



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](https://zoom.us/j/89945972919)
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

D

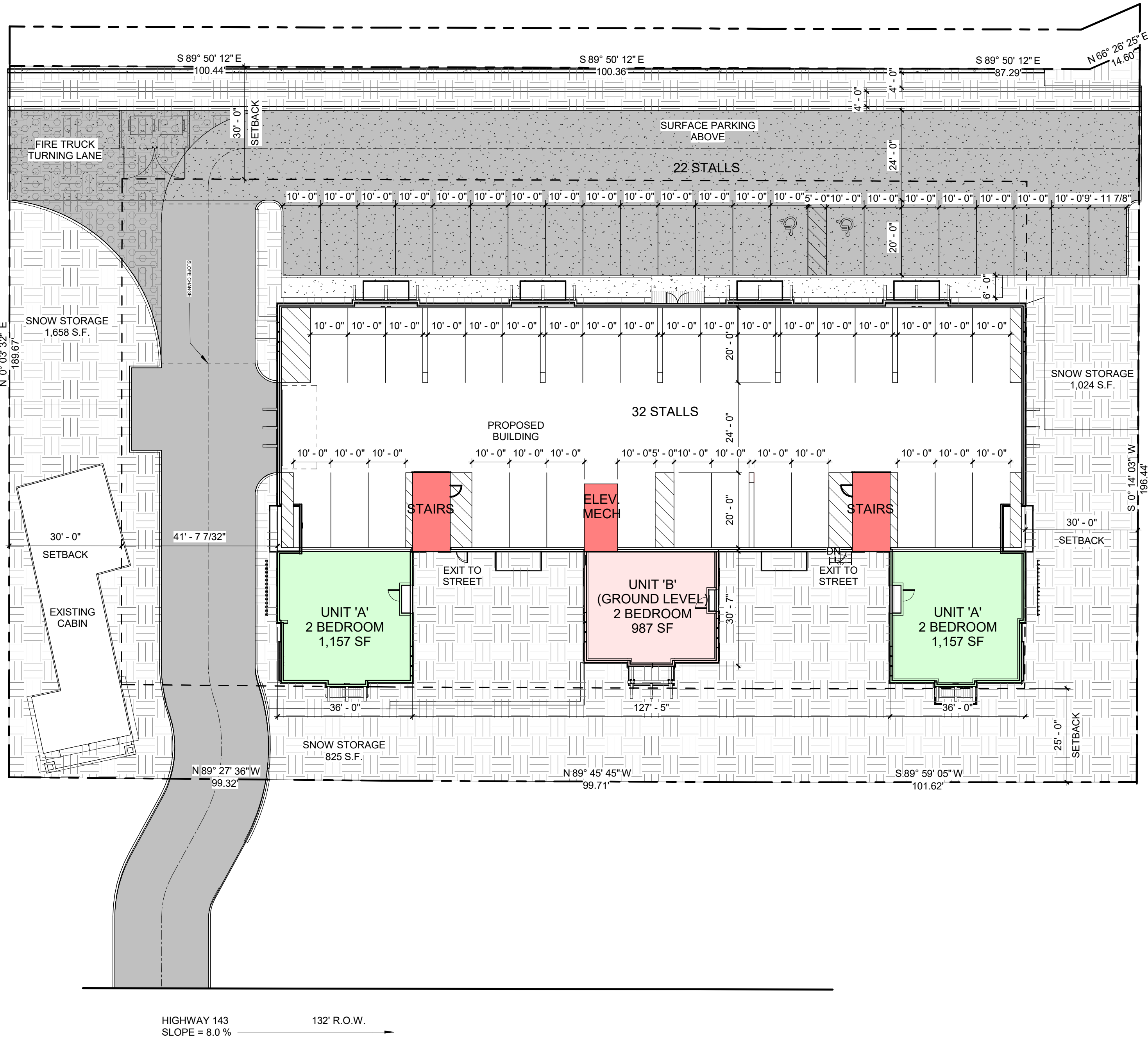
C

B

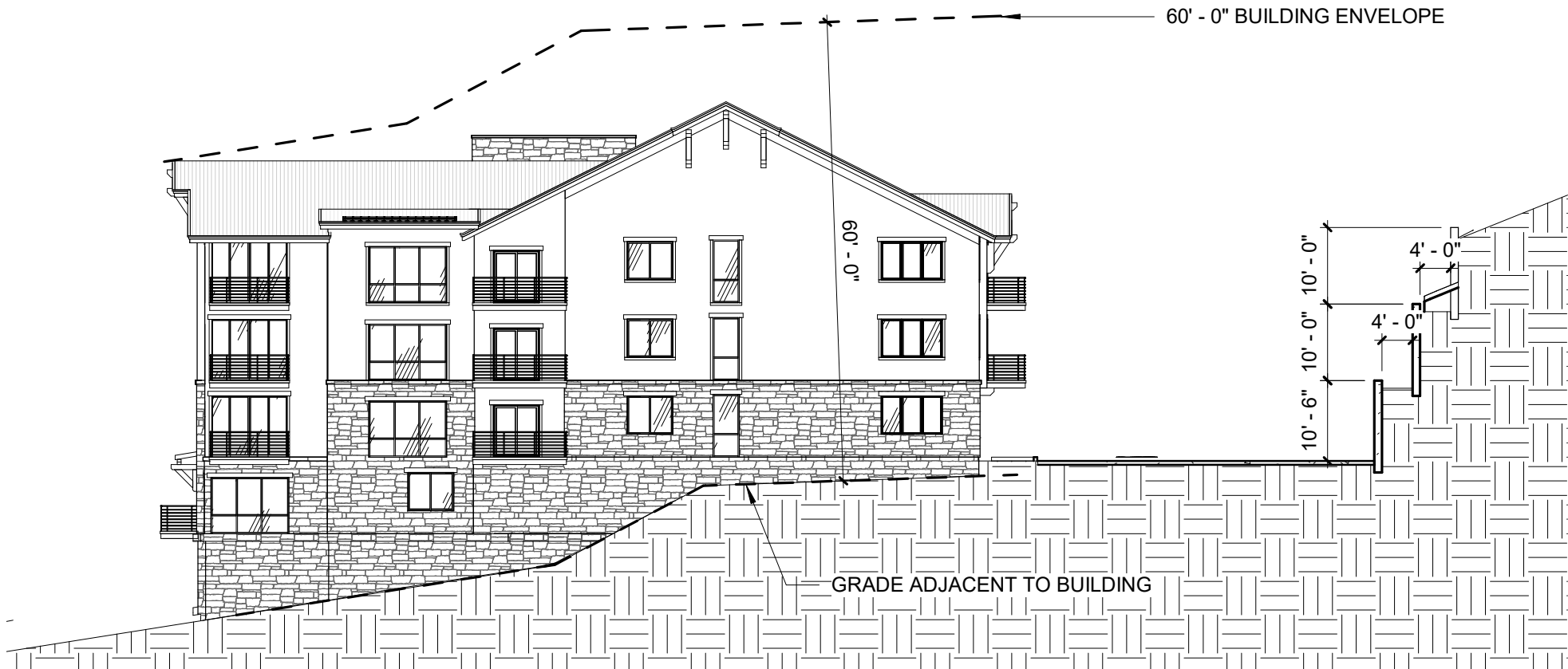
A

CRSA ARCHITECTURE, PLANNING & INTERIORS
720 S RIVER ROAD, SUITE D 2100-B
ST. GEORGE, UT 84790
435.673.7362 • www.crsa-us.com

A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



B4 VICINITY MAP
3/4" = 1'-0"



A3 SITE SECTION
1" = 20'-0"

SITE DATA

BUILDING COVERAGE AND LANDSCAPE CALCULATIONS

PROPERTY:
A-1148-0005-0042
LOT 19, 20, 21
1.3 ACRES / 57,327 S.F.
R-3 ZONE
LANDSCAPE 23,108 S.F. = 40%
(40% MIN. REQUIRED)
% OF LOT COVERAGE
16,463 S.F. = 29%
(40% MAX ALLOWED)
- FIRE TRUCK TURNING LANE INCLUDED IN HARDSCAPE BUT WILL BE ALL- WEATHER GRAVEL.

SNOW STORAGE CALCULATIONS

HARDSCAPE = 17,484 S.F.
20% OF HARD SURFACE = 3,497 S.F. REQ.
TOTAL PROVIDED = 3,507 S.F.

