



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# 830 0088 9969

TUESDAY, October 6, 2026 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** 1:00 PM
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**
August 4, 2026 Planning Commission Meeting
- E. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. **AGENDA ITEMS:**

- 1. **PUBLIC HEARING, ZONE CHANGE: Zone Change from R-2 to R-3 for Ivan Szu at Driftwood and HWY 143.**
- 2. **LEGISLATIVE ACTION, ZONE CHANGE: Zone Change from R-2 to R-3 for Ivan Szu at 761 Driftwood and 3 lots at 732 S. HWY 143.** - Greg Sant, Planning and Building Administrator. Commission to review and make a recommendation to Town Council regarding the requested zone change.
- 3. **DISCUSSION ITEM - Commission Training** - Greg Sant, Planning and Building Administrator. Report on the APA Training received at the current APA Conference.

G. **ADJOURNMENT**

Date: October 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



September 21, 2026

Dear Property Owner:

An application has been received by Brian Head Town requesting a Zone Change from R-2 to R-3 at 761 Driftwood Ln. and 732 S. HWY 143 in Brian Head Town. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 20, Part 2 and Brian Head Land Management Code 9-1-8 to inform you of the following:

- A. 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, October 6, 2026, at 1:00 p.m. to review this proposal.
- B. Anyone wishing to review the information on the proposed Zone Change may do so at Brian Head Town Hall during normal business hours from 9:00 a.m. to 4:30 p.m. Monday through Friday. Greg Sant, Planning and Building Administrator, can be reached by calling Town Hall at 435-677-2029 or by email at gsant@bhtown.utah.gov.
- C. Anyone wishing to make comments about the proposed Zone Change may submit written comments to the Brian Head Deputy Town Clerk at cclaridge@bhtown.utah.gov no later than October 5, 2026, by 5:00 p.m.

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

Respectfully,

Greg Sant
Planning and Building Administrator

 BRIAN HEAD

Enclosure

Concerns for R-2 to R-3 zoning application on 761 Driftwood

1 message

Terence Moores <terencemoores@gmail.com>

Mon, Sep 28, 2026 at 3:10 PM

To: "cclaridge@bhtown.utah.gov" <cclaridge@bhtown.utah.gov>

To whom it may concern,

I am writing this email regarding the application on multiple lots converting from R-2 to R-3. My wife and I disapprove of this action for concerns of it negatively impacting the neighborhood and surrounding community.

Please see bulletin points of our concerns below:

- Higher raised buildings would block views from owners in behind lots. Creating a wall of disrupted views.
- The current owner has left a current home on the property in a vacant depreciating state and has not proved to be responsible of this scale of project to award such an approval for a building project.
- Recent SAA would not be equally divided by dense multiple housing.
- The town recently adjusted zoning restrictions and that is still ours and many of the owners desires to remain. We appreciated the recent adjustment of zoning from the town.

Best regards,
Terence and Kiesha Moores

Fwd: To the Brian Head Deputy Town Clerk and Planning Commission,

1 message

Greg Sant <gsant@bhtown.utah.gov>
To: Ciera Claridge <cclaridge@bhtown.utah.gov>

Tue, Sep 29, 2026 at 3:05 PM

Please include this in the Planning Commission Packet
Greg

----- Forwarded message -----

From: **Stuart Johnson** <stuartjohnsonfiji@gmail.com>
Date: Tue, Sep 29, 2026 at 2:02 PM
Subject: To the Brian Head Deputy Town Clerk and Planning Commission,
To: <gsant@bhtown.utah.gov>

To the Brian Head Deputy Town Clerk and Planning Commission, Please accept this as our written comment for the October 6, 2026 public hearing on the proposed zone change from R-2 to R-3 at 761 Driftwood Ln. and 732 S. Hwy 143.

We own the residential lot at [754 S. Driftwood Ln.](#), in the immediate vicinity of the subject property, and we oppose this zone change as submitted. Brian Head already has a surplus of apartments and condominiums, and we do not believe the town needs more. Rezoning these parcels to R-3 would allow significantly higher density than the neighborhood was planned for.

