



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission

Town Hall - 56 North Highway 143 - Brian Head, UT 84719

Zoom Meetings ([Click Here](#))

Zoom Meeting ID# 871 3928 1992

TUESDAY, DECEMBER 2, 2025 @ 1:00 PM

AGENDA

A. CALL TO ORDER 1:00PM

B. PLEDGE OF ALLEGIANCE

C. DISCLOSURES

D. APPROVAL OF THE MINUTES

November 4, 2025 Planning Commission Meeting

E. PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items

F. AGENDA ITEMS:

1. PUBLIC HEARING - Consideration of a Preliminary Plat Approval – Unplugged Phase 2
- Greg Sant, Planning and Building Administrator.

2. PRELIMINARY PLAT APPROVAL – Unplugged Phase 2 – Greg Sant, Planning and Building Administrator.

3. DISCUSSION ITEM – RESIDENTIAL ZONE DESIGNATIONS - Greg Sant, Planning and Building Administrator

4. 2026 PLANNING COMMISSION MEETING SCHEDULE – Greg Sant, Planning and Building Administrator.

G. ADJOURNMENT

Date: December 2, 2025

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 Council may participate by means of a telephonic or telecommunications conference. 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 in two public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall and Post Office, and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Ciera Claridge, Deputy Clerk



November 10, 2025

Dear Property Owner:

An application has been received by Brian Head Town requesting a Preliminary Plat Approval at 151 E Steam Engine in Brian Head. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed Preliminary Plat may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed Preliminary Plat may submit written comments to the Brian Head Town Clerk at cclaridge@bhtown.utah.gov no later than December 1, 2025, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Hearing at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on December 2, 2025, at 1:00 p.m. to review the Preliminary Plat.

If you have any questions or need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

Brian Head Town

Greg Sant
Planning and Building Administrator

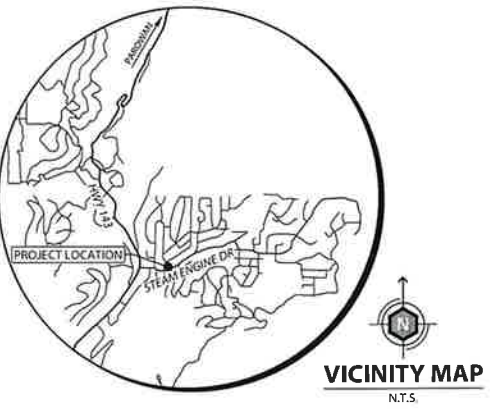
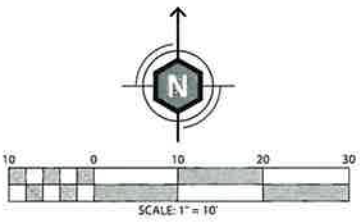
 BRIAN HEAD

Enclosure

CONCEPT PLAN
UNPLUG RESORT P.U.D.

LOT 3, BLOCK A, SKI HAVEN CHALETS

WITHIN THE SE ¼ OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
BRIAN HEAD, IRON COUNTY, UTAH



**WATSON
ENGINEERING
COMPANY, INC.**

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co

NOTES

1. SITE INFORMATION:
 - 1.1. OWNER: F & C VENTURES, LLC
 - 1.2. APN #: A-1145-0000-000A-03
 - 1.3. ACC #: 0109832
2. SITE ZONING: R-3 MULTI-FAMILY RESIDENTIAL, HIGH DENSITY RESIDENTIAL
 - 2.1. SETBACKS:
 - 2.1.1. FRONT: 25 MIN
 - 2.1.2. SIDE: 20 MIN
 - 2.1.3. REAR: 20 MIN
 - 2.2. SITE DENSITY: 12 UNITS PER ACRE
 - 2.2.1. 6 UNITS ON 20,955.68 FT² (0.48 ACRES)
 - 2.3. BUILDING COVERAGE: 11.25% (2,357.10 FT²)
 - 2.4. SITE LANDSCAPING: 55.15% (11,557.59 FT²)
 - 2.5. UNDISTURBED AREA: 20.00% (4,191.14 FT²)
 - 2.6. PARKING: MULTI-FAMILY DWELLING UNIT NOT GREATER THAN 650 FT²; (1) PER DWELLING UNIT (BRIAN HEAD TOWN CODE 9-12-15)
 - 2.6.1. REQUIRED: (6) 360 FT² DWELLING UNITS = (6) PARKING SPACES
 - 2.6.2. PROVIDED: (8) 8 x 16 PARKING SPACES
3. SITE FLOOD ZONE: ZONE C - AREAS OF MINIMAL FLOODING. PER FIRM PANEL NUMBER 430073 0500 B, EFFECTIVE DATE OF 7-17-1986.
4. REFER TO THE SITE CONSTRUCTION FOR BRODY FAUSETT SMALL CABINS CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION (BY PLATT & PLATT, DATED JULY 2021)