PARKING CALCULATIONS

PER BRIAN HEAD TOWN TITLE 9 LAND MANAGEMENT CODE [9-12-15, TABLE 1]
MULTI-FAMILY DWELLING UNIT GREATER THAN 650 S.F. BUT LESS THAN 1,000 S.F. 1.5 PER DWELLING UNIT
11 UNITS X (1.5) = 16.5 -> 17 STALLS
MULTI-FAMILY DWELLING UNIT GREATER THAN 1,000 S.F. BUT LESS THAN 2,500 S.F. 2 PER DWELLING UNIT
19 UNITS X (2) = 38 STALLS
TOTAL STALLS REQUIRED: 55 PARKING STALLS
PROVIDED PARKING: 55 STALLS

PARKING STALL DIMENSIONS

PER BRIAN HEAD TOWN TITLE 9 LAND MANAGEMENT CODE [9-12-15 (F)]
WIDTH: A MINIMUM WIDTH OF TEN FEET (10') SHALL BE PROVIDED FOR EACH INTERIOR (PROTECTED FROM WEATHER) PARKING STALL AND TEN FEET (10') FOR EXTERIOR PARKING STALLS. EXCEPTION BEING PARALLEL PARKING STALLS WHICH ARE PERMITTED TO BE EIGHT FEET (8') WIDE.
LENGHT: LENGTH: A MINIMUM LENGTH OF TWENTY FEET (20') SHALL BE PROVIDED FOR EACH STALL. PARALLEL PARKING STALLS SHALL BE A MINIMUM TWENTY-TWO FEET (22') IN LENGTH.

