



## **NOTICE AND AGENDA BRIGHAM CITY COUNCIL MEETING**

Thursday, August 20, 2026 6:00 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](https://www.youtube.com/brighamcitycorp)

Thought, Reading, or Invocation: Bishop Mike Arrington, 20<sup>th</sup> Ward  
Pledge of Allegiance

### **6:03 CONSENT**

1. Approval of August 6, 2026 City Council Meeting Minutes
2. Request to write-off utilities due to being sent to collections or bankruptcy

### **6:05 EMPLOYEE RECOGNITION**

New Hire in Power Department

### **6:07 PUBLIC HEARING (Items may be brought to a vote following the public hearing as deemed necessary)**

1. Consideration of Resolution Adopting 2026-27 Final Budget – Jeff Schmitt

#### **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

2. Consideration of Ordinance Approving the Annexation of 87.74 +/- Acres Located At Approximately 1200 West between Hwy 13 and 1500 North Into Brigham City Corporate Limits – Mark Bradley

### **6:20 PUBLIC COMMENTS<sup>1</sup> (Per Utah Code, Council will receive input only, no decision can be made)**

### **6:25 COUNCILMEMBER AND CITY ADMINISTRATOR COMMENTS**

### **6:30 ACTION ITEMS**

1. Consideration of Ordinance Amending the Brigham City Zoning Map to assign zoning districts to land associated with an annexation petition located at 1000 West between 1500 North and Highway 13 – Mark Bradley
2. Consideration of Approval of Appointment of Interim Public Power Director – Derek Oyler

### **6:45 CLOSED SESSION**

Consideration to enter a closed session to discuss: purchase/exchange/lease of real property; pending litigation; cyber security; or character/professional competence or physical/mental health of an individual.

Assigned times may vary depending on length of discussion or agenda alteration. In compliance with the Americans with Disabilities Act, individuals needing special accommodations should notify the City Recorder (435-734-6621) at least 48 hours in advance of the meeting. City Council members may participate in council meetings electronically. Public is welcome to join the meeting in person at City Hall or to view the meeting electronically at the link above.

#### **CERTIFICATE OF POSTING**

The undersigned duly appointed City Recorder does hereby certify that the above notice and agenda was posted in three public places within the Brigham City limits. A copy was also provided to the Box Elder News Journal and posted on the City website and the State Public Meeting Notice website on August 14, 2026.

Kristina Rasmussen, City Recorder

---

<sup>1</sup> Public Comment is limited to three minutes per person, 15 minutes total time



## 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: \$184,843
- Percentage increase in total property tax revenue: 4.81%

### Taxpayer Impact

- Average residential property (\$400,000):
  - Prior year tax: \$382.80
  - Proposed tax: \$401.28
  - Annual Increase: \$18.48
  - Percentage Increase: 4.81%
- Average commercial property (\$1,200,000):
  - Prior year tax: \$2,088.00
  - Proposed tax: \$2,188.80
  - Annual Increase: \$100.80
  - Percentage Increase: 4.81%

### Departmental Budget and Operational Impact

The proposed tax rate increase will impact the following departments:

#### Mayor's Office

**Budget Impact (\$129,843):** 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 (\$55,000):** 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.

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

1. INITIATED BY: Jeff Schmitt

2. DEPARTMENT OR DIVISION: Administration

3. DATE INITIATED: August 12, 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

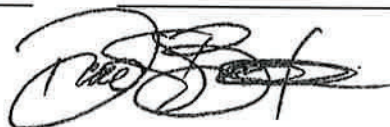
6. PROPOSED DATE FOR COUNCIL ACTION: August 20, 2026

7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

| <u>Date</u>                 | <u>Name</u>                 | <u>Signature</u>                                                                     | <u>Attachment</u>           |
|-----------------------------|-----------------------------|--------------------------------------------------------------------------------------|-----------------------------|
| <u>08.12.2026</u>           | <u>Jeff Schmitt</u>         |  | <u>xx</u>                   |
| <u>                    </u> | <u>                    </u> | <u>                    </u>                                                          | <u>                    </u> |

9. MAYOR'S SIGNATURE:



## ACCOUNTS TO BE WRITTEN OFF

August 20, 2026

| Account Number | Final Balance |
|----------------|---------------|
| 9.00707.1      | \$ 284.25     |
| 19.07102.7     | \$ 965.71     |
| 51.01904.2     | \$ 747.74     |
| 61.07002.4     | \$ 419.39     |
| 53.03502.4     | \$ 103.16     |
| 45.07108.5     | \$ 266.30     |
| 1.07803.8      | \$ 105.16     |
| 5.01801.9      | \$ 89.95      |
| 78.02122.2     | \$ 153.15     |
| 69.11001.5     | \$ 194.11     |
| AR #1082       | \$ 168.73     |
|                | \$3,497.65    |

- 1
- 2
- 3
- 4

5  
6  
7  
8  
9  
0

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

90

1

## 2

3

- 4
- 
- 5

6

## 78

901

- 2

3  
4  
5  
6  
7  
8

90

Mr. Roberts reported more than 800 athlete registrations last year and approximately 350 registrations already this fall. He stated that accommodating students and school athletic programs is the school's first

priority. While the school continues to accommodate City programs such as Junior Jazz, Prep League, and Men's League when possible, increasing participation and limited facility space have made providing consistent gym time for City recreation programs increasingly difficult.

**Keith Mecham** - introduced himself to the Council as the School District's new superintendent. Mr. Mecham expressed appreciation for the longstanding working relationship between Brigham City and the School District and stated that he is open to continued communication and opportunities for mutual support. He noted that he had already participated in conversations with Mayor Bott and City staff regarding potential opportunities for collaboration and encouraged Councilmembers to contact him as needed.

## COUNCILMEMBER COMMENTS

**Councilmember Jensen** - commented on the recent community outreach event and Mayor's Barbecue/Night Out Against Crime, noting the good turnout and thanking City departments for representing the City. He also reported that West Nile virus activity is higher than usual and encouraged residents to take appropriate precautions.

**Mayor Bott** thanked City staff for their work on the Mayor's Barbecue and Night Out Against Crime. He commented positively on the change in venue from Bill Wright's Plaza to Snow Park, noting the additional space, shade, and safer environment for children. He also recognized the strong participation from City staff and thanked Chief Reyes and Officer Jensen for their efforts in organizing the event.

## ACTION ITEMS

### Consideration of Ordinance for Spring Creek Subdivision First Amendment located at 500 South and 1150

Mark Bradley presented the Spring Creek Subdivision First Amendment, located at 500 South and 1150 West. He explained that the amendment is part of the City's efforts to extend 1100 West and 1150 West farther south to provide connectivity to the new subdivision, elementary school site, and sports complex.

Mr. Bradley reviewed the proposed plat and discussed the following:

- The City previously acquired four lots to accommodate the roadway extensions.
- City staff worked with the developer and adjacent property owners to adjust the affected lots so the roads could be aligned as recommended by the City Engineer.
- Along 1150 West, the proposed configuration allows four lots to be retained. The lots will generally be oriented east and west rather than north, although Mr. Bradley clarified that the corner lots could still face north.
- Along 1100 West, excess property remaining after the roadway extension will be incorporated into the adjacent properties.
- Lot 107 will remain essentially the same; however, easements will be modified to allow culinary and secondary water lines to be rerouted through 1100 West.
- The Planning Commission reviewed the First Amendment and recommended approval to the City Council.

The Mayor commented that the amendment was the final step in a process the Council had been kept informed of and thanked City staff for looking at the City's future connectivity needs and working with the developer and property owners.

Council discussed ownership of the affected lots. Mr. Bradley explained that the developer still owns two of the lots and had exchanged one property with Habitat for Humanity so construction could move forward on another similar lot while roadway and utility improvements are completed.

Council also discussed Lot 104, which will be owned by Brigham City upon completion of the project. Staff explained that the City will then need to complete the public surplus process before selling the lot.

Additional discussion was held regarding small portions of property remaining after construction of the road. Mr. Bradley explained that the remaining areas, approximately 13 feet in some locations, are not large enough to be buildable. Approval and recording of the amended plat will transfer those portions to the adjacent property owners.

**MOTION:** Councilmember Smith made a motion to approve the Ordinance for Spring Creek Subdivision First Amendment located at 500 South and 1150 West. Councilmember Hipp seconded the motion.