LEGAL DESCRIPTION

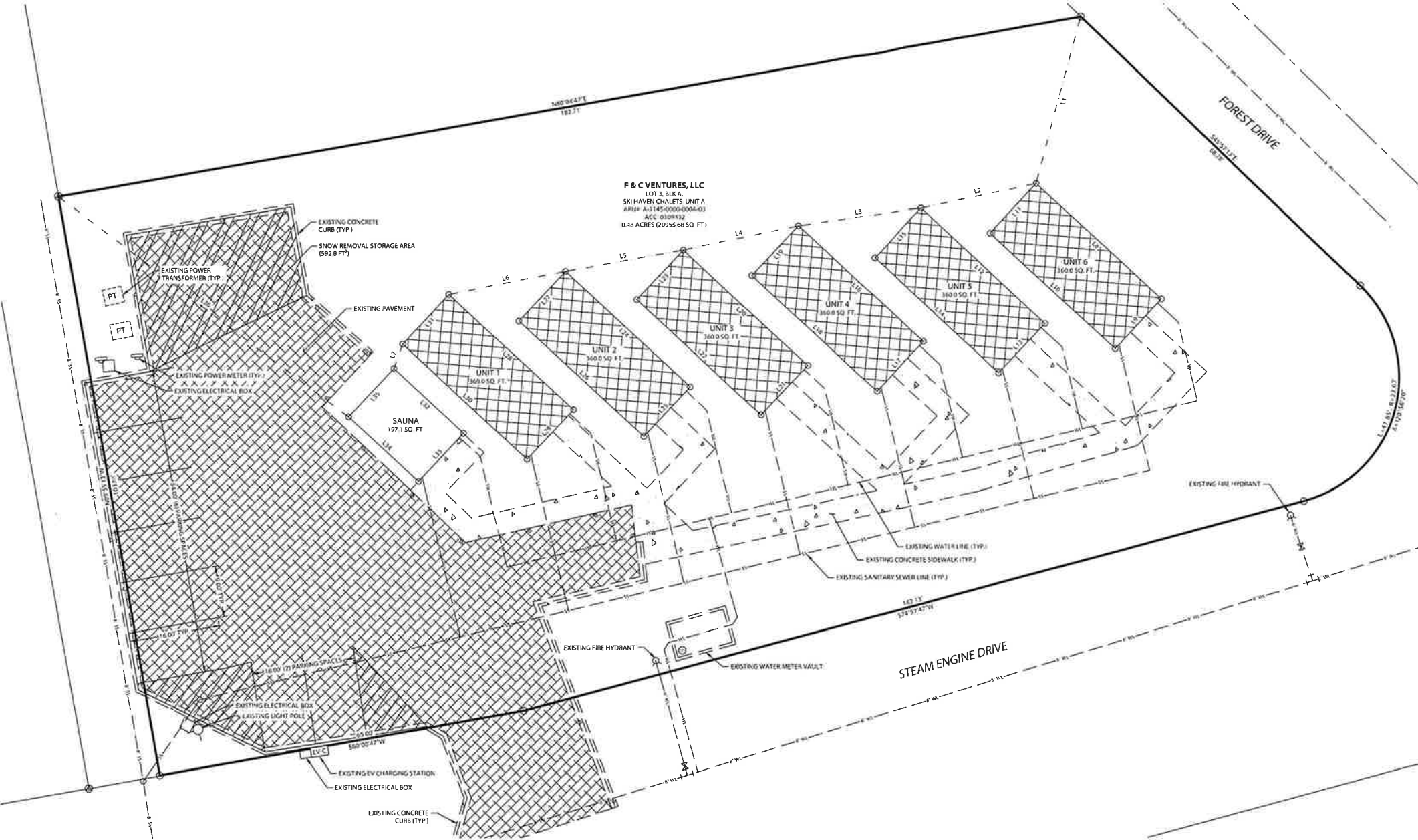
LOT 3, BLOCK A, SKI HAVEN CHALETS

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE, SIZE AS NOTED IF KNOWN
- EXISTING WATER LINE, SIZE AS NOTED IF KNOWN
- EXISTING PAVEMENT
- EXISTING SNOW REMOVAL AREA
- PRIVATE AREA
- COMMON AREA

LINE TABLE		
Line #	Length	Direction
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L36	64.22	S52° 32' 45.28"E



CONCEPT PLAN
UNPLUG RESORT P.U.D.

KENNY COX
WITHIN SEC. 1, T. 36 S., R. 9 W., S.L.M. - LOT 3, BLK A, SKI HAVEN CHALETS
151 E. STEAM ENGINE DRIVE, BRIAN HEAD, IRON COUNTY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
C. A. SWASEY

CHECKED BY:
T. G. WATSON

DATE:
August 11, 2025

SCALE:
1:10

WATSON PROJECT No.:
25-7774

FILE:
COX - BRIAN HEAD SURVEY DWG

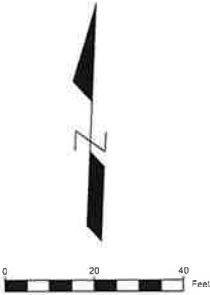
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TOTAL AREA	20,854 SF
BUILDINGS	2,160 SF
PAVEMENT	4,350 SF
SNOW STORAGE AREA	886 SF (20.4% OF PAVEMENT)
SIDEWALK AND CONCRETE	750 SF
UNDISTURBED AREA	13,695 SF (65.4%)
PARKING DESIGNED	7

LANDSCAPE PLAN FOR
BRODY FAUSETT SMALL CABINS
151 EAST STEAM ENGINE DRIVE
LOT 3, BLOCK A, SKI HAVEN SHALETS, UNIT A
SEC. 2, T36S. R9W., SLB&M

