

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# 810 5903 4272
TUESDAY, June 20, 2023 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** **1:00PM**
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**

- D. **APPROVAL OF THE MINUTES:** September 20, 2022 & May 16, 2023

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

- F. **AGENDA ITEMS:**

- 1. **ACTION – Design Review – Mall Expansion (259 S. Village Way).** Lester Ross, Building & Planning Official. The Commission will review a revised submittal for the proposed expansion of the Brian Head Mall, and may approve, deny or approve with conditions.

- G. **ADJOURNMENT**

Date: June 15, 2023

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 on this 15th day of June 2023 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.

Nancy Leigh, Town Clerk



ITEM: BRIAN HEAD MALL DESING REVIEW

AUTHOR: Lester Ross
DEPARTMENT: Admin
DATE: June 20, 2023
TYPE OF ITEM: Administrative Action

SUMMARY:

The commission will be reviewing changes to the design for the addition to the Brian Head Mall from the design that was submitted and approved by the commission on July 6, 2021, located at 259 S. Village way.

BACKGROUND:

On July 6, 2021, the Planning Commission approved a design for the addition to the Brian Head Mall. The owners and designers have been working on their plans for the project. During the process the exterior plans have been changed to the point that staff felt it was best to bring the project back to the commission for approval.

ANALYSIS:

As Staff have reviewed the plans for the addition for the mall located at 259 S. Village way there were a few changes to the exterior layout from the original proposed plan.

1. Loading dock next to the existing steps on the south side.
2. Leaving the existing center septs and installing a new roof and walls.
3. The footprint of the north entrances has been increased.
4. On the north side of the building an exterior stair.
5. Roof line and layout

Standards for Review:

- a. Town General Plan:
 - a. The use follows the General plan for this area.
- b. Zoning Regulations and other relevant sections:
 - a. This lot is Zoned Village Commercial and restaurants, sales area, and multi-family in conjunction with commercial space is permitted in this zone. They will be eliminating the roof over the public easement.
- c. Applicable Building codes
 - a. They will be submitting their final plans that will be reviewed for Code compliance.
- d. General Design standards of Chapter 12:
 - a. The overall look and feel of the project with the changes fit into the design guidelines found in Chapter 12 of the land management code.
- e. Other applicable laws:
 - a. They will be submitting for a lot line on the north property line to allow for the need clearances to the property line for the Fire code.
- f. Desing is sensitive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservation of views:

- a. The project has been evaluated and is sensitive and has been designed for the hazards and impacts.
- g. Utilities and services shall be available and adequate to meet the needs of the structure and uses:
 - a. They are working with the power and gas companies to upgrade the system to the existing building to allow for the added units and uses.

STAFF RECOMMENDATION:

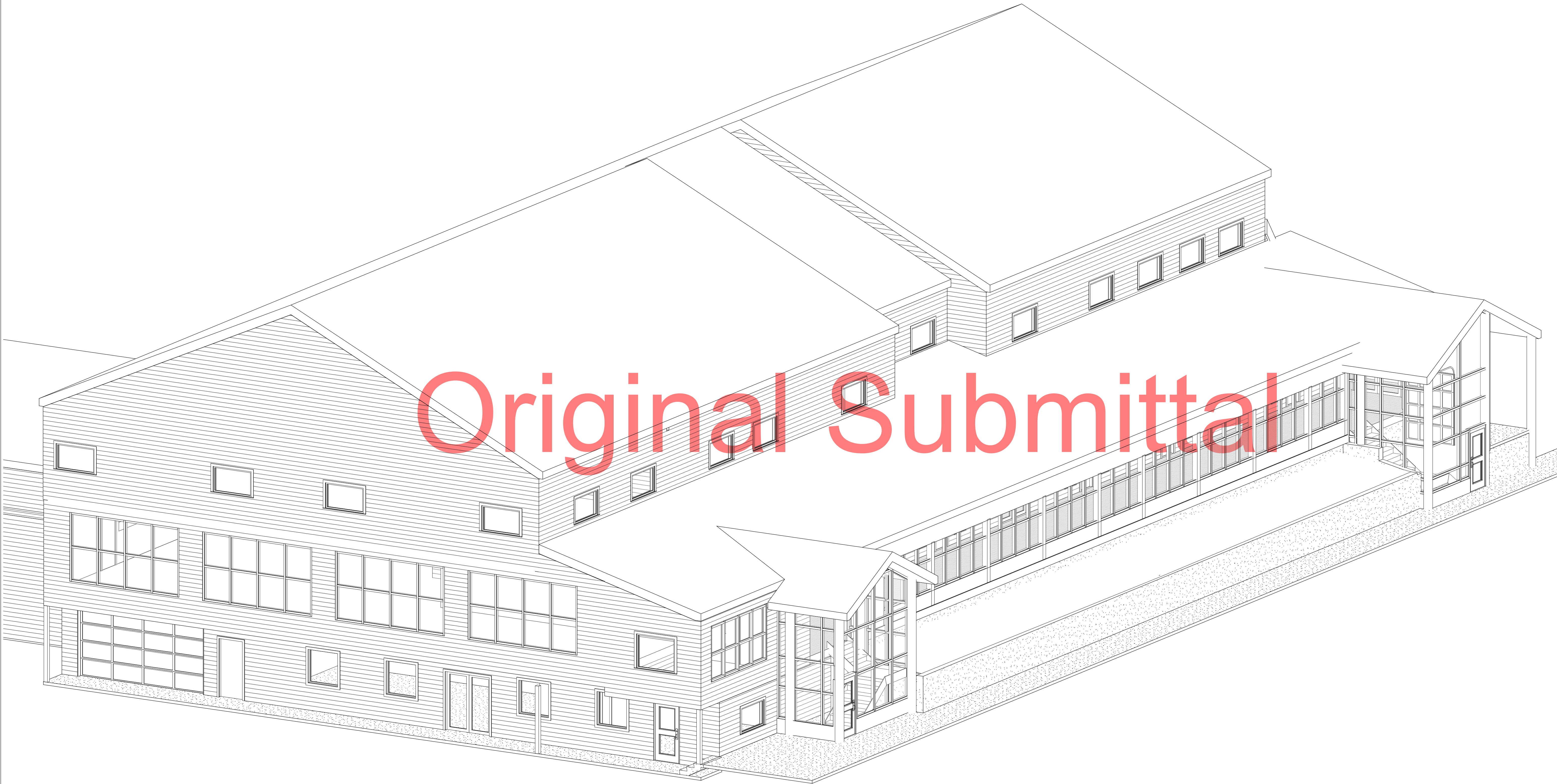
Staff recommends that the Commission approve the proposed design review changes to the Brian Head Mall located at 259 S Village way. With the condition that the Roof line can not go into the public right of way or drain into the neighboring properties.

PROPOSED MOTION:

I move to approve the proposed design for the Brian Head Mall Located at 259 S Village way with the condition that the roof does not extend into the public right of way.

ATTACHMENTS:

- A - Mall addition 1st proposal
- B - Brian Head Mall 6-14-2023



ENGINEERING, INC.

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Cedar City, UT 84721
Phone: (435) 867-6478
Fax: (435) 867-4372
www.gemengineeringinc.com

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TITLE:
BRIAN HEAD MALL ADDITION

LOCATION:
259 SOUTH VILLAGE WAY BRIAN HEAD, UT 84719

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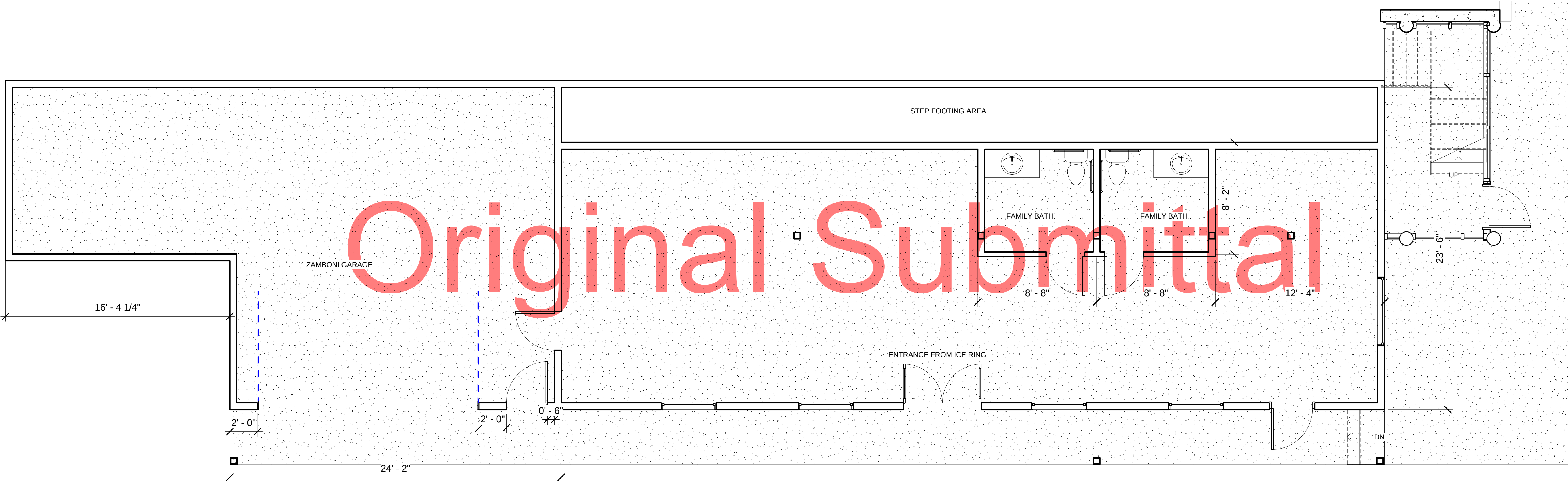
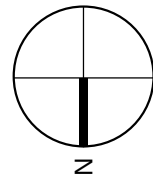
PROJ. MGR.: RWC
DESIGNER: XXX
DRAWN BY: XXX

SCALE: REFER TO PLAN
JOB NO.: 21-S-597

DRAWING TITLE:
COVER SHEET

SHEET NO.

