



BRIAN HEAD

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# 227 198 1271

TUESDAY, November 4, 2025 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** **1:00PM**
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**
October 7, 2025 Planning Commission Meeting
- E. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. **AGENDA ITEMS:**
 - 1. **PUBLIC HEARING - Consideration of a General Plan Amendment and Zone Change-**
Greg Sant, Planning and Building Administrator.
 - 2. **GENERAL PLAN AMENDMENT - Consideration and Recommendation to Town Council, General Plan Amendment -** Greg Sant, Planning and Building Administrator.
 - 3. **ZONE DISTRICT MAP AMENDMENT - Consideration and Recommendation to Town Council, Zone Change-** Greg Sant, Planning and Building Administrator.
 - 4. **DISCUSSION ITEM - Planning Commission Training - LMC updates for Binders, Rural Utah magazine -** Greg Sant, Planning and Building Administrator
- G. **ADJOURNMENT**

Date: November 4, 2025

Available to Board Members as per Ordinance No. 11-003 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in two public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall and Post Office, and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Ciera Claridge, Deputy Clerk

October 22, 2025

NOTICE

**General Plan Land Use Map Amendment & Zone Change Request for Brooke Hill
Subdivision, Phase 2 located on Ridge View Street:**

An application has been received by Brian Head Town requesting a Zone Change for lots 5, 6, and 7 at Brooke Hill Subdivision, phase 2 on Ridge View Dr. in Brian Head. The Zone Change is from R-1 (Low Density Residential) to R-2 (Medium Density Residential).

The General Plan Land Use Map amendment is also required for medium density residential, and a public hearing will be held to receive comments on the proposed amendment to the General Plan Land Use Map for R2 (medium density residential). 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 General Plan Land Use Map Amendment and/or the Zone Change may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed General Plan Land Use Map Amendment and/or Zone Change may submit written comments to the Brian Head Town Clerk at cclaridge@bhtown.utah.gov no later than November 3, 2025, by 5:00 p.m. for the Planning Commission meeting and November 10, 2025, by 5:00 p.m. for the Town Council meeting.
- 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 4, 2025, at 1:00 p.m.
- D. The Brian Head Town Council will hold a Public Hearing at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on November 12, 2025, at 1:00 p.m.

If you have any questions or need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,
Brian Head Town

Greg Sant
Planning and Building Administrator



Enclosure

Zoning Amendment Project Narrative

Lots 5, 6 and 7 of Brooke Hill Subdivision Phase 2
BOOK 1018, PAGE 1341, SECTION 2, T36S, R9W, S.L.B.&M.

PURPOSE:

The purpose of this Zone Amendment Application is to request a zoning amendment for three (3) contiguous lots known as lots 5, 6 and 7 Brooke Hill Subdivision Phase 2 as recorded in Book 1018, Page 1341, Iron County Recorder from their current zoning of LDR "Low Density Residential" to a zoning of **R2** "Medium Density Multifamily Residential".

The subject lots for the requested zoning amendment are known as:

1. Lot 5 Brooke Hill Subdivision Phase 2, Parcel # A-1194-0005-0000, Area=0.60-acres
2. Lot 6 Brooke Hill Subdivision Phase 2, Parcel # A-1194-0006-0000, Area=0.67-acres
3. Lot 7 Brooke Hill Subdivision Phase 2, Parcel # A-1194-0007-0000, Area=0.78-acres

These three lots are vacant lots in their current conditions.

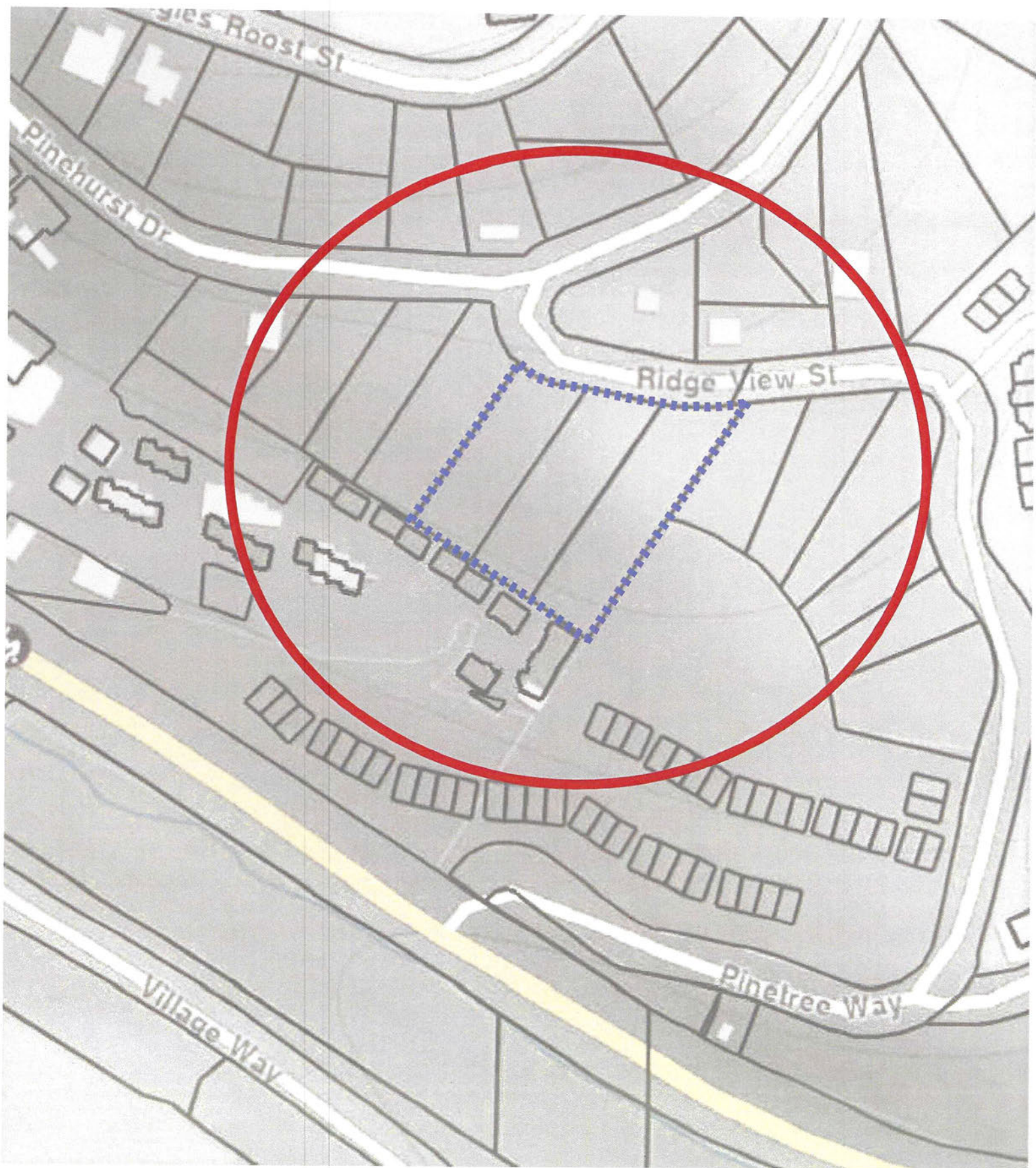
Adjacent parcels directly abutting the north and east sides of the subject lots are current zoned HDR "High Density Residential." The requested Zoning Amendment of the subject three lots will create a transitional land use between "High Density Residential" from the north and east to the "Low Density Residential" land use to the south and west. The requested amendment, with its intended transitional land use, does not violate Brian Head Town's development codes or regulations.

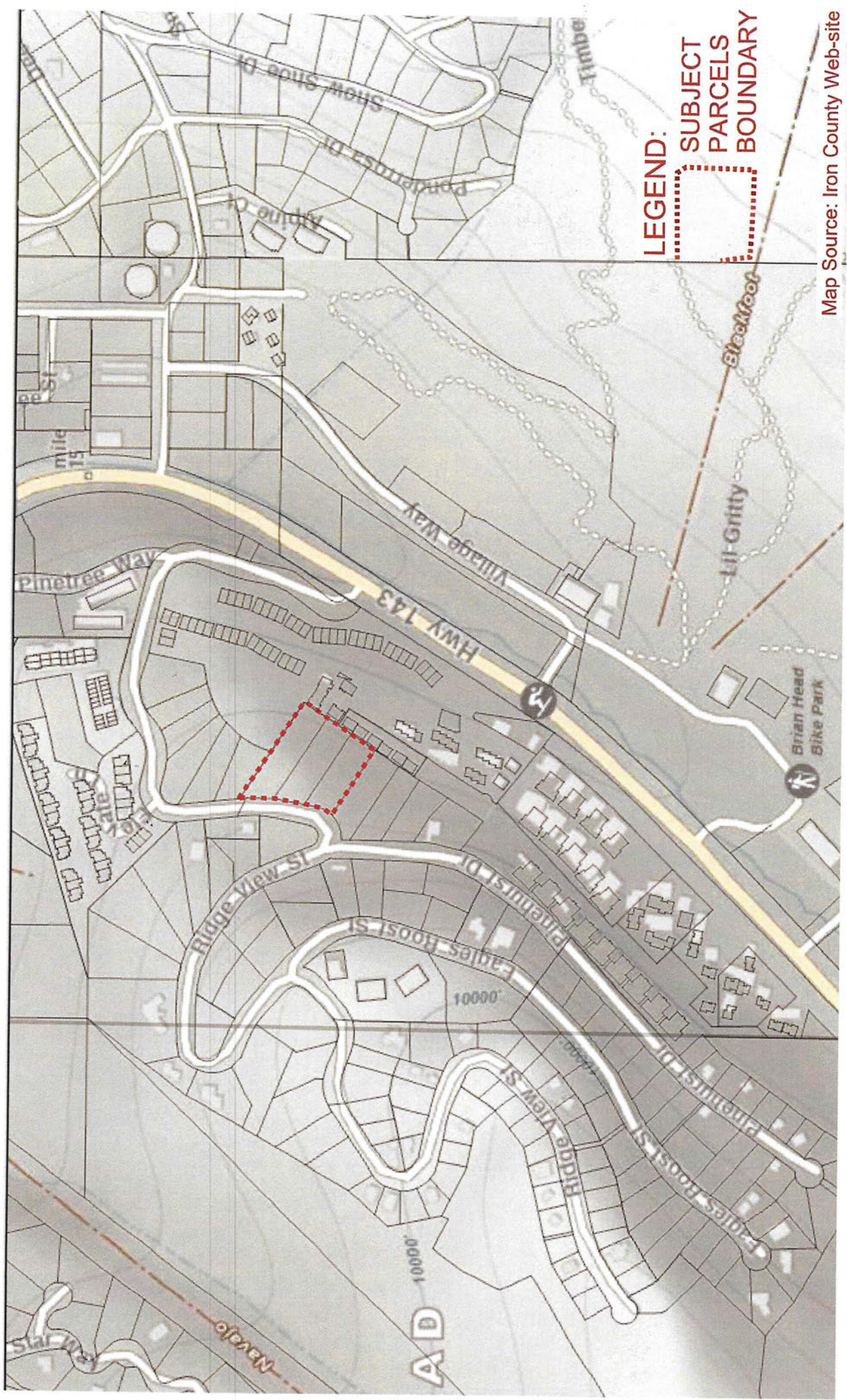
PUBLIC INFRASTRUCTURES:

Public water line and public sanitary sewer line exist along the west side of the subject lots (along Ridgeview Street). Additionally, sanitary sewer line also exists along lot 7's northeast corner, within the adjacent Ridgeview Townhomes proposed development. This zoning amendment request will potentially allow connecting the waterline from Ridgeview Street, through the lots, to the exiting waterline within the Chalet Village Resort development, creating a looped water system, thus enhancing the overall water system within the area.

An 8-inch diameter sanitary sewer line running at a slope rate to generate a minimum scouring flow velocity of 2-½ foot-per-second will have a hydraulic capacity of carrying a flow on the order of 563,161 gallons-per-day, translating to serving approximately 670 residential units (based on sewer flow generation of 100-gallon-per-day-per person, 2.8-person-per-house and a peaking factor of 3.0). As a practical matter and due to the nature of steep mountain-terrain slope rates, sanitary sewer lines in Brian Head Town may run at a minimum slope rate of 1.0%, which translates to serving approximately 930 residential units. Therefore, the proposed zoning amendment of these three lots' impact on the existing sanitary sewer capacity is marginal.

Traffic patterns, in and out of these lots, are consistent with normal daily traffic in the area throughout the day. In conclusion, the characteristics of this proposed zoning amendment is compatible with permitted types of uses in this area.





LEGEND:

SUBJECT
PARCELS
BOUNDARY

Map Source: Iron County Web-site



Ciera Claridge <cclaridge@bhtown.utah.gov>

Brooke Hill 5,6,7 No Zone Change

Kade Ence [REDACTED]

Mon, Oct 27, 2025 at 2:40 PM

To: "cclaridge@bhtown.utah.gov" <cclaridge@bhtown.utah.gov>

Dear Planning Commission,

I received a notice from Greg Sant informing us that a nearby land owner would like to change the zoning of his property from R-1 Single Family Low Density Residential to R-2 Medium Density Multi Family. The land we are talking about is Brooke Hill Subdivision Phase 2, Lots 5, 6, and 7. Unfortunately I won't be able to attend the Public Hearing. I am writing this letter so our voices can be heard. We are very much against this change.

We believe in property rights and we also think the property owner should have the right to sell or develop his property. However, we believe the zoning for that property should remain the same if nearby property owners and neighbors are in opposition to changing it.

We feel that changing the zoning to allow higher density negatively affects our enjoyment of our property, and will also negatively impact our property value.

We purchased our cabin 15 years ago and have loved visiting Brian Head during that time. We visit often with our kids and grandkids. We come in the summer to enjoy the cool mountain air, and in the winter to enjoy the snow.