The change would also directly affect us and our neighbors. A building that exceeds the current R-2 height limits would block the view of the mountain as we exit our neighborhood toward Highway 143, and it would do the same for everyone else who lives here. That view is a large part of the value and enjoyment of our properties, and we purchased under the expectation that the R-2 limits would protect it.

Our side of the mountain, past Georgia's, has kept its single-family character, and that is a large part of why we chose to own property here. We would like to see this area stay free of multi-family development and remain single-family. Approving this change would set a precedent for further rezoning in the area and change its character permanently. That said, we are not opposed to every possible development on this site. We would not oppose a project if the owners publicly share their plans for the build, including 3D renderings that show the architectural style and the parking layout, and if the building is no more than two stories with underground parking. What we will not support is another three-story-plus monolith: a soulless, oversized apartment block that looks like it belongs in a big-city suburb rather than a mountain town like Brian Head.

Unless the application is limited in this way, we respectfully ask the Planning Commission to recommend denial, and the Town Council to deny the application. Thank you for your consideration.

Sincerely, Stuart Johnson
[754 S. Driftwood Ln. Brian Head, UT 84719](#)

--

Greg Sant
Planning and Building Administrator
Brian Head Town
Office: 435-677-2029
Cell: 435-990-1759
gsant@bhtown.utah.gov



BRIAN HEAD

STAFF REPORT TO THE PLANNING COMMISSION

ITEM: ZONE CHANGE FROM R-2 TO R-3 FOR IVAN SZU

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: October 6, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

The Town received a Zone Change Application for the property located at 761 S. Driftwood Ln and 732 S Hwy 143, Lots 17, 19, 20 and 21 of Brian Head Unit 3, BLK A from a zoning designation of R-2 to R-3. The Planning Commission will discuss and send to Town Council a recommendation to either approve or deny this request. The General Plan for this property already shows a designation of R-3, therefore, a General Plan Amendment is not required.

BACKGROUND:

In 2021, the owner of this property, Ivan Szu, submitted to the Town a Schematic Site Plan for review. The property at that time was zoned R-3 and therefore only needed a Site Plan Review before moving forward to the Preliminary Plat. On June 15, 2021 the Schematic Site Plan went before the Planning Commission to be reviewed. (See the attached Planning Commission Packet from 2021.) As you can see from the attached Staff Report, the project met all the Standards of Review and was recommended for approval by Staff.

One of the issues that came up was the need to obtain access from Hwy 143 from UDOT. At that time UDOT did not authorize the access and the project died. In 2023, to place the R-2 Zoning throughout the Town, and in consideration of UDOT's refusal for an access into the subject property, the Town rezoned the subject property to R-2. The Zoning Map from both 2022 and 2023 are both attached to this report to show that zone change.

In the last few months, the Staff have met with both the applicants representative and Georg Hartlmaier along with a representative of UDOT (Matt Rhodes). By moving the proposed access on Hwy 143 to the north of the applicant's property next to the Hartlmaier property, UDOT has verbally agreed to allowing this access. Now that the access issue is resolved, the applicant is asking to restore the zoning on his property back to R-3.

ANALYSIS:

Per the LMC, the Standards of Review for a Zone Change are:

Standards For Review: The Planning Commission and Town Council shall consider whether the proposed amendment meets the following standards and conditions:

1. Addresses a recognized and demonstrated need in the community; - *Staff believe that the higher density project will help alleviate housing needs in the Town.*
2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation; - *As this was already zoned R-3 and the property to the north is R-3, Staff believes that the zone change is compatible to the neighborhood. As it is located next*

to HWY 143, the R-3 zone is a good buffer between the Highway and the R-1 to the west of the property. Furthermore, the access to this property comes from HWY 143 so it will not be added to the local traffic on Driftwood.

3. Will not result in an over intensive use of the land or excessive depletion of natural resources; - *This property would be difficult to develop no matter the zoning. It has a steep slope the requires terracing, retaining walls and long driveways. With an R-3 zone these issues will be hidden by a structure rather than having open cuts and retaining walls.*

4. Will not have a material adverse effect on community capital improvement programs; - *The road to the west has just been improved with a water line and the sewer already exists in HWY 143.*

5. Will not require a level of community facilities and services greater than that which is available; or will be made available; ; - *The road to the west has just been improved with a water line and the sewer already exists in HWY 143.*

6. Will not result in undue traffic congestion and traffic hazards; - *UDOT is requiring a traffic study for the new intersection on HWY 143 and any improvements that are necessary to keep HWY 143 at its current service level will be required.*

7. Will not cause significant air, odor, water, light or noise pollution; - *Any project will be required to meet Town Standards relating to air, odor, water, light and noise pollution as outlined in the LMC. It is not anticipated that this type of zone would contribute to those pollutions.*

8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town. (ord. 08-016, 8-12-2008) - *It is not anticipated that this type of zone would be detrimental to the health, safety or welfare of the inhabitants of the Town.*

STAFF RECOMMENDATION:

The property location has new access off HWY 143. If it did not have this then the internal traffic on Driftwood would make this location unacceptable for this type of zone. Other areas in town that have come before the Commission for a similar type of zone change seem to have traffic safety concerns because they are surrounded by property with an R-1 zone designation. The Town needs more affordable housing which an R-3 project could provide, and it is also in need of a variety of housing from which to choose for future residents. For these reasons and the other findings from the Standards of Review above, the Staff recommend the Planning Commission recommend approval of this zone change to the Town Council.

PROPOSED MOTION:

I move that we recommend approval of this Zone Change to the Town Council.

ATTACHMENTS:

A – 2021 Planning Commission Packet

B – Proposed Lots to be Rezoned



The Regular Meeting of the
BRIAN HEAD TOWN
PLANNING COMMISSION
56 N. Hwy 143, Brian Head, UT 84719
Via Zoom Meeting ID# 899 4597 2919
www.zoom.us
Tuesday, June 15, 2021 @ 1:00 p.m.

Agenda

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. DISCLOSURES**
- D. REPORTS / PUBLIC INPUT**
- E. AGENDA ITEMS**

1. SCHEMATIC PLAN REVIEW – SHANGRI LA LODGE

The Commission will review a proposed schematic plan for Shangri La Lodge to be located at 732 South Hwy 143.

F. ADJOURNMENT

Dated the 11th day of June 2021.

Available to Board Members as per Resolution No. 347 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 body may participate by means of telephonic or telecommunications conference.

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029, giving at least 48 hours advance notice.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in three public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall, Post Office and The Mall this 11th day of June 2021. I also certify that I have posted a copy of this agenda on the Utah State Public Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum.


Wendy Dowland,
Planning Commission Secretary



STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Shangri La Schematic Plan Review
AUTHOR: Wendy Dowland
DEPARTMENT: Administration
DATE: June 15, 2021
TYPE OF ITEM: Administrative Direction

SUMMARY:

The Planning Commission will take administrative action on the schematic plan review of the proposed Shangri La Lodge to be located on the south end of town at 732 S Hwy 143.

BACKGROUND:

The applicant (Ivan Szu) owns lots 19, 20, and 21 of the Brian Head Unit 3 subdivision and currently has a home on lot 19. He is proposing to vacate the lot lines between the three lots by creating a subdivision to be called Shangri La Lodge. Staff has completed its initial review, and pursuant to §9-9-2 of the Land Management Code, "the Planning Commission shall review the application and provide additional comments and input as they pertain to the Land Management Code to assist the applicant in preparing the preliminary plat application.

ANALYSIS:

Standards For Review: The applicant shall demonstrate that:

1. Conformance To General Plan: The proposed subdivision conforms to the Town General Plan, zoning regulations, Public Works Standards, Design Standards (chapter 12 of this title) and other relevant sections of this title.
2. Water: The proposed water source is connected to the Town's water distribution system and has adequate supply, capacity, and method of distribution within the subdivision. (2010 Code, amd. ord. 15-004, 4-28-2015)
3. Sewer: The proposed sewage system is connected to the Town's sewer system and meets State and Town standards and regulations. (2010 Code, amd. ord. 15-004, 4-8-2015)
4. Fire Protection: The proposed method for fire protection complies with this title and other regulations as applicable.
5. 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, visual impacts and preservation of views.
6. Public Services: Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, electric, telecommunications, trails, transit, snow storage areas, police and fire protection, and recreation. If adequate services do not exist at the time of application, provision must be made for expansion of services concurrent to the subdivision development at the expense of the subdivider.

Findings of Fact

Staff has completed a review of the application and produced the following findings of fact:

1. Conformance with laws and regulations:
 - a. The proposed project is deemed to be in compliance with the General Plan inasmuch as the use and design are in compliance with zoning regulations and design standards because the zoning regulations and design standards are consistent with the General Plan.
 - b. Zoning regulations (§9-7-3)
 - i. Use – Multi-Family housing, the lots are zoned Multi-Family Residential
 - ii. Minimum lot area is ½ acre, the combined acreage of the lots will be 1.39 acres or 60,548 square feet.
 - iii. Minimum frontage is 45', the combined frontage of the lots will be roughly 300 feet.
 - iv. Minimum setback is 25' in front and 30' on the side and rear for buildings over 35'. Decks and exterior staircases may encroach no more than four feet into the required setback. The proposed setbacks for this project meet the requirement.
 - v. Maximum height is 60' for a peaked roof, the proposed building height is 60'.
 - vi. Max building coverage is 40%, the proposal is 31% (new lodge and existing home combined).
 - vii. Minimum landscaping is 40%, the proposal would have roughly 3,507 square feet of snow storage (6%), 16,000 square feet of parking and driveways (27%), with the remaining property having a combined landscaped and undisturbed area of 36%. Staff would like the Commission's input regarding whether or not the snow storage areas or driveway is considered landscaping.
 - viii. Parking requirement is 55 spaces, the proposal includes a count of 32 stalls within the parking garage and 23 exterior parking spaces.
 - c. International Building Code (IBC) is the applicable building code adopted by the state and the town, and it will be applied to this project by the Iron County Building Department.
 - d. Design Standards (§9-12)
 - i. Lot Standards: The lot standard meets the ½ acre requirement.
 - ii. Development Design/Layout: Staff finds no issues with the proposed layout of the buildings.
 - iii. Steep Slopes: This project is on a slope and an engineered grading plan will be required for retaining walls and cuts on slopes of 20% or more.
 - iv. Landscaping/Fences: The proposed project will consume some landscaped area, but the remaining undisturbed and landscaped area combined with the snow storage complies with the requirement.
 - v. Lighting: No lighting was included in the application, but staff will ensure that lighting is properly shielded during final review.
 - vi. Buildings: The proposed mountain lodge structure follows the architectural design standards, and all other elements of building materials.
 - vii. Debris Removal: Ensuring debris removal can be handled through a cleanup bond.

- viii. Roads: Access to the property will be from Driftwood Drive. The existing road will need to be brought to the Town's standards.
 - ix. Driveways: Driveways and parking for this project will require hard surface as required by code. The proposed 2-way drive is 25' wide.
 - x. Cuts, Fills & Retaining Walls; Bridge/Tunnels; Waterways/Drainages; Utility Improvements: Will need to be provided during the preliminary phase of the subdivision process.
 - xi. Parking: Driveways and parking for this project will require hard surface as required by code. The stall dimensions meet the Land Management Code requirement.
 - xii. Public Improvements: Will need to be submitted.
 - xiii. Trash Enclosures: There is a proposed dumpster location to the southwest corner of the property.
- 2. The design appears to have little impact to the topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservation of views. Soil reports, grading plans, and drainage will all need to be demonstrated prior to build.
 - 3. The project will need to make permanent connections to the Town's water and sewer systems. The Town has a sewer main already installed along Hwy 143, but the water main will need to be extended and looped into the existing system. The Public Works department will work with the developer to ensure compliance with the Town's Public Works Standards.
 - 4. The developer will need to show compliance with Fire Code.

STAFF RECOMMENDATION:

Staff recommends approving the Schematic Plan for the Shangri La Lodge project, with input from the Commission, so that the applicant can prepare for the Preliminary Plat review.

PROPOSED MOTION:

The Commission can deny, table or approve the Schematic Plan review.

Recommended motion: I move to approve the Schematic Plan of the proposed Shangri La Lodge and recommend moving forward with the Preliminary Plat application.

