



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, August 04, 2026, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Application #26-074 / Conditional Use Permit ¹ / Major Home Occupation / Daisy Lane
Preschool / 762 West 850 North / Jennifer Barrow
- 6:25 Application #26-067 / Parking Requirement within the Historic Brigham City Downtown / 95
North 100 East / Travis Stokes

¹ *Each individual is limited to 3 minutes.*

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

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 July 22, 2026

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

APPLICANT: Jennifer Barrow
OWNER'S NAME: Barrow Jalan JT
PROPERTY ADDRESS: 762 West 850 North
PARCEL NO.: 03-082-0099

APPLICATION NO.: 26-074
PARCEL AREA: 10,018 sf
ZONING DISTRICT: R-1-8
DATE: July 30, 2026

PLANNING COMMISSION MEETING: August 4, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Conditional Use Permit – Major Home Occupation - Preschool

OVERVIEW:

The applicant would like to operate an in-home preschool serving children ages 3 – 5, Monday through Friday with four separate classes, each lasting approximately 2 ½ hours with a maximum of 14 students per class. Only one class will be in session at a time. Attached is the proposed business plan outlining hours of operation, child drop-off and pick-up procedures, outdoor activities, and neighborhood impact. Also, attached is the home occupation code compliance statement addressing how they plan to comply with each of the City Code sections for home businesses.

This application will be presented to the Planning Commission for their consideration and approval. They are the Land Use Authority for this application.

STAFF COMMENTS:

Building Division:

1. No comments

Community & Economic Development Department:

1. Support a preschool home business.
2. It appears the proposed class times would be off set from public school hours.
3. Concerned with parking and traffic impacts on the neighbors.
 - A. With a maximum of 14 students per class, that would compound traffic multiple times during the day.
 - B. Each class will have a drop off and pick up time. Twice vehicles would come and go for that class.
 - C. Each day, with exception of Friday, would have two classes, increasing the traffic to four times. Drop off and pick up (morning class) and drop off and pick up (afternoon class).
 - D. There is potential that the number of vehicles could decrease if carpool arrangements were made and/or coordinated with parents.
 - E. A potential mitigation is fewer maximum number of students.
4. Concerned with general safety with the curved street.
 - A. Lack of visibility
 - B. Children and/or parents/guardians crossing the street

5. It is our understanding that the children may enter the preschool portion of the home from the front door and go downstairs rather than through the yard where there is no hard walking surface.
6. As of the noted date on the Staff Evaluation, the City has received only one inquiry or comment from the neighbor notice letter. The letter is from the Jepsons, sharing their support (see attached email).

Engineering Department:

1. It is our understanding that no additions or changes to the utilities are proposed as part of this application.
2. It is our understanding that no changes to the building or hardscape will be completed, thus not requiring any changes to the stormwater infrastructure.
3. At dropoff and pickup times, parking may be a concern. We see a potential for drivers using the unauthorized fire lane access to the church and the curve to the west to dropoff children. We also see a potential for driveways to be blocked during these times.

Fire Department:

1. She will need to make sure she has a current 2A10BC fire extinguisher and a form to show documentation of the fire drills.
2. All heating devices, ex. Fireplace will need to have a protective screen or gate to prevent burns.
3. There will need to be a smoke detector on each level and at least one CO detector in the basement.
4. When she is ready, she can schedule an inspection.

Police Department:

1. No comments

Public Power Department:

1. No comments or concerns

Public Works Department:

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

1. No comments

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission is to consider the application against the Home Occupations sections of the City Code and identify how potential impacts or possible adverse effects can be mitigation.
3. The Planning Commission should be specific in their motion.

STAFF RECOMMENDATIONS:

1. Support a preschool home business subject to addressing and mitigating parking and traffic impacts on the neighbors, which may include decreasing the number of students per class.

STIPULATIONS:

1. Address staff comments and applicable considerations from public comment.

FINDINGS OF FACT:

1. The subject property is zoned R-1-8 (Residential District).
 2. The purpose and intent of Home Occupations (Brigham City Code) is to allow persons residing in dwellings to use their mental or physical expertise and talent in providing a service, ... in the dwelling ... , while at the same time maintaining the peace, quiet and domestic tranquility within all residential areas of the city, guaranteeing to all residents freedom from excessive noise, traffic, nuisances, hazards and other possible adverse effects of limited business activities being conducted in such areas, and improving and maintaining the aesthetic quality of the neighborhood and the lot or parcel upon which the dwelling and home occupation are located.
 3. A resident may conduct a preschool in their home in a residential district through a conditional use permit. Certain limitations or restrictions may be applied by the Planning Commission to mitigate potential impacts or possible adverse effects to guarantee residents freedom from excessive noise, traffic, nuisances, and hazards.
 4. Neighbor notices were mailed to adjacent properties owners within 300 feet of the applicant's property.
 5. The Planning Commission is the Land Use Authority for this application.
-

ATTACHMENTS:

1. Locator and Parcel Maps
2. Street View Image
3. Brigham City Code – Home Occupations (Sections 156.545 – 156.547)
4. Proposed Business Plan
5. Home Occupation Code Compliance Statement
6. Site Plan
7. Floor Plan
8. Email from Dee and Beth Jepson

LOCATOR MAP



[illegible]

STREET VIEW



Google Image - August 2023

The shown camper was the previous property owner

HOME OCCUPATIONS

§ 156.545 PURPOSE AND INTENT.

It is the purpose and intent of this subchapter to allow persons residing in dwellings to use their mental or physical expertise and talent in providing a service, developing a product for sale to the public, operating certain kinds of small businesses or maintaining a professional or business office work space in the dwelling or in an attached or detached garage or accessory building, or yard space, while at the same time maintaining the peace, quiet and domestic tranquility within all residential areas of the city, guaranteeing to all residents freedom from excessive noise, traffic, nuisances, hazards and other possible adverse effects of limited business activities being conducted in such areas, and improving and maintaining the aesthetic quality of the neighborhood and the lot or parcel upon which the dwelling and home occupation are located. It is further the purpose and intent of this subchapter that home occupations shall be clearly accessory and subordinate to the principal use of the property for dwelling purposes.

(Prior Code, § 29.30.010) (Ord. 00-32, passed 8-17-2000)

§ 156.546 STANDARDS FOR HOME OCCUPATIONS.

The following standards shall be observed in the operation of all home occupations.

(A) The home occupation shall be conducted primarily by residents of the premises. A home occupation may have employees; however, only one employee who does not live in the home may come to the home at any one time for purposes of employment, unless otherwise approved by the Planning Commission. One additional off-street parking stall shall be provided for any employee coming to the home who is not a resident of the premises. This parking stall shall be subject to setback standards for the zoning district in which the home occupation is located.

(B) The home occupation shall not physically change the dwelling or accessory structure or attached or detached garage or yard space to the extent that it would alter the residential or aesthetic character of the dwelling, accessory structure, attached or detached garage, yard or neighborhood.

(C) The home occupation shall be allowed one name plate sign which shall be consistent with §§ 156.480 through 156.491 of this chapter. Temporary signs shall not be permitted for home occupations.

(D) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located, as determined by the Community Development Department and appropriate regulatory authorities. Occupancy load, as defined by the currently adopted Uniform Building Code, shall not be exceeded.

(E) The home occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential use, as determined by the Community Development Department and appropriate regulatory authorities. No electrical equipment shall be permitted which exceeds three horsepower.

(F) Sale of commodities produced on the premises shall be permitted. The sale of commodities not produced on the premises shall be by prior individual invitation only.

(G) Home occupations shall conform to business license requirements of Title XI of this code of ordinances.

(H) There shall be complete conformity with all applicable city, county, state and federal laws and ordinances.

(Prior Code, § 29.30.020) (Ord. 01-22, passed 4-19-2001; Ord. 02-08, passed 3-7-2002) Penalty, see § 156.999

§ 156.547 STANDARDS FOR HOME OCCUPATIONS USING ATTACHED OR DETACHED GARAGES, ACCESSORY STRUCTURES OR YARD SPACE.

(A) The use of an accessory structure or an attached or detached garage, or yard space, for a home occupation may be considered as a conditional use only under the following conditions.

(1) The Planning Commission finds that the proposed home occupation will be clearly accessory and subordinate to the principal use of the property for dwelling purposes.

(2) The Planning Commission finds that the proposed home occupation will not adversely affect the residential nature and aesthetic quality of the neighborhood.

(3) Any off-street parking displaced by the home occupation is relocated elsewhere on the lot or parcel in compliance with setback standards for the zoning district in which the property is located.

(4) The Planning Commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood.

(B) (1) In determining whether to grant a conditional use approval for the use of an attached or detached garage, accessory structure or yard space for a home occupation, the Planning Commission shall consider the effect of such use on the residential character of the property upon which the home occupation is proposed to be located.

(2) In making a determination, the Planning Commission may consider factors including, but not limited to, displacement of normally residential functions of yard space and building or structure usage; the potential for generation of noise, dust, vapors, fumes, odors and light; the potential for generation of excess traffic; the potential impact of the proposed home occupation on the aesthetic quality of the neighborhood and the property upon which the home occupation is proposed to be located.

(C) Due to the special nature of home occupations, their potential to create adverse impacts to the neighborhood, and the potential for significant unforeseen impacts to occur, the Planning Commission reserves the right to review any home occupation granted conditional use approval pursuant to this paragraph. The conditional use permit for the home occupation may be reviewed and modified or revoked by the Planning Commission due to failure of the owner or operator of the home occupation to observe all conditions specified in issuing the permit, failure to observe the purpose and intent of this subchapter, other requirements of this chapter in regards to the maintenance of improvements, conduct of the home occupation as approved or significant unforeseen impacts resulting from the operation of the home occupation in conflict with the purpose and intent of this subchapter.

(D) Home occupations which may be considered under § 156.546 of this chapter may include the following uses or uses which are similar in character, origin or impact, as determined by the Community Development Department:

- (1) Artist, author;
- (2) Architectural service;
- (3) Barber shop, beauty service;
- (4) Consulting service;
- (5) Craft sale;
- (6) Dance studio; aerobic exercise, music lessons, tutoring and general educational instruction;
- (7) Direct sales distribution;

- (8) Data processing, computer programming;
- (9) Home crafts;
- (10) Garden plants and produce;
- (11) Janitorial service;
- (12) Insurance sales or broker;
- (13) Interior design;
- (14) Mail order (not including retail sales form site);
- (15) Real estate sales or broker; and
- (16) Sales representative.

(E) Home occupations which shall not be considered under § 156.546 of this chapter include the following uses or uses which are similar in character, original or impact, as determined by the Community Development Department:

(1) Agricultural uses that involve the keeping of animals, unless in a zoning district where the keeping of such animals is allowed:

(2) Agricultural uses that use more than 25% of the area of the lot when the lot is less than one acre in size;

- (3) Automatic or manual car wash;
- (4) Building material sales, lumber yard;
- (5) Contractor's storage yard;
- (6) Kennel, animal hospital;

(7) Machine shop (unless located within a multiple use, agricultural or rural residential zoning district and on a parcel two or more acres in size);

(8) Manufacture, curing, compounding, processing, packaging and treatment uses which utilize yard space or which generate noise, smoke, fumes or odors;

- (9) Mortuary;
- (10) Rock crusher;
- (11) Saw mill;
- (12) Storage and warehousing uses as listed in § 156.156 of this chapter;
- (13) Tattoo establishment;
- (14) Transportation uses as listed in § 156.156 of this chapter; and

(15) Uses which involve the storage, display or repair of motor vehicles, or body and fender work on such vehicles.

(Prior Code, § 29.30.040) (Ord. 01-22, passed 4-19-2001; Ord. 02-22, passed 6-27-2002; Ord. 04-03, passed 1-15-2004)

Proposed Business Plan

Daisy Lane Preschool

Business Description

The proposed business is an in-home preschool providing part-time educational programs for children ages 3–5. The curriculum will focus on kindergarten readiness through early literacy, math, science, social-emotional learning, arts and crafts, music, and age-appropriate outdoor activities in a safe, structured, and nurturing environment.

Hours of Operation

The preschool will operate Monday through Friday with four separate classes:

- Monday/Wednesday/Friday – 9:00-11:30am
- Monday/Wednesday – 12:00-2:30pm
- Tuesday/Thursday – 9:00-11:30am
- Tuesday/Thursday – 12:00-2:30pm

Each class will meet for approximately 2.5 hours. A maximum of 14 children will be enrolled in each class, and only one class will be in session at any given time.

Child Drop-Off and Pick-Up Procedures

Parents or authorized guardians will park in designated areas and personally escort their child to the back door for drop-off. If necessary, staggered arrival and departure times may be used to reduce traffic and ensure an orderly drop-off and pick-up procedure.

At the end of each session, children will only be released to a parent or authorized guardian. As the teacher, I will walk the students, as a group, to the front of the home to reunite with their adults. I will assist in car safety and assure the students are respectful to the neighborhood.

Outdoor Activities

Outdoor play is an important part of the preschool program and will take place in the fenced backyard when weather permits. Activities will include supervised gross motor

play, nature exploration, and other age-appropriate educational and recreational activities. Outdoor time will generally occur once during each class session for approximately 15-20 minutes, depending on weather conditions and the daily lesson plan.

Neighborhood Impact

The preschool is designed to operate in a manner that is respectful of the surrounding neighborhood. The following measures will be taken to minimize impacts:

- Only one class will be in session at any given time, with a maximum of 14 children present.
- Parent drop-off and pick-up will occur only at the beginning and end of each class session, reducing vehicle traffic throughout the day.
- Parents will be asked to arrive and depart promptly and courteously, avoid blocking neighboring driveways or streets, and comply with all parking regulations.
- Outdoor activities will be supervised at all times and conducted during normal daytime hours at a reasonable sound level.
- All preschool supplies and materials will be stored inside the home in the designated preschool classroom. No business-related materials or equipment will be stored outdoors.
- The property will be maintained in a clean, safe, and orderly condition consistent with the residential character of the neighborhood.

The goal of the preschool is to provide high-quality early childhood education in a safe home environment while operating in a manner that is compatible with and respectful of the surrounding neighborhood.

Home Occupation Code Compliance Statement

Proposed Use: In-home Preschool

§156.545 Purpose and Intent

The proposed preschool will remain accessory and subordinate to the residential use of the property. The business will operate part-time, with limited hours, controlled enrollment, and measures in place to minimize noise, traffic, and impacts on the surrounding neighborhood.

§156.546(A) Residents/Employees

The preschool will primarily be operated by the residents of the home. No non-resident employees are planned.

§156.546(B) Residential Character

No structural changes will be made to the home that would alter the residential character of the property. Preschool materials and supplies will be stored indoors in the designated preschool area.

§156.546(C) Signage

Any signage will comply with Brigham City sign regulations. No temporary signage is planned.

§156.546(D) Traffic/Occupancy

The preschool will operate four part-time classes for children ages 3–5. Each class will be limited to a maximum of 14 children, with only one class in session at a time. Parent drop-off and pick-up will occur at scheduled times to minimize traffic impacts. Occupancy limits will not be exceeded.

§156.546(E) Municipal Services/Utilities

The preschool will not create demands for utilities or municipal services beyond those typically associated with residential use. No electrical equipment exceeding three horsepower will be used.

§156.546(F) Sale of Commodities

No retail sales are planned.

§156.546(G) Business License Requirements

The business will obtain and maintain all required Brigham City business licenses.

§156.546(H) Compliance with Laws

The preschool will comply with all applicable city, county, state, and federal requirements.

§156.547 Conditional Use Considerations

The preschool will operate primarily within the home and will not displace residential functions. Outdoor activities will consist of supervised age-appropriate play and learning activities in the yard during normal daytime hours. The operation is designed to minimize noise, traffic, and impacts on the residential character of the neighborhood.

Church Parking Lot

6 Foot Chain Link with Privacy Slats

6 Foot Chain Link with Privacy Slats

Entrance/Exit

5.5 Foot Vinyl Fence

Gate- 5.5' Vinyl

N 800 W

W 850 N

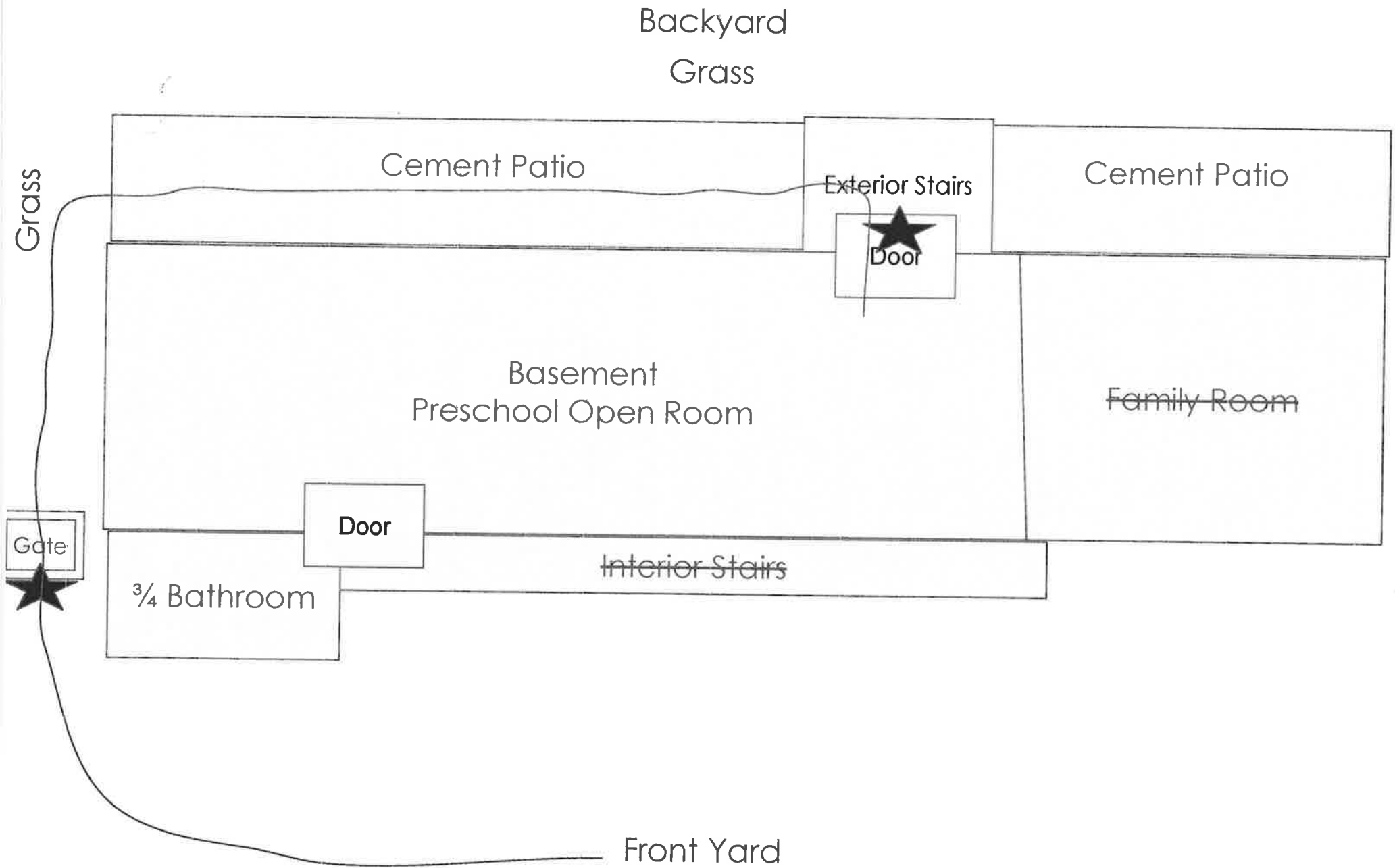
W 850 N

W 850 N

N 800 W

Google Maps

Floor Plan



★ Preschool Entrance/Exit

Mark Bradley

From: Dee Jepson <dbjepson@msn.com>
Sent: Monday, July 27, 2026 1:42 PM
To: Mark Bradley
Subject: [EXTERNAL]Daisy Lane Preschool

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Barrows have our full support. They are an impressive young family.

(We are the neighbors just a few doors down.)

Dee and Beth Jepson
696 W 850 N, Brigham City, Utah

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

APPLICANT: Travis Stokes
PROPERTY OWNER: Pregnancy Care Center of
Brigham City Utah
PROPERTY ADDRESS: 95 North 100 East
PARCEL NO.: 03-103-0070

APPLICATION NO.: 26-067
PARCEL AREA: 0.12 acre
ZONING DISTRICT: CBD
DATE: July 30, 2026

PLANNING COMMISSION MEETING: August 4, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Parking Requirement within the Historic Brigham City Downtown

OVERVIEW:

The applicant, representing the Pregnancy Care Center board, is seeking approval to rent out the annex office (north side of building) to another business to help generate revenue for the center. City staff explained that this building could only have one business where it lacks off-street parking and is not to be used for multiple offices and suites (additional addresses). The building was originally a home converted into a Dental Prevention Center and opened on Thursday. The use then transitioned to a Hospice Care Office, which was used regularly during the business week, and then to a small one person Raymond James Financial Services office.

The parking situation will be presented to the Planning Commission for their consideration. They are the Land Use Authority for parking requirements within the Historical Brigham City Downtown (see City Code Section 156.448 (D) below).

§ 156.448 OFF-STREET PARKING SCHEDULES.

(A) Off-street parking requirements. The table below contains the minimum parking requirements for specific uses. The maximum percentage allowed for compact spaces is also given. Special requirements for each use are provided under the "Notes" column where appropriate. Parking requirements for uses within the Historical Downtown should refer to division (D) below.

COMMERCIAL (applicable use subsections shown)

Use	Minimum Off-Street Parking Requirement
Professional offices and banks	1 space per 250 square feet of gross floor area for the first 20,000 square feet plus 1 space per 300 square feet of gross floor area in excess of 20,000 square feet
Medical, dental offices and clinics	1 space per 200 square feet of gross floor area

(D) Parking requirement within the Historical Brigham City Downtown.

(1) The boundary of the Historical Brigham City Downtown shall be defined as those properties that front on or within the boundary of 100 North to 200 South and 100 East to 100 West.

(2) The protection of the buildings and the historical environment within the historical downtown should be overall objective when considering parking within this area.

(3) Because of the nature of the building and uses within the Historical Downtown Area, all parking requirements will be reviewed evaluated by the Planning Commission on a case by case basis.

(4) A parking study may be required to evaluate and determine the needed parking.

STAFF COMMENTS:

Building Division:

1. Will be involved with Business License inspection.

Community & Economic Development Department:

1. Support only one business in the subject building.
2. Recommend the driveway be extended to provide on-site parking.
3. We understand the current use; Pregnancy Care Center has light traffic with little off-site parking impact.
4. The challenge is not knowing how intensive a use can be at a given time with the change of owners and/or leases. The previous uses provide an example of this variation.
5. IMT Companies just moved their administrative office staff into the annex office space. They are not licensed at this location and that is what triggered this item. Employees will drop by with their trucks and trailers to take care of paperwork.
6. The City parking lot surrounding this building can be used periodically but not designated parking for this commercial office where its primary purpose is for the Academy Center and restaurant uses.

Engineering Department:

1. Due to already limited parking in the area, we recommend parking for the business remains on the business site.
2. Public Works mentioned, and we support, the proposal to widen the drive approach to create more parking.
3. We recommend users back into the driveway access/parking stalls.

Fire Department:

1. No comments

Police Department:

1. No comments

Public Power Department:

1. No comments or concerns

Public Works Department:

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

1. Support if they would like to widen the drive approach to the south.
 2. The drive approach would not be allowed to be widened to the north due to distance from street intersection.
-

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission is to review and evaluate the parking requirements within the Historic Downtown Area on a case by case basis.
3. The Planning Commission should be specific in their motion.

STAFF RECOMMENDATIONS:

1. Not supportive of multiple offices suites/units/businesses within the subject building.
2. Recommend on-site parking improvements.

STIPULATIONS:

1. Improve and extend the driveway to provide on-site parking.

FINDINGS OF FACT:

1. The City Code contains standards and regulations for off-street parking requirements.
2. There are certain parking considerations within the Historical Brigham City Downtown (156.448(D), which boundary is defined as those properties that front on or within the boundary of 100 North to 200 South and 100 East to 100 West.
3. The protection of the buildings and the historical environment within the historical downtown should be overall objective when considering parking within this area.
4. Because of the nature of the building and uses within the Historical Downtown Area, all parking requirements will be reviewed and evaluated by the Planning Commission on a case by case basis.
5. The subject building was originally a home converted into a Dental Prevention Center and opened on Thursday. The use then transitioned to a Hospice Care Office, which was used regularly during the business week, and then to a small one person Raymond James Financial Services office.
6. Increasing the number of businesses at the building site would impact off-street parking, which is designated for the Academy Building and restaurant uses.
7. Several years ago, Brigham City Corporation stripped angle parking along the west side of 100 East Street to provide additional parking for the downtown area and businesses.

ATTACHMENTS:

1. Locator and Parcel Maps
2. Street View Image
3. Information Packet by Applicant
 - A. Descriptions
 - B. Floor Plan
 - C. Photos
 - D. Site Plans – Lot Lines, Layout, and Future On-Site Parking Concept
 - E. Parking Ordinance

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

LOCATOR MAP



Red – Subject Site (95 N 100 E)
Yellow – Historical Brigham City Downtown

PARCEL MAP



STREET VIEW



Driveway is only improved to sidewalk



Street parking

95 N 100 E, Brigham City, UT

Information Packet



For presentation to the Planning
Commission regarding parking for a
proposed Accessory Unit

Descriptions

Building Owner:

Pregnancy Care Center of Brigham City

Mission

Providing ultrasounds, pregnancy tests, and life affirming counseling to expectant moms. Non-profit.

Current Parking

There is no off street parking at the building. The street parking is ample being on a corner lot. The property is surrounded by RDA parking. Staff and clientele park in the street parking.

Create Parking

The Pregnancy Care Center is willing to create two parking stalls in front of the South addition. There is already an approach. Parking to be constructed of concrete.

Pursuit

Create an Accessory Unit on the North annex to the building (see floor plan). Having the option to rent out a small space to another business would be very welcome income that would provide longevity to the non-profit organization.

Future Parking

The Pregnancy Care Center would be willing to finish two parking stalls in front of the Accessory Unit (South addition). The two off street parking would be used for the Accessory Unit. The parking for the main building would continue to be street parking as it is currently.

