



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# 844 6277 3209
TUESDAY, May 21, 2024 @ 1:00 PM

MINUTES OF THE PLANNING COMMISSION

Roll Call.

Members Present: Chairperson Doug Deutschlander, Commissioner Carrie Dever, Commissioner Jeff Morgan(Zoom), Alternate Rachelle Commissioner Lee, Commissioner Cecile Wallis, Commissioner Sheri Brown (zoom)

Staff Present: Lester Ross, Building and Planning Official; Nancy Leigh, Town Clerk; Amanda Hunter, Code Enforcement.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Brian Head Planning Commission to order at 1:00 p.m. on May 21, 2024.

B. PLEDGE OF ALLEGIANCE

Chairperson Deutschlander led the Commission and others in the Pledge of Allegiance.

C. DISCLOSURES

- Chairperson Deutschlander stated that he may have a potential conflict of interest with Agenda Item F 6-7 For Aspen Meadows Annexation in which Brianhead Sports leases out an office space to Flint Decker, Developer for Aspen Meadows. Chairperson Deutschlander reported he is a partial owner of Brianhead Sports.
- Commissioner Dever stated that she may have a potential conflict of interest with Agenda Item F-2 For Hidden Springs Preliminary Plat, where she is a realtor for High County Realty and has a listing at Pinetree Condominium.

There were no other 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: No minutes were presented for approval.

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

Lester Ross, Building and Planning Official

- The American Planners Association spring conference will be in Cedar City for land use training. Lester reported this training will have valuable resources for land use and is beneficial for Planning Commissions.
- The Town is starting to increase in calls for building for the 2024 construction season.



1
2 **Commissioner Wallis** reported the annual Town Cleanup Event is scheduled for Wednesday,
3 May 22, 2024. The Town will have lunch for the participants at noon at the fire station. The
4 bakeoff winner will be announced at 1:00 p.m. Trash bags and gloves will be available at the
5 Town Hall beginning at 8:00 a.m.
6

7
8 **F. AGENDA ITEMS:**
9

10
11 **1. ADMINISTRATIVE ACTION- PLAT AMENDMENT PURA VIDA BASE CAMP**
12 **LLC.** A minor plat amendment for Pura Vida Base Camp LLC at 176 Gurr Well Rd subdivision 39.22
13 acres into 2 lots.
14

15 Lester Ross, Building and Planning Official presented a Plat Amendment for a minor
16 subdivision. The area includes 39 acres north of Brian Head and the owner is asking to split
17 the parcel into two lots. Both lots have access to a road with one lot having multiple accesses
18 to roads. Lester reported that he is currently working with the applicant on the water to
19 determine who owns the waterline. Lester reported that the application meets all of the
20 requirements and that the engineer for the applicant is present to answer any questions.
21

22 The Commission discussed the following:

- 23 1. Alternate Commissioner Lee inquired as to where the easements were. Lester
24 presented the topo map to the Commission for review of the easements.
25 2. Discussion took place on whether the property was landlocked. Lester explained that
26 since it meets the requirements of the Town Code, the landlock issue is irrelevant.
27 The property is a meets-and-bounds property.
28

29 **Motion:** Commissioner Dever moved to approve the Amended Plat for a minor
30 subdivision for Purva Vida Base Camp subdividing 39.22 acres into two
31 parcels with Lot 1 having 33 acres and Lot 2 having 6.22 acres as proposed
32 for the Final Plat. Commissioner Morgan seconded the motion.