**Roll Call:**

Councilmember Troxell– Aye; Councilmember Smith – Aye; Councilmember Hipp – Aye; Councilmember Jeffries – Aye; Councilmember Jensen - Aye

**Consideration of Resolution Authorizing the Activation of the Nucor Project Area Parcel for the 2027 Tax Year**

Community Development Director Tom Kotter presented a resolution authorizing the activation of the Nucor Project Area parcel within the Golden Spike Inland Port Project Area for the 2027 tax year. Stephanie Pack, representing the Utah Inland Port Authority, was also present.

Mr. Kotter provided background on Brigham City's partnership with the Utah Inland Port Authority and explained that the City joined the Golden Spike Project Area in 2023. Since that time, the City and Inland Port have worked to refine project boundaries, add parcels, recruit businesses, and leverage resources for infrastructure and economic development. He noted that the larger Golden Spike Project Area also includes areas elsewhere in Box Elder County.

Mr. Kotter explained the purpose and financial structure of activating the Nucor parcel:

- The activation will begin capturing tax increment generated by the Nucor Towers and Structures development beginning with the 2027 tax year and will run for 25 years.
- Taxing entities will continue to receive taxes generated from the established base taxable value of the property. New taxable value above the base will generate the tax increment.
- Of the incremental tax revenue, 25% will continue to flow to the taxing entities, while 75% will be distributed through the Inland Port project structure.
- Portions of the Inland Port funds are designated for project administration, wetland mitigation, affordable housing, project incentives, and public infrastructure.
- Wetland mitigation funds are required to remain within or adjacent to the project area.
- Economic development incentives are post-performance and are only provided after required standards have been met.
- The public infrastructure portion will assist with infrastructure associated with the Nucor development, including the City's electric substation that was previously bonded as part of Project Charm.

Mr. Kotter emphasized that the figures used in his presentation were examples only and that the actual values associated with the Nucor development will be substantially larger. He explained that the property

was previously agricultural/Greenbelt property with a relatively low taxable value; therefore, the development will create new taxable value for the City, School District, and other taxing entities.

Council discussed the electric substation and the City's bond obligation. Staff explained that under the agreements between Brigham City, the Inland Port, and Nucor, tax increment generated by the project will help make payments on the infrastructure bond. Nucor has also agreed that its incentive portion will be directed toward the City until the bond obligation is satisfied. Once the bond is paid, eligible incentive funds may flow to Nucor, provided the required post-performance standards have been met.

Additional discussion included:

- Nucor is required to meet an average wage standard of 110% of the Box Elder County base wage as part of its participation agreement.
- Ms. Pack clarified that under Inland Port statute, the project area's base year is the year prior to creation, which would be 2022. Staff will work with Box Elder County to finalize the applicable base value and recording requirements.
- Regardless of the final base year determination, staff noted that the property's base taxable value was relatively small because it was previously Greenbelt property.
- Council confirmed that tax increment generated by the Nucor parcel will remain associated with that parcel and will not be transferred to other Golden Spike project areas elsewhere in the county.
- Public infrastructure funds associated with the project are available for City infrastructure within the project and are not distributed to the other taxing entities.
- This is Brigham City's first Inland Port project activated within the City limits.
- Staff estimated that Nucor Towers and Structures will ultimately provide approximately 200–300 jobs. The company is already operating within the existing Nucor/Vulcraft campus while its new facilities are under construction. The new development will also include a galvanizing facility.

Council expressed appreciation for the explanation and commented on the benefits of the project, including additional tax base, infrastructure investment, economic development, and higher-paying employment opportunities.

**MOTION:** Councilmember Smith made a motion to approve the Resolution authorizing the activation of the Nucor Project Area Parcel for the 2027 tax year. Councilmember Jeffried seconded the motion. Motion passed unanimously.

**Request for approval to enter into a Memorandum of Understanding between the Utah Division of Forestry, Fire, and State Lands and Brigham City Fire for the deployment of resources and cost repayment for those resources for wildfire response and mitigation**

Fire Chief Brandon Thueson presented a request to approve a Memorandum of Understanding between the Utah Division of Forestry, Fire, and State Lands and Brigham City Fire for the deployment of resources and repayment of associated costs for wildfire response and mitigation.

Chief Thueson explained that the MOU is part of Utah's Cooperative Wildland Fire System, which Brigham City has participated in for several years. He noted that the system includes preparedness, fuel reduction, response, equipment, and training efforts that help communities prepare for and respond to wildland fires.

Chief Thueson reviewed several benefits of participating in the system:

- Work performed by Brigham City, including fuel-reduction efforts coordinated with Public Works, can count toward the City's required participation or match.

- If Brigham City sends personnel or equipment to assist another agency with a wildfire, the agreement allows the City to recover eligible costs associated with that deployment.
- The agreement also allows Brigham City to request outside equipment and resources when additional assistance is needed within the City.
- Participation provides financial protection if a significant wildfire requires state or federal resources. Once the applicable criteria are met and the incident is delegated appropriately, the State can assume eligible costs associated with those additional resources.

Chief Thueson emphasized that wildfire response can become very expensive very quickly. He gave examples of recent fires in Weber County, noting that approximately two hours of helicopter operations can cost more than \$40,000 and a single retardant aircraft drop can exceed \$80,000. He explained that this type of agreement helps protect the City from potentially significant wildfire response costs.

Chief Thueson stated that the proposed MOU is similar to the City's previous agreement, which had expired and was updated by the State. The new agreement will be for a five-year term. Staff was requesting approval to authorize the Mayor to sign the renewed MOU.

**MOTION:** Councilmember Troxell made a motion to approve the Memorandum of Understanding between the Utah Division of Forestry, Fire, and State Lands and Brigham City Fire for the deployment of resources and cost repayment for those resources for wildfire response and mitigation. Councilmember Hipp seconded the motion. Motion passed unanimously.

**Request for approval of updates to Employee Policy Manual Chapter 9-6 Paid Holidays and 9-17 Education Assistance**

City Administrator Derek Oyler presented proposed updates to the Employee Policy Manual, Chapter 9-6, Paid Holidays, and Chapter 9-17, Education Assistance. He explained that employee policy changes are brought before the Council when they involve employee benefits or have budget implications.

**Chapter 9-6 – Paid Holidays**

Mr. Oyler explained that the primary proposed change would provide full-time employees with holiday pay equal to the number of hours they were regularly scheduled to work on that day. He noted that City employees work several different schedules, including eight-, nine-, ten-, and twelve-hour shifts, as well as the Fire Department's modified Kelly schedule.

Under the proposed change:

- An employee scheduled to work an eight-, nine-, ten-, or twelve-hour day would receive the corresponding number of holiday hours rather than the current standard eight hours.
- The change is primarily intended to address non-public-safety employees who currently may have to use personal leave to cover the remaining hours of a longer scheduled shift on a holiday.
- Police and Fire employees may continue to bank holiday time because their rotating schedules often require them to work on holidays.
- Annual holiday bank payouts would be capped at 24 hours for Police employees and 48 hours for Fire employees.
- Fire personnel working the 48/96 modified Kelly schedule would continue to receive 12 hours of holiday pay per holiday.
- If a holiday falls on an employee's regularly scheduled day off, the holiday will continue to be observed on the nearest applicable workday.

207 Council discussed how holiday leave applies to the City's different work schedules and confirmed that the  
208 existing practice for employees whose regularly scheduled day off falls on a holiday would remain in  
209 place.

## 210 **Chapter 9-17 – Education Assistance**

211 Mr. Oyler then presented a proposal to discontinue the City's existing education assistance benefit. He  
212 explained that the City has historically provided financial assistance for employees pursuing associate,  
213 bachelor's, and master's degrees when the education was considered a direct benefit to the employee's  
214 position.

215 Mr. Oyler stated that the increasing number and variety of degree programs and educational opportunities  
216 have made it increasingly difficult to determine consistently which programs provide a direct benefit to  
217 the City and an employee's specific position.

218 He explained that:

- 219 • The City would continue paying for required training, certifications, apprenticeships, and other  
220 education necessary for employees to maintain or advance within their existing job  
221 responsibilities.
- 222 • Examples include lineman apprenticeship programs, paramedic training, POST certification, and  
223 other required departmental training.
- 224 • The proposed change would discontinue assistance for optional college degrees that are not  
225 required for an employee's current City position.
- 226 • Employees who have already received pre-approval under the current education assistance policy  
227 would remain eligible for reimbursement upon successful completion.
- 228 • The current annual budget for education assistance is approximately \$15,000 to \$18,000, with  
229 generally four or five employees participating in a given year.
- 230 • Approximately 30 to 40 employees have participated in the program over the past ten years.
- 231 • The existing policy requires employees receiving assistance to remain employed with the City for  
232 two years following payment or repay a prorated amount if they voluntarily leave before  
233 completing that commitment.

