



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# 870 4717 2649
TUESDAY, FEBRUARY 6, 2024 @ 1:00 PM

MINUTES OF THE PLANNING COMMISSION

Roll Call.

Members Present: Chairperson Doug Deutschlander, Commissioner Carrie Dever (via electronic means), Commissioner Jeff Morgan, Commissioner Sheri Brown (via electronic means), Commissioner Cecile Wallis, Alternate Commissioner Rachelle Lee.
Staff Present: Lester Ross, Building and Planning Official; Nancy Leigh, Town Clerk; Bret Howser, Town Manager.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Brian Head Planning Commission to order at 1:00 p.m. on February 6, 2024.

B. PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE MINUTES:

January 16, 2024 Planning Commission Meeting:

Motion: Commissioner Morgan moved to approve the January 16, 2024, Planning Commission meeting minutes. Commissioner Wallis seconded the motion.
Action: Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Commissioner Brown, Commissioner Morgan, Commissioner Wallis, Chairperson Deutschlander. Commissioner Dever).

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

Lester Ross, Building and Planning Official, reported that the staff is working on updating the Subdivision ordinance and anticipate having it completed by July 2024 and will be presented to the Commission.

Chairperson Deutschlander commented that he has some notes from the FY2025 Strategic Planning Retreat and would like to discuss this at the end of today's meeting.

Nancy Leigh, Town Clerk, reported the annual Brian Head Business Breakfast is scheduled for February 29, 2024 beginning at 9 a.m. and will be held at the Public Safety Building. Nancy reported that she will send out a flyer to the businesses inviting them to the business breakfast.

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2 **E. AGENDA ITEMS:**
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- 4 **1. LAND USE TRAINING AND DISCUSSION:** The Commission will review a video from the
5 Utah Land Use Institute training, Part 2 "The Basics of Utah Land Use Regulation Law" from the April 6,
6 2023, Utah Land Use Institute conference.
7

8 Lester reported that the Commission will be watching a video from the Utah Land Use
9 Institute, "The Basic of Utah Land Use Regulation Law Part 2". Lester explained that the
10 Commission Members should have completed Part 1 of "The Basic of Utah Land Use
11 Regulation Law" on their own. Lester reported that Part 2 of today's video identifies the roles
12 of the Land Use Authority. The video was then presented to the Commission. (PowerPoint
13 for the video is attached). The video was 1.5 hrs. in length.
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15 After the conclusion of the video presentation, the Commission discussed the following:

- 16 1. Lester explained that the Planning Commission's role is to make administrative
17 decisions and all of the legislative decisions will go to the Town Council, but the
18 Commission's role in this is to forward a recommendation to the Town Council.
19 2. Lester explained that the Commission needs to keep in mind that when the Town Code
20 is amended, the language needs to be in layman terms so the common person can
21 understand the Code.
22 3. Chairperson Deutschlander commented that he would like to see the following items
23 identified for a future Planning Commission meeting:
24 a. Snow Storage
25 b. Parking Requirements
26 c. Nightly Rental Overlay Zone will be taking place soon. Chairperson
27 Deutschlander commented that he would like to be part of the conversation.
28 d. Prohibited nightly rentals from obtaining a business license if they are
29 connected to a septic tank.
30 e. Accessory Dwelling Units in single-family residential (R1) zones as deed
31 restrictions: Chairperson Deutschlander explained that it was brought to
32 staff to review, but the Planning Commission has not reviewed it yet. He
33 would like to see it come back to the Planning Commission for review. Lester
34 reported he will research and will report back to the Planning Commission.
35 f. Salt Lake City, UT received grant funding to turn offices in downtown Salt
36 Lake City into affordable housing. He would like to research grants for the
37 same thing that could be provided to a developer for workforce housing.
38 Chairperson Deutschlander commented that it would be up to the Town
39 Council for a decision, but he would like to open the conversation to provide
40 financial incentives to turn incomplete projects into workforce housing.
41 g. Chairperson Deutschlander commented in a conversation with Flint Decker,
42 Aspen Meadows, regarding the proposed roundabouts for the entryway to
43 Aspen Meadows and believes that it could work.
44 h. During the FY2025 Strategic Planning Retreat, the Town Council discussed
45 improvements to the Town pavilion and park area and he would like to have
46 the Planning Commission review the projects for the park area. Lester
47 explained that projects would be reviewed and approved by the Town
48 Council and not the Planning Commission. Chairperson Deutschlander
49 encouraged the Commissioners to contact the Town Council with any
50 recommendations they may have for park improvements.
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52 4. Commissioner Morgan commented that he would like to know if impact fees could be
53 used for a traffic signal. Lester reported that the Town does not have a road impact
54 fee, so impact fees could not be used for traffic.

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3 **F. ADJOURNMENT**
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5 **Motion:** Commissioner Morgan moved to adjourn the regular meeting of the Planning
6 Commission. Commissioner Wallis seconded the motion.
7 **Action:** **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes: Chairperson Deutschlander,**
8 **Commissioner Dever, Commissioner Morgan, Commissioner Wallis, Alternate**
9 **Commissioner Lee. Excused: Commissioner Brown).**

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11 The regular meeting of the Brian Head Planning Commission was adjourned at 2:45 p.m. on February 6,
12 2024.
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14 March 5, 2024

15 Date Approved

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Nancy Leigh, Town Clerk