33 **Action:** **Motion carried 5-0-0 (summary: Yes = 6 Vote: Yes:** Commissioner Dever,
34 Commissioner Morgan, Commissioner Wallis, Commissioner Brown,
35 Chairperson Deutschlander).
36
37

38 **2. PUBLIC HEARING - PRELIMINARY PLAT HIDDEN SPRINGS** A public hearing for
39 the Hidden Springs Subdivision proposed on Pine Tree Way.
40

41 Lester Ross, Building and Planning Official, briefly explained the Hidden Springs
42 Subdivision for the public hearing. Lester explained that the proposed subdivision is located
43 on Pine Tree Way between Pine Tree Condominiums, White Bear Condominiums, and
44 Copper Chase Condominiums. The project is proposing approximately 45 dwelling units
45 that are a mix between townhomes and R1 cabins that are A-frames.
46

47 Chairperson Deutschlander recessed the regular meeting and opened the public hearing to
48 receive comments on the Hidden Springs Preliminary Plat at 1:07 p.m. Chairperson
49 Deutschlander stated that no interaction between the Commission and the public will take



place during the public hearing and any questions will be answered after the public hearing is closed.

Joe Rudman, Pine Tree Condo HOA President, commented that he owns Pine Tree condominium unit 1A and there are 16 units in the Pine Tree Condominium complex and he is here to express their concerns on the Hidden Springs subdivision as it relates to safety, parking, access, road design and land stability. Mr. Rudman commented that the A-frame units 38-45 lack adjacent parking forcing them to park on Pine Tree Way especially during winter months blocking emergency access. Mr. Rudman referred to a picture that was submitted to the Council showing parking on Pine Tree Way (see attached letter).

1. Road design: Mr. Rudman commented that the proposed road design for roads A & B could cause vehicles to get stuck and slide down the hill and would only impede their access.
2. Land Management Code, title 9, Chapter 12, Desing Standards for road designs and the bottom parking area from the A-frame structures do not meet the standards for the 50' road diameter to be moved.
3. Land stability: the hillside construction is a concern for safety issues and if the project is incomplete which has been proven from other projects in Brian Head, such as Crooked River; and the Lofts. Because of the instability of the land and being so close to the Pinetree condominiums, there are concerns from the owners of the Pinetree Condo. Mr. Rudman commented that the property that Hidden Springs sits on has been for sale for decades and has never sold partially due to the above-listed items. Mr. Rudman requested the Commission deny the plans as presented.

Michael Statler, Unit 1A in Pinetree and a representative for the Merkel Family, commented that his mother has been coming to Brian Head for the past 42 years and purchased a condominium in Pinetree due to access. Mr. Stahler commented that they enjoy the trees and ambiance of the area and wildlife along with the quiet. His concerns are with the access to Pinetree with the A-frames along the way in case of emergency, such as the 2017 Brianhead Fire, which was challenging to get his mother out of the area. In his opinion, another concern is the removal of trees and the land stability, especially where the trees are holding the land together. Mr. Stahler commented that another concern is the A-frame units and whether they are ADA-compliant. Mr. Stahler stated he agreed with Mr. Rudman's comments.

Lynsee Delcore, Snowshoe Village HOA President, stated she had a question regarding the map mailed out for this project. Specifically with unit 38 in particular and how they would be parking and the access to the unit with the 20' easement and if there will be any encroachment. With the construction of the subdivision, there will be trees left for privacy between Pinetree Condos, Snowshoe, and Hidden Springs along with the 20' easement that is identified on the map? Ms. Delcore commented that she was not able to read the map and would like further clarification.

David Clark, Pinetree Condo B building, commented that he has been coming to Brian Head since the early 1970s and his earliest memories of Brian Head were playing in the forest where the Lofts condominiums are now. He is not opposed to development and growth and he enjoys the eight ski lifts and high-speed quads but believes that growth needs to be done responsibly. Mr. Clark commented that in his review of the plans presented, they do not look like they are made for Brian Head. One requirement of the Town is that development should have the look and feel of a small rustic town instead of the look of Las Vegas and maximize



1 the number of units. The plans do not look like snow removal has been thought out, but it
2 doesn't allow for the plowing for the details and the turnaround for emergency vehicles.
3 There are 45 units, which could be short-term rentals, and they have sufficient parking spaces
4 for the 100 vehicles especially if there is an emergency.
5

