



BRIAN HEAD

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# 849 7746 6832
TUESDAY, September 17, 2024 @ 1:00 PM

AGENDA

- A. CALL TO ORDER** **1:00PM**
- B. PLEDGE OF ALLEGIANCE**
- C. DISCLOSURES**
- D. APPROVAL OF THE MINUTES:**
September 3, 2024 Planning Commission Meeting
- E. PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. AGENDA ITEMS:**
- 1. MINOR PLAT AMENDMENT FOR A LOT LINE VACATION.** Greg Sant, Planning & Building Administrator. The Commission will review a proposed Plat Amendment for a Lot Line Vacation for 431 and 411 Toboggan Lane in the Ski Have Chalets Subdivision.
 - 2. PUBLIC HEARING - LAND MANAGEMENT CODE AMENDMENTS FOR CHAPTERS 7 ZONE DISTRICT REGULATIONS & CHAPTER 12 DESIGN GUIDELINES.** Bret Howser, Town Manager, will give an introduction to the public hearing on the proposed amendments to the Land Management Code, Chapters 7 & 12.. The Commission will receive comments on the proposed amendments. Comments are limited to three minutes and written comments may be submitted to the Town Clerk no later than September 16, 2024 by 5 p.m.
 - 3. LAND MANAGEMENT CODE AMENDMENTS FOR CHAPTER 7 ZONE DISTRICT REGULATIONS AND CHAPTER 12 DESIGN GUIDELINES.** Bret Howser, Town Manager. The Commission will review proposed amendments to the Land Management Code and forward a recommendation to the Town Council
- G. ADJOURNMENT**

Date: September 13, 2024

Available to Board Members as per Ordinance No. 11-003 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in two public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall and Post Office, and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Ciera Claridge, Deputy Clerk



AUTHOR: Greg Sant
DEPARTMENT: Admin
DATE: August 23, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

On August 10, 2024, staff received an application for a lot line adjustment from Jonathon and Kristyn Anderson, owner of lot 9 and out lot 1 in Block A of Ski Haven Chalets Unit C. Staff deemed the application complete and mailed notice of a Public Meeting to be held on September 3, 2024, to all property owners within a three hundred foot (300') radius of the property in question. The Town received no public comments back. The Public Notice is attached as Exhibit B.

BACKGROUND:

A lot line adjustment is considered a Minor Plat Amendment under the Town Code. The criteria to qualify as a Minor Plat Amendment is as follows:

- Proposed amendment does not increase or decrease number of lots by more than 10 lots
- All lots proposed to be altered are owned by the applicant
- Does not require altering or adding to public utilities
- Does not create a lot that is smaller than the smallest lot in the subdivision.

Staff has determined that the proposed application meets the criteria of a Minor Plat Amendment in all material respects.

The process for review of a Minor Plat Amendment is as follows:

- Staff Review
- Notice of Public Meeting sent at least 10 days prior
- Planning Commission Review/Decision
- Plat recorded by applicant within 6 months of approval

ANALYSIS:

Standards for Review

The following are the Standards for Review for a Plat Amendment (9-9-3(C)(2):

1. The proposed subdivision and use conform with the Town General Plan, zoning Regulations, Public Works Standards, Design Standards, and other relevant sections.
2. The proposed method for fire protection complies with this title, and other regulations as applicable.
3. The layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts, and preservation of views.
4. Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, electric, telecommunications, trails, transit, snow storage areas, police and fire protection, and recreation.

5. Provide evidence to show that there is no encumbrance, lien, or conveyance restricting the intended use of the lot.
6. Provide evidence from the County Treasurer that all ad valorem taxes applicable to the property have been paid.
7. Provide Signature blocks on the plat signed by a representative of public utilities which identify their approval.

