



The Regular Meeting of the
Brian Head Town Council
Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
www.Zoom.us [\(Click Here\)](#)
Via Zoom Meeting ID# 874 3844 8858
TUESDAY, JUNE 23, 2026 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER**
- B. **PLEDGE ALLEGIANCE**
- C. **EMPLOYEE SERVICE AWARD: 5-YEAR SERVICE AWARD - AMANDA HUNTER, CODE COMPLIANCE.**
- D. **DISCLOSURES**
- E. **APPROVAL OF THE MINUTES:** June 23, 2026, Town Council Meeting
- F. **REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS.** Public input is limited to three (3) minutes on non-agenda items.
- G. **AGENDA ITEM:**
 - 1. **LAND MANAGEMENT CODE AMENDMENT; CHAPTER 4 SUBMITTALS CHAPTER 7 ZONE DISTRICT REGULATIONS, CHAPTER 12: SPORTS COURT.** Greg Sant, Planning and Building Administrator. The Council will consider an ordinance amending the Town Code, Title 9, Land Management for Chapters 4, 7, & 12 addressing Mixed Use Overlay Zones and Sports Courts.
 - 2. **FUTURE AGENDA ITEMS.** Discussion on potential items for future Council agendas.
- H. **ADJOURNMENT**

Date: July 10, 2026.

Available to Board Members as per Ordinance No. 11-003 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the public board may participate by means of electronic communications. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda on the Brian Head Town website, Utah Public Meeting website, and at the Town Hall according to Utah Code Annotated §63A-20-102 and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Nancy Leigh, Town Clerk



BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM:

PLANNING AND BUILDING DEPARTMENT REPORT

Author: Greg Sant

Date: July 14, 2026

Department: Planning and Building

Type of Item: Informational

Building Report:

2026 Building Permits Summary:	June	2026	YTD 2025
Issued Permits by Category -			
Single Family Dwellings	1	7	4
Townhomes (in Dwellings)			6
Additions/Remodels/Accessory Unit	1	2	4
Minor Alterations	1	1	9
Tree Removal	15	21	12
Commercial	1	3	1
Utilities (Electric and Gas)	2	3	2
Total	21	37	38
2026 Land Use Permits Summary:			
Issued Permits by Category –			
Winter R.O.W. Permit			
Grading/Excavation Subdivision	1	2	1
Trenching/Encroachment			1
Total	1	2	2
2026 Land Use Submitted Applications:			
By Category –			
Conditional Use Permits			
Lot Line Adjustment/Minor Plat Amendments	1	8	1
Preliminary Plat	0	2	0
Final/ Amended Plat	1	3	1
Vacating ROW/Easement	0	2	
Zone Amendment	0	1	
Total	2	16	2
2026 Summary of Fees Collected:	June	YTD 2026	
By Category -			
Building Permit Fees	\$4,025.02		16,498.25
Plan Check Fees	\$2,527.52		9,821.75
Encroachment Permits			
Winter R.O.W. Permit			
Tree and Grading Permit Fees			6,754.00
Land Use Permit Fees	\$1,500.00		8,202.00
Sub-Total	\$8,052.54		41,276.00

2026 Summary of Impact Fees Collected:

	June	YTD 2026
<u>Impact Fees Collected</u>		
Water Connection and Impact Fees	\$8,540.49	24,797.48
Sewer Connection and Impact Fees	\$6,026.33	23,308.66
Total Fees Collected	\$14,566.82	48,106.14

2026 Inspections Summary:

	June	2026	YTD 2025
Inspections by Permit Type –			
Single Family Homes and Cabins	24	89	102
Multi-Family (Townhomes)	8	84	121
Additions/Remodels/Minor Alterations	5	21	12
Commercial	0	2	2
Utilities	4	5	3
Fire Mitigation			2
Grading			0
Total	41	201	242



Brian Head Town Council Update

July 1, 2026

Marshal's Office:

Summer is in full swing and we are feeling the pull between the Marshal's Office duties and fire duties. Combining those two items keeps deputies busy. We are working hard to keep our proactive presence both seen and felt by our residents and visitors. A large focus of course is on our OHV enforcement, and I have to say that it has been well received and appreciated. There is a feeling that the past many years of cracking down on OHV laws are really starting to pay dividends. We are still having to stop and educate new guests to the area, but most people seem to be doing their best to know the laws and regulations before going out. We have had a handful of expressions of gratitude from community members who are greatly appreciative of how well mannered our OHV users are.

Deputies are really being proactive on notifications of our current fire restrictions. There too are people who seem to be doing their best to be informed and safe when in our Wildland Urban Interface. According to my last check, we have not had an illegal campfire or fireworks call in Brian Head this season. We have responded to some in the immediate areas surrounding the town, but even in most of those events the restriction information was well received.

I am very appreciative of the support of our council and our administration in being proactive to the 4th of July fireworks show. Of course, we always want to have a great show on the 4th, but we also don't want to take added risks to this event that is quite volatile even in wet years. Explosives are inherently dangerous even in the form of a well-planned firework show. Again, thank you for seeing a big picture and supporting and even driving the decision to cancel the fireworks. I don't think I heard anyone really complain. I heard some expressions of disappointment, but even in those moments the reason why was understood.

Incidents for June= 57

10- Citizen/Motorist Assists (This number is low compared to other years)

5- Medicals

8- Fire Inspections

5- 911/alarms
4- Traffic Control/Traffic Hazards
3- Animal Problems
1-Assault In Progress
1- Fires
1-Noise Disturbance
3-Traffic Accidents
1-Trespass
2-Suspicious
1-Vandalism
1-Parking Problem
1-Unsecure Premise
1-Civil

Fire Department:

Lots of summer training has been conducted with our fire department personnel. We have been utilizing good weather and getting trucks out and spraying water while training on both structural tactics as well as wildland. We have reviewed our communications procedures as that is usually the first thing to break down and have recognized some challenges with radio communications. We have also been busy assisting outside agencies with wildland fires as we have been to a fire between Parowan and Summit and responded to the Cottonwood Fire for structural protection and assistance.

We also had the opportunity to work on some fuel's projects up on paintbrush. We were able to take the very narrow road and open it up to its full width. This will serve as a more navigable road for fire apparatus as well as serves as a great fuels break.









Public Works Department – Monthly Update

July 2026

What a busy summer already! Public Works Department has been on the move; the guys have been getting a lot done already. The streets look better every day, they have been running the grader and trying to get to as many roads as possible. With rain hopefully coming sooner than later we want to try and get them so they will shed water. They have also continued to haul road base so we can add it where necessary. We got mag chloride on the roads and ATV trail and doing our best to keep dust down. We are getting ready to start our asphalt project in the Woodbridge subdivision and Steam Engine Dr. hopefully before the end of the month we will see some brand ne blacktop on the ground.

The parks crew is staying on top of keeping the pond and bathrooms clean and looking great. They have also been installing more trail lighting through town. They continue to hike the trails and keep them clear of fallen trees. The crews continue to work on the utility infrastructure also; they have been fixing fire hydrants and continue to work on pump houses and getting them cleaned up. We have also been working hard on our GIS program and getting it up to date. We have been out collecting data for the GIS in all the areas that are paved first since all the water valves and sewer lids are exposed. We have also been through all of Snowshoe and Toboggan Lane and have been able to collect all the data from those new utilities that were installed.

Jared Tubbs
Public Works Director



ITEM: LAND MANAGEMENT CODE AMENDMENT - CHAPTER 7 - ESTABLISHING A MIXED-USE OVERLAY (MUO) ZONE

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: July 7, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

Council will consider an ordinance amending the Land Management Code, Chapter 7 Zone District Regulations, establishing a new zone: Mixed-Use Overlay. This is the first of three amendments to the LMC, where the Council will adopt an ordinance identifying all three chapters of the LMC.

As Staff researched and worked on the Aspen Meadows Mountain Zone, a Mixed-Use Zone designation kept coming up. This was not exactly what we were looking for on that issue, however, it was something that Staff started to look at for the future. Also, Council Member Cruz sent an email regarding the possibility of creating a clear Mixed-Use framework. This agenda item is a discussion only to get the thoughts of the Planning Commission on a possible framework, items and goals that would go into a possible new zone.

BACKGROUND:

Brian Head Town only hints at a Mixed-Use in the General Commercial and Village Commercial by allowing Lodging, Motels, and Hotels. Neither allows a true residential component. Below are the summaries of those two existing zones:

9-7-4: GC GENERAL COMMERCIAL:

- A. Purpose: The general commercial (GC) district is intended to provide sites outside of the village commercial zone, with a mixture of lodges and commercial establishments in an auto oriented setting. The GC district regulations are intended to ensure light, air, open space, and other amenities appropriate to the permitted types of buildings and uses. The GC district regulations, in conjunction with this title, prescribe site development standards that are intended to maintain the unique character and relationship of the town commercial areas and to ensure an attractive, functional commercial setting.
- B. Permitted Uses: Only the following uses are permitted in the GC zone: Lodging and nightly rentals (including hotels and motels).

9 -7-5: VC VILLAGE COMMERCIAL:

- A. Purpose: The village commercial VC district is intended to provide for village core area with a mixture of lodges, business, and commercial establishments in a predominantly pedestrian setting. The VC district regulations are intended to ensure light, air, open space, and other amenities appropriate to the permitted types of buildings and uses. The district regulations, in conjunction with the town design guidelines, prescribe site development standards that are intended to maintain the unique character of the Town commercial areas and to ensure an attractive, functional village resort setting. It is encouraged that development in the village core would be by development agreement. (2010 Code, amd. ord. 15-004, 04-28-2015)

B. Permitted Uses: Only the following uses are permitted in the VC zone:

Multi-family housing: Hotel type lodging in conjunction with commercial space. It is required that at least seventy-five percent (75%) of the entire main floor, facing the public street or thoroughfares, be dedicated to commercial business with provisions for ADA compliant residential units to be located in the rear or sides of the building to maximize the commercial business exposure. On multi-building projects, the commercial space may be cumulatively oriented toward the vehicle and pedestrian corridors rather than locations typically not accessible or visible to the general public.

INITIAL ANALYSIS:

Things to consider for Mixed Use Zoning Ordinance:

Mixed-use zoning is a land-use strategy that blends residential, commercial, cultural, or industrial uses into a single building or district, fostering walkable, vibrant communities. It reduces reliance on cars by placing housing near work and services, often featuring residential units above ground-floor retail. Key types include vertical and horizontal, offering investors diverse, high-demand, and lower-vacancy real estate options.

Core Components and Benefits

Types of Mixed Use:

Vertical: Different uses in the same building (e.g., retail on ground floor, apartments above).

Horizontal: Single-use buildings designed together within a single zoning district.

Components: Commonly include apartments, condos, retail shops, offices, restaurants, and civic spaces.

Benefits: Promotes walkability, efficient land use, increased vibrancy, and higher density, which helps combat urban sprawl.

Common Zoning Characteristics

Pedestrian-Oriented: Designed to be active centers with high-quality architectural design, often featuring outdoor seating and plazas.

Density: Generally higher density than traditional suburban zoning to support local businesses.

Flexibility: Allows for adaptation of spaces, such as converting older commercial buildings for new uses.

Examples and Applications

Downtown/Urban Areas: High-density, multi-story buildings mixing residential with commercial/civic functions.

Main Street/Neighborhood: Smaller 2-3 story buildings with ground-floor retail and upper-level housing.

Industrial/Flex: Areas combining light industrial, workshops, and artist spaces with residential or commercial components.

Implementation of mixed-use zoning has evolved to include more than just permitting mixed-use developments in certain districts. Local governments are now creating mixed-use districts. This allows for a more widespread integration of uses and the development of increasingly cohesive and efficient communities.

From Fillmore City -

MIXED USE, COMMERCIAL: Development which incorporates a mix of uses, including retail commercial and/or offices and residential.

MIXED USE, HORIZONTAL: Commercial and residential uses which are within close proximity to each other and designed in a "village" manner, but not necessarily within the same building structures.

MIXED USE, VERTICAL: Commercial and residential uses, which are within the same building structure.

From Cedar City -

Section 26-III-17 MU-Mixed Use Zone

Objectives and Characteristics: The objective in establishing the MU Mixed Use Zone is to provide an environment within the City which is characterized by a variety of uses including residential, commercial, offices and to encourage a mixture of uses within the zone within single developments. Residential densities may vary from 2 to 24 units per acre. The MU Zone is characterized by wide, clean, well-lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained shops, stores, offices, theaters and cultural buildings, as well as single and multi-family residential dwellings are also characteristic of this zone. Representatives of the uses in this zone are specialty retail, lodging, all types of residential, professional offices, theaters, restaurants, and a wide variety of retail outlets.

From Salt Lake City -

The purpose of the MU Mixed Use District is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed-use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the Mixed-Use District and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

From Riverside California -

Chapter 19.120 - MIXED-USE ZONES (MU-N, MU-V, MU-U)

A. General. The mixed-use zones are established with the following intents and purposes:

1. To encourage a mixture of compatible and synergistic land uses, such as residential with compatible nonresidential uses including office, retail, personal services, public spaces and other community amenities. These uses are allowed as either: a. Singular, stand-alone uses that contribute to a mixture of uses within the zone; or b. Combined uses in one project as a mixed-use development.
2. To strengthen the interaction between residential, commercial and employment uses in order to reduce dependency on automobiles, improve air quality, decrease urban sprawl, facilitate use of transit and encourage conservation of land resources.
3. To provide opportunities for transit-oriented development.

4. To revitalize deteriorating commercial areas by integrating residential uses and public institutions into the commercial fabric to create an active street life and enhance the vitality of businesses.
5. To provide alternatives to new development of small shopping centers.
6. To foster pedestrian-oriented activity nodes by providing a mix of uses in compact, walkable areas.
7. To increase the area available for residential development and provide alternative types of housing.
8. To provide appropriate locations for a broad range of live/work activities to occur.
9. To encourage medium- and high-density residential development to occur in close proximity to employment and services.
10. To allow for a greater variety of land uses and structures, including adaptive reuse of existing structures and flexibility in site planning.

FURTHER ANALYSIS FOR JUNE 2ND MEETING:

Planning Commission instructed Staff to narrow down the possible Zoning for Mixed-Use to 2 scenarios:

1. What would the current Zoning look like if missed-use type uses were introduced into the LMC. For example; adding residential uses within the commercial zones.
2. What would a Mixed-Use Overlay zone look like if it was overlayed in a residential zone or a commercial zone.

Scenario #1 – From Hurricane City – Commercial that allows a residential component:

A. *Purpose.* Planned commercial developments shall incorporate elements of commercial and residential within each zoned area and development.

B. *Mix use types.* Planned commercial developments shall incorporate both commercial and residential uses. The following definitions apply to this section:

1. *Horizontal mix use.* Development that combines single-use buildings on distinct parcels on a range of land uses in a planned commercial development project.

2. *Vertical mixed use.* Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.

3. *Live/work unit.* A single unit consisting of both a commercial use/office and a residential component that is occupied by the same resident. A live/work unit shall not exceed two bedrooms for the residential portion of the unit. A live/work unit shall be the primary dwelling of the occupant. Live/work units may only be owner-occupied and cannot be sublet to long-term or short-term renters. The owner-occupied requirement and prohibition of long-term or short-term renters shall be included in a recorded deed restriction prior to or as a condition of final site plan approval.

C. *Approval; site plan; legislative authority.* Submittal of an application for a planned commercial zone does not guarantee that the zone or a preliminary site plan will be approved. An application for a planned commercial zone is considered under the general zone map amendment provisions of subsection 10-7-7(E) and the spirit and intent of this chapter. A preliminary site plan shall be required with the application and any approval of a planned commercial zone change application, which preliminary site plan shall be associated with and shall govern the approved planned commercial zone. The City Council's legislative decision to create a planned

commercial zone includes the City Council's legislative authority to permit or deny any uses within the newly created zone as shown on the approved preliminary site plan.

D. *Regulations.* Planned commercial developments are subject to the following:

1. A minimum of 67 percent of the development area shall be used for commercial uses identified in table 10-15-1 as permitted uses in planned commercial zones. A minimum of 20 percent of the development area shall be used for long-term residential uses identified in table 10-15-1 as permitted residential uses in planned commercial zones.

- a. The residential versus commercial area shall be calculated based on the area of the uses authorized and required by the approved preliminary site plan. The area of the uses may include buildings, features, amenities, and infrastructure of commercial or residential uses, as legislatively determined by the City Council in approving an application for the zone change to planned commercial. As a guide to analyzing the zone change applications and associated preliminary site plans, improvements intended to support both residential and commercial may be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs, and the percentages of uses within mixed-use buildings may be calculated in the same manner as calculating area for density.

- b. The preliminary site plan shall show general areas of use and specify percentages of different uses. The general areas of use and specific percentages of use within the final site plan submitted to and approved by the Planning Commission shall correspond with the approved preliminary site plan.

- c. The required 67 percent of commercial development shall be completed prior to, or concurrently with, the residential components of the development.

2. Each project shall have a mixture of residential and commercial use.

E. *Residential density.* Except as stated in this section, the areas designated as residential within planned commercial developments shall not exceed 15 units an acre or the density identified in the approved preliminary site plan, whichever is less.

1. *Affordable housing.* Residential areas of a planned commercial development are entitled to a density bonus by meeting the affordable housing requirements of [title 10, chapter 52](#) of this Code. The available density bonus shall be based on the original residential density authorized in the approved preliminary site plan.

2. *Residential areas.* Unless modified by the City Council in the approved preliminary site plan as part of the zone change approval, residential areas shall be calculated based on the following:

- a. *Horizontal mix use.* Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas and other residential uses.

- b. *Vertical mix use.* Residential areas shall be measured by the percentage of space within the building that is occupied by commercial versus residential uses, which percentages are then applied to the total footprint of the building to calculate the areas of commercial and residential use. Other residential areas shall be calculated based on the area of use including designated residential

parking, amenities reserved for residential use, roadways that primarily serve residential areas, and other residential uses.

(1) Example: if a two-story building has a building square footage of 10,000 square feet and a 5,000 square feet footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 square feet (50 percent of the footprint of the building) shall count towards the density of residential use.

3. *Live/work units.* Live/work units as defined in this chapter shall be considered a 50 percent commercial and 50 percent residential use.

4. *Shared uses.* Amenities and parking shall be designed with both commercial and residential uses in mind. For amenities that substantially serve both residential and commercial uses, 50 percent of the area shall count toward residential density areas.

a. *Parking.* Shared parking must comply with [section 10-34-9](#) of this Code.

F. *Development Agreement.* A development agreement between the city and the applicant may be required by the City Council and executed before the zoning designation shall be effective.

Scenario #2 – From Kaysville – Overlay Zone on Residential and Commercial Zone:
Allowed Uses.

The allowed uses within a project are as follows:

1. When applied in the **R-M (R-1)** zoning district:

a. The following shall be considered Permitted Uses:

i. Multiple-family dwellings, but where the R-M zone limits the number of dwellings to no more than one (1) dwelling per two thousand eight hundred (2,800) square feet of property, the MU Zone has no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of allowable units.

ii. Offices.

iii. Retail sales and services.

iv. Sale of beer for consumption on the premises of a full-service restaurant, limited-

service restaurant, beer-only restaurant, banquet or reception center.

v. Sale of liquor for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.

vi. Amusement and entertainment facilities.

vii. Motels or hotels.

b. Adequate commercial space within the project shall be provided. The final proportion of commercial square footage and residential square footage will be determined based on specific characteristics of the project site and shall be approved by the City Council in a DA. Minimum guidelines for commercial space include:

i. Ground floor commercial is required on buildings which front arterial and collector streets.

- ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be commercial space.
 - iii. Parking shall not be counted towards commercial space requirement.
 - c. As determined by the DA, commercial buildings may be required to be built before or at the same time as residential development.
2. When applied with the **General Commercial** zoning district:
- a. The following shall be considered Permitted Uses:
 - i. Multiple dwellings with no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of residential units allowed.
 - ii. Retail sales and services.
 - iii. Offices.
 - iv. Motels and hotels.
 - v. Sale of beer for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.
 - vi. Sale of liquor for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.
 - vii. Amusement and entertainment facilities.
 - viii. Minor home occupations as specified in KCC 17-26.
 - ix. Major Home Occupation 'C' as specified in KCC 17-26.
 - x. Private swimming pools as specified in KCC 17-31-9.
 - xi. Accessory uses and accessory buildings customarily appurtenant to a permitted use as specified in KCC 17-31-2.
 - b. Adequate commercial space within the project shall be provided. The final proportion of commercial square footage and residential square footage will be determined based on the specific characteristics of the project site and shall be approved by the City Council in a DA. Minimum guidelines for commercial space include:
 - i. Ground floor commercial is required on buildings which front arterial and collector streets.
 - ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be commercial space.
 - iii. Parking shall not be counted towards commercial space requirement.
 - c. As determined in a DA, commercial buildings may be required to be built before or at the same time as residential development.

ANALYSIS FOR JUNE 16TH MEETING:

At the June 2nd meeting the Commission asked for Staff to pursue the Overlay Zone designation. Staff have attached a draft of what that Overlay Zone would look like.

ANALYSIS FOR JULY 7TH MEETING:

The Planning Commission held a public hearing to receive comment on the proposed amendments. Please see the attached proposed Mixed-Use Overlay Zone. It reflects the changes that were suggested by the Planning Commission.

STAFF RECOMMENDATION:

Staff recommend that Council approve the proposed amendments to Chapter 7, Zone District Regulations in establishing a new Mixed-Use Overlay zone as proposed.

PROPOSED MOTION:

A motion to adopt all three proposed amendments (Chp. 4, Chp. 7 & Chp. 12) is identified in the Chapter 12 – Sports Courts staff report. Please refer to the Chapter 12 amendments for the motion language.

ATTACHMENTS:

A – Chapter 7.14 - Proposed Mixed-Use Overlay (MUO) Zone amendment.

9-7-14 – Mixed Use Overlay Zone (MUO)

A. Purpose.

The purpose of the Mixed Use Overlay (MUO) zoning district is to facilitate the integration of diverse but compatible uses with the goal of creating a community with more diverse development types providing a broader range in residential and commercial choices. Developers are encouraged to offer ownership potential such as a condominiums for both commercial and residential uses. The MUO zoning district shall be applied as an overlay zone in the R-1, GC, VC, and LI zoning district where specifically approved. The uses permitted in the underlying zoning district shall be a priority.

The overlay zone is intended to supplement the standards of the underlying zoning district and shall not replace the underlying zoning designation. All permitted uses, dimensional standards, and development requirements of the underlying zoning district shall remain applicable unless expressly modified by the overlay zone. Where the overlay zone establishes specific additional standards, those standards shall apply in addition to the underlying zone requirements. In all other respects, the underlying zoning district shall govern.

The flexibility in use provided by this zone should help promote "live, work, and play" opportunities within the Town while creating an appropriate transition from surrounding development. A mixed use project can utilize 'horizontal mixed use where commercial, office and residential uses are designed as a single project yet constructed in phases for separate and distinct building footprints. A mixed use project may also employ 'vertical' design strategies where commercial, clean industrial, office and residential uses are designed as a single project and constructed within the same footprint.

B. Allowed Uses.

The allowed uses within a project are as follows:

1. When applied in the R-1 zoning district:
 - a. The following shall be considered Permitted Uses:
 - i. Multiple-family dwellings, but where the R-1 zone limits the number of dwellings to no more than one (1) dwelling per fourteen thousand five hundred (14,500) square feet of property, the MUO Zone has no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of allowable units.
 - ii. Offices.
 - iii. Retail sales and services.
 - iv. Full-service restaurant, limited-service restaurant, beer-only restaurant, banquet or reception center.
 - v. Amusement and entertainment facilities.
 - vi. Motels or hotels.
 - b. Adequate commercial space within the project shall be provided. The final proportion of

commercial square footage and residential square footage will be determined based on specific characteristics of the project site and shall be approved by the Town Council in a development agreement. Minimum guidelines for commercial space include:

- i. Ground floor commercial is required on buildings which front arterial and collector streets.
 - ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be commercial space.
 - iii. Parking shall not be counted towards commercial space requirement.
- c. As determined by the development agreement, commercial buildings may be required to be built before or at the same time as residential development.
2. When applied with the GC and VC zoning districts:
- a. The following shall be considered Permitted Uses:
 - i. Multiple dwellings with no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of residential units allowed.
 - ii. Retail sales and services.
 - iii. Offices.
 - iv. Motels and hotels.
 - v. Full-service restaurant, limited-service restaurant, banquet or reception center.
 - vi. Amusement and entertainment facilities.
 - vii. Home Occupation
 - viii. Private swimming pools
 - ix. Accessory uses and accessory buildings customarily appurtenant to a permitted use.
 - b. Adequate commercial space within the project shall be provided. The final proportion of commercial square footage and residential square footage will be determined based on the specific characteristics of the project site and shall be approved by the Town Council in a development agreement.

Minimum guidelines for commercial space include:

- i. Ground floor commercial is required on buildings which front arterial and collector streets.
 - ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be commercial space.
 - iii. Parking shall not be counted towards commercial space requirement.
- c. As determined in a DEVELOPMENT AGREEMENT, commercial buildings may be required to be built before or at the same time as residential development.
3. When applied with the LI zoning district:
- a. The uses allowed within the underlying zone and the following shall be considered Permitted Uses:
 - i. Multiple dwellings. No maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of units allowed.
 - ii. Light industry.

- iii. Retail sales and services.
 - iv. Offices.
 - v. Amusement and entertainment facilities.
 - vi. Home Occupation
 - vii. Private swimming pools and all appropriate amenities.
 - viii. Accessory uses and accessory buildings customarily appurtenant to a permitted use.
- b. Adequate light industrial and/or commercial space within the project shall be provided. The final proportion of light industrial or commercial square footage and residential square footage will be determined based on the specific characteristics of the project site and shall be approved by the Town Council in a development agreement. Minimum guidelines for commercial space include:
- i. Ground floor commercial is required on buildings which front arterial and collector streets.
 - ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be for clean/light industrial space or commercial space.
 - iii. Parking shall not be counted towards commercial space requirement.
- c. Phasing shall be determined by the Development Agreement but generally required commercial space will be constructed before or at the time as residential space.

C. Prohibited Uses.

To be applied to all underlying zoning districts: Unless expressly permitted, all other uses that are incompatible with this purpose of this Chapter, including short term rentals (occupancy of residential unit for less than 30 days), public utility substations not owned by the Town and storage units are not allowed. Detached, single-family dwellings are not allowed. Sexually oriented businesses are prohibited in an MUO.

D. Height Regulation.

1. The following shall apply in lieu of the height restrictions of the underlying zoning district.
 - a. The main floor of any building fronting an arterial or collector street shall have a minimum ceiling height of twelve feet (12').
 - b. No building which is exclusively or primarily for residential use shall exceed thirty-five feet (35') in height, subject to the following exceptions:
 - i. Any portion of a building within fifty feet (50') of a residential dwelling shall not exceed thirty feet (30') in height excepting if there is a public road between the residential district and the building.
 - ii. No accessory building, including any detached accessory dwelling shall exceed the height of the main dwellings(s) on the property.
 - iii. No main building shall be less than thirteen feet (13') in height.
 - iv. No accessory building shall be less than ten feet (10') in height.
 - v. Buildings which are exclusively used for commercial purposes shall not exceed four (4) stories and shall not exceed fifty feet (50') in height.

E. Area, Lot Coverage, and Yard Requirement.

1. The lot and yard requirements shall be those of the underlying zoning district. However, variations to setbacks may be determined through the DEVELOPMENT AGREEMENT. Generally, setbacks are to be determined based on the use of the building.
2. Commercial buildings shall have the setbacks set forth in the GC or VC zone.
3. Industrial buildings shall have the setbacks required in the LI zone.
4. Flag lots are not permitted.
5. Minimum Area for this zone is 1 acre.

F. Development Standards. Please review 9-12 of the LMC for the Development Standards and Guidelines.

G. Project Evaluation / Review Process.

- a. All applications and project proposals to include a property within the MU zone shall be submitted with information and a written narrative indicating compatibility with:
 1. Brian Head General Plan.
 2. The Brian Head Zoning Ordinances.
 3. The purpose of the MUO Zone.
 4. Sound planning practices.
 5. Surrounding land-uses.
 6. All other Town-approved studies and plans.
- b. Submittal Requirements - See 9-4-1(B)5



BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM: LAND MANAGEMENT CODE AMENDMENT – CHAPTER 4 SUBMITTALS – 9-4-1(B)5 MIXED-USE OVERLAY ZONES.

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: July 14, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

The Council will consider an ordinance amending the Land Management Code. Chapter 4 Submittals. This is two of three amendments to the Land Management Code in which one ordinance will be adopted for the three amendments.

The Planning Commission held a public hearing during their July 7, 2026, meeting to receive public comments on the proposed amendment to Chapter 4 Submittals 1(B)(5) and hereby submits their recommendation of approval of The proposed LMC change for Submittal Requirements as presented.

BACKGROUND:

Rather than include this in the new Mixed-Use Overlay Zone (9-7-14), the Planning commission recommended that this be identified in Chapter 4, Submittal Requirements.

STAFF RECOMMENDATION:

It is Staff's recommendation that Council adopt the proposed amendments as presented.

ATTACHMENTS:

A – Chapter 4.1(B)5: Submittal Requirements for Mixed-Use Overlay Zone Proposed Amendments

9-4-1 Submittal Requirements

B. Land Use Application Type and Requirements

5. Mixed-Use Overlay Zone

a. Land Use Authority: Town Council

- b. Submittal Requirements: All projects within the MUO zone shall be approved through a Development Agreement (DEVELOPMENT AGREEMENT) with sufficient project details to show compatibility by providing at a minimum:

1. Title Report.
2. A site plan, Including Preliminary Topography and Proposed Retaining Walls
3. A landscape plan.
4. An amenities plan.
5. Conceptual building elevations and design schemes.
6. Streetscape and building setback diagrams.
7. A traffic study as required by the Public Works Department.
8. A circulation plan and parking study as required by the Public Works Department, justifying the amount of off-street parking being provided if shared parking or parking reduction are proposed.
9. The number, unit types, and general land use categories of building square footage proposed in the mixed use project shall be specified and enumerated in the site and concept plans and shall accompany a proposed Development Agreement.
10. The Town may deny any zone map amendment or development proposal that does not comply with any of these criteria.



BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM: LAND MANAGEMENT CODE AMENDMENT - CHAPTER 12.21 ESTABLISHING SPORTS COURTS

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: July 14, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

The Council will consider an ordinance amending the Land Management Code, Chapter 12, establishing Sports Courts. This is the third of three proposed amendments to the Land Management Code.

The Planning Commission directed Staff to pursue a Sports Court provision in the Land Management Code in Chapter 12. Attached is the proposed amendment for Sports Courts.

BACKGROUND:

Staff researched the LMC with regards to sports courts, fencing, etc. and found that there is no existing section identified in the LMC.

The Planning Commission held a public hearing to receive comments during their July 7th commission meeting and has forwarded a recommendation of approval that would establish requirements for Sports Courts onto the Town Council for their consideration and adoption.

ANALYSIS:

The LMC recommends that fencing be minimized on lots, and they prohibit the use of chain link fence. Fencing is allowed within the setbacks, however, the Planning Commission felt that a chain link fence with different colors of rubber coating would be appropriate for sports courts. It appears this would meet code as the prohibition to use chain link was to avoid the silver, metallic color. Lighting restrictions are already addressed in Chapter 12 of the LMC.

STAFF RECOMMENDATION:

It is Staff's recommendation that the Town Council approve this amendment to the LMC.

PROPOSED MOTION:

Options: Approve as presented, approve with modifications (please be specific with changes), deny the request, table for further information.

Proposed Motion: *I move to adopt ordinance No. 26-012, amending the Land Management Code, Chapter 7.14 Mixed-Use Overlay (MUO) Zone; Chapter 4.B(5) Submittal Requirements for Mixed-Use Overlay Zones; and Chapter 12.21 Sports Court as presented.*

ATTACHMENTS:

- A - Revised Proposed 9-12-21 Sports Court addition to the LMC
- B - Ordinance No. 26-012 - LMC Amendments for Chapters 7, 4, & 12

Addition to the LMC

9-12-21 Sports Courts:

Outdoor recreation is encouraged in Brian Head. Outdoor sport activities are permitted, provided that airborne balls and other objects are retained within property setbacks to minimize impact on adjoining neighbors. Retention shall be achieved via retaining walls or fencing, not to exceed 10 feet in height, constructed with a non-reflective matte finish that blends with the residence and natural environment. Designs must account for extreme weather and site conditions, including wind, drainage, seasonal snow drift, and snow creep. Sections of retention devices may be seasonally removable when not in use.

It is the intention of the Town of Brian Head to allow Sports Courts with the following guidelines:

A. Design Guidelines:

- 1. Fencing Material Guidelines - Neutral Colors, non-reflective or matte finish per the LMC.**
 - a. Chain Link is allowed for the Fencing on a sports court as long as it has a non-reflective matte finish.
 - b. Fencing should be consistent for the sport being considered.
 - c. Fencing shall be well maintained to keep the integrity thereof and to keep it from becoming a nuisance.
- 2. Lighting for courts should abide by the lighting standards in 9-12-6 of the LMC.**
- 3. Placement – Courts and the associated fencing and lighting may be placed in the setback area of the associated lot with the following restriction:**
 - a. Maximum encroachment into the property setbacks will be one half of the setback requirement.
 - b. It may not be placed in the view corridor of a lot adjacent to the street that would inhibit the view of traffic as it approaches a corner or driveway.
 - c. Lighting shall be faced away from oncoming traffic so that it does not interfere with safe driving at night.

B. The required undisturbed area required for the property will be maintained.



ORDINANCE NO. 26-__

AN ORDINANCE AMENDING BRIAN HEAD TOWN CODE, TITLE 9, LAND MANAGEMENT CODE; CHAPTER 7 ZONE DISTRICT REGULATIONS ESTABLISHING 7.14 MIXED-USE OVERLAY ZONE; CHAPTER 4.B(5) SUBMITTAL REQUIREMENTS FOR MIXED-USE OVERLAY ZONES; AND CHAPTER 12 DESIGN STANDARDS, ESTABLISHING 12.21 SPORTS COURTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Brian Head Town has identified a need to amend the Brian Head Land Management Code to regulate land use within the Town limits of Brian Head, Utah; and,

WHEREAS, the Council desires to establish a new zone; Mixed-Use Overlay to create more diverse development types by providing a broader range in residential and commercial choices; and

WHEREAS, the Council recognizes the importance of outdoor recreation in Brian Head, the council desires to establish regulations for sports courts; and

WHEREAS, the Brian Head Planning Commission held a public hearing on July 7, 2026, giving at least ten (10) days' notice before the public hearing to receive public comment. The Planning Commission forwarded their recommendation of approval for the Brian Head Land Management Code, Chapters 4, 7 and 12 to the Brian Head Town Council for their consideration and adoption; and

WHEREAS, the Brian Head Town Council held a public meeting on July 7, 2026, giving a minimum of a 24-hour notice to the public; and,

WHEREAS, it is in the best interests of Brian Head Town and the health, safety, and general welfare of its citizens to adopt this Ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF BRIAN HEAD, UTAH, COUNTY OF IRON, STATE OF UTAH, AS FOLLOWS:

Section 1. The Brian Head Land Management Code is hereby amended and incorporated herein by reference as Title 9, Chapters 4 Submittal Requirements B 7-14 Zone District Regulations, Aspen Meadows Mountain Zone is identified in **Attachment "A"**. All changes are identified in red font.

