together and turn the natatorium into a facility that meets the needs of our community. That would include a turf field, batting cages, basketball courts, etc. **I would ask that NO money be spent for building a city recreation facility at**

Pioneer Park. Please work with the school district to explore expanding the Natatorium in partnership with local businesses.

Donovan Malone

**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Jeff Schmitt

2. DEPARTMENT OR DIVISION: Administration

3. DATE INITIATED: May 13, 2026

4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Attached is a list of customers that have either been sent to the Collection Agency for nonpayment or have taken out bankruptcy.

I am requesting Council's permission to have these accounts removed from the City's computer system.

5. ESTIMATED TIME NEEDED: 5 minutes

6. PROPOSED DATE FOR COUNCIL ACTION: May 21, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
<u>05.13.2026</u>	<u>Jeff Schmitt</u>		<u>xx</u>
_____	_____	_____	_____

9. MAYOR'S SIGNATURE:



**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Jeff Schmitt

2. DEPARTMENT OR DIVISION: Finance

3. DATE INITIATED: May 11, 2026


4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):
Budget Discussion Item

5. ESTIMATED TIME NEEDED: 10 Minutes

6. PROPOSED DATE FOR COUNCIL ACTION: May 21, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
<u>05.11.2026</u>	<u>Jeff Schmitt</u>		

9. MAYOR'S SIGNATURE:





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PROPERTY TAX IMPACT SCHEDULE

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Without the proposed increase, the department would likely continue to fall behind on routine maintenance and upkeep, resulting in declining park conditions, reduced aesthetic quality, and potential impacts to public use and community satisfaction.

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Without the proposed increase, the department would likely need to delay or forego adding the Administrative Sergeant and may face challenges in retaining animal control staff, resulting in continued strain on existing personnel and reduced capacity to effectively manage administrative and support functions.



**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Mark Bradley
2. DEPARTMENT OR DIVISION: Community & Economic Development
3. DATE INITIATED: 5/6/26
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Consideration of Ordinance Amending Brigham City Code Chapter 156 Zoning to not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street/Watery Lane AND clarify that storage of containers, including shipping containers for wholesale or retail sale are not allowed within City limits. Brigham City Corporation, Applicant

5. ESTIMATED TIME NEEDED: 10 minutes
6. PROPOSED DATE FOR COUNCIL ACTION: 5/21/26
7. EXPLANATION OF DEADLINE, IF APPLICABLE:
See attached material.

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
<u>5/6/26</u>	<u>Mark Bradley</u>	<u></u>	<u>X</u>
<u>5/6/26</u>	<u>Tom Kotter</u>	<u></u>	<u></u>

9. MAYOR'S SIGNATURE:





CITY ATTORNEY
LEGAL DOCUMENT REVIEW

Document Name: Amend City Code 156 Zoning – Storage Facilities

Name of Person Requesting Legal Review: Mark Bradley

Date Sent: May 6, 2026 Review Date Deadline: May 11, 2026

Reviewed by Attorney: Nicole Cottle Date: May 6, 2026

Reviewed and acceptable as submitted
 See suggested changes

Returned to:  Date: May 6, 2026

Accepted as Received
MARK BRADLEY

Submitted to Mayor's Office By: MB Date: 5/6/2026

Reviewed by Mayor's Office: 
Derek Oyler, City Administrator



MEMORANDUM

To: Mayor Bott, City Council Members

From: Mark Bradley, City Planner MB

Subject: Amend Brigham City Code Chapter 156 Zoning to not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street/Watery Lane AND clarify that storage of containers, including shipping containers for wholesale and retail sale are not allowed within City limits. (Application #26-036)

Date: May 6, 2026

City Council Agenda:
May 21, 2026

Overview:

The Mayor's Office requested the proposed City Code Amendment desiring certain industrial areas be designated for storage facilities. The effort is to protect large industrial areas that can provide manufacturing and other beneficial industrial uses from becoming storage areas, especially as the city considers annexation of properties and the expansion of infrastructure and services with the growth of the city. The draft amendment involves sections in both the Industrial Districts and Commercial Districts to clarify storage of containers. The red underlined text is the proposed recommended new language. The applicable subsection category of uses was included in the draft amendment.

Planning Commission Recommendation:

The Planning Commission held a public hearing on May 5, 2026, and recommended approval to the City Council (6-0 vote) based on staff comments, recommendations, stipulations, and the noted findings of fact in the Staff Evaluation with additional clarification language to include "Watery Lane" with 1200 West Street and "for wholesale or retail sale" at the end of Storage of containers, including shipping containers.

Attachments:

1. Staff Evaluation dated April 30, 2026
2. Planning Commission Recommendation
3. Prepared Ordinance

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Brigham City Corporation
PROPERTY OWNER: N/A
PROPERTY ADDRESS: N/A
PARCEL NO: N/A

APPLICATION NO.: 26-036
PARCEL AREA: N/A
DISTRICTS: Industrial/Commercial
DATE: April 30, 2026

PLANNING COMMISSION MEETING: May 5, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend Brigham City Code, Chapter 156 Zoning to not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street AND clarify that storage of containers, including shipping containers are not allowed within City limits.

OVERVIEW:

The Mayor's Office requested the proposed City Code Amendment desiring certain industrial areas be designated for storage facilities. The draft amendment involves sections in both the Industrial Districts and Commercial Districts to clarify storage of containers.

See attached draft amendment. The red underlined text is the proposed new language. The applicable subsection category of uses was included in the draft amendment.

STAFF COMMENTS:

Building Department:

1. No comments

Community & Economic Development Department:

1. Support

Engineering Department:

1. We have no concerns with the proposed amendment. Engineering supports the proposed amendment to Brigham City Code Chapter 156.

Fire Department:

1. No comments

Police Department:

1. No comments

Public Power Department:

1. No comments

**Public Works Department:
(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)**

1. Support
-

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission holds the required public hearing.
3. The Planning Commission considers the proposed amendment.
4. The Planning Commission recommends approval, approval with modification, disapproval, or request additional information to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Support the proposed amendment.

STIPULATIONS:

1. A final legal review by the City Attorney.

FINDINGS OF FACT:

1. The proposed city code amendment was initiated by the Mayor's Office.
 2. The Mayor's Office desires certain industrial areas to be designated for storage facilities.
 3. Storage facilities include both self-service enclosed storage facility and self-service outside storage facility as defined in city code section 156.606 Definitions.
 4. The proposed amendment also clarifies that storage of containers, including shipping containers, are not allowed within City limits.
 5. The proposed amendment involves sections in both the Industrial Districts and Commercial Districts.
-

ATTACHMENTS:

1. Draft City Code Amendment
 - Section 156.156 Codes and Symbols – Industrial Districts
 - Section 156.136 Codes and Symbols – Commercial Districts

INDUSTRIAL DISTRICTS

§ 156.156 CODES AND SYMBOLS.

In the following sections of this subchapter, uses of land or buildings which are allowed in the various districts as shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applied in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in the ordinance contained herein.

	M-D	M-G
Storage and warehousing		
Coal, fuel and wood yards and offices	P	P
Rental of equipment	P	P
Garage, public	C	C
Junk yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Self-service enclosed storage facility (see §§ 156.605 through 156.610 of this chapter). <u>Not allowed west of 1200 West Street.</u>	C	C
Self-service outside storage facility (see §§ 156.605 through 156.610 of this chapter). <u>Not allowed west of 1200 West Street.</u>	C	C
<u>Storage of containers, including shipping containers</u>	<u>N</u>	<u>N</u>
Towing and impound yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Warehouse	P	P

COMMERCIAL DISTRICTS

§ 156.136 CODES AND SYMBOLS.

In the following section of this subchapter, uses of land or buildings which are allowed in the various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an “N”. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial districts, except as provided in this chapter:

	GC	CBD
Sales and related services		
Appliance and furniture store	P	P
Art shop and/or art supply	P	P
Bakery; candy making; confectionery; nut shop	P	P
Beer retailer, as defined by Utah Code	P	P
Bookstore	P	P
Building material/hardware sales conducted within enclosed building	P	N
Catering establishment	P	P
Clothing store	P	P
Copy center; printing; publishing	P	P
Delicatessen	P	P
Department store	P	P
Fast food establishment with drive-in or drive-up window	P	P
Fast food establishment without drive-in or drive-up window	P	P
Florist shop	P	P
Greenhouse; nursery; plant materials	P	N
Grocery store; health food store	P	P
Gunsmith	P	P
Home improvement and garden store	P	N

Mail service; private postal service	P	P
Monument sales with outside display of product; primary retail use that includes incidental activities relating to engraving of natural stone, cultured stone, glass and wood, and casting of memorial foundations. All work and equipment must be enclosed in a building. The retail use must be at least 50% of the property	P	N
Music and/or movie store	P	P
Office supply; office machines, sales and repair	P	P
Pawn shop	P	N
Pet shop; pet grooming	P	N
Pharmacy; drugstore	P	P
Photographer or photography shop	P	P
Price-point retail establishment	P	N
Repair services (e.g., appliances, heating and air conditioning, plumbing)	P	N
Restaurant; café; microbrewery; eating establishment with or without on premises alcohol consumption sales	P	P
Secondhand or thrift store conducted within enclosed building	P	P
Seed and/or feed store conducted within enclosed building, no outside bins	P	N
Shopping center containing only permitted uses	P	N
Specialty retail stores (e.g., gift, hobby, craft, jewelry, interior decorating, antiques)	P	P
Sporting goods store	P	P
State liquor store	P	P
<u>Storage of containers, including shipping containers</u>	<u>N</u>	<u>N</u>
Tire store, sales and repair conducted within an enclosed building and no outside storage	P	N
Woodworking shop; manufacturing, compounding, assembling and wood-working of articles in a small totally enclosed woodworking shop, not to exceed 2,000 sq. ft. in size, and limited to the north end of Main Street between 600 North and 900 North. All work is to be conducted within the enclosed wood-working shop. No outside storage of equipment, materials or product. The shop shall be constructed or insulated in a manner to reduce noise	P	N

INDUSTRIAL DISTRICTS

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	M-D	M-G
Storage and warehousing		
Coal, fuel and wood yards and offices	P	P
Rental of equipment	P	P
Garage, public	C	C
Junk yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Self-service enclosed storage facility (see §§ 156.605 through 156.610 of this chapter). <u>Not allowed west of 1200 West Street/Watery Lane.</u>	C	C
Self-service outside storage facility (see §§ 156.605 through 156.610 of this chapter). <u>Not allowed west of 1200 West Street/Watery Lane.</u>	C	C
<u>Storage of containers, including shipping containers for wholesale or retail sale</u>	N	N
Towing and impound yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Warehouse	P	P

COMMERCIAL DISTRICTS

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	GC	CBD
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Appliance and furniture store	P	P
Art shop and/or art supply	P	P
Bakery; candy making; confectionery; nut shop	P	P
Beer retailer, as defined by Utah Code	P	P
Bookstore	P	P
Building material/hardware sales conducted within enclosed building	P	N
Catering establishment	P	P
Clothing store	P	P
Copy center; printing; publishing	P	P
Delicatessen	P	P
Department store	P	P
Fast food establishment with drive-in or drive-up window	P	P
Fast food establishment without drive-in or drive-up window	P	P
Florist shop	P	P
Greenhouse; nursery; plant materials	P	N
Grocery store; health food store	P	P
Gunsmith	P	P
Home improvement and garden store	P	N

Mail service; private postal service	P	P
Monument sales with outside display of product; primary retail use that includes incidental activities relating to engraving of natural stone, cultured stone, glass and wood, and casting of memorial foundations. All work and equipment must be enclosed in a building. The retail use must be at least 50% of the property	P	N
Music and/or movie store	P	P
Office supply; office machines, sales and repair	P	P
Pawn shop	P	N
Pet shop; pet grooming	P	N
Pharmacy; drugstore	P	P
Photographer or photography shop	P	P
Price-point retail establishment	P	N
Repair services (e.g., appliances, heating and air conditioning, plumbing)	P	N
Restaurant; café; microbrewery; eating establishment with or without on premises alcohol consumption sales	P	P
Secondhand or thrift store conducted within enclosed building	P	P
Seed and/or feed store conducted within enclosed building, no outside bins	P	N
Shopping center containing only permitted uses	P	N
Specialty retail stores (e.g., gift, hobby, craft, jewelry, interior decorating, antiques)	P	P
Sporting goods store	P	P
State liquor store	P	P
<u>Storage of containers, including shipping containers for wholesale and retail sale</u>	<u>N</u>	<u>N</u>
Tire store, sales and repair conducted within an enclosed building and no outside storage	P	N
Woodworking shop; manufacturing, compounding, assembling and wood-working of articles in a small totally enclosed woodworking shop, not to exceed 2,000 sq. ft. in size, and limited to the north end of Main Street between 600 North and 900 North. All work is to be conducted within the enclosed wood-working shop. No outside storage of equipment, materials or product. The shop shall be constructed or insulated in a manner to reduce noise	P	N

ORDINANCE NO. _____

AN ORDINANCE AMENDING BRIGHAM CITY CODE TITLE XV LAND USAGE, CHAPTER 156 ZONING, REGULATING CERTAIN STORAGE FACILITIES THROUGH LAND USE WITHIN BRIGHAM CITY, UTAH

WHEREAS, Brigham City desires to preserve large industrial areas and promote manufacturing and other beneficial industrial uses other than for storage purposes west of 1200 West Street/Watery Lane and clarify storage of containers, including shipping containers for wholesale or retail sales are not allowed within City limits; and

