



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
TUESDAY, August 5, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

Present: Chairperson Deutschlander, Commissioner Dever, Commissioner Morgan, Alternate Commissioner Lee, Commissioner Wallis, Commissioner Brown.

Staff Present: Bret Howser; Town Manager, Ciera Claridge; Deputy Clerk, Greg Sant; Building and Planning Administrator, Duane Nyen; Councilman, Mitch Ricks; Councilman.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:03.

B. PLEDGE OF ALLEGIANCE

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

C. DISCLOSURES

Chairperson Deutschlander stated the disclosure statements are on file with the Town Clerk and available for the public.

D. APPROVAL OF THE MINUTES

June 17, 2025 Planning Commission Meeting

The commission reviewed the minutes from the June 17, 2025 Planning Commission meeting.

Motion: Commissioner Wallis moved to approve the meeting minutes of June 17, 2025.
Commissioner Morgan seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Morgan, Commissioner Brown, Alternate Commissioner Lee).

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

Greg Sant, Building and Planning Administrator, asked the Commission for their input and consideration of changing the noticing requirement from 14 days to 10 days. This does reflect to the state statute. The benefit would be to assist in speeding up the process of noticing in an efficient manner. All of the Planning Commission thought that this could be beneficial and would agree if the Council also shared this insight.

Commissioner Wallis requested an update on developments around Brian Head, including what was happening at Aspen Meadows. It was agreed this update would be provided at the end of the meeting.

F. AGENDA ITEMS:

- 1. PUBLIC HEARING - Minor Plat Amendment for Lots 2, 4, 6, 8, 20, 23, 25 and 27 at Cedar Breaks Mountain Estates, Unit A** - Greg Sant, Planning and Building Administrator.
Commission will hear comments from the audience regarding this item.
The public hearing was opened at 1:09pm. Robert Martinez (Lot 29) submitted a comment via email (See Attached). Mr. Martinez was present via Zoom and was invited to speak.



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Mr. Martinez stated that most of his questions had been answered. His remaining concern was about potential future installation of water lines by the town, and whether this amendment would restrict that or move the area away from being considered for possible future growth.

Bret Howser addressed Mr. Martinez's concern. He explained that growth of water and sewer lines in the area would largely be dictated by private extension, either funded privately or through a special assessment area. He noted that approval of special assessment areas is based on fire risk, and the proposed plat amendment would not change the identified fire risk zone. However, Mr. Howser acknowledged that the amendment could change the layout of water lines, potentially requiring water mains to run down driveways over 300 feet long. This could complicate a future special assessment area to some degree but would not change the town's decision of eventual increase of the infrastructure into the area.

Mr. Martinez expressed further concern about the lack of nearby fire hydrants for his property and neighboring homes. He worried that the proposed changes might restrict future infrastructure growth in the area.

Greg Sant mentioned that he had spoken with the owner of lot 27a, Mr. Gunderson, who called with some clarifying questions but did not have any issues with the proposed amendment.

Chairperson Deutschlander closed the public hearing at 1:13pm.

2. **LEGISLATIVE ACTION - Minor Plat Amendment for Lots 2, 4, 6, 8, 20, 23, 25 and 27 at Cedar Breaks Mountain Estates, Unit A** – Greg Sant, Planning and Building Administrator. Commission will discuss, review and act on this matter.

Greg Sant provided an overview of the proposed minor plat amendment. He explained that the applicant, Tiger Mynarcik, aimed to combine several parcels in the swamp meadow area to preserve it as an open meadow. Sant noted that there were some naming issues with roads in the area that would need to be corrected if the amendment was approved. Greg reported that the town's surveyor and engineer had reviewed the proposal and compared it to title reports, with only minor corrections needed. He stated that staff generally supported the concept. The proposed abandonment of 450 East and its 45-foot extension into lots 27a and 8a met the land management code requirements for lot frontage.

Greg mentioned the issue of 20-foot easements proposed for some lots, which had previously been thought to require 45-foot widths. After further review, staff determined that these easements did not constitute frontage on a public right-of-way. To address this, staff proposed a new land management code policy regarding flag lots.

The commission engaged in a lengthy discussion about the merits of changing the land management code to allow for flag lots. Some commissioners expressed concern about making changes to the code for a single situation, while others saw potential benefits for future developments and other landlocked properties in town.

Bret Howser explained that flag lots could be beneficial for preserving open space and natural vegetation by reducing the need for full road access to every lot. He noted that other towns, such as Springdale, have embraced flag lots for these reasons.



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The applicant, Mr. Mynarcik, joined the discussion and expressed his appreciation for the commission's consideration of the proposal. He emphasized that the primary goal was to preserve the meadow area.

After extensive deliberation, the commission decided to table the decision on the minor plat amendment pending further discussion on potential changes to the land management code regarding flag lots.

Motion: Chairperson Deutschlander moved to table the Minor Plat Amendment for Lots 2, 4, 6, 8, 20, 23, 25 and 27 at Cedar Breaks Mountain Estates, Unit A. Commissioner Morgan seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Morgan, Commissioner Brown, Alternate Commissioner Lee).

3. DISCUSSION ONLY - LMC Amendment for Flag Lots - Greg Sant, Planning and Building Administrator

The commission continued their discussion on the potential amendment to the land management code to allow for flag lots. A portion of the discussion was held throughout the previous agenda item as well. Greg Sant presented 15 proposed guidelines for flag lots, which he had compiled from other communities' regulations.

Commissioners requested that Sant narrow down the guidelines to those most relevant to Brian Head and bring back a more focused proposal for discussion at a future meeting. They also asked for an analysis of potential negative impacts of allowing flag lots.

The commission agreed to continue this discussion as a separate agenda item at a future meeting, with the understanding that it would require a public hearing process before any changes could be made to the land management code.

G. ADJOURNMENT

Before adjourning, Greg Sant provided a brief update on various developments in Brian Head as requested earlier: (See Attached).

Aspen Meadows: A recent meeting was held with the Forest Service, the resort, and Aspen Meadows regarding the environmental impact report. The process could take 2-3 years, which may be affecting the timeline for some planned developments.

MLV (Ridgeview Townhomes): The approved project is now up for sale.

Hidden Springs: The development agreement was approved by the town council and is nearly ready for signing. The next step will be recording the plat, which requires a bond to be issued.

The Mall: Construction is underway with hopes to open everything except the top floor condos by the first snowfall.

RMP Substation: Work is progressing on replacing power lines and building the new substation. The goal is to switch from generators back to the grid by the end of the year or early January.

Elevate Townhomes: Construction is progressing well, with concrete work nearly complete and utility laterals installed. Road paving is expected in the next month or two.

Ice Rink CUP: Construction is ongoing, with the Zamboni building relocated to improve operations and preserve parking.



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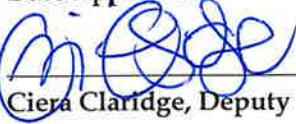
Motion: Commissioner Morgan moved to adjourn the meeting. Commissioner Brown seconded the motion.

Action: Motion Carried 5-0-0 (Summary: Yes: Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Morgan, Commissioner Brown, Alternate Commissioner Lee).

The meeting adjourned at 2:38 PM.

8/19/25

Date Approved



Ciera Claridge, Deputy Clerk