Notice and Agenda
Brigham City Council Meeting
Thursday, November 5, 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

Thought, Reading, or Invocation

Bishop Jeremy Hammond, Brigham City 4th Ward

Pledge of Allegiance

Consent Items

1. Approval of the October 8, and October 29, 2026 City Council Work Session and October 15, 2026 City Council Meeting Minutes

Recognition

1. Discovery Elementary Student Citizenship Awards
2. New Hire in Administration
3. Appointment of New Executive Assistant

Public Comment (Per Utah Code, Council will receive input only; no decision can be made)

Brigham City public comment is reserved for those who live in Brigham, pay taxes or own property in Brigham or can vote in Brigham City. Each individual is limited to three minutes. Total input period is limited to 15 minutes.

Council Member Comments

Action Items

1. Consideration of Ordinance Amending Brigham City Zoning Map by changing the zoning districts from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential) on approximately 4 acres located at the west end of Cotton Grove Drive (640 South) between 1100 West and the railroad. Zane Billings
2. Consideration of Resolution authorizing amendment of the 2026-27 Budget to reflect an increase in expenditures in the Capital Projects Fund for a gym facility - Chris Horsley

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 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 October 30, 2026. A copy was also provided to the Box Elder News Journal.

Kristina Rasmussen, City Recorder

WORK SESSION OF THE
BRIGHAM CITY COUNCIL
October 8, 2026
6:00 p.m.

PRESENT:	D.J. Bott	Mayor
	Dave Hipp	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Jared Glover	Police Commander
	Chris Horsley	Recreation Director
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Jeff Schmitt	Finance Director
EXCUSED:	Dave Jeffries	Councilmember

Presentation – Proposed Indoor Recreation/Gymnasium Facility

Mayor Bott welcomed those in attendance and explained that the work session had been scheduled following a request by Councilmember Smith to further discuss the proposed amendment to the Fiscal Year 2026–2027 budget to increase expenditures in the Capital Projects Fund for new gymnasium space. He explained that Recreation Director Chris Horsley would provide a presentation, followed by a public comment period.

Recreation Director Chris Horsley thanked the Mayor, Council, City Administration, and members of the public for participating in the discussion. He explained that his presentation would review previously shared information, address questions raised by residents, and focus on the purpose, challenges, and opportunities associated with a City-owned indoor recreation facility.

Mr. Horsley began by emphasizing the broader community benefits of recreation programs, including youth development, mentorship, social connections, physical fitness, and overall quality of life. Using a photograph of a youth basketball game, he illustrated how recreational activities benefit not only participants but also volunteer coaches, referees, families, and the community. He referenced research from the Aspen Institute's Project Play initiative indicating that participation in sports positively impacts mental health, physical fitness, emotional well-being, and social development. He noted that community recreation programs provide affordable opportunities compared to competitive and travel leagues and emphasized that recreation benefits residents of all ages.

Current Facility Limitations and Program Impacts

Mr. Horsley explained that Brigham City does not own indoor gymnasium space and currently relies on Box Elder School District facilities. Over the past five years, Box Elder High School has added five sports, increasing demand for school facilities and reducing availability for City recreation programs. He highlighted several impacts:

- Gymnasium access has decreased from approximately 942 hours in previous years to an average of 387 hours.

- Indoor recreation participation declined from more than 1,400 participants in 2017 to 652 in 2025.
- Recreation programs generally have access to school facilities only one or two days per week between September and early March.
- Reduced availability has affected practices, staff training, player evaluations, league scheduling, and the number of games offered.
- Several programs have been discontinued, including adult women's volleyball, coed volleyball, men's basketball, indoor pickleball, and competitive youth basketball.

Mr. Horsley reviewed photographs of gymnasiums at local elementary schools . He explained that although some facilities could accommodate younger age groups, limitations included court dimensions, fixed basketball hoop heights, inadequate court markings, spectator seating, safety concerns, and restricted availability. He also noted that custodial staffing and the inability to secure school hallways created additional challenges for after-hours use.

Community Partnerships and Alternative Facilities

Mr. Horsley discussed the City's efforts to work with community organizations, including the Boys and Girls Club, to secure additional gymnasium space. He explained that the Club had offered two evenings per week at a rental rate of $75 per hour. However, those costs would increase registration fees, with youth Junior Jazz increasing from approximately $45 to $60 and adult basketball league fees increasing from just under $600 to more than $860.

He emphasized that while partnerships remain valuable, the City would continue to have secondary priority for facility use, potentially resulting in future scheduling conflicts and reduced access as partner organizations expand their own programs.

Proposed Facility and Expanded Recreation Opportunities

Mr. Horsley reviewed a preliminary conceptual rendering of a proposed facility at Pioneer Park, adjacent to the existing Recreation Department offices. He clarified that the rendering was conceptual and had not been approved. The proposed facility could include:

- Three full-size basketball courts, accommodating five to six volleyball courts or nine pickleball courts.
- Restrooms and locker room facilities.
- A potential perimeter indoor walking track measuring approximately one-tenth of a mile.
- Space for recreational programs, tournaments, fitness activities, and community use.

Mr. Horsley explained that a City-owned facility would allow the Recreation Department to maintain existing youth programs, restore discontinued adult leagues, and expand programming to include indoor soccer, street hockey, summer camps, fitness classes, sports clinics, and additional recreational opportunities.

He further explained that dedicated gymnasium space would provide more consistent scheduling, additional practice opportunities, improved staff training, and greater flexibility for long-term program planning.

Mr. Horsley acknowledged that additional considerations would need to be addressed, including operating hours, public accessibility, potential fees and memberships, facility staffing, and opportunities

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for simultaneous programming and open recreational use. He concluded by emphasizing that the proposed facility represented an investment in community health, recreation, and quality of life for current and future generations.

Council Discussion

Following the presentation, Mayor Bott invited questions from the Council.

Councilmember Troxell asked about participation in the City's recently introduced adult soccer program and whether its success indicated potential interest in restoring other adult recreation leagues.

Mr. Horsley explained that the initial spring league did not attract enough teams, but informal pickup games were held throughout the summer with approximately 10 to 25 participants. The City subsequently organized a fall coed league with four teams and approximately 40 adult participants. He noted that local sponsors helped cover jersey costs, keeping registration fees affordable, and that participant feedback had been positive. He also reported receiving recent inquiries about the return of adult basketball leagues.

PUBLIC COMMENT AND DISCUSSION

Craig Christiansen expressed support for the proposed indoor recreation facility, citing the lack of year-round recreational opportunities, particularly for pickleball. He emphasized the physical, mental, and social benefits of recreation and stated he would be willing to pay fees to support the facility.

Wendy Kano questioned whether declining recreation participation was due solely to limited gym space or other factors, including program costs and changing interests. She suggested further exploring school and church facilities, surveying residents to determine demand, and considering other community priorities, including senior transportation. She also questioned the proposed $12 million cost and ongoing operating expenses. Mayor Bott explained the limited availability of school facilities, restrictions on church use, and the impact of facility shortages on recreation participation.

Dennis Wheatley supported the facility, emphasizing the importance of recreational opportunities in attracting and retaining families. Drawing on his experience in drug and alcohol counseling, he discussed the benefits of recreation in promoting healthy lifestyles and providing positive outlets, particularly for individuals overcoming addiction.

Rachel Ekman submitted written comments opposing the facility, questioning whether it was a necessity given recent tax and utility increases. She encouraged prioritizing infrastructure improvements, particularly sidewalks near Golden Spike Elementary and along 300 North. She also questioned additional admission fees for a taxpayer-funded facility and suggested free or reduced rates for residents.