Section 2. **Effective Date.** This Ordinance shall take effect upon its passage by a majority vote of the Brian Head Town Council. Upon this Ordinance being adopted by the Brian Head Town Council of Iron County, Utah. All provisions of this Ordinance shall be incorporated into Title 9 of the Brian Head Town Code.

Section 3. Conflict. To the extent of any conflict between other Town, County, State, or Federal laws, ordinances, or regulations and this Ordinance, the more restrictive is deemed to be controlling.

Section 4. Severability Clause. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Repealer. All provisions of the Brian Head Town Code that are inconsistent with the expressed terms of this Ordinance shall be repealed.

PASSED AND ADOPTED BY THE BRIAN HEAD TOWN COUNCIL OF IRON COUNTY, UTAH this ____ day of July 2026, with the following vote.

TOWN COUNCIL VOTE:

Mayor Clayton Calloway	Yes____	No____
Council Member Martin Tidwell	Yes____	No____
Council Member Logan Cruz	Yes____	No____
Council Member Larry Freeberg	Yes____	No____
Council Member Duane Nyen	Yes____	No____

BRIAN HEAD TOWN COUNCIL

By: _____
Clayton Calloway, Mayor

ATTEST:

Nancy Leigh, Town Clerk

(SEAL)

CERTIFICATE OF PASSAGE AND POSTING

I hereby certify that the above Ordinance is a true and accurate copy, including all attachments, of the Ordinance passed by the Town Council on the ____ day of July 2026, and have posted a copy of the ordinance on the Public Meeting Notice Website and on the Town website: brianheadtown.utah.gov as per UCA 63-30-102.

Nancy Leigh, Town Clerk

ATTACHMENT “A”
Land Management Code Amendments identified in Red Font
Chapter 7 (Zone District Regulations) Mixed-Use Overlay Zone
Chapter 4 (Submittals) Mixed-Use Overlay
Chapter 12 (Design Standards) – Sports Courts
July 14, 2026

CHAPTER 7 - ZONE DISTRICT REGULATIONS

9-7-14: MIXED-USE OVERLAY (MUO) ZONE

A. Purpose.

The purpose of the Mixed-Use Overlay (MUO) zoning district is to facilitate the integration of diverse but compatible uses with the goal of creating a community with more diverse development types providing a broader range in residential and commercial choices. Developers are encouraged to offer ownership potential such as a condominiums for both commercial and residential uses. The MUO zoning district shall be applied as an overlay zone in the R-1, GC, VC, and LI zoning district where specifically approved. The uses permitted in the underlying zoning district shall be a priority.

The overlay zone is intended to supplement the standards of the underlying zoning district and shall not replace the underlying zoning designation. All permitted uses, dimensional standards, and development requirements of the underlying zoning district shall remain applicable unless expressly modified by the overlay zone. Where the overlay zone establishes specific additional standards, those standards shall apply in addition to the underlying zone requirements. In all other respects, the underlying zoning district shall govern.

The flexibility in use provided by this zone should help promote "live, work, and play" opportunities within the Town while creating an appropriate transition from surrounding development. A mixed-use project can utilize 'horizontal mixed use where commercial, office and residential uses are designed as a single project yet constructed in phases for separate and distinct building footprints. A mixed-use project may also employ 'vertical' design strategies where commercial, clean industrial, office and residential uses are designed as a single project and constructed within the same footprint.

B. Allowed Uses.

The allowed uses within a project are as follows:

1. When applied in the R-1 zoning district:
 - a. The following shall be considered Permitted Uses:
 - i. Multiple-family dwellings, but where the R-1 zone limits the number of dwellings to no more than one (1) dwelling per fourteen thousand five hundred (14,500) square feet of property, the MUO Zone has no maximum residential density prescribed. Instead building form, height,

site envelope, yards, open space standards and parking ratios will determine the number of allowable units.

- ii. Offices.
- iii. Retail sales and services.
- iv. Full-service restaurant, limited-service restaurant, banquet or reception center.
- v. Amusement and entertainment facilities.
- vi. Motels or hotels.

b. Adequate commercial space within the project shall be provided. The final proportion of commercial square footage and residential square footage will be determined based on specific characteristics of the project site and shall be approved by the Town Council in a development agreement. Minimum guidelines for commercial space include:

- i. Ground floor commercial is required on buildings which front arterial and collector streets.
- ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be commercial space.
- iii. Parking shall not be counted towards commercial space requirement.

c. As determined by the development agreement, commercial buildings may be required to be built before or at the same time as residential development.

2. When applied with the GC and VC zoning districts:

a. The following shall be considered Permitted Uses:

- i. Multiple dwellings with no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of residential units allowed.
- ii. Retail sales and services.
- iii. Offices.
- iv. Motels and hotels.
- v. Restaurants, banquet or reception center.
- vi. Amusement and entertainment facilities.
- vii. Home Occupation
- viii. Private swimming pools
- ix. Accessory uses and accessory buildings customarily appurtenant to a permitted use.

b. Adequate commercial space within the project shall be provided. The final proportion of commercial square footage and residential square footage will be determined based on the specific characteristics of the project site and shall be approved by the Town Council in a development agreement.

Minimum guidelines for commercial space include:

- i. Ground floor commercial is required on buildings which front arterial and collector streets.
- ii. A minimum of thirty percent (30%) of the combined total of the square footage

- for all buildings in the project shall be commercial space.
- iii. Parking shall not be counted towards commercial space requirement.

c. As determined in a Development Agreement, commercial buildings may be required to be built before or at the same time as residential development.

3. When applied with the LI zoning district:

a. The uses allowed within the underlying zone and the following shall be considered Permitted Uses:

- i. Multiple dwellings. No maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of units allowed.
- ii. Light industry.
- iii. Retail sales and services.
- iv. Offices.
- v. Amusement and entertainment facilities.
- vi. Home Occupation
- vii. Private swimming pools and all appropriate amenities.
- viii. Accessory uses and accessory buildings customarily appurtenant to a permitted use.

b. Adequate light industrial and/or commercial space within the project shall be provided. The final proportion of light industrial or commercial square footage and residential square footage will be determined based on the specific characteristics of the project site and shall be approved by the Town Council in a development agreement. Minimum guidelines for commercial space include:

- i. Ground floor commercial is required on buildings which front arterial and collector streets.
- ii. A minimum of thirty percent (30%) of the combined total of the square footage for all buildings in the project shall be for clean/light industrial space or commercial space.
- iii. Parking shall not be counted towards commercial space requirement.
- iv. Phasing shall be determined by the Development Agreement but generally required commercial space will be constructed before or at the time as residential space.