6 Mr. Clark commented that there is a sharp turn left when coming down Pine Tree Way and
7 many people get stuck, he pulls them out, but with this development, this will increase. And
8 during construction, the road will be continually blocked for Pinetree owners. One time, in
9 particular, was when they were doing a core sample and had the road blocked off for several
10 hours with no notification or permission. Mr. Clark commented that there needs to be
11 allowances identified and in reviewing the retaining wall, his concerns are with the potential
12 for vehicles to slide over the wall and into Pinetree D building. He does not know how they
13 plan to stabilize the area, otherwise, it will affect the use and enjoyment of the area. Mr.
14 Clark commented that they tried to get as many things together as possible regarding their
15 concerns to present to the Commission so that the Commission would consider not
16 approving the project today and reconsider the project plans as they are presented. He
17 would encourage the Commission to revisit the plans to make them consistent with Brian
18 Head and they should be as safe and responsible as possible.
19

20 Tracey Rudman, Pinetree owner, and HOA Secretary, commented that the privacy and
21 maintenance issue and believe that Hidden Springs encourages trespassing on Pinetree
22 property is a concern that could cost an increased maintenance cost to Pinetree owners. The
23 privacy and the parking lot that has been set aside for them for the past ten years and before
24 that for decades was considered Pinetree's and is located nowhere near the A-frames. The
25 concern is that guests of the A-frames will leave their gear and will take the shortest route to
26 get to the A-frames, which is through their parking lot. This will impact Pinetree's privacy
27 and increase its maintenance costs since they have maintained the parking lot for decades.
28 People will be coming through their area with the new growth and will continue to be a
29 growing problem. Ms. Rudman requested the Commission deny the plans as submitted.
30

31 Ed Kitrell, Pinetree A4, commented that he submitted a letter to the Commission. Mr. Kitrell
32 commented that he purchased his condominium unit in 1999 and prior to that he rented
33 condo units and his grandkids are now using the condo. The plans that were submitted for
34 Hidden Springs are taking 90% of Pinetree's parking away and he agrees with Mr. Rudman's
35 comments, as a homeowner and experienced architect in Utah, Colorado, and Alaska. In
36 reviewing the plans, there are no accommodations for snow removal. The snow can stack as
37 high as five to seven feet in height and without a road across their property, there is no place
38 to put the snow. There is no turnaround identified and did not take into consideration for
39 snow removal and snow storage and especially if there is a retaining wall between the
40 parking Pinetree and Hidden Springs, there could be a water buildup issue. There will also
41 be snow drifting as well from the retaining wall. Mr. Kitrell requested that the Commission
42 review the snow removal, snow storage, water drainage, and parking and look for a better
43 way that the project to work for everyone. Mr. Kitrell requested the Commission deny the
44 approval of the plans presented.
45

46 Heather Zienteck, Pinetree Treasurer, and owner of B3 expressed her concerns that she does
47 not see a trash receptacle for Phase 1 and the proximity to the Pinetree Condo property, the
48 public will trespass on Pinetree's property and utilize their dumpster which could increase
49 Pinetree's liability. She would like the Commission to address this issue. 2. Phase 1 will be



1 built first and will block access to Pinetree and the damage to the property to Pinetree along
2 with the trespassing onto Pinetree and the parking lot that is paid for and maintained by the
3 Pinetree HOA. Ms. Zienteck commented that she agrees with the Rudman's and Mr. Kitrell's
4 comments.
5

6 Lynn Unger, Pinetree A3, commented she is a recent owner and that agrees with the previous
7 comments. Her concerns are with the safety and accessibility to Pinetree and the Town Trail,
8 which she appreciates and uses a lot. The instability of the land and the drainage and would
9 like to see the Town address these. Trespassing will be an issue and liability for Pinetree and
10 would like the Town to be aware of it. She appreciates the ability to comment and asked the
11 Commission to not approve the plans as presented.
12

13 There were no other comments. Written comments were submitted and are part of the
14 record. The following individuals submitted the following written comments:

- 15 • Joe Rudman
- 16 • Katie Wilcox
- 17 • Doug & Kay Wheeler
- 18

19 Chairperson Deutschlander closed the public hearing at 1:41 p.m.
20

21 **3. PUBLIC HEARING - GENERAL PLAN AND ZONING AMENDMENTS** A public
22 hearing to amend the General Plan and Zoning Map for the pending annexation areas of Aspen
23 Meadows and Brian Head unit 3. And creating the AT-Annex Transition Zone.
24

25 Lester Ross, Building and Planning Official, gave a brief explanation of the proposed
26 amendments to the General Plan Map and LMC, Zone District Map, for the Aspen Meadows
27 and Brian Head Unit 3 annexations. Lester reported that new zones; Annex Transition (AT)
28 and Mountain Zone Overlay District (MZOD) will also be created for the Aspen Meadows
29 development.
30

31 Chairperson Deutschlander recessed the regular meeting of the Planning Commission and
32 opened the public hearing to receive comments on the amendments of the General Plan and
33 Land Management Code, Zone District Map, for the Aspen Meadows and Brian Head Unit 3
34 annexations and creating an Annexed Transition (AT) and Aspen Meadows Mountain Zone
35 Overlay District (MZOD). The public hearing was opened at 1:43 p.m.
36

37 No comments were given and no written comments were submitted. Chairperson
38 Deutschlander closed the public hearing at 1:44 p.m.
39

40
41 **4. PUBLIC HEARING - LAND MANAGEMENT CODE AMENDMENT:**
42 **BUILDING DESIGNS STANDARDS AND SNOW STORAGE** A public hearing for an
43 amendment to Title 9, Chapter 12 of the Land Management Code for Building Designs Standards, and
44 snow storage requirements.
45

46 Bret Howser, Town Manager, gave a brief description of the proposed amendments to the
47 Land Management Code, chapter 12 for building cladding, color, and snow storage
48 minimums. Bret reported that a preliminary discussion during the May 7, 2024 Planning
49 Commission meeting took place and the Commission gave feedback on the above items. Staff



1 is in the process of drafting language which has not been presented to the Commission at this
2 time. The color scheme is available online and available for public input.

3
4 Chairperson Deutschlander recessed the regular meeting of the Planning Commission to
5 receive comment on the proposed amendment to the Land Management Code, Chapter 12,
6 Building Design Standards for Building Cladding, Color Schemes, and Snow Storage
7 minimums at 1:45 pm.

8
9 Lynn Delcore, Snowshoe Village, inquired as to what changes are being proposed for the
10 Land Management Code. Bret Howser, Town Manager, responded that questions will be
11 answered after the public hearing is closed.

12
13 There were no other comments and no written comments were received. Chairperson
14 Deutschlander closed the public hearing and reconvened the regular meeting of the Planning
15 Commission at 1:47 p.m.

16
17 Bret responded to the questions raised during the public hearing portion of the meeting. Bret
18 currently reported the Town Code requires that 20% of all hard surfaces is used for the snow
19 storage minimum calculation. The building cladding is 25% per wall surface to clarify the
20 accents. The color pallet identified earth tones and there was a suggestion to use
21 Springdale's color scheme, but in reviewing Springdale's colors, staff felt it went too in-depth
22 and was not able to determine if the colors would meet the Town's needs.

23
24 A question regarding the storage of snow removal equipment was raised. Lester responded
25 that when someone is proposing a subdivision, they are required to show on their plans the
26 hard surfaces they will be addressing for snow storage and are allowed to have one piece of
27 heavy equipment with two attachments for personal use stored on the property.

28
29
30 **5. ADMINISTRATIVE DIRECTION - PRELIMINARY PLAT HIDDEN SPRINGS A**
31 preliminary plat for the Hidden Springs Subdivision proposed on Pine Tree Way.