LEGEND

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— X —	EXISTING FIRE HYDRANT
— X —	EXISTING WATER VALVE
— SS —	EXISTING SEWER
⊗	EXISTING MANHOLE
8 SS	NEW 8-INCH SEWER MAIN
SS	NEW 6-INCH DIAMETER SEWER LATERAL
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—	EXISTING POWER POLE
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- 1 TYPICAL BUILDING, 12'x30'
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- 6 NEW PARKING LOT LIGHT
- 7 NEW 400 AMP POWER SERVICE - REFER TO ELECTRICAL PLANS FOR MORE DETAILS



LANDSCAPING NOTES

1. OWNER OR OWNER'S REPRESENTATIVE TO VERIFY THE FINAL LANDSCAPING DETAILS INCLUDING PLANT TYPES USED IN THE PROJECT.

LANDSCAPE LEGEND

- ⊙ EXISTING ASPEN TREE TO BE LEFT DURING CONSTRUCTION.
- ⊙ EXISTING PINE TREE TO BE LEFT DURING CONSTRUCTION.
- * NATURAL SHRUB OR GRASS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.84	22.67	120.92	S14° 27' 30"W	39.45



PROJECT/OWNER:

REVISION:

DESCRIPTION

ENGINEER:

PLATT & CIVIL ENGINEERS & SURVEYORS
195 N. 100 E., CEDAR CITY, UTAH 84720
phone 435-586-6151
fax 435-586-6567
DATE: JULY 2021
APPROVED: R.B. PLATT
DRAWN: C.J. WEAVER

SITE PLAN FOR
151 EAST STEAM ENGINE DRIVE
LOT 3, BLOCK A, SKI HAVEN CHALETS, UNIT A, BRIAN HEAD, UTAH
WITH SECTION 2, T.36S., R.11W., SLB&M

SCALE:
1" = 20"

SHEET:
4



ITEM: UNPLUGGED PRELIMINARY PLAT APPROVAL

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: December 2, 2025
TYPE OF ITEM: Legislative Action

SUMMARY:

On October 30, 2025 Staff received an application for a Final Plat for the Unplugged development. After reviewing the previous approvals given for this project it was determined that their original Preliminary Plat had expired and that a new Preliminary Plat would need to be approved by the Planning Commission before the Final Plat could be approved by Staff. The Planning Commission will review the Preliminary Plat to make sure it meets the standards of review in the Land Management Code (LMC).

BACKGROUND:

This is an unusual review as the project has already been approved once and has been built. Since the applicant kept ownership of all the units he did not need to record a Final Plat. Because he never applied for a Final Plat, the approval they got from Planning Commission previously has expired. The Preliminary Plat that has been submitted is the same Preliminary Plat that was approved in 2021.

ANALYSIS:

This project was previously reviewed by the Planning Commission in September 2020 and it was approved and built. The Standards for Review for a Preliminary Plat are found in the Land Management Code (LMC) in Title 9, Chapter 9, 3. Subdivision Process, C. Preliminary Plat (Staff remarks in **Bold**):

2. Standards For Review: The applicant shall demonstrate that:

- a. Compliance with the Town's General Plan and Ordinances. The proposed subdivision conforms to the Town's General Plan and other applicable master plans adopted by the Town; this title including the Design Standards found in chapter 12; Public Works Standards; and other relevant sections of the Town's Code. – **This parcel is zoned R-3, High Density Residential, and is designated on the General Plan as the same. The project meets the requirements of these designations.**
- b. Appropriate Use: The proposed uses for the property are appropriate to the zone district and the layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, and visual impacts. – **As it is designed and built, this project is appropriate and is responsive to the above constraints.**
- c. Public Services: Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, sanitation, electric, telecommunications, transit, snow storage area, police and fire protection, and recreation. If adequate services do not exist at the time of application, provisions or plans for expansion of

services are concurrent to the subdivision development. – **There are adequate public services to support this project. Project is hooked up to Town water and sewer. Furthermore, it is hooked up to power and gas and has snow storage and sanitation services on site.**

- i. Water: The proposed water source supplying the subdivision will be connected to the Town's water distribution system and has adequate supply, capacity, and the method of distribution will be designed to meet the requirements of the Town; (amd. ord. 15-004, 4-28-2015, , amd. ord. 24-014, 10-8-24)
- ii. Sewer and Sewer Treatment: Provisions have been made for a public sewer collection system that is connected to the Town's sewer system and meets Town requirements, including sufficient capacity for sewer treatment. (amd. ord.15-004, 4-28-2015, , amd. ord. 24-014, 10-8-24)
- d. Fire Protection: The proposed method for fire protection complies with this title and other regulations as applicable. (ord. 24-014, 10-8-24) – **Fire protection complies with Town standards and fire regulations.**

STAFF RECOMMENDATION:

Based on the Analysis of the Standards of Review and the fact that this project was already approved by the Planning Commission, Staff recommends that the Planning Commission approves this Preliminary Plat as submitted.

PROPOSED MOTION:

I move that we approve the Preliminary Plat for the Unplugged Subdivision based on the findings in the analysis of the Standards of Review outlined in this Staff Report.