Findings of Fact and Conclusions of Law

Staff proposes the following findings of fact and conclusions of law with respect to the standards for review:

1. The proposed lot line adjustment is in line with the General Plan in that it is aligned with the future uses map and complies with the land management code and public works standards.
2. The proposed lot line adjustment is in line with the zoning regulations and design standards, specifically:
 - a. The minimum lot area for single-family residential zone is 0.33 acre. The proposed combined lot is 0.47 acres.
 - b. Minimum frontage is 45 ft. The proposed combined lot frontage is not shown on the proposed plat, but is at least 45 ft.
 - c. The resultant lot is developable in terms of access, size, shape, slope, terrain, etc.
 - d. Side lines of proposed lots are approximately at right angles or radial to the curvature of the frontage.
 - e. As a corner lot, it is platted wider to allow for development within multiple frontage setbacks.
 - f. All other aspects of §9-12-2 and §9-12-3 are satisfied or do not apply.
3. The proposed lot line adjustment has no bearing on the method for fire protection, which is already in alignment with this title.
4. Nothing about the layout/design appears unresponsive to the topography, soil types, geologic hazards, watercourses and floodplains, visual impacts, etc.
5. Adequate public services will be available to meet the needs of this lot in all respects, once SAA is completed.
6. Applicant has provided a title report showing clear ownership free of encumbrance.
7. The County Treasurer does not show any taxes outstanding on the property
8. Appropriate signature blocks will be included on the final mylar

Conditions of Approval

Staff proposes no conditions for approval for this item.

STAFF RECOMMENDATION:

Staff recommends that Planning Commission approve the lot line adjustment as proposed.

PROPOSED MOTION:

I move to approve the lot line adjustment for lot 9 and out lot 1 in Block A of Ski Haven Chalets Unit C based on the findings of fact and conclusions of law presented by staff, as proposed.

ATTACHMENTS:

A - Proposed Plat Amendment

B - Existing Lot Layout

C - Public Notice

D - Minor Plat Amendment Application

August 23, 2024

Dear Property Owner:

An application has been received by Brian Head Town requesting a plat amendment for lots 9 and out lot in Block A of Ski Haven Chalets Unit C, also known as 431 and 411 Toboggan Lane. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed plat amendment may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed plat amendment may submit written comments to the Brian Head Town Clerk @ nleigh@bhtown.utah.gov no later than September 16, 2024, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on September 17, 2024, at 1:00 p.m.

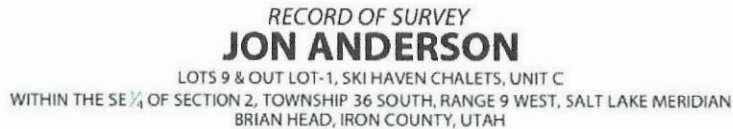
If you have any questions or should need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

Brian Head Town

Bret Howser
Town Manager
 BRIAN HEAD

Enclosure



WATSON
ENGINEERING
COMPANY, INC.

472 N. 2150 W. Suite 2
Cedar City, UT 84721

*U 4351 586-5004

www.wecinc.com



SURVEYOR'S CERTIFICATE

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- 1 THE FILE CONTAINS THE FOLLOWING INFORMATION: WORKSHEET TABS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837,

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NARRATIVE

THESE RESULTS WERE SUBMITTED TO THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, 1933-1934, AND WERE PUBLISHED IN THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, 1934, 101: 1011-1012.

1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 27

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FIRST CLASS COPIANTS COMING TO THE SERVICE FROM OTHER COUNTRIES WILL BE REJECTED AND RETURNED TO THE
ORIGINATOR AT ONCE

BASIS OF HEARING

Table 1. Results of the 1000 Genomes Project. The table shows the number of SNPs identified in the 1000 Genomes Project, the number of SNPs identified in the HapMap project, and the number of SNPs identified in the 1000 Genomes Project that were not in the HapMap project. The table also shows the number of SNPs identified in the 1000 Genomes Project that were in the HapMap project, and the number of SNPs identified in the 1000 Genomes Project that were in the HapMap project and were also in the 1000 Genomes Project.

LEGAL DESCRIPTION

[illegible]

REFERENCE PLATS

1. 已知函数 $f(x) = \begin{cases} x^2 + 2x + 1, & x \leq 0 \\ x^2 - 2x + 1, & x > 0 \end{cases}$ ，求 $f(x)$ 的表达式。

X. WANG AND C. CHOI

JON ANDERSON

LOTS 9 & OUT LOT 1, BLK A, SKI HAVEN CHALET, UNIT C
WITHIN SEC. 2 T. 36 S., R. 9 W., S. 14
BRANHEAD IRON COUNTY, WY

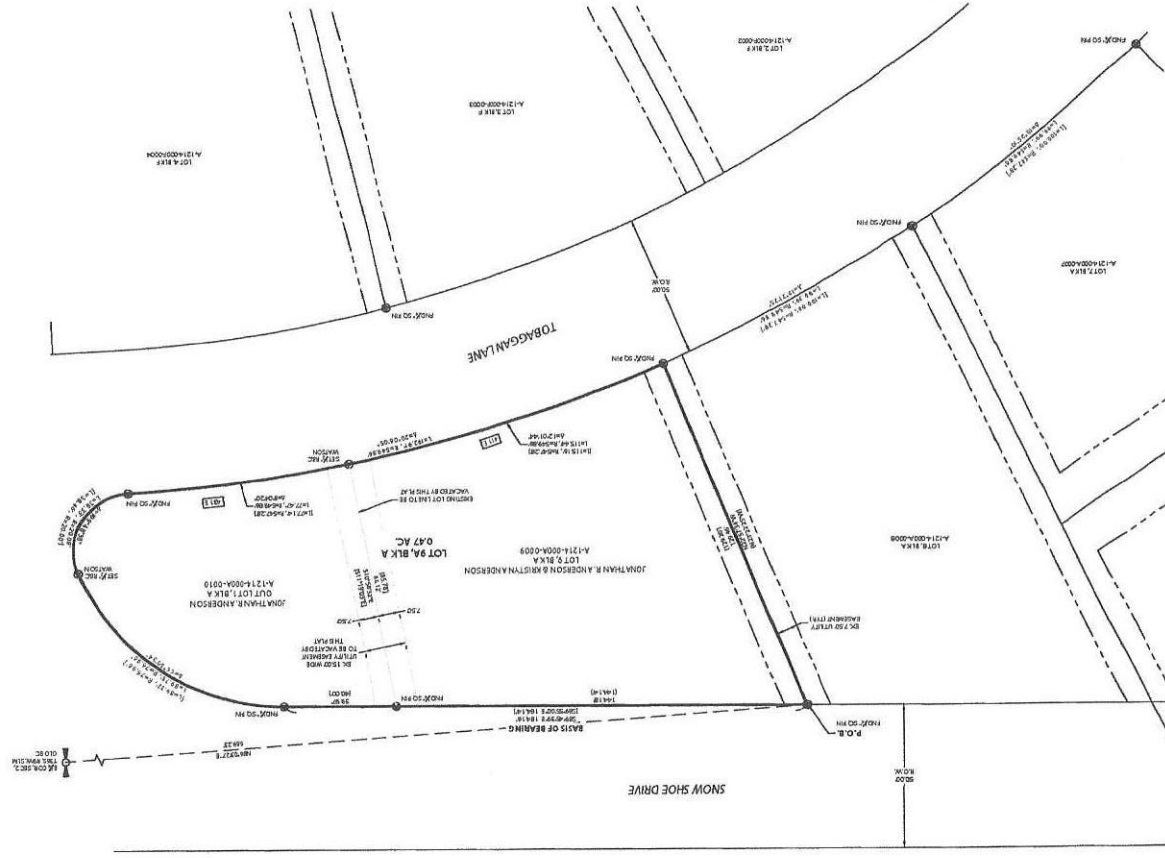


WATSON
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472 N 2150 W, Suite 7
Cedar City, UT 84721
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AMENDED PLAT
LOTS 9 & OUT LOT-1, BLK A, SKI HAVEN CHALETS, UNIT C
JONATHAN R. ANDERSON & KRISTYNN ANDERSON
WITHIN SEC. 2, T. 36 S., R. 9 W., S.14M.
BRIAN HEAD, IRON COUNTY, UTAH

DESIGNED BY
D. T. BROWN
CHECKED BY
T. C. WATSON
DATE
August 9, 2024
SCALE
2.4"=74.42'
PROJECT NO.
24-7142
SHEET NO.
1 of 1

