

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 9/15/2026 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing¹ / Application #26-081 / Amend Brigham City Code, Chapter 156 Zoning, Multiple Use, Agricultural and Rural Residential Districts / Modify Use Categories and Use Types / Brigham City Corporation

Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner McConkie moved to approve the minutes for August 18, 2026, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Public Hearing ¹ / Application #26-081 / Amend Brigham City Code, Chapter 156 Zoning, Multiple Use, Agricultural and Rural Residential Districts / Modify Use Categories and Use Types / Brigham City Corporation

Staff Presentation

City Planner Bradley presented the proposed amendments to the Multiple Use (MU), Agricultural (A), and Rural Residential (RR) zoning districts. He explained that the amendments are part of an ongoing update of the City Code in coordination with the City Attorney and are intended to update use categories and use types, remove outdated uses, relocate uses that are more appropriately addressed in other zoning districts, and modify certain permitted or conditional uses.

Bradley reviewed the proposed changes to the use tables, including removing or relocating uses that were considered inconsistent with the purpose or available services of the affected districts, eliminating outdated or duplicative use categories, and modifying the permitted status of certain uses. He explained that several uses proposed for removal are already accommodated in other residential, commercial, or industrial zoning districts. Single-family dwellings would also be removed from the MU districts, which generally encompass sensitive lands, while remaining allowed in the agricultural and rural residential districts.

Public Hearing

Motion: Commissioner Coppieters moved to open the public hearing for Application #26-081. Vice Chair Waldron seconded the motion, which passed unanimously.

There were no public comments.

Motion: Vice Chair Waldron moved to close the public hearing for Application #26-081. Commissioner Coppieters seconded the motion, which passed unanimously.

Planning Commission Discussion

Commissioner Barker asked about several uses proposed for removal, including dude ranches, private recreation grounds, sheltered workshops, and single-family dwellings in the MU districts. City Planner Bradley explained that some of the categories are outdated or more appropriately accommodated in other zoning districts. He clarified that a sheltered workshop is a nonresidential facility providing supervised educational or vocational training for persons with disabilities and is not an accessory shop on private property. Regarding single-family dwellings, Bradley explained that the MU districts generally encompass sensitive lands and that areas appropriate for residential development could be considered for rezoning to an agricultural or rural residential district.

Chairman Manning asked about beekeeping. Bradley explained that beekeeping is permitted subject to applicable requirements, including state licensing and City standards addressing matters such as water sources and flight paths. He stated that he would provide the Commission with additional information regarding any restrictions on the number of hives.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-081

based upon staff recommendations, stipulations, and findings of fact. Vice Chair Waldron seconded the motion and it passed unanimously.

Training – CivicPlus Board Portal

Administrative Assistant Larsen provided training on the CivicPlus Board Portal and assisted commissioners with account setup and accessing meeting materials.

Motion to adjourn

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

The meeting was adjourned at 6:47 p.m.

This certifies that the regular meeting minutes of September 15, 2026, is a true and accurate copy as approved by the Planning Commission on October 6, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant