



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
TUESDAY, June 3, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

Present: Commissioner Dever, Commissioner Morgan, Alternate Commissioner Lee,
Commissioner Wallis, Commissioner Brown.
Absent: Chairperson Deutschlander.
Staff: Bret Howser; Town Manager, Ciera Claridge; Deputy Clerk, Amanda Hunter; Code Enforcement

A. CALL TO ORDER

Pro Tem Chair Morgan called the regular meeting of the Planning Commission to order at 1:04 PM

B. PLEDGE OF ALLEGIANCE

Pro Tem Chair Morgan led the Planning Commission and others in the Pledge of Allegiance.

C. DISCLOSURES

Pro Tem Chair Morgan stated the disclosure statements are on file with the Town Clerk and available for the public.

D. APPROVAL OF THE MINUTES

May 20, 2025 Planning Commission Meeting

The commission discussed whether or not the contractor discussed on item two in the May 20, 2025 Planning Commission Minutes had complied with the conditions established. Greg Sant, Building and Planning Administrator was absent from the meeting resulting in the inability to confirm communication of this expectancy and if the contractor will be under compliance.

Motion: Commissioner Wallis moved to approve the May 20, 2025 minutes with a grammar revision to Line 19 and noting that the retaining wall discussed in the minutes had not yet been built and that the contractor was to be consulted regarding compliance with conditions. Commissioner Brown seconded the motion.

Action: Motion Carried 4-0-1 (Summary: Yes = 4, Abstain = 1; Vote: Yes: Pro Tem Chair Morgan, Commissioner Wallis, Commissioner Brown, Commissioner Dever. Abstain: Commissioner Lee.)

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

Commissioner Wallis requested a report that would include details on the projects approved and developed throughout Brian Head that the Planning Commission has approved. She suggested this information (specific details see attached) be presented at the first meeting of each month. Bret Howser, Town Manager, noted that staff would begin providing a status report to the first Planning Commission regarding active projects and developments. This report will be based on information currently maintained by staff and displayed in the Building and Planning Administrator's office.

Bret reported a successful turnout for the recent Town Cleanup and Trail Maintenance Day. Commissioner Wallis commented that representatives from Cedar Breaks National Monument were unaware of the event. The Commission briefly discussed ways to improve public outreach.

Bret mentioned that a scenic overlook is under construction on the Manzanita Trail with adjustments made based on feedback from the public through the AllTrails app.

Commissioner Brown inquired about the relocation of the lift chair overlooking the pond. Bret explained



that the chair was removed following a wintertime injury incident, and a pavilion will be installed in its place.

F. AGENDA ITEMS:

1. PUBLIC HEARING for Minor Plat Amendment at West Zion View Cabins RFD

Bret provided an overview of the proposed minor plat amendment, which pertains to four units within the originally approved 22-unit plan for West Zion View Drive. The applicant, West Zion View Drive LLC, had only recorded a partial plat for phase one and now seeks to record the remaining four units as a separate parcel. Bret explained the utility considerations for the site, confirming that a 2-inch water meter would suffice for the proposed units.

Pro Tem Chair Morgan opened the public hearing at 1:30 PM. One comment was received via Zoom from John Stark, who inquired about the original intention of phase one and its relationship to the current request. (See attached zoom conversation)

2. CONSIDERATION of a MINOR PLAT AMENDMENT at West Zion View Cabins RFD - The Commission will consider a Minor Plat Amendment regarding a proposed plat amendment

The Commission discussed the proposed amendment. Main takeaways of this discussion include:

- Commissioner Wallis asked whether there had been similar amendments involving subdivision of large lots into smaller parcels.
- Pro Tem Chair Morgan noted the technical question of whether a 2-inch meter would be sufficient for utility needs. It was concluded that the 2-inch meter would be efficient for what was needed on this project.
- Bret reviewed the Land Management Code provisions regarding trash management, stating that one dumpster is required per 20 single-family building lots or per 4,000 square feet of building space. He added that Lot 2 is not large enough to require multiple dumpsters but noted that trash management conditions would be clarified.

Motion: Commissioner Dever moved to approve the Minor Plat Amendment for West Zion View Cabins RFD, as presented, based on the Findings and Analysis, and including a condition that CC&Rs be reviewed by the Town Attorney. Commissioner Wallis seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes = 5; Vote: Yes: Pro Tem Chair Morgan, Commissioner Dever, Commissioner Wallis, Commissioner Brown, Commissioner Lee.)

G. ADJOURNMENT

Motion: Commissioner Wallis moved to adjourn the meeting. Commissioner Brown seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes = 5; Vote: Yes: Pro Tem Chair Morgan, Commissioner Dever, Commissioner Wallis, Commissioner Brown, Commissioner Lee.)

The meeting adjourned at 1:52 PM.

01/17/25
Date Approved


Ciera Claridge, Deputy Clerk