Before purchasing our property we looked at the zoning and plans for the undeveloped land around us so that we wouldn't have any surprises in the future. We were happy to see that the land around us was primarily planned for more single family homes like ours with similar or larger lot sizes. We knew that those types of homes would bring families like ours to the area and also increase our property value in the future.

Multi Family and higher density properties attract a different demographic. It will also increase the traffic on our street and take away from the level of peace and quiet we currently enjoy.

Please don't allow the zone change to Multi Family. Please stick to the city plan that is already in place and protect our property.

Sincerely,
Rich McArthur
Kim Ence
Homeowners
244 W. Ridge View St



Ciera Claridge <cclaridge@bhtown.utah.gov>

Proposed Zone Change for Brooke Hill Subdivision

Kurt Moyer

Wed, Oct 29, 2025 at 11:07 PM

To: "cclaridge@bhtown.utah.gov" <cclaridge@bhtown.utah.gov>

To the Brian Head Planning Commission,

My wife and I are responding to the proposed Zone changes for lots 5,6 and 7 at the Brooke Hill Subdivision, phase 2 on Ridgeview St. in Brian Head. We have one of the cabins across the street from these lots on Ridgeview St.

We are very opposed to the proposed Zone change from R1 to R2. I understand this would allow up to 8 structures (condos) per lot. We bought our cabin over 2 years ago and were told that those parcels were zoned R1 which allows one structure per lot. We prefer no development but were willing to accept R1 zoning. We look at this as changing the rules after the game has started.

We also feel this change would bring significantly more traffic to Ridgeview which is also a safety concern. There are two hairpin turns on Ridgeview on either side of our cabin and people skid out on these turns quite frequently in the winter. This also leads to blind spots for motorists towards pedestrians and bike riders on Ridgeview.

We use our cabin as a vacation rental which provides revenue and tax revenue for the town. We also use our cabin quite a bit for personal use throughout the year so it is a win win for us and the town. We are quite concerned that this zoning change would negatively affect the value of our cabin and our rental business.

There already is R3 zoning at the beginning of Ridgeview. There are White Bear and Copper Chase condos and now the new Elevate Condos. We sure don't need more high density along Ridge View.

Finally, I know several neighbors that do not want this zoning change for much of the same reasons.

Kurt and Heather Moyer
182 Ridgeview St
Brian Head, UT 84719



Ciera Claridge <cclaridge@bhtown.utah.gov>

Concerned about proposed rezoning Brookhill subdivision

Mike Adams

Thu, Oct 30, 2025 at 11:38 AM

Reply-To:

To: "cclaridge@bhtown.utah.gov" <cclaridge@bhtown.utah.gov>

Dear Planning Commission,

I want to express my gratitude to Greg Sant for informing residents about a proposed zoning change. My wife and I own the property directly across the street from the three parcels in question, and we are quite unhappy to learn that the Planning Commission is considering changing the zoning from R1 (single-family) to R2 (multi-family). From what I understand, the R2 designation allows up to 8 units per acre, effectively permitting condo construction.

When we purchased our property at 190 Ridgeview in 2020, we asked our real estate agent, Mike Carr, about the zoning of the adjacent parcels, and he informed us that they were designated for single-family homes. We accepted the possibility that, at some point, another house or cabin could be built directly in front of our view from the windows facing Giant Steps. Although Brian Head Town has not yet approved any plans, the decision to designate those parcels as R2 introduces the potential for three large or multi-story condo structures that could obstruct our line of sight. This is not what we invested in.

We have significant concerns about the increased traffic in front of our property and about future traffic conditions. Once a precedent is set with the properties in question, what will stop other landowners on or near Ridgeview from requesting that their land be rezoned to R2 or R3? It's important to note that a decision was made over a decade ago to designate that land as R1 for good reasons. What has changed since then?

We use our home as a vacation rental, and the town is aware of this. We also visit and stay at our property quite frequently throughout the year. We offer a reasonably priced option for visitors to enjoy Brian Head, especially during the winter months, and the town benefits from the tax revenue generated by our rentals and our guests. It's a win-win situation. However, I am concerned that if three new condo buildings are constructed across the street, bringing more traffic (not to mention how dangerous the switchbacks will become on the way up from Hwy 143), our regular guests may not feel the same way about staying here. I hope that won't be the case.

In closing, my wife, our neighbors, and other members of the Ridgeview community are strongly opposed to this rezoning. In contrast, cabins and single-family homes are desirable and can enhance property values for everyone; multi-story structures and increased traffic do not. Please do not approve this rezoning request.

