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# 881 0147 8584
TUESDAY, January 7, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

Present: Chairperson Deutschlander, Commissioner Dever, Commissioner Morgan, Commissioner Wallis, Commissioner Brown, Alternate Commissioner Lee.

Staff Present: Ciera Claridge; Deputy Clerk, Greg Sant; Planning Administrator, Bret Howser; Town Manager, Nancy Leigh; Town Clerk, Amanda Hunter; Code Enforcement, Mitch Ricks; Councilor, and Clayton Calloway; Mayor.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

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

C. SWEARING IN OF PLANING COMMISSION MEMBERS Nancy Leigh, Town Clerk.

Swearing in of Commissioner Morgan.

Nancy Leigh, Town Clerk, administered the oath of office to Jeff Morgan to support, obey, and defend the Consitiution of the United States and the Constitution of the State of Utah and to discharge the duties of his office.

D. DISCLOSURES

Chairperson Deutschlander stated that the disclosure statements are on file with the Town Clerk and are available for public inspection during normal business hours.

E. APPROVAL OF THE MINUTES

December 3, 2024 Planning Commission Meeting

Motion: Commissioner Morgan moved to approve the December 3, 2024 Planning Commission Minutes. Commissioner Wallis seconded the motion.

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

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

There was no public input or other reports on the non-agenda items.

G. AGENDA ITEMS:

1. **CHAIR & VICE CHAIR APPOINTMENT FOR 2025 YEAR.** The Planning Commission will appoint a Chairperson and Vice Chairperson for 2025.

Chair Nomination

Motion: Commissioner Morgan nominated Doug Deutschlander to be elected as Chair for the 2025 year. No Second was made.
Action: **Motion died due to the lack of a second.**

Vice Chair Nomination
Motion: Chairperson Morgan nominated Jeff Morgan to be elected as Vice Chair for the 2025 year. No Second was made.
Action: **Motion died due to the lack of a second.**

2. **PUBLIC HEARING: MINOR PLAT ALTERATION at Ski Haven Chalet Unit A for Lot 3 – Block D and Ski Haven Chalet Unit B for Lot 14 – Block B** – Greg Sant, Planning Administrator. Public hearing regarding the lot split of two lots located in Ski Haven Chalet to three lots.

Chairperson Deutschlander opened the public hearing at 1:06 PM. Greg Sant, Planning Administrator, mentioned that an individual contacted Town Hall regarding this lot alteration. This individual wanted to know how their lot was going to be affected and Greg explained that there would be no effect. The Public Hearing was closed at 1:08 PM.

3. **CONSIDERATION OF A MINOR PLAT ALTERATION at Ski Haven Chalet Unit A for Lot 3 – Block D and Ski Haven Chalet Unit B for Lot 14 – Block B** – Greg Sant, Planning Administrator. The Commission will consider a Minor Plat Alteration at Ski Haven Chalet Unit A for Lot 3 – Block D and Ski Haven Chalet Unit B for Lot 14 – Block B

Greg Sant, Building and Planning Administrator introduced this Plat Alteration. He explained that the Applicant, John Stark, proposed to vacate the two existing lots and create three new lots as a result. Greg then explained that the Iron County Recorder's Office would best determine the exact way that these lots will be split and how to proceed.

Chairperson Deutschlander questioned whether these lots would be part of the Special Assessment Area (SAA) that was already occurring. Greg clarified that the applicant was informed that it was too late to add the new lot to the SAA. However, they would be able to connect but would need to contract separately regarding the additional lot.

John Stark then provided clarification regarding the lot numbering and which one of these lots would be apart of the SAA. He stated that two of the three lots would be on the SAA. However, the third lot, AB 2, would have a performance bond to tie in sewer and water at his expense.

Motion: Commissioner Morgan moved to approve the Minor Plat Alteration at 231 E Snowman Dr and 137 S Snow Shoe Dr also known as Ski Haven Chalet Units A and B: Lot 14 – Block B and Lot 3 – Block D be approved per the findings and analysis outlined above. Lot 14 - Block B, would be included with the SAA as lot number 3 in the new amended plat. Amended AB Lot 3 will take the original Lot 14 Assessment. Lot 3 will now be transferred into amended AB Lot 1 and a performance bond will be placed for Lot AB 2 to include with the SAA on customer participant ownership direct contractor. Commissioner Wallis seconded the motion.

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

4. **ROCKY MOUNTAIN POWER GRADING PERMIT REVIEW FOR 512 NORTH HIGHWAY**

143 (SUBSTATION): Greg Sant, Planning Administrator. The Commission will review a Grading Permit for Rocky Mountain Power Substation located at 512 North Highway 143.

Greg explained that this was a continuation of December 3, 2024 Planning Commission meeting. Rocky Mountain Power (RMP) requested a grading permit in order to expand the substation. However, RMP did not previously provide all the necessary information that was requested from staff in order to receive approval from the Planning Commission. At the previous meeting, it was clarified that once this information was obtained, then the Commission would be able to consider this permit.

Mike Johns was present at the meeting to represent RMP and answer any questions. Mike first clarified that the main access point of this substation would be on the North side, rather from Highway 143. The Highway access point would be only used for emergencies or equipment movement. This will prevent any obstruction on the Snowmobile Trail.

Greg questioned the material that would be used for the driveway for the Highway 143 access point. Mike stated that typically they use gravel. Chairperson Deutschlander explained that this would not be allowed here within the Town. Greg stated that it would need to be asphalt or hard service. Mike agreed to that term.

Greg mentioned a potential issue regarding parking. Rocky Mountain Power had previously been parking on the right of way or on the Snowmobile Trail. The Commission recommended that designated parking be moved inside the fenced area to avoid parking on the trail or on the right of way.

Chairperson Deutschlander requested information on snow removal and drainage. Mike clarified that the snow would be pushed towards the back of the lot then from there the snow would be removed. There would be a designated area for snow storage and would not affect any drainage that was not already occurring.

Greg focused on the fencing that would be placed around the substation. Two options were provided by Rocky Mountain Power for the Commission to choose and approve. The wall would be extended along the frontage of Apple Annie's.

It was clarified that a revised plan addressing the above concerns would be submitted to the Town for later approval.

Motion: Commission Dever moved to approve the grading plan submitted by Rocky Mountain Power at 512 North Highway 13 with the following recommendations from staff:

1. The driveway surface will be asphalt or another hard surface
2. There will be designated parking within the fenced area
3. Snow storage will be presented on a revised plan
4. Drainage concerns will be addressed on a revised plan
5. Fencing will be extended – specifically along the frontage of Apple Annie's.

and the revised plan later being submitted reflecting all recommendations and revisions. Commissioner Morgan seconded the motion.

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

H. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the January 7, 2025 Planning Commission Meeting. Commissioner Morgan seconded the motion.

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

The regular meeting of the Brian Head Planning Commission was adjourned at 1:45 PM on January 7, 2025.

1/21/25
Date Approved

Ciera Claridge, Deputy Clerk