



The Regular Meeting of the
Brian Head Planning Commission
TUESDAY, April 15, 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: Greg Sant, Building and 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

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.

D. APPROVAL OF THE MINUTES

March 18, 2025 Planning Commission Meeting

Motion: Commissioner Dever moved to approve the March 18, 2025 Planning Commission minutes.
Commissioner Wallis seconded the motion.

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

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

Commissioner Dever provided an update and overall description of the conference she attended in St. George along with Greg and Commissioner Brown. One major takeaway was acknowledging the public and the value of acknowledging the public during hearings using active listening. The distinction between "affordable" and "attainable" housing which led to a conversation regarding affordable housing. Suggestions to utilize building envelopes for R3 parcels rather than density measured in units per acre.

Greg Sant commented that while not all ideas were directly applicable to Brian Head, the conference encouraged innovative thinking about zoning and housing solutions.

F. AGENDA ITEMS:

- 1. Public Hearing – ADU LMC Policy:** Public Hearing regarding change to the LMC of proposed amendments to Chapter Seven regarding Accessory Dwelling Units. Comments limited to 3 minutes.

Greg introduced the topic regarding the proposed amendments to the code and Accessory Dwelling Units. Based on research and prior commission discussions, the proposed revisions seek to allow more flexibility on this topic.

Chairperson Deutschlander opened the Public Hearing at 1:12 PM

John Stark (via Zoom) voiced concerns regarding the proposed minimum lot size of 0.5 acres for

ADUs, suggesting that this limit would restrict opportunities for affordable housing. He recommended:

- Allowing ADUs on lots as small as 0.4 acres.
- Permitting internal ADUs (IDUs) on lots between 0.13 and 0.39 acres (approx. 8,000 sq ft).
- Recognizing the diverse needs of households, including accommodations for special needs and young adults.

These concerns were also addressed via email in more depth (see attached).

Chairperson Deutschlander closed the Public Hearing at 1:19 PM

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

The Commission discussed the following components of the proposed policy:

- Setbacks: Minimum 10 feet between a primary dwelling and detached ADU.
- Internal ADUs: Already permitted by code; current proposal focuses on detached units.
- Lot Requirements: Commissioner Dever recommended removing lot size minimums if standard building regulations are met. Supported by Commissioner Morgan and Chairperson Deutschlander.
- Parking: Replacement of parking must be required when a garage is converted to an ADU.
- Utilities: One water and sewer connection per lot, to be shared by the main unit and ADU.
- Occupancy: Concerns raised over enforcement. Greg noted enforcement would rely on owner compliance and prohibiting short-term rentals.
- Parking Standards: The town currently requires two off-street spaces per dwelling unit, which typically satisfies needs. The Planning Commission discussed requiring two additional off-street parking spaces for an ADU.
- Enforcement Research: Commissioner Morgan requested additional research on how other municipalities enforce ADU occupancy and usage.

Motion: Commissioner Dever moved to table the ADU recommendations to the May 6, 2025 Planning Commission Meeting allowing staff time to make revisions and research enforcement strategies. Commissioner Morgan Seconded the motion.

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

G. ADJOURNMENT

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

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

The meeting was adjourned at 1:49 PM.

5/6/25
Date Approved


Ciera Claridge, Deputy Clerk