A-000



① BASEMENT FLOOR PLAN
1/4" = 1'-0"



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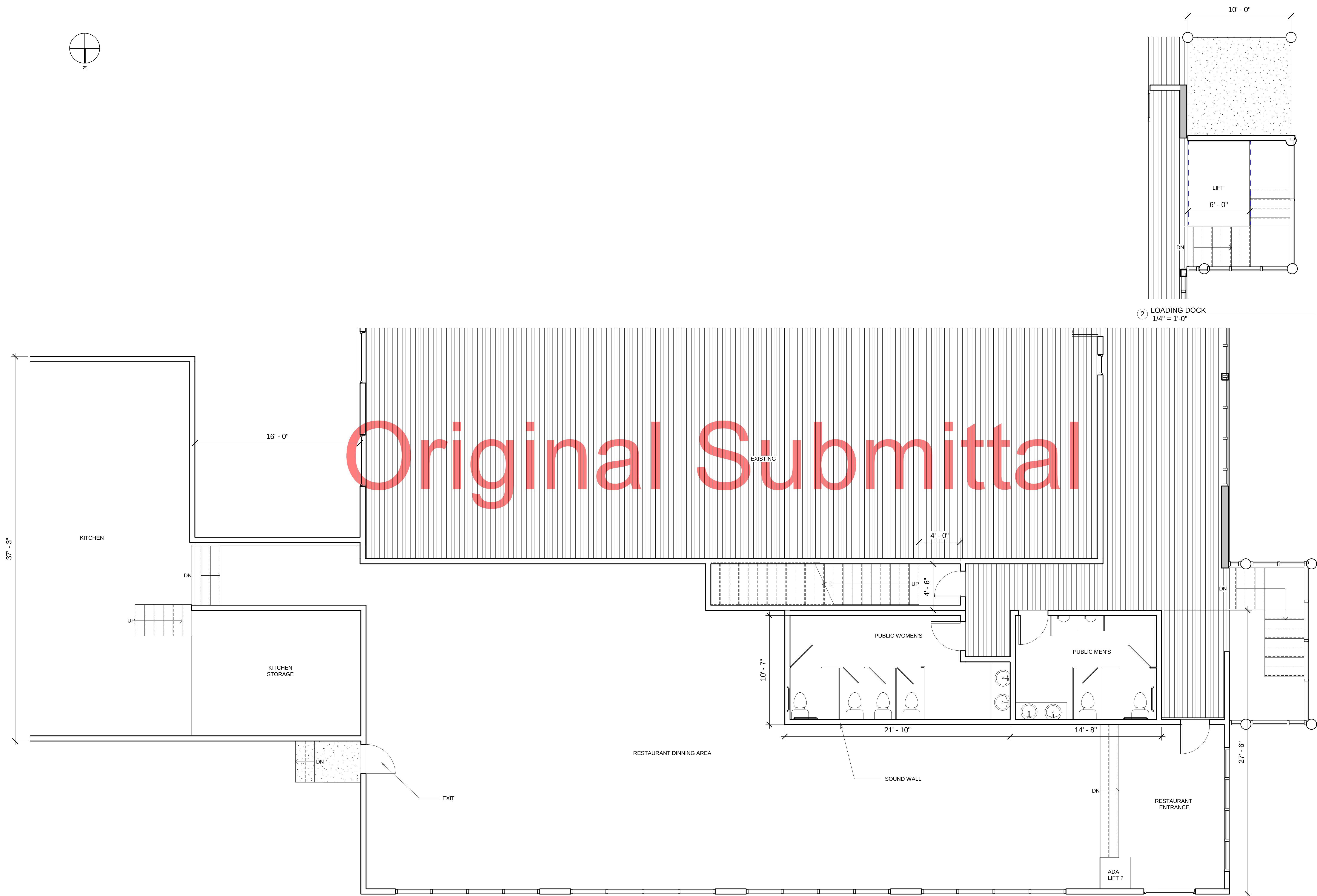
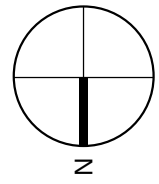
PROJ. MGR.: RWC
DESIGNER: Designer
DRAWN BY: TJC

SCALE: REFER TO PLAN
JOB NO.: 21-S-597

DRAWING TITLE:
BASEMENT FLOOR PLAN

SHEET NO.

A-101



GEM

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PROJ. MGR.:
DESIGNER:
DRAWN BY:

Checker
Designer
Author

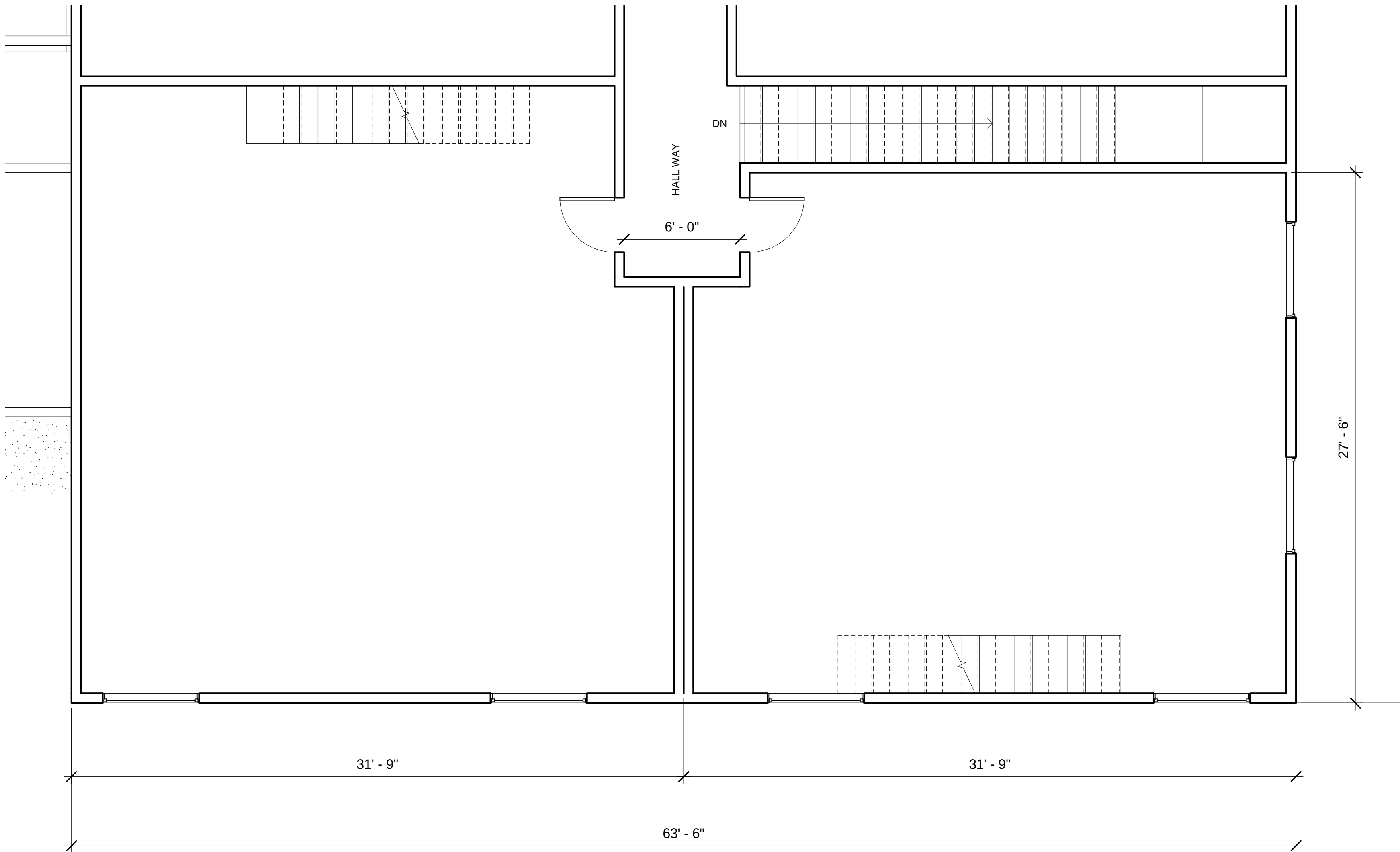
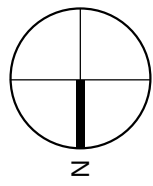
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JOB NO.:

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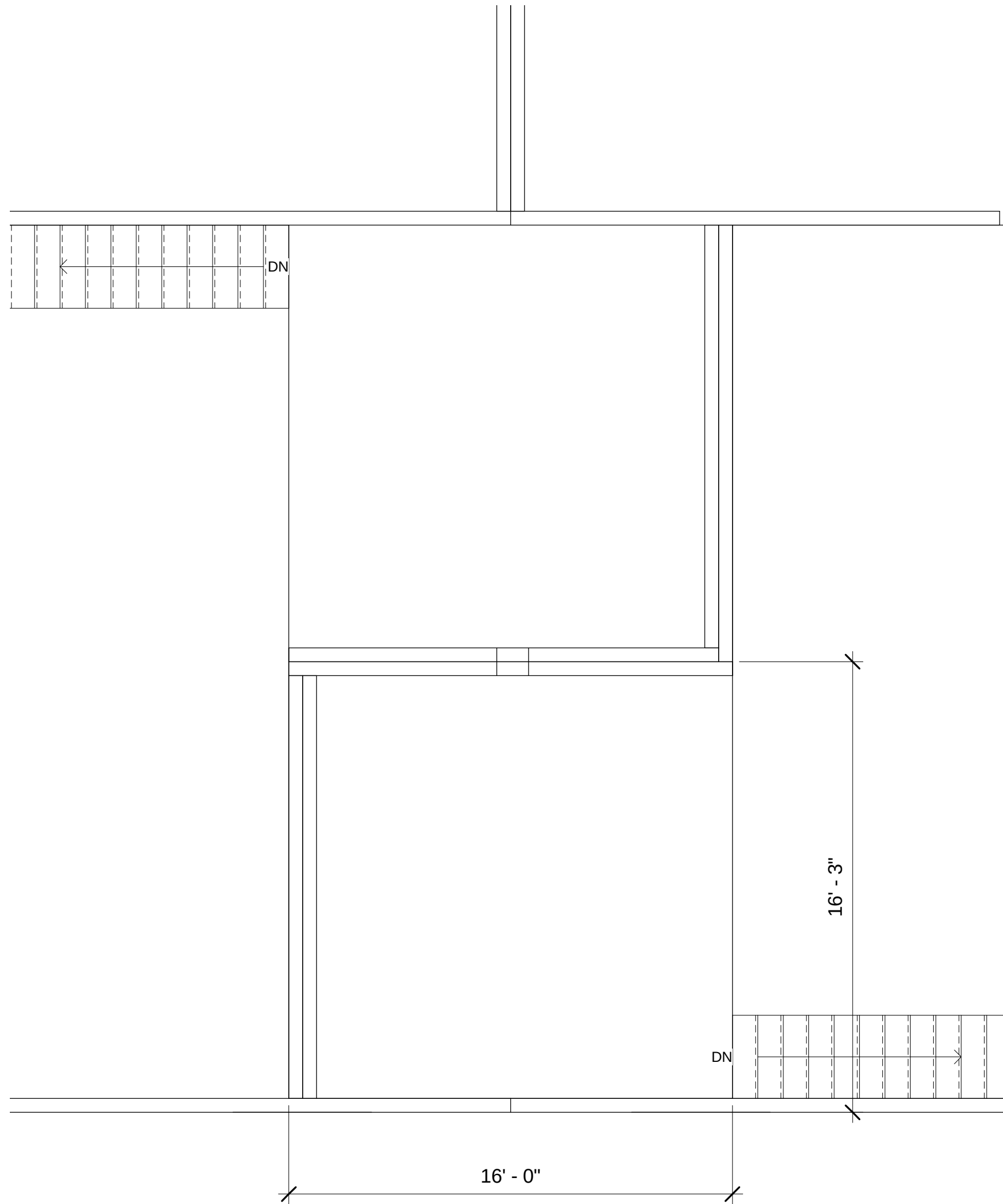
DRAWING TITLE:
MAIN FLOOR PLAN

SHEET NO.
A-102

1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



① SECOND FLOOR PLAN
1/4" = 1'-0"



② LOFT PLAN
1/4" = 1'-0"



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DESIGNER:	Designer
DRAWN BY:	Author

SCALE:	REFER TO PLAN
JOB NO.:	21-S-597

DRAWING TITLE:
UPPER LEVEL FLOOR
PLAN

SHEET NO.

A-103



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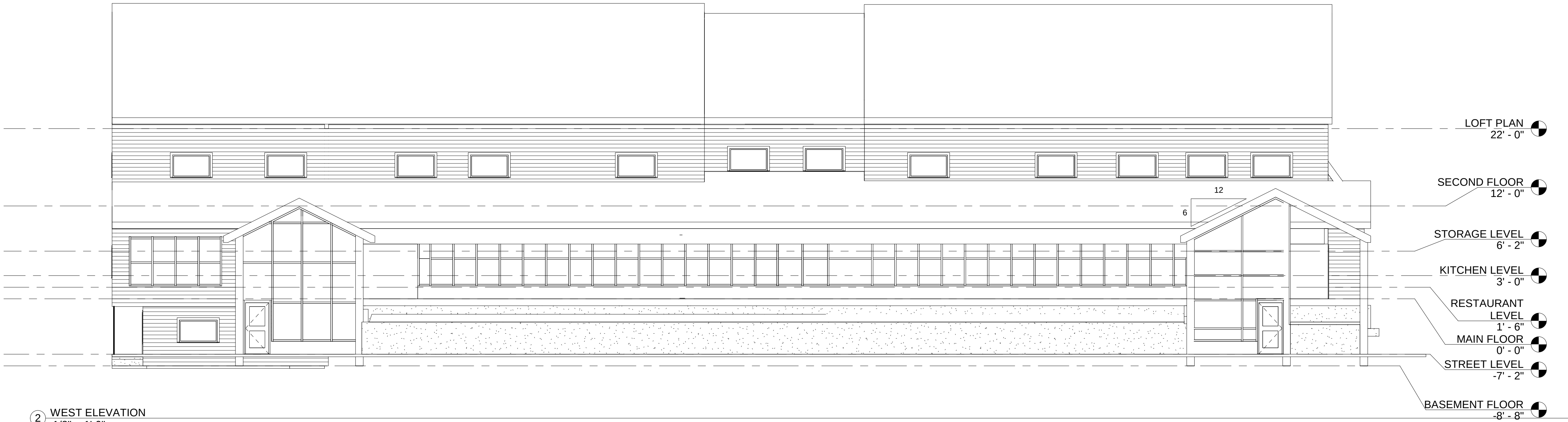
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DESIGNER: TJC
DRAWN BY: TJC

SCALE: REFER TO PLAN
JOB NO.: 21-S-597

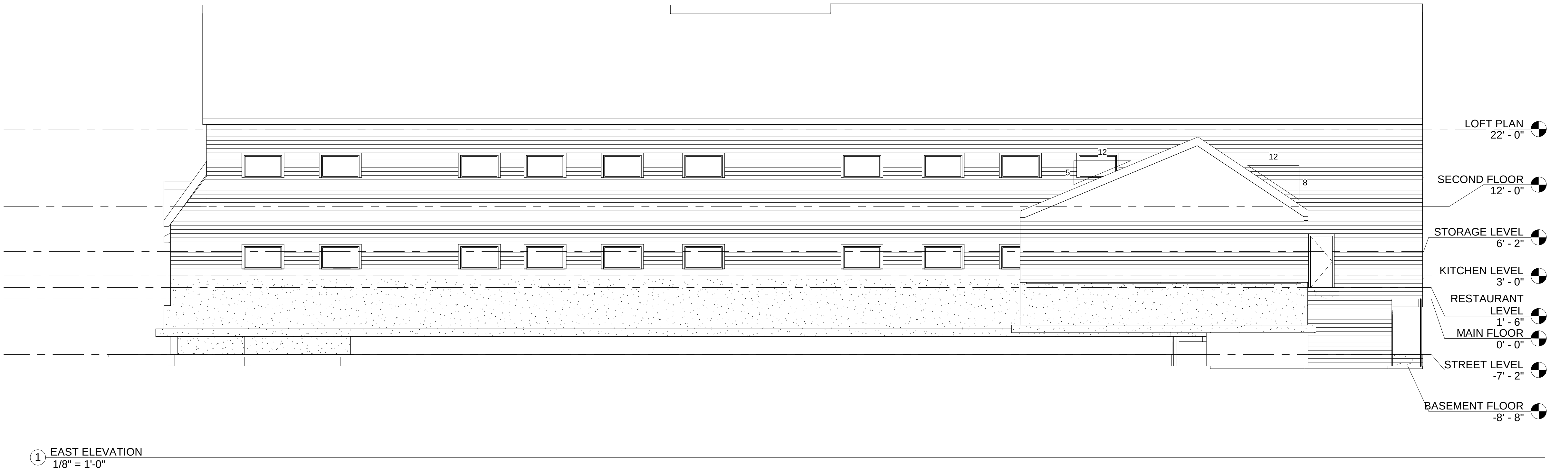
DRAWING TITLE:
ELEVATIONS

SHEET NO.

A-201



Original Submittal





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DESIGNER: TJC
DRAWN BY: TJC

SCALE: REFER TO PLAN
JOB NO.: 21-S-597

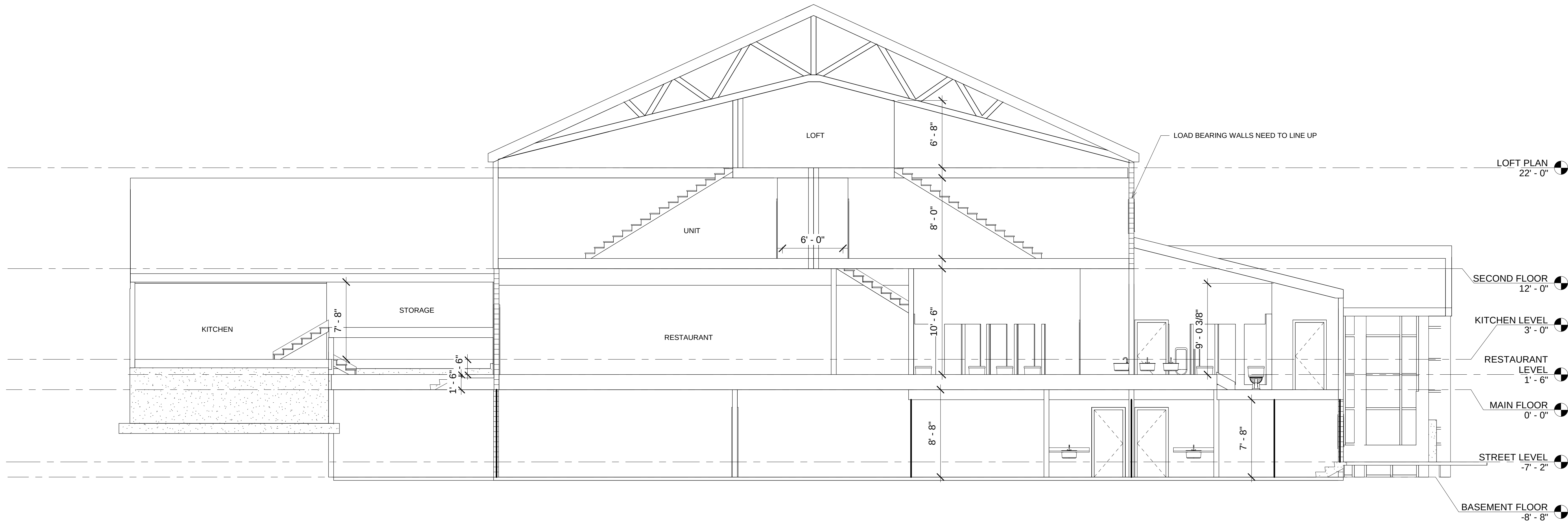
DRAWING TITLE:
ELEVATIONS

SHEET NO.

A-202



① NORTH ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION SECTION CUT
3/16" = 1'-0"



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Cover

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5-20-23

drawn by :

C.J.

checked by :

G.G.

project no. :

revisions :

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sheet no.

A001

project title

Brian Head Multi-Use

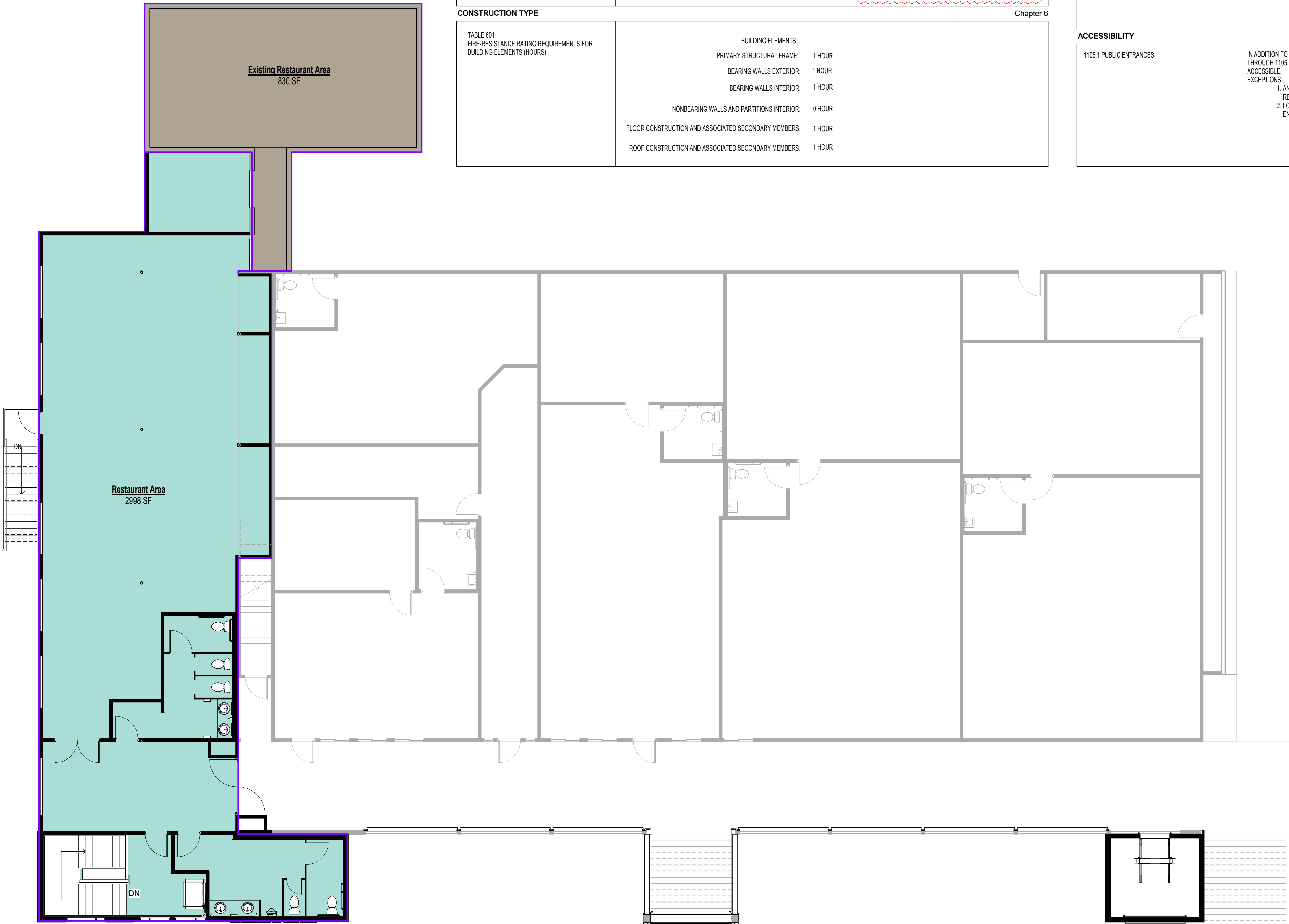
consultant :

Architect:

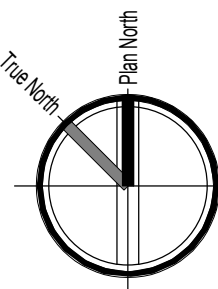
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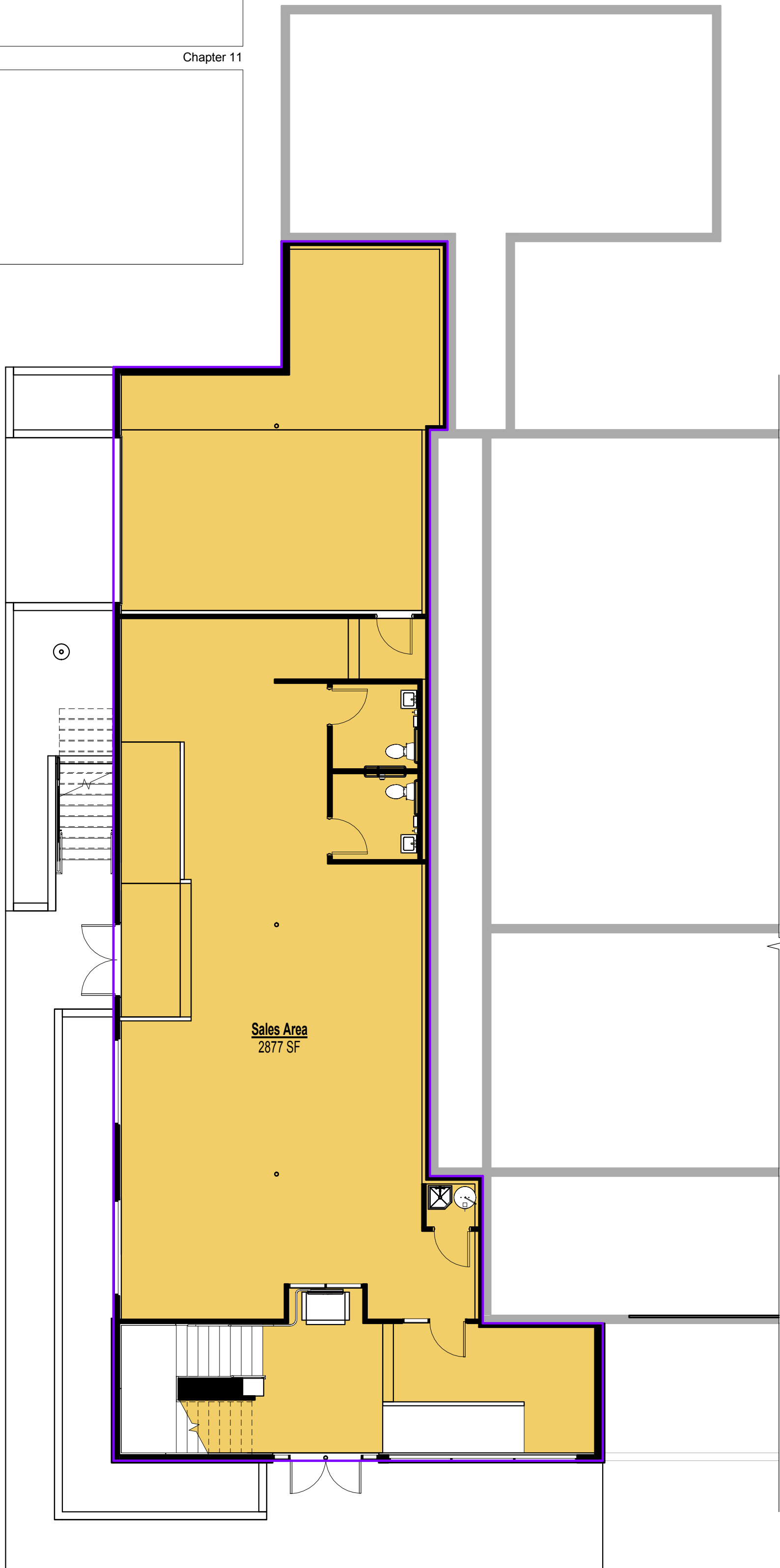
BRIAN HEAD, UT



