



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

Roll Call.

Present: Chairperson Deutschlander, Commissioner Dever, Commissioner Morgan, Commissioner Brown, Commissioner Wallis (arrived at 1:10 pm).

Absent: Alternate Commissioner Lee.

Staff Present: Ciera Claridge; Deputy Clerk, Greg Sant; Planning Administrator, Bret Howser; Town Manager

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:02 PM.

B. PLEDGE OF ALLEGIANCE

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

C. DISCLOSURES

There were no conflicts of interest with today's agenda items. 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. APPROVAL OF THE MINUTES:

September 3, 2024, Planning Commission Meeting

Motion: Chairperson Deutschlander moved to approve the September 3, 2024, Planning Commission Minutes. Commissioner Brown seconded the motion.

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

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

Bret Howser, Town Manager, announced the annual Fall Town Hike this upcoming Friday, September 20, 2024, starting at 9 AM. The hike will meet at the Cedar Breaks National Monument Ranger Station where the hike will begin. Once the hike is over, lunch will be provided by the Town.

F. AGENDA ITEMS:

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1. **PUBLIC HEARING – LAND MANAGEMENT CODE AMENDMENTS** – A Public Hearing to receive comments on proposed Land Management Code amendments for Chapter 7 and Chapter 12.

Chairperson Deutschlander recessed the regular meeting and opened the public hearing to receive comments on proposed amendments to the Land Management Code Amendments of Chapter 7 (Zone District Regulations) and Chapter 12 (Design Guidelines) at 1:11 pm.

There was no public attendance or comment at this time. Chairperson Deutschlander closed the public hearing and reconvened the regular meeting at 1:12 pm.

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2. **LAND MANAGEMENT CODE AMENDMENTS** –Review of amendments made to Chapters 7 and 12.

Bret Howser, Town Manager, explained that the amendments proposed are alterations to the Land Management Code focusing on the change to density in R3 zones. The Planning Commission previously held a discussion on the following topics regarding the Land Management Code to better align the Land Management Code with the General Plan and strategic plans of the Town: Staggering, undisturbed area, distance between buildings, distance from parking to units, parking requirements. The previous discussion, on August 20, 2024, the Planning Commission requested staff to return with proposed amendments.

Bret explained details regarding each proposed solution:

9-12-7: Buildings

After discussion of the changes that were previously discussed regarding this chapter, the consensus was to unanimously approve all the changes that were proposed.

9-7-3: R-3 Multi-Family Residential:

After discussion of the changes that were previously discussed regarding this chapter, the consensus was to unanimously approve all the changes that were proposed.

9-12-15: Parking

Commissioner Dever mentioned the potential problem of parking on a public right of way. Not wanting to oversee that issue. The Planning Commission discussed this potential problem and concluded that this would not be an issue regarding the changes that were proposed.

After discussion of the changes that were previously discussed regarding this chapter, the consensus was to unanimously approve all the changes that were proposed.

Motion: Commissioner Dever moved to make a positive recommendation to the Town Council on the Land Management Code amendments to chapters seven and twelve as presented. Commissioner Wallis seconded the motion

Action: **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes:** Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Brown, Commissioner Morgan. **Absent:** Alternate Commissioner Lee).

3. **MINOR PLAT AMENDMENT** – A review of a proposed plat amendment for a lot line vacation in the Ski Haven Chalets Subdivision.

Greg Sant, Planning Administrator, explained that the Minor Plat Amendment is for a Lot Line Vacation for 431 E. and 411 E. located on Toboggan Lane. The owner's son was present to represent this plat amendment on behalf of the owner, his father. This lot was part of the Spring Circle Special Assessment Area (SAA). There was minimal discussion regarding this Lot Line Vacation since this was a straightforward request from the owner.

Motion: Commissioner Morgan moved to approve the lot line adjustment for Lot 9 and 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. Seconded by Commissioner Wallis.

Action: Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Brown, Commissioner Morgan. Absent: Alternate Commissioner Lee).

G. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the September 17, 2024, Planning Commission Meeting. Commissioner Morgan seconded the motion.

Action: Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Brown, Commissioner Morgan. Absent: Alternate Commissioner Lee).

The regular meeting of the Brian Head Planning Commission was adjourned at 1:54 pm on September 17, 2024.

12/3/24

Date Approved



Ciera Claridge, Deputy Clerk