IVAN SZU
909-456-0388
2816 CRYSTAL RIDGE RD
DIAMOND BAR, CA 91765

SHANGRI LA LODGE

LOTS 19, 20 & 21
BRIAN HEAD, UT 84719

STAMP

ISSUE TYPE:
NOT FOR CONSTRUCTION
DATE:
2021-01-08

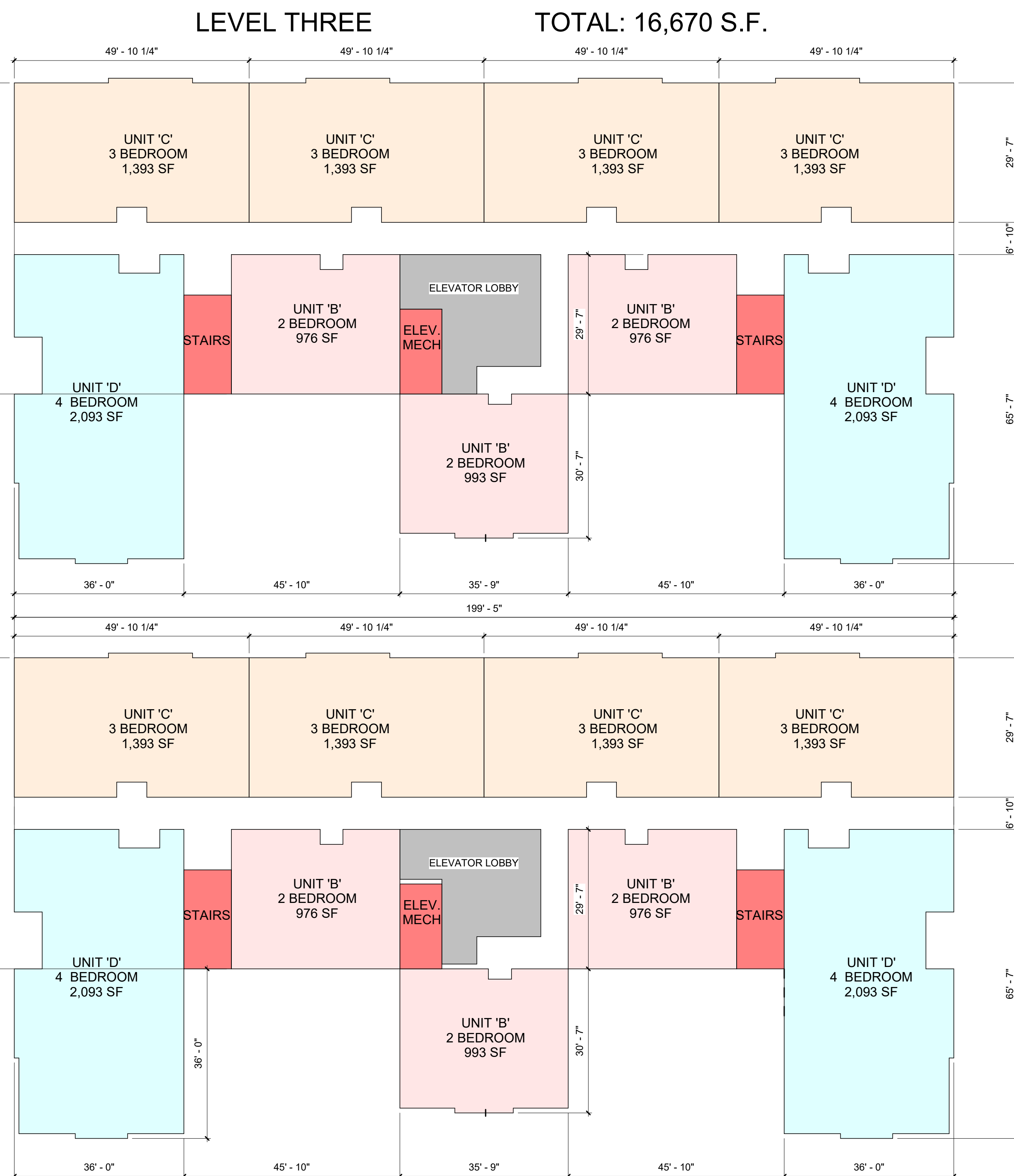
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CHECKED BY: Checker

**ARCHITECTURAL
SITE PLAN**

AS101

CRSA

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LEVEL TWO TOTAL: 16, 670 S.F.

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SHANGRI LA LODGE

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NOT FOR CONSTRUCTION	2021-01-08
PROJECT NUMBER:	20-xxx
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UNIT LAYOUT PER
LEVEL

AE003

D

C



C1 FRONT EXTERIOR

B

A



A1 BACK EXTERIOR



C3 OVERALL FRONT EXTERIOR VIEW



B3 FRONT ELEVATION
1" = 20'-0"



A3 BACK ELEVATION
1" = 20'-0"

