



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# 890 3322 3890

TUESDAY, June 2, 2026 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** **1:00 PM**
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**
May 5, 2026 Planning Commission Meeting
- E. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. **AGENDA ITEMS:**

- 1. **ADMINISTRATIVE DISCUSSION: Pickle Ball Court at 466 N. Elk Dr.-** Greg Sant, Planning and Building Administrator. Discussion about proposed Pickle Ball Court and possible change to LMC for Sports Court. Applicant – John Stark
- 2. **DISCUSSION ITEM: Mixed-Use Zone Discussion** – Greg Sant, Planning and Building Administrator. Continuation of the previous discussion on a possible Mixed-Use Zone designation.

G. **ADJOURNMENT**

Date: June 2, 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: PICKLE BALL COURT AT 466 N. ELK DR.

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: June 2, 2026
TYPE OF ITEM: Administrative Direction

SUMMARY:

The owners of the home at 466 N. Elk Dr. have applied for a permit to build a Pickle Ball Court. The Commission will give Staff direction on how to address this as it is not mentioned in the LMC.

BACKGROUND:

Staff have researched the LMC with regards to sports courts, fencing, etc. and there is no direct correlation to the current application. The proposed court is within the front setback, 16 feet, and will have a fence around it that is 6 feet high.

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 current application is asking to do the chain link fence with rubber coating that is black in color to match the railing on their cabin. It appears this would meet code as the prohibition to use chain link was to avoid the silver, metallic color.

STAFF RECOMMENDATION:

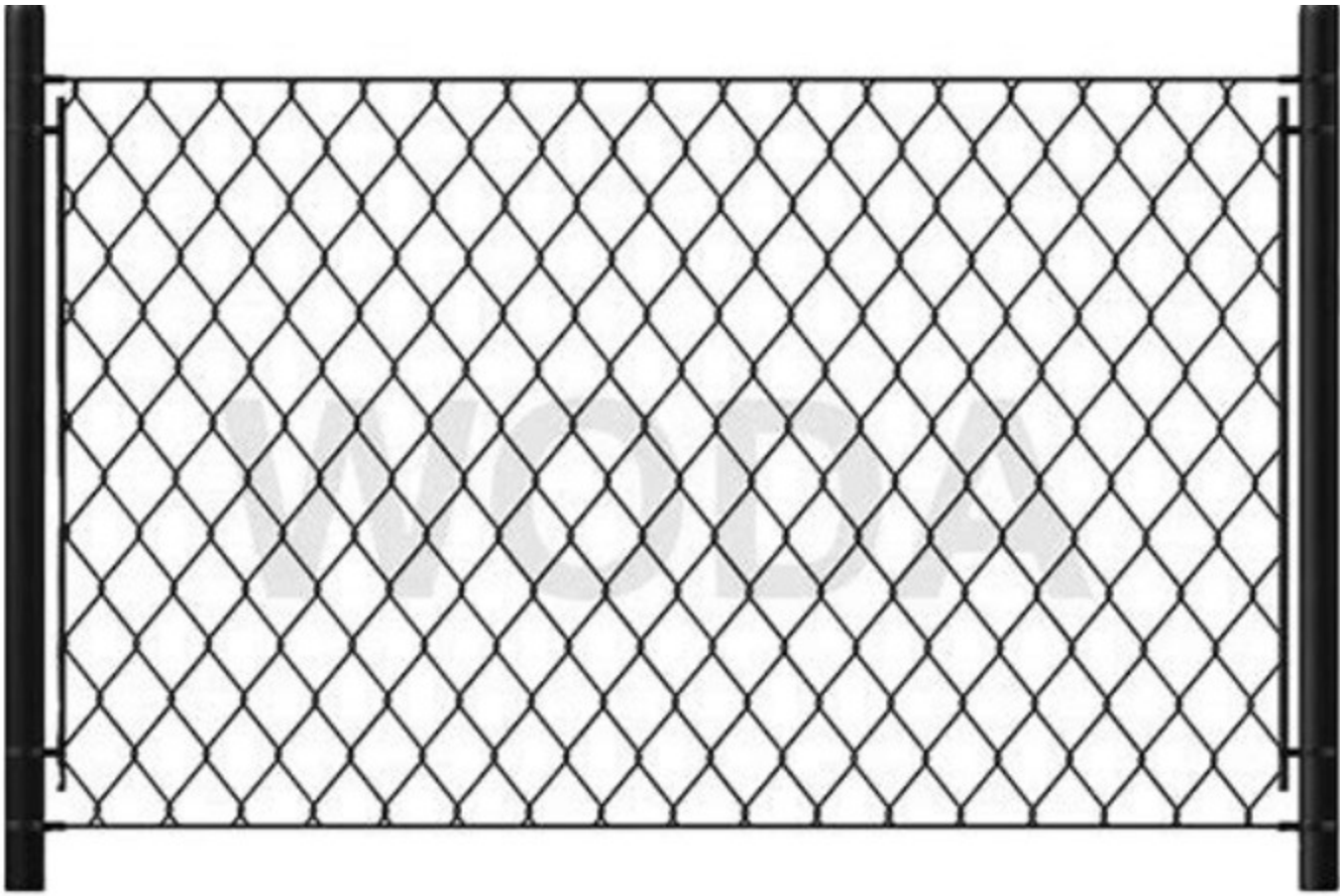
It is Staff's recommendation that the owner be allowed to proceed with their court as designed and that the Planning Commission start discussions on adding a section to the LMC, probably chapter 12, that addresses sports courts.