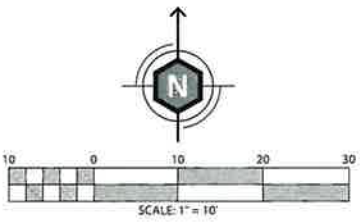
ATTACHMENTS:

- A – Original Preliminary Plat
- B – Current Concept Plan

CONCEPT PLAN
UNPLUG RESORT P.U.D.

LOT 3, BLOCK A, SKI HAVEN CHALETS

WITHIN THE SE ¼ OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
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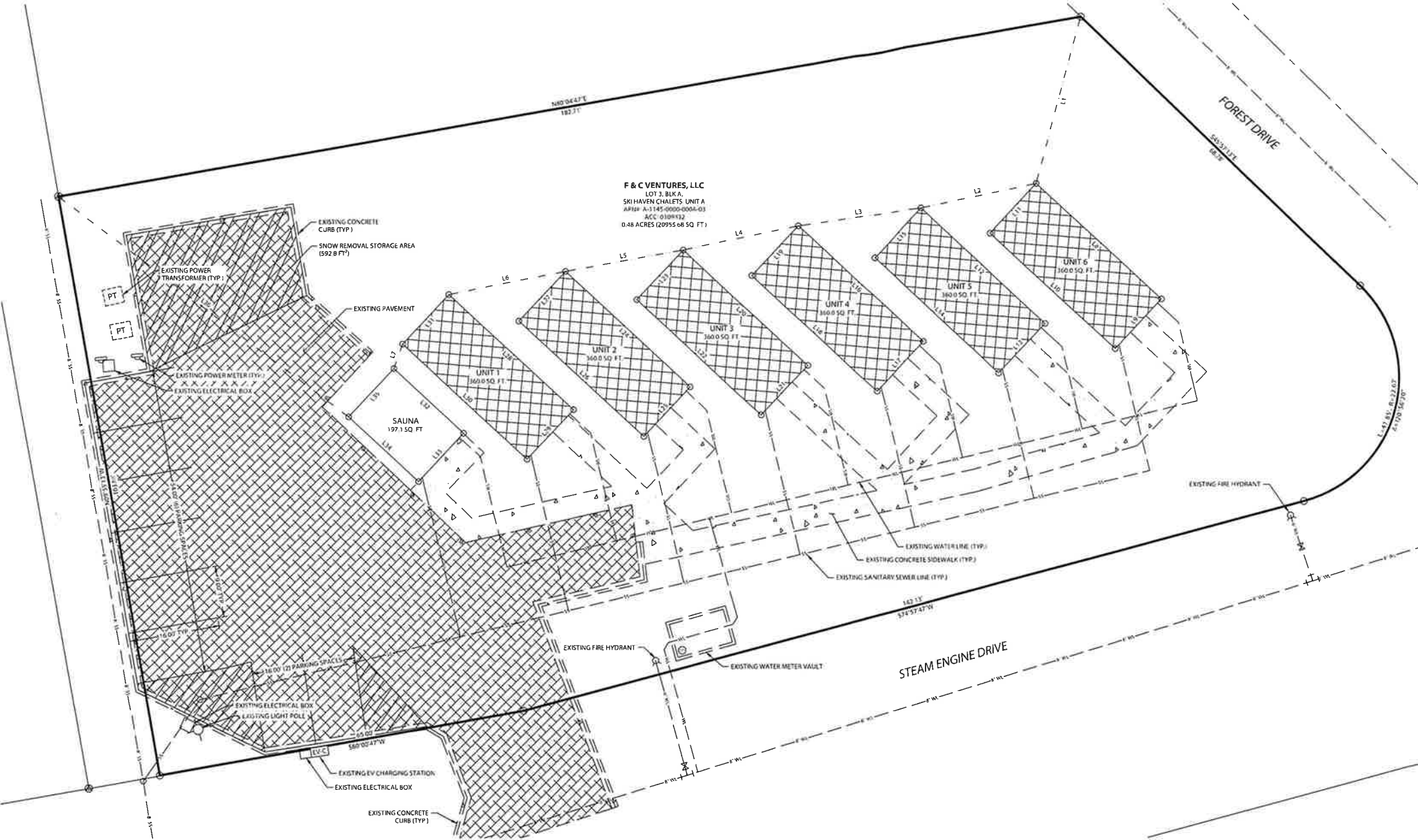
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C. A. SWASEY

CHECKED BY:
T. G. WATSON

DATE:
August 11, 2025

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25-7774

FILE:
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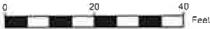
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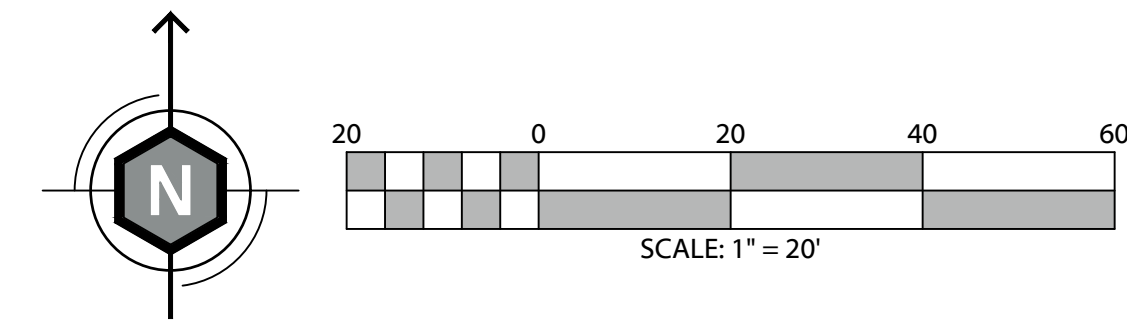
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PLATT & CIVIL ENGINEERS & SURVEYORS
195 N. 100 E., CEDAR CITY, UTAH 84720
phone 435-586-6151
fax 435-586-6567
DATE: JULY 2021
APPROVED: R.B. PLATT
DRAWN: C.J. WEAVER

