BRIAN HEAD

The Regular Meeting of the

Brian Head Planning Commission

TUESDAY, September 2, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

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

Absent: Commissioner Wallis.

Staff Present: Ciera Claridge; Deputy Clerk, Greg Sant; Building and Planning Administrator, Nancy Leigh; Town Clerk, Bret Howser; Town Manager.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:03pm

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

August 19, 2025 Planning Commission Meeting

The commission reviewed the minutes from the August 19, 2025 Planning Commission Meeting with discussion resulting in no changes.

Motion: Alternate Commissioner Lee moved to approve the meeting minutes of August 19, 2025. Commissioner Morgan seconded the motion.

Action: Motion Carried 3-0-2 (Summary: Yes: Commissioner Morgan, Alternate Commissioner Lee, Commissioner Dever Abstain: Chairperson Deutschlander, Commissioner Brown).

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

Chairperson Deutschlander asked for public input or non-agenda items. There were no public comments or inputs.

F. AGENDA ITEMS:

1. **ANNEXATION POLICY AND TIER REVIEW** – Reed Erickson, the Iron County Planner, will make a presentation and answer any questions the Planning Commission may have about it.

Reed Erickson, the Iron County Planner, and Brett Hamilton presented information about the county's annexation policy and tier review. Mr. Erickson explained the tiering system used by the county for growth management:

- Tier 1: Incorporated lands within municipalities
- Tier 2: Municipal expansion areas identified for future growth and annexation
- Tier 3: Core communities with some services but not incorporated (e.g., Summit and Newcastle)
- Tier 4: Everything else in the county, generally appropriate for agricultural uses and rural densities

Mr. Erickson discussed proposed changes to the tier boundaries and zoning around Brian Head. The county is considering shrinking the Tier 2 boundary to be smaller than the town's annexation policy area. He explained that this was to focus growth where infrastructure exists and prevent leapfrog development. The proposed zoning changes include:

- Rezoning areas within Tier 2 to R-5 (5-acre minimum lot size)
- Creating an RA-20 (Rural Agricultural 20-acre) buffer zone around municipalities

Mr. Erickson also addressed concerns about septic systems and water quality, explaining that the county now requires larger lot sizes for new developments using septic systems to protect groundwater.

The commissioners asked questions about specific properties and potential annexations. Mr. Hamilton mentioned that the property where the public works yard is located on Forest Service land might be included in the Tier 2 boundary in the future.

2. **LEGISLATIVE ACTION – Mynarcik Minor Plat Amendment** – Greg Sant, Planning and Building Administrator

Greg gave a brief introduction regarding this minor plat amendment. He explained that this amendment addressed the issues discussed in previous meetings regarding flag lots. The new solution does not require flag lots or easements for access. Key points of the amendment include extending 450 East past lots 27 and 8, which provides access to all lots, including the large conservation lot for the meadow. Additionally, an existing power easement along lot number 3 will also be used for future water and sewer services if needed. The water meter would need to be located on Aspen or Copper Lane, with the lateral line extending up the easement. Greg also confirmed that he had discussed the plans with John Ficken, Public Works Director, who had no issues with the proposal. He also noted that the owners of lot 3 had requested the easement expansion to include full utilities.

Greg explained that if approved, the next step would be to advertise for a road vacation with the town council in three weeks.

Motion: Commissioner Dever moved to approve the Mynarcik Minor Plat amendment upon the completion of the staff recommendations, which are:
1) The road names need to be changed on the amended plat, Mountain View to 450 East and Aspen Lane to Copper Lane,
2) The town council needs to vacate a portion of 450 East.
Commissioner Morgan seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Alternate Commissioner Lee, Commissioner Dever Commissioner Brown).

3. **DISCUSSION ONLY – LMC Amendment for Flag Lots –** Greg Sant, Planning and Building Administrator

Greg Sant presented a consolidated list of items for the flag lot amendment, reorganized into four main categories:

1. Creation of flag lots should not foreclose the possibility of future development of other large interior parcels.
2. Requirements for the staff portion of the flag lot, including specifications for fire hydrants.
3. Requirements for the flag portion of the lot, including conforming to minimum size requirements of the zone.
4. Miscellaneous flag lot policies, such as clear address signage and restrictions during construction.

Greg addressed questions from the previous meeting, including clarifications on driveway width and snow storage requirements. He detailed that, according to Dan with public safety, the typical 16-foot-wide driveways already account for snow storage. Specifically, 25% of the 16-foot width is anticipated for snow, leaving a 12-foot passable width during winter, which allows emergency vehicles access.

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This leaves extra room beyond the 4 feet on each side for snow storage. Additionally, Chairperson Deutschlander raised the possibility of allowing flag lots only for single-family dwellings, with Greg confirming that there are no known lots in R-2 or R-3 zones that necessitate a flag lot. Chairperson Deutschlander further questioned whether the parcels likely benefiting from this approach would apply to areas zoned R-1 and what the implications might be for other zones.

Chairperson Deutschlander asked for a consensus of all PC members if they want staff to move forward. There was a consensus among the commissioners to move forward with the proposed changes.

G. ADJOURNMENT

Motion: Commissioner Morgan moved to adjourn the meeting. Commissioner Dever seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Morgan, Alternate Commissioner Lee, Commissioner Dever Commissioner Brown).

9/16/25

Date Approved

Ciera Claridge, Deputy Clerk