PROPOSED MOTION:

Staff is only looking for directions and no motion is needed.

ATTACHMENTS:

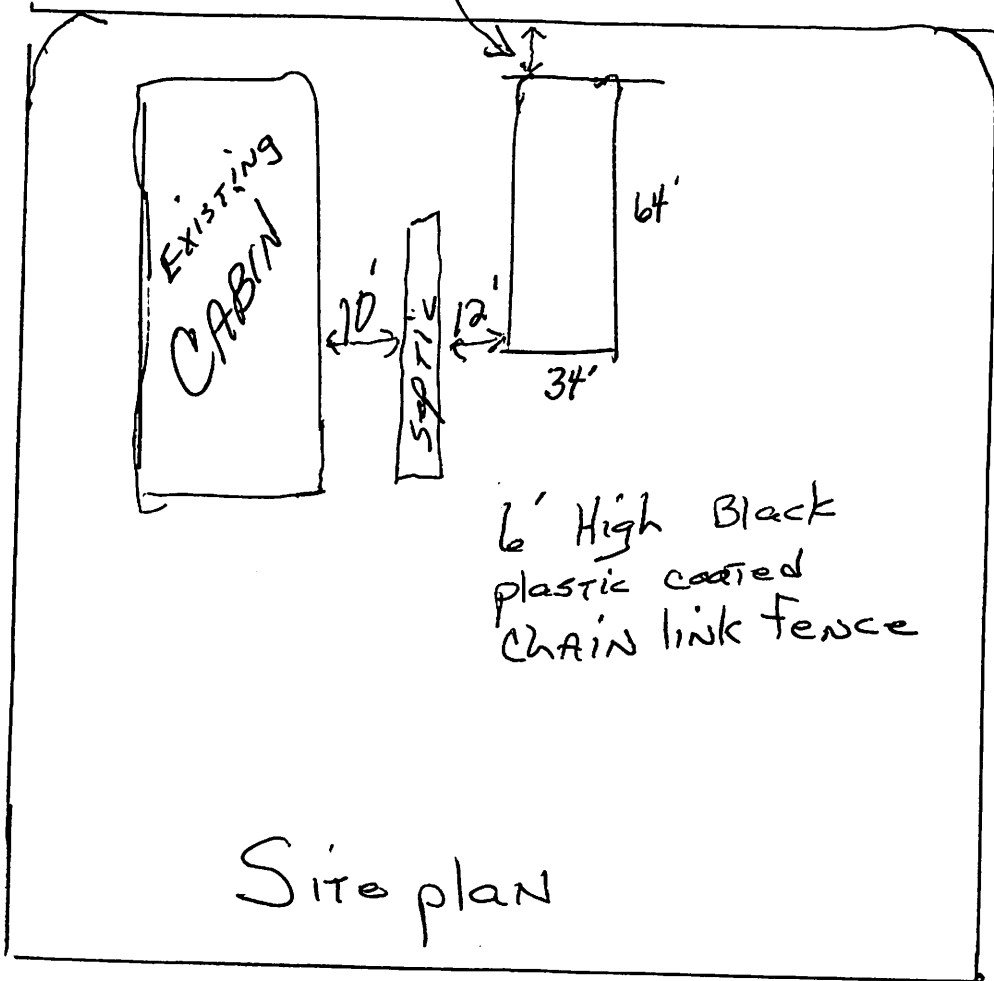
- A - Proposed Fence
- B - Site Plan



NORTH.

475 N

E/K DR.