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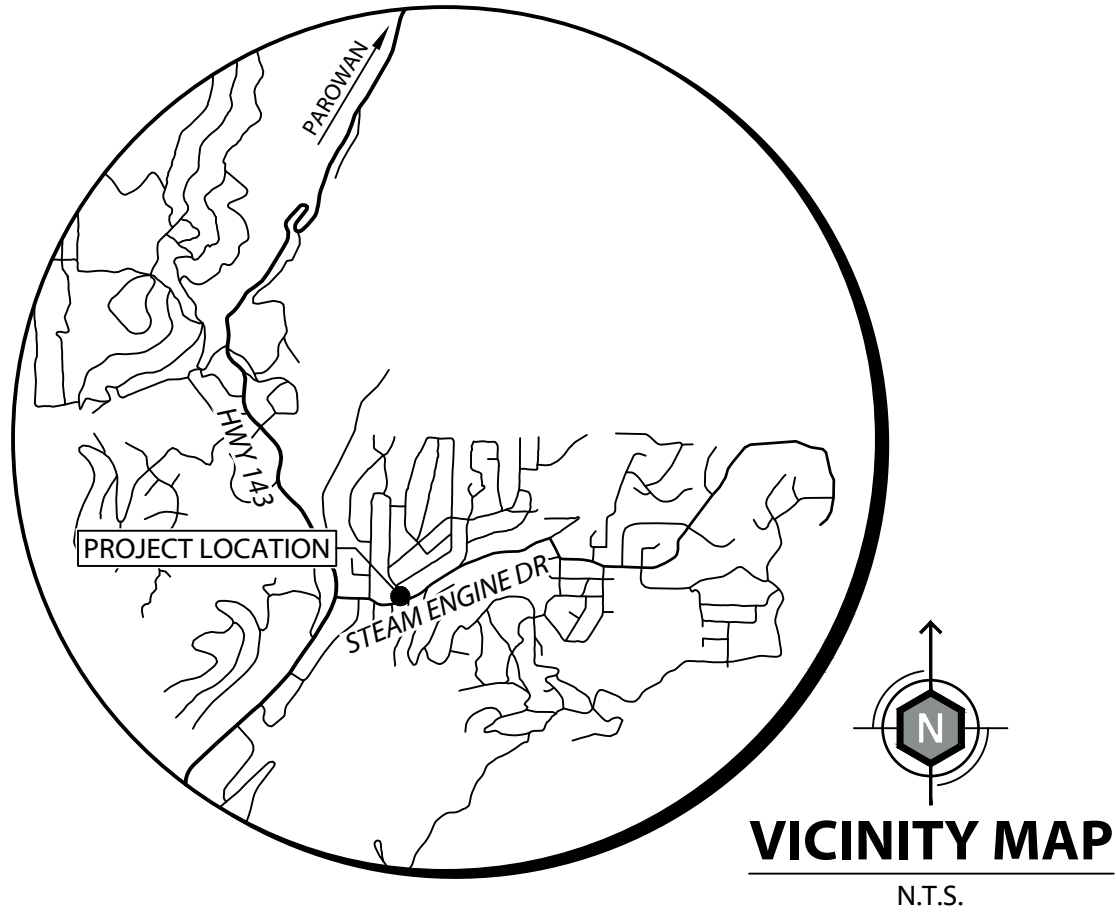
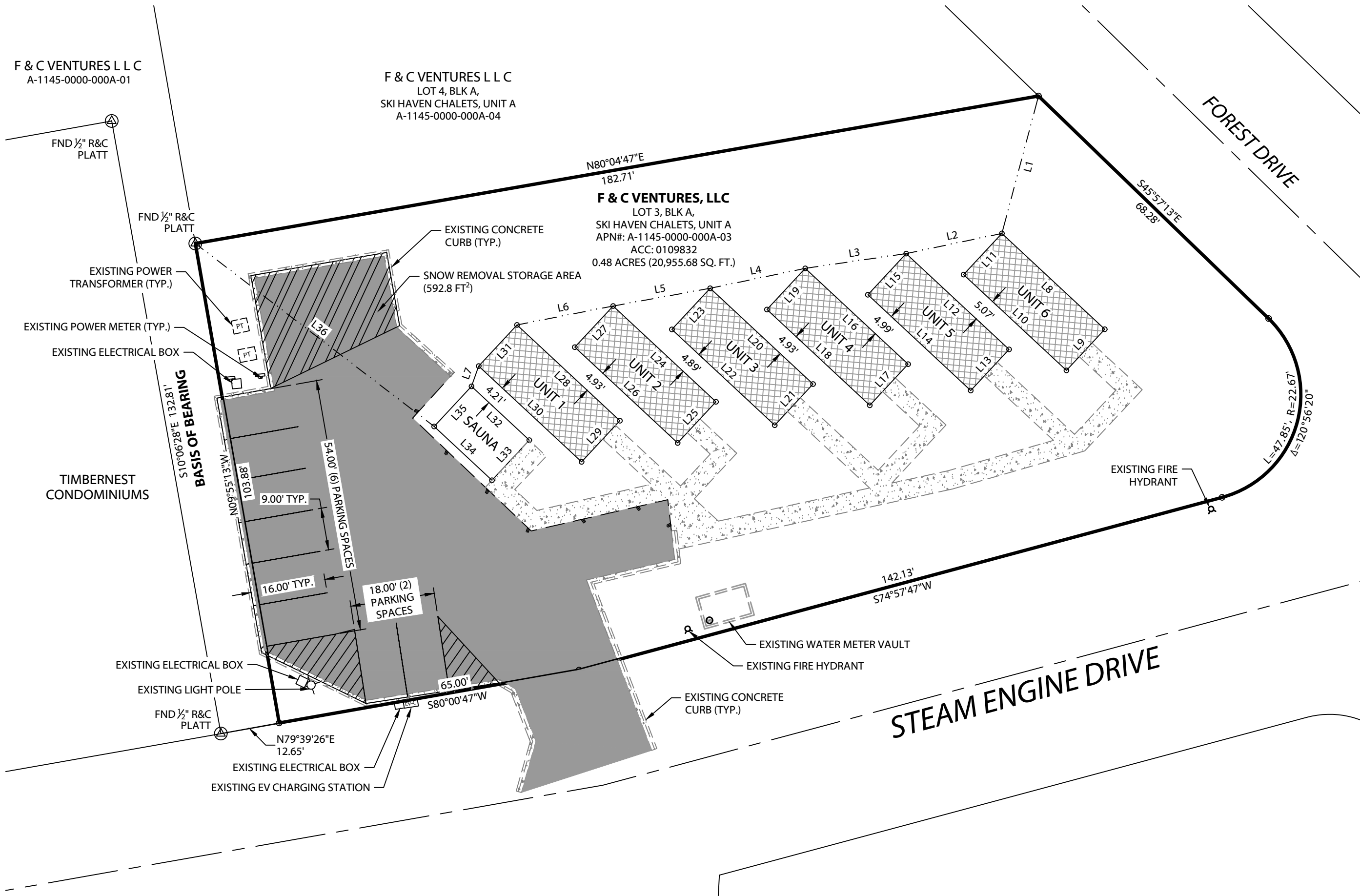
SCALE:
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SHEET:
4



FINAL PLAT UNPLUG RESORT P.U.D.

WITHIN THE SE ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
BRIAN HEAD, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DARYL T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 11864106, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS UNPLUG RESORT P.U.D., AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DARYL T. BROWN, P.L.S.

DATE

LEGAL DESCRIPTION

LOT 3, BLOCK A, SKI HAVEN CHALETs

BASIS OF BEARING

THE BASIS OF BEARING IS S10°06'28"E FROM THE NORTHEASTERLY CORNER (¾" REBAR & PLATT CAP) TO THE SOUTHEAST CORNER (¾" REBAR & PLATT CAP) OF THE TIMBERNEST CONDOMINIUMS.

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 - SITE DENSITY: 12 UNITS PER ACRE
 - 6 UNITS ON 20,955.68 FT² (0.48 ACRES)
- PARKING: MULTI-FAMILY DWELLING UNIT NOT GREATER THEN 650 FT², (1) PER DWELLING UNIT. (BRIAN HEAD TOWN CODE 9-12-15)
 - REQUIRED: (6) 360 FT² DWELLING UNITS = (6) PARKING SPACES
 - PROVIDED: (8) - 9'x16' PARKING SPACES.
- SITE FLOOD ZONE: ZONE C - AREAS OF MINIMAL FLOODING. PER FIRM PANEL NUMBER 490073 0900 B, EFFECTIVE DATE OF 7-17-1986.
- ALL COMMON SPACE SHALL BE A PUBLIC UTILITY EASEMENT.

POWER COMPANY NOTE

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

UTILITY NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITH THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

IRON COUNTY RECORDER CERTIFICATE

I, CARRI JEFFRIES, IRON COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF UNPLUG RESORT P.U.D., WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 20____.

CARRI JEFFRIES - IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY No.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

TOWN ENGINEER'S APPROVAL

I, _____, BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, AND IS ACCEPTED BY ME THIS THE ____ DAY OF _____, 20____.

BRIAN HEAD TOWN ATTORNEY

TOWN ATTORNEY APPROVAL

I, _____, BRIAN HEAD TOWN ATTORNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF BRIAN HEAD TOWN PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF _____, 20____.

BRIAN HEAD TOWN ATTORNEY

PLANNING COMMISSION APPROVAL

I, _____, CHAIRPERSON OF THE BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT, HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE ____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIR

CERTIFICATE OF ACCEPTANCE

I, CLAYTON CALLOWAY, MAYOR OF BRIAN HEAD TOWN, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON THIS THE ____ DAY OF _____, 20____.