234 Mr. Oyler said staff had discussed the policy for more than a year and had struggled to develop fair and  
235 consistent criteria that could apply across the City's highly diverse workforce. He also noted that  
236 individual approval or denial decisions had created some employee dissatisfaction and morale concerns.

237 Councilmember Jeffries expressed concern with eliminating the education assistance benefit entirely. He  
238 suggested the program could instead be administered through Human Resources with clearer eligibility  
239 standards and funding limits. He commented that education assistance can help develop employees for  
240 future positions within the organization and that the City could establish parameters without necessarily  
241 paying the full cost of a degree.

242 The Mayor and other Councilmembers discussed the use of taxpayer funds for degrees that may not  
243 directly relate to an employee's current position. Staff reiterated that job-specific training and required  
244 certifications would continue to be funded through departmental training budgets. The current education  
245 assistance budget would also remain in place for the present fiscal year to honor previously approved  
246 commitments, with future budget adjustments to follow.

247 A motion was initially made to approve both proposed policy changes. Council discussed whether the two  
248 items should be considered separately because they addressed different issues. The motion proceeded as  
249 presented.

**MOTION:** Councilmember Hipp moved to approve the updates to Employee Policy Manual Chapter 9-6, Paid Holidays, and Chapter 9-17, Education Assistance as presented. Councilmember Troxell seconded the motion. The motion passed unanimously.

At 7:10 PM Councilmember Smith made a motion to enter a closed session to discuss the purchase, exchange, or lease of real property. Council Member Hipp seconded the motion.

**Roll Call:**

Councilmember Troxell– Aye; Councilmember Smith – Aye; Councilmember Hipp – Aye; Councilmember Jeffries – Aye; Councilmember Jensen - Aye

At 7:50 PM Council came back into regular session. Councilmember Smith made a motion to adjourn. Councilmember Troxell seconded the motion. Motion passed unanimously.

*The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the August 6, 2026 City Council Meeting.*

*Dated this 21st of August, 2026.*

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.

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

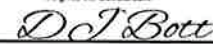
1. INITIATED BY: Angie Johnsen
2. DEPARTMENT OR DIVISION: Human Resources
3. DATE INITIATED: August 12, 2026
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):  
New Hires:  
Jeffery Davis - Power Tree Trimmer

5. ESTIMATED TIME NEEDED: 2-3 minutes
6. PROPOSED DATE FOR COUNCIL ACTION: August 20, 2026
7. EXPLANATION OF DEADLINE, IF APPLICABLE:

8. REVIEW

| <u>Date</u>     | <u>Name</u>   | <u>Signature</u>                                                                                                                                                                                                                                                         | <u>Attachment</u> |
|-----------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| August 12, 2026 | Angie Johnsen | <div style="border: 1px solid black; padding: 2px; text-align: center;"><small>eSigned via GovOS.com</small><br/><br/><small>Key: 323621ea-7128-4d35-b69a-a3d90f6ade1e</small></div> |                   |
|                 |               |                                                                                                                                                                                                                                                                          |                   |

9. MAYOR'S SIGNATURE:

eSigned via GovOS.com  
  
Key: 605b9e0c-e6b3-440c-bdce-2708b4eb2c

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

1. INITIATED BY: Jeff Schmitt
2. DEPARTMENT OR DIVISION: Administration/Finance
3. DATE INITIATED: August 12, 2026
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Request approval of the attached Resolution to approve the FY 2026-27 final budget

5. ESTIMATED TIME NEEDED: 5 minutes
6. PROPOSED DATE FOR COUNCIL ACTION: August 20, 2026

7. REVIEW

| <u>Date</u>       | <u>Name</u>                               | <u>Signature</u>                                                                            | <u>Attachment</u>                   |
|-------------------|-------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------|
| <u>8.12.26</u>    | <u>Jeff Schmitt</u>                       | <u></u> | <input checked="" type="checkbox"/> |
| <u>          </u> | <u>                                  </u> | <u>                                  </u>                                                   | <input type="checkbox"/>            |

8. MAYOR'S SIGNATURE: 

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTION OF BRIGHAM CITY FISCAL YEAR 2026-27  
FINAL BUDGET FOR THE FOLLOWING FUNDS AND  
COMPENSATION PLANS: GENERAL FUND; AIRPORT  
FUND; PUBLIC UTILITY FUND; STORM DRAIN FUND;  
INTRAGOVERNMENTAL SERVICE FUND; GOLF  
COURSE FUND; DEBT SERVICE FUNDS; CAPITAL  
PROJECT FUNDS; GENERAL COMPENSATION PLAN;  
AND PART-TIME COMPENSATION**

**WHEREAS**, Brigham City is a municipal corporation organized pursuant to the laws of the State of Utah; and

**WHEREAS**, Brigham City has proposed a Final Budget for the Fiscal Year 2026-27 including all funds and separate budgets as hereinafter contained.

**WHEREAS**, Brigham City Corporation is proposing the City's property tax rates be set as indicated below: and

**WHEREAS**, the City Council has held all public hearings, posted notices and taken all steps necessary according to truth in taxation laws; and

**WHEREAS**, the City Council has reviewed the Fiscal Year 2026-27 Final Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
BRIGHAM CITY, UTAH**, this 20th day of August 2026 with \_\_\_\_\_ Council Members present and \_\_\_\_\_ Council Members voting in favor thereof, that Brigham City adopt the final budgets as included in the publication "BRIGHAM CITY CORPORATION FISCAL YEAR 2026-27 OPERATING BUDGET" for the following funds and compensation plans.

- A. General Fund
- B. Airport Fund
- C. Public Utility Fund
  - 1) Water Department
  - 2) Sewer Department

- 3) Electric Department
- 4) Refuse Collection Department
- 5) Green Waste Recycling Department
- D. Storm Drain
- E. Intergovernmental Service Funds
- F. Golf Course Fund
- G. Debt Service Funds
- H. Capital Project Funds
- I. General Compensation Plan
- J. Part-time Compensation Plan

**2026-27 PROPERTY TAX RATES**

| Levy/Fund    | Revenue     | Tax Rate |
|--------------|-------------|----------|
| General Fund | \$4,031,299 | .001824  |

**PASSED AND ADOPTED** this 20th day of August 2026.

BY: \_\_\_\_\_  
Dennis J Bott, Mayor

ATTEST:

\_\_\_\_\_  
Kristina Rasmussen  
City Recorder

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

1. INITIATED BY: Mark Bradley
2. DEPARTMENT OR DIVISION: Community Development
3. DATE INITIATED: August 5, 2026
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Request approval of the attached ordinance annexing the property located at approximately 1200 West between Hwy 13 and 1500 North. The City Recorder posted the notice of annexation as a Class A notice with a request for protests to be filed within 30-days and published the notice in the News Journal for three consecutive weeks. No protests were received. Upon approval, the ordinance and plat will be sent to the Lt. Governor's Office for final approval and completion of the annexation.
5. ESTIMATED TIME NEEDED: 10 Minutes
6. PROPOSED DATE FOR COUNCIL ACTION: August 20, 2026

7. REVIEW

| <u>Date</u> | <u>Name</u>        | <u>Signature</u>                                                                     | <u>Attachment</u>                   |
|-------------|--------------------|--------------------------------------------------------------------------------------|-------------------------------------|
| 08.05.2026  | Mark Bradley       |  | <input checked="" type="checkbox"/> |
| 08.05.2026  | Kristina Rasmussen |  | <input checked="" type="checkbox"/> |

8. MAYOR'S SIGNATURE: \_\_\_\_\_





**CITY ATTORNEY  
LEGAL DOCUMENT REVIEW**

Document Name: Request of approval of ordinance annexing the property  
located at approx 1200 West between Hwy 13 and 1500  
North

Name of Person Requesting Legal Review: Kristina Rasmussen

Date Sent: August 10, 202 Review Date Deadline: August 12, 2026

Reviewed by Attorney: [Signature] Date: 8/10/26

- ☒ Reviewed and acceptable as submitted  
☐ See suggested changes:

Returned to: Kristina Rasmussen Date: 8/10/26

☐ Accepted as Received

Submitted to Mayor's Office By: \_\_\_\_\_ Date: \_\_\_\_\_

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

ORDINANCE NO. 26-\_\_\_\_\_

**AN ORDINANCE APPROVING THE ANNEXATION OF  
CERTAIN REAL PROPERTY INTO THE CITY FROM BOX ELDER COUNTY  
PURSUANT TO UTAH CODE**

**WHEREAS**, the City received a petition for annexation from the applicant, that application was certified by the City Recorder pursuant to Utah Code 10-2-807 on June 1, 2026; and

**WHEREAS**, the application is for property more particularly described and set forth as attached; and

**WHEREAS**, following the certification by the City Recorder the City pursuant to Utah Code 10-2-808 provided notice of the proposed annexation which described the petition, the day of certification, the area proposed, the petition is available by inspection and in plain terms stated that the City may grant the petition and annex the area described in the petition and provide for a time for protest; and

**WHEREAS**, no protest was received and therefore the annexation may proceed pursuant to Utah Code, specifically Utah Code 10-2-810 (6)(7); and

**WHEREAS**, the requirements for public notice pursuant to 10-2-810 have been fulfilled;

**NOW THEREFORE**, at a regular meeting of the City Council of Brigham City, Utah, held on August 20, 2026, it is hereby ordained that the property described in Exhibit A is hereupon annexed into Brigham City, and the City limits of said City are hereby adjusted accordingly; and

**BE IT ORDAINED** that said annexed property shall hereafter be subject to all ordinances, jurisdictions, rules and obligations pertinent to said land; and

**BE IT ORDAINED** that, within 30 days after enacting this ordinance, the Brigham City Recorder shall file with the Lt. Governor's Office a copy of the plat map and this ordinance; and

**BE IT ORDAINED** that upon receipt of the certificate of annexation from the Lt. Governor's Office, said property shall be deemed complete, and the property so annexed shall be deemed and held to be a part of Brigham City, and thereafter inhabitants of said property shall enjoy the privileges of the annexation and be subject to the ordinances, resolutions and regulations of Brigham City.

This ordinance shall become effective upon its adoption, recordation and first publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BRIGHAM CITY, STATE OF UTAH  
ON THIS 20TH DAY OF AUGUST 2026.

---

Dennis J Bott, Mayor

ATTEST:

---

Kristina Rasmussen, City Recorder



## BOUNDARY DESCRIPTION

All of Box Elder County Parcels 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, 03-079-0012, 03-079-0016, located in a portion of the East 1/2 of Section 11, Township 9 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Northwest corner of Annexation #22 (Entry No. 348968) of the Official Records of Box Elder County, located S0°27'32"E along the Section line 1,080.21 feet and West 875.89 feet from the Northeast corner of Section 11, T9N, R2W, SLB&M (Basis of Bearing: S0°27'32"E 5311.27 feet between the Northeast Corner & Southeast Corner of Section 11, T9N, R2W, SLB&M); thence along said Annexation #22 the following 3 (three) bearings & distances: (1) thence S0°33'12"W 726.12 feet; (2) thence N88°22'13"W 183.17 feet; (3) thence S0°37'15"E along Annexation #4 (Entry No. 9449H) 1679.69 feet to a point on the north line of Annexation #2 (Entry No. 77990G) of the Official Records of Box Elder County; thence West along said Annexation 1565.08 feet more or less to the East side of Annexation #19 (Entry No. 287345) of the Official Records of Box Elder County; thence N1°37'05"W along said annexation and extension thereof 2448.91 feet to a point on the extension of the north line of Annexation #22 (Entry No. 348968); thence S88°22'12"E 1668.52 feet to the point of beginning.

Contains: 87.74+/- acres

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

1. INITIATED BY: Mark Bradley
2. DEPARTMENT OR DIVISION: Community & Economic Development
3. DATE INITIATED: 7/28/26
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

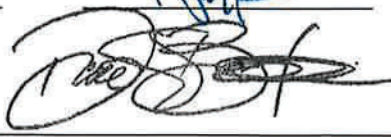
Ordinance Amending the Brigham City Zoning Map to assign zoning districts to land associated with an annexation petition located at 1000 West between 1500 North and Highway 13. Steward Land Co., petitioner.

5. ESTIMATED TIME NEEDED: 10 minutes
6. PROPOSED DATE FOR COUNCIL ACTION: 8/20/26
7. EXPLANATION OF DEADLINE, IF APPLICABLE:  
See attached material.

8. REVIEW

| <u>Date</u>    | <u>Name</u>         | <u>Signature</u>                                                                            | <u>Attachment</u> |
|----------------|---------------------|---------------------------------------------------------------------------------------------|-------------------|
| <u>7/28/26</u> | <u>Mark Bradley</u> | <u></u> | <u>X</u>          |
| <u>7/28/26</u> | <u>Tom Kotter</u>   | <u></u> | <u> </u>          |

9. MAYOR'S SIGNATURE:





CITY ATTORNEY  
LEGAL DOCUMENT REVIEW

Document Name: Ordinance to Amend Zoning Map to Assign Zoning Districts to Land Associated with Annexation (Steward Land Co.).

Name of Person Requesting Legal Review: Mark Bradley

Date Sent: July 28, 2026 Review Date Deadline: August 3, 2026

Reviewed by Attorney: [Signature] Date: 8/4/26

X Reviewed and acceptable as submitted  
See suggested changes

Returned to: Mark Bradley Date: 8/4/26

X Accepted as Received

Submitted to Mayor's Office By: MB Date: 8/4/26

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



# MEMORANDUM

**To:** Mayor Bott, City Council Members  
**From:** Mark Bradley, City Planner MB  
**Subject:** Amend Zoning Map, Application #26-054  
**Date:** July 28, 2026

---

## CITY COUNCIL AGENDA:

August 20, 2026

## NATURE OF REQUEST:

Amend the City Zoning Map as part of an annexation petition. Assign zoning districts.

## OVERVIEW:

This consideration is associated with a petition to annex land into Brigham City. A zoning designation is to be applied to the land within an annexation area at time of annexation. The proposed zoning districts include R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District).

## UTAH CODE:

### **10-20-603. Regulating annexed territory.**

- (1) *The legislative body of each municipality shall assign a land use zone or a variety of land use zones to territory annexed to the municipality at the time the territory is annexed.*
- (2) *If the legislative body fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality.*

### **10-20-503. Land use ordinance or zoning map amendments.**

- (1) *Only a legislative body may amend:*
  - (a) *the number, shape, boundaries, area, or general uses of any zoning district;*
  - (b) *any regulation of or within the zoning district; or*
  - (c) *any other provision of a land use regulation.*
- (2) *A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.*

#### **PLANNING COMMISSION RECOMMENDATION:**

After the annexation petition was accepted by the City Council on June 18, 2026, the Planning Commission held a public hearing for the proposed zoning district on July 21, 2026, and recommended approval (3-2 vote) to the City Council for R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District), noting that the Taylor Roberts property, which is east of the railroad track has a rural residential designation on the General Plan map recommending the R-1-8 to be consist with the existing R-1-8 zoning to the east [and south] of it, based on staff recommendations, stipulations, and findings of fact.

**Nay votes.** *Both nay votes were based on the Roberts property, east of railroad, with no concerns expressed for the R-1-10, R-1-8, and R-M-7 assignments west of railroad.*

- *Nay #1. In looking at the zoning map, the Olson property was not required to come in with the [Wilson] annexation. Understand Taylor Roberts' position of not wanting to be part of the annexation if he doesn't want to make the change.*
- *Nay #2. Support the Roberts property being included in the annexation for the purposes of 1500 North but felt the RR-1 (Rural Residential) zoning designation would be a little more lenient to allow for more of the property rights.*

#### **Notes:**

1. ***The Planning Commission recommendation is only for the zoning district, not whether the property should be annexed into the City. An annexation petition does not require a recommendation by the Planning Commission and is strictly a Legislative matter.***
2. ***Taylor Roberts was made known at the Planning Commission meeting:***
  - A. ***That he could continue the enjoyment of animal rights with the annexation and rezone of property to the R-1-8 zoning district until such time his property is subdivided.***
  - B. ***If his property is not annexed, the proposed zoning would have no effect. His property would continue with the zoning assigned by Box Elder County.***
3. ***A Zoning Map Amendment is a Legislative decision. The City Council can accept the recommendation by the Planning Commission or make any other assignment as deemed appropriate.***

#### **ATTACHMENTS:**

1. Staff Evaluation
2. Exhibits
3. Prepared Ordinance

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

---

**PETITIONER:** Steward Land Company, LLC  
**PROPERTY OWNERS:** Reeder J Max TTEE ETAL,  
Astle William Benson TTEE, Roberts Taylor  
**LOCATION:** 1000 West between Highway 13 and  
1500 North

**APPLICATION NO.:** 26-054  
**ANNEXATION AREA:** 87.74 ac  
**ZONING DISTRICT:** County  
**DATE:** July 10, 2026

**PARCEL NO:** 03-076-0002, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008,  
03-079-0012, 03-079-0016, 03-076-0023, 03-076-0024

---

**PLANNING COMMISSION MEETING:** July 21, 2026  
**APPLICATION TYPE:** Legislative  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council

**NATURE OF REQUEST:**

Amend Zoning Map (and Annexation Plat review)

**OVERVIEW:**

This application is associated with a petition to annex property into Brigham City. A zoning designation is to be applied to the property at time of annexation. The proposed zoning districts include R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District). The proposed zoning districts are consistent with the recent update of the General Plan Future Land Use designation of "Low Density Residential" and "Medium Density Residential", except for the property east of the railroad along 1500 North, which is "Rural Residential."

