



Notice and Agenda
Brigham City Planning Commission Meeting
Tuesday, September 15, 2026 6:00 PM
City Council Chambers, 20 North Main

Pledge of Allegiance

Approval of Minutes

Public Hearing

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

Each individual comment is limited to 3 minutes.

Training

CivicPlus Board Portal Training – Account Setup and Accessing Agendas and Meeting Packets

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Certificate of Posting

The above notice and agenda were posted in three places within 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 September 3, 2026.

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

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

APPLICATION NO.: 26-081
PARCEL AREA: N/A
DISTRICTS: MU, AG, & RR
DATE: September 10, 2026

PLANNING COMMISSION MEETING: September 15, 2026
APPLICATION TYPE: Legislative
PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend Brigham City Code, Chapter 156 Zoning, Multiple Use, Agricultural and Rural Residential Districts to modify use categories and use types.

OVERVIEW:

The City is in the process of updating Chapter 156 Zoning. There are several use categories that are obsolete, outdated, or belong in other districts. Additionally, certain use types are being changed to reflect the appropriate use type and to reduce the number of conditional uses.

See attached draft amendment. The red strikethrough text is proposed to be removed/deleted. The red underlined text is the proposed new language.

STAFF COMMENTS:

Community & Economic Development Department:

1. Support amendment

Engineering Department:

1. We support any comments provided by Public Power, Public Works and Community Development.
2. Following our review, we have no additional engineering comments regarding the Zoning Amendment.

Fire Department:

1. No comments

Police Department:

1. No comments

Public Power Department:

1. No comments

Public Works Department:

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

1. No comments
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PLANNING COMMISSION RESPONSIBILITY:

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

STAFF RECOMMENDATIONS:

1. Support the proposed amendment.

STIPULATIONS:

1. A final legal review by the City Attorney.

FINDINGS OF FACT:

1. The proposed city code amendment was initiated by Brigham City.
2. Brigham City is in the process of updating the City Code.
3. The amendment is to modify use categories and use types in Chapter 156 Zoning for Multiple Use, Agricultural and Rural Residential Districts.
4. There are several use categories that are obsolete, outdated, or belong in other districts.
5. Certain use types are being changed to reflect the appropriate use type and to reduce the number of conditional uses.

ATTACHMENTS:

1. Draft City Code Amendment – Multiple Use, Agricultural and Rural Residential Districts, Sections 156.087 to 156.089

MULTIPLE USE, AGRICULTURAL AND RESIDENTIAL DISTRICTS

§ 156.087 CODES AND SYMBOLS.

In following the sections of this chapter, uses of land or buildings which are allowed in the various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an “N”. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter “A”. If the regulation does not apply, it is indicated in the appropriate column by a dash, “-”.

§ 156.088 USES.

(A) No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural or rural residential districts, except as provided in this chapter.

(B) (1) In the absence of a specific approval from the Planning Commission to the contrary, public service structures shall be subject to yard area requirements and setbacks.

(2) The Planning Commission may allow public service structures to be located within the required yard areas specified in this subchapter upon the following findings:

(a) The public service structure is needed for the efficient delivery of public services to the subject property;

(b) Location of the public service structure in the required yard area will be beneficial to the subject property and will not result in undue public safety, aesthetic or functional impacts on the subject property or surrounding properties;

(c) The public service structure is integrated functionally and aesthetically into the overall design of the site; and

(d) Location of the public service structure outside of the required yard area would be impossible or impractical due to functional considerations or because of site specific limitations.

§ 156.089 USES NOT LISTED.

The Planning Commission shall have the authority to identify and categorize unlisted uses within the listed permitted or conditional uses of this chapter, based on a finding of

substantial similarity of character, origin and impact and the like, to a listed use, and when so categorized such use shall thereafter be recognized and treated the same as a listed use.

[illegible]

—Forest industry, such as a sawmill, wood products, plant or others	C	C	C	N	N	C	N	N
Apiary (bee keeping)	P	P	P	P	P	P	P	P
Assisted living center	N	N	N	N	N	N	P	P
Aviary	P	P	P	P	P	P	P	P
Bed and breakfast facility subject to the conditions outlined in §§ 156.335 through 156.360 of this chapter	C	C	C	C	C	C	C	C
Boarding house	N	N	N	N	C	C	N	C
Cannabis production establishment	N	N	N	N	P	P	N	N
Cluster subdivision of single-family dwellings, subject to §§ 155.120 through 155.128 of this code of ordinances	N	N	N	P	P	P	P	P
Dude ranch, family vacation ranch	C	C	C	N	C	C	N	C
Educational Institution	N	N	N	C	C	C	C	C
Educational institution with housing	N	N	N	C	C	C	C	C
Home occupation	C	C	C	C	C	C	C	C
Homeless shelter	N	N	N	N	N	N	N	N
Hospital	N	N	N	C	C	C	C	C
Household pets	P	P	P	P	P	P	P	P
Kennel (parcel must be 1 acre or larger)	N	N	N	CP	CP	CP	CP	CP
Licensed family group child care provider/residential certificate child care provider	C	C	C	C	C	C	C	C
Medical cannabis pharmacy	P	P	P	P	P	P	N	N
Mine, quarry, gravel pit, rock crusher, concrete batching plant or asphalt plant, oil wells or steam well	C	C	C	N	C	N	N	N
Nursing home	N	N	N	N	N	N	C	C
Power generation (non-solar)	C	C	C	N	C	C	N	C
Power generation (solar)	P	P	P	P	P	P	P	P
Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	N	C	C	N	N

Private stables, horses for private use of persons residing or not residing on the premises	P	P	P	P	P	P	P	P
Protective housing facility	N	N	N	PN	PN	PN	PN	PN
Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers, cemetery	C	C	C	C	C	C	C	C
Public parks	P	P	P	P	P	P	P	P
Rehabilitation/treatment facility	N	N	N	C	C	C	C	C
Residential facility for elderly persons	P	P	P	P	P	P	P	P
Residential facility for persons with a disability	P	P	P	P	P	P	P	P
Sheltered workshop	N	N	N	C	C	C	C	C
Signs, the type, size, height, location and other standards and requirements for signs shall be in accordance with the regulations set forth in §§ 156.480 through 156.491 of this chapter	A	A	A	A	A	A	A	A
Single-family dwellings	PN	PN	PN	P	P	P	P	P
Solar power generation facility as set forth in Chapter 50 Electricity. Roof-mounted solar array only. The total surface area of the solar array shall not exceed the surface area of the roof upon which it is mounted and shall not exceed the height limits of the applicable zoning district.	P	P	P	P	P	P	P	P
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work	P	P	P	P	P	P	P	P
Trade or vocational school	N	N	N	C	C	C	C	C
Transitional housing facility	N	N	N	C	C	C	C	C
Veterinary clinic, animal hospital	N	N	N	CN	P	P	N	CP