AMENDED PLAT
LOTS 9 & OUT LOT-1, BLK A, SKI HAVEN CHALETS, UNIT C
WITHIN THE SE 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
BRIAN HEAD, IRON COUNTY, UTAH



VICINITY MAP

LEGEND

REFERENCE PLATS

BASIS OF BEARING

PLANNING COMMISSION APPROVAL

TOWN ATTORNEY APPROVAL

CERTIFICATE OF ACCEPTANCE

TOWN ENGINEER APPROVAL

ACKNOWLEDGMENT

OWNERS CERTIFICATE

LEGAL DESCRIPTIONS

NARRATIVE

SURVEYORS CERTIFICATE



ITEM: LAND MANAGEMENT CODE AMENDMENT

AUTHOR: Bret Howser
DEPARTMENT: Admin
DATE: September 17, 2024
TYPE OF ITEM: Legislative Action

SUMMARY:

The Planning Commission will consider proposed amendments to the Land Mgt Code, chapters 7 and 12 with regard to variation of wall planes, increased undisturbed area in multi-family developments, and remote parking. The Planning Commission will hold a public hearing regarding the proposed amendments and may make a recommendation to the Town Council on the same.

BACKGROUND:

From time to time the Town may consider alterations to the Land Management Code as a result of experiences applying the code and a recognition that application of the code as written may not be lining up with the General Plan. The Planning Commission has asked to hold a discussion on the following topics in the Land Mgt Code to determine whether adjustments are necessary to better align the LMC with the General Plan and strategic plans of the Town.

- Minimum distance for staggering of buildings (or possibly units)
- Minimum undisturbed area requirement
- Minimum distance between buildings
- Minimum distance from parking to units
- Parking requirements (specifically guest parking requirements for R3 units)

The Planning Commission held discussion on these topics on 7-2-24 and 8-20-24 and gave staff direction to return with proposed amendments regarding variation of wall planes, increased undisturbed area in multi-family zone (including a perimeter requirement for undisturbed), and remote parking.

ANALYSIS:

The Planning Commission discussed spacing between buildings, non-linear building placement, and building staggering, and open space requirements. The conversation seemed to conclude that it's not so much the space between the buildings and linear nature of the building layout that creates the aesthetic issues in Town that the Commission is attempting to better regulate, but rather the open space preserved around the buildings and breaking up the wall planes themselves. The Council recently adopted an amendment to the land management code requiring "horizontal articulation" in the design of large wall planes, particularly in multi-family and commercial zones, which should break large wall planes. The Planning Commission reviewed language from Durango code that would add additional wall plane variation requirements. Staff was asked to propose language for the Brian Head Code. The following is recommended language by staff:

9-12-7: BUILDINGS:

F. Exterior Walls:

1. Exposed foundations under four feet (4') in height may be rubbed or finished in natural earth tone color. Walls over four feet (4') must be covered in stone, wood, or similar materials to blend with the rest of the structure and must be resistant to snow piling and water damage.
2. Building wall finish shall include full log or log faced siding, stone (cultured or natural), wood shingles, horizontal wood board and batten siding, or other synthetic material textured to simulate natural materials. Consistent with the rustic composition architectural style as identified in subsection B of this title. Stucco, milled wallboard, brick, non-reflective metal similar material may be used in limited quantities (25% or less of any face or plane of the building) provided they are broken up with contrasting materials, colors, and textures consistent with the architectural styles identified in subsection B of this title. Reflective metal is not permitted.
3. *Offset/Variation of Wall Planes. Building walls that are wider than 50 feet shall include offsets according to the standards of this Subsection.*
 - a. *Maximum Distance Between Offsets: 50 feet.*
 - b. *Minimum Offset Distance (measured perpendicularly to the wall plane from which the offset is taken): 10 percent of the actual distance between offsets from the wall plane, or from the corner of the elevation to the offset.*
 - c. *Minimum Width of Offset: 12 feet.*
 - d. *Minimum Offset Height:*
 - i. *One story buildings: 95 percent of the height of the wall that establishes the plane from which the offset is taken.*
 - ii. *Two or more story buildings: 75 percent of the height of the wall that establishes the plane from which the offset is taken.*