C. Prohibited Uses.

To be applied to all underlying zoning districts: Unless expressly permitted, all other uses that are incompatible with this purpose of this Chapter, including short-term rentals (occupancy of residential unit for less than 30 days), public utility substations not owned by the Town and storage units are not allowed. Detached, single-family dwellings are not allowed. Sexually Oriented Businesses are prohibited in a Mixed-Use Overlay (MUO).

D. Height Regulation.

1. The following shall apply in lieu of the height restrictions of the underlying zoning district.

- a. The main floor of any building fronting an arterial or collector street shall have a minimum ceiling height of twelve feet (12').
- b. No building which is exclusively or primarily for residential use shall exceed thirty-five feet (35') in height, subject to the following exceptions:
 - i. Any portion of a building within fifty feet (50') of a residential dwelling shall not exceed thirty feet (30') in height excepting if there is a public road between the residential district and the building.
 - ii. No accessory building, including any detached accessory dwelling shall exceed the height of the main dwellings(s) on the property.
 - iii. No main building shall be less than thirteen feet (13') in height.
 - iv. No accessory building shall be less than ten feet (10') in height.
 - i. Buildings which are exclusively used for commercial purposes shall not exceed four (4) stories and shall not exceed fifty feet (50') in height.

E. Area, Lot Coverage, and Yard Requirement.

1. The lot and yard requirements shall be those of the underlying zoning district. However, variations to setbacks may be determined through the DEVELOPMENT AGREEMENT. Generally, setbacks are to be determined based on the use of the building.
2. Commercial buildings shall have the setbacks set forth in the GC or VC zone.
3. Industrial buildings shall have the setbacks required in the LI zone.
4. Flag lots are not permitted.
5. Minimum Area for this zone is 1 acre.

F. Development Standards. Please review 9-12 of the LMC for the Development Standards and Guidelines.

G. Project Evaluation / Review Process.

1. All applications and project proposals to include a property within the MU zone shall be submitted with information and a written narrative indicating compatibility with:
 - a. Brian Head General Plan.
 - b. The Brian Head Zoning Ordinances.
 - c. The purpose of the Mixed-Use Overlay (MUO) Zone.
 - d. Sound planning practices.
 - e. Surrounding land-uses.
 - f. All other Town-approved studies and plans.
2. Submittal Requirements - See 9-4-1(B)5 of this Title.

CHAPTER 4 – SUBMITTAL REQUIREMENTS

B. Land Use Application Type and Requirements

1. General Plan Amendment
 - a. Land Use Authority: Town Council
 - b. Submittal Requirements:
 - i. Application Form & Fees
2. Zone Amendment
 - a. Land Use Authority: Town Council
 - b. Submittal Requirements:
 - i. Application Form & Fees
 - ii. Referral Packet
3. Conditional Use Permit
 - a. Land Use Authority: Planning Commission
 - b. Submittal Requirements:
 - i. Application Form & Fees
 - ii. Existing Conditions Map
 - iii. Development Report
 - iv. Referral Packet Site Plan
4. Horse Boarding Permit
 - a. Land Use Authority: Planning and Zoning Department
 - b. Submittal Requirements:
 - i. Application Form & Fees
 - ii. Animal Information for Public Safety
5. Mixed-Use Overlay Zone
 - a. Land Use Authority: Town Council
 - b. Submittal Requirements: All projects within the Mixed-Use Overlay zone shall be approved through Development Agreement with sufficient project details to show compatibility by providing at a minimum.
 - i. Title Report
 - ii. A site plan, including preliminary topography and proposed retaining walls.
 - iii. Site plan, including preliminary topography and proposed retaining walls.
 - iv. Landscape plan
 - v. Amenities plan
 - vi. Conceptual building elevations and design schemes
 - vii. Streetscape and building setback diagrams
 - viii. Traffic study as required by the Public Works Department
 - ix. Circulation plan and parking study as required by the Public Works Department, justifying the amount of off-street parking provided if shared parking or parking reduction are proposed.
 - x. Number, unit types, and general land use categories of building square footage proposed in the mixed-use project shall be specified and enumerated in the site and concept plans and shall accompany a proposed Development Agreement.

CHAPTER 12 – DESIGN STANDARDS FOR CONSTRUCTION & DEVELOPMENT

9-12-21: SPORTS COURTS:

Outdoor recreation is encouraged in Brian Head. Outdoor sport activities are permitted, provided that airborne balls and other objects are retained within property setbacks to minimize impact on adjoining neighbors. Retention shall be achieved via retaining walls or fencing, not to exceed 10 feet in height, constructed with a non-reflective matte finish that blends with the residence and natural environment. Designs must account for extreme weather and site conditions, including wind, drainage, seasonal snow drift, and snow creep. Sections of retention devices may be seasonally removable when not in use.

It is the intention of the Town of Brian Head to allow Sports Courts with the following guidelines:

A. Design Guidelines:

1. Fencing Material Guidelines - Neutral Colors, non-reflective or matte finish per the LMC.
 - a. Chain Link is allowed for the Fencing on a sports court as long as it has a non-reflective matte finish.
 - b. Fencing should be consistent for the sport being considered.
 - c. Fencing shall be well maintained to keep the integrity thereof and to keep it from becoming a nuisance.
2. Lighting for courts should abide by the lighting standards in 9-12-6 of the LMC.
3. Placement – Courts and the associated fencing and lighting may be placed in the setback area of the associated lot with the following restriction:
 - a. Maximum encroachment into the property setbacks will be one half of the setback requirement.
 - b. It may not be placed in the view corridor of a lot adjacent to the street that would inhibit the view of traffic as it approaches a corner or driveway.
 - c. Lighting shall be faced away from oncoming traffic so that it does not interfere with safe driving at night.

B. The required undisturbed area required for the property will be maintained.