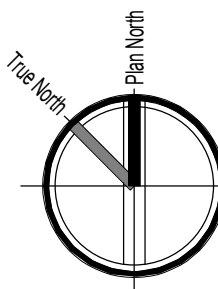
1 MAIN FLOOR OCCUPANCY & LIFE SAFETY PLAN
1/8" = 1'-0"



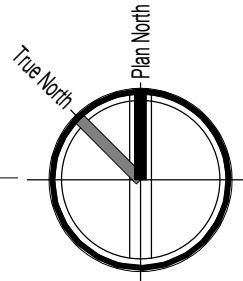
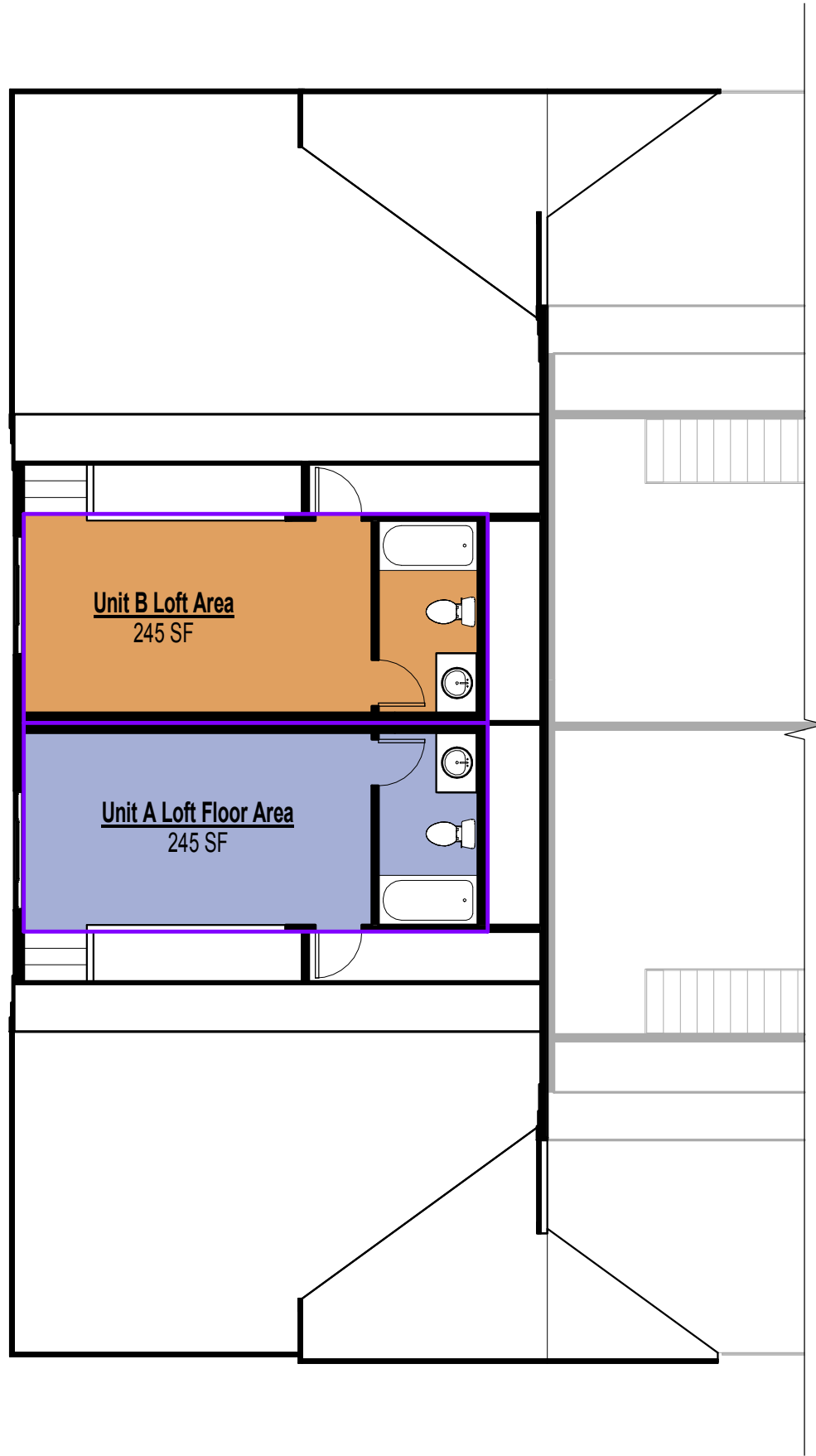
2018 IBC BUILDING CODE INFORMATION																			
CODE ITEM REFERENCE		CODE REQUIREMENT	ACTUAL BUILDING DESIGN																
Chapter 8																			
INTERIOR FINISHES																			
803.13 INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY		NONSPRINKLERED																	
INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.1 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 289 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED.		<table><tr><th>GROUP</th><th>STAIRS AND RAMP AND EXIT ENCLOSURES</th><th>CONCEALED ENCLOSURE FINISHES AND PARTITIONS</th><th>POORS AND ENCLOSED SPACES</th></tr><tr><td>A-2</td><td>A</td><td>A</td><td>B</td></tr><tr><td>R-2</td><td>B</td><td>B</td><td>C</td></tr><tr><td>M</td><td>A</td><td>B</td><td>C</td></tr></table>		GROUP	STAIRS AND RAMP AND EXIT ENCLOSURES	CONCEALED ENCLOSURE FINISHES AND PARTITIONS	POORS AND ENCLOSED SPACES	A-2	A	A	B	R-2	B	B	C	M	A	B	C
GROUP	STAIRS AND RAMP AND EXIT ENCLOSURES	CONCEALED ENCLOSURE FINISHES AND PARTITIONS	POORS AND ENCLOSED SPACES																
A-2	A	A	B																
R-2	B	B	C																
M	A	B	C																
Chapter 9																			
FIRE PROTECTION SYSTEMS																			
903.2.1.2 GROUP A-2		GROUP A-2 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORES CONTAINING GROUP A-2 OCCUPANCIES AND THROUGHOUT ALL STORES FROM THE GROUP A-2 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: THE FIRE AREA EXCEEDS 5,000 SQUARE FEET (464 M ²). THE FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE. THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.																	
903.2.7 GROUP M		GROUP M AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M ²). A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET (2230 M ²). A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES EXCEEDS 5,000 SQUARE FEET (464 M ²).																	
Chapter 10																			
MEANS OF EGRESS																			
1004.4 MULTIPLE OCCUPANCIES		WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE, WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.																	
Chapter 11																			
ACCESSIBILITY																			
1105.1 PUBLIC ENTRANCES		IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. EXCEPTIONS: 1. AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO AREAS NOT REQUIRED TO BE ACCESSIBLE. 2. LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO A TENANT SPACE.																	



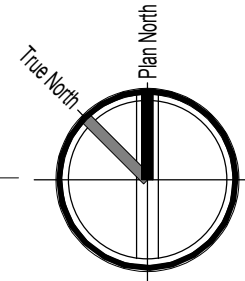
2 BASEMENT OCCUPANCY & LIFE SAFETY PLAN
1/8" = 1'-0"



2 LOFT OCCUPANCY & LIFE SAFETY PLAN
1/8" = 1'-0"



1 2ND FLOOR OCCUPANCY & LIFE SAFETY PLAN
1/8" = 1'-0"



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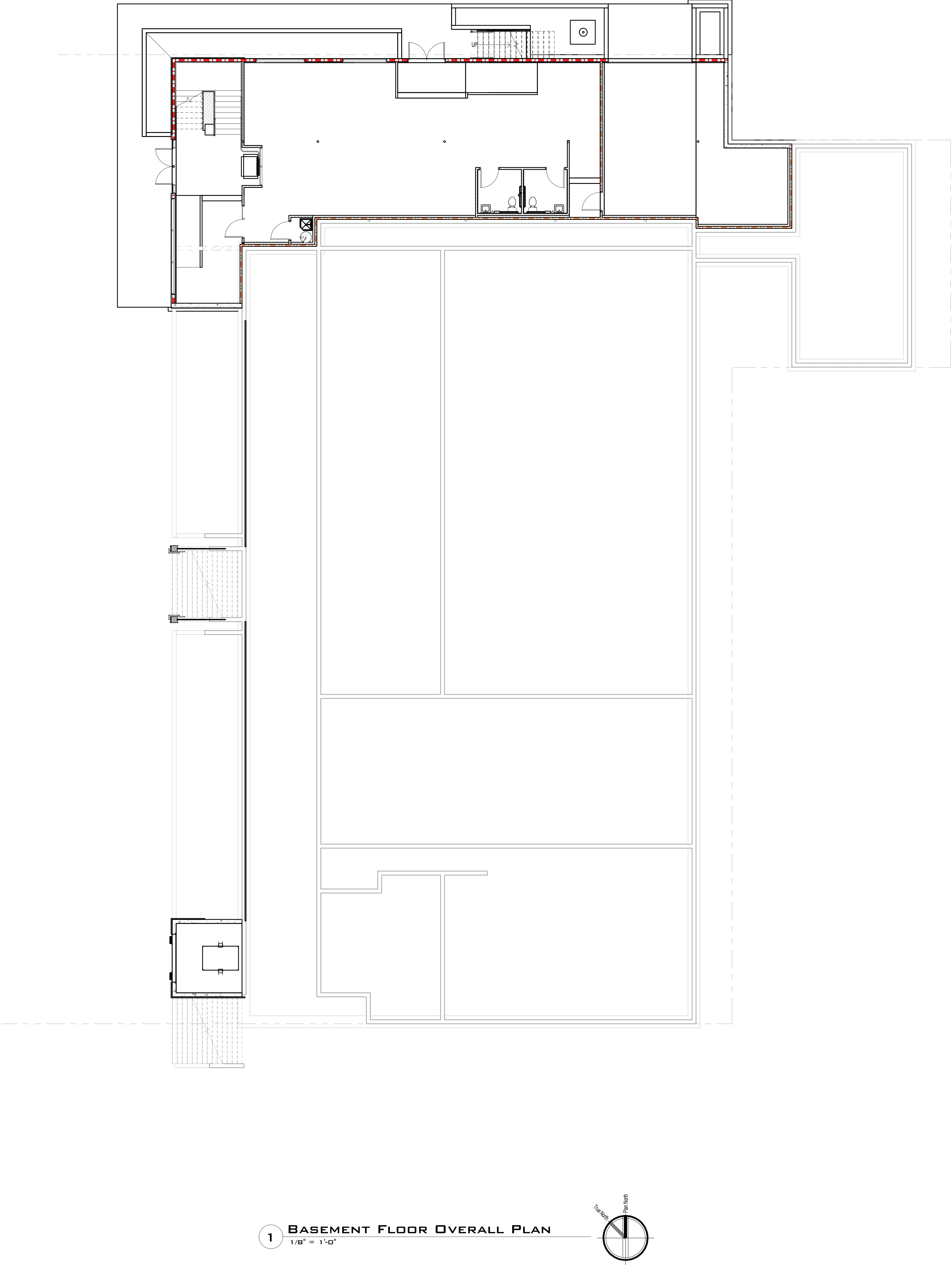
sheet no. A004