6' High Black plastic coated CHAIN link fence

Site plan

466 N E/K DR.



IRON COUNTY PLAT MAP

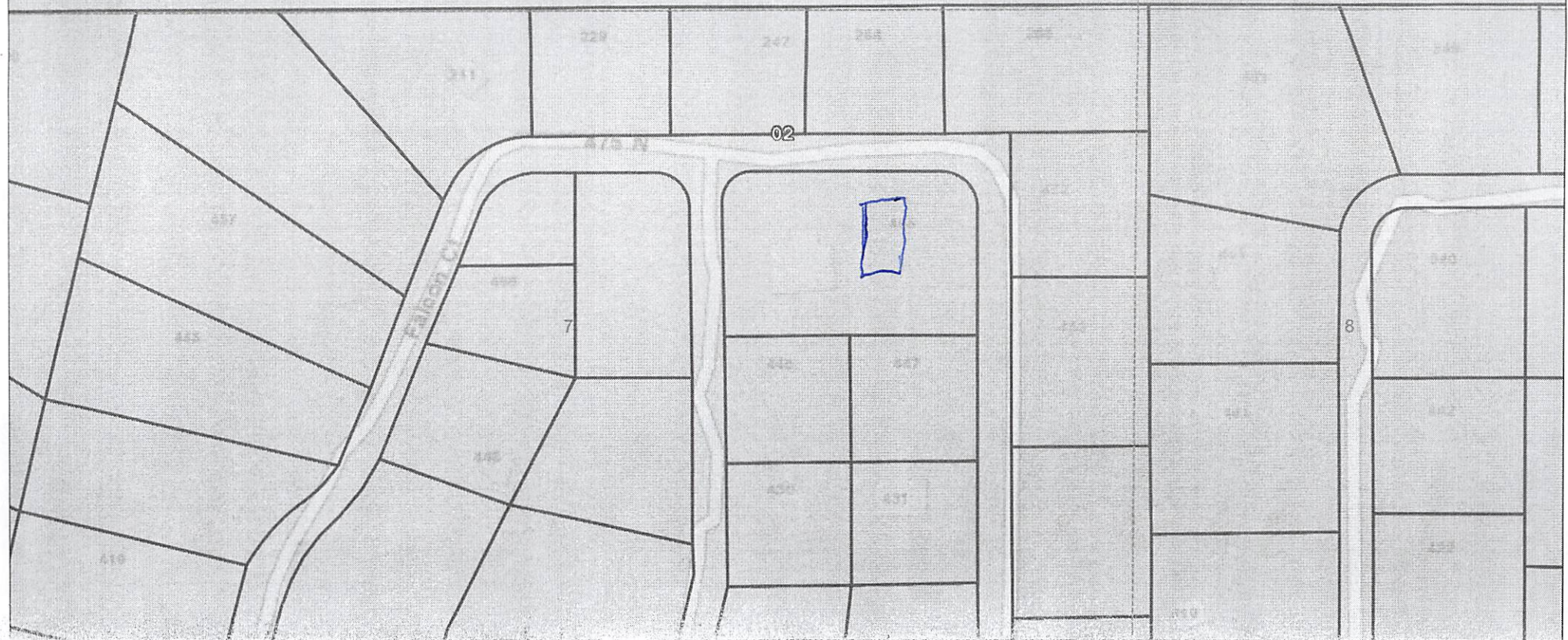
For taxing
purposes only

SEC 02 T36S R9W

2

Site plan for Mike Freckleton
466 N Elk Dr.

Pickle ball COURT



10:05

CECILE
MARIE
ANGELINE
TRUSTEE,
WALLIS
CECILE

84



ON X HUNT



RAGAN
RONALD
T LIVING
TRUST,
RAGAN
KIM LIVING
TRUST,
RAGAN
RONALD T
TRUSTEE,
RAGAN
KIM
TRUSTEE

34
X
67
COUNT

RAGAN
RONALD
T LIVING
TRUST,
RAGAN
RONALD T
TRUSTEE,
RAGAN
KIM
TRUSTEE,
RAGAN
KIM LIVING
TRUST

PUBLOW
LIVING

Account 0502016

<u>Location</u>	<u>Owner</u>	<u>Value</u>		
Parcel Number A-1121-093A-0000	Name SOAR L L C	Market (2025)	\$1,028,896	
Account Number 0502016	1559 COBBLE COVE CIRCLE	Taxable	\$1,028,896	
Tax District 05 - BRIAN HEAD	SAINT GEORGE, UT 84790	Tax Area: 05 Tax Rate: 0.008162		
Acres 0.56		Type	Actual	Assessed Acres
Situs 466 N ELK DR , BRIAN HEAD		Improvement	\$977,146	\$977,146 0.000
Legal LOT 93A, CEDAR BREAKS MOUNTAIN ESTATES UNIT C AMENDED LOTS 93 & 120.		Land	\$51,750	\$51,750 0.560
Parent Parcels A-1211-0120-0000 A-1211-0093-0000				
Parent Accounts 0105889 0106184				
Child Parcels				
Child Accounts				

