BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 10/6/2026 6:00 p.m.

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

AGENDA

Pledge of Allegiance

Approval of Minutes

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

Application #26-083 / Preliminary Plat / Heron Ridge Townhomes / 650 South 1200 West / Garth Day, Heritage Land Development

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Herbert moved to approve the minutes for September 15, 2026, meeting. Commissioner McConkie seconded the motion and it passed unanimously.

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

Chairman Manning stated that Monument Health had requested that the item be postponed and anticipated reporting back to the Planning Commission at the November 3, 2026 meeting.

Application #26-083 / Preliminary Plat / Heron Ridge Townhomes / 650 South 1200 West / Garth Day, Heritage Land Development

Staff Presentation
Assistant City Planner Zane Billings presented the preliminary plat for Heron Ridge Townhomes, noting a discrepancy between the 78 units shown on the plans and staff's count of 72. He reviewed the private drive layout, fencing and privacy considerations along 650 South and the planned trail, proposed gabion walls along 1200 West, and indicated that the development provided ample guest parking. Staff also expressed concern that the proposed garages might not comfortably accommodate two vehicles, potentially leading residents to use them for parking and storage. Billings noted that the City had no minimum garage dimension requirements.

Applicant Presentation
Garth Day, Heritage Land Development, confirmed that the proposal had been reduced to 72 townhomes and reviewed the front-loaded and rear-loaded configurations. He indicated that plans would be revised to show an interior sidewalk connecting the townhomes to the trail system. Addressing staff's concerns about garage dimensions, Mr. Day noted that the garages were slightly less than 20 feet wide, with 22-foot driveways and 26-foot private drive aisles, and that garage dimensions would continue to be evaluated with D.R. Horton. He also explained that 1250 West would be fully dedicated but initially constructed as a half-width roadway pending determination of future sewer elevations, with a 26-foot driving surface maintained for emergency access.

Planning Commission Discussion
Commissioner Coppieters asked how garbage collection would be handled along the private drives. City Planner Mark Bradley explained that the City typically provides individual garbage collection for townhome developments, with container storage potentially regulated by the homeowners association (HOA).

Commissioner Coppieters asked about the proposed six-inch secondary irrigation main along 1250 West. Mr. Day explained that the main line would be installed when the western half of the roadway is constructed.

Commissioner Herbert asked how density was being tracked throughout the Avian Shores Planned District. City Planner Mark Bradley and Assistant City Planner Zane Billings explained that a formal tracking system had not yet been established but that density would be monitored as development progressed. Mr. Day indicated that the development was projected to remain below the maximum density of seven units per acre, with approximately 1,200 units anticipated out of 1,344 permitted.

Commissioner Herbert asked about the proposed architectural elevations along 1200 West. Commissioners expressed a preference for a consistent architectural style among the townhomes fronting the roadway, while allowing variations in colors and materials.

City Planner Mark Bradley recommended varying the colors and materials on the rear elevations of the townhomes along 650 South to enhance their appearance along the planned trail and park corridor. Discussion also addressed the side elevations along 1250 West. Mr. Day explained that the developer was considering relocating the front entrances to face the public street or, alternatively, incorporating variations in exterior colors and materials.

Commissioner McConkie asked about minimum garage dimensions. City Planner Mark Bradley explained that the City required two-car garages but had no minimum dimensional standards, noting that future standards were being considered but would not apply to the current application. Mr. Day explained that larger garages would affect building footprints and that developers would need adequate time to adjust to any new requirements.

Mr. Day acknowledged concerns about residents using designated guest parking spaces for overflow parking, noting that restrictions could be addressed through the homeowners association (HOA) and its CC&Rs. City Planner Mark Bradley emphasized the importance of guest parking signage, and Mr. Day confirmed that signage would be included in the final site plan and managed by the HOA.

Commissioners expressed concern that some proposed townhome plans appeared to lack main-level bathrooms, potentially creating accessibility and convenience issues. Discussion addressed whether a main-level bathroom was required by building code, with commissioners recommending that at least a half bathroom be included in each unit.

City Planner Mark Bradley recommended increasing the proposed 17- to 18-foot setbacks along 1250 West to 20 feet, consistent with typical townhome development standards.

Discussion addressed the proposed fencing along 650 South and the planned pedestrian trail. Mr. Bradley asked whether the Commission preferred wrought iron or privacy fencing, while Mr. Day noted the need to balance homeowner privacy with the development's open appearance. Commissioners expressed support for continuing the wrought iron fencing along 650 South to maintain consistency with the fencing along 1200 West.

> **Motion:** Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-083 that the townhomes along 1200 West be the same style, that the townhomes along 650 South have different colors and materials in the pop-outs, and that the townhomes along 1250 West can have either the front door coming out to the west or a variation

that will kind of break up the monotony of colors along that. And also, that we strongly recommend the same wrought iron style fence be along 650 West, and recommend this approval with staff comments, recommendations, findings of fact, and stipulations. We recommend that there be a bathroom on the main level, which can be a half bath. Commissioner Waldron seconded the motion.

Following the second, Commissioner McConkie asked whether the recommendation for main-level bathrooms would require substantial changes to the proposed building plans. Mr. Day indicated that he would need to review the plans to determine the impact. After further discussion, the motion passed unanimously.

Motion to adjourn.

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

The meeting was adjourned at 6:58 p.m.

This certifies that the regular meeting minutes of October 6, 2026, is a true and accurate copy as approved by the Planning Commission on October 20, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant