

03

Existing Conditions Analysis



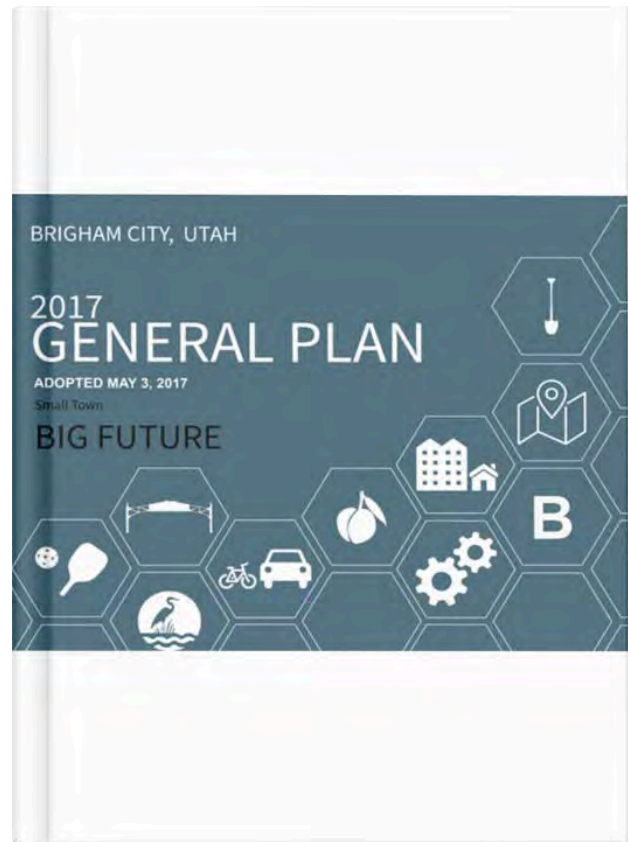


Existing Plan Review

2017 General Plan

Some key highlights and goals identified in Brigham City's 2017 General Plan are shown below:

- ✓ *Emphasizes the refinement of current infrastructure and services while planning for the reinvigoration and expansion of the city.*
- ✓ *Names land use as a focus and identifies the diversification of land use citywide, noting areas of focus.*
- ✓ *Emphasizes transportation with the implementation of road and sidewalk master plans and increasing the effectiveness of transit and trails.*
- ✓ *Increase roadway connectivity and carefully consider the diversion of heavy truck traffic off of Main Street.*
- ✓ *Make public transit more effective*
- ✓ *Revitalization of the downtown and Main Street*
- ✓ *Facilitate job growth*
- ✓ *Expansion of existing housing stock*
- ✓ *Improvement of existing green space*
- ✓ *Ensure new development provides for parks and green space*
- ✓ *Renovate and expand the offerings of the community center*
- ✓ *Protect hillsides and wetlands as natural areas*
- ✓ *Highlights public works opportunities with the expanding city needs*
- ✓ *Governs future annexation of surrounding land into Brigham City*



Cover of 2017 Brigham City General Plan | Source: Brigham City





Demographic Analysis

Population

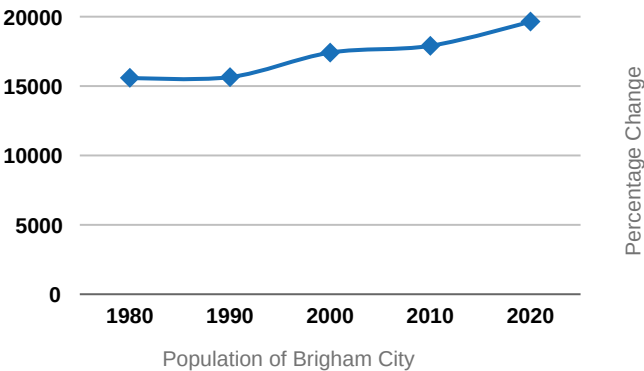
Brigham City's population has grown significantly over the past four census counts, climbing from 17,412 in 2010 to 19,650 in 2020, representing an average yearly increase of 6.29% within 10 years. While the 2020 census marked a banner year for the community's growth, the headcount is now several years old, with slight growth since.



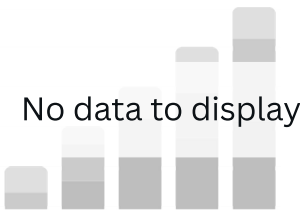
W Forest St during Peach Days

This General Plan will rely on population figures provided by the American Community Survey (ACS). As of adoption, the latest population estimate was 19,796 (ACS 2023 5-Year Estimate). Other than the population figures, demographic figures will draw from the ACS 2017 - 2022 5-Year.

Brigham City's Population (2000-2023)



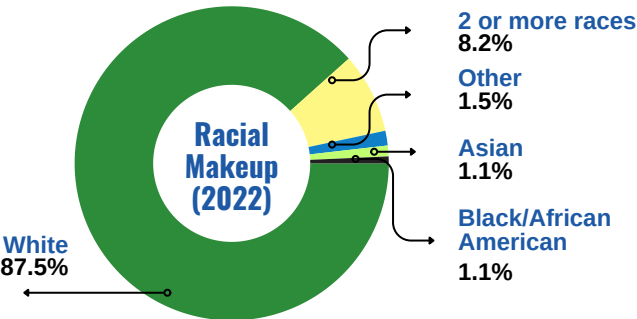
Population Growth (2012-2022)



Population Growth Comparison of Brigham City

The city has grown in the past five years, outpacing the nation but experiencing less growth than the county and state. While Box Elder County grew by an impressive 17.4%, the City of Brigham City grew at 9.3%. Similar growth is expected in the coming years as the Intermountain West region continues to grow. The underlying cause for local growth is suburban expansion and migration from surrounding states/areas. However, this growth will be hindered over the next decade as the City approaches buildout limitations.

The city's racial makeup is 87.5% White, 1.1% Asian, 0.7% Black or African American, 0.43% Pacific Islander, and 0.56% Native American. Of the remainder, 1.15% are of another race, and 8.19% are of two or more races. The population is 89.5% non-Hispanic and 10.5% Hispanic. The vast majority of Brigham City's Hispanic residents are of Mexican heritage.



Racial Makeup Brigham City

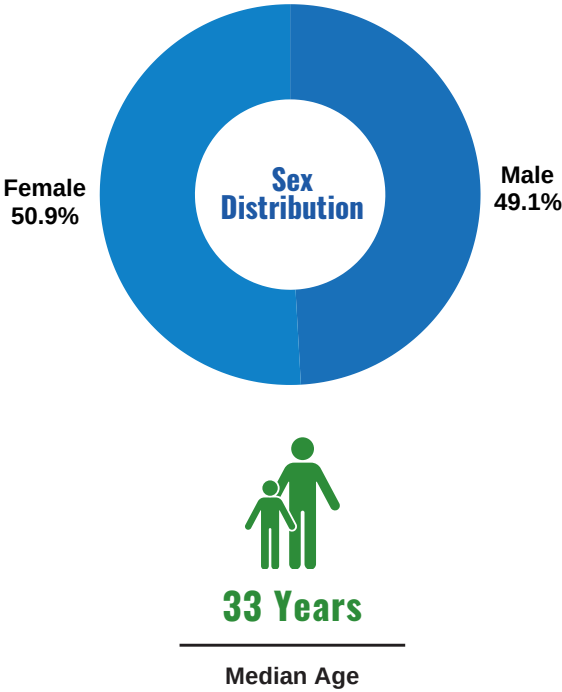




Approximately 49.1% of residents are male, and 50.9% are female, a near-even split consistent with most communities.

The median age is 33.0 years, slightly higher than the state and county medians and lower than the national median. In-migration has occurred across nearly all age cohorts; however, there are key cohorts with large increases in population from 2012 to 2022.

The five cohorts experiencing the largest increases are: 70 to 74 years, 15 to 19 years, 65 to 69 years, 45 to 49 years, and 40 to 44 years. These figures demonstrate that Brigham City is especially popular with grown families and older individuals.



The distribution of Brigham City's population among age cohorts is as follows:

Brigham City's Age Distribution

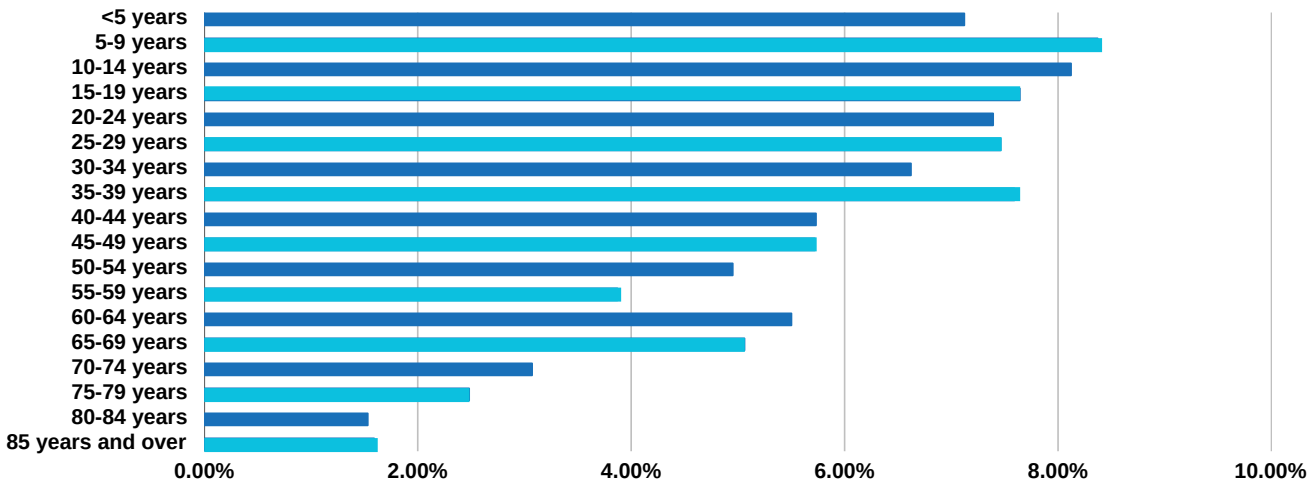


Figure X: Resident Age Distribution (2022 ACS 5-Year Estimate)

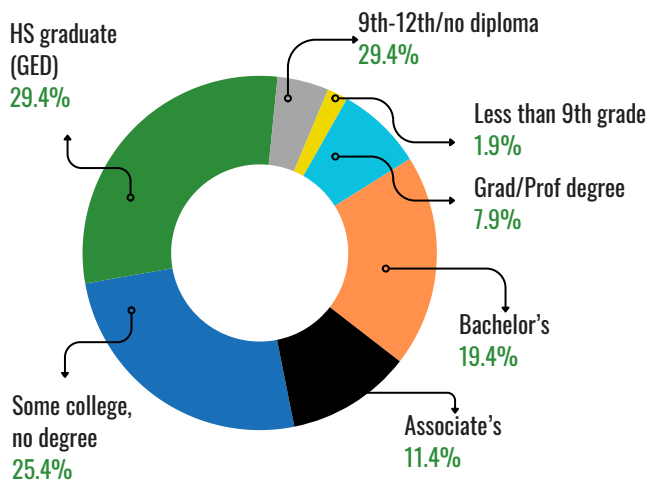
Brigham City's median age and trends are sustainable and are characteristic of a family friendly community. Moreover, the city's age distribution shows promise of sustained population growth with a large percentage of minors and young adults. As those above 55 years continue to age and in-migration continues, there will be a need for supportive services such as increased healthcare, assisted living, and disability access.



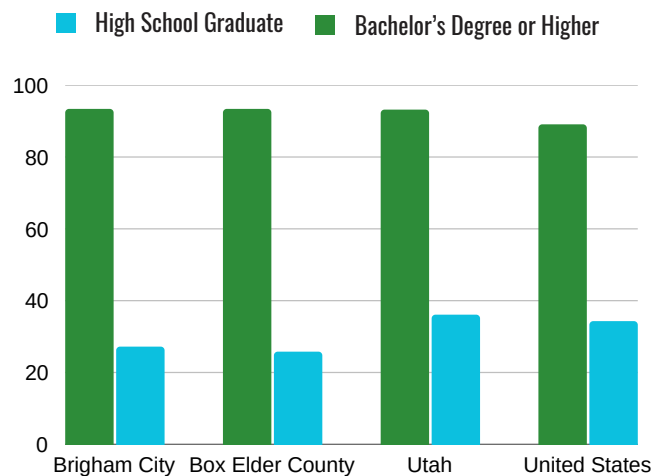
Brigham City residents are highly educated, with 93.37% having a high school degree or higher and 27.22% having a bachelor's degree or higher. Figures in the below chart outline percentages and total assumed calculations of educational attainment for residents age 25 or older.

Compared to county, state, and national educational attainment figures, Brigham City performs exceedingly well for high school diploma or GED attainment. Moreover, the City outperforms county figures for college diploma attainment, but underperforms compared to state and national figures.

Brigham City's Educational Attainment (2022)



Educational Attainment Comparison (2022)



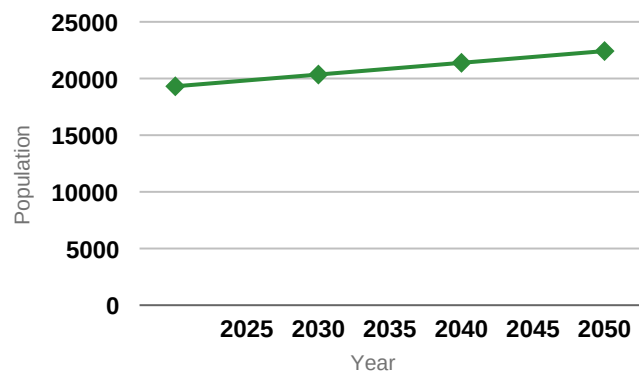
Population Forecasting

The average growth rate for the past three decades has been 6.05% per decade. Assuming this continues through the end of 2030, the population in 2030 will be 20,349. Continuing this linear trend projection the forecasted 2040 population would be 21,385. Similarly, the growth rate for the 2040 decade was calculated at the same percentage population growth per decade, resulting in a forecasted 2050 population of 22,422.

Population Forecasting: Linear Trendline

These figures can change based on numerous factors, including regional economic growth trends, Brigham City's zoning rules, and annexation policies.

However, given the available information, this forecast offers a reasonable insight into the projected population of Brigham City.



Local Business on Main Street
Brigham City

Employment & Economy

Among residents aged 16 years and over, 9,556 are in the civilian labor force and experience an unemployment rate of 2.4%. The unemployment rate is down from 4.3% in 2012 due to the national rebound from the Great Recession. Brigham City's labor force participation has increased slightly from 62.7% to 65.5% from 2012 to 2022, pointing to positive job growth.

For city residents, the following NAICS sectors are ranked from most common to least common for industry employers. The median earnings in Utah for the respective industry for the past 12 months are listed in the right column, including part-time and full-time employees. These figures do not include individuals who work inside the city and live elsewhere, but only those living in the city. The three most common sectors in Brigham City are education, health care, and social assistance (23.5%); manufacturing (21.1%); and retail trade (10.8%).

Industry	No. of Employees	%	Utah Industry Median Earnings
Education, health care, and social assistance	2,158	23.5%	\$38,107
Manufacturing	1,939	21.1%	\$49,876
Retail trade	995	10.8%	\$29,757
Construction	672	7.3%	\$50,136
Arts, entertainment, recreation, and food services	640	7.0%	\$16,011

Table X: Brigham City, UT Residents' Employment by Sector

The figures below represent the number of Brigham City residents employed in each occupation. Utah median earnings are in the furthest right column for each NAICS category. These figures are a cumulative earnings average over 12 months, including part-time and full-time employees. The three most common occupations in Brigham City are management occupations (34.0%); material moving occupations (21.9%); and sales and office occupations (19.0%).

Occupation	No. of Employees	%	Utah Occupational Median Earnings
Management occupations	3,125	34.0%	\$63,621
Material moving occupations	2,012	21.9%	\$35,823
Sales and office occupations	1,752	19.0%	\$34,952
Service occupations	1,604	17.4%	\$20,444
Construction and extraction occupations	707	7.7%	\$47,595

Table X: Brigham City, UT Residents' Employment by Occupation



Income and Poverty

Brigham City's median household income is \$81,348, higher than Tremonton and Willard. Though, it is lower than Perry's median household income. For the mean household income, Brigham City has the lowest compared to Perry, Tremonton, and Willard, which is \$94,507. As for per capita income, Brigham City is the lowest of these four comparable cities at \$29,047.

The median income is \$81,348 for families and \$31,042 for non-family households.

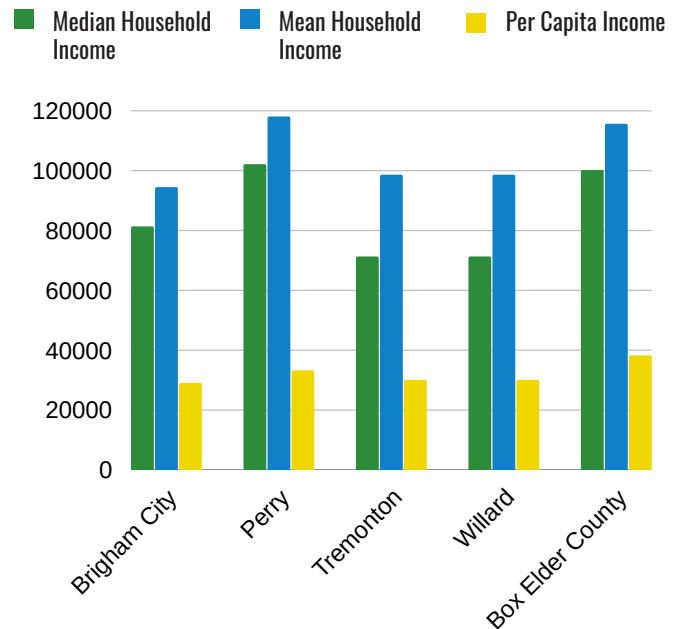
Brigham City's median household income being lower than in nearby communities and the state correlates to the poverty rate being higher than in surrounding areas. The poverty rate in Brigham City is 9.50%, higher than the county's 8.10% or the state's 8.50%. However, it is lower than the nation's 12.50%. While the City's poverty rate is much lower than the nation, the 9.5% of residents living in poverty demonstrates a mixture of various socio-economic conditions within the community.

Commuting and Transportation Habits

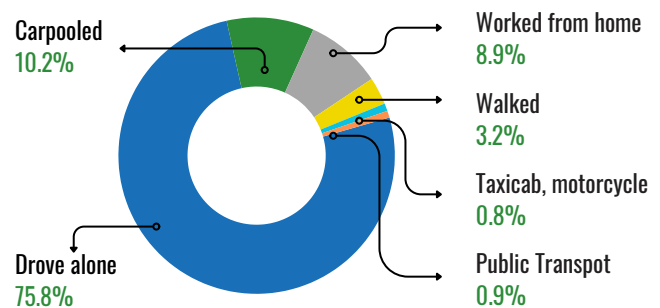
Commuting patterns in 2022 were heavily auto-dependent, with 86% of Brigham City residents commuting by driving, of which 75.8% drove alone and 10.2% carpoolled. Approximately 8.9% of residents worked from home, 3.2% walked to work, 0.9% commuted via public transit, and 0.8% commuted via rideshare/taxi, motorcycle, or other means.

Residents' average commute to work is 21.3 minutes, lower than the county, state, and national averages. Interestingly, roughly half of residents spend less than 10 minutes commuting to work. The figures below show the breakdown of commute times among Brigham City residents.

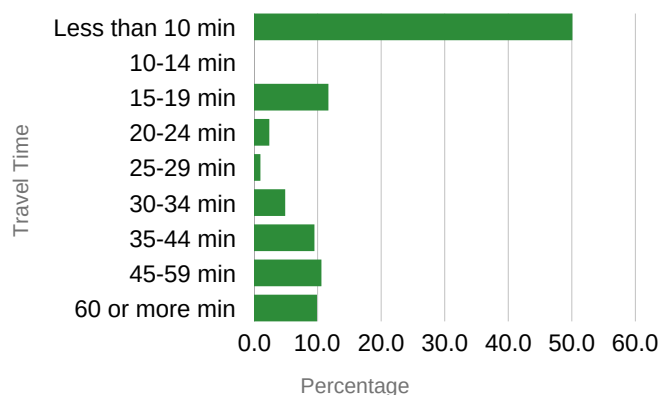
Income Comparisons (ACS 2022)



Commuting Behavior (ACS 2022)

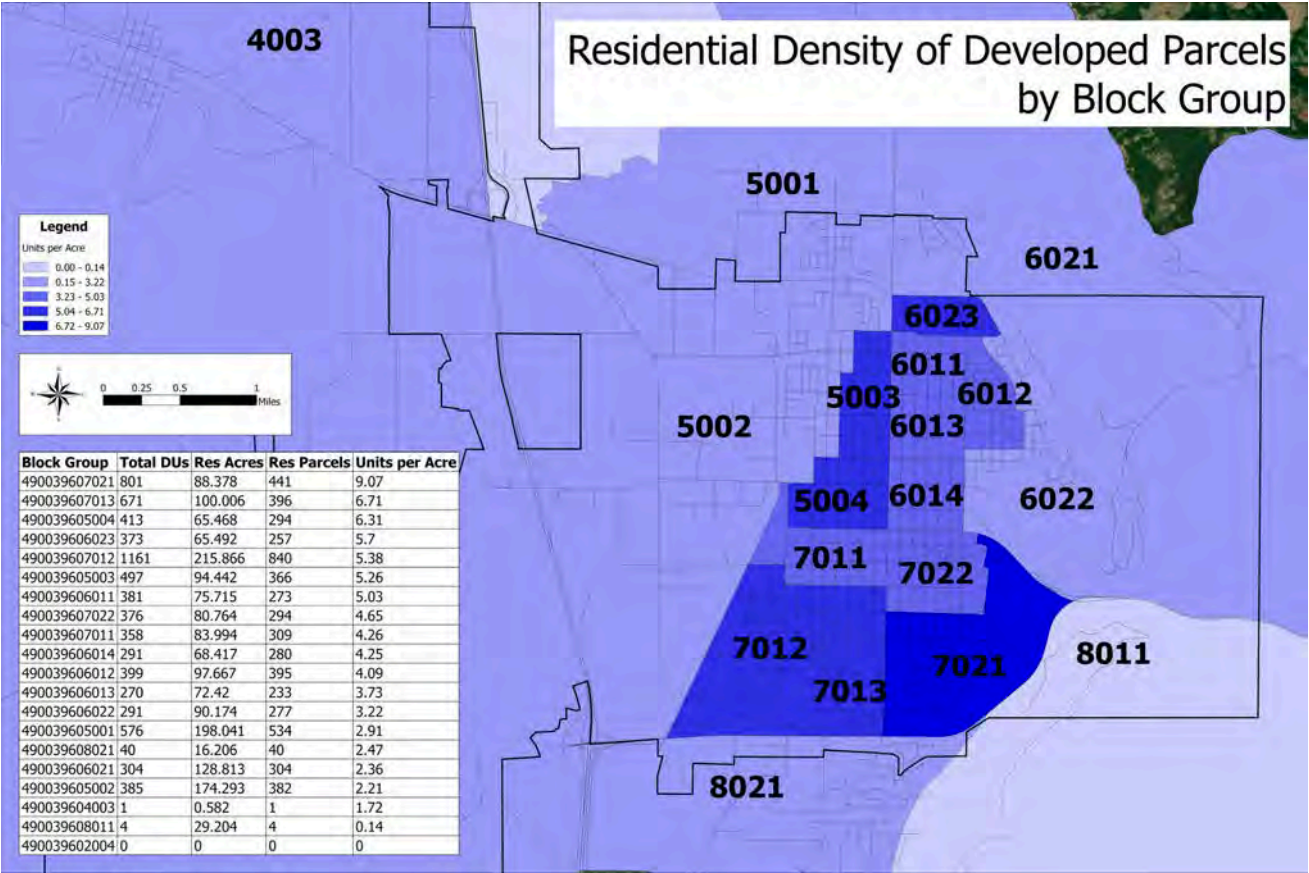


Brigham City Commute Times (ACS 2022)





Residential Density



The Residential Density map above depicts dwelling units per acre for parcels with dwelling units within each census block group. The overall residential density for parcels with dwelling units is 4.348 dwelling units per acre.





Housing



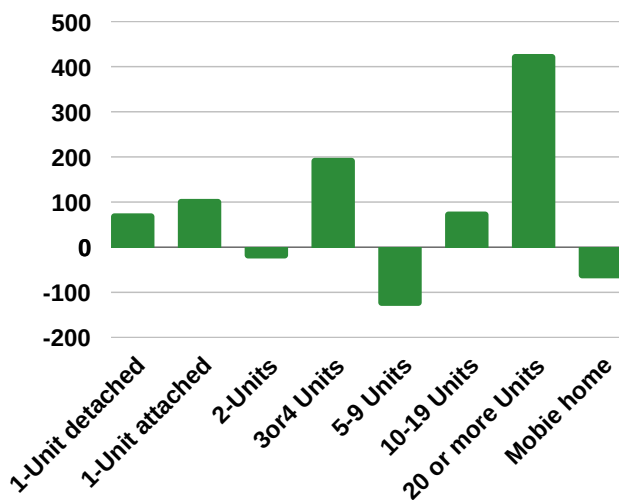
Newer constructed housing



Older Existing housing

Brigham City's housing stock consists of 7,157 units compared to 6,494 in 2012, a 10.1% increase.

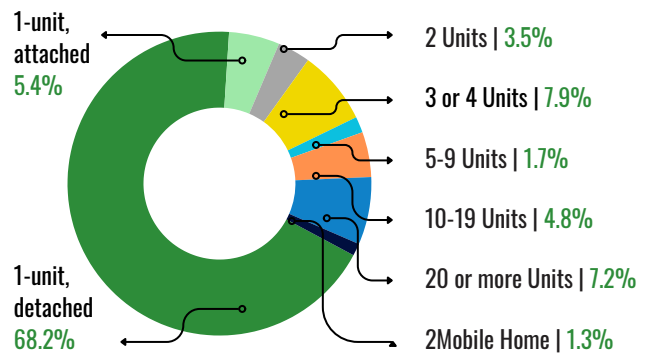
Units in Structure Change (ACS 2012 and 2022)



These units are predominantly single-family detached homes, constituting 68.2% of the housing supply. Brigham City's housing typology split is the following.

1-unit, detached	68.2%	5 to 9 units	1.7%
1-unit, attached	5.4%	10 to 19 units	4.8%
2 units	3.5%	20 or more units	7.2%
3 or 4 units	7.9%	Mobile home	1.3%

Housing Units by Type (ACS 2022)



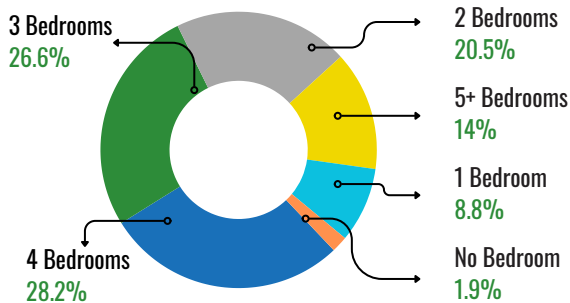
Within the housing types, ensuring that housing size matches the population's needs is also important. The average household size of owner-occupied units is 2.83 residents, and it is 2.49 residents for renter-occupied units. Overall, the average household size is 2.84 residents. However, the housing supply in Brigham City provides many more bedrooms than may be needed.





Assigning a value of 5 bedrooms to the 5 or more bedrooms housing type, the average dwelling unit has 3.12 bedrooms. Considering the breakdown of housing types and breakdown by number of bedrooms highlights that there are important segments in the Brigham City housing market that are not being met.

Housing Units by No. of Bedrooms (ACS 2022)

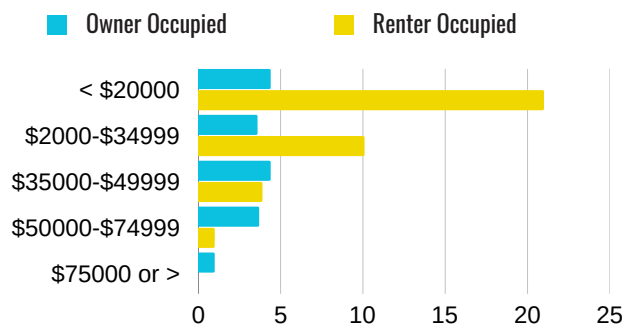


As prices continue to rise, Brigham City households continue to be further strained. The US Department of Housing and Urban Development (HUD) considers any household that spends more than 30% of its income on housing to be cost-burdened. The chart below demonstrates that renter households are typically more likely to be cost-burdened in the lower income brackets but less likely to be cost-burdened in the higher-income brackets.

In February 2024, Zillow's observed rent index (ZORI) for Box Elder County was \$1,075, though Zillow's data does not offer previous months to create a comparison.¹

Zillow's home value index for Brigham City in February 2021 was \$385,333, an increase of \$233,138 or 89.9% since February 2024.² These steady increases represent a housing market with scarce vacancies and rising demand.

Households with Housing Costs Exceeding 30% of Income



FY 2024 Income Limit Area	Median Family Income	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Box Elder County, UT Hud Metro FMR Area	\$92,400	Very Low (50%) Income Limits (\$)	23,350	37,000	41,600	46,200	49,900	53,600	57,300	61,000
		Extremely Low Income Limits (\$)*	19,400	22,200	25,820	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$)	51,750	59,150	66,550	73,900	79,850	85,750	91,650	97,550

Source: US Department of Housing and Urban Development (HUD)

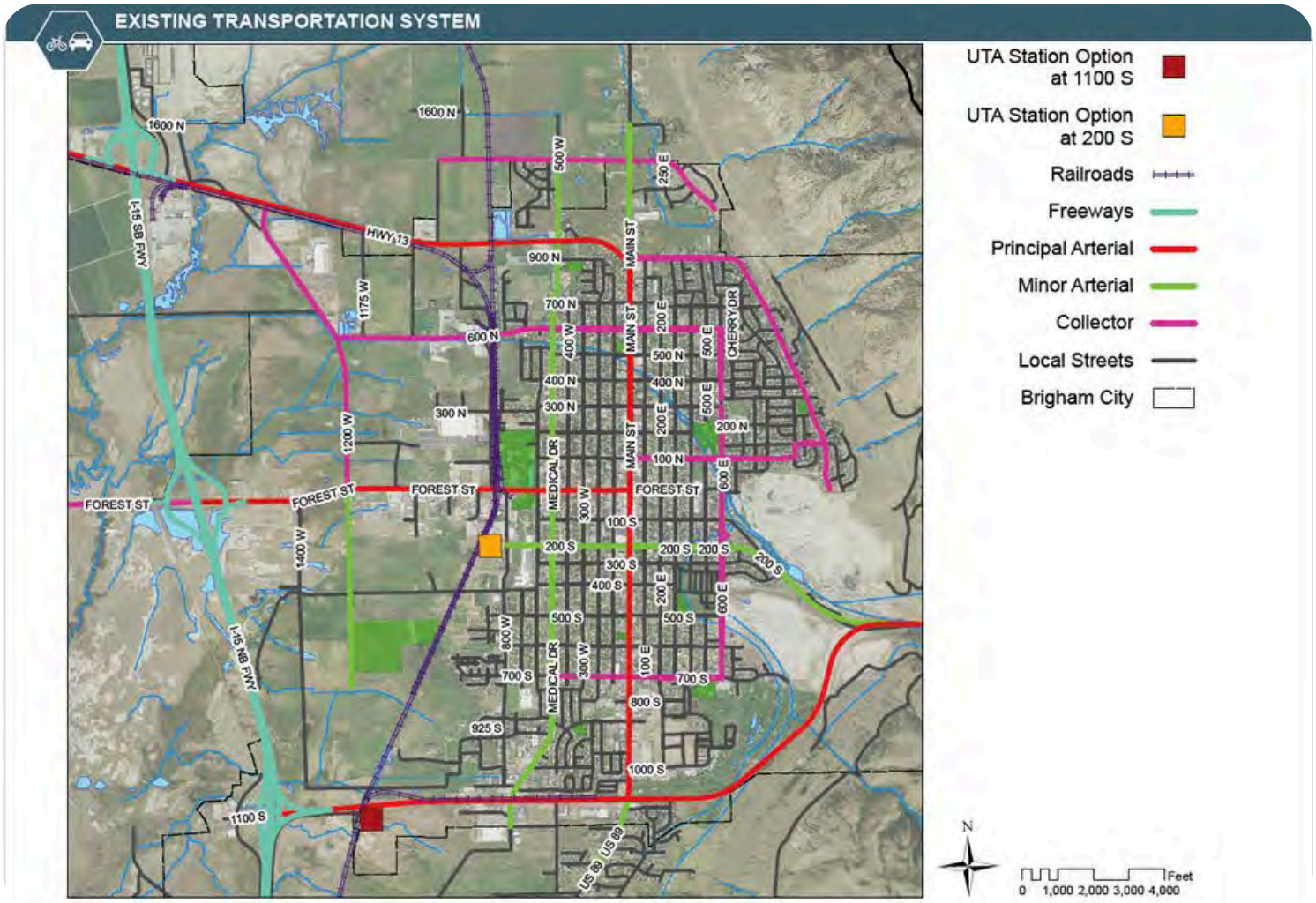
This is also the threshold for affordable housing, which can have different definitions based on the percentage of the area median income (AMI) that is being discussed. The table below outlines the 2023 area median income for various household sizes as well as various percentages of that AMI. To be considered affordable for a respective family, annual housing costs should not exceed 30% of those figures.

¹ Zillow Observed Rent Index (ZORI): A smoothed measure of the typical observed market rate rent across a given region. ZORI is a repeat-rent index that is weighted to the rental housing stock to ensure representativeness across the entire market, not just those homes currently listed for-rent. The index is dollar-denominated by computing the mean of listed rents that fall into the 40th to 60th percentile range for all homes and apartments in a given region, which is once again weighted to reflect the rental housing stock.

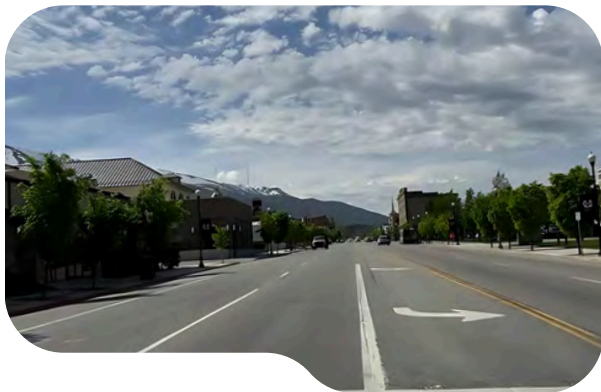
² Zillow Home Value Index: A measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for homes in the 35th to 65th percentile range. The provided value is a smoothed, seasonally adjusted measure.



Transportation



As Brigham City grows into the future, transportation improvements will be a key element in preserving the quality of life and connectivity of the community. Though the City's last transportation master plan was completed in 2009, many of its recommendations are still relevant.

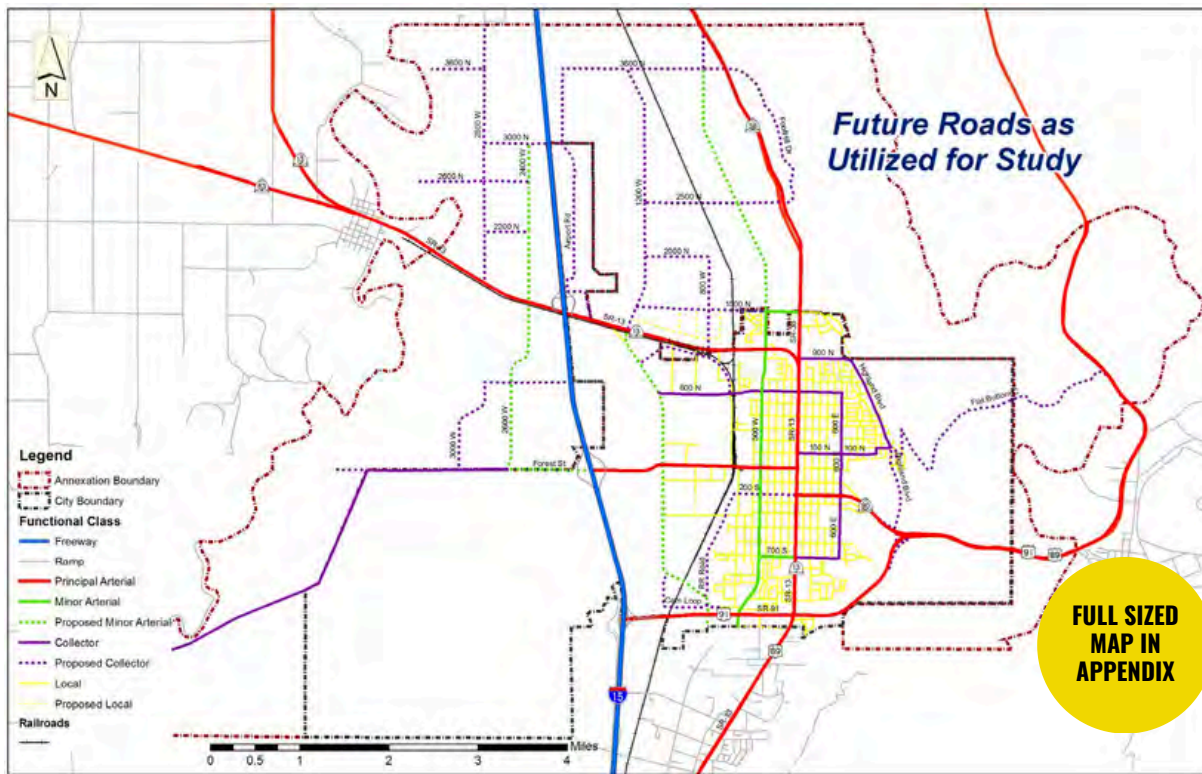


Brigham City's growth is primarily in the southwest, west, and north areas of the City. Higher density residential and commercial growth will continue in the southwest, with lower density residential and industrial development expected in the west and north areas of the City. The 2009 Transportation Master Plan identifies roadways that will be crucial to provide connectivity and flow through the community.

The maps on the following two pages show existing and future roads, existing and future traffic signals, and estimated annual average daily traffic (AADT) volumes for the existing and future roads.

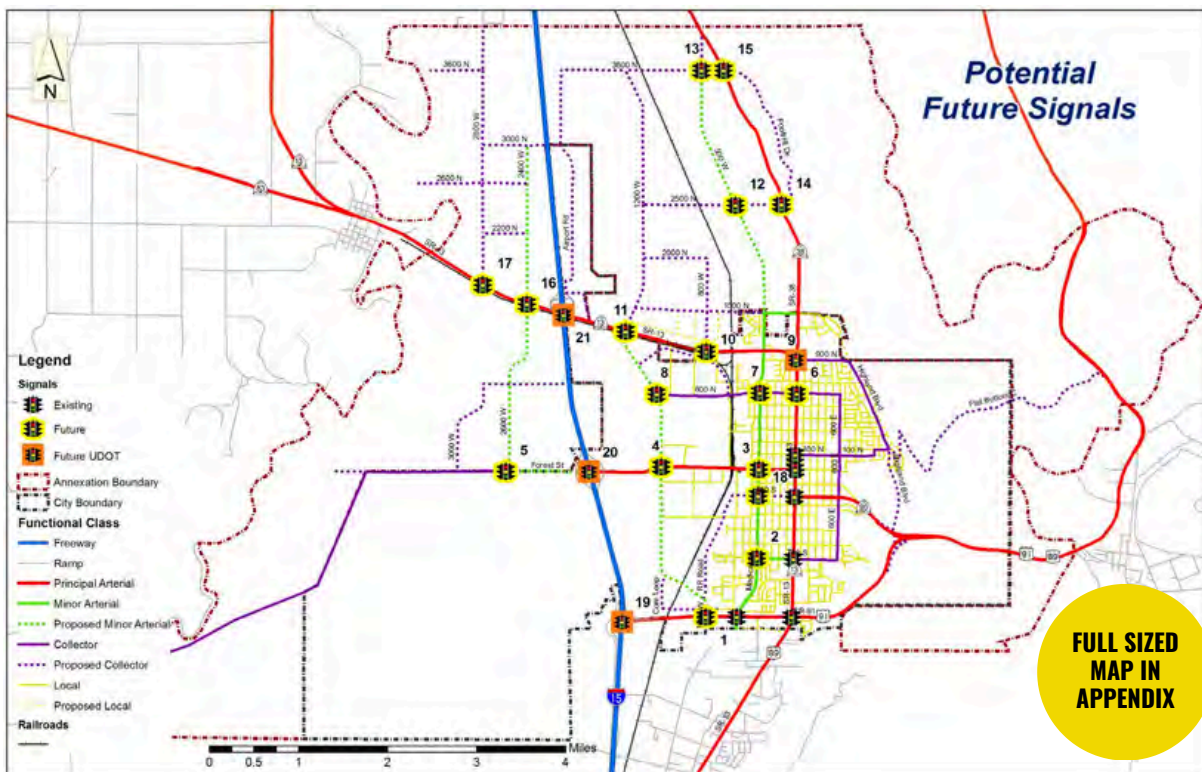


Future Roads



Map of Future Roads as Utilized for Study

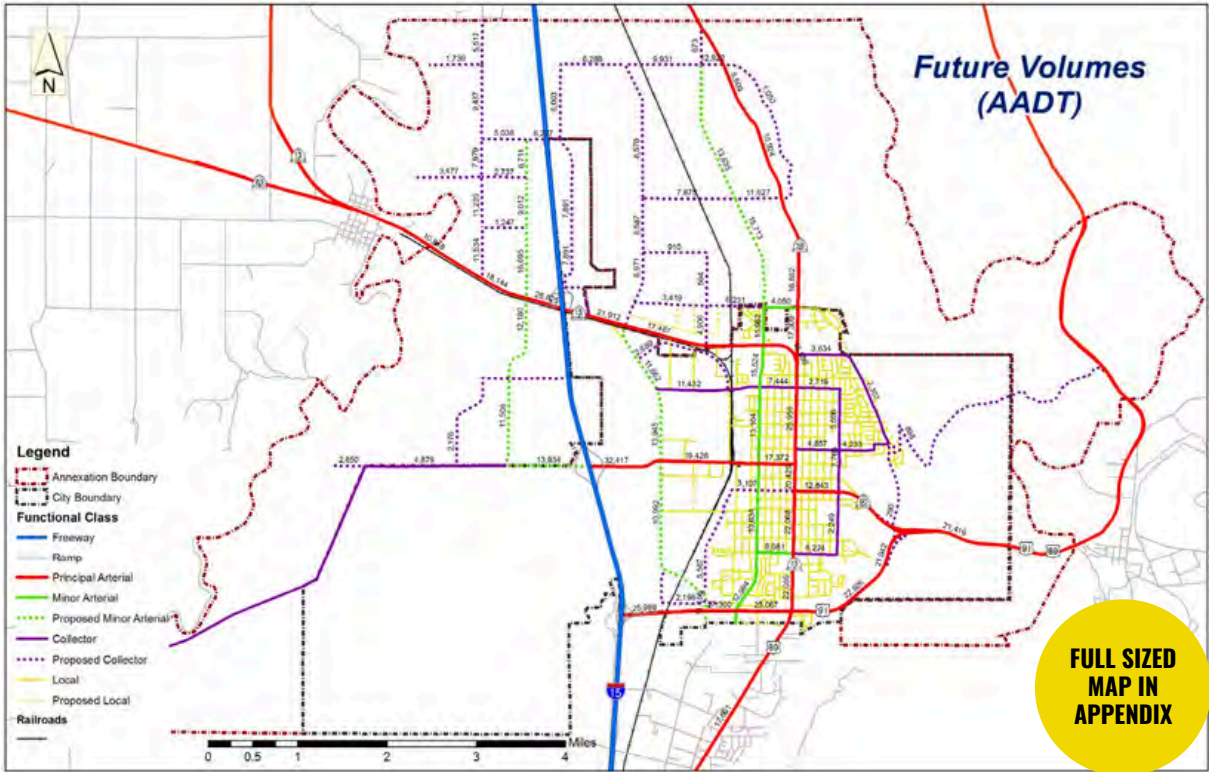
Future Signals



Map of Potential Future Signals



Future Road Volumes



Map of Future Roads Volumes



The Master Plan identifies several roadways that will be critical to the success of Brigham City's future roadway network. Each roadway segment is identified below with a brief description of its anticipated impact on the community:

Roadway	Brief Description
2400 W - 2600 W	Currently, 2600 West connects SR-13 to West Forest Street. Industrial development and pursuit of a safer railroad crossing may change the SR-13 connection to 2400 West. This connection has been permitted by UDOT and Union Pacific Railroad (UPRR) and is expected to be constructed in 2024. 2600 West is planned to be widened to an 80-foot right-of-way (ROW) and improved to accommodate industrial and low-density residential development west of I-15.
West Forest W	The segment of West Forest Street from I-15 to 3000 West is currently a narrow 24-foot paved roadway. As industrial uses and low-density housing develop, this roadway is planned to be a 100-foot ROW to match West Forest Street on the east side of I-15.
West Forest E	West Forest Street from Main Street to I-15 is an important 100-foot ROW principal corridor at the heart of the City. Construction of an overpass to avoid delays at the 900 West UPRR switching yard has commenced and is expected to be complete in 2025.
1500 N to Watery Ln	This roadway segment will connect Watery Lane to 1500 North and provide a road to channel industrial and low-density housing from SR-38 on the east side of Brigham City to I-15. Currently there is a small dirt lane on 1500 North west of the railroad. This segment is planned to be a 66-foot ROW.
1200 West N	1200 West has been identified as a minor arterial corridor that will connect a roadway and regional trail from SR-13 to Weber County. The City has acquired a 106-foot ROW to widen the northern segment from SR-13 to 800 S.
1100 West S	The southern segment of 1200 West from 800 S to 1500 S in Perry City is perhaps the most critical segment of this regional roadway. It will connect 1200 West across the railroad, serve dense residential and commercial uses, connect two communities, and provide a critical trail connection. The 1100 S intersection has already been constructed. The railroad crossing location for this roadway is further explored in this General Plan.
400 South	The 400 South connection from 1200 West to the interior of the City is a current at-grade public railroad crossing. Recent development in the area is working to build a road and trail in this 66-foot ROW.
1000/1050 W	With a new railroad overpass being constructed on the West Forest E segment, it is critical that at least one planned roadway connects West Forest Street to 400 S. between the railroad and 1200 W. The alignment and right-of-way width for these roads need to be determined.



Roadway	Brief Description
1550 W	Industrial development west of 1200 W and north of Forest Street will require a looped roadway for traffic circulation. This roadway is planned to be a 60-foot right-of-way, and its alignment is yet to be determined.
1400 W	Residential growth west of 1200 W and south of Forest Street will require a looped roadway for traffic circulation and access to commercial developments and future schools. This roadway's right-of-way and alignment are yet to be determined.
1050 W	1050 W east of the railroad tracks is a critical road segment planned to connect 400 S to 1100/1200W. This will connect residential areas to schools and commercial areas planned near 1100 S. This is currently planned to be a 66-foot right of way.
Main Street	Main Street has always been and is planned to continue as an iconic center for the City. Balancing traffic loading, walkability, UDOT ownership, parking, access, and development will continue to be a challenge. The construction of 1200 West is envisioned to improve north/south traffic loading and ensure Main Street remains vibrant for many years to come. Continuing to engage UDOT on this topic of alternative design standards will help ensure compliance and implementation in the future.
SR-13 / Main Intersection	The intersection of SR-13 (900 North) and Main Street (SR-38) is an offset intersection that requires better functionality and City-entrance presence. Studies are being conducted to determine if a roundabout is a feasible solution for the future.
200 S / US-89 Interchange	Gravel pit trucking operations currently impact the function, maintenance, and feel of 200 South and Main Street. Brigham City is promoting construction by UDOT of a full four-way interchange at 200 South and US-89 to allow gravel mining operations direct access to US-89/91 and avoid the trucking presence on 200 S. and Main Street.
FrontRunner Stations	UTA owns two parcels of land for an intermodal hub (1100 South) and commuter rail station (200 S). Planning adequate access to these stations for vehicles, buses, bikes, and pedestrian traffic as they develop will be critical. The intermodal hub will provide a transportation connection point for Box Elder County and Cache Valley residents.



Open Spaces

Brigham City General Plan, 2017, Chapter 7: Parks and Trails establishes a framework for future parks and recreation facilities by providing a list of goals that were based on community feedback and current needs within Brigham City. These goals included:

- ✓ *Provide new parks to serve new development and areas that are under-served.*
- ✓ *Improve existing parks*
- ✓ *Develop a plan for a city-wide trail system*
- ✓ *Develop a new City Community Center*

Brigham City provides a wide variety of recreational opportunities, such as the Bear River Migratory Bird Refuge, Mantua Reservoir, and the nearby Wasatch Mountains. Currently, Brigham City has 14 parks and recreation facilities in total that vary in size and amenities. These are listed in the table below (Table X). Brigham City parks and recreation facilities are also distributed throughout the city to allow most Brigham City residents to be within walking distance of a park. Parks and other recreation facilities associated with churches or schools have been omitted from the analysis. These spaces are categorized as private and/or other institutions.

Park Name	Park Address	Bowery	Tables	Grills	Restrooms	Stage	Pond	Fishing	Pool	Playground	Horseshoes	Volleyball	Soccer	Football	Basketball	Tennis	Softball	Skate Park	Fire Pit	Frisbe Golf	Baseball	Connected to Trails
Constitution Park (8.3 acres)	450 E 700 S	✓	18	✓	✓					✓		✓	✓	✓			✓	✓				
Discovery Grove Park (3.0 acres)	900 N 450 W				✓																	
Horsley Park (1.5 acres)	568 S Main St	✓	6		✓					✓												
John Adams Park (14.2 acres)	600 E 100 N	✓	9	✓	✓					✓		✓				✓			✓	✓		
Lindsay Park (2.5 acres)	300 W Fishburn Dr.	✓	9	✓	✓					✓		✓	✓		✓							
Mary E. Christensen Park (2.4 acres)	Highland Blvd. and Sycamore Dr.	✓	6	✓	✓					✓			✓									
Memorial Park (4.5 acres)	300 E 500 S		0													✓						
Playground Park (1.0 acres)	200 E Forest St		2							✓												
Rees Pioneer Park (38.0 acres)	720 W Forest St.	✓	24	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓				✓	
Snow Park (2.5 acres)	500 N Main St.	✓	9	✓	✓					✓		✓					✓					
Brigham City Sports Complex (64.7 acres)	535 S 1200 W				✓								✓									
Watkins Park (6.3 acres)	600 W Forest St.	✓	9	✓	✓					✓		✓	✓	✓			✓		✓			
Davis Park (3 acres)	455 W 900 N		6		✓					✓			✓									
Mayor's Pond (12 acres)	200 S 1060 East		0				✓															
Total 163.9 acres																						

Furthermore, Brigham City has a total of 166 acres of parks and recreation facilities. This is about 9 acres of park land per 1,000 residents.

According to the 2023 National Recreation and Park Association (NRPA) Agency Performance Review, smaller agencies – serving less than 20,000 residents – typically manage 13 acres of parkland per 1,000 residents. NRPA also stated typical agencies offer one recreation center for every 31,215 residents.

Table X: Recreational Amenities by Brigham City Park



Parks and recreation facilities can be categorized in four categories: Regional Park, Local Park, Pocket Parks, and Urban/Civic Plazas. Regional parks serve entire communities by providing multiple recreational uses, while local parks offer recreational opportunities for nearby neighborhoods.

Pocket Parks are usually small public outdoor spaces located in urban areas that are usually around a quarter of an acre in size and are meant to serve a specific community. Urban/Civic Plazas are open spaces providing an opportunity to congregate within an urban setting. Brigham City's 14 parks and recreation facilities are categorized in these four categories in the table below (Table X).

Park Name	Regional Park	Local Park	Pocket Park	Urban/Civic Plaza
Constitution Park		✓		
Discovery Grove Park		✓		
Horsley Park		✓		
John Adams Park		✓		
Lindsay Park		✓		
Mary E. Christensen Park		✓		
Memorial Park		✓		
Dennis Vincent Memorial Park		✓		
Rees Pioneer Park	✓			
Snow Park		✓		
Brigham City Sports Complex		✓		
Watkins Park		✓		
Davis Park		✓		
Bill of Rights Plaza				✓
Brigham Young Park		✓		
Mayor's Pond		✓		

Table X: Existing Brigham City Parks and Recreation Facilities Categorized



Map X - Map of Local and Regional Parks in Brigham City



Examples of Public Parks Categories

Examples of the four categories of public parks - regional park, local park, pocket park, and urban/civic plazas - can be found throughout Utah.

Regional Parks

These parks depicted here are prime examples of regional parks in nearby Utah communities.



Sugar House Park - Salt Lake City, Utah



Big Cottonwood Regional Park - Millcreek, Utah



Mount Ogden Park - Millcreek, Utah



Mount Ogden Park - Ogden, Utah

Local Parks

These parks depicted here are prime examples of local parks in nearby Utah communities.



Francis Peak Park - Ogden, Utah



Jefferson Park - Ogden, Utah



Herman Franks Park - Salt Lake City, Utah

Pocket Parks

These parks depicted here are prime examples of pocket parks in nearby Utah communities.



337 Pocket Park - Salt Lake City, Utah



Promise Park - Salt Lake City, Utah



Dr. Ellis Reynolds Shipp Park - Salt Lake City, Utah

Urban & Civic Plazas

These plazas depicted here are prime examples of urban and civic plazas in nearby Utah communities.



Monument Plaza - Salt Lake City, Utah



Gallivan Center - Salt Lake City, Utah

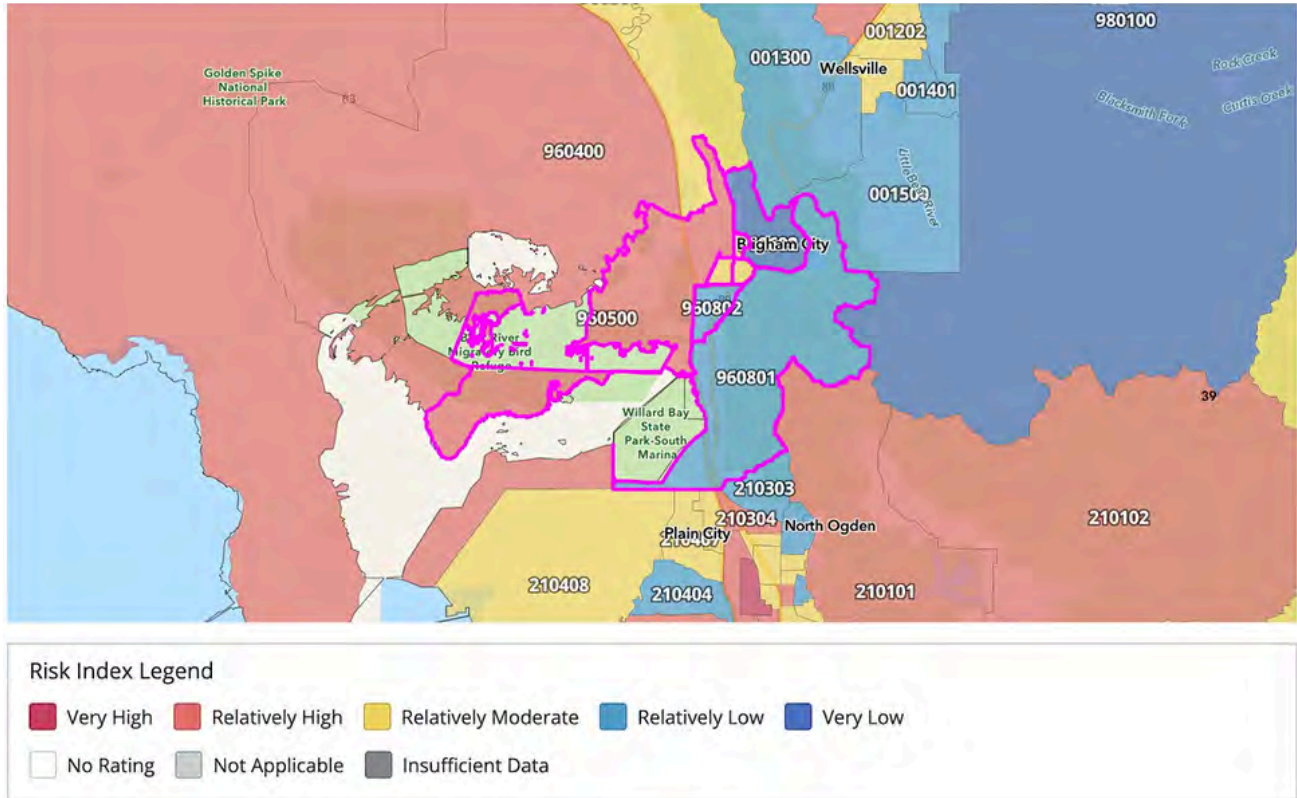


Holladay Town Center - Holladay, Utah



Risk and Resiliency

Brigham City contains or partially contains seven census tracts - census tracts entirely inside of Brigham City Limits include 3960701, 3960601, 3960702, while census tracts 3960802, 3960801, 3960602, and 3960500 partially cover Brigham City limits. FEMA regularly updates the National Risk Index map for each tract to show how vulnerable it is to various natural disasters and its ability to recover due to social vulnerability and community resilience.



For example, if a given Census tract's Risk Index percentile for a hazard type is 84.32, then its Risk Index value is greater than 84.32% of all US Census tracts (Source: FEMA)."



Wasatch Mountains to the East of Brigham City



	Tract 500	Tract 701	Tract 601	Tract 702	Tract 802	Tract 801	Tract 602
Overall Risk Index Score (RIS)	86.03	82.29	65.22	64.22	58.09	51.96	15.22
Cold Wave RIS	No Rating	No Rating	No Rating	No Rating	No Rating	93.16	56.47
Drought RIS	81.35	71.99	No Rating	No Rating	74.7	81.46	71.6
Earthquake RIS	94.75	93.76	89.04	88.93	87.15	82.96	76.86
Hail RIS	43.6	44.94	38.28	35.81	37.13	40.69	31.66
Heat Wave RIS	78.59	81.51	71.77	66.62	73.56	78.43	58.52
Ice Storm RIS	63.27	58.22	44.34	43.92	44.78	49.39	32.12
Landslide RIS	54.19	No Rating	No Rating	67.27	58.41	82.16	71.44
Lightning RIS	79.87	83.21	70.36	62.15	64.38	64.32	52.19
Riverine Flooding RIS	62.9	No Rating	40.62	No Rating	31.97	40.54	33.77
Strong Wind RIS	89.18	85.87	75.41	74.88	75.88	82	64.26
Tornado RIS	29.49	29.92	22.44	19.35	21.05	23.56	13.09
Wildfire RIS	92.79	35.5	No Rating	51.11	88.38	94.53	89.83
Winter Weather RIS	92.62	93.63	88.53	85.46	89.77	96	81.03

The most concerning hazard types for the city are the following:



Winter Weather
(RIS ranging from 81.03 to 96)



Earthquake
(RIS ranging from 76.86 to 94.75)



Wildfire
(RIS ranging from 35.5 to 94.53)



Strong Wind
(RIS ranging from 64.26 to 89.18)

Per FEMA, the following hazard types are not applicable to Brigham City: avalanches, coastal flooding, hurricanes, tsunamis, and volcanic activity.