BY, CITY MAYOR

ATTEST: NANCY LEIGH, CITY RECORDER

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, COMMON AREA TO BE KNOWN HEREAFTER AS UNPLUG RESORT P.U.D., A RESIDENTIAL PLANNED UNIT DEVELOPMENT, DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AND ALONG ALL ROADWAYS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF: WE HAVE SET OUR HANDS THIS ____ DAY OF _____, 20____.

F & C VENTURES, LLC

BY: KENNY COX, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____)

S.S.

COUNTY OF _____)

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,

A NOTARY PUBLIC, _____, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE CERTIFICATE OF DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF COMMISSION

COMMISSION NUMBER

COMMISSION EXPIRES

RESIDING IN THE COUNTY OF _____
STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.36'	S14°55'28"W
L2	20.88'	S78°06'20"W
L3	21.78'	S81°40'30"W
L4	20.73'	S78°10'50"W
L5	21.06'	S79°38'11"W
L6	20.90'	S78°51'53"W
L7	4.59'	N19°30'56"E
L8	30.00'	S47°02'33"E
L9	12.00'	S42°57'27"W
L10	30.00'	N47°02'33"W
L11	12.00'	N42°57'27"E
L12	30.00'	S47°02'33"E
L13	12.00'	S42°57'27"W
L14	30.00'	N47°02'33"W
L15	12.00'	N42°57'27"E
L16	30.00'	S47°02'33"E
L17	12.00'	S42°57'27"W
L18	30.00'	N47°02'33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	12.00'	N42°57'27"E
L20	30.00'	S47°02'33"E
L21	12.00'	S42°57'27"W
L22	30.00'	N47°02'33"W
L23	12.00'	N42°57'27"E
L24	30.00'	S47°02'33"E
L25	12.00'	S42°57'27"W
L26	30.00'	N47°02'33"W
L27	12.00'	N42°57'27"E
L28	30.00'	S47°02'33"E
L29	12.00'	S42°57'27"W
L30	30.00'	N47°02'33"W
L31	12.00'	N42°57'27"E
L32	16.85'	S47°02'33"E
L33	11.70'	S42°57'27"W
L34	16.85'	N47°02'33"W
L35	11.70'	N42°57'27"E
L36	64.22'	S52°32'45"E

LEGEND

—————	PROPERTY BOUNDARY
—————	ADJACENT PROPERTY LINE
—————	EXISTING PAVEMENT
—————	EXISTING SNOW REMOVAL AREA
—————	PRIVATE AREA
—————	COMMON AREA

LAND USE TABLE

ID	LAND USE	AREA SQ.FT.	% OF TOTAL
1	PRIVATE PROPERTY	2,160.00	10.31
2	COMMON SPACE, PAVEMENT	4,876.12	23.27
3	COMMON SPACE, CONCRETE	1,505.89	7.19
4	COMMON SPACE, OPEN SPACE	12,413.68	59.24
	TOTAL	20,955.68	100.00
OTHER LAND USE AREAS			
5	SNOW REMOVAL STORAGE AREA	592.78	2.83

UNIT TABLE

UNIT ID	DIMENTIONS	AREA SQ.FT.
UNIT 1	30.00' x 12.00'	360.00 SQ.FT.
UNIT 2	30.00' x 12.00'	360.00 SQ.FT.
UNIT 3	30.00' x 12.00'	360.00 SQ.FT.
UNIT 4	30.00' x 12.00'	360.00 SQ.FT.
UNIT 5	30.00' x 12.00'	360.00 SQ.FT.
UNIT 6	30.00' x 12.00'	360.00 SQ.FT.
SAUNA	16.85' x 11.70'	197.10 SQ.FT.



**WATSON
ENGINEERING
COMPANY, INC.**

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Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

FINAL PLAT
UNPLUG RESORT P.U.D.

LOT 3, BLK A, SKI HAVEN CHALETs
WITHIN SEC. 2, T. 36 S., R. 9 W., S.L.M.
151' E STEAM ENGINE DR, BRIAN HEAD, IRON COUNTY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
C. A. SWASEY

CHECKED BY:
D. T. BROWN

DATE:
September 11, 2025

SCALE:
1:20

WATSON PROJECT No.:
25-7774

FILE:
COX - BRIAN HEAD SURVEY.DWG

Sheet
1 of 1



BRIAN HEAD

STAFF REPORT TO THE PLANNING COMMISSION

ITEM: DISCUSSION ON RESIDENTIAL ZONING DESIGNATIONS

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: December 2, 2025
TYPE OF ITEM: Discussion

SUMMARY:

After the Planning Commission meeting discussing the General Plan and Zoning Amendments, the Chairman asked that a discussion item be placed on this Planning Commission meeting to discuss the Town's Residential Zone Designations and see if there is any clarifications that can be made to improve the Land Management Code (LMC).

BACKGROUND:

In the past there were only 2 residential destinations in the LMC; R-1 and R-3. In the last 5 years the Town adopted a third zoning designation of R-2. Within R-1 the density is approximately 3 units per acre with the ability to do 1 ADU per lot adding another 3 units for a total of up to 6 units per acre. R-2 allows up to 8 units per acre and R-3 allows up to 25 units per acre.