I appreciate your consideration,

Michael Adams

190 Ridgeview St
Brian Head, UT 84719



ITEM: GENERAL PLAN AMENDMENT – R-1 TO R-2

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: November 4, 2025
TYPE OF ITEM: Legislative Action

SUMMARY:

An application for a General Plan Amendment was received by Staff on October 21, 2025 for the subject property. The Applicant is asking to change the General Plan and Zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) on 3 contiguous lots that have a total area of 2.05 acres. The subject property consists of lots 5, 6 and 7 of Brooke Hill Subdivision phase 2. The Planning Commission will hold a public hearing and review this issue and then forward a recommendation to the Town Council.

BACKGROUND:

The Brooke Hill Subdivision, Phase 2 was recorded in January 2006. There were originally 7 lots, 3 are owned by the Applicant and 4 are owned by others. At the time the plat was recorded the lots were Zoned R-3 (High Density Residential). The 2007 Zoning Map is attached. In 2010 the Town adopted its General Plan (see attachment) and the property was designated partially as Low Density Residential next to High Density Residential. On the 2015 Zoning Map the parcel was down zoned from R-3 to R-1. The 2019 General Plan and the current Zoning Map are also attached which show this property as Low Density Residential – R-1.

ANALYSIS:

The Standards of Review for a General Plan Amendment are found in the Town Land Management Code (LMC) in 9-5-3:

AMENDMENTS: The General Plan may be amended. Amendments can be initiated by the Planning Commission, Town Council, or by any interested party by the following procedure:

A. Review Process:

1. Application And Fees: Amendments proposed by the interested party shall be submitted to the Planning Commission with appropriate fee as indicated on the Consolidated Fee Schedule.
2. Planning Commission Review: After appropriate public notice consistent with section 9-1-8 of this title, the Planning Commission shall hold a public hearing and shall make a recommendation on the proposed amendment to the Town Council.
3. Town Council Review: After public notice consistent with section 9-1-8.

B. Standards For Review: The Planning Commission and Town Council shall consider whether the proposed amendment meets the following standards and conditions (Staff comments follow each point in **Bold**):

1. Meets a recognized and demonstrated need in the community; - **There is a need for Affordable Housing in our community. It is hopeful that by allowing this property to develop with 8 Units per acre the product will be more affordable.**
2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation; - **This property is bordered on the north and the east by 2 high density housing projects; MLV and Chalet Village that are R-3 or High-Density Residential projects. On the other borders of the project are R-1, Low Density Residential lots. This small project could be seen as bridge zoning between these 2 Zones. However, it could be seen as spot zoning. If it included the 6 lots next to it that might be better, but even that would be a small rezoning.**
3. Will not result in an over intensive use of the land or excessive depletion of natural resources; - **As an R-2 Zone this could be an over intensive use of the land. If approved the applicant would need to abide by all the standards set to preserve the natural resources.**
4. Will not have a material adverse effect on community capital improvement programs; - **The Applicants narrative talks about looping the water line with Chalet Village. However, after talking to Public Works that is not possible. There is a sewer manhole on the northeast corner of lot 7. That will allow the sewer to gravity feed for the 3 lots, with or without the Zone Change.**
5. Will not require a level of community facilities and services greater than that which is available or will become available; - **This request does not require a level of community services or facilities greater than that which is available presently.**
6. Will not result in undue traffic congestion and traffic hazards; - **Without a traffic study Staff is unable to answer this question.**
7. Will not cause significant air, odor, water, light or noise pollution; - **The Applicant would be required to follow all design standards as outlined in the LMC, therefore, Staff does not believe that it adds significant air, odor, water, light or noise pollution.**
8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town. - **Again, the Applicant would have to abide by all standards set forth in the LMC, therefore, it should not be detrimental to the health, safety or welfare to the inhabitants of the Town.**

Staff have received multiple notices voicing opposition to this General Plan Amendment and Zone Change. The notices that were received before the package was sent out are attached.

STAFF RECOMMENDATION:

As you can see from the Analysis above, there are both positive and negative points made by Staff. It is Staff's recommendation that the Planning Commission review all information available and decide what would serve the Town best.

PROPOSED MOTION:

I move to recommend to the Town Council that this General Plan Amendment be _____.

ATTACHMENTS:

- A - 2007 Zoning Map
- B - 2010 General Plan
- C - 2015 Zoning Map
- D - 2019 General Plan
- E - Current Zoning Map



AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: November 4, 2025
TYPE OF ITEM: Legislative Action

SUMMARY:

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BACKGROUND:

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ANALYSIS:

The process to amend the Zoning District Map is identified in the LMC 9-6-3:

AMENDMENTS TO ZONE DISTRICT MAP: The Zone District Map may be amended as provided in this section. The required fee for zone change applications to cover the cost of processing and review is indicated in the Consolidated Fee Schedule that is available by request at Town hall or on the Town website.

