

The Regular Meeting of the
Brian Head Planning Commission
Town Hall - 56 North Highway 143 - Brian Head, UT 84719
Zoom Meeting ID# 882 3895 9196
TUESDAY, March 18, 2025 @ 1:00 PM

Planning Commission Minutes

Role Call.

Present: Chairperson Deutschlander, Commissioner Wallis, Commissioner Morgan, Commissioner Brown, Commissioner Dever

Absent: Alternate Commissioner Lee

Staff Present: Bret Howser; Town Manager, Greg Sant; Planning Administrator, Ciera Claridge; Deputy Clerk

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:00 PM.

B. PLEDGE OF ALLEGIANCE

Chairperson Deutschlander led the Planning Commission and others in the Pledge of Allegiance.

C. DISCLOSURES

D. Chairperson Deutschlander stated that the disclosure statements are on file with the Town Clerk and available for public inspection during normal business hours. No additional disclosures were made.

E. APPROVAL OF THE MINUTES

January 21, 2025 Planning Commission Meeting

Motion: Commissioner Wallis moved to approve the January 21, 2025 minutes. Commissioner Morgan seconded the motion.

Action: Motion Carried 4-0-1 (Summary: Yes = 4, Abstain = 1. Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Morgan, Commissioner Brown. Abstain: Commissioner Dever)

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

Commissioner Dever expressed concerns regarding the impact of the weekend event on parking. She noted an inability to reach her place of work due to congestion, which also affected customers. They urged the Town to assess future event impacts more thoroughly before approval.

Chairperson Deutschlander commented on the event's impact to his business. While retail was not affected, rental operations were hindered due to accessibility issues. He contacted Public Safety for assistance with traffic management and signage.

The Commission briefly discussed challenges related to multiple special event permits occurring simultaneously, including the skiing event and food trucks, and agreed that overlapping permits strained infrastructure and business access.

Commissioner Wallis requested a monthly development status report including the name, location, date submitted for review, and date approved for each development. She emphasized transparency and better public communication.

G. AGENDA ITEMS:

1. DISCUSSION ITEM - Nightly Rental LMC Policy: Bret Howser, Town Manager.

Commission will discuss the Brian Head LMC Policy on Nightly Rentals.

Bret Howser, Town Manager, opened the discussion with a brief explanation of the changes on nightly rentals within the Land Management Code (LMC) policy. He explained that the proposed changes included shifting from square footage to a per-room calculation for occupancy, requiring all owners to sign off in fractional ownership situations, and considering changes to fees.

Bret outlined the concept of "neighborhood groups" for regulating nightly rentals in single-family residential zones. The proposal included setting caps on the total number of nightly rentals within these groups and requiring a minimum distance between rental properties.
See attached.

Commission Feedback:

- Commissioner Dever and Chairperson Deutschlander opposed over-regulation, emphasizing that Brian Head relies on nightly rentals.
- Commissioner Morgan supported light regulation to prevent future issues.
- Commissioner Brown echoed the need for parking enforcement but warned against excessive restrictions.
- Commissioner Wallis questioned the feasibility of enforcing parking regulations and saw limited benefit in over-regulating.

The Planning Commission agreed that these zone regulations or changes were not necessary at this time .

2. DISCUSSION ITEM - ADU LMC Policy: Greg Sant, Building and Planning Administrator.
Commission will discuss the Brian Head LMC Policy on Accessory Dwelling Units (ADU).

Greg Sant; Building and Planning Administrator, and Bre Howser; Town Manager, presented potential changes to Accessory Dwelling Units (ADU) policy, including:

- Allowing ADUs in R1 zones to support affordable housing.
- Removing the lot size requirement, provided setbacks, parking, and snow storage are met.
- Maintaining current size restrictions (50% of primary structure footprint or max 3,000 sq ft).
- Requiring one water meter per lot; sub-metering allowed.
- Prohibiting ADUs as short-term rentals but allowing long-term rentals (30+ days).
- Further study into occupancy limits and parking requirements.

Chairperson Deutschlander recommended changing the verbiage in Brian Head's current Land Management Code (LMC) regarding a mother-in-law or guest house. The focus was to remove the regulation of the size of the lot that allows an ADU. Staff will perform more research regarding ADUs and what other cities or towns allow.

H. ADJOURNMENT

Motion: Commissioner Morgan moved to close the March 18, 2025 meeting. Commissioner Wallis seconded the motion.

Action: **Motion Carried 5-0-0 (Summary: Yes = 5. Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Morgan, Commissioner Brown, Commissioner Dever).**

Meeting adjourned at 3:00 PM.

4/15/25
Date Approved


Ciera Claridge, Deputy Clerk