Brigham City staff requested the petitioner to include the property east of the railroad along 1500 North (Parcel No. 03-079-0012 - Taylor Roberts) to prevent an ownership gap with the roadway and an unincorporated island. The proposed development of the land will cause roadway improvements along 1500 North Street and the railroad crossing. The following is a breakdown of the proposed zoning districts:

| Proposed Zoning District | General Location           | General Plan Land Use Designation | Acreage |
|--------------------------|----------------------------|-----------------------------------|---------|
| R-1-10                   | North portion along 1500 N | Low Density Residential           | 24.8    |
| R-1-8                    | Central portion            | Low Density Residential           | 36.4    |
| R-1-8                    | East of RR along 1500 N    | Rural Residential                 | 2.9     |
| R-M-7                    | South portion along Hwy 13 | Medium Density Residential        | 23.5    |

Earlier in the year, the same group petitioned the City to amend the General Plan Future Land Use Map from Office/Light Industrial to Low Density Residential and Medium Density Residential to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots. On March 19, 2026, the City Council adopted an ordinance amending the land use map to allow for Low and Medium Density Residential (see attached Ordinance No. 26-05).

The question is whether the south portion should be zoned R-M-7 or R-1-6. The City anticipates a transition of zoning districts on this property. The R-M-7 area could be developed with townhomes and single family lots through a Planned Unit Development subdivision plat with common area. If the applicant desires 6,000 sq. ft. single family lots

not tied to the Planned Unit Development, then the R-1-6 zoning district would need to be applied to that portion.

A public hearing is scheduled with the Planning Commission for July 21, 2026, where they will consider the zoning designations and provide a recommendation to the City Council.

#### **STAFF COMMENTS:**

##### **Box Elder County Recorder's Office/GIS:**

1. Boundary description does not close. The bearing in the drawing is correct, bearing in the description is not.
2. See attached annexation plat redlines.

##### **Community and Economic Development Department:**

1. The proposed transitional zoning districts is in harmony with the recent amended General Plan Future Land Use Map of Low and Medium Density Residential designations for properties west of the railroad.
2. Support the Taylor Roberts property being zoned R-1-8 to match the zoning for the east side of the railroad.
3. As noted in the above Overview, the R-M-7 area could be developed with townhomes and single family lots through a Planned Unit Development subdivision plat with common area. If the applicant desires 6,000 sq. ft. single family lots not tied to the Planned Unit Development, then the R-1-6 zoning district would need to be applied to that portion.
4. Recommend the north portion of the R-M-7 area be zoned R-1-6.
5. Annexation Plat comments:
  - A. Please place the Municipal Acknowledgement following the Acceptance of Legislative Body block.
  - B. Shift the Approval by Deputy County Surveyor block below the Municipal Acknowledgement block.
  - C. Remove "Deputy" from County Surveyor block title and signature line.

##### **Engineering Department:**

1. Our office has no concerns with the proposed annexation area or recommended updated zoning requests.
2. Please update in the BOUNDARY SUBSCRIPTION "...thence N1°37'05" W along..." to "...thence N1°37'05" E along..."
3. Please add the ¼ section, township, range, and SLB&M beneath the title.
4. Please remove the word "Deputy" from the *APPROVAL BY DEPUTY COUNTY SURVEYOR* in both the title and signature block.
5. The Box Elder Parcel Map shows DVR HOLDINGS, LLC parcel 03-077-0052 as owned by ROBINSON INVESTMENTS OF BRIGHAM CITY LLC instead of DVR HOLDINGS.
6. In Note 3, please replace CACHE COUNTY RECORDER with BOX ELDER COUNTY RECORDER.

##### **Fire Department:**

1. No comments

##### **GIS Division:**

1. Boundary Description, Paragraph 2, Line 9: the bearing N1°37'05"W does not match the N1°37'05"E labeled on the plat, please reconcile.

2. The Survey Narrative note references annexations plats recorded with the Cache County Recorder, revise to Box Elder County Recorder.
3. Recommend labeling SR-13 in the Locator map, rather than Promontory Road.
4. Consider labeling the railroad as Union Pacific Railroad to reflect current ownership, even though Oregon Short Line was the historic and originally recorded rail right of way.

**Police Department:**

1. No comments

**Public Power Department:**

1. No comments at this time

**Public Works Department:**

**(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)**

1. No comments
- 

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission is the recommending body to the City Council for this application.
2. Consider whether the zoning districts are consistent with the General Plan Future Land Use Map.
3. Consider the zoning districts and forward a recommendation to the City Council, who is the Land Use Authority (Legislative Body) for this application associated with a proposed annexation petition.

**STAFF RECOMMENDATION:**

1. Support the transitional zoning districts.
2. Support the Taylor Roberts property being zoned R-1-8 to match the zoning district for properties east of the railroad.
3. Recommend the north portion of the R-M-7 area be zoned R-1-6.

**STIPULATIONS:**

1. Subject to City Council approving the proposed annexation.

**FINDINGS OF FACT:**

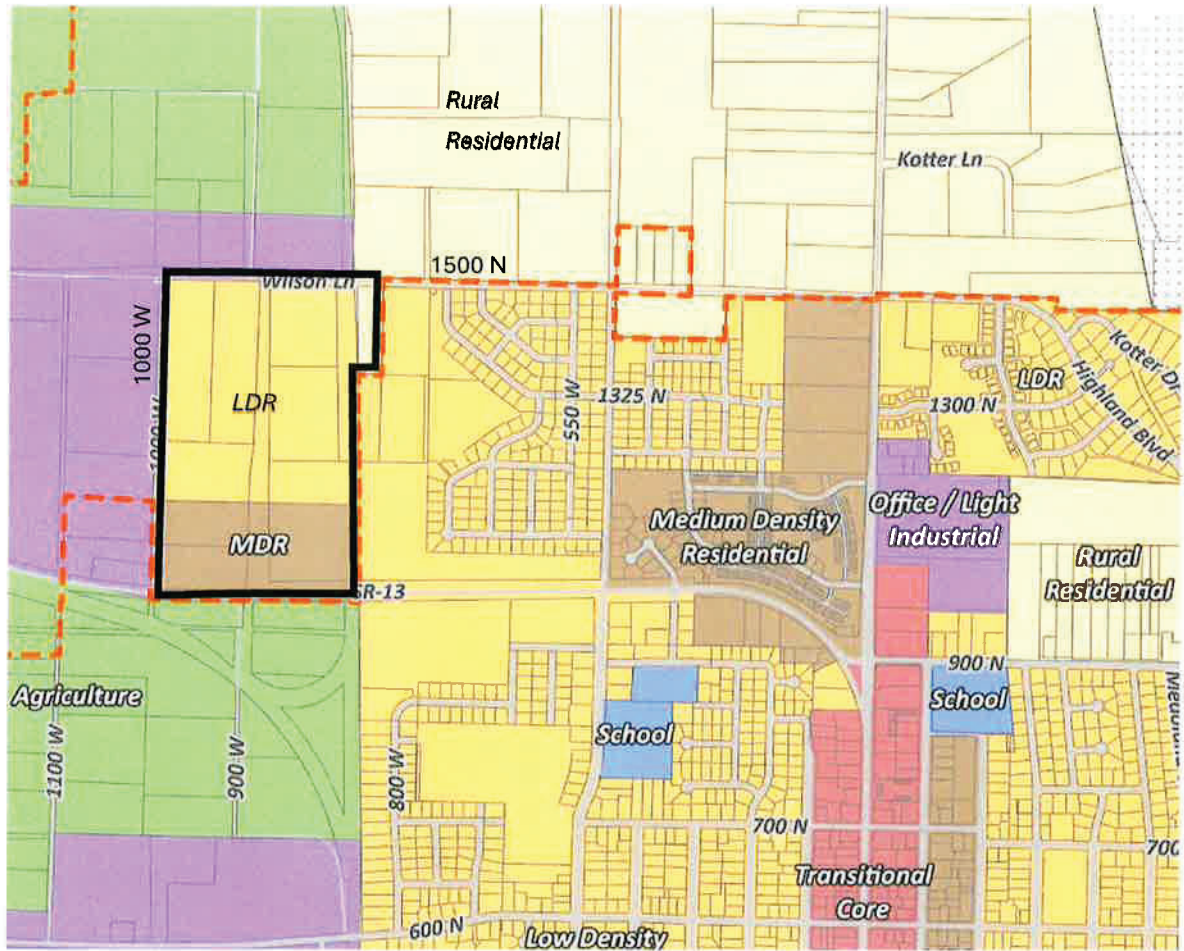
1. This application is associated with a petition to annex property into Brigham City.
2. A zoning designation is to be applied to properties at time of annexation.
3. The proposed zoning districts are consistent with the recent update of the General Plan Future Land Use designation of "Low Density Residential" and "Medium Density Residential", except for the property east of the railroad along 1500 North, which is "Rural Residential."
4. The proposed R-1-8 zoning district for the property (Taylor Roberts) east of the railroad would match the zoning district for adjacent properties east of the railroad.
5. R-1-8 and R-1-10 are recommended zoning districts in the "Low Density Residential" designation.
6. R-1-6 and R-M-7 are recommended zoning districts in the "Medium Density Residential" designation.
7. Property owners within the annexation area and neighboring properties within 300 feet received a public hearing notice of the Planning Commission meeting.

8. Only the City Council may amend the number, shape, boundaries, area, or general uses of any zoning district (Utah Code, Section 10-20-503).  
The City Council may not make any amendment authorized by this section of Utah Code Section 10-20-503 unless they first submit the amendment to the planning commission for its recommendation.  
The City Council of each municipality shall assign a land use zone or a variety thereof to territory annexed to the municipality at the time the territory is annexed (Utah Code, Section 10-20-603(1)).
  9. If the City Council fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality (Utah Code, Section 10-20-603(2)).
- 

**ATTACHMENTS:**

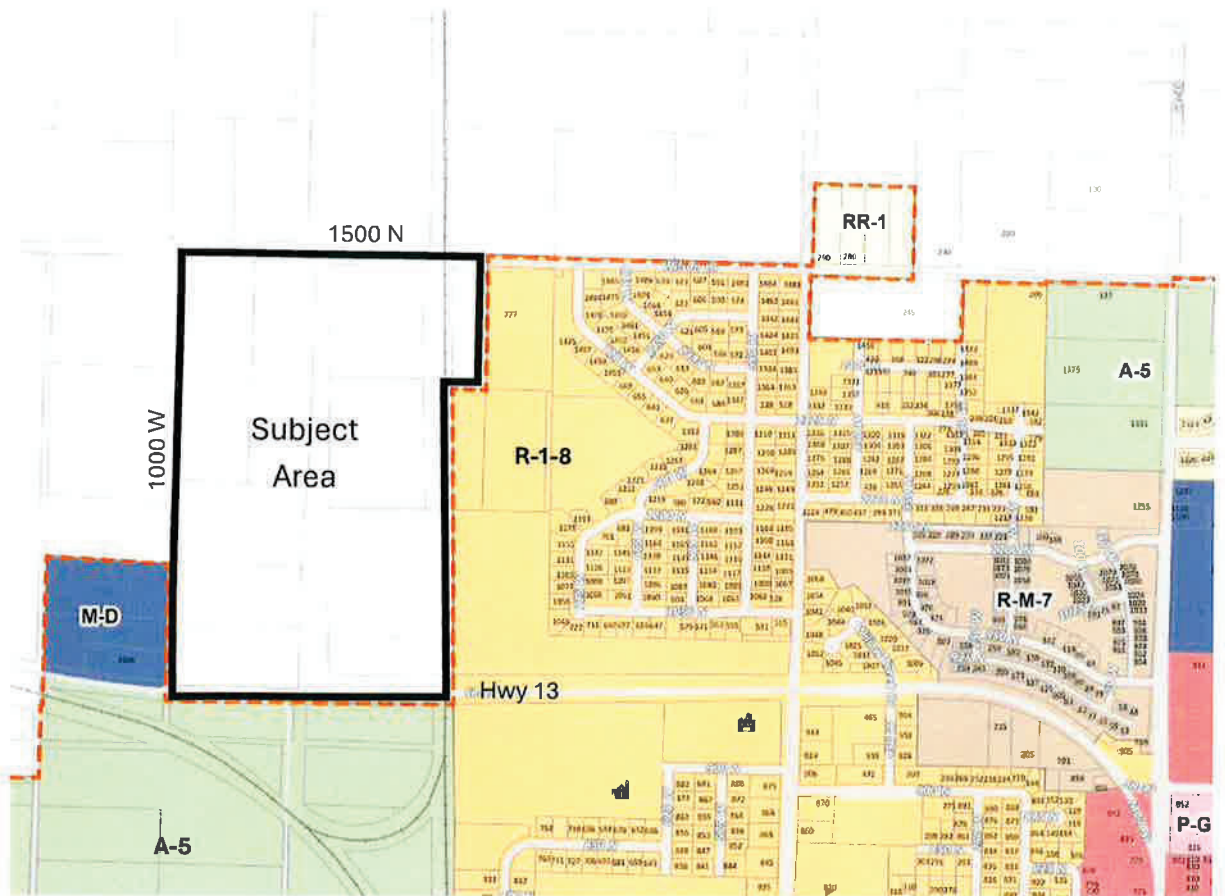
1. General Plan Future Land Use Map
2. Zoning Map
3. Proposed Zoning Districts Exhibit
4. Proposed Annexation Plat – Box Elder County Redlines
5. Ordinance No. 26-065 – General Plan Future Land Use Map Amendment

## GENERAL PLAN FUTURE LAND USE MAP



Subject area is outlined in black

# ZONING MAP



Proposed zoning districts include R-1-10, R-1-8, and R-M-7 (see Exhibit by petitioner)

[illegible]



**ORDINANCE NO. 26-05**

**AN ORDINANCE AMENDING THE  
BRIGHAM CITY GENERAL PLAN FUTURE LAND USE MAP**

**WHEREAS**, Brigham City received an application from Clark Conway, Steward Land Pursuit, to amend the General Plan Future Land Use Map to change the land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential on approximately 74 acres of land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, as described and illustrated in Exhibit "A"; and

**WHEREAS**, the applicant proposes the amendment in preparation for filing an annexation petition desiring to accommodate additional housing and provide for a mix of townhomes, R-1-6, R-1-8, and R-1-10 single family lots; and

**WHEREAS**, the proposed amendment would expand the residential land use designation currently east of the railroad tracks to the west side of the railroad tracks to 1000 West Street; and

**WHEREAS**, following necessary public notice and public hearing, the Brigham City Planning Commission reviewed the application and recommended approval to the Brigham City Council with a 5-1 vote; and

**WHEREAS**, following necessary public notice and public meeting, the Brigham City Council finds the amendment is desirable to accommodate additional housing.

**NOW, THEREFORE BE IT AND IT IS HEREBY ORDAINED by the City Council of  
Brigham City:**

**Section 1.**

The Brigham City General Plan Future Land Use Map is hereby amended, changing the land use designation from Office/Light Industrial to Low Density Residential and Medium Density Residential as identified and shown, attached hereto as Exhibit "A" for land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, which includes parcel

numbers 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, and 03-079-0016.

**Section 2.**

This ordinance shall take effect upon posting and publication in the manner as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF BRIGHAM CITY, STATE OF UTAH, ON THIS 19 DAY OF March, 2026.**

**BRIGHAM CITY**

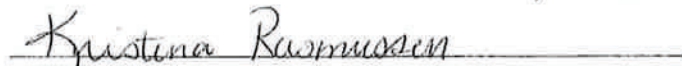
  
Mayor Dennis J. Bott

**ATTEST:**

  
Kristina Rasmussen, City Recorder

**CERTIFICATE OF PUBLISHING ORDINANCE**

I, the duly appointed Recorder for Brigham City, hereby certify that a summary of Ordinance No. 26-05 was posted on the Public Notice Website on March 19, 2026.