A. Review Process:

1. Planning Commission: The proposed amendment shall be submitted to the Planning Commission with documentation as prescribed in chapter 4 of this title, "Submittal Requirements". Within a reasonable time after receiving the proposed amendment, the Planning Commission shall hold a public hearing on the proposed amendment and shall forward a recommendation to the Town Council for approval, modification and approval, or denial of the proposed zone amendment by following the procedures described by Utah Code Annotated § 10-9a-502 and §10-9a-503.
2. Town Council: Following the Planning Commission public hearing, the Town Council shall also convene a public hearing to receive public comment regarding the proposed amendment. Once a recommendation is forwarded from the Planning Commission to the Town Council, the Council shall reject or adopt the proposed amendment either as proposed by the Planning Commission or after making any revision that the Town Council considers appropriate.

B. Standards For Review: The Standards for review for the Zone Change are the same as for the General Plan Amendment. Please refer to the General Plan Amendment Staff Report for the Analysis of this proposed Zone Change.

STAFF RECOMMENDATION:

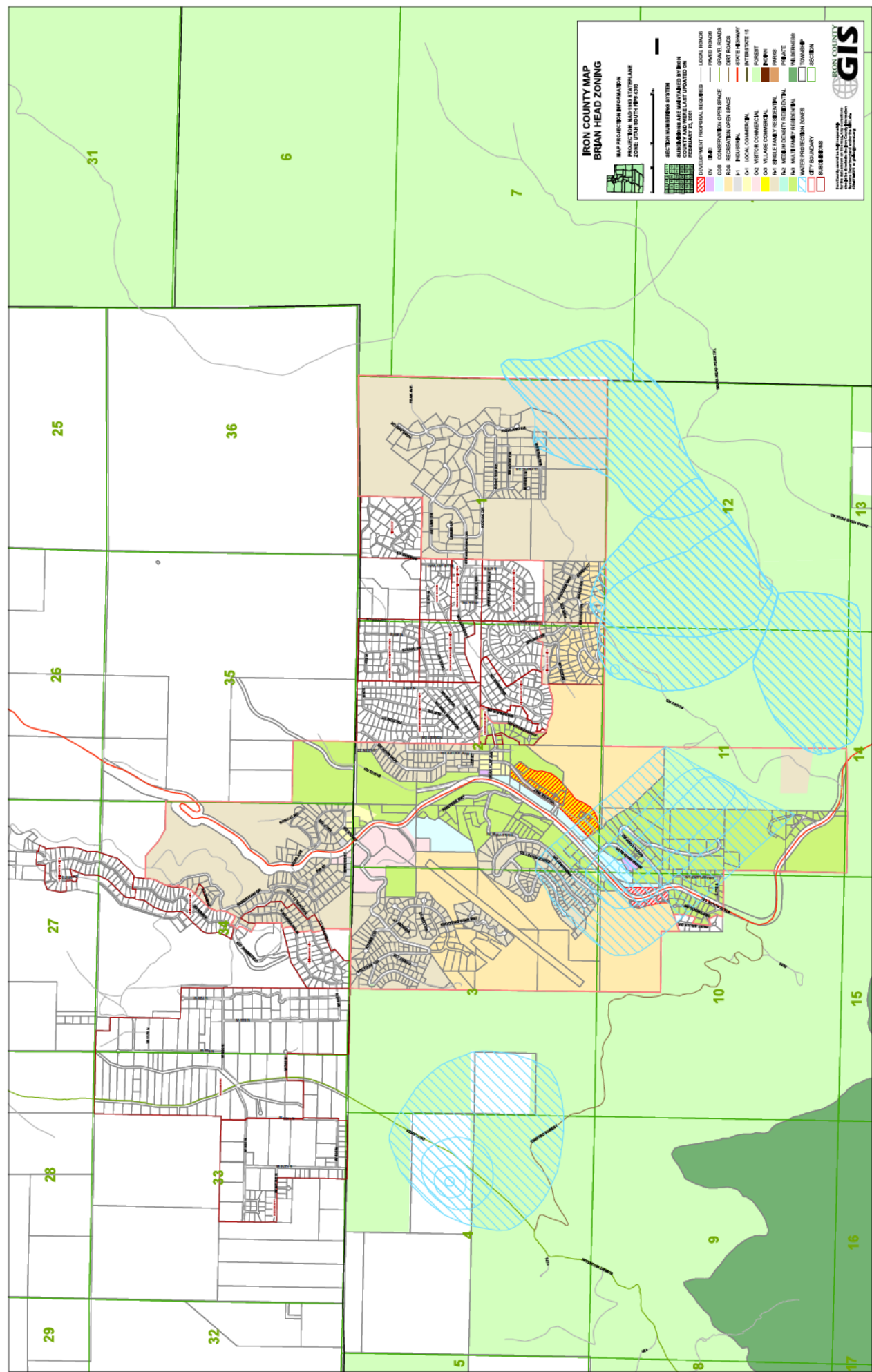
See the General Plan Amendment Staff Report for the Staff Recommendation.