sheet title : Occupancy & Life Safety Plans

project title Brian Head Multi-Use
BRIAN HEAD, UT

consultant :

Architect:
pacific design concepts
5906 w. park road
park city, ut 84318
(702) 454-5542 fax (702) 454-7842



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sheet no.

revisions :

project no. :

checked by :

drawn by :

issue dates :

5-20-23

sheet title :

Overall Basement Floor Plan

project title

Brian Head Multi-Use

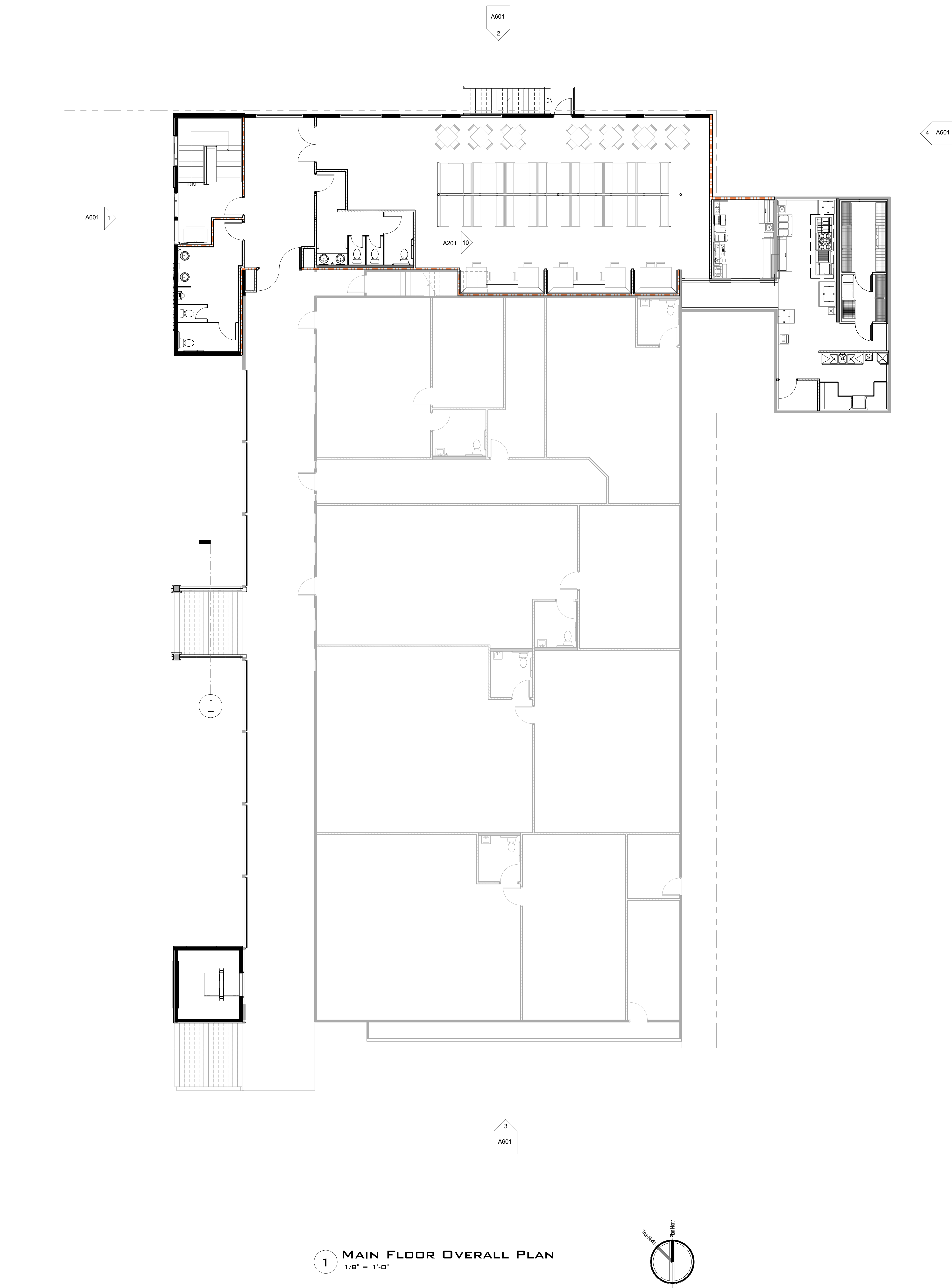
consultant :

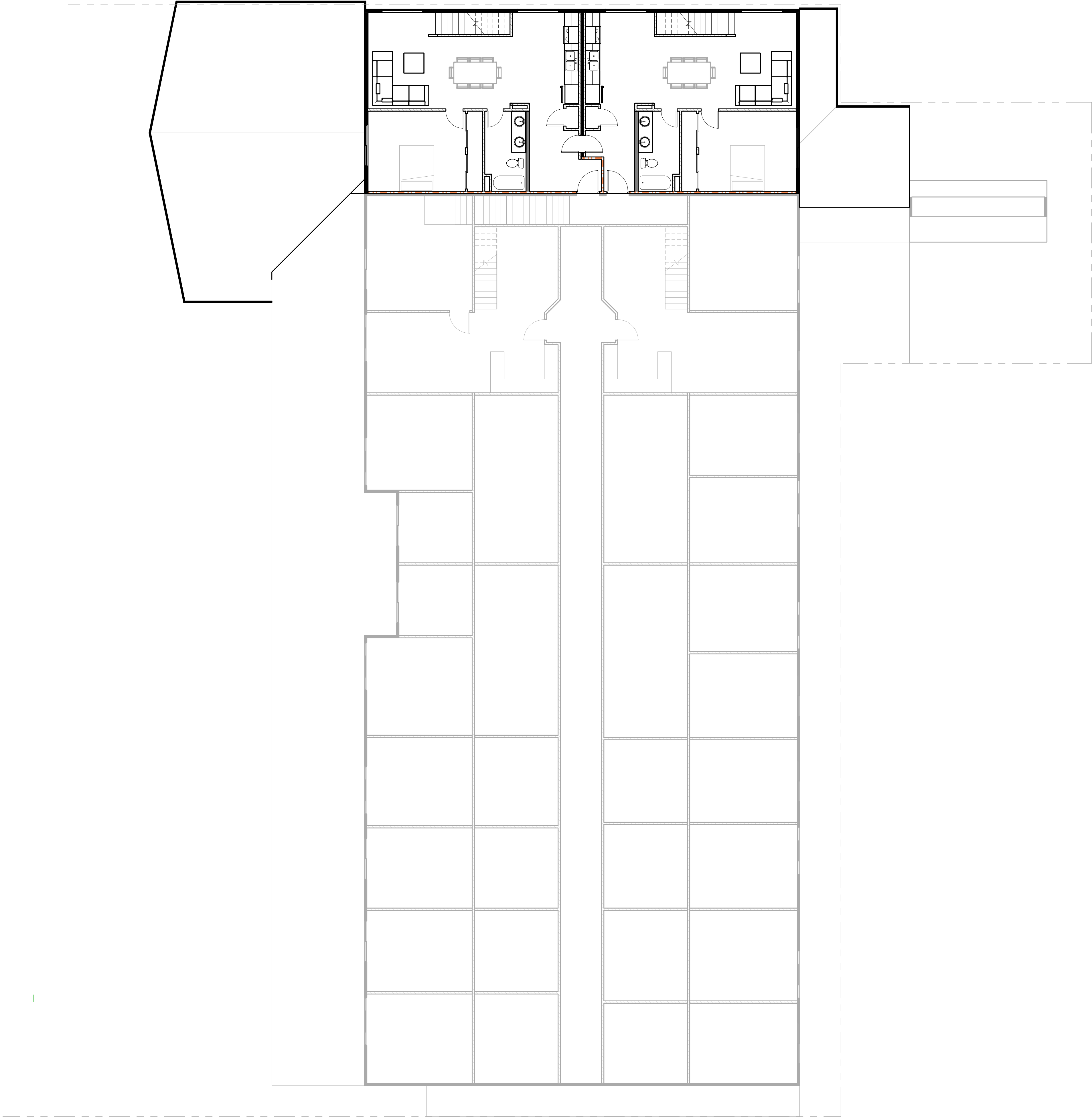
BRIAN HEAD, UT

Architect:

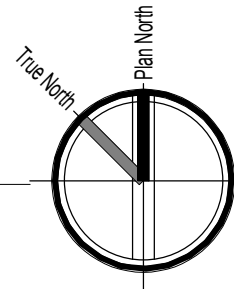
pacific design concepts

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salt lake city, ut 84118
(702) 457-5542 fax (702) 454-7842





1 SECOND FLOOR OVERALL PLAN
1/8" = 1'-0"



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sheet no. :	A103
revisions :	
project no. :	
checked by :	G.G.
drawn by :	C.J.
issue dates :	5-20-23

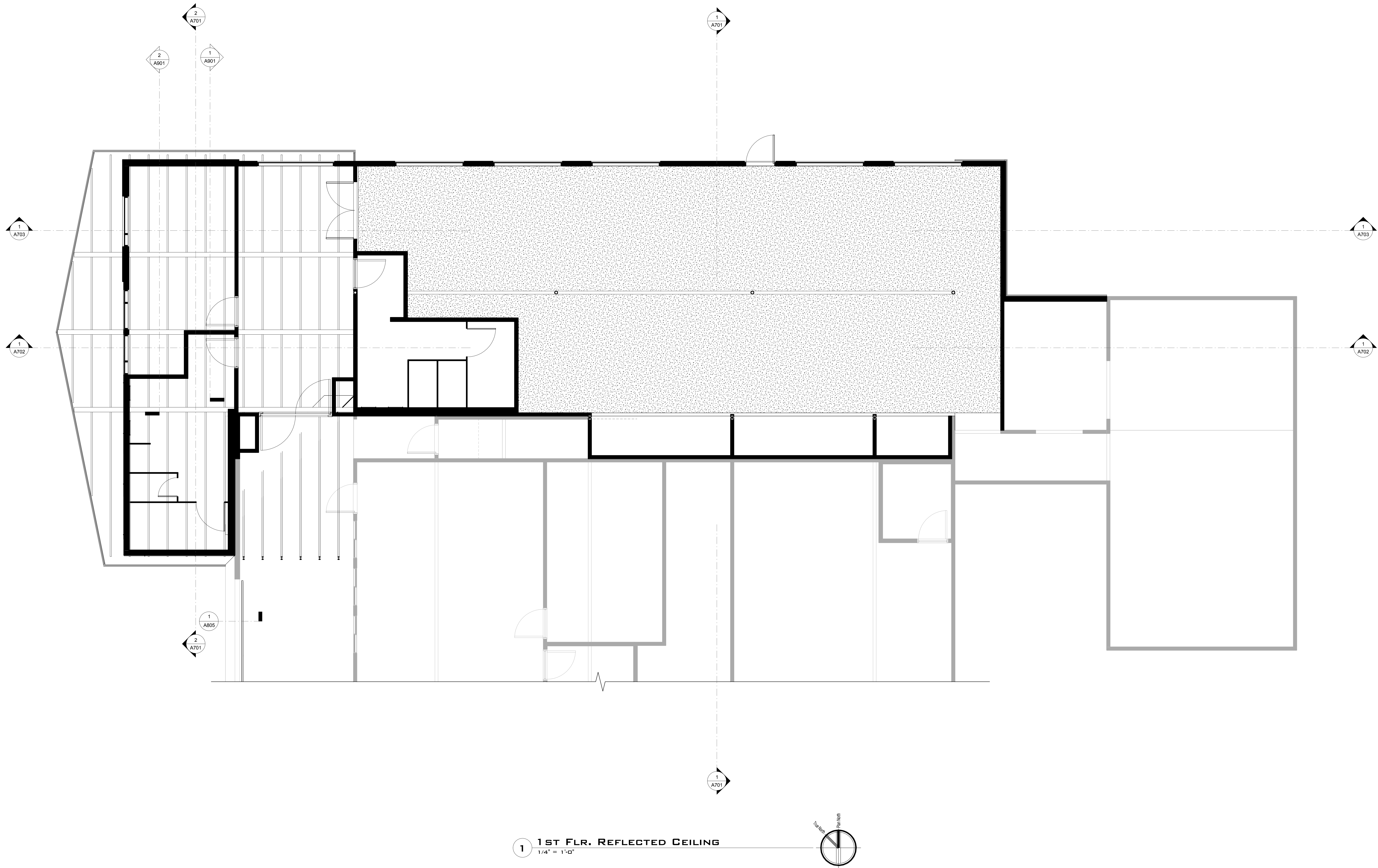
sheet title :
Overall Second Floor Plan

project title
Brian Head Multi-Use

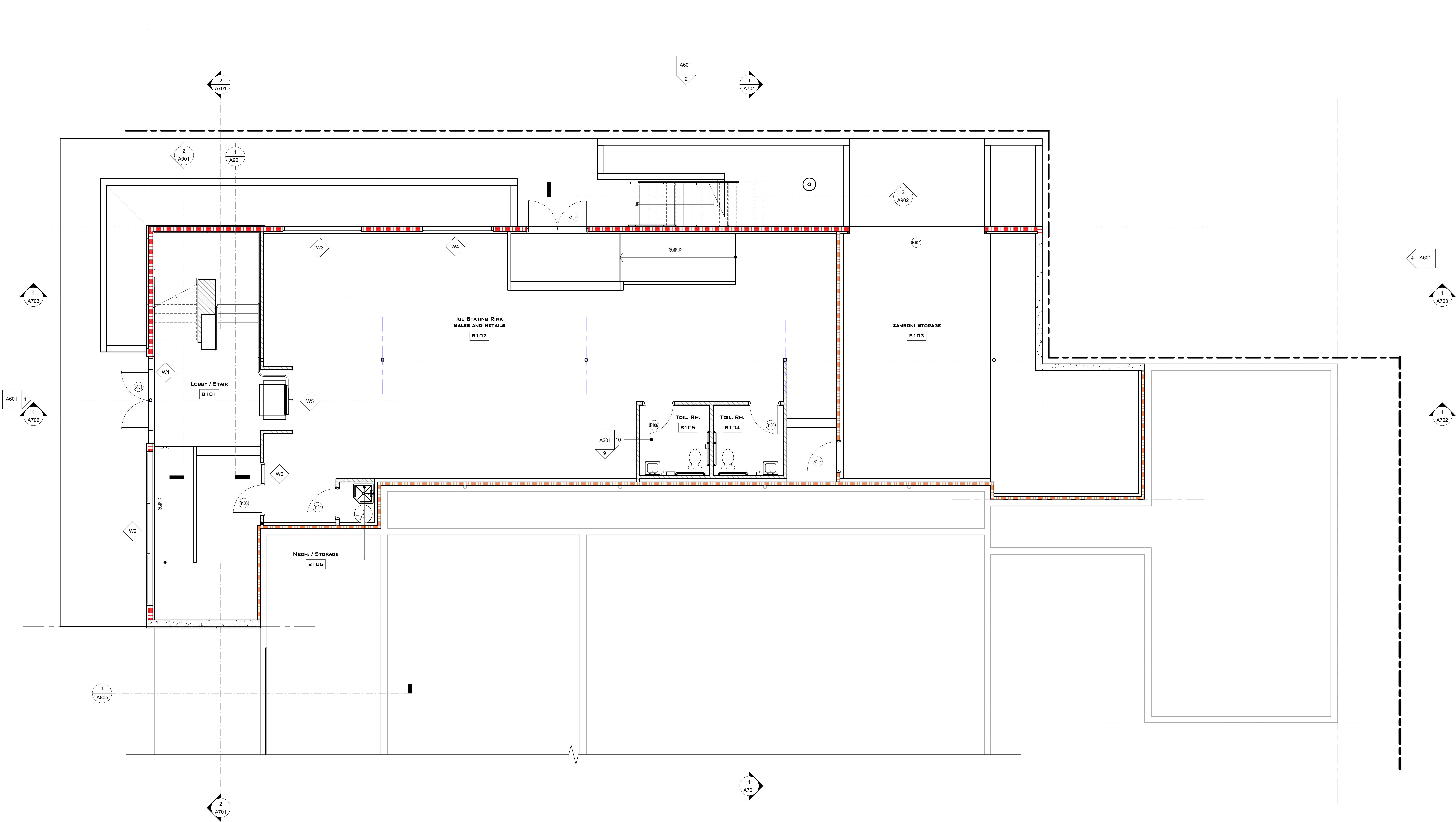
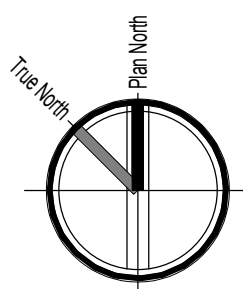
consultant :
BRIAN HEAD, UT

Architect:
pacific design concepts

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park city, ut 84318
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1 ADDITION BASEMENT FLOOR PLAN
1/4" = 1'-0"



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sheet title :

Basement Floor Enlarged Plan

issue dates :

5-20-23

drawn by :

C.J.

checked by :

G.G.

project no. :

revisions :

1
2
3
4

sheet no.

