



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# 864 6829 2031
TUESDAY, October 15, 2024 @ 1:00 PM

MINUTES OF THE PLANNING COMMISSION MEETING

Roll Call.

Present: Chairperson Deutschlander, Commissioner Morgan, Alternate Commissioner Lee,
Commissioner Wallis.
Absent: Commissioner Dever, Commissioner Brown.
Staff Present: Ciera Claridge; Deputy Clerk, Amanda Hunter; Code Enforcement Officer, Bret Howser;
Town Manager, Greg Sant; Planning Administrator, Nancy Leigh; Town Clerk

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

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

C. 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.

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

Greg Sant, Planning Administrator, announced that he will be attending a training in Provo the following week. He explained after this training, he would be able to assist with consistent training of the Planning Commission.

Amanda Hunter presented the Code enforcement update from May of 2024 to September 2024. She explained that some are still some outstanding citations; however, she is monitoring those citations and will hopefully get those closed shortly. See Attached for full report. No other staff input was given.

E. AGENDA ITEMS:

1. PUBLIC HEARING FOR A MINOR PLAT AMENDMENT FOR 292 RIDGE VIEW STREET:

Greg Sant, Planning Administrator, will give a brief introduction to the Public Hearing.

Greg presented a brief background of the splitting of the lots. In September, the town received the application from Stephen and Dorothy Sheffield. Both individuals are in attendance of the Planning Commission meeting. They requested to split their two lots into four lots.

Chairperson Deutschlander opened the Public Hearing at 1:07. No public input or comment was given resulting in the Public Hearing closing at 1:08.

2. MINOR PLAT AMENDMENT FOR 292 RIDGE VIEW STREET. The Commission will review a Minor Plat Amendment for 292 Ridge View Street to subdivide lots 2 and 4 in the Ridgeview Estates Subdivision.

Stephen Sheffield, owner of lots 2 and 4 on 292 Ridge View explained that he and his wife, Dorothy Sheffield, have used these two lots as a secondary home. He expressed the importance of this property to his family and that the goal of splitting these lots into four would be beneficial for his growing



family and his children's attendance. He explained that dividing the lots into four would best utilize the space and would allow the lots to have access to ski in and ski out. Bret Howser, Town Manager, explained that the ski in and ski out access would have proper permission from the resort.

Greg Sant, Planning Administrator explained the neighborhood has a Planned Unit Development (PUD) in place. Stephen and Dorothy would be able to connect to the water and the sewer with this amendment. He recommended putting in the utilities and then potentially put up a bond so the plat can be recorded this winter rather than waiting for next late spring or summer to record the plat amendment.

Motion: Commissioner Morgan moved to approve the Minor Plat Amendment for lots 2 & 4 of Ridgeview Estates based on the findings of fact and conclusions of law. With included conditions of placing a bond for utilities. Commissioner Wallis seconded the motion.

Action: Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Alternate Commissioner Lee).

3. RETAINING WALL DESIGN REVIEW FOR 1006 AUTUMN DRIVE: Greg Sant, Planning Administrator. The Commission will review a Retaining Wall Design Review for 1006 Autumn Drive.

Greg Sant, Planning Administrator gave a brief presentation and background of this wall design. He explained that the wall was changed from a rock wall to a concrete wall. It was also explained that this wall is now exceeding the length of the original site plan. Greg presented a picture of the rock wall material. See attached.

The Planning Commission discussed the change of the wall material. They also discussed the length of the wall and requested an explanation of the need for this wall. The owner explained that the reasoning was to help retain the wall behind the transformer, which was the main concern.

Chairperson Deutschlander requested that the wall be completed by the end of the next building season.

Motion: Alternate Commissioner Lee moved to approve the retaining wall with the following conditions:

1. Minimizing the height as much as possible
2. The wall will be faced with stone to match the home on the lot
3. The wall will be completed within one building season
4. The contractor will abide by the building permit and be inspected
5. The owner will pay all fines and fees for violating the building code for not receiving inspections

Commissioner Wallis seconded the motion.

Action: Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Alternate Commissioner Lee).

F. ADJOURNMENT



Motion: Commissioner Wallis moved to adjourn the October 15, 2024 Planning Commission Meeting. Alternate Commissioner Lee seconded the motion.

Action: Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Morgan, Alternate Commissioner Lee.

1:25PM

Date: October 15, 2024 1:24

11/5/24
Date Approved:


Ciera Claridge, Deputy Clerk