



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
Town Hall - 56 North Highway 143 - Brian Head, UT 84719
TUESDAY, March 17, 2026 @ 1:00 PM

Planning Commission Meeting Minutes

Present: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Dever, Alternate Commissioner Robinson
Absent: Commissioner Lee
Staff: Greg Sant; Planning & Building Administrator, Bret Howser; Town Manager, Jared Tubbs; Public Works Director, Ciera Claridge; Deputy Clerk

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

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

C. DISCLOSURES

There were no conflicts of interest with today's agenda items. Chairperson Deutschlander stated the disclosure statements are on file with the Town Clerk and available for the public during normal business hours.

E. APPROVAL OF THE MINUTES

February 3, 2026 Planning Commission Meeting

Motion: Commissioner Dever moved to approve the February 3, 2026, minutes. Commissioner Thomas seconded.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Dever, Alternate Commissioner Robinson. **Absent:** Commissioner Lee).

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

Nancy Leigh, Town Clerk, announced that on March 18, 2026, at 1pm there will be a meeting to discuss future 'Brian Head Days. The meeting will be held here at Town Hall. Residents and businesses will be invited to attend the meeting and give input.

Commissioner Dever asked why the dumpster by the mall was moved to the new location, with the concern that this creates a large inconvenience for residents and businesses. Staff explained that one dumpster was moved so the mall users can utilize the assigned dumpster rather than the neighboring dumpsters.

Bret Howser, Town Manager, reminded attendees about an upcoming public forum scheduled for Friday March 20, 2026, at 3 PM and Monday March 23, 2026, at 6 PM with discussion of potential property tax increase or a Transportation Utility Fee (TUF) tax. The forum would include informational stations for the first half hour, a formal presentation in the second half hour, and public input in the final portion. The primary focus would be on road maintenance funding, with potential consideration of public safety funding as part of any property tax increase discussion.



G. AGENDA ITEMS:

1. DISCUSSION ITEM: REVISED MOUNTAIN ZONE DISTRICT - *Greg Sant, Planning and Building Administrator. Discussion on revising the Mountain Overlay Zone to a new Mountain Zone District that could be used at Aspen Meadows.*

Greg gave reference to the background (see packet). He wanted the commission to review this prior to moving onto the next item.

Greg Sant, Planning and Building Administrator, presented the proposed revision to convert the Mountain Overlay Zone into a primary Mountain Zone District specifically for the Aspen Meadows property. Greg explained that after discussions with Town Council, they opted to proceed with option number one, which would amend the mountain overlay zone and turn it into a primary zone.

The concept involves rezoning the entire Aspen Meadows property under one unified zone called the Aspen Meadows Mountain Planning District. This approach would eliminate the need to rezone every individual preliminary plat, as the town and developer have already spent years developing a comprehensive development agreement and conceptual master plan.

Greg clarified that while this creates a zone specific to one property, it is legally permissible. The zone is tied specifically to the Aspen Meadows development agreement and conceptual master plan for the 1,700-acre parcel. He noted that future developers could pursue similar arrangements through their own development agreements but would likely require separate zones tailored to their specific projects.

Commission members discussed whether this approach might lead to numerous property-specific zones versus more universal zoning standards. Sant explained that this is intended as a solution for the unique scale and complexity of Aspen Meadows, with its multiple uses and components that are best addressed through the existing development agreement rather than reproducing all requirements in standard zoning code.

Bret Howser, Town Manager, indicated that while this approach might be used sparingly for large, complex developments, the town plans to develop more universal mixed-use zoning options for typical development scenarios. Commission members expressed support for the approach while preferring more standardized processes for future developments.

The commission found the proposal acceptable without recommended changes, and Greg indicated he would proceed with advertising a public hearing for the April 7th Planning Commission meeting to proceed with the process.

2. ADMINISTRATIVE ACTION: Aspen Meadows Christmas Tree Neighborhood and Nordic Center Preliminary Plat - *Greg Sant, Planning and Building Administrator. Review Preliminary Plat that was tabled at the February 3, 2026, Planning Commission meeting.*

Greg Sant, Building and Planning Administrator, presented the revised preliminary plat for Aspen Meadows Christmas Tree Neighborhood and Nordic Center, which had been tabled at the February 3, 2026, meeting. The primary previous concern had been traffic impacts, particularly on Steam Engine Drive.

Traffic engineer Aaron Baker presented findings from a comprehensive traffic study conducted specifically for this project. The study analyzed traffic at the intersection of Steam Engine Drive and SR 143, counting traffic on both weekdays and Saturdays during a busy three-day weekend to establish worst-case scenarios.



BRIAN HEAD

Aaron explained that the peak traffic time occurs on Saturday afternoons. The study used Institute of Transportation Engineers (ITE) standards to project traffic generation from 18 resort homes and the ski lift/lodge facility. The projected traffic would generate 66 daily trips from the homes and additional trips from the ski lift, totaling approximately 79 trips during peak Saturday afternoon hours.

Despite the increased traffic, Aaron reported that the level of service at the Steam Engine Drive and SR 143 intersection would remain at current levels: Level of Service A during weekdays and Level of Service B on Saturdays, even with the projected 3.5% annual traffic growth and the new development traffic combined.

Commissioner Morgan raised questions about whether the study accounted for inclement weather conditions. Aaron explained that while the specific study didn't isolate weather impacts, the ITE standards used for traffic generation rates are based on comprehensive studies that include various weather conditions.

To address traffic concerns, Aspen Meadows committed to several mitigation measures:

- Keeping Burt's Road to Nowhere maintained and drivable for up to nine months per year
- Using Burt's Road for all heavy equipment and site work construction traffic instead of Steam Engine Drive
- Installing engineered barriers at the 90-degree corner where accidents have occurred
- Adding safety mirrors at Pine Lakes to improve visibility

Greg noted that the revised preliminary plat addressed previous concerns by including periodic turnarounds throughout the development to accommodate emergency vehicle access and egress.

Commission members expressed appreciation for the traffic study and mitigation measures. Commissioner Dever noted the importance of having two access points and praised the commitment to use Burt's Road for construction traffic to minimize impacts on existing residents.

Motion: Commissioner Thomas moved to approve the Aspen Meadows Phase #1 Christmas Tree Neighborhood and Nordic center preliminary plan contingent on:

- Zone Change
- General Plan Amendment
- Staff Recommendations

Commissioner Morgan seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Dever, Alternate Commissioner Robinson. **Absent:** Commissioner Lee).

3. REVIEW TRAINING: March 20, 2026, Utah Land Use Institute (ULUI) Zoom Training

Greg Sant announced that Utah Land Use Institute (ULUI) Zoom training would be held on Friday, March 20, 2026, from 9:00 AM to 3:00 PM. He recommended the morning session from 9:00 AM to 12:00 PM as most informative, covering state legislature changes and requirements for towns, planning commissions, and building departments.

Commission members confirmed their availability, with some planning to attend the morning session and others the afternoon session from 12:30 PM to 3:30 PM. Greg indicated the training would be recorded for those unable to attend live.

Greg also reminded commissioners about mandatory open meeting act training scheduled for March 31st at 1:00 PM, noting this is required annual training for all board members.



BRIAN HEAD

H. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the March 17, 2026, Planning Commission meeting.
Commissioner Thomas seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Dever, Alternate Commissioner Robinson.
Absent: Commissioner Lee).

The regular meeting of the Planning Commission was adjourned at

April 7, 2026

Date Approved

Ciera Claridge, Deputy Clerk