Transfers

Doc Description

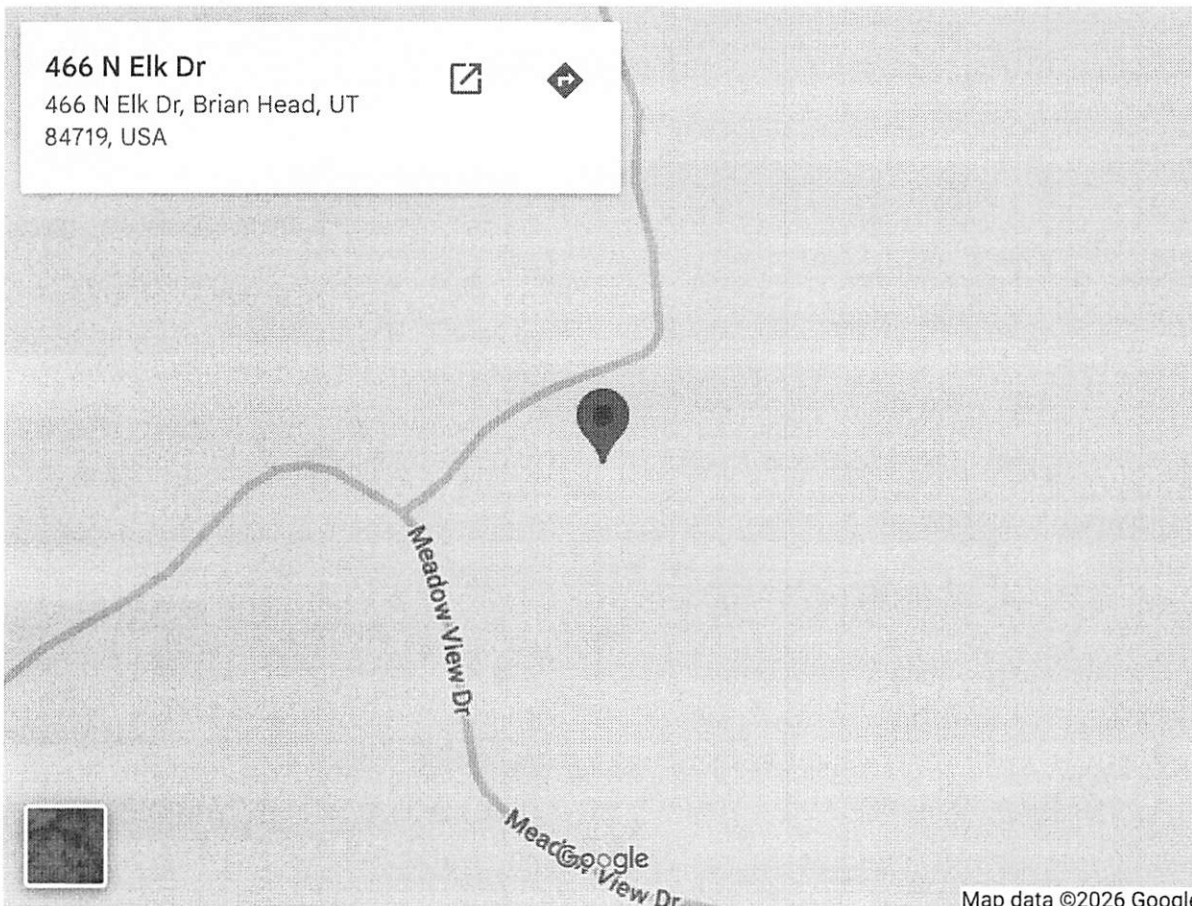
Plat

Warranty Deed - Addendum

Images

- [Map](#)

Focusing On: 466 N ELK DR BRIAN HEAD 84719



**ITEM: MIXED-USE ZONE DISCUSSION**

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: June 2, 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.

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 overlaid 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.

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. Based on the discussion today Staff will come back with an amended LMC to reflect the Commissions decision.

PROPOSED MOTION:

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

ATTACHMENTS:

None