ANALYSIS:

As stated above, Density is one aspect of each Zone Designation. There are other aspects that are just as important, i.e. Permitted Uses, Conditional Uses, Min. Frontage Requirements, Setbacks, distance between Buildings, Building Heights, Building Coverage Limits, Landscaping requirements, Parking requirements, Undisturbed Lot Area, Undeveloped Lot Area, etc. Staff has made up a matrix of all of these aspects to more easily analyze. See attached matrix.

STAFF RECOMMENDATION:

This is a discussion item only.

PROPOSED MOTION:

This is a discussion item only.

ATTACHMENTS:

A – Matrix Analysis

Residential Zoning Matrix Analysis

Zoning Designation	Permitted Uses	Condition. Uses	Minimum Acreage	Minimum Lot Size	Minimum Frontage	Minimum Setbacks	Min. Dist. Between	Max. Bldg. Height	Max. Bldg. Coverage	Minimum Landscape	Required Parking	Undisturb. Lot Area
All Zoning Requirements stated below are based on the applicant signing a Building Bonus Agreement as outlined in 9-7-11.												
R-1	SFD, SFD Rental, Home Occ.,	B&B, Church, Home Occ., ADU, Schools, Parks, Utilities	1 Acre	14,520 SF, 3 Units per Acre, 6 with ADU	45 FT	25' Front, 20' Sides, 20' Rear + Exception	10'	45', 25' W/O	40%, 1,000 SF W/O	25%	2 per SFD, Varies for other	15%
R-2	Café/Restaurant, Home Occ., Multi-Family, Nightly Rentals, Prop. Manage., Parks, SFD, Spa	B&B, Church, Home Occ., Public Facilities, Schools, Utilities	1/2 Acre, 21,780 SF	4 or 8? Units per Acre, Up to 10 with Bonus	45 FT'	25' Front, 20' Sides, 20' Rear + Exception	10' to 20' Depends on Bldg Height	50', 25' W/O	40%, 1,500 SF W/O	25%	1 - 3.5 per Unit, Depending on Size +Employees	No Specified in Ordinance
R-3	B&B, Home Occ., Multi-Family, Nightly Rentals, Prop. Manage., Public Open Space, Parks, SFD	Church, Convention Fac., Schools, Restaurant/ Cafe, Home Occ., Retail, and Personal Services for Lodging, Public Instit./ Parking, Spa	1/2 Acre, 21,780 SF	8 Units per Acre or up to 25 Units per Acre with Bonus	45 FT'	25' Front, 20' Sides, 20' Rear + Exception Over 35' HT - 25', 30', 30'	10' to 20' Depends on Bldg Height	60' for Peaked Roof, 40' for Flat Roof	40% or 50% if Under-ground Parking	40% or 30% if has Under-ground Parking	1 - 3.5 per Unit, Depending on Size +Employees	20%



ITEM: 2025 PLANNING COMMISSION MEETING SCHEDULE

AUTHOR: Greg Sant, Planning and Building Administrator
DEPARTMENT: Administration
DATE: December 2, 2025
TYPE OF ITEM: Legislative Action

SUMMARY:

The Commission will approve their 2026 Meeting Schedule.

BACKGROUND:

During the last meeting of the year, the Planning Commission will review and approve the upcoming year meeting schedule. Once the schedule is approved, it is available to the public.

ANALYSIS:

The Planning Commission meetings are scheduled as follows:

- The first and third Tuesday of each month except for December in which only the first meeting is held. This year the December meetings are early enough so we can have two.
- Meetings begin at 1:00 p.m. unless otherwise noticed.
- The meeting location is the Brian Head Town Hall Council Chambers located at 56 North SR. 143, Brian Head, UT 84719.



Attached is the proposed 2026 meeting scheduled with the meeting dates highlighted in yellow. It is noted that there are two meetings that are held immediately following a holiday:

- Martin Luther Holiday – January 19th
- President's Holiday – February 16th

The Commission will need to decide whether to hold those meetings or whether to cancel or move the meeting date.

STAFF RECOMMENDATION:

Staff has no recommendation on this agenda item.

PROPOSED MOTION:

I move to approve the 2026 meeting schedule as presented (or if there are changes, please note the changes specifically).

ATTACHMENTS:

A – 2026 meeting schedule.



**BRIAN HEAD PLANNING COMMISSION
MEETING SCHEDULE**

2026

LOCATION:

**BRIAN HEAD TOWN HALL - COUNCIL CHAMBERS
56 NORTH HIGHWAY 143, BRIAN HEAD, UT 84719**

TIME:

**ALL MEETINGS ARE SCHEDULED TO BEGIN AT 1:00 P.M. (MST) OR SHORTLY
THEREAFTER UNLESS OTHERWISE NOTICED.**

DATES:

**ALL MEETINGS ARE SCHEDULED FOR THE 1ST & 3RD TUESDAY OF EACH MONTH
ON THE FOLLOWING DATES, UNLESS OTHERWISE NOTICED:**

JANUARY: 6 & 20
FEBRUARY: 3 & 17
MARCH: 3 & 17
APRIL: 7 & 21
MAY: 5 & 19
JUNE: 2 & 16

JULY: 7 & 21
AUGUST: 4 & 18
SEPTEMBER: 1 & 15
OCTOBER: 6 & 20
NOVEMBER 3rd
DECEMBER: 1st

Dated this 2ND day of December 2025

In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call the Brian Head Town Hall @ 435-677-2029 giving at least three (3) days notice prior to the meeting.