  
Kristina Rasmussen, City Recorder

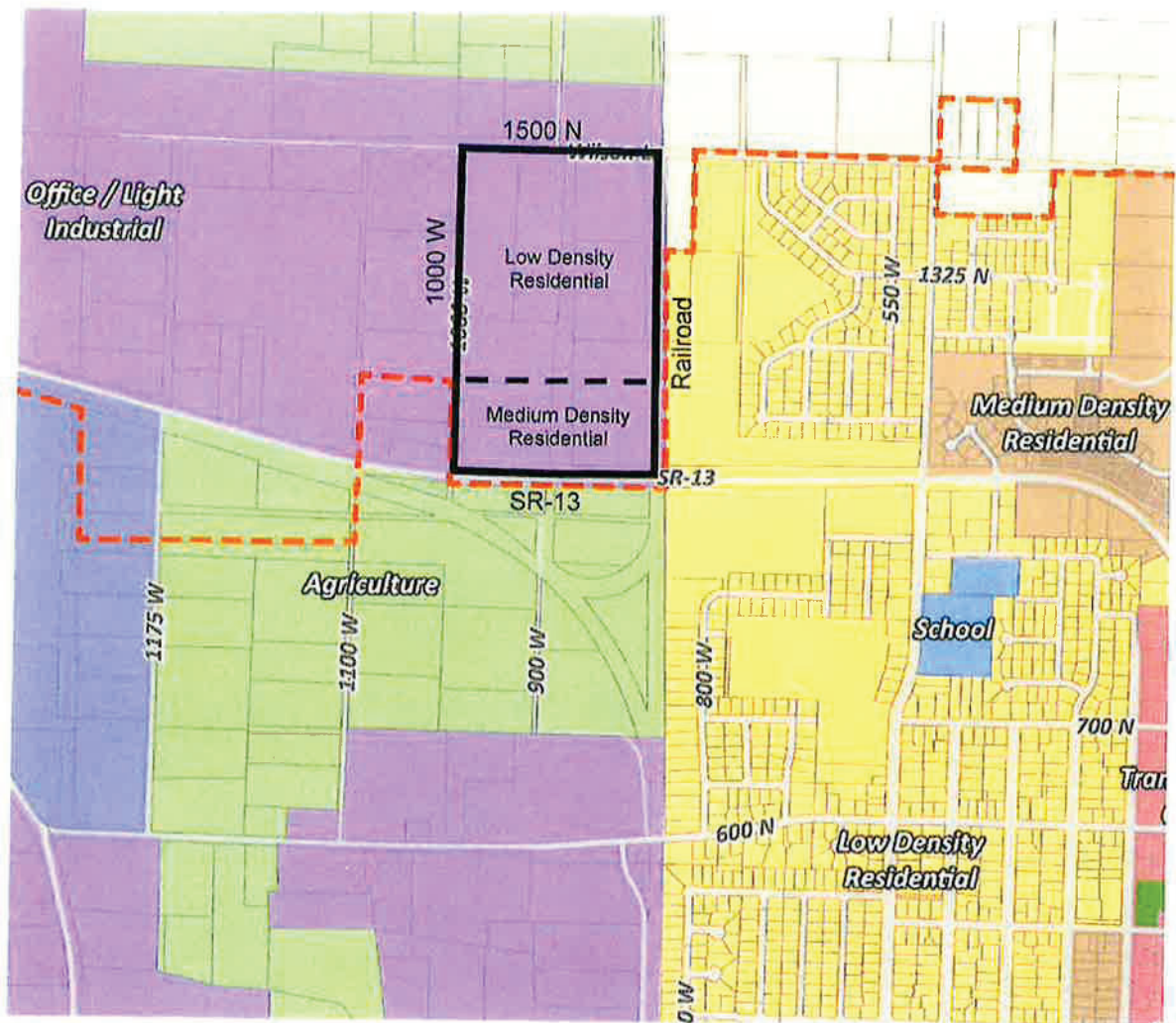


## Exhibit "A"

### General Plan Future Land Use Map Amendment

#### Description

All land located between SR-13 and 1500 North and between 1000 West and the Union Pacific Railroad, which includes parcel numbers 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, and 03-079-0016.





## ORDINANCE NO. \_\_\_\_\_

### **AN ORDINANCE OF BRIGHAM CITY AMENDING THE BRIGHAM CITY ZONING MAP BY ASSIGNING ZONING DISTRICTS TO LAND ASSOCIATED WITH ANNEXATION INTO BRIGHAM CITY**

**WHEREAS**, an annexation petition has been filed causing an amendment to the Brigham City Zoning Map by assigning zoning districts to land associated with an annexation into Brigham City located at 1000 West, between SR-13 (aka State Highway 13) and 1500 North as described and illustrated as Exhibit "A" (legal description and annexation plat); and

**WHEREAS**, the said land is located within the City Annexation Policy Plan area; and

**WHEREAS**, following necessary public notice and public hearing, the Brigham City Planning Commission considered the proposed amendment and recommends the assignment of R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District) to the Brigham City Council; and

**WHEREAS**, R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District) west of the railroad is consistent with the General Plan Future Land Use designation of "Low Density Residential" and "Medium Density Residential", and R-1-8 (Residential District) east of the railroad is consistent with the adjacent zoning district; and

**WHEREAS**, following necessary public notice and public meeting, the Brigham City Council finds that such amendment of the Brigham City Zoning Map by assigning the zoning districts of R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District) is consistent with the City's General Plan Future Land Use Map and/or consistent with adjacent zoning as referenced, and desirable for the use of the land.

// SEE NEXT PAGE //

**NOW, THEREFORE BE IT AND IT IS HEREBY ORDAINED by the City Council of Brigham City:**

**Section 1.**

The Brigham City Zoning Map is hereby amended, and the land shown and described as illustrated in Exhibit "A" (legal description and annexation plat), is assigned to the R-1-10 (Residential District), R-1-8 (Residential District), and R-M-7 (Multiple Residential District).

**Section 2.**

This ordinance shall take effect upon posting and publication in the manner as required by law and by recordation of the annexation plat in the office of the Box Elder County Recorder's Office.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF BRIGHAM CITY, STATE OF UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**BRIGHAM CITY**

\_\_\_\_\_  
**Mayor Dennis J. Bott**

**ATTEST:**

\_\_\_\_\_  
**Kristina Rasmussen, City Recorder**

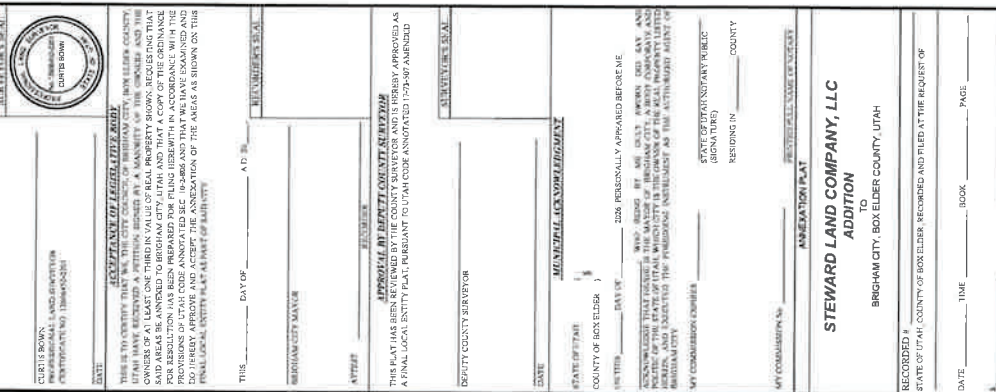
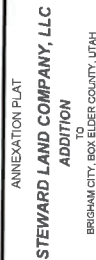
## Exhibit "A"

### BOUNDARY DESCRIPTION

All of Box Elder County Parcels 03-076-0002, 03-076-0023, 03-076-0024, 03-079-0005, 03-079-0006, 03-079-0007, 03-079-0008, 03-079-0012, 03-079-0016, located in a portion of the East 1/2 of Section 11, Township 9 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Northwest corner of Annexation #22 (Entry No. 348968) of the Official Records of Box Elder County, located S0°27'32"E along the Section line 1,080.21 feet and West 875.89 feet from the Northeast corner of Section 11, T9N, R2W, SLB&M (Basis of Bearing: S0°27'32"E 5311.27 feet between the Northeast Corner & Southeast Corner of Section 11, T9N, R2W, SLB&M); thence along said Annexation #22 the following 3 (three) bearings & distances: (1) thence S0°33'12"W 726.12 feet; (2) thence N88°22'13"W 183.17 feet; (3) thence S0°37'15"E along Annexation #4 (Entry No. 9449H) 1679.69 feet to a point on the north line of Annexation #2 (Entry No. 77990G) of the Official Records of Box Elder County; thence West along said Annexation 1565.08 feet more or less to the East side of Annexation #19 (Entry No. 287345) of the Official Records of Box Elder County; thence N1°37'05"W along said annexation and extension thereof 2448.91 feet to a point on the extension of the north line of Annexation #22 (Entry No. 348968); thence S88°22'12"E 1668.52 feet to the point of beginning.