Ben Solholt submitted written comments opposing the facility, stating that recreation was a community want rather than an essential City responsibility. He questioned ongoing staffing and maintenance costs and their potential impact on future taxes. He suggested partnering with a private business to construct and operate the facility, with City recreation programs serving as a guaranteed user.

Heather opposed taxpayer funding for the facility, questioning whether approximately 1,200 recreation participants justified a $12 million investment. She emphasized the availability of free recreational activities and raised concerns about ongoing operational costs. Recreation Director Chris Horsley

explained that Farmington uses two full-time employees and seasonal staff, a model Brigham City could potentially follow.

Carlos Martinez supported the facility, emphasizing year-round recreational opportunities for children, teenagers, and adults. He asked whether the proposed funding was for a bid package rather than construction. Mayor Bott confirmed that detailed plans and specifications would establish a more accurate project cost, allowing the City to pursue donations and other funding sources. Mr. Martinez supported seeking outside contributions to reduce taxpayer costs.

Morgan Ingram opposed the facility, stating that recreation should be provided by private businesses rather than taxpayers. He encouraged prioritizing essential services and roadway improvements, particularly at 1100 South and Medical Drive. He also questioned whether declining participation reflected reduced interest, noted differences between Brigham City and Farmington, and expressed concern about rising utility costs.

Alan Williams acknowledged the benefits of youth recreation but opposed constructing a new facility. He suggested investing in educational programs, vocational training, and improvements to existing buildings. He also questioned the limited variety of activities proposed, noting the absence of handball and racquetball, and encouraged prioritizing improvements for current residents.

Burley McCauley opposed the facility, citing increasing property taxes and their impact on seniors with fixed incomes. He questioned the project's urgency and the proposed $500,000 design expense, suggesting that residents be allowed to vote on the project. He recommended considering educational programs and alternative recreational activities, including shooting sports and fishing.

Neil Sessions supported the facility but emphasized the importance of maintaining existing City amenities. He raised concerns about restroom conditions at Pioneer Park and aging playground equipment, questioning the City's ability to maintain additional facilities. He recognized the potential to attract families and businesses and suggested additional uses, including temporary shelter during extreme weather. He encouraged proceeding cautiously and ensuring the project was financially responsible.

Discussion continued between Mayor Bott and several residents regarding the history, funding, and need for the proposed recreation facility. Mayor Bott explained that a recreation center proposal was rejected by voters in 2016 and a subsequent partnership with Box Elder School District did not move forward. Since then, the City had been setting aside funds as school gymnasiums became increasingly unavailable. He clarified that the City does not own school facilities and that church policies restrict their use for paid recreation programs.

Several residents questioned why the proposal would not be placed on a public ballot and suggested prioritizing infrastructure, maintenance, or tax relief. Mayor Bott explained that the previous proposal required a tax-supported bond, while the current proposal would use existing City funds. He clarified that the proposed budget amendment would allocate $500,000 from fund balance toward a detailed bid package, not authorize construction. He also explained the Council's responsibility for allocating City funds and the opportunity for public input.

Additional discussion addressed recent tax and utility increases, ongoing operating expenses, and the estimated cost of the bid package. Mayor Bott distinguished between one-time expenditures and recurring costs, explaining that utility increases reflected rising infrastructure and maintenance expenses and that utility fund transfers helped support public safety services. He also emphasized the importance

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of preserving recreational opportunities for children and adults, particularly as school sports become more competitive and access to facilities declines.

Additional public discussion addressed the possibility of expanding the proposed gymnasium into a combined community and recreation center. It was suggested that incorporating recreational facilities and community services into one building could better serve residents of all ages while eliminating the need to fund a separate community center replacement in the future. Concerns were expressed that investing approximately $12 million in a gymnasium could limit the City's ability to make future improvements to the existing community center.

Support was also expressed for providing recreational opportunities beyond traditional basketball and volleyball programs. Discussion emphasized that many children are unable to participate in competitive school sports or afford expensive private programs, camps, and travel teams. A City-operated facility could provide more affordable opportunities for those children to remain active and involved. Additional uses were suggested, including indoor playtime for toddlers, activities for young families during winter months, and other community programs. It was noted that these opportunities could benefit a much larger portion of the community than current recreation participation numbers indicate.

Further discussion focused on the proposed $500,000 expenditure for developing a bid package. While support was expressed for continuing to explore the facility, questions were raised about whether the City could obtain a reasonable construction cost estimate without first committing the full amount. It was suggested that less expensive alternatives be considered to better determine the project's feasibility and anticipated costs before proceeding with detailed plans and specifications.

Tom Peterson, acknowledged the need for additional recreation space and the challenges of private financing. He encouraged defining the facility's essential needs before establishing a budget and recommended a functional, cost-effective design without unnecessary features. He also suggested considering different user fees for residents and nonresidents.

Julianne Larson questioned the project's priority and encouraged greater public involvement before committing funds. She suggested comparing the facility against other infrastructure and maintenance needs and determining the project's scope before establishing its cost.

Council Discussion and Direction

Following public comment, Mayor Bott thanked residents for their participation. Council Members discussed whether approving the $500,000 bid package would effectively indicate support for the facility and agreed that additional information would be helpful before making a decision.

Discussion focused on anticipated staffing, maintenance, and operating expenses. Recreation Director Chris Horsley explained that costs could be estimated by reviewing Farmington's operating budget or obtaining a more detailed feasibility study. Council Members also discussed existing staffing arrangements, staggered work schedules, seasonal employees, and recreation fees that help offset program expenses.

The Council agreed to hold another work session on October 29, 2026, at 6:00 p.m., allowing staff time to gather additional operating cost information. Council Members also emphasized defining the facility's intended uses and essential features before determining its design and cost.

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The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the October 8, 2026 City Council Work Session.

Dated this 9th of November, 2026.

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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.

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REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
October 15, 2026
6:00 p.m.

PRESENT:	D.J Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
ALSO PRESENT:	Zane Billings	Assistant City Planner
	Nicole Cottle	City Attorney
	Kevin Garlick	Interim Power Director
	Tom Kotter	Community and Economic Development Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Chad Reyes	Police Chief
	Jeff Schmitt	Finance Director
	Mike Waite	Public Works Director
EXCUSED:	Robin Troxell	Councilmember

At 6:00 PM Mayor Bott called the meeting to order. The prayer was given by Tom Kotter and the pledge of allegiance followed.

CONSENT ITEMS

Mayor Bott presented the Consent Agenda, consisting of two items:

1. Approval of the October 1, 2026 City Council Meeting Minutes
2. Write-Off Utility Account due to being sent to collections

MOTION: Councilmember Hipp made a motion to approve the consent item. Councilmember Jensen seconded the motion. Motion passed unanimously.

RECOGNITION

Mayor Bott presented the Lakeview Citizenship Awards to students nominated by their teachers and school staff for showing good citizenship at school.

Police Chief Reyes announced the promotions of Robert Palmer to Sergeant and Ryan Hill to Staff Sergeant, recognizing both officers for their dedication, experience, and continued professional growth within the department.

Chief Reyes explained the history and significance of the sergeant chevrons, noting that the insignia symbolizes authority, trust, leadership, and protection. He emphasized that supervisory positions carry the responsibility of mentoring and supporting fellow officers, protecting those under their leadership, and ensuring they have the resources necessary to fulfill their duties. He expressed confidence in both officers and their ability to serve in their new leadership roles.

Chief Reyes administered the oath of office to Sergeant Palmer and Staff Sergeant Hill. Following the oath, Sergeant Palmer's wife, Katie, pinned his new badge, and Staff Sergeant Hill's wife, Valerie,

participated in his badge pinning. Chief Reyes presented both officers with their promotion certificates and congratulated them on their accomplishments.

SCHEDULED DELEGATION

UTOPIA Fiber Update

Jason Roberts provided the Mayor and Council with an annual update on UTOPIA Fiber, reviewing its continued growth, financial performance, and future initiatives. He highlighted Brigham City's role as a founding member and explained that UTOPIA has expanded through partnerships with additional cities and counties, including projects outside Utah. UTOPIA is currently the largest open-access fiber network in the United States, serving more than 265,000 available locations with 19 internet service providers. Subscribers have increased from approximately 78,000 to 85,000 over the past year, and revenues continue to grow while exceeding bond payment obligations.

Mr. Roberts reported that residential fiber availability continues to expand in Brigham City. Although aggressive promotional pricing from a competing internet provider has affected local subscriber growth, UTOPIA has maintained its customer base and anticipates future increases as promotions expire and residential development continues. He also discussed new higher-speed internet options, reduced pricing for certain services, a customer application under development, and smart city initiatives, including infrared cameras for early wildfire detection.

Mr. Roberts explained that UTOPIA continues making annual distributions to Brigham City to help offset its original debt obligations. Due to positive financial performance, the proposed fiscal year 2027 distribution is expected to exceed the previously targeted 2% annual increase. He emphasized that continued subscriber growth remains important to maintaining these payments. He also presented estimated economic benefits resulting from increased internet competition, including approximately $950,000 in annual residential subscriber savings, nearly $167,000 in annual business savings, and an estimated $260 million in economic benefits over 10 years.

Following the presentation, discussion focused on Brigham City's early involvement with UTOPIA and the decision to retain its investment rather than sell the network during earlier financial challenges. Council members reflected on the importance of providing fiber infrastructure when private providers were unwilling to invest in the community and expressed appreciation for UTOPIA's continued success. They also emphasized the benefits of increased competition, which has helped reduce internet costs for both subscribers and non-subscribers.

PUBLIC COMMENT

There was no public comment

COUNCILMEMBER COMMENTS

Councilmember Hipp expressed appreciation for the Police Department promotions and the opportunity to participate in the promotional interview panels. He commended the quality and professionalism of the City's law enforcement personnel and expressed gratitude for their dedication to maintaining a safe community.

Mayor Bott expressed appreciation for the community members who attended the previous week's work session regarding the proposed recreation gymnasium and budget amendment. He valued hearing perspectives both in support of and opposition to the project and noted that further discussion was anticipated on October 29. He also expressed enthusiasm for Brigham City's future,

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highlighting ongoing power projects, economic development, and opportunities for growth that will benefit residents and help ease financial burdens on the community.

CITY ADMINISTRATOR REPORT

Derek Oyler provided updates on several ongoing City projects. He reported that the new roadway on 1200 West near 4th Street has been completed, with residential construction expected to begin within the next month. He noted that the stormwater infrastructure performed well during recent heavy rainfall.

Mr. Oyler reported that the heavy rainfall caused minor mudslides along Highway 89/91 in the canyon near areas disturbed during the recent penstock construction project. He clarified that the penstock infrastructure was not damaged and that stabilization work would be needed in the affected areas.

He also reported that Nucor Towers and Structures is expected to begin receiving power from its newly constructed substation within the next week, allowing continued progress on the facility. Additionally, the R5 connector project at the airport has been completed, opening additional property for future hangar development, with construction anticipated over the coming year.

Mr. Oyler concluded by recognizing the Youth City Council for its community service project to install new swings at Snow Park. He noted that construction is underway, including concrete work, and expressed appreciation for their efforts.

ACTION ITEMS

Consideration of approval of Heron Ridge Townhome Subdivision Preliminary Plat located at approximately 650 South and 1200 West

Zane Billings, Planning Department, presented the preliminary plat for the Heron Ridge Townhome Subdivision, located southwest of the Brigham City Sports Complex within the Avian Shores development. The proposal consists of 72 townhomes and includes 28 guest parking spaces, exceeding the City's requirement of 18. He explained that the townhome portion had previously been returned for redesign to address pedestrian safety concerns involving driveways adjacent to a proposed 10-foot public trail along 650 South.

Mr. Billings reviewed the proposed building designs and reported that the Planning Commission recommended approval following its October 6 meeting, subject to several recommendations. These included consistent architectural treatments and upgraded exterior materials along public streets, enhanced building elevations along 1250 West, main-level half bathrooms, and wrought iron fencing along the public trail.

Council discussion focused on the proposed architectural requirements, particularly the recommendation for consistent building styles along 1200 West. Concerns were expressed that requiring identical designs could limit architectural variety within the development. The applicant, Garth, clarified that the townhomes facing 1200 West would feature enhanced exterior materials, including siding and brick veneer, while allowing variations in architectural styles and colors. Discussion emphasized maintaining attractive building elevations along public streets without unnecessarily restricting design flexibility.

Council members also questioned the recommendation requiring half bathrooms on the main level of all townhomes. It was clarified that building codes do not require a main-level bathroom and that the recommendation was a design preference rather than a code requirement. Discussion included

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whether this feature should be determined by market demand rather than imposed as a condition of approval.

Additional discussion addressed building configurations, garage access, private drive widths, guest parking, and maintenance responsibilities within the development. It was confirmed that the private drives and associated snow removal would be maintained through a homeowners association. The applicant also confirmed plans to install wrought iron fencing along the public trail, consistent with the subdivision's overall appearance.

It was further explained that 1250 West would initially be constructed as a partial roadway with 26 feet of asphalt. The remaining improvements would be completed during a future phase once elevations and infrastructure requirements for the planned sewer lift station were established.

Discussion concluded with continued consideration of the Planning Commission's recommendations, particularly allowing architectural variation among the townhome buildings while maintaining upgraded exterior materials and an attractive appearance along 1200 West and 650 South.

> **Motion:** Councilmember Jensen moved to approve the Heron Ridge Townhome Subdivision Preliminary Plat, located at approximately 650 South and 1200 West, with the modifications that main-level bathrooms not be required and that exterior building colors not be required to match. Councilmember Hipp seconded the motion.
>
> **Roll Call:**
> Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries

At 7:00 PM Councilmember Jensen made a motion to move into closed session to discuss purchase/exchange/lease of real property. Councilmember Smith seconded the motion.

> **Roll Call:**
> Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries

At 7:15 PM council moved back into open session and Councilmember Smith made a motion to adjourn. Councilmember Jeffries seconded the motion.

> **Roll Call:**
> Councilmember Smith – Aye; Councilmember Jensen – Aye; Councilmember Hipp – Aye; Councilmember Jeffries

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the October 15, 2026 City Council Meeting.

Dated this 9th of November, 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.

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WORK SESSION OF THE
BRIGHAM CITY COUNCIL
October 29, 2026
6:00 p.m.

PRESENT:	D.J. Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Chris Horsley	Recreation Director
	Derek Oyler	City Administrator
	Kristina Rasmussen	City Recorder
	Chad Reyes	Police Chief
	Jeff Schmitt	Finance Director

Recreation Gymnasium – Operational Costs and Facility Usage Presentation

Recreation Director Chris Horsley presented additional information regarding the proposed gymnasium facility in response to questions raised by the City Council during a previous work session. His presentation focused on estimated operating costs, potential revenues, anticipated facility usage, and the impacts of declining gymnasium availability on City recreation programs.

Estimated Annual Operating Costs

Mr. Horsley explained that the proposed facility would consist of approximately 26,500 square feet and three gymnasium courts. He used operating expenses from the Farmington City Gymnasium, constructed in 2016, as a comparison to develop the following estimates:

- Total estimated annual operating costs: $116,000.
- Adjusted annual operating costs: $110,000, after accounting for rental fees currently paid to the School District and Armory.
- Part-time staffing: Additional wages were calculated based on anticipated staffing needs, recognizing that some existing personnel costs would be absorbed into the new facility's operations.
- Utilities and custodial expenses: Estimated at 83% of Farmington's annual expenses, reflecting the smaller square footage of the proposed facility.
- Maintenance expenses: Estimated at 100% of Farmington's costs because the gymnasium floor space accounts for a significant portion of the facility's maintenance needs.

Mr. Horsley explained that the proposed facility would operate Monday through Saturday, generally from 5:45 a.m. to 9:00 p.m., and would be closed Sundays and seven designated holidays. Existing full-time staff would provide coverage during regular business hours, while seasonal employees would cover early mornings, evenings, Fridays, and Saturdays. He emphasized that the staffing estimates reflected additional expenses rather than duplicating wages already included in the Recreation Department's budget.

Estimated Revenue and Facility Usage

Mr. Horsley reviewed potential revenue generated through general admission fees, explaining that these projections did not include revenue from existing recreation programs, such as Junior Jazz. Using

attendance and admission information from the Farmington facility, he presented the following estimates:

- Estimated annual admission revenue: $61,000, or approximately $5,000 per month.
- Projected annual paid attendance: Approximately 26,000 visits, based on the comparable facility.
- Adjusted attendance projection: Approximately 15,000 annual visits after considering differences in household purchasing power between the communities.
- Additional potential revenue: Facility reservations, which were not included in the projections.

Mr. Horsley explained that Farmington's median household income was considerably higher than Brigham City's. For comparison purposes, he adjusted the projections to reflect Brigham City's household purchasing power at approximately 56% of Farmington's. However, he noted that Farmington's admission fees were relatively inexpensive, meaning the adjusted projections could be overly conservative.

He further clarified that the attendance estimates represented paid admissions only and did not reflect the full use of the facility through existing recreation programs. To illustrate the broader impact, he provided the following 2025 recreation participation figures:

- 852 participants enrolled in programs utilizing gymnasium space.
- 3,888 participations, representing the number of times participants utilized gymnasium space.
- Approximately 11,900 spectators, including parents, grandparents, and others attending recreation activities.

Mr. Horsley emphasized that these figures demonstrated a much larger community impact than paid admission numbers alone would suggest.

Community Benefits and Recreational Opportunities

Mr. Horsley concluded his presentation by discussing the importance of providing accessible recreational opportunities, particularly for youth. He shared research regarding increased screen time, youth mental health concerns, and the positive effects of participation in extracurricular activities. He noted that studies have associated organized activities with reduced substance use, juvenile crime, and other negative outcomes.

City Council Discussion

Following the presentation, Council discussed the relationship between projected admission revenue and existing recreation programming. It was clarified that the estimated admission revenue did not include fees collected through City recreation programs, which help offset the costs of operating those programs. Mr. Horsley confirmed that the facility would not necessarily be available for open public use during all operating hours, as evening hours would frequently be utilized for scheduled recreation activities.

Council also asked whether individuals or organizations would be able to reserve the facility when it was not being used for City programs. Mr. Horsley confirmed that reservations would likely provide an additional revenue source. He noted that Farmington generates approximately $19,000 annually from gymnasium reservations, but he had not included similar revenue in Brigham City's projections because the number of potential reservations was difficult to estimate.

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Discussion followed regarding the need to balance facility reservations and scheduled programming with opportunities for general public use. Mr. Horsley agreed that, as a community asset, the goal would be to make the gymnasium available to residents as much as reasonably possible.

Council requested clarification regarding the Farmington facility used for the financial comparisons. Mr. Horsley explained that his estimates were based on the approximately 32,500-square-foot, City-owned Farmington Gymnasium constructed in 2016, rather than a significantly larger facility located in the same general area.

Public Comment

Janelle Jeffries expressed concern that a recent News Journal article misrepresented discussions between the City and the Boys & Girls Club regarding facility rentals. She clarified that the discussions involved adult leagues rather than youth programs. The Club offered a discounted rate of $75 per hour, compared to its standard $100 rate, and was willing to consider rates as low as $25 for youth practices, while the City requested approximately $20 per hour. She also referenced a previous $2 million partnership proposal to expand the Club's facility. While recognizing both sides of the proposed gymnasium, she emphasized that the Club had made efforts to accommodate the City and wanted those discussions accurately represented.

Wendy Kano expressed concerns regarding public notification and the lack of specificity in the meeting agenda, particularly its failure to identify the proposed $500,000 expenditure for a construction bid package. She also described difficulties locating agendas and minutes on the City's website and suggested clearer notices and additional signage to encourage public participation. Mayor Bott clarified that the required public hearing had previously occurred and that the work session provided an additional opportunity for public input. Discussion followed regarding the shared responsibility of the City to communicate information and residents to participate in local government.

Marcy Andrews reiterated her opposition to the proposed gymnasium, questioning whether admission fees and rentals would sufficiently offset the estimated $110,000 in annual operating costs. She requested additional information regarding Farmington's operating subsidies and Brigham City's anticipated long-term financial obligations. City Administrator Derek Oyler confirmed that the facility would require City subsidies, with admission and rental revenues helping offset expenses. Council discussed anticipated population growth, declining school gym availability, and the balance between recreation programming and facility rentals. It was clarified that spectators would not be charged to attend youth games and that no tax increase or bond was currently proposed. Ms. Andrews maintained that ongoing subsidies could eventually increase taxes and encouraged Council to carefully consider affordability, community needs, and public input before proceeding.

Sheila supported expanding recreational facilities and encouraged Council to consider a larger project that would accommodate future growth, including revisiting the previously rejected recreation and community center proposal. She expressed concern that delaying construction would increase costs and suggested exploring corporate sponsorships and partnerships to help fund the project. She also expressed disappointment with limited public participation and encouraged Council to plan for the City's continued growth rather than focusing solely on immediate needs.

Heather emphasized that residents who do not attend Council meetings are not necessarily uninterested, noting that work and family responsibilities often prevent participation. While recognizing the potential benefits of a recreation facility, she expressed concern regarding construction costs and funding. She supported exploring corporate sponsorships and disagreed with comparing recreational

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facilities to essential police and fire services, suggesting that recreational opportunities could be provided without constructing a $12 million facility.

Carlos Martinez supported the proposed gymnasium, citing continued population growth, reduced access to school gymnasiums, and the physical, mental, and social benefits of recreation. He encouraged Council to approve the proposed $500,000 budget amendment to develop a construction bid package, which could then be used to pursue corporate sponsorships and other funding opportunities. He acknowledged potential ongoing subsidies but believed increased programming and facility usage could help offset expenses and benefit current and future residents.

Matt Hutchings questioned whether the City had established payment milestones for the proposed $500,000 in architectural and engineering expenses. It was clarified that the amount represented a not-to-exceed estimate of approximately 4.5% of the anticipated $12 million project, with no contract or payment schedule yet established. He also requested consideration of a 20-year financial projection, referencing a reported $501,000 shortfall in Farmington's recreation center budget and potential declines in facility usage. While supportive of recreational facilities, he questioned the urgency of proceeding and suggested allowing additional time to evaluate costs before reconsidering the project in the spring.

City Council Discussion and City Administrator's Response

Following the close of public comments, Councilmember Hipp thanked residents for attending and sharing their differing perspectives. He acknowledged concerns regarding facility usage fees and explained that charging individuals who utilize City services helps distribute costs more fairly. He also recognized that while the Council's goal was to avoid raising taxes, expenditures still involve taxpayer funds, including revenues collected in previous years. He emphasized the Council's responsibility to evaluate the long-term costs and benefits of the proposed gymnasium and determine whether it would provide value to current and future residents.

City Administrator Derek Oyler addressed questions raised by Council regarding the process for selecting an architectural firm and the proposed $500,000 budget amendment. He explained that professional service contracts, including architectural services, are not required to be awarded through a competitive low-bid process under the City's procurement policy and applicable state law. He reviewed the City's previous experience with architectural services and outlined the following:

- 2016 Recreation Facility Proposal: The City issued a Request for Qualifications (RFQ), receiving approximately eight responses. A committee of City staff and elected officials evaluated firms based on qualifications, experience, project history, staffing, timelines, and costs. Method Studio was selected to design the proposed facility.
- Architectural Firm Selection: The City could conduct another RFQ process if directed by Council or utilize its existing engineering firm's architectural subcontractor, VCBO, which designed the comparable Farmington Gymnasium.
- Proposed Building Design: Staff anticipated a functional, cost-conscious steel building rather than an elaborate architectural design. Architectural and engineering services would address technical requirements, including HVAC, electrical, plumbing, structural considerations, and floor elevations.
- Proposed $500,000 Budget Amendment: The amount represented a not-to-exceed estimate for architectural and engineering services if the project proceeded through construction. The City would only pay for services performed, rather than automatically expending the entire amount.

DRAFT

Mr. Oyler explained that if the Council chose not to proceed with construction after receiving contractor bids, the City would only be responsible for architectural services completed to that point. As an example, he noted that the City's 2016 recreation facility design contract was estimated at approximately 4% of the proposed $14 million project. However, when voters rejected the bond, the City paid Method Studio approximately $105,000 for services rendered rather than the full anticipated design cost.

Council requested clarification regarding the City's previous experience with VCBO. Mr. Oyler confirmed that Brigham City had not previously contracted with VCBO for architectural services and that the City's last architectural contract was with Method Studio in 2016. Prior to that, architectural services had been utilized for the fire station constructed in 2000. He emphasized that the City rarely undertakes new building construction projects and therefore does not frequently hire architectural firms.

At 7:15 PM Councilmember Smith made a motion to adjourn. Councilmember Hipp 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 October 29, 2026 City Council Work Session.

Dated this 19th of November, 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.

DRAFT

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Dennis J Bott, Mayor

2. Department or Division:
Mayor's Office

3. Date Initiated:
October 20, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Discovery Elementary Student Citizenship Awards

5. Estimated Time Needed:
10 Minutes

6. Proposed Date for Council Action:
November 5, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Dennis J Bott, Mayor

2. Department or Division:
Administration

3. Date Initiated:
September 2, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
New Hire Becky Anderson as new Utility Billing Clerk

5. Estimated Time Needed:
5 Minutues

6. Proposed Date for Council Action:
November 5, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Dennis J Bott, Mayor

2. Department or Division:
Mayor's Office

3. Date Initiated:
October 20, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Appointment of New Executive Assistant Amber Kuchinski

5. Estimated Time Needed:
5 Minutes

6. Proposed Date for Council Action:
November 5, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Zane Billings, Assistant City Planner, Mark Bradley, City Planner

2. Department or Division:
Community and Economic Development

3. Date Initiated:
October 21, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Amend Brigham City Zoning Map by changing the zoning districts from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential) on approximately 4 acres located at the west end of Cotton Grove Drive (640 South) between 1100 West and the railroad. Zane Billings

5. Estimated Time Needed:
8 minutes

6. Proposed Date for Council Action:
November 5, 2026

7. Explanation of Deadline, If Applicable:
Next available Council Meeting

8. Review:

Tom Kotter, ComDev Director	10/26/2026
Nicole Cottle, Attorney	10/26/2026
Derek Oyler, City Administrator	10/27/2026
Dennis J Bott, Mayor	10/27/2026

MEMORANDUM

TO: Mayor Bott, City Council Members

FROM: Zane Billings, Assistant City Planner

SUBJECT: Zone Change from A-5 and R-M-7 to all R-M-7 (Application #26-095)

DATE: October 21, 2026

CITY COUNCIL AGENDA:
November 5, 2026

OVERVIEW:
The applicant, Brock Burns, representing ICP West Divisions, LLC, is requesting to rezone approximately 4 acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad. The property is currently zoned A-5 (Agricultural) and R-M-7 (Multiple Residential). The request would rezone the entire approximately 4-acre area to R-M-7 (Multiple Residential).

The proposed rezone is being requested to accommodate future residential development of the property. The subject property is designated Medium Density Residential on the General Plan Future Land Use Map. The requested R-M-7 zoning would establish a consistent zoning designation across the subject property in preparation for a future residential development application.

Note: The rezone area initially consisted of two parcels (03-115-0061 and 03-114-0030). They have since been combined with a new parcel number 03-114-0033.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held a public hearing on October 20, 2026, and recommended approval to the City Council (6-0 vote) based on Staff Recommendations, Stipulations, and the noted Findings of Fact in the Staff Evaluation.

ATTACHMENTS:
1. Prepared Ordinance
2. Staff Evaluation with Exhibits

ORDINANCE NO. _____

AN ORDINANCE OF BRIGHAM CITY AMENDING THE BRIGHAM CITY ZONING MAP FROM A-5 (AGRICULTURAL) AND R-M-7 (MULTIPLE RESIDENTIAL) TO ALL R-M-7 (MULTIPLE RESIDENTIAL)

WHEREAS, a petition has been filed by Brock Burns, representing ICP West Divisions, LLC, to amend the Brigham City Zoning Map by changing the zoning districts from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential) on approximately 4 acres of land located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad; and

WHEREAS, the petitioner desires to establish a consistent zoning designation across the subject property to accommodate future residential development; and

WHEREAS, the proposed zone change is consistent with the City's General Plan Future Land Use Map designation of "Medium Density Residential"; and

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

WHEREAS, following necessary public notice and public meeting, the City Council finds that such Zoning Map amendment is desirable, consistent with the General Plan, and implements the purpose and direction of the General Plan; and

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 property identified in the legal description, attached hereto as Exhibit "A", is changed from A-5 (Agricultural) and R-M-7 (Multiple Residential) to all R-M-7 (Multiple Residential).

Section 2. This ordinance shall take effect immediately 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 _____ DAY OF _____, 2026.

BRIGHAM CITY

_____

Mayor Dennis J. Bott

ATTEST:

_____

Kristina Rasmussen, City Recorder

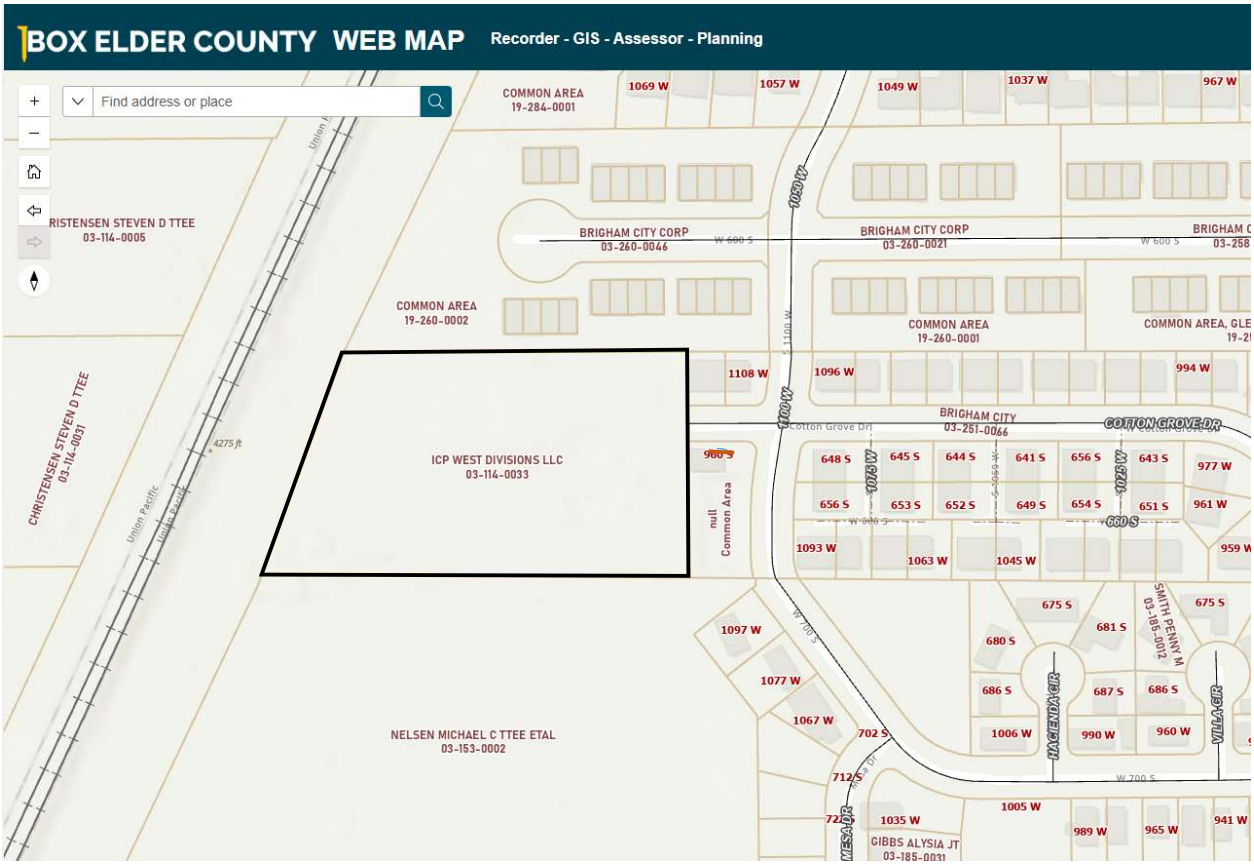
Exhibit “A”

Legal Description

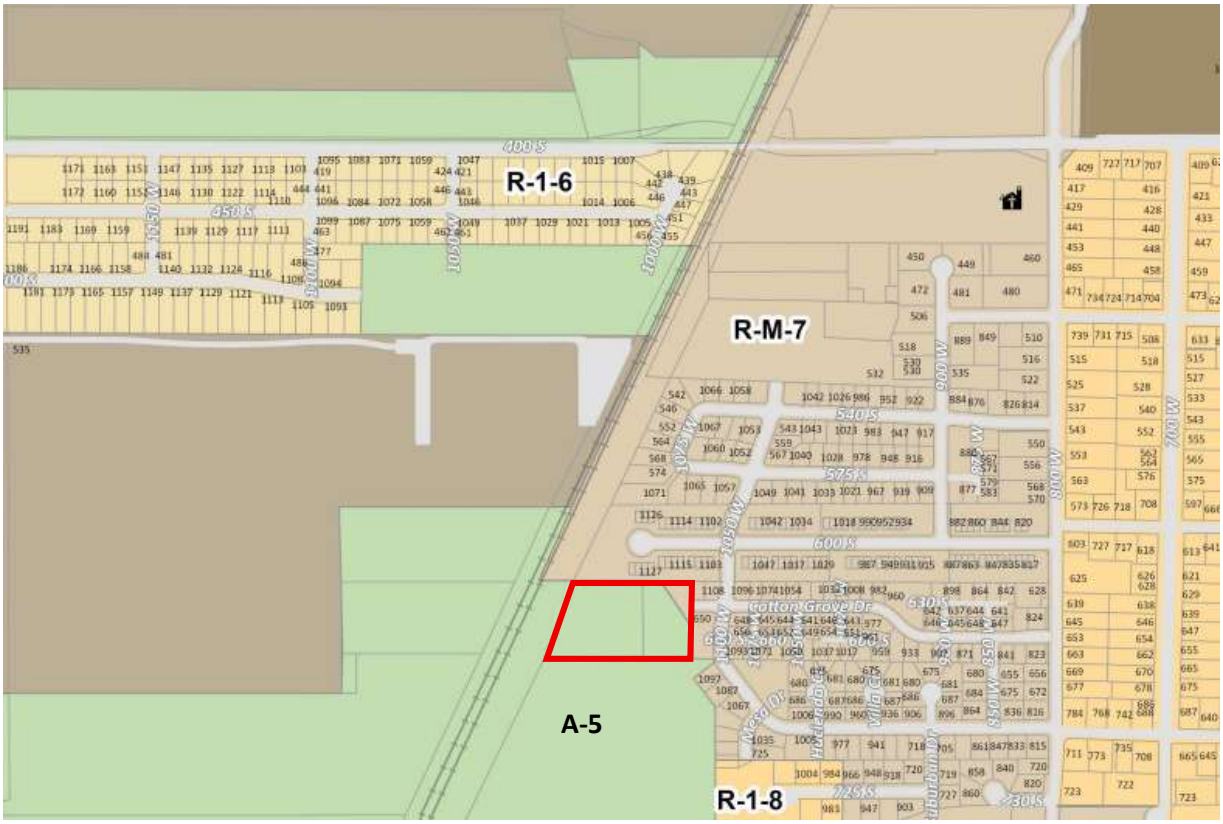
03-114-0033

BEG 105-11.5/16.5 RDS S NE COR W/2 SE/4 SEC 23 T9N R2W SLM, S 19-10/16 .5 RDS, W 80 RDS, N 19.5 RDS, E 80 RDS TO BEG.
LESS [03-115-0057] PRT OF SE/4 OF SEC 23 T09N R02W SLM DESCRIBED AS FOLLOWS: COM AT NW COR OF SEC 23 T09N R02W SLM, S00*20'44"E (BOB) 4395.88 FT ALG W/L OF SD SEC 23, E 2853.46 FT, S89*48'18"E 115.20 FT TO POB, S89*48'18"E 60.00 FT, S00*44'10"W 7.41 FT, 41.34 FT ALG A CURVE TO RIGHT WITH CENTRAL ANGLE OF 08*27'32"RAD OF 280.00 FT & CHD BEARS S04*57'56"W 41.30 FT, S09*11'42"W 9.30 FT, 25.92 FT ALG CURVE TO LEFT WITH CENTRAL ANGLE OF 99*00'00" RAD OF 15.00 FT & CHD BEARS S40*18'18"E 22.81 FT, S89*48'18"E 299.58 FT, N00*11'42"E 75.10 FT, S89*48'18"E 829.87 FT, S00*18'18"E 100.00 FT, S89*48'18"E 135.01 FT TO W R/W OF 800 W ST, ALG SD W R/W/L S00*18'18"E 148.26 FT, S89*59'24"W 90.80 FT, S00*44'10"W 79.50 FT, N89*15'50"W 1357.49 FT, N00*17'47"W 240.16 FT, S89*48'18"E 93.29 FT, 21.21 FT ALG CURVE TO LEFT WITH CENTRAL ANGLE OF 81*00'00" RAD OF 15.00 FT & CHD BEARS N49*41'42"E 19.48 FT, N09*11'42"E 23.56 FT, 32.48 FT ALG CURVE TO LEFT WITH CENTRAL ANGLE OF 08*27'32" RAD OF 220.00 FT & CHD BEARS N04*57'56"E 32.45 FT, N00*44'10"E 6.84 FT TO POB.
LESS [03-115-0058] PRT OF SE/4 OF SEC 23 T09N R02W SLM DESCRIBED AS FOLLOWS: COM AT NW COR OF SEC 23 T09N R02W SLM, S00*20'44"E (BOB) 4395.88 FT ALG W/L OF SD SEC 23, E 2853.77 TO POB, S89*48'18"E 115.20 FT, S00*44'10"W 6.84 FT, 32.48 FT ALG CURVE TO RIGHT WITH CENTRAL ANGLE 08*27'32" RAD OF 220.00 FT & CHD BEARS S04*57'56"W 32.45 FT, S09*11'42"W 23.56 FT, 21.21 FTALG CURVE TO RIGHT WITH CENTRAL ANGLE OF 81*00'00" RAD OF 15.00 FT & CHD BEARS S49*41'42"W 19.48 FT, N89*48'18"W 93.29 FT, N00*17'47"W 75.10 FT TO POB.
LESS [03-115-0059] PRT OF SE/4 OF SEC 23 T09N R02W SLM DESCRIBED AS FOLLOWS: COM AT NW COR OF SEC 23 T09N R02W OF SLM, S00*20'44"E (BOB) 4395.88 FT ALG W/L OF SD SEC 23, E 2853.77 FT, S89*48'18"E 175.20 FT TO POB, S89*48'18"E 309.44 FT, S00*11'42"W 75.10 FT, N89*48'18"W 299.58 FT, 25.92 FT ALG CURVE TO RIGHT WITH CENTRAL ANGLE OF 99*00'00" RAD OF 15.00 FT & CHD BEARS N40*18'18"W 22.81 FT, N09*11'42"E 9.30 FT, 41.34 FT ALG CURVE TO LEFT WITH A CENTRAL ANGLE OF 08*27'32" RAD OF 280.00 FT & CHD BEARS N04*57'56"E 41.30 FT, N00*44'10"E 7.41 FT TO POB. CONT 1.62 AC M/L
ALSO: COMMENCING AT A POINT 37 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH; RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE WEST 74 RODS; THENCE NORTH 19.5 RODS; THENCE EAST 74 RODS; THENCE SOUTH 19.5 RODS TO THE POINT OF BEGINNING.
LESS AND EXCEPTING ANY PORTION OF LAND LYING WEST OF THE EAST LINE OF THE RAILROAD RIGHT OF WAY.

Box Elder County Parcel Map



Brigham City Zoning Map



BRIGHAM CITY, UTAH
STAFF DEVELOPMENT REVIEW TEAM
STAFF EVALUATION

APPLICANT: Brock Burns
OWNER'S NAME: ICP West Divisions, LLC
PROPERTY ADDRESS: Approx 640 South 1100 West
PARCEL NO.: 03-115-0061 & 03-114-0030

APPLICATION NO.: 26-095
PARCEL AREA: 4 acres
ZONING DISTRICT: A-5 & R-M-7
DATE: October 13, 2026

PLANNING COMMISSION MEETING: October 20, 2026
APPLICATION TYPE: Administrative/Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:
Rezone – A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential)

OVERVIEW:
The applicant, Brock Burns, representing ICP West Divisions, LLC, is requesting to rezone approximately 4 acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad. The property is currently zoned A-5 (Agricultural) and R-M-7 (Multiple Residential). The request would rezone the entire approximately 4-acre area to R-M-7 (Multiple Residential).

The proposed rezone is being requested to accommodate future residential development of the property. The subject property is designated Medium Density Residential on the General Plan Future Land Use Map. The requested R-M-7 zoning would establish a consistent zoning designation across the subject property in preparation for a future residential development application.

STAFF COMMENTS:

Community and Economic Development Department:
1. Community and Economic Development supports the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential), as it is consistent with the General Plan Future Land Use Map designation of Medium Density Residential.
2. Please note that parcels 03-115-0061 and 03-114-0030 have been combined into a single parcel; however, the County's online parcel map has not yet been updated to reflect this change.

Engineering Department:
1. We support any comments provided by Public Power, Public Works and Community Development.
2. Following our review, the proposed rezone matches Brigham City's General Plan Future Land Use Map and we have no concerns or additional engineering comments regarding the Zoning Map Amendment.

Fire Department:
1. No Comment

GIS Division:
1. No Comment

Police Department:

1. No Comment

Public Power Department:

1. No Comment

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

1. Public Works supports this application.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission considers the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential) and evaluates its consistency with the General Plan Future Land Use Map, which designates the property as Medium Density Residential.
2. The Planning Commission is the recommending body to the City Council for this application.
3. The Planning Commission may recommend approval, disapproval, or request additional information before making a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Staff support the proposed rezone from A-5 (Agricultural) and R-M-7 (Multiple Residential) to R-M-7 (Multiple Residential), as it is consistent with the General Plan Future Land Use Map designation of Medium Density Residential.
2. Staff recommend approval of the proposed rezone to establish a consistent zoning designation across the approximately 4-acre property.
3. Any future residential development of the property shall be subject to the applicable City requirements and development review processes.

STIPULATIONS:

1. Address any applicable Staff Comments.
2. Any future development of the property shall comply with the requirements of the R-M-7 (Multiple Residential) zoning district and all applicable City ordinances.
3. Any future subdivision or development application shall be subject to the City's established review and approval processes.

FINDINGS OF FACT:

1. The subject property consists of approximately 4 acres located at the west end of Cotton Grove Drive (640 South), between 1100 West and the railroad.
2. The property is currently zoned A-5 (Agricultural) and R-M-7 (Multiple Residential).
3. The applicant is requesting to rezone the entire approximately 4-acre property to R-M-7 (Multiple Residential).
4. The General Plan Future Land Use Map designates the subject property as Medium Density Residential.
5. The proposed R-M-7 zoning is consistent with the Medium Density Residential designation identified in the General Plan Future Land Use Map.
6. The proposed rezone would establish a consistent zoning designation across the subject property to accommodate future residential development.

7. Any future subdivision or residential development of the property will require separate review and approval in accordance with applicable City ordinances and development standards.

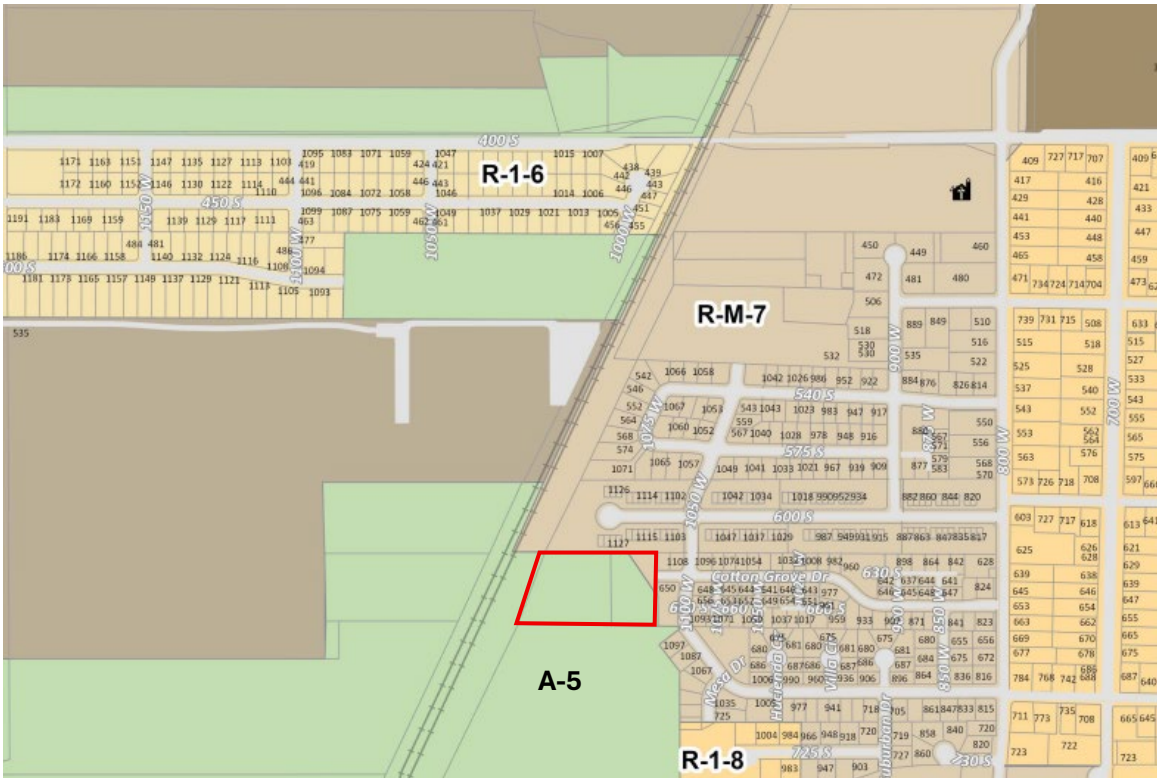
ATTACHMENTS:

1. Locator Map
2. Zoning Map
3. General Plan Map

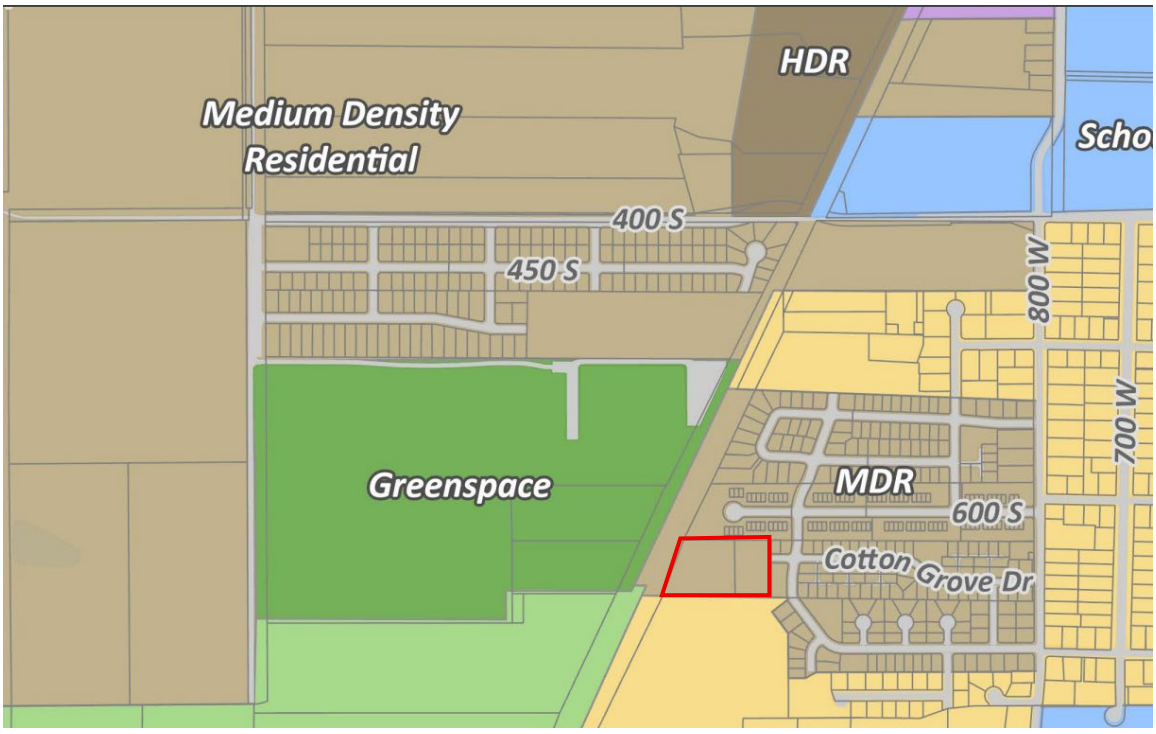
LOCATOR MAP


03-115-0083
BRIGHAM CITY CORP
03-114-0025
BRIGHAM CITY SCHOOL SUBDIVISION
CHRISTENSEN STEVEN D TTEE
03-114-0005
CHRISTENSEN STEVEN D TTEE
03-114-0031
NELSEN MICHAEL C TTEE ETAL
03-153-0002
540 S
575 S
630 S
660 S
725 S
730 S
1075 W
1050 W
900 W
875 W
850 W
800 W
COTTON GROVE DR
MESA DR
SUBURBAN DR

ZONING MAP



GENERAL PLAN FUTURE LAND USE MAP



Brigham City
Agenda Item for City Council Meeting

1. Initiated By:
Jeff Schmitt, Finance Director

2. Department or Division:
Administration

3. Date Initiated:
October 22, 2026

4. Brief Explanation of Proposed Action (Attach Other Documentation as Necessary):
Consideration of Resolution authorizing amendment of the 2026-27 Budget to reflect an increase in expenditures in the Capital Projects Fund for a gym facility - Chris Horsley

5. Estimated Time Needed:
10 Minutes

6. Proposed Date for Council Action:
November 5, 2026

7. Explanation of Deadline, If Applicable:

8. Review:

Jeff Schmitt, Finance Director	10/26/2026
Nicole Cottle, Attorney	10/26/2026
Derek Oyler, City Administrator	10/27/2026
Dennis J Bott, Mayor	10/27/2026

RESOLUTION NO._____

A RESOLUTION AUTHORIZING AMENDMENT OF THE 2026-2027 BUDGET TO REFLECT AN INCREASE IN EXPENDITURES IN THE CAPITAL PROJECTS FUND FOR A GYM FACILITY

WHEREAS, Brigham City approved the FY 2026-27 Budget on the 20th day of August 2026; and

WHEREAS, Utah Law allows for and requires budget amendment to adequately reflect any changes in revenue, expenditure and transfers; and

WHEREAS, Brigham City has complied with the notice and public hearing requirements of the Utah Law in considering an amendment of its 2026-27 fiscal year budgets; and

WHEREAS, subsequent to the adoption of the 2026-2027 budget, it has become necessary to increase expenditures in the Capital Projects Fund to ensure adequate funding for the design cost of a new gym facility; and

WHEREAS, the City Council finds that it is necessary and proper that the appropriate adjustment be made to the Brigham City 2026-27 budget as outlined in Exhibit A; and,

NOW THEREFORE, IT IS HEREBY RESOLVED by the City council of Brigham City, Utah at regular meeting with ____ members present and _____ members voting in favor thereof, that the adjustments shall be made to the previously adopted Brigham City budget and this shall constitute the budget for the fiscal year 2026-27.

IT IS FURTHER RESOLVED that this Resolution shall take effect this _____ day of _____, 2026.

BRIGHAM CITY CORPORATION

_____

Dennis J Bott, Mayor

ATTEST:

_____

Kristina Rasmussen, City Recorder

Brigham City
Corporation
2026-27 Fiscal Year
Budget Amendment

Exhibit A

Proposed Changes:

Caoital Proiect fund

Design Services for New Recreation Facility	**Revenue**			Expense	
	Fund Balance	500,000		Design Services	500,000
Total			500,000		500,000