



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# 820 4217 9522

TUESDAY, January 6, 2026 @ 1:00 PM

AGENDA

A. CALL TO ORDER	1:00PM
B. PLEDGE OF ALLEGIANCE	
C. SWEARING IN OF PLANING COMMISSION MEMBERS	Nancy Leigh, Town Clerk. Swearing in of New Commissioners.
D. DISCLOSURES	
E. APPROVAL OF THE MINUTES	Planning Commission Meeting November 4, 2025 Planning Commission Meeting December 2, 2025
F. PUBLIC INPUT/ REPORTS (Limited to three (3) minutes)	Non-Agenda Items

G. AGENDA ITEMS:

- 1. CHAIR & VICE CHAIR APPOINTMENT FOR 2026 YEAR.** The Planning Commission will appoint a Chairperson and Vice Chairperson for 2026.
- 2. DISCUSSION ITEM: Residential Zoning Designations** - Greg Sant, Planning and Building Administrator. Commission will discuss existing Residential Zone Designations, Purpose Statements, etc. in preparation for making changes to the Town Land Management Code.
- 3. TRAINING DISCUSSION: Discussion on required Training as Planning Commissioners** - Greg Sant, Planning and Building Administrator. Staff will discuss different ideas for the required 1 hour of OPMA and 3 hours of Planning Principles and Practices.

H. ADJOURNMENT

Date: January 6, 2026

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



ITEM: DISCUSSION ON RESIDENTIAL ZONING DESIGNATIONS

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: January 6, 2026
TYPE OF ITEM: Discussion

SUMMARY:

This is a follow-up discussion of the Town's Residential Zone Designations and to see if there is any clarifications that can be made to improve the Land Management Code (LMC).

BACKGROUND:

In the past there were only 2 residential destinations in the LMC; R-1 and R-3. In the last 5 years the Town adopted a third zoning designation of R-2. Within R-1 the density is approximately 3 units per acre with the ability to do 1 ADU per lot adding another 3 units for a total of up to 6 units per acre. Previously R-2 allowed 8 units and up to 10 units per acre. However that was changed in 2023 to be 4 units per acre up to 10 units per acre. The previous density was left in the Purpose Statement for R-2 causing some confusion. R-3 allows from 8 units per acre up to 25 units per acre. Commission was asked to focus on the Purpose Statements for each Residential Designation so that they can be written with a clear vision of what each zone allows.

ANALYSIS:

As stated above, Density is one aspect of each Zone Designation. There are other aspects that are just as important, i.e. Permitted Uses, Conditional Uses, Min. Frontage Requirements, Setbacks, distance between Buildings, Building Heights, Building Coverage Limits, Landscaping requirements, Parking requirements, Undisturbed Lot Area, Undeveloped Lot Area, etc. Staff have made up a matrix of all of these aspects to more easily analyze. See attached matrix.

STAFF RECOMMENDATION:

This is a discussion item only.

PROPOSED MOTION:

This is a discussion item only.

ATTACHMENTS:

A - Matrix Analysis
B - Planning for Duplexes vs. Townhomes

Residential Zoning Matrix Analysis

Zoning Designation	Permitted Uses	Condition. Uses	Minimum Acreage	Minimum Lot Size	Minimum Frontage	Minimum Setbacks	Min. Dist. Between	Max. Bldg. Height	Max. Bldg. Coverage	Minimum Landscape	Required Parking	Undisturb. Lot Area
All Zoning Requirements stated below are based on the applicant signing a Building Bonus Agreement as outlined in 9-7-11.												
R-1	SFD, SFD Rental, Home Occ.,	B&B, Church, Home Occ., ADU , Schools, Parks, Utilities	1 Acre	14,520 SF, 3 Units per Acre, 6 with ADU	45 FT	25' Front, 20' Sides, 20' Rear + Exception	10'	45', 25' W/O	40%, 1,000 SF W/O	25%	2 per SFD, Varies for other	15%
R-2	Café/Restaurant, Home Occ., Multi-Family, Nightly Rentals, Prop. Manage., Parks, SFD, Spa	B&B, Church, Home Occ., Public Facilities, Schools, Utilities	1/2 Acre, 21,780 SF	4 or 8? Units per Acre, Up to 10 with Bonus	45 FT'	25' Front, 20' Sides, 20' Rear + Exception	10' to 20' Depends on Bldg Height	50', 25' W/O	40%, 1,500 SF W/O	25%	1 - 3.5 per Unit, Depending on Size +Employees	No Specified in Ordinance
R-3	B&B, Home Occ., Multi-Family, Nightly Rentals, Prop. Manage., Public Open Space, Parks, SFD	Church, Convention Fac., Schools, Restaurant/ Cafe, Home Occ., Retail, and Personal Services for Lodging, Public Instit./ Parking, Spa	1/2 Acre, 21,780 SF	8 Units per Acre or up to 25 Units per Acre with Bonus	45 FT'	25' Front, 20' Sides, 20' Rear + Exception Over 35' HT - 25', 30', 30'	10' to 20' Depends on Bldg Height	60' for Peaked Roof, 40' for Flat Roof	40% or 50% if Under-ground Parking	40% or 30% if has Under-ground Parking	1 - 3.5 per Unit, Depending on Size +Employees	20%