32
33 Lester Ross, Building and Planning Official, presented a Preliminary Plat for the Hidden
34 Springs Subdivision (see attached). Lester reported that Chelsea Curcuru, Ammil
35 Development, is present to answer any questions for the subdivision. Lester explained that
36 the Planning Commission would not be making a decision today but would review the
37 information for the Preliminary Plat and give staff feedback on the Preliminary Plat along
38 with the comments that have been submitted.

39
40 The Commission discussed the following:

- 41 1. The estimated timeline is five (5) to seven (7) years. the weather will be the
42 determining factor on the progress of the project.
- 43 2. Water Requirements: They plan to purchase water shares from the Town and will be
44 identified in the Development Agreement.
- 45 3. Bret Howser, Town Manager, explained they are willing to meet the Affordable
46 Housing requirement of 5% for 45 units which comes to 2.5 units. The developer has
47 an option to donate acceptable land for the units, or a fee in lieu of the units. Chelsea
48 reported they plan to build the 2 units for sale and the remaining will be a mix of
49 land donation and fee-in-lieu of.



4. Bret reported the land still needs to be evaluated to determine if it meets the Town's satisfaction, there will be a delay in the project. The final provision will be identified in the Development Agreement.
5. The sewer for the development will tie into Highway 143.
6. Commissioner Dever inquired if Pine Tree Way was going to be widened. Lester reported that the Town requires a hard surface of 24' wide with the required drainage. This project meets the Town's standards.
7. The storm drain system will run into Highway 143. The storm drainage system was reviewed by the developer's engineer and the Town's engineer and the public works department will also review it. Chelsea reported they may have to approach UDOT again for approval.
8. No environmental impact study was needed for this project.
9. UDOT traffic study has been completed. UDOT recommended that no additional traffic improvements were needed for this project for the intersection of Highway 143 and Ridge View Street.
10. Road grades: Road A: 9% at the entry and then levels to 2.2% by Pinetree condominiums; Road B is 4.5% to 8.2%.
11. Pine Tree Way is a public road until the diagonal intersects and then becomes a private road. There is some conflict as to who owns a portion of the road. Pine Tree Way has a 24' hard surface roadway.
12. Chairperson Deutschlander expressed concern with units 38, 39, and 40 being accessed from property that is not owned by the developer. Chelsea explained that the units are accessed by the walking trail. The vehicles for those units will have one parking spot with a total of eight parking for the 8 A-frames along with additional parking at the bottom lot. The guests will have to walk from the private property onto the public road and then onto a public trail and then back onto private property. Chelsea reported that she understands that people will try and access some units by parking their vehicles on the road but will try and keep them out of the road and will construct a fence.
13. Commissioner Dever inquired as to who would be clearing the trail. Chelsea reported she is unaware of who will clear the trail. She reported that she is proposing that she would maintain three feet (3') of the natural terrain and grade and then flatten out a 4' walking trail for three feet to the natural grade. Chelsea stated that she believes an agreement would need to be drafted for this item.
14. Bret explained that this trail has the potential to become part of the Navajo Trail and the Town's interest is for summer use. He would need to work out an agreement with the HOA on the maintenance of the trail.
15. Chelsea reported that there is another trail that she is also looking to collaborate with the Town as well.
16. Unit 38 as part of the unit was built into the easement with no setback requirement identified. Chelsea reported that it should meet the setback requirements, and may have to retract the rooflines, but will meet the Town requirements.
17. Alternate Commissioner Lee inquired as to why this development is interested in developing off-site parking. Chelsea reported that due to the topography of the area and the Town Code allows for off-site parking. The parking lot area is relatively flat and is the only point from the parking lot. It is within the 500-foot distance of the unit, required by the Town.
18. Turnaround: approved by the Public Safety Director and is a hammerhead turnaround.



