



ORDINANCE NO. 26-011

AN ORDINANCE AMENDING BRIAN HEAD TOWN CODE, TITLE 9, LAND MANAGEMENT CODE, CHAPTER 7-4. ZONE DISTRICT REGULATIONS FOR THE GENERAL COMMERCIAL ZONE 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, it was determined that an allowance for residential dwellings within a commercial building for employer/employee housing only would benefit the Town and support the workforce; and

WHEREAS, the Brian Head Planning Commission held a public hearing on June 16, 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, Chapter 7-4, Zone District Regulations to the Brian Head Town Council for their consideration and adoption; and

WHEREAS, the Brian Head Town Council held a public meeting on June 23, 2026, to receive the Planning Commission's recommendation and consider an ordinance; 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, Chapter 7-4 Zone District Regulations, General Commercial Zone is identified below. All changes are identified in red font.

Town Code Title 9 - Land Management Code - Chapter 7 - Zone District Regulations

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:



BRIAN HEAD

Residential dwellings within Commercial building envelope for owner/employee housing only.

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.

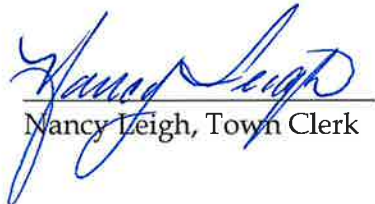
PASSED AND ADOPTED BY THE BRIAN HEAD TOWN COUNCIL OF IRON COUNTY, UTAH this 23rd day of June 2026, with the following vote.

TOWN COUNCIL VOTE:

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

BRIAN HEAD TOWN COUNCIL

ATTEST:


Nancy Leigh, Town Clerk




Clayton Calloway, Mayor

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 23rd day of June 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