

Planning Commission April 21, 2026

Meeting Minutes

April 21, 2026, 1:00 PM

A. CALL TO ORDER

The Regular Meeting of the Brian Head Planning Commission was called to order on Tuesday, April 21, 2026, at 1:00 PM at Town Hall, 56 North Highway 143, Brian Head, UT 84719.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Chair.

C. DISCLOSURES

All members present confirmed they had no conflicts with the items on the day's agenda. Disclosures were noted as on file.

D. APPROVAL OF THE MINUTES

Planning Commission Meeting April 7, 2026

The minutes from the April 7, 2026 Planning Commission meeting were presented for approval. Members indicated they had reviewed the minutes and had no changes or additions.

Motion to approve the meeting minutes as written was made and seconded. The motion carried 4-0.

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

No public input was received. Under Reports, a Commission member inquired about the outcome of the recent contractor outreach meeting. Planning and Building Administrator Greg Sant reported that attendance was higher than the prior year and more balanced between contractors and real estate agents. He noted that a significant number of permits have been ready for issuance for up to a year, and all attendees were informed that unpaid permits must be paid by the end of June, after which fees may increase and certain submittals may need to be revised to comply with new state-adopted codes effective July 1. The Commission received the report favorably.

F. AGENDA ITEMS:

1. ADMINISTRATIVE ACTION: 601 N Hwy 143 Site Review

Greg Sant, Planning and Building Administrator, presented the proposed site plan for a commercial development at 601 North Highway 143, submitted by Dennett Construction. The subject property is one of six commercially zoned lots situated between Fir and Aspen Streets along Highway 143, one of which was formerly owned by State Trust Lands and has since been acquired by the applicant through a development agreement.

The proposed use is lodging and nightly rentals, which is a permitted use within the General Commercial zone. Because the property fronts Highway 143, access required coordination with UDOT. A joint meeting was held between the Town, UDOT, and the applicant's engineering team. UDOT approved a single access point for the project on the condition that no additional direct accesses to Highway 143 would be granted to the remaining five lots, due to the site's location on a curve and the resulting failure to meet spacing requirements. As a solution, UDOT required that an access easement run through the subject property to its western boundary, with the expectation that future development of the adjacent lots to the north would access from the rear of those properties rather than directly from Highway 143.

Regarding utilities, the water main will be bored under Highway 143 from the opposite side and extended to the western boundary of the lot, where future adjacent properties can connect. Because the waterline will ultimately serve multiple properties, it was determined that the water infrastructure within this private access corridor will be treated as a public waterline, accompanied by a public utility easement (PUE). The sewer line is located on the same side of the highway as the subject parcel and will remain private. Power and gas connections are to be handled privately by the applicant.

Commission members raised questions regarding the access configuration, the establishment of the PUE, and whether deceleration or acceleration lanes on Highway 143 would be required. Greg explained that UDOT relies on traffic counts and, given the scale of the project, did not require such improvements. Commissioner Thomas recommended that, rather than leaving the PUE and access easement terminating at the applicant's western property line, the Town should formally extend the easement all the way to the northern property line to avoid revisiting the matter with each future developer. Greg agreed this was a sound recommendation. It was further noted that the site's civil engineer reviewed the grading plan and confirmed that drainage has been well-documented.

Motion to approve the site plan as presented, with the recommendation to staff that the public utility easement be extended to the northern property line, was made and seconded. The motion carried 4-0.

2. LEGISLATIVE ACTION: Road Dedication for Blue Jay Way

Greg Sant presented a proposed lot line adjustment and road dedication to formally extend Blue Jay Way to connect with Granite Court, providing official recorded access to the Timbercrest subdivision. While the pavement physically exists, the connection has never been recorded with the county, leaving Timbercrest without a legally recognized access roadway. The applicant is Brian Head Town.

The entirety of the proposed Blue Jay Way extension lies on property owned by the Davies family, who cooperated with the Town throughout the process. The Davies family's primary condition was that their lot not be reduced in size. To accommodate this, the Town agreed to adjust an adjacent property line by conveying a portion of

Town-owned land to the Davies family, resulting in the lot retaining its original area of approximately 26,350 square feet, split across two described portions. The Davies family will retain ownership on both the northwest and southeast sides of the newly recorded Blue Jay Way.

A concurrent driver for this action is a building permit application on Lot 23, which requires a new water service line to be run down the newly dedicated Blue Jay Way from the existing main at the corner of Blue Jay Way and Granite Court.

Ciera Claridge, Deputy Clerk, noted that two written public comments were received the morning of the meeting, too late to be included in the packet. After discussion, the Commission determined it would not be appropriate to selectively hear some public comment while excluding others in a non-public-hearing setting. The Commission agreed to include the written comments in the record and pass them along to the Town Council for their consideration. Greg provided context on one of the commenters, noting that the concern related to a preference for extending Granite Court southward through Town property rather than using the Blue Jay Way alignment. He noted that the Town-owned land adjacent to the Davies property has environmental restrictions that ruled out that alternative earlier in the process, and that the contract for the waterline work along Blue Jay Way has already been let, making a realignment impractical.

Commissioner Lee flagged drafting inconsistencies in the plat documents, specifically noting conflicting lot number references between the amendment note and the drawing itself (referencing "Lot 1a" versus other designations). The Commission agreed these were drafting issues that should be corrected before the matter proceeds to Town Council, and incorporated that requirement into their recommendation.

Commissioner Thomas also inquired whether an existing northward stub of Blue Jay Way, which provides driveway access to a neighboring cabin, should be vacated now that the road is being realigned. Greg explained that he had a conversation with Bret Howser, Town Manager, and had discussed the matter and determined it was preferable to retain the stub, as it provides the driveway for that cabin with at least a right-of-way basis and does not negatively impact other properties.

Motion to recommend approval to the Town Council for the road dedication of Blue Jay Way as presented, with the condition that drafting inconsistencies regarding lot numbers be clarified prior to recordation, and with the direction that the two written public comments received be forwarded to Town Council, was made and seconded. The motion carried 4-0.

G. ADJOURNMENT

Motion to adjourn was made and seconded. The motion carried 4-0.

The meeting was adjourned.

Minutes prepared by the Deputy Clerk. These minutes are subject to approval at the next regular meeting of the Brian Head Planning Commission.