19. Dumpsters: Phase 1 will have to identify a dumpster location; the plans show the dumpster location as part of Phase 2.
20. Landscaping plans are not part of the Preliminary Plat review.
21. Tree preservation: Chelsea reported that some trees will need to be removed for Road A but will make every effort to preserve as many trees as possible, there is a Town requirement that prohibits certain trees and shrubs against buildings.
22. Snow storage: Chelsea reported the engineer will show snow storage locations on the Final Plat.
23. Road easement and trail easement: The town is working with the developer that part of the road easement be turned into a trail easement. Lester reported that this would need to be worked out with the Town Council. Pine Tree Way is a 66' right-of-way and the Town standard is 50' right-of-way. The Town proposed to identify a trail easement and reduce the road to 50' right-of-way and allow for a trail easement. This would meet the 25' setback and makes a clear distinction between the trail and the road. This is not necessary for the development.
24. 20' access easement dispute: Chelsea reported she has reviewed it along with her attorney and they have a right to use it and the deeds are in the Commission's packet for review. Pinetree Condos is disputing the easement stating that they own the property and have been using it for the past 25 years. Lester reported this is a civil matter and the Town is not involved in it.
25. Utilities: Gas, Power, Telephone: Chelsea reported she has initiated contact with the utility companies and they have confirmed that they can provide utilities to the project. She has not yet formally submitted her application at this time.
26. Chairperson Deutschlander commented that the Development Agreement presented for this project identifies Aspen Meadows in the language and would need to be cleaned up before it is approved. Lester reported he highlighted them for review.
27. Joe Rudman, Pinetree Condo HOA President, commented that Pinetree also had the area surveyed over the dispute on the exit and the easement access and it clearly defines the property owners. It clearly shows the construction of the three buildings over a walkway. The access points are not in Phase 1 but in Phase 3 by the D Building and is the only access to those buildings and they believe they cannot do that. Mr. Rudman encouraged the Commission to review the plot plan for Pinetree which will show the information. Lester reported that this is a civil matter between the two and the Town will not take a position.

Lester requested the Commission identify the items they would like staff or the developer to address for this project:

1. UDOT study for drainage. Lester will send it to UDOT for their signatures.

There was no further discussion on this agenda item.

6. LEGISLATIVE RECOMMENDATION - GENERAL PLAN AND ZONING FOR ASPEN MEADOWS AND BRIAN HEAD UNIT 3 ANNEXATIONS. An amendment to the General Plan and Land Management Code, Chapter 6, Zone District Map for the Aspen Meadows, and Brian Head Unit 3 Annexation with a recommendation to the Town Council.

Bret Howser, Town Manager, explained that with the pending annexations of Aspen Meadows and Brian Head Unit 3, the General Plan and Land Management Code, Chapter 6,



Zone District Map, would need to be amended to reflect the changes the annexations would make. Bret explained that this would be a formal recommendation for the Planning Commission to the Town Council for the Mountain Zone Overlay District for the Annex Transition (AT) for the Aspen Meadows annexation as it relates to the General Plan Land Use Map. Bret reported that with the annexation of Aspen Meadows, a Development Agreement was adopted by the Town Council which identifies a Mountain Zone Overlay District for the development which is a new zone for the Town. The Annex Transition zone will also be a new zone and will be used for future annexations. The Mountain Zone Overlay District will be used area will remain until it is determined what zone it will be and then once the area is annexed into the Town, the developer will go through the zone amendment process. Bret reported that Cedar City uses the Annex Transition zone for their annexations until the developer is ready to rezone the property.

Motion: Commissioner Dever moved to recommend to the Town Council that the General Plan Map be amended to include the Aspen Meadows and Brian Head Unit annexations as presented, that initial zoning for parcels and lots included in the Aspen Meadows and Brian Head Unit 3 annexations be set as presented by staff, and that Chapter 7 of the Land Management Code be amended to establish the Aspen Meadows Mountain Zoning Overlay District (MZOD) and Annexed Transition (AT) Zone as presented. Commissioner Morgan seconded the motion.