ATTACHMENTS:

A – Schematic Plan

CRSA

ARCHITECTURE - PLANNING - INTERIORS
700 P STREET, SUITE 100
B. SIOUX FALLS, SD 57105
605.271.7302 • WWW.CRSA.COM

UNIT MATRIX

TYPE	CITY
2 BEDROOM UNITS	13
3 BEDROOM UNITS	11
4 BEDROOM UNITS	3
TOTAL UNITS	27

BUILDING SQUARE FOOTAGE

LEVEL	S.F.
LEVEL 1	16,463 S.F.
LEVEL 2	16,670 S.F.
LEVEL 3	16,670 S.F.
TOTAL	49,803 S.F.
PARKING GARAGE	53,240 S.F. W/ PARKING

TOTAL: 16,670 S.F.

LEVEL THREE

TOTAL: 16,599 S.F.

LEVEL ONE



PARKING GARAGE TOTAL: 16,463 S.F.
TOTAL WITHOUT PARKING: 3,301 S.F.

LEVEL TWO

TOTAL: 16,670 S.F.

A1 UNIT LAYOUT PLAN VIEWS

1" = 16' 0"

1

2

3

4

5

IVAN SZU
909-458-0388
2815 CRYSTAL RIDGE RD
DIAMOND BAR, CA 91765

SHANGRI LA LODGE

LOTS 19, 20 & 21
BRYAN HEAD, UT 84719

STAMP

DATE	10/1/2019
BY	IVAN SZU
PROJECT NAME	SHANGRI LA LODGE
PROJECT NUMBER	19-001
DATE	10/1/2019
BY	IVAN SZU

UNIT LAYOUT PER LEVEL

AE003

CRSA

ARCHITECTURE - PLANNING - INTERIORS
700 MAIN ST. SUITE 100
ST. GEORGE, VT 05478
405.873.3363 • WWW.CRSA.COM

IVAN SZU
509-456-0388
2816 CRYSTAL RIDGE RD
DIAMOND BAR, CA 91765

SHANGRI LA LODGE

LOTS 19, 20 & 21
BRANTFORD, VT 05478

STAMP

DATE FOR
NOT FOR CONSTRUCTION 2017.01.04

DATE FOR
NOT FOR CONSTRUCTION 2017.01.04

RENDERINGS

AE004



C1 FRONT EXTERIOR



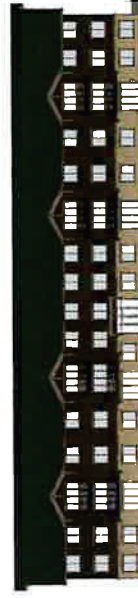
A1 BACK EXTERIOR



C3 OVERALL FRONT EXTERIOR VIEW



B3 FRONT ELEVATION



A3 BACK ELEVATION

5

4

3

2

1



UNIT 'B' @ GROUND LEVEL

UNIT 'C' @ GROUND LEVEL

UNIT PLANS



CRSA

CALL BEFORE YOU DIG
811
UTAH
ONE-STOP SERVICE FOR
ALL
UTILITY LOCATIONS
AND
MARKING

BENCHMARK

DATE OF SURVEY: _____

PROJECT: _____

BY: _____

ENSGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84119
Phone: 801.253.0525