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RENDERINGS

AE004



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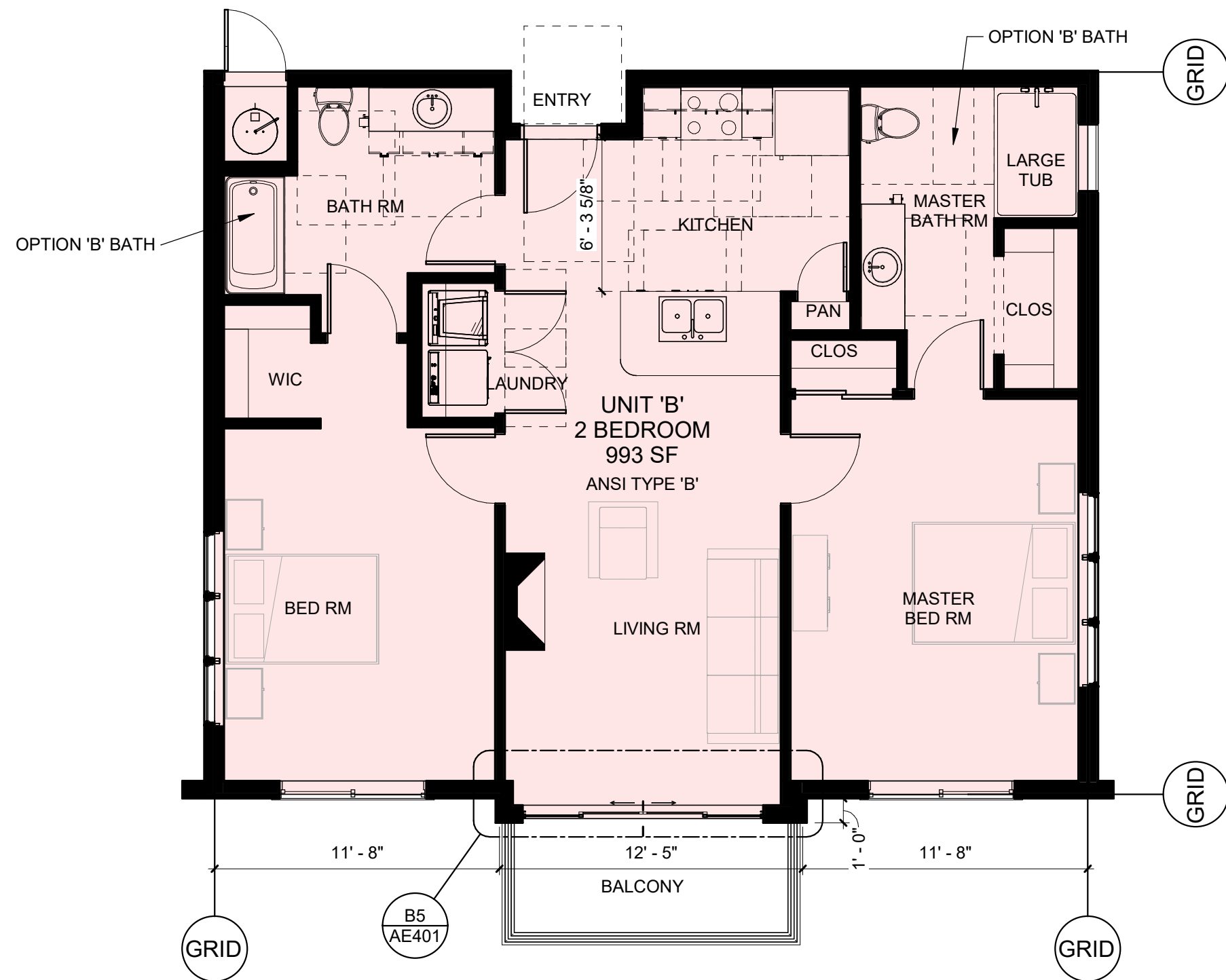
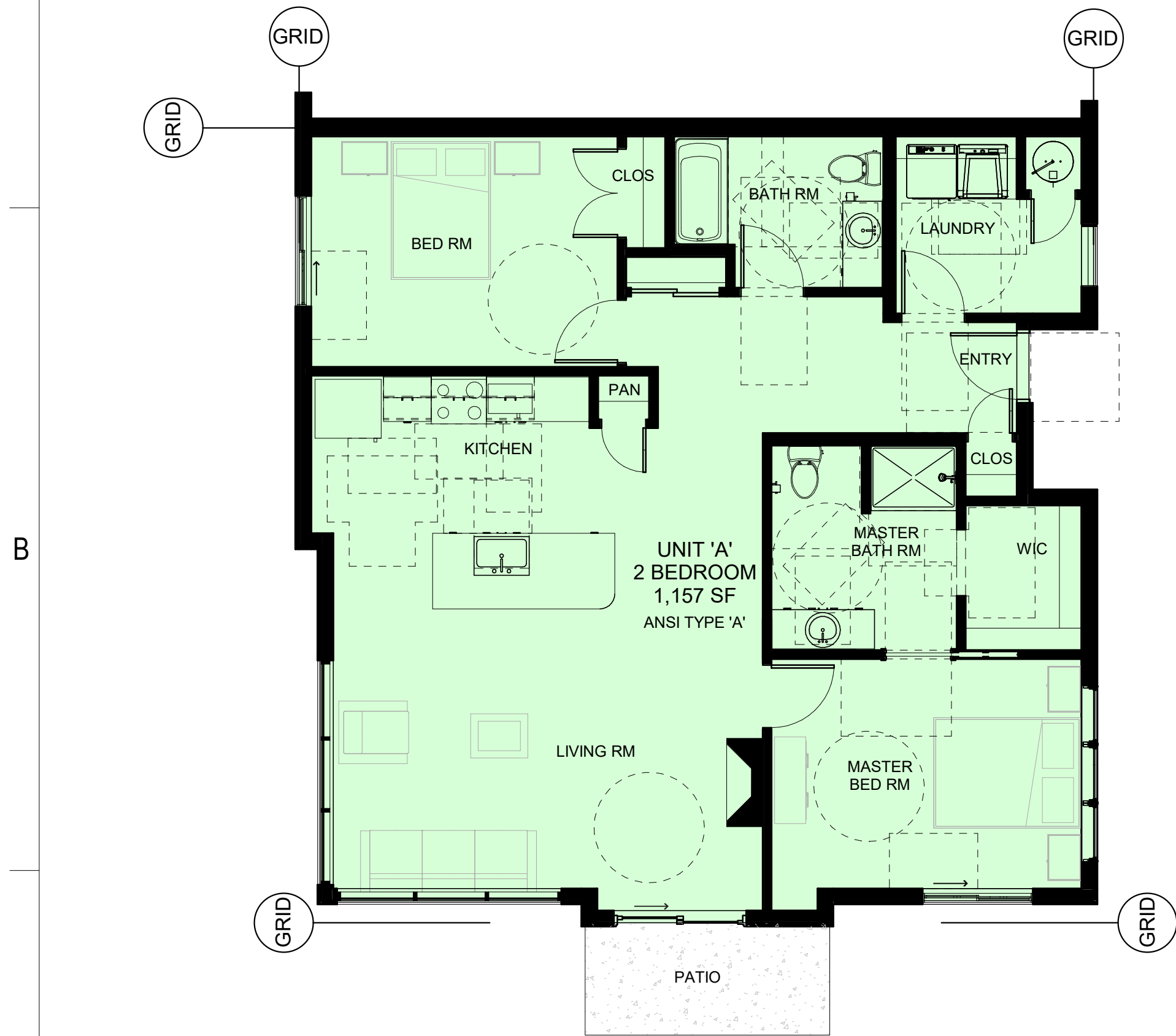
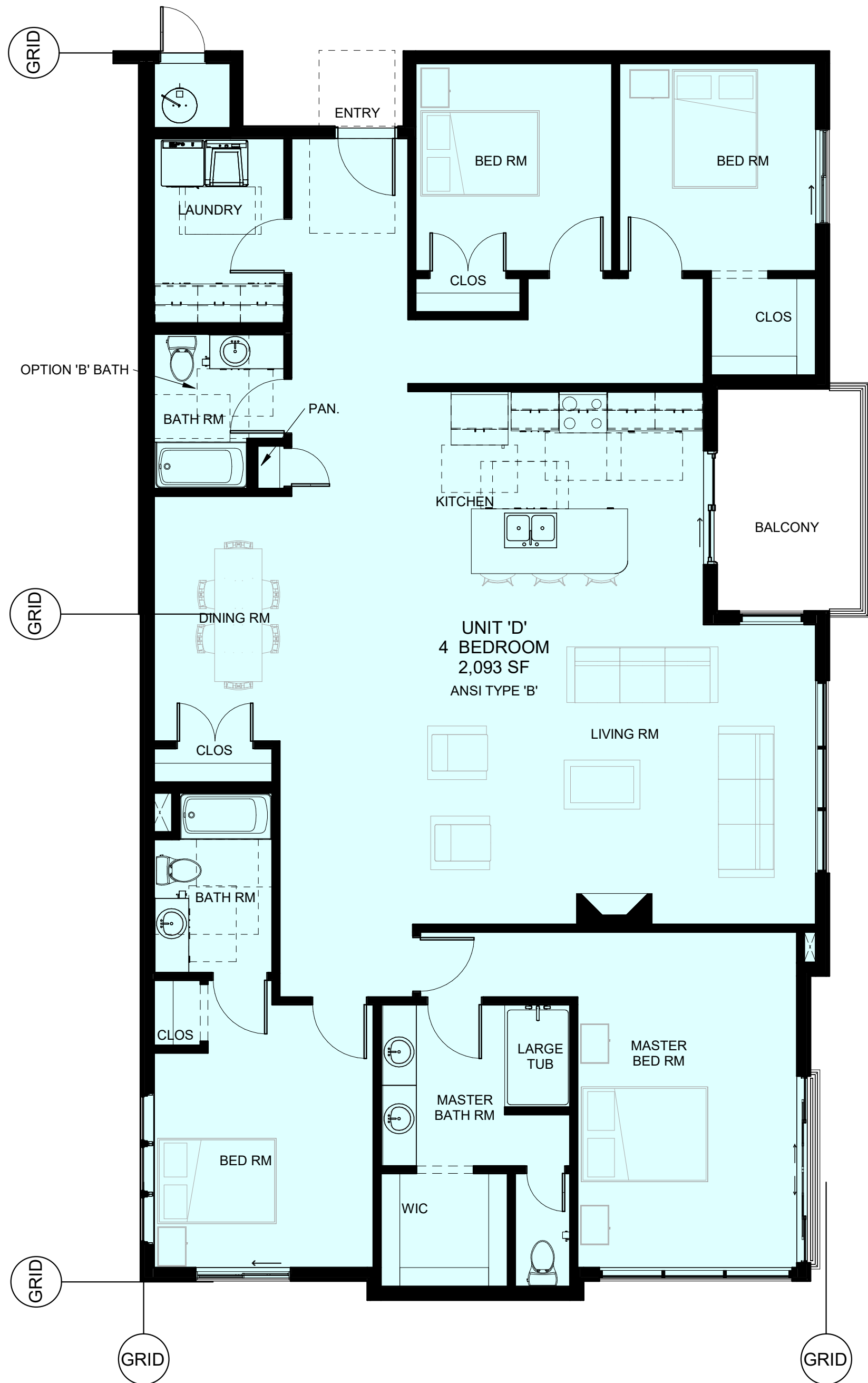