A501

project title

Brian Head Multi-Use

consultant :

BRIAN HEAD, UT

Architect:

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1 ADDITION MAIN FLOOR PLAN
1/4" = 1'-0"

Occupant and Fixture Load Schedule - Based on Use Group																
Number	Name	Use Group	Room Calcs		Room Capacity	Male Water Closet Load	Plumbing Loads	Female Water Closet Load	Plumbing Loads	Female Lav Load	Required Female Lavs	Male Lav Load	Plumbing Loads	Drinking Fountain Load	Plumbing Loads	Required Drinking Fountains
			Area	SF Per Person			Required WC (Male)		Required WC (Female)				Required Male Lavs			
A101	Future Dining	Assembly - 2	1711	15	115	75	0.76	75	0.76	200	0.29	200	0.29	500		0.229
A102	Future Service	(none)	147													
A103	Future Kitchen	Kitchen	733	200	4	75	0.03	75	0.03	200	0.01	200	0.01	500		0.008
A105	Stairs	(none)	206													
A107	Corridor	(none)	308													
A108	Women's	(none)	185													
B101	Lobby / Stair	(none)	440													
B102	Ice Skating Rink Sales and Retail	(none)	1410													
B103	Zamboni Storage	(none)	676		119		0.79		0.79			0.30				0.237

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sheet title :
Main Floor Enlarged Floor Plan

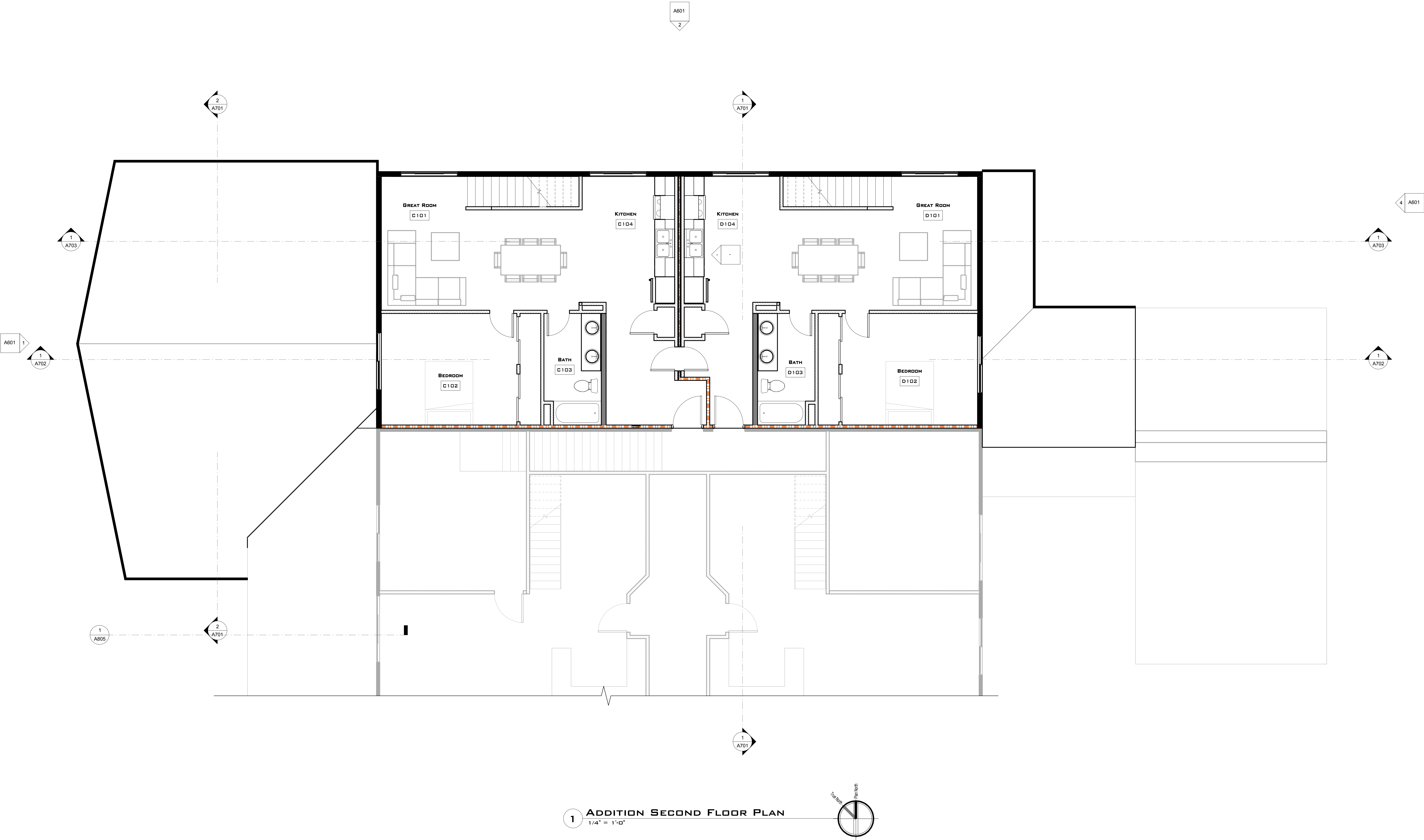
issue dates :
5-20-23
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :
sheet no. :
A502

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issue dates :	5-20-23
drawn by :	C.J.
checked by :	G.G.
project no. :	
revisions :	
sheet no.	A503

sheet title :
Second Floor Enlarged Plan

project title
Brian Head Multi-Use

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1 ADDITION LOFT FLOOR PLAN
1/4" = 1'-0"

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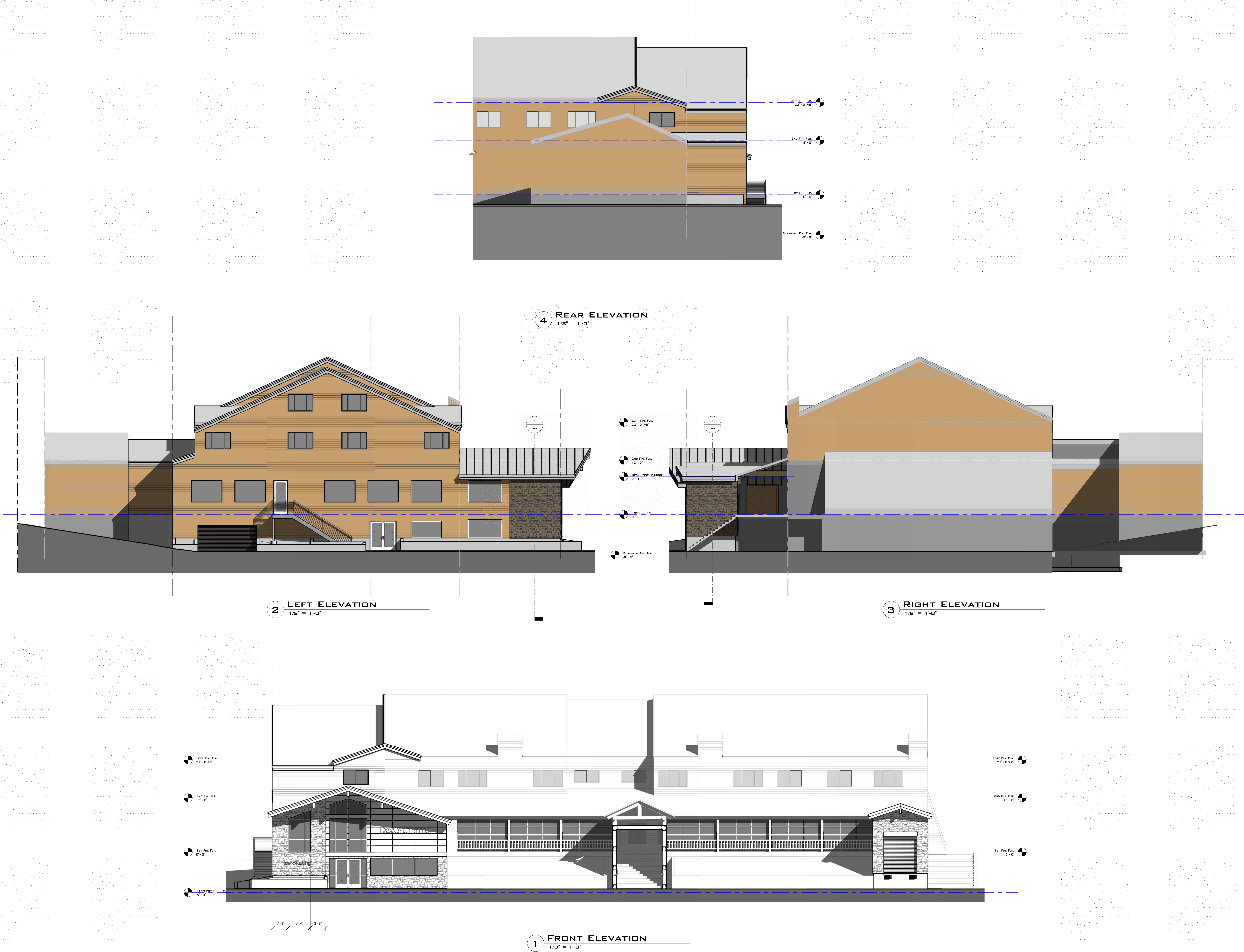
issue dates :	5-20-23
drawn by :	C.J.
checked by :	G.G.
project no. :	
revisions :	
sheet no.	A504

sheet title :
Loft Floor Plan

project title
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sheet title :
Elevations

issue dates :
5-20-23
drawn by :
C.J.
checked by :
G.G.

project no. :
revisions :
sheet no.

A601

project title
Brian Head Multi-Use

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