WHEREAS, following necessary public notice and public hearing, the Brigham City Planning Commission considered the proposed amendment and recommends its approval to the City Council; and

WHEREAS, the City Council finds it necessary to establish zoning restrictions for certain storage facilities within its jurisdiction to accomplish said purposes;

NOW, THEREFORE, be it ordained by the City Council of Brigham City, Utah:

SECTION 1: Brigham City Code Title XV Land Usage, Chapter 156 Zoning is hereby amended as noted in Exhibit “A”, attached hereto and made a part by reference. All other sections and provisions existing in Chapter 156 Zoning shall remain as currently written.

SECTION 2. This Ordinance shall become effective upon publication and posting as required by law.

PASSED AND ADOPTED by the City Council of Brigham City, Utah this ___ day of _____, 2026.

Mayor Dennis J. Bott

Attest:

City Recorder

Exhibit "A"

INDUSTRIAL DISTRICTS

§ 156.156 CODES AND SYMBOLS.

In the following sections of this subchapter, uses of land or buildings which are allowed in the various districts as shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applied in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in the ordinance contained herein.

	M-D	M-G
Storage and warehousing		
Coal, fuel and wood yards and offices	P	P
Rental of equipment	P	P
Garage, public	C	C
Junk yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Self-service enclosed storage facility (see §§ 156.605 through 156.610 of this chapter). Not allowed west of 1200 West Street/Watery Lane.	C	C
Self-service outside storage facility (see §§ 156.605 through 156.610 of this chapter). Not allowed west of 1200 West Street/Watery Lane.	C	C
Storage of containers, including shipping containers for wholesale or retail sale	N	N
Towing and impound yard (see §§ 156.605 through 156.610 of this chapter)	C	C
Warehouse	P	P

COMMERCIAL DISTRICTS

§ 156.136 CODES AND SYMBOLS.

In the following section of this subchapter, uses of land or buildings which are allowed in the various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an “N”. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial districts, except as provided in this chapter:

	GC	CBD
Sales and related services		
Appliance and furniture store	P	P
Art shop and/or art supply	P	P
Bakery; candy making; confectionery; nut shop	P	P
Beer retailer, as defined by Utah Code	P	P
Bookstore	P	P
Building material/hardware sales conducted within enclosed building	P	N
Catering establishment	P	P
Clothing store	P	P
Copy center; printing; publishing	P	P
Delicatessen	P	P
Department store	P	P
Fast food establishment with drive-in or drive-up window	P	P
Fast food establishment without drive-in or drive-up window	P	P
Florist shop	P	P
Greenhouse; nursery; plant materials	P	N
Grocery store; health food store	P	P
Gunsmith	P	P
Home improvement and garden store	P	N
Mail service; private postal service	P	P

Monument sales with outside display of product; primary retail use that includes incidental activities relating to engraving of natural stone, cultured stone, glass and wood, and casting of memorial foundations. All work and equipment must be enclosed in a building. The retail use must be at least 50% of the property	P	N
Music and/or movie store	P	P
Office supply; office machines, sales and repair	P	P
Pawn shop	P	N
Pet shop; pet grooming	P	N
Pharmacy; drugstore	P	P
Photographer or photography shop	P	P
Price-point retail establishment	P	N
Repair services (e.g., appliances, heating and air conditioning, plumbing)	P	N
Restaurant; café; microbrewery; eating establishment with or without on premises alcohol consumption sales	P	P
Secondhand or thrift store conducted within enclosed building	P	P
Seed and/or feed store conducted within enclosed building, no outside bins	P	N
Shopping center containing only permitted uses	P	N
Specialty retail stores (e.g., gift, hobby, craft, jewelry, interior decorating, antiques)	P	P
Sporting goods store	P	P
State liquor store	P	P
Storage of containers, including shipping containers for wholesale and retail sale	N	N
Tire store, sales and repair conducted within an enclosed building and no outside storage	P	N
Woodworking shop; manufacturing, compounding, assembling and wood-working of articles in a small totally enclosed woodworking shop, not to exceed 2,000 sq. ft. in size, and limited to the north end of Main Street between 600 North and 900 North. All work is to be conducted within the enclosed wood-working shop. No outside storage of equipment, materials or product. The shop shall be constructed or insulated in a manner to reduce noise	P	N