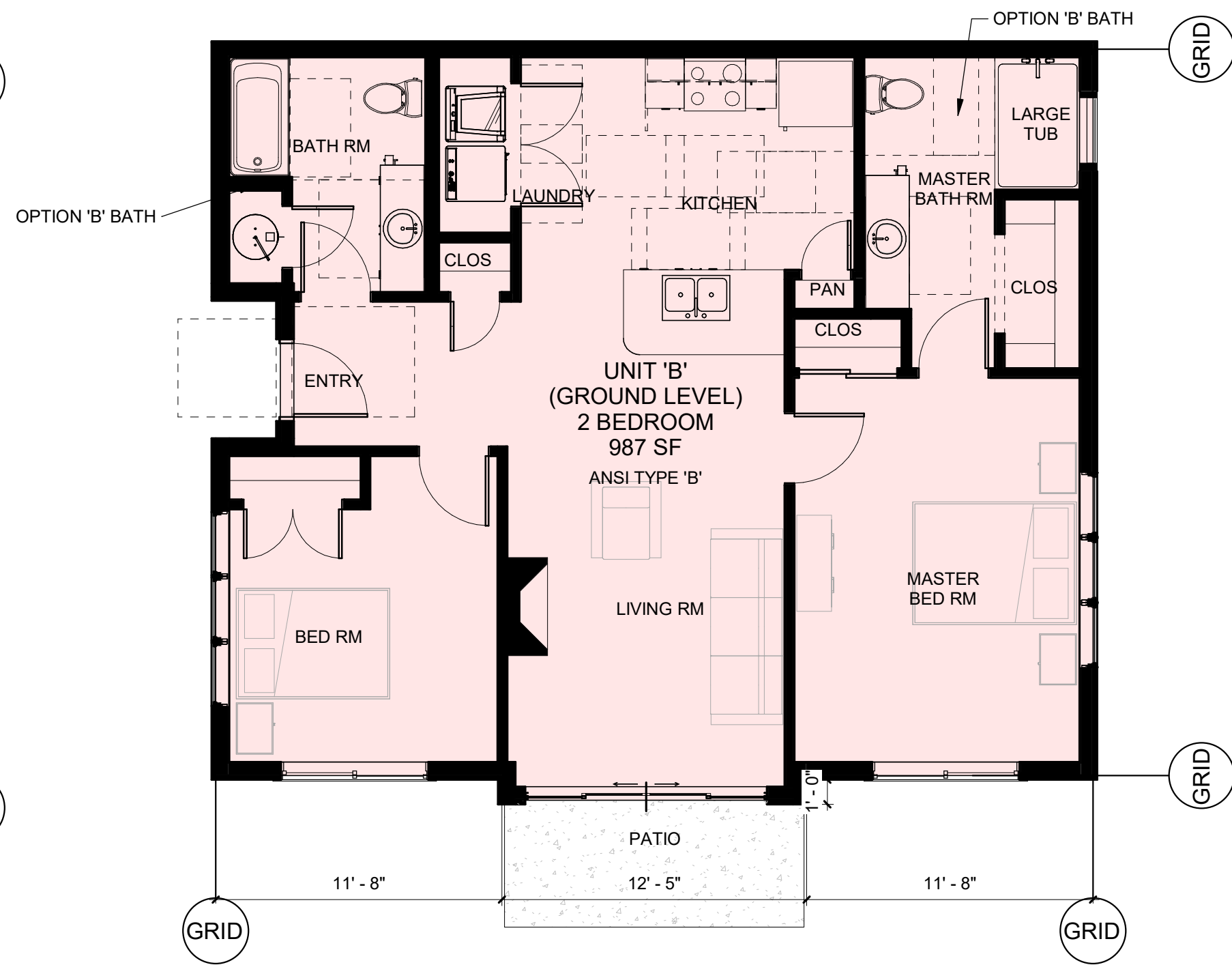
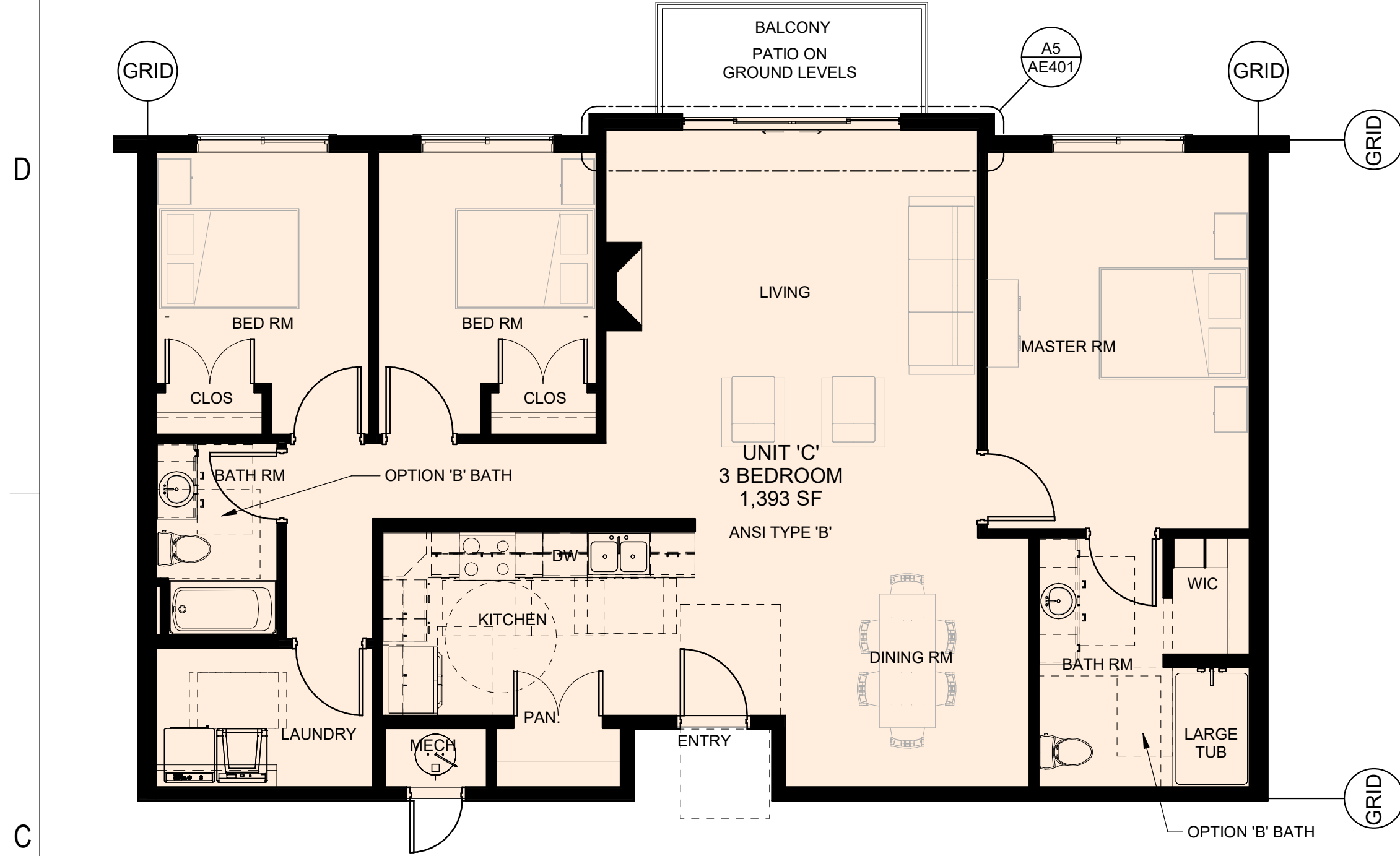
DATE:
2021-01-08