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3599

CEDEAR CITY
Phone: 435.843.3599

RICHFIELD
Phone: 435.896.2953

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IVAN SZU

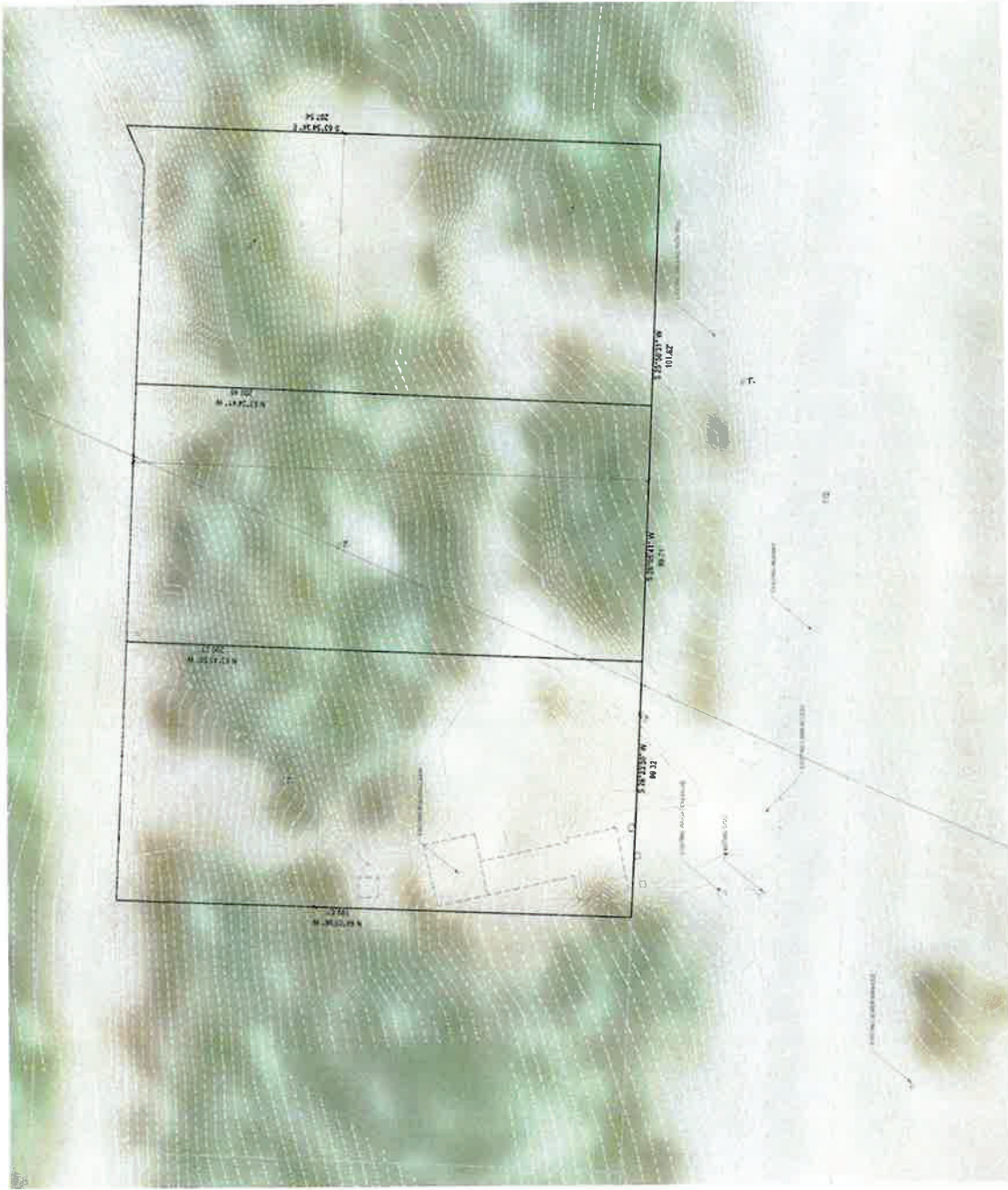
732 SOUTH BRIAN HEAD 143

BRIAN HEAD, UTAH

EXISTING

CONDITIONS MAP

10F1



VICINITY MAP
NO TO SCALE



DELINEATION ZONE MAP
NO TO SCALE

LOCATED IN THE
UTAH
TOWNSHIP, RANGE
SALT LAKE BASE AND MERIDIAN

HORIZONTAL GRAPHIC SCALE

1" = 100'