Town Planning Concepts for R-2 and R-3 Zoning

City planning for duplexes versus townhomes differs in density, zoning, and community impact, with **duplexes** often fitting lower-density zones (like R-2) for more space/privacy/income, requiring smaller lot sizes for density, and appealing to "missing middle" housing, while **townhomes** are generally higher-density, grouped in planned developments, managed by HOAs for shared amenities/maintenance, fitting higher-density residential zones. Planners must consider zoning for each, parking, lot size, setbacks, and potential for increased walkability/density in urban areas.

Duplex Development Planning

- **Zoning:** Often allowed in low-to-medium density residential zones (R-2) that might not permit higher density.
- **Density:** Increases density on a single lot, fitting "missing middle" housing needs.
- **Design:** Two units (stacked or side-by-side) with separate entrances, potentially resembling single-family homes.
- **Lot Needs:** Can be suited for narrower lots where townhomes might struggle.
- **Community Impact:** Offers more private space (yards) than townhomes; good for investors (rental income) and house-hacking.

Difference between Twin Home and a Duplex

Twin Home

- **Structure:**
Two homes sharing a common wall, appearing as one building.
- **Ownership:**
Each home sits on its own individual lot, owned separately (like two single-family homes joined together).
- **Maintenance:**
Each owner is responsible for their own side, yard, and exterior, offering more freedom.
- **Investment:**
Considered a single-family home (or two) on separate parcels, often easier to finance.

Duplex

- **Structure:** Two units within one building, sharing walls.
- **Ownership:** Often one owner for the entire building/lot, functioning as a rental property (one unit for owner, one for tenant) or two separate owners who must coordinate.
- **Maintenance:** Responsibilities (yard, snow) are often shared or managed by the single owner, requiring cooperation if shared.
- **Investment:** A multi-family investment, good for real estate portfolio building.

Key Takeaway

- **Twin Home:** Own your half and your half of the land; more independence.
- **Duplex:** Own two units (or rent them); often one lot, requiring more shared upkeep or a single landlord.



Townhome Development Planning

- **Zoning:** Typically requires higher density residential zoning (R-3 or similar).
- **Density:** High density, often in planned communities, increasing walkability.
- **Design:** Attached units, often with shared walls and private patios/decks, part of a larger development.
- **HOAs:** Usually managed by a Homeowners Association (HOA) for upkeep, amenities, and rules.
- **Community Impact:** Fosters community through shared features but can have restrictive HOA rules; offers simpler, low-maintenance living.

Key Planning Considerations for Cities

- **Zoning & Density:** Which zones allow which, and how they achieve density goals.
- **Parking & Access:** Ensuring adequate off-street parking and managing street congestion.
- **Lot Size/Width:** Minimum requirements for each type.
- **Infrastructure:** Utility connections, sidewalks, and setbacks.
- **Community Character:** How each fits into existing neighborhood aesthetics and scale.

Zoning and Density Strategy

- **Duplexes as "By-Right" Infill:** Many cities are moving toward "by-right" duplex zoning, allowing them on any lot previously reserved for single-family homes to increase density without altering neighborhood scale. (Similar to ADU's)
- **Townhomes for Smart Growth:** Planners use townhomes to create "walkable urbanism." They are often grouped in rows of three or more to achieve higher density (15–25 units per acre) near transit hubs or commercial corridors.







ITEM: TRAINING DISCUSSION

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: January 6, 2026
TYPE OF ITEM: Discussion

SUMMARY:

Each year the Planning Commission Members are to receive 4 hours of training. This discussion will center on different ways PC members can receive that training, i.e. In person with Lunch, Online Individually, at a Conference Live or on Zoom, etc.

BACKGROUND:

Per state statute the Planning Commission should receive 1 hour of Open Meeting Law and Roberts Rules of Order. In the past Nancy has done this remotely. This year we would like to determine a day and time that we could do it live at Town Hall with Lunch included. Besides this, the commissioners need 3 hours of training that can be done by going to conferences, watching videos from LUAU or other sources.

STAFF RECOMMENDATION:

Staff recommend the following Planning Commission training:

1. The Utah ULI holds a conference in St. George every spring. This is a great way to receive your addition 3 hours. Staff could pay for the Zoom Link and have it accessible at the Town Hall for a 3-hour session.
2. Commissioners can view videos on LUAU and report back to Staff their hours attended.
3. Commissioners have access to other online video training at Utah League of City and Towns.

PROPOSED MOTION:

This is a discussion item only.

ATTACHMENTS:

None.