PROJECT NUMBER:
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20-xxx
Author
Checker

ENLARGED PLANS

AE401



B5 UNIT 'B' @ GROUND LEVEL
3/16" = 1'-0"

A5 UNIT 'C' @ GROUND LEVEL
3/16" = 1'-0"

A1 UNIT PLANS
3/16" = 1'-0"

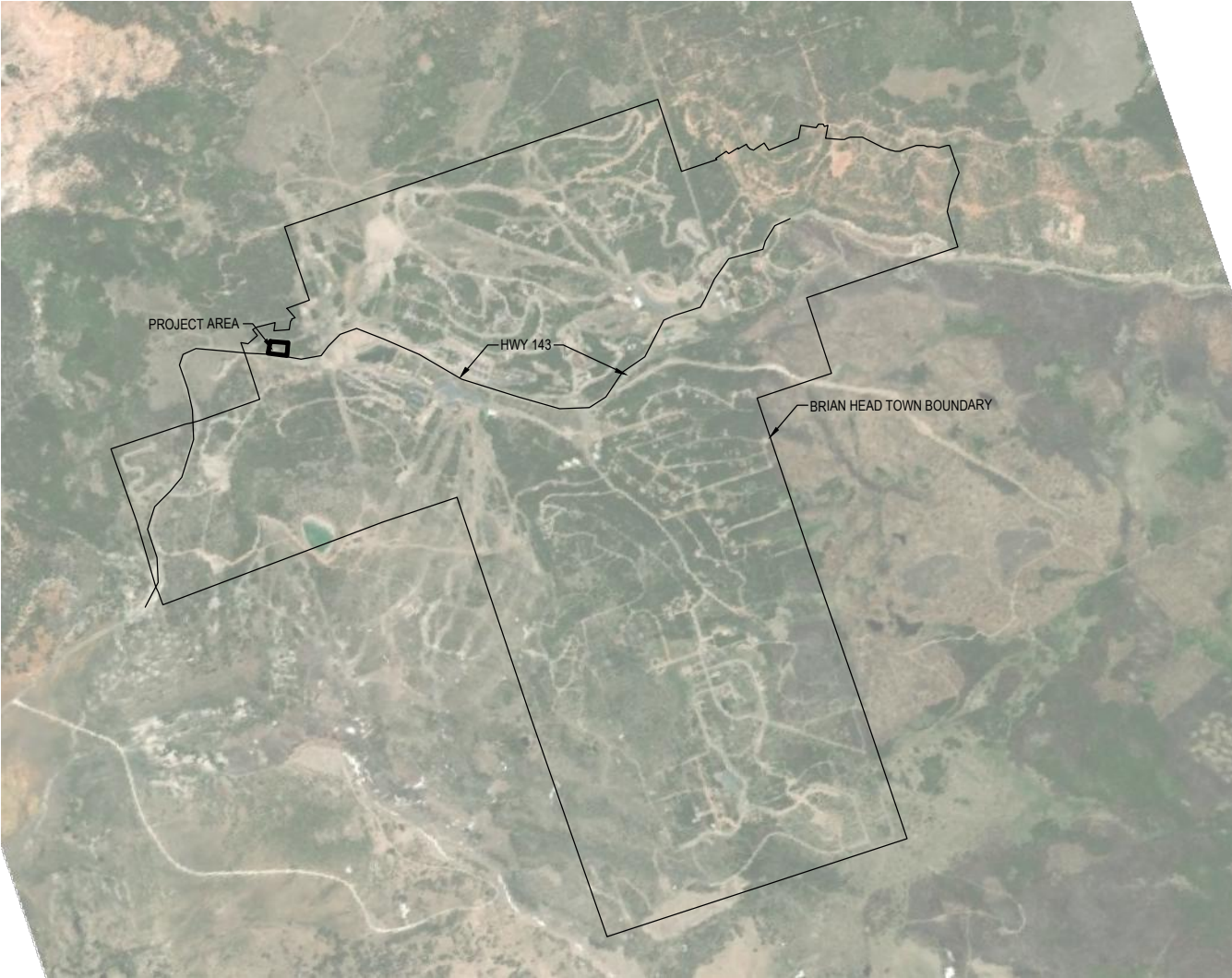
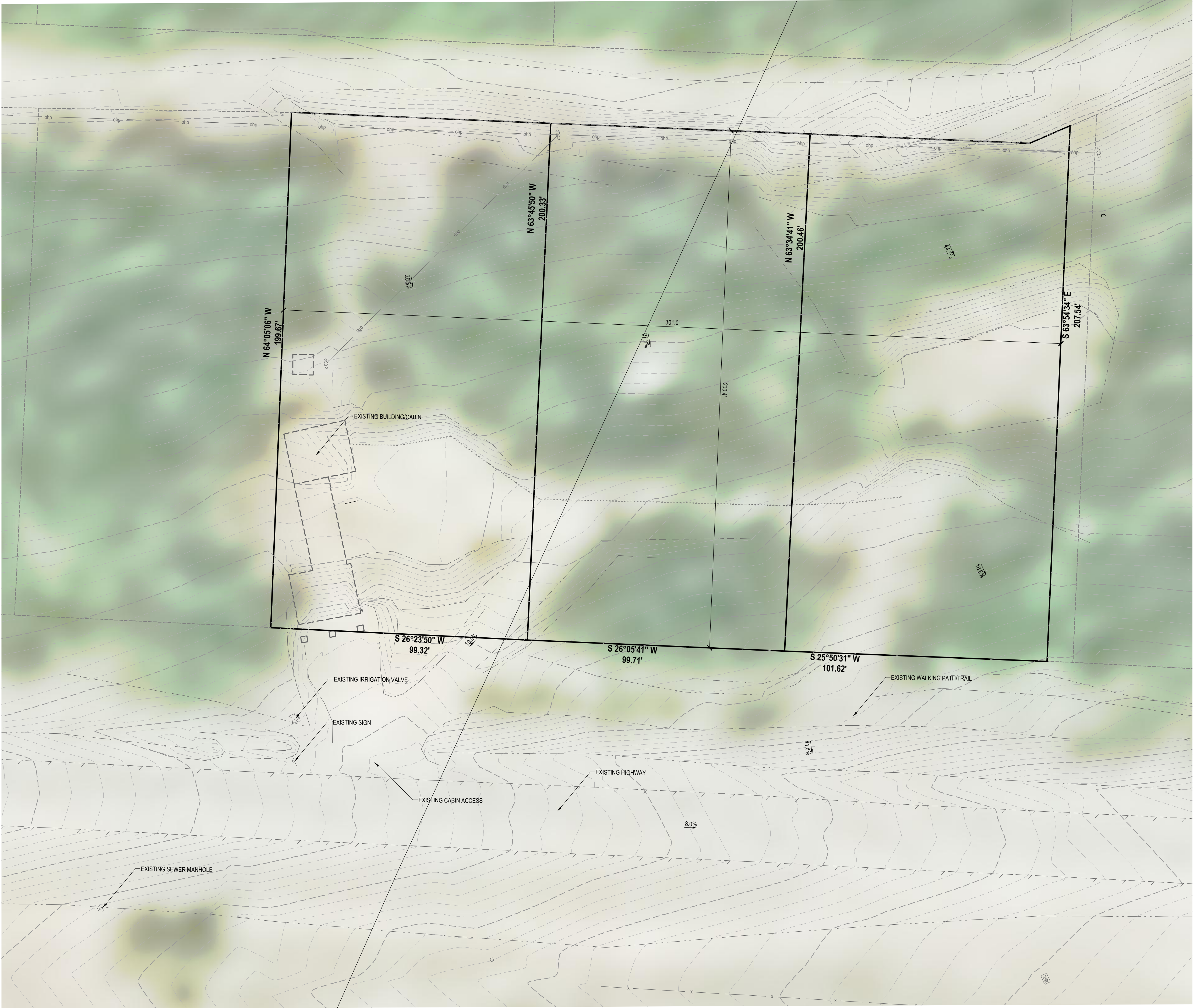


