BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
TUESDAY, September 16, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.
Present: Chairperson Deutschlander, Commissioner Dever, Commissioner Morgan, Alternate Commissioner Lee, Commissioner Wallis.
Absent: Commissioner Brown.
Staff Present: Greg Sant; Building and Planning Administrator, Ciera Claridge; Deputy Clerk, Nancy Leigh; Town Clerk.

A. CALL TO ORDER
Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:00.

B. PLEDGE OF ALLEGIANCE
Chairperson Deutschlander led the Planning Commission and others in the Pledge of Allegiance.

C. DISCLOSURES
Chairperson Deutschlander stated the disclosure statements are on file with the Town Clerk and available for the public.

D. APPROVAL OF THE MINUTES
September 2, 2025 Planning Commission Meeting
The commission reviewed the minutes from the September 2, 2025 Planning Commission Meeting with discussion resulting in no changes.

Motion: Commissioner Morgan moved to approve the meeting minutes of September 2, 2025. Commissioner Dever seconded the motion.
Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Alternate Commissioner Lee.)

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

Greg Sant informed the commission about Kade Bryant (attending in audience) continued conditional use permit amendment. He mentioned that it would likely be on the agenda for the second meeting in October unless all necessary materials were received that day, in which case it could potentially be scheduled for the first meeting in October. A clarifying topic was pertaining to neon signs, backlit signs, and the difference or allowance of those types of signs in Brian Head Town. There were conversations about direction of Kade's Conditional Use Permit (CUP) but the Planning Commission advised that staff move forward with Kade, and further discussion will occur when this is an official agenda item.

Nancy announced that a "Meet the Candidates" night would be held the following day (September 3, 2025) at 7:00 PM in the town hall council chambers. The event was being hosted by the Parowan and Brian Head Chamber of Commerce.

Chairperson Deutschlander reported on a safety concern he had observed during a walkthrough of the Cedar Breaks Hotel. He noted that all the hose boxes on each floor for interior connections did not have hoses in them, though the nozzles and turn-off valves were still present. The commissioner emphasized the importance of this issue from a firefighting perspective and suggested that Dan Benson, Public Safety Director, should be informed.

Bret from the staff informed the commission about an upcoming fall community hike scheduled for September 27th. The hike would explore the Manzanita Trail, starting around 11:00 AM from Town Hall. He mentioned plans for a barbecue lunch at the overlook and invited everyone to participate.

F. AGENDA ITEMS:

1. **PUBLIC HEARING - Consideration and Recommendation to Town Council of a LMC change regarding Noticing Requirements for Public Hearings** – Greg Sant, Planning and Building Administrator.

   Greg Sant, the Planning and Building Administrator, presented the proposed change to reduce the public notice period from 14 days to 10 days. He explained that this change would align with the State of Utah's recent modifications to their public hearing notice requirements. Greg emphasized that this change would allow for more efficient scheduling of hearings and provided an example of how it could benefit applicants like Kade, whose case was discussed earlier.

   The commission opened the public hearing at 1:14 PM, but no public comments were received either in person or via Zoom. There were also no letters submitted regarding this item. The public hearing was closed at 1:16 PM.

2. **PUBLIC HEARING - Consideration and Recommendation to Town Council of an LMC change adding Flag Lots as an acceptable Lot Standard as found in the LMC 9-12-2** – Greg Sant, Planning and Building Administrator

   Greg Sant introduced the proposed change to add flag lots as an acceptable lot standard. He mentioned that this topic had been discussed in three previous meetings, and some refinements had been made.

   The public hearing opened at 1:16 PM, but no public comments were received either in person or via Zoom. There were no letters submitted regarding this item. The public hearing was closed at 1:18 PM.

3. **LEGISLATIVE ACTION – Consideration and Recommendation to Town Council of a LMC change regarding Noticing Requirements for Public Hearings** – Greg Sant, Planning and Building Administrator.

   Following the public hearing, the commission briefly discussed the proposed change to reduce the notice period from 14 days to 10 days. No further concerns were raised.

   Motion: Commissioner Dever moved to recommend approval to the town council of the change to the land management code as outlined in the staff report. The motion was seconded by Commissioner Morgan.
   Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Alternate Commissioner Lee.)

4. **LEGISLATIVE ACTION – Consideration and Recommendation to Town Council of an LMC change adding Flag Lots as an acceptable Lot Standard as found in the LMC 9-12-2** – Greg Sant, Planning and Building Administrator

   The commission discussed the proposed changes to the Land Management Code regarding flag lots. They decided to remove the provision about R2 and R3 zones and instead specify that flag lots would be exclusive to R1 zones. They also agreed to add language about fire safety requirements, including the possibility of requiring sprinkler systems in homes on flag lots. Greg added a provision under section 4d stating that for zones other than R1, flag lot situations would be handled on a case-by-case basis by the Planning Commission. A discussion ensued about the potential need for fire sprinklers in homes on flag lots and how this might affect the requirement for fire hydrants within 250 feet.

Motion: Commissioner Morgan moved to recommend approval to the town council of the change in the land management code as outlined, with the amended section D specifying flag lots for R1 zones only, and the changes in section 2F regarding fire safety requirements. Commissioner Dever seconded the motion.
Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Alternate Commissioner Lee.)

G. ADJOURNMENT

Motion: Alternate Commissioner Lee moved to adjourn the meeting. Commissioner Morgan seconded the motion.
Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Alternate Commissioner Lee.)

10/1/25
Date Approved

Ciera Claridge, Deputy Clerk