Contains: 87.74+/- acres



A SURVEY, NARRATIVE, THE PURPOSES OF THIS PLAT IS TO PROVIDE A GRAPHIC REPRESENTATION AND ASSOCIATED LEGAL DESCRIPTIONS TO BE ANNEXED INTO THE CORPORATE RECORDS OF THE CITY OF BIGHAM CITY. THE PARCELS ARE TO BE ANNEXED INTO BIGHAM CITY PARCELS 0047-0002, 0047-0003, 0047-0004, 0047-0005, 0047-0006, 0047-0007, 0047-0008, 0047-0009, 0047-0010, 0047-0011, 0047-0012, 0047-0013, 0047-0014, 0047-0015, 0047-0016, 0047-0017, 0047-0018, 0047-0019, 0047-0020, 0047-0021, 0047-0022, 0047-0023, 0047-0024, 0047-0025, 0047-0026, 0047-0027, 0047-0028, 0047-0029, 0047-0030, 0047-0031, 0047-0032, 0047-0033, 0047-0034, 0047-0035, 0047-0036, 0047-0037, 0047-0038, 0047-0039, 0047-0040, 0047-0041, 0047-0042, 0047-0043, 0047-0044, 0047-0045, 0047-0046, 0047-0047, 0047-0048, 0047-0049, 0047-0050, 0047-0051, 0047-0052, 0047-0053, 0047-0054, 0047-0055, 0047-0056, 0047-0057, 0047-0058, 0047-0059, 0047-0060, 0047-0061, 0047-0062, 0047-0063, 0047-0064, 0047-0065, 0047-0066, 0047-0067, 0047-0068, 0047-0069, 0047-0070, 0047-0071, 0047-0072, 0047-0073, 0047-0074, 0047-0075, 0047-0076, 0047-0077, 0047-0078, 0047-0079, 0047-0080, 0047-0081, 0047-0082, 0047-0083, 0047-0084, 0047-0085, 0047-0086, 0047-0087, 0047-0088, 0047-0089, 0047-0090, 0047-0091, 0047-0092, 0047-0093, 0047-0094, 0047-0095, 0047-0096, 0047-0097, 0047-0098, 0047-0099, 0047-0100, 0047-0101, 0047-0102, 0047-0103, 0047-0104, 0047-0105, 0047-0106, 0047-0107, 0047-0108, 0047-0109, 0047-0110, 0047-0111, 0047-0112, 0047-0113, 0047-0114, 0047-0115, 0047-0116, 0047-0117, 0047-0118, 0047-0119, 0047-0120, 0047-0121, 0047-0122, 0047-0123, 0047-0124, 0047-0125, 0047-0126, 0047-0127, 0047-0128, 0047-0129, 0047-0130, 0047-0131, 0047-0132, 0047-0133, 0047-0134, 0047-0135, 0047-0136, 0047-0137, 0047-0138, 0047-0139, 0047-0140, 0047-0141, 0047-0142, 0047-0143, 0047-0144, 0047-0145, 0047-0146, 0047-0147, 0047-0148, 0047-0149, 0047-0150, 0047-0151, 0047-0152, 0047-0153, 0047-0154, 0047-0155, 0047-0156, 0047-0157, 0047-0158, 0047-0159, 0047-0160, 0047-0161, 0047-0162, 0047-0163, 0047-0164, 0047-0165, 0047-0166, 0047-0167, 0047-0168, 0047-0169, 0047-0170, 0047-0171, 0047-0172, 0047-0173, 0047-0174, 0047-0175, 0047-0176, 0047-0177, 0047-0178, 0047-0179, 0047-0180, 0047-0181, 0047-0182, 0047-0183, 0047-0184, 0047-0185, 0047-0186, 0047-0187, 0047-0188, 0047-0189, 0047-0190, 0047-0191, 0047-0192, 0047-0193, 0047-0194, 0047-0195, 0047-0196, 0047-0197, 0047-0198, 0047-0199, 0047-0200, 0047-0201, 0047-0202, 0047-0203, 0047-0204, 0047-0205, 0047-0206, 0047-0207, 0047-0208, 0047-0209, 0047-0210, 0047-0211, 0047-0212, 0047-0213, 0047-0214, 0047-0215, 0047-0216, 0047-0217, 0047-0218, 0047-0219, 0047-0220, 0047-0221, 0047-0222, 0047-0223, 0047-0224, 0047-0225, 0047-0226, 0047-0227, 0047-0228, 0047-0229, 0047-0230, 0047-0231, 0047-0232, 0047-0233, 0047-0234, 0047-0235, 0047-0236, 0047-0237, 0047-0238, 0047-0239, 0047-0240, 0047-0241, 0047-0242, 0047-0243, 0047-0244, 0047-0245, 0047-0246, 0047-0247, 0047-0248, 0047-0249, 0047-0250, 0047-0251, 0047-0252, 0047-0253, 0047-0254, 0047-0255, 0047-0256, 0047-0257, 0047-0258, 0047-0259, 0047-0260, 0047-0261, 0047-0262, 0047-0263, 0047-0264, 0047-0265, 0047-0266, 0047-0267, 0047-0268, 0047-0269, 0047-0270, 0047-0271, 0047-0272, 0047-0273, 0047-0274, 0047-0275, 0047-0276, 0047-0277, 0047-0278, 0047-0279, 0047-0280, 0047-0281, 0047-0282, 0047-0283, 0047-0284, 0047-0285, 0047-0286, 0047-0287, 0047-0288, 0047-0289, 0047-0290, 0047-0291, 0047-0292, 0047-0293, 0047-0294, 0047-0295, 0047-0296, 0047-0297, 0047-0298, 0047-0299, 0047-0300, 0047-0301, 0047-0302, 0047-0303, 0047-0304, 0047-0305, 0047-0306, 0047-0307, 0047-0308, 0047-0309, 0047-0310, 0047-0311, 0047-0312, 0047-0313, 0047-0314, 0047-0315, 0047-0316, 0047-0317, 0047-0318, 0047-0319, 0047-0320, 0047-0321, 0047-0322, 0047-0323, 0047-0324, 0047-0325, 0047-0326, 0047-0327, 0047-0328, 0047-0329, 0047-0330, 0047-0331, 0047-0332, 0047-0333, 0047-0334, 0047-0335, 0047-0336, 0047-0337, 0047-0338, 0047-0339, 0047-0340, 0047-0341, 0047-0342, 0047-0343, 0047-0344, 0047-0345, 0047-0346, 0047-0347, 0047-0348, 0047-0349, 0047-0350, 0047-0351, 0047-0352, 0047-0353, 0047-0354, 0047-0355, 0047-0356, 0047-0357, 0047-0358, 0047-0359, 0047-0360, 0047-0361, 0047-0362, 0047-0363, 0047-0364, 0047-0365, 0047-0366, 0047-036

|         |                             |
|---------|-----------------------------|
| [---]   | ANNUAL                      |
| [---]   | CONCRETE                    |
| [---]   | DITCH HEAD                  |
| [---]   | ANNEXATION BOUNDARY         |
| [---]   | PROPERTY LINE               |
| [---]   | ADJACENT PROPERTY LINE      |
| [---]   | FENCE                       |
| [---]   | PRIOR CITY CORPORATE LIMITS |
| [---]   | RAILROAD                    |
| [     ] | MEASURED                    |
| [     ] | (BEARING-DISTANCE)          |



CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.215.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

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

1. INITIATED BY: Derek Oyler
2. DEPARTMENT OR DIVISION: Mayor's Office
3. DATE INITIATED: August 17, 2026
4. BRIEF EXPLANATION OF PROPOSED ACTION (ATTACH OTHER DOCUMENTATION AS NECESSARY):

Appointment of Interim Public Power Director

5. ESTIMATED TIME NEEDED: 5 Minutes
6. PROPOSED DATE FOR COUNCIL ACTION: August 20, 2026

7. REVIEW

| <u>Date</u> | <u>Name</u> | <u>Signature</u>                                                                     | <u>Attachment</u>                          |
|-------------|-------------|--------------------------------------------------------------------------------------|--------------------------------------------|
|             | Derek Oyler |  | <input checked="checked" type="checkbox"/> |
|             |             |                                                                                      | <input type="checkbox"/>                   |

8. MAYOR'S SIGNATURE: 