811

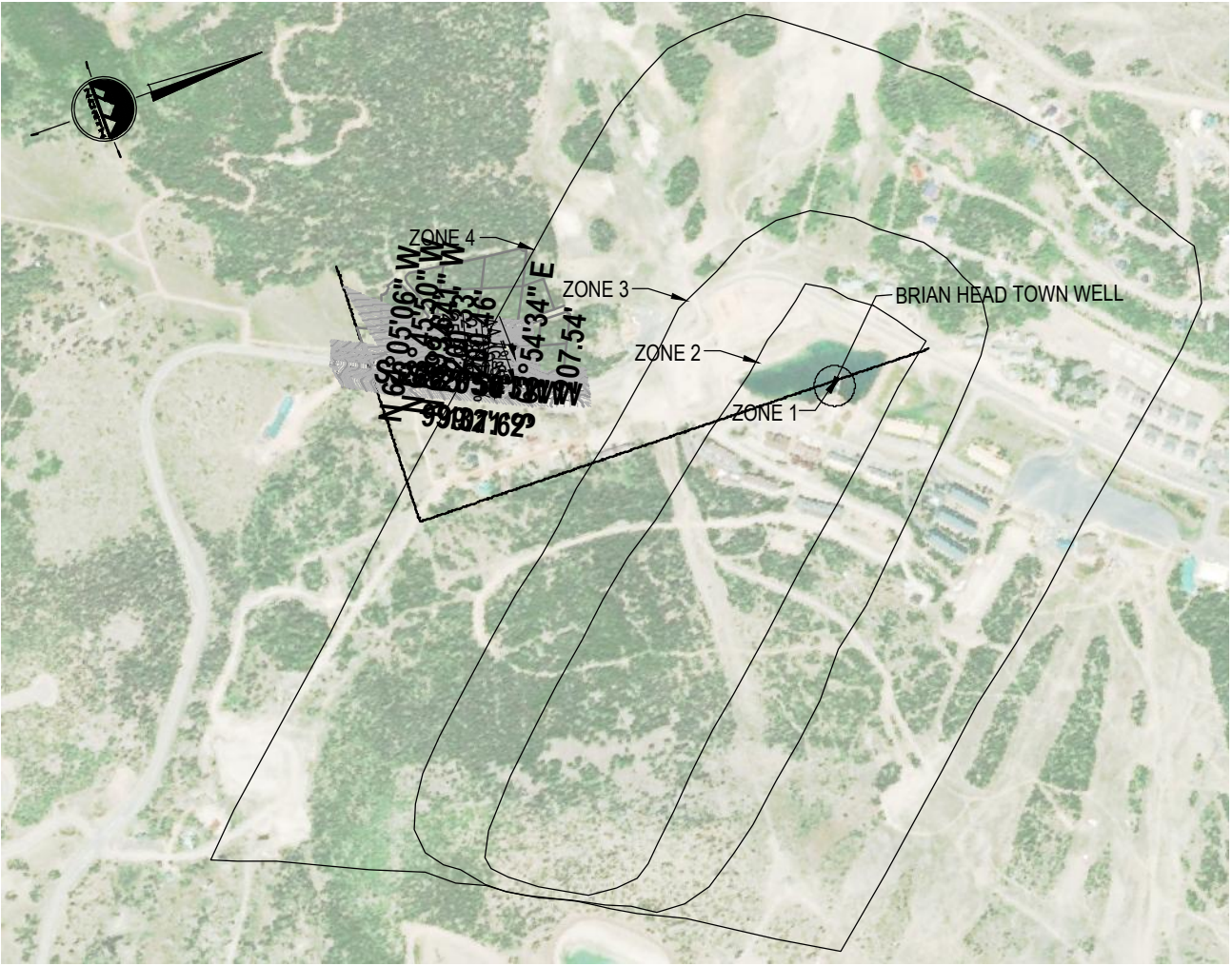
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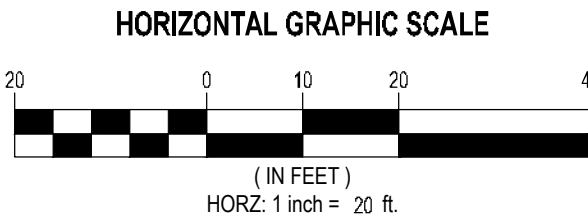
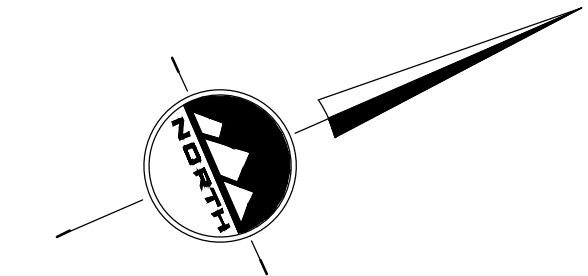
BENCHMARK	
CORNER OF SECTION _____	
TOWNSHIP _____ SOUTH, RANGE _____ WEST	
SALT LAKE BASE AND MERIDIAN	
ELEV = _____'	



VICINITY MAP
NO TO SCALE



DELINEATION ZONE MAP
NO TO SCALE



LOCATED IN THE
OF SECTION
TOWNSHIP , RANGE
SALT LAKE BASE AND MERIDIAN

EN SIGN

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FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

IVAN SZU
732 SOUTH BRIAN HEAD 143
BRIAN HEAD, UTAH

EXISTING
CONDITIONS MAP

PROJECT NUMBER
####

PRINT DATE
5/27/21

DRAWN BY
JTN

CHECKED BY
CLN

PROJECT MANAGER
CLN

1 OF 1