Layout of Offices:

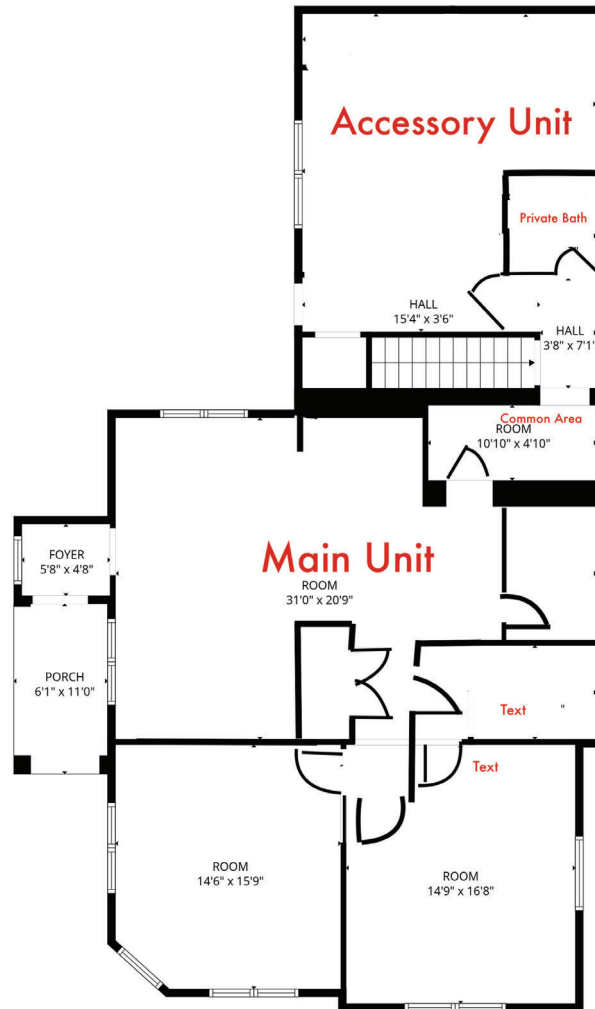
Both units come equipped with their own private bathroom. There is a small buffer space between the two units with stairway to basement storage and mechanical room.

Utilities

The new office suite would share utilities with the main building. The building is ducted with central heat and air with one HVAC unit. The lease would include utilities in the lease amount.

Concluding Thoughts

There are many examples of multiple unit buildings that have no off street parking. The UPS building is an example with three suites. The Academy uses all RDA parking for events. The purpose of the “protection of the buildings and the historical environment within the historical downtown” would be fulfilled in granting an accessory unit to the building. It would allow flexibility of use which would make the building more useful and thus ensure its long term vibrancy in the community rather than being passed around as an obsolete piece of property. We, at the care center, have put a lot of work into remodeling the building to be beautiful and plan to be a long term fixture in Brigham City, as we have already been established in Brigham for over 30 years. The building gives us even more permanency. The accessory unit would provide supplemental income to our donation based income that would make financial concerns minimal while focusing on being an asset to the community.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MLS# 2125174

North Addition Photos

Sale Price: \$0 • 95 N 100 E • Brigham City, UT 84302





Lot Line Overlay



Current Property Layout



Future On-Site Parking Concept



Parking Ordinance

(D) *Parking requirement within the Historical Brigham City Downtown.*

(1) The boundary of the Historical Brigham City Downtown shall be defined as those properties that front on or within the boundary of 100 North to 200 South and 100 East to 100 West.

(2) The protection of the buildings and the historical environment within the historical downtown should be overall objective when considering parking within this area.

(3) Because of the nature of the building and uses within the Historical Downtown Area, all parking requirements will be reviewed evaluated by the Planning Commission on a case by case basis.

(4) A parking study may be required to evaluate and determine the needed parking.