Legislative Review

To comply with state statutes, the Brigham City General Plan update process has included a review of Chapter 10-9a of the Utah Code, effective March 2, 2023. This Chapter mandates that Brigham City prepare and adopt a comprehensive, long-range general plan addressing both current and future needs, as well as the growth and development of the city. The plan may encompass various aspects such as health, welfare, safety, and the efficient use of resources, while also considering energy conservation, air quality, and historic preservation. It should include an official map and anticipate future land uses affecting service or facility expansions. Notably, Brigham City must integrate a moderate-income housing element and a water use and preservation element, ensuring compliance with Utah Code. Per Utah Code §10-9a-403, the Brigham City general plan must include the following elements, given that Brigham City is a fourth-class city per §10-2-301:

	2017 General Plan	2024 General Plan Update
Land Use Element	⊗	⊗
Designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate.		⊗
Includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan.	⊗	⊗
Is coordinated to integrate the land use element with the water use and preservation element.		⊗
Accounts for the effect of land use categories and land uses on water demand.		⊗
Transportation & Traffic Circulation Element	⊗	⊗
Provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate.	⊗	⊗
Addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce.	⊗	⊗
Correlates with the population projections, the employment projections, and the proposed land use element of the general plan.		⊗
Moderate-Income Housing Element	⊗	⊗
Provides a realistic opportunity to meet the need for additional moderate-income housing within the municipality during the next five years.		⊗
Includes a recommendation to implement three or more of the moderate-income housing strategies described in Subsection (2)(b)(iii) of §10-9a-408.		⊗
Includes an implementation plan as provided in Subsection (2)(c) of §10-9a-408.		⊗
Water Use and Preservation Element	⊗	⊗
Addresses the effect of permitted development or patterns of development on water demand and water infrastructure.		⊗
Addresses methods of reducing water demand and per capita consumption for future development.		⊗
Addresses methods of reducing water demand and per capita consumption for existing development.		⊗
Addresses opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.		⊗



Smith's Grocery and the LDS Temple on Main Street

Asset Mapping

Asset Based Community Development - based mapping exercise – We will utilize an ABCD-based asset mapping exercise to list, document, and assess the locally available assets.

People



Human assets

These are the skills and abilities of each individual within a community.

1. Educated Workforce

A significant portion of Brigham City's population has high educational attainment, with 93.37% having at least a high school diploma and 27.22% holding a bachelor's degree or higher.

2. Skilled Labor in Various Sectors

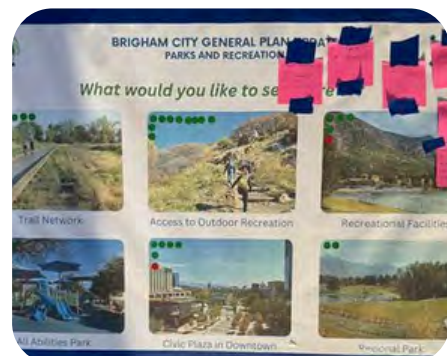
The workforce includes skilled labor in education, healthcare, manufacturing, and retail, as indicated by the employment sectors that employ the majority of the city's residents.

3. Civic Participation

The residents' involvement in local government and planning indicates a community engaged in civic activities, contributing to the political and social development of the city.



Peach Days General Plan Booth



Input Board from Peach Days



Social assets

These are the networks, organizations, and institutions, including norms of reciprocity and the mutual trust that exist among and within groups and communities.

1. Educational Institutions

Box Elder School District's schools and other educational facilities that not only provide education, but also act as centers for community gathering and engagement.

2. Healthcare Institutions

Brigham City Community Hospital and other healthcare services that serve as crucial points for community health and wellness, also supporting local health-related events and programs.

3. Annual Peach Days Festival

A historic community event that celebrates local agriculture and fosters community pride and cohesion.

4. Local Churches and Religious Organizations

These play a significant role in the social and community life, offering support networks and various community services.

5. Civic Organizations and Clubs

Including the Chamber of Commerce and other civic groups that facilitate business connections and community service projects.

6. Community Events and Cultural Festivals

Events like the Heritage Arts Festival, Art on Main, and the Nutcracker Christmas Market, which enhance community engagement and cultural exchange.

Political assets

These are the ability of a group to influence the distribution of resources, financial and otherwise.

1. Brigham City Government

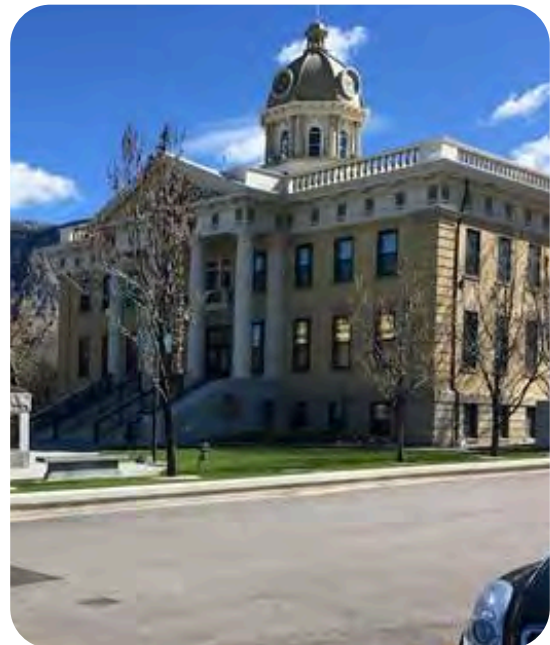
The local government, including elected officials and planning bodies, which have the authority to make decisions that shape the future of the city.

2. Community Engagement in Planning

The active participation of residents in the planning processes, such as public hearings and community workshops, which influence local policies and developments.

3. Legislative Compliance

Adherence to state statutes and regulations in the planning and implementation of city projects, ensuring legal and regulatory compliance that governs city development.



Box Elder County Courthouse



Place



Cultural assets

These are the values and approaches to life that have both economic and non-economic benefits.

1. Peach Days Festival

An annual celebration that originated in 1904, commemorating Brigham City's rich agricultural heritage, particularly in peach cultivation. It includes parades, contests, and local vendor displays, attracting significant community participation and tourists.

2. Historic Downtown

The historic central business district of Brigham City, which includes iconic buildings and structures like the Box Elder County Courthouse and the Brigham City Tabernacle. This area is the focus of preservation efforts and community pride.

3. Local Museums and Historic Sites

Institutions like the Brigham City Museum of Arts & History and the Box Elder Museum of Natural History, which preserve and educate about the region's history and natural environment.

4. Community Arts Programs

Initiatives and programs that promote arts in the community, including public art projects, community theater, and art classes for all ages.



Peach Days 2024



Historic Downtown Brigham City



Built assets

These are anything physically made by humans, including housing, factories, schools, roads, community centers, power systems, water and sewer systems, telecommunications infrastructure, recreation facilities, transportation systems, etc.

1. Transportation Infrastructure

Includes I-15 and U.S. Highway 89/91 which connect Brigham City to major urban centers, as well as local roads and the proposed improvements such as new roadways and expanded traffic capacity to support growth. This also includes the Union Pacific Railroad and the Brigham City Regional Airport.

2. Public Buildings and Community Facilities

Structures such as city hall, public schools, the fire station, and a proposed renovation and expansion of the community center that serve as essential services and gathering places for the community.

3. Historic Buildings

The historic buildings along Main Street and other areas of the City that are included within the Brigham City Historic District, which are central to the city's heritage and ongoing preservation efforts.

4. Residential Housing Stock

Includes a diverse range of housing units, from single-family homes to larger multi-unit complexes, accommodating the city's growing population and diverse demographic needs.

5. Commercial and Industrial Facilities

Facilities that house and support local businesses and industries, including retail spaces, factories, and the expansion of industrial zones which drive economic growth.

6. Utility Infrastructure

Includes the city's water, sewer, storm drainage, and power systems that are essential for daily operations and long-term sustainability.

7. Recreational Facilities

Parks, trails, and recreation facilities such as the proposed city-wide trail system and existing parks that provide recreational opportunities and enhance community health.



Davis Park



Historic Wells Fargo Building



Natural assets

These include the landscape, air, water, wind, soil, and biodiversity of plants and animals.

1. Bear River Migratory Bird Refuge

A significant natural habitat that provides a sanctuary for migratory birds and offers educational and recreational opportunities for the community and visitors.

2. Wasatch Mountains

The nearby mountain range provides a scenic backdrop and numerous outdoor recreational opportunities, including hiking, camping, and wildlife viewing.

3. Local Parks and Green Spaces

Includes the city's parks and recreational facilities that offer green space and play areas, contributing to the health and wellness of the community.

4. Wetlands and Protected Areas

Areas within and around the city that are preserved for their ecological value, helping to maintain biodiversity and natural water filtration.



Bear River Migratory Bird Refuge Visitors Center
| Source: Friends of the Bear River Refuge



Wasatch Mountains to the North of Historic
Downtown Brigham City