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

7. LEGISLATIVE RECOMMENDATION-ANNEXATION FOR ASPEN MEADOWS AND BRIAN HEAD UNIT 3. A recommendation to the Town Council for the Aspen Meadows and Brian Head Unit 3 annexations.

Bret Howser, Town Manager, presented the Aspen Meadows annexation and Brian Head Unit 3 annexation to the Planning Commission for a formal recommendation to the Town Council (see attached). Bret reported that Aspen Meadows annexation includes 1,779.02 acres located on the north end of Brian Head Town and Brian Head Unit 3 annexation includes 9 lots that were never incorporated into the Town in the 1970s when the subdivision was incorporated.

Bret reported the Commission will need to make a recommendation to the Town Council for the annexation of Aspen Meadows and Brian Head Unit 3.

Motion: Commissioner Wallis moved to approve the annexation of Aspen Meadows and Brian Head Unit 3 into Brian Head Town as proposed. Commissioner Dever seconded the motion.

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



1 **8. LEGISLATIVE RECOMMENDATION - LAND MANAGEMENT CODE:**
2 **BUILDING DESIGN STANDARDS.** A discussion and recommendation to the Town Council
3 for changes to Title 9 Chapter 12 of the Town Code amending the Building Design Standards for colors.
4

5 Bret Howser, Town Manager, reported that he is looking for the Commission's input on the
6 color scheme for the Land Management Code. Bret presented the color scheme to the
7 Commission for review (see attached).
8

9 The Commission discussed the following:

- 10 1. Chairperson Deutschlander commented that he would like to take additional time to
11 consider the colors before a recommendation is made from the Planning
12 Commission.
13 2. Commissioner Wallis commented that the building season is upon us and there
14 needs to be a plan in place for this year's building season.
15 3. Bret reported that once the Council receives the Commission's recommendation and
16 adopts an ordinance, the minimum amount of time could take as little as two weeks.
17 4. The majority of the Commission was in favor of waiting until the next Commission
18 meeting to review this agenda item. To give them time to consider the color
19 schemes.
20

21 The Planning Commission will review this agenda item at the next Commission meeting.
22
23

24 **9. LEGISLATIVE RECOMMENDATION - LAND MANAGEMENT CODE SNOW**
25 **STORAGE.** A discussion and recommendation to the Town Council for changes to Title 9 Chapter
26 12 of the Town Code amending the snow storage requirements.
27

28 Lester Ross, Building and Planning Official, reported this agenda item was previously
29 discussed by the Planning Commission during the May 7, 2024 meeting, in which the
30 Commission tabled the snow storage amendment.
31

32 The Commission discussed the following:

- 33 1. Chairperson Deutschlander inquired if the Commission was interested in changing
34 the snow storage requirement from 20% to 25% of the hard surfaces. Commissioner
35 Morgan agreed that it should be changed to 25% of the hard surfaces.
36

37 **Motion:** Commissioner Wallis moved to approve an amendment to the Land
38 Management Code, Chapter 12-10(B) Driveway Standards, Section 15(K) Snow
39 Storage as presented and forward a recommendation of approval to the Town
40 Council. Commissioner Morgan seconded the motion.
41

42 Chairperson Deutschlander commented that the motion would need to include the
43 requirement for salt resistance for snow storage requirements and amend the snow storage
44 requirements from 20% to 25% except for single-family residential (R1) which would remain
45 at 20%.
46

47 **Amended Motion:** Commissioner Wallis amended her motion to include the snow storage
48 requirement from 20% to 25% except for single-family residential zones
49 which will remain at 20% and salt resistance will be a requirement for



snow storage as a recommendation to the Town Council. Commissioner Morgan amended his second.

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

G. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the regular meeting of the Brian Head Planning Commission. Commissioner Wallis seconded the motion.

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

The regular meeting of the Brian Head Planning Commission was adjourned at 3:14 p.m. on May 21, 2024.

June 18, 2024

Date Approved

Nancy Leigh

Town Clerk