**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Mike Waite

2. DEPARTMENT OR DIVISION: Public Works

3. DATE INITIATED: May 12, 2026

4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):
Arbor Day Proclamation

5. ESTIMATED TIME NEEDED: 10 minutes

6. PROPOSED DATE FOR COUNCIL ACTION: May 21, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
May 12, 2026	Michael D. Waite	 <small>eSigned via GovOS.com Key: 323621ea-7128-4d35-b59a-43d901ade1e</small>	✓

9. MAYOR'S SIGNATURE:


eSigned via GovOS.com
Key: 6256b90c-4d03-440c-bd6c-2700b4eb2c

Arbor Day Proclamation

- Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of agriculture that a special day be set aside for the planting of trees, and
- Whereas,* the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas,* trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, I **Dennis J. Bott** Mayor of the City of Brigham City, do hereby proclaim **April 24, 2026** as

ARBOR DAY

in the City of Brigham City, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this Twenty-First Day of May in the year 2026.

Mayor _____

**BRIGHAM CITY
AGENDA ITEM FOR CITY COUNCIL MEETING**

1. INITIATED BY: Jeff Schmitt

2. DEPARTMENT OR DIVISION: Finance

3. DATE INITIATED: May 11, 2026

4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Work Session on Tentative Budget

5. ESTIMATED TIME NEEDED: 1 Hour

6. PROPOSED DATE FOR COUNCIL ACTION: May 21, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

<u>Date</u>	<u>Name</u>	<u>Signature</u>	<u>Attachment</u>
<u>05.11.2026</u>	<u>Jeff Schmitt</u>		<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

9. MAYOR'S SIGNATURE:





PROPERTY TAX IMPACT SCHEDULE

Pursuant to 59-2-919(4)(a)(i) and 59-2-924(8)(b), the proposed tax rate increase is summarized as follows:

Revenue Impact

- Estimated additional property tax revenue: \$455,000
- Percentage increase in total property tax revenue: 12.93%

Taxpayer Impact

- Average residential property (\$400,000):
 - Prior year tax: \$370.80
 - Proposed tax: \$418.76
 - Annual Increase: \$47.96
 - Percentage Increase: 12.93%
- Average commercial property (\$1,200,000):
 - Prior year tax: \$2,022.31
 - Proposed tax: \$2,283.87
 - Annual Increase: \$261.56
 - Percentage Increase: 12.93%

Departmental Budget and Operational Impact

The proposed tax rate increase will impact the following departments:

Mayor's Office

Budget Impact (\$140,000): This change is attributable to personnel costs associated with transitioning from a contracted attorney to a full-time City Attorney position, including wages and benefits that were not previously provided under the contract arrangement.

Operational Impact: Approval of the proposed tax rate increase will allow the City to maintain consistent legal services following the anticipated conclusion of the current contract. While the City has greatly benefited from a highly effective contracted attorney, the transition to a full-time City Attorney is intended to provide dedicated, on-site legal support and ensure continuity of services moving forward.

A full-time attorney will offer increased day-to-day availability, more direct integration with City staff and operations, and the ability to provide timely review of contracts, ordinances, and policies. This position will also support ongoing legal needs related to economic development, personnel matters, and regulatory compliance.

Without the proposed increase, the City would need to secure alternative contracted legal services, which may result in variability in availability, higher hourly costs over time, or reduced consistency depending on the provider.

Parks Department

Budget Impact (\$110,000): This change is due to increased temporary wage costs to address seasonal staffing needs and rising service demands.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding temporary staff to better maintain the City's parks system. This includes improved mowing schedules,



PROPERTY TAX IMPACT SCHEDULE

landscaping, cleanliness, and overall park appearance. Additional staffing will help the department keep pace with increased usage and expectations as the City continues to grow.

Without the proposed increase, the department would likely continue to fall behind on routine maintenance and upkeep, resulting in declining park conditions, reduced aesthetic quality, and potential impacts to public use and community satisfaction.

Police Department

Budget Impact (\$205,000): This increase is driven by personnel costs related to adding an Administrative Sergeant position, as well as market-based wage adjustments for animal control officers and staff.

Operational Impact: Approval of the proposed tax rate increase will allow the department to enhance service levels by adding an Administrative Sergeant to oversee animal control, school crossing guards, IT functions, and key administrative responsibilities, including policy updates and accreditation standards. Adjustments to animal control wages will help the City remain competitive in the labor market and support retention of qualified staff. These changes will improve overall operational efficiency and allow sworn officers to focus more directly on core public safety duties.

Without the proposed increase, the department would likely need to delay or forego adding the Administrative Sergeant and may face challenges in retaining animal control staff, resulting in continued strain on existing personnel and reduced capacity to effectively manage administrative and support functions.