



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# 850 3858 4002

TUESDAY, May 5, 2026 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** **1:00 PM**
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**
Planning Commission Meeting April 21, 2026
- E. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. **AGENDA ITEMS:**

- 1. **ADMINISTRATIVE ACTION: 123 Ponderosa Retaining Wall Review**- Greg Sant, Planning and Building Administrator. Proposed retaining wall design and colors. Applicant - John Stark
- 2. **Discussion: Mixed-Use Zone Discussion** - Greg Sant, Planning and Building Administrator. Discussion on a possible Mixed-Use Zone designation.

G. **ADJOURNMENT**

Date: May 5, 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 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

**ITEM: 123 PONDEROSA WALL APPROVAL**

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: May 5, 2026
TYPE OF ITEM: Administrative Action

SUMMARY:

A grading permit has been submitted to Staff for the property located at 123 Ponderosa. The site plan shows multiple retaining walls that range in height of 2 feet to 15 feet tall and a length of up to 183 feet in length. Planning Commission will be reviewing the design, materials and design of the proposed wall.

BACKGROUND:

The Land Management Code requires the planning commission to review walls per 9-12-11:

CUTS, FILLS AND RETAINING WALLS:

- A. Purpose: Because of the dramatic visual impact of cuts, fills and retaining walls in the Town, and the public safety factors that may arise with significant cuts and fills in unsuitable soils, cuts, or fills, retaining walls shall be designed to mitigate visual impact and ensure safe soil retention.
- B. Cuts And Retaining Walls: Cuts, fills and retaining walls shall conform to the following criteria:
 - 1. Un-retained cuts shall not exceed one (1) slope unit vertically for each two (2) units horizontal (fifty percent (50%) slope) (unless a steeper slope is designed by a state licensed engineer) and must be re-vegetated to prevent erosion.
 - 2. Any single retaining wall or retaining mechanism, within the same plane, exceeding twelve feet (12') in height or one hundred feet (100') in length of exposed wall shall be reviewed by the Land Use Authority.
 - 3. Up to three (3) terraced cuts may be created under a terraced cut retaining system, so long as each wall is separated by a minimum four-foot (4') setback (measured from the top of the lower face to the toe of the upper face) for visual relief and re-vegetation. Total maximum height of a terraced retaining system exceeding twelve feet (12') in height shall be reviewed by the Land Use Authority as part of the approval process. In cases where re-vegetation will be detrimental to the structural integrity of the wall, the applicant shall propose and implement design strategies to create visual relief or contrast to enhance the appearance and mitigate the mass of the wall. (amd. ord. 15018, 12-8-2015, amd. ord. 24-014, 10-8-24)
 - 4. No single retaining wall face shall exceed seven feet (7') in height and no retaining wall system shall exceed twenty feet (20') in height. Retaining wall height shall be measured as the exposed face of a single wall or combined faces of a terraced retaining system. (amd. ord. 24-014, 10-8-24)
- C. Measuring Cut/Fill Heights: Cuts and/or fills shall be measured vertically at natural grade from the lowest to the highest point of disturbance.

- D. Retaining Wall Appearance: Retaining walls and/or retaining systems shall be constructed of decorative, natural, or rustic materials, such as stone. Concrete or masonry materials (including split face block) may be used when structural design requirements exceed natural material capabilities. Walls shall be colored or tinted and have a surface texture to blend with the surrounding soil or rock colors and must be approved by the Planning and Zoning Administrator before excavation permits shall be granted. (amd. ord. 24-014, 10-8-24)
- E. Retaining Wall Design: All retaining walls greater than four feet (4') in height shall be designed by a professional engineer or architect licensed in the state for the loads imposed on it. Plans shall be submitted which demonstrate that the hillside above any proposed cut will remain stable after the proposed cut/fill and retaining system, if any, has been completed. (amd. ord. 24-014, 10-8-24)

ANALYSIS:

Standards for Review: All retaining walls approved under this section shall comply with the following standards:

1. The height and length of the retaining wall is the minimum necessary for the needed functionality. The mass of the wall shall be broken up using terracing, vegetation, and/or other visual relief strategies.
2. The wall does not create an attractive nuisance or hazard to the general public.
3. The wall shall preserve the natural scenic beauty of the area by rounding off sharp angles and otherwise blending with the natural contours of the land, and by preserving trees and other native vegetation.
4. If the retaining wall is being done in preparation for development, a building permit has been obtained, and work has been approved to proceed. If an applicant is in the process of obtaining a building permit, approval may be made contingent on the finalization of the building permit, but work may not begin on grading or the retaining wall until the building permit is issued.

FINDINGS:

Staff has reviewed the proposed wall design, materials and colors.

1. The site is steep and has limited room for the retaining walls and driveway. Given the site constraints Staff believes that the retaining walls that are designed are the minimum necessary for the needed functionality.
2. The applicant has agreed to stain the wall to match the natural stone on the site. Because of this, Staff believes that the wall will not create an attractive nuisance or hazard.
3. Because of grading that will need to be done to create a building pad, it will be difficult to preserve trees and other native vegetation. However, the walls and driveway are designed to work with the natural contours of the land.
4. The applicant has applied for a grading permit and cannot obtain that permit until it receives the planning commission approval on the design, material and color of the retaining wall. The applicant is in the process of submitting a building permit application, however, since he has not received the building permit he will need to post a bond for the grading permit. Once the building permit is issued he will receive a reimbursement of the grading permit bond.

All retaining walls have been engineered by a licensed engineer in the state of Utah.

STAFF RECOMMENDATION:

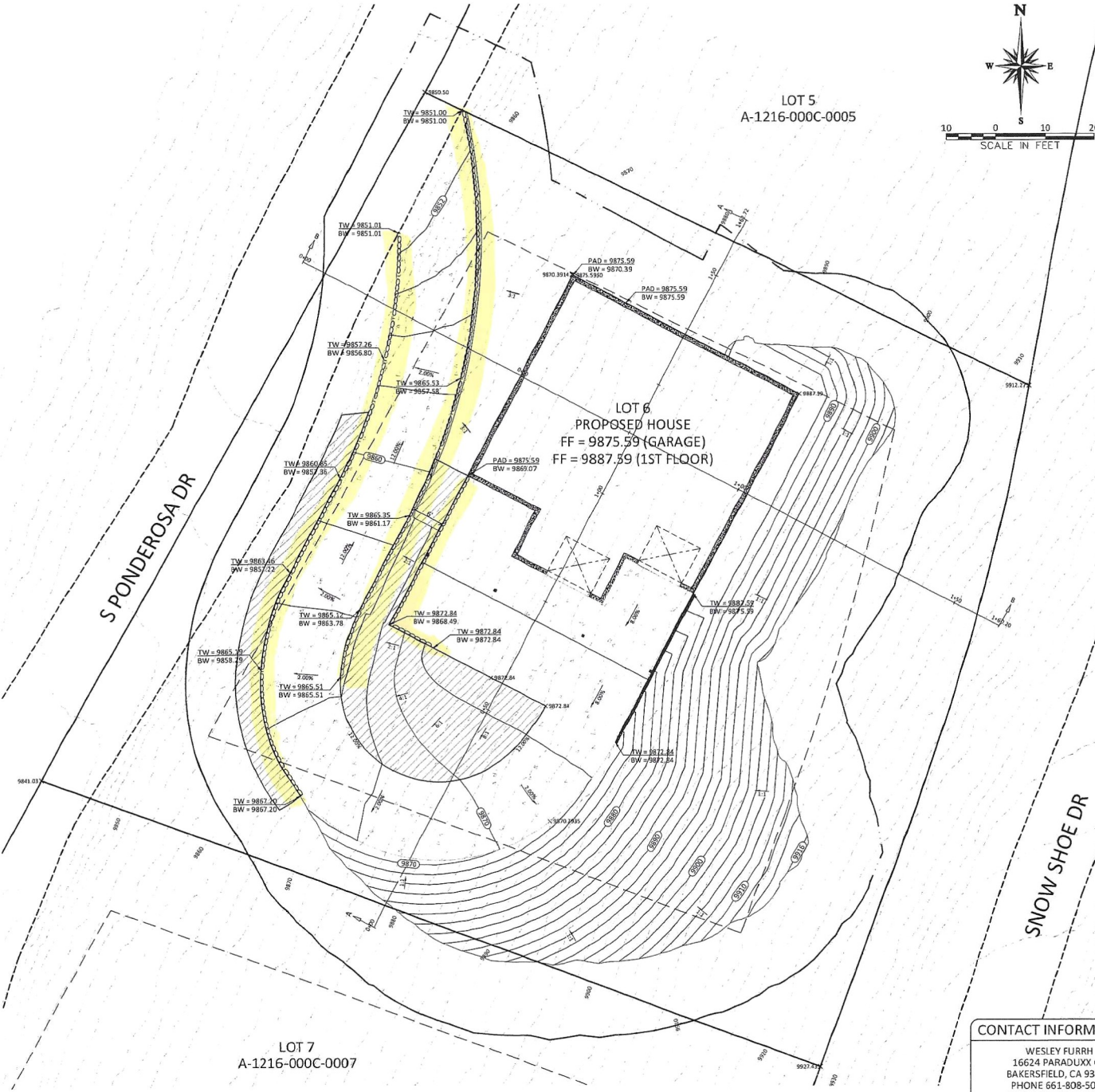
Staff recommends approval of the proposed design, materials and colors as presented.

PROPOSED MOTION:

Based on the Findings of Staff, I move that we approve the retaining wall design, materials and color as proposed.

ATTACHMENTS:

A - 123 Ponderosa Site Plan and Wall Elevations



LOT 5
A-1216-000C-0005

LOT 6
PROPOSED HOUSE
FF = 9875.59 (GARAGE)
FF = 9887.59 (1ST FLOOR)

LOT 7
A-1216-000C-0007

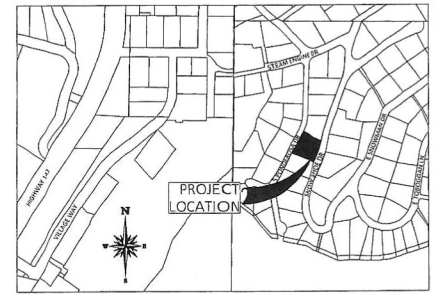
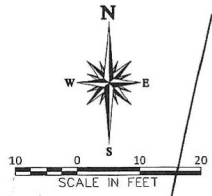
CONTACT INFORMATION
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16624 PARADUXX CT
BAKERSFIELD, CA 93314
PHONE 661-808-5057
WES_FURRH@UFSC.US

ENGINEER INFORMATION
STEVE KAMLOWSKY, P.E.
736 S. 900 E. SUITE B-105
ST. GEORGE, UTAH 84790
435-628-4700

811
Know what's below.
Call before you dig.

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PRECISION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, POWER OR NOT SHOWN ON THE PLANS.

THERE IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT ON FILE IN THIS OFFICE.



VICINITY MAP

(NTS)

ABBREVIATIONS

BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EDA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TWC	TOP BACK OF CURB
TOW	TOP OF WALL
VF	VERTICAL FEET

LEGEND

---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	PROPERTY SET BACKS
---	EXISTING EDGE OF ROADWAY
---	EDGE OF DISTURBED AREA
---	WILD FIRE DEFENSIBLE SPACE
---	PROPOSED CONCRETE DRIVEWAY
---	PROPOSED SNOW STORAGE AREA
---	CONCRETE OR BLOCK RETAINING WALL
---	ROCK RETAINING WALL

EARTHWORK

ESTIMATED EARTHWORK VOLUMES
CUT: 2,859 c.y.
FILL: 195 c.y.
NET: 2664 c.y. (CUT)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISHED SURFACES.

PROJECT DATA

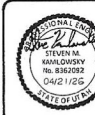
PARCEL ID	A-1216-000C-0005
LOT 6, BLK C, SKI HAVEN CHALETTS, UNIT A	23,529 sq. ft. 0.55 acres
PROJECT	SINGLE FAMILY HOME
AREA OF DISTURBANCE	12,890 sq. ft. = 55%
NON DISTURBED AREA	10,051 sq. ft. = 43%
DRIVEWAY AREA	3,904 sq. ft.
DRIVEWAY SNOW STORAGE	1,563 sq. ft. = 40%
BUILDING SET BACKS	FRONT = 25 SIDE = 20 REAR = 25

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
708 W. GEORGE UTAH 84790

GRADING PLAN FOR SKI HAVEN CHALETTS UNIT A - LOT 6
LOCATED IN THE SE. QUARTER SECTION 2 T38S, R9W SLB+M

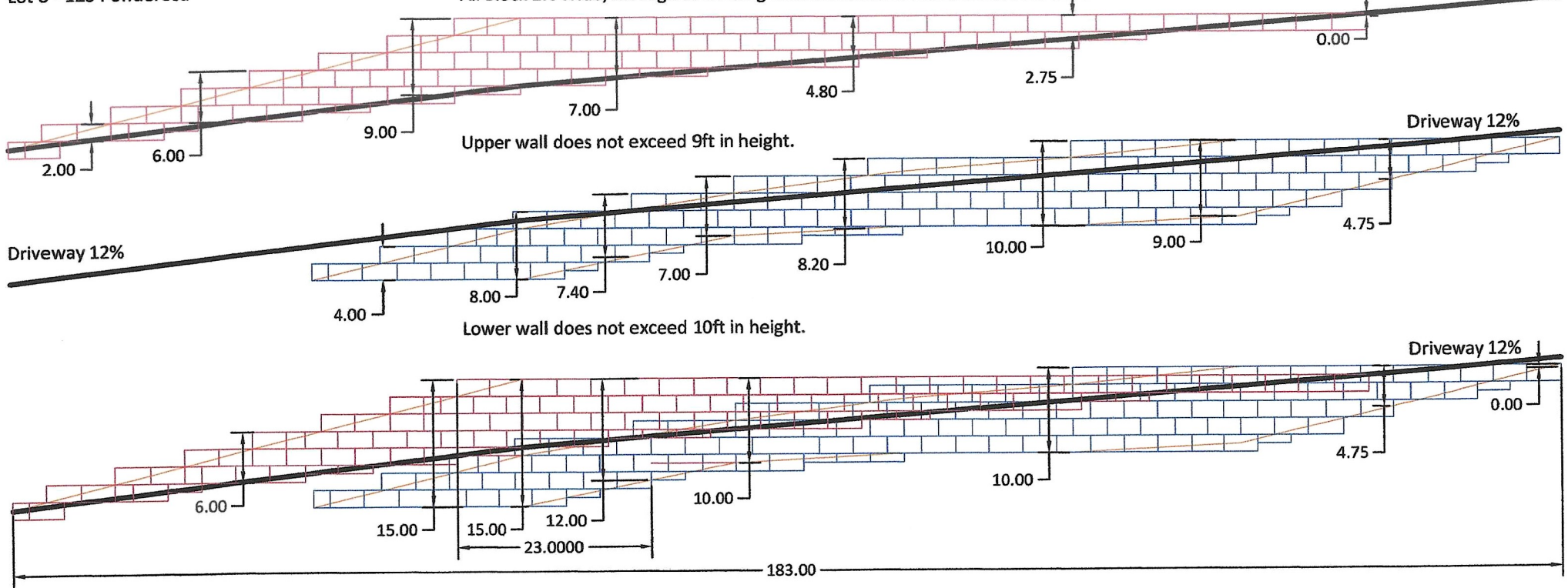


CHECKED BY: BK
DRAWN BY: AWJ
DATE: 04/21/26
JOB NO.: 26-19
SCALE: 1" = 10'
SHEET NO.: C-G1

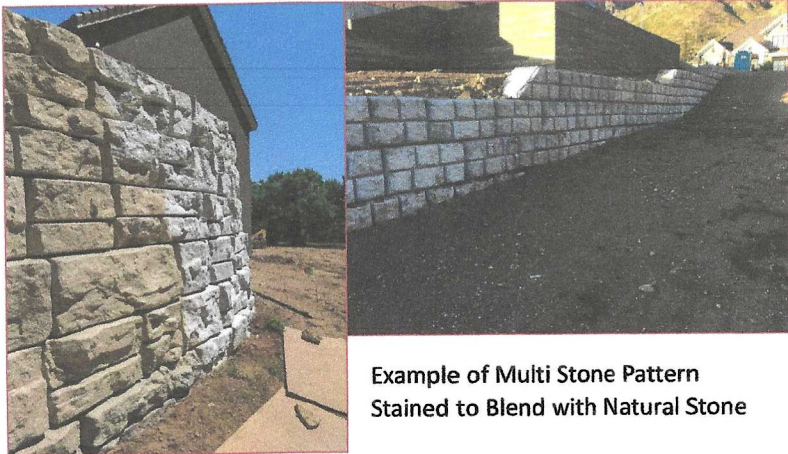
Lot 6 - 123 Ponderosa

All Block 2ft Wide, 2ft High & 4ft Long with Multi Stone Pattern and Stained to Blend with Natural Stone

Driveway 12%



Upper and lower does not exceed 15ft in height and only 23ft in width of the 183ft.



Example of Multi Stone Pattern
Stained to Blend with Natural Stone



ITEM: MIXED-USE ZONE DISCUSSION

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: May 5, 2026
TYPE OF ITEM: Discussion

SUMMARY:

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.

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 includes 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-lighted 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. Representative 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.

STAFF RECOMMENDATION:

With the above research, it is evident that not only is the Mixed-Use zone sensitive to types, i.e. horizontal, vertical, etc, and components such as retail, condominiums, markets, etc., but it is sensitive to locations, i.e. Downtown, neighborhood, and industrial/flex. Furthermore, it is important to visualize if it will be a walkable or autocentric use, or both depending on location. Finally, the Commission needs to decide whether they will create a new zone or modify one of our existing zones to allow Mixed-Use it.

PROPOSED MOTION:

This is a discussion item only, no motion is needed.

ATTACHMENTS:

None