The Planning Commission also asked for increased open space requirement in R3 zone and a requirement for that open space to be located on the perimeter of the property. Staff proposes the following language:

9-7-3: R-3 MULTI-FAMILY REISIDENTIAL:

F. Exterior Walls:

1. Minimum lot area: Twenty-one thousand seven hundred eighty (21,780) square feet (1/2 acre).
2. Minimum frontage: Forty-five feet (45').
3. Minimum setbacks:
 - a. Front: Twenty-five feet (25'). An administrative exception may be granted for the garage only when all of the following apply:
 - i. Front yard setback exceeds twenty percent (20%) slope (11.3 degrees);
 - ii. No habitable space within the setback area
 - iii. Required off-street parking is satisfied and maintained in the garage or on the lot
 - iv. The roof sheds snow away from the public right of way

- Under no circumstances will the setback be less than five feet (5').*

c. Rear: Twenty feet (20').

i. Side: Thirty feet (30');

iii. *Front: Twenty-five feet (25').*

i. Under twenty feet (20') in height: Ten feet (10')

iii. Over thirty feet (30') in height: Twenty feet (20')

a. Driveways and walkways running parallel to a property line shall not occupy more than seventy five percent (75%) of the required setback area while retaining at least twenty five percent (25%) of the required area as a landscape buffer.

c. Pop out windows, provided the bottom of the pop out structure is no less than four feet (4') above grade measured at the pop out structure, the total width of the pop out structure does not exceed twelve feet (12') measured at the point where the pop out structure attaches to the residential structure, the pop out structure is under and completely covered by a roof overhang or eaves, and the pop out structure encroaches no more than three and one-half feet (3 1/2') into the required setback; and

d. Decks and exterior staircases attached to the residential structure. The deck or exterior staircase must be uncovered other than by a permitted roof overhang or eaves of the residential structure, and the deck or exterior staircase may encroach no more than four feet (4') into the required setback. Decks or walkways less than 30' above grade may stand within the innermost one-third (1/3) of the setback.

6. *Maximum height: Sixty feet (60') for peaked roof, forty feet (40') for flat roof;*

7. *Maximum building coverage: Forty percent (40%) of the lot area. Fifty percent (50%) is permitted if all of the required parking is within the footprint of the building.*

8. *Minimum landscaping: Forty percent (40%) or all disturbed portions of the property, whichever is greater, shall be landscaped per section 9-12-5 of this title, with every effort to preserve existing vegetation. If the building footprint is at 50% and required covered parking is within the footprint of the building, then the*

landscaping minimum will be 30%. *Vegetated undisturbed areas may be counted toward landscaping requirements.*

9. *Parking: In accordance with section 9-12-15 of this title*

10. *Undisturbed lot area: Twenty percent (20%) of the parcel shall not be disturbed during development. All area within minimum setbacks of the development shall remain undisturbed except for space directly adjacent to buildings which is required to be cleared by wildland urban interface code, utility location, and space used for driveways and walkways. All reasonable efforts shall be made to avoid removing mature trees.*

~~10~~11. *Remaining undeveloped area shall be landscaped as per section 9-12-5 of this title.*

~~11~~12. *One piece of heavy equipment along with two heavy equipment attachments may be kept on premises for uses such as snow removal or light excavation. The equipment shall be parked in a place and manner so as to be reasonably screened from view from the public right of way. Additional equipment used for construction may be parked at the site when authorized by a current building permit or otherwise authorized by the Town.*

For remote parking, staff proposes the following language:

9-12-15: PARKING:

F. *Location Of Lot: The parking spaces required by this section shall be provided on the same lot or parcel as the use, or where the exclusive use of such is provided on another lot or parcel, not more than five hundred feet (500') radially from the subject lot and within the same or less restrictive zoning district. Required parking shall not be located in a manner that requires occupants walking from their vehicle to the residential unit to cross a public right-of-way.*

STAFF RECOMMENDATION:

Planning Commission should review and make recommendations

PROPOSED MOTION:

I move to recommend to Town Council the Land Management Code amendments to chapters 7 and 12 as presented.

ATTACHMENTS:

N/A