



# 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# 841 9663 9456

**TUESDAY, January 20, 2026 @ 1:00 PM**

## AGENDA

- A. **CALL TO ORDER** 1:00 PM
- B. **SWEARING IN OF PLANNING COMMISSIONER MEMEBER**
- C. **PLEDGE OF ALLEGIANCE**
- D. **DISCLOSURES**
- E. **APPROVAL OF THE MINUTES**  
  - Planning Commission Meeting November 4, 2025
  - Planning Commission Meeting December 2, 2025
  - Planning Commission Meeting January 6, 2026
- F. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- G. **AGENDA ITEMS:**
  - 1. **PUBLIC HEARING: LMC Changes** - Greg Sant, Planning and Building Administrator. Changes to Chapters 2, 7 and 12 of Title 9 of the Town Land Management Code (LMC).
  - 2. **LEGISLATIVE ACTION: Discussion on required Training as Planning Commissioners** - Greg Sant, Planning and Building Administrator. Commission will discuss possible changes to Chapters 2, 7, and 12 of Title 9 of the Town Land Management Code (LMC) and make a recommendation to Town Council.
  - 3. **ASPEN MEADOWS PRESENTATION: Bringing new Planning Commissioners up to speed on the Aspen Meadows Master Plan and Development Agreement.** Flint Decker will handout out information and make the presentation.

## H. **ADJOURNMENT**

**Date: January 20, 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*



**AUTHOR:** Greg Sant  
**DEPARTMENT:** Planning and Building  
**DATE:** January 20, 2026  
**TYPE OF ITEM:** Legislative Action

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### SUMMARY:

After meeting twice in the last 6 weeks to discuss the Town's Residential Zone Designations, the Planning Commission will now discuss changes to the Land Management Code (LMC), specifically Title 9, Chapters 2, 7 and 12 as it pertains to Residential Zones (R-1, R-2 and R-3).

### 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. In the January 6, 2026 Planning Commission Meeting the Commission discussed items that needed to be clarified and changed to make the Residential Zones clear and eliminate confusion.

### 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 these aspects to more easily analyze. The proposed changes are in **Red**. See attached matrix.

### STAFF RECOMMENDATION:

#### Title 9, Chapter 2 - Definitions

Add - Accessory Dwelling Unit (ADU): A Dwelling Unit defined as a secondary living space on a property that shares a lot and ownership with the primary residential structure. ADUs can be a basement apartment, a garage conversion, or an addition to the house (internal ADU). They can also be