



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# 817 5999 0173
TUESDAY, MARCH 5, 2024 @ 1:00 PM

MINUTES OF THE PLANNING COMMISSION

Roll Call.

Members Present: Chairperson Doug Deutschlander, Commissioner Carrie Dever, Commissioner Jeff Morgan, Commissioner Cecile Wallis.

Members Absent: Commissioner Sheri Brown, Alternate Commissioner Rachelle Lee.

Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Lester Ross, Building and Planning Official.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF THE MINUTES:

February 6, 2024 Planning Commission meeting.

Motion: Commissioner Dever moved to approve the February 6, 2024, Planning Commission minutes. Commissioner Wallis seconded the motion.

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

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

Bret Howser, Town Manager

1. The staff has circulated the first draft of the fiscal year 2025 Strategic Plan to the Council and will be presented at the next Council meeting. Bret reported that the Commissioners were encouraged to review the draft but were also given the option to wait for the final draft of the Strategic Plan.
2. Gratitude was expressed to those who attended the planning meeting with the University of Utah students on February 24, 2024, and the Brian Head Business Breakfast on February 29, 2024, emphasizing the importance of participation.

Nancy Leigh, Town Clerk,

1. Informed the Commission of an upcoming Open Meeting Training the specifics of which had not been finalized but traditionally occurred on the 5th Tuesday of the month, point to April 30th as the possible date for this training according to the schedule.

2. Shared information regarding the arrangement for the ballot box for the election event taking place that evening; only relevant for Democrat participants, highlighting the time the box would be transported to the County Clerk's office at 4:30 p.m.

Commissioner Dever discussed the adjustment of trail locations, particularly moving one trail off Ridge View Street. It was highlighted that assessment could only proceed once snow had cleared to allow for terrain evaluation. An action step was planned to address this, ensuring the Strategic Plan would encompass the matter comprehensively.

Chairperson Deutschlander reminded the public that there will be a Republican Caucus tonight at the Public Safety Building at 7:00 p.m.

E. AGENDA ITEMS:

1. DISCUSSION - ZONING FOR INCOMING ANNEXATIONS

A discussion on potential zoning for areas currently in the process of being annexed.

Bret Howser, Town Manager, reported that Aspen Meadows is currently in the process of annexation to the Town in which the majority of the property being proposed for annexation is owned by G & P Ranch, LLC (see attached). Bret gave a brief background of the Aspen Meadows Annexation Development Agreement in which the Town would identify a new zone; Mountain Zone.

Bret laid out plans for integrated zoning approaches aligning with the Town's General Plan, touching upon land owned by Aspen Meadows, and suggesting the creation of an overlay zone for Aspen Meadows. The discussion covered specific requests by landowners for different zoning considerations, the establishment of recreational and open space designations for certain properties, and adjustment to existing zoning rules to accommodate potential future land uses.

Challenges and considerations surrounding RV parking and visibility from Highway 143 were discussed with an emphasis on maintaining the aesthetics and environmental standards. The Town's properties within the annexation area were discussed regarding appropriate zoning designations, including recreational or community spaces. A comprehensive approach to future subdividing and development plans was suggested to ensure alignment with the Town's overall strategic vision.

F. ADJOURNMENT

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

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

The regular meeting of the Brian Head Planning Commission was adjourned at 1:29 p.m. on March 5, 2024.

April 2, 2024

Date Approved

Nancy Leigh, Town Clerk