PROPOSED MOTION:

I move to recommend to the Town Council that this Zone Change be _____.

ATTACHMENTS:

- A - 2007 Zoning Map
- B - 2010 General Plan
- C - 2015 Zoning Map
- D - 2019 General Plan
- E - Current Zoning Map

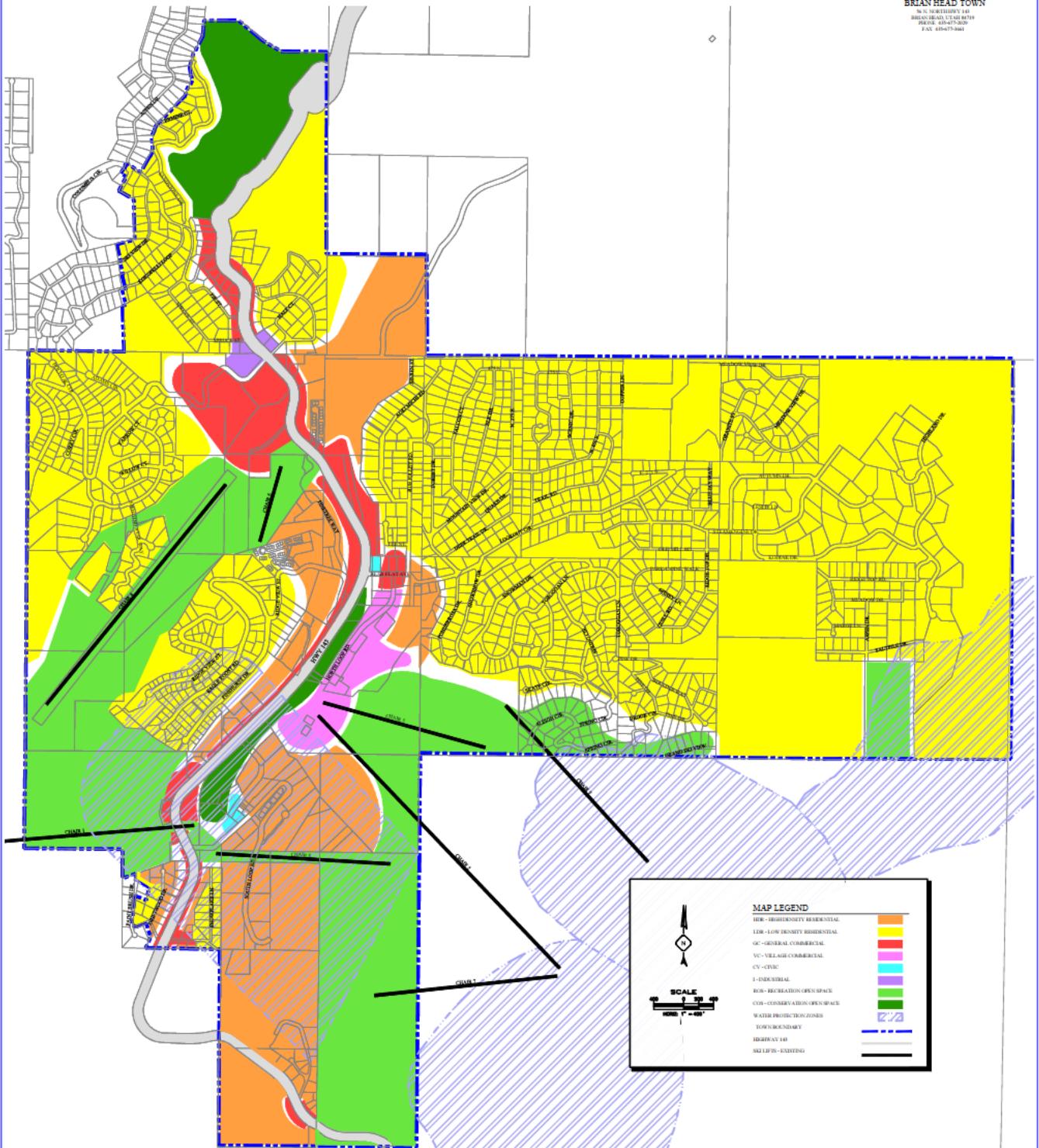


GENERAL PLAN LAND USE MAP

ADOPTED JULY 27, 2010



BRIAN HEAD TOWN
 36 N. WILKESBORO RD.
 BIRCHMOUNT, UT 84303
 PHONE: 435-477-2829
 FAX: 435-477-3441



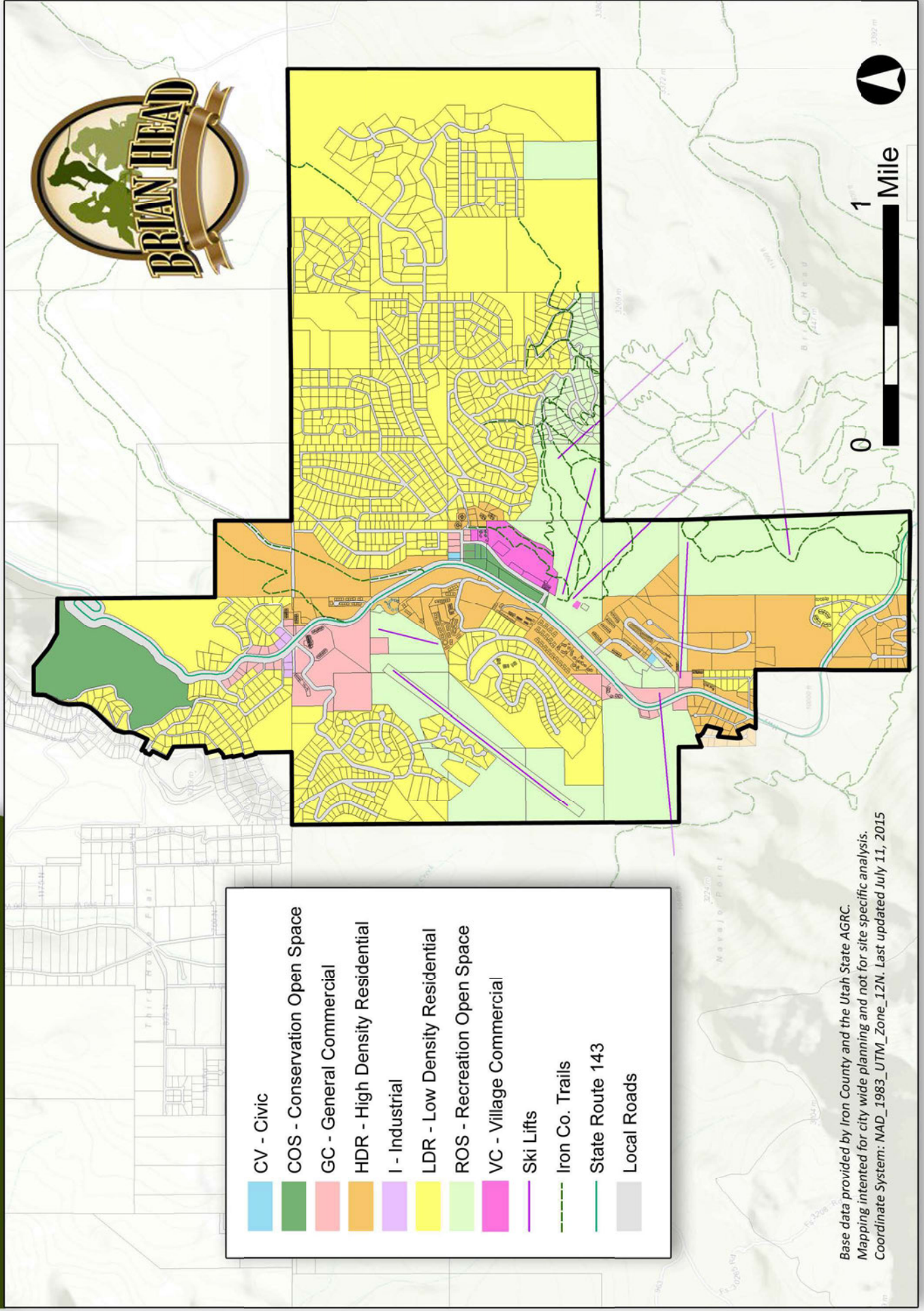
MAP LEGEND

MDR - MEDIUM DENSITY RESIDENTIAL	
LDH - LOW DENSITY RESIDENTIAL	
GC - GENERAL COMMERCIAL	
VC - VILLAGE COMMERCIAL	
CV - CIVIC	
I - INDUSTRIAL	
ROS - RECREATION OPEN SPACE	
COS - CONSERVATION OPEN SPACE	
WATER PROTECTION ZONES	
TOWN BOUNDARY	
HIGHWAY 140	
RAILROAD - EXISTING	

Brian Head Zoning



- CV - Civic
- COS - Conservation Open Space
- GC - General Commercial
- HDR - High Density Residential
- I - Industrial
- LDR - Low Density Residential
- ROS - Recreation Open Space
- VC - Village Commercial
- Ski Lifts
- Iron Co. Trails
- State Route 143
- Local Roads



Base data provided by Iron County and the Utah State AGRC.
Mapping intended for city wide planning and not for site specific analysis.
Coordinate System: NAD_1983_UTM_Zone_12N. Last updated July 11, 2015