VASSELLS RD

VASSELLS RD

HWY 143

M 325 W

SNOWFLAKE LN

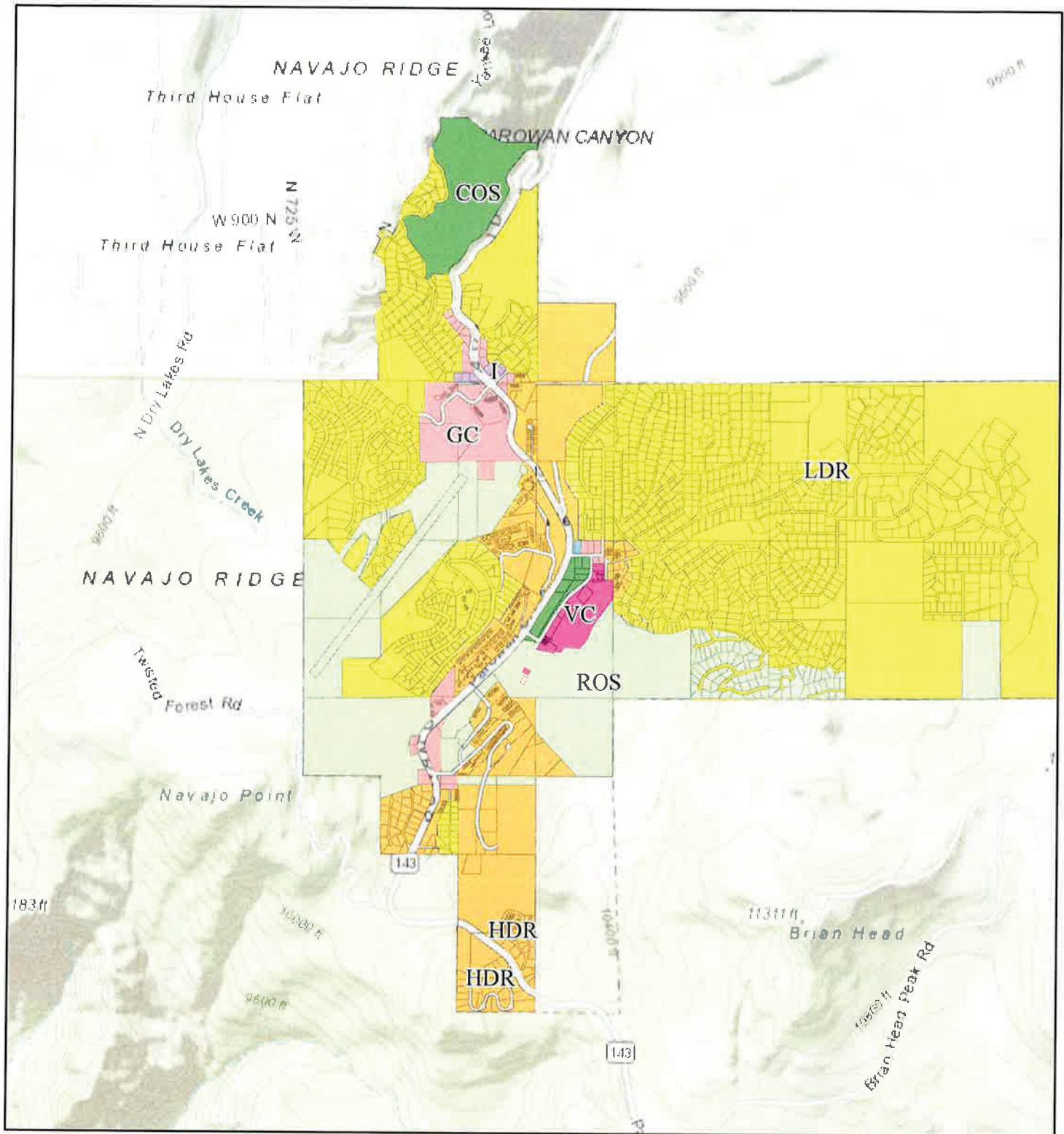
HWY 143

775 S

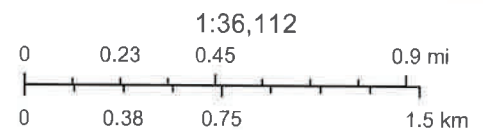
PAINTBRUSH DR

DRIFTWOOD DR

Zoning Map



April 27, 2020



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



ITEM: PICKLE BALL COURT AT 466 N. ELK DR.

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: October 6, 2026
TYPE OF ITEM: Discussion

SUMMARY:

Planning Administrator attended APA Conference and will give training and direction to Planning Commission.

TRAINING:

Ethics – Ex-Partee, Conflicts of Interest and Personal Relationships.
Findings of Facts vs. Opinions
Strong Town Centers – Create a Sense of Community, Various Housing Types, Jobs,
Transportation, Walking Trails, Open Space, Historic and Public Amenities
Mixed Use and ADU's
Rural Utah – Land Use and Planning Journal

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:

Discussion Item only

ATTACHMENTS:

None