



BRIAN HEAD

November 6, 2023, 2023

Dear Property Owner:

An application has been received by Brian Head Town requesting a Conditional Use Permit at 368 E Mountain View Drive Lot 1 Cedar Breaks Mountain Estates Unit B and Lot 71 Cedar Breaks Mountain Estates unit A. For a Home Occupation identified in subsection 9-10-5C for snow removal, lot clearing, fire mitigation and potable water delivery business. 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 Conditional Use Permit may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 4:30 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed Conditional Use Permit may submit written comments to the Brian Head Town Clerk @ nleigh@bhtown.utah.gov no later than November 17, 2023, by 4:30 p.m.
- C. The Brian Head Planning Commission will hold a Public Hearing at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on November 21, 2023, at 1:00 p.m. to receive comments from the public on this application.

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

Lester Ross
Building and Planning Official
Brian Head Town
Enclosure



To whom it may concern,

Since 2005 Specialized Mountain Services has provided the town of Brian Head and its residence /visitors with needed services throughout the seasons of change including but not limited to: snow removal, lot clearing for new construction, fire mitigation of private lots, potable water delivery for those not connected to the city system and number of small but needed services to support and service cabin owners in our fast-growing town.

Over the years of operation SMS has acquired a small number of pieces of necessary equipment that facilitates the needs of services required by homeowners and businesses.

SMS wishes to request a conditional use permit to operate a home-based business on the residential lot located in the Cedar Breaks Mt. Estates subdivision unit B lot 1. A small cabin for living space and a garage area to house equipment associated with services provided by SMS has been constructed and completed. It is also the intent of SMS to share the storage of such equipment between the light industrial lot located at 539 Circle Dr. and the proposed CUP lot located on Mt. View Dr., spreading the impact of stored equipment out instead of one single location. Lot 1 is very well suited for this as it has in existence an abundance of natural screening with driveways at right angles instead of straight inlets and elevation changes to obscure internal views from the street.

Thank you for your consideration on this matter and the assistance the town has already provided to this small business for the past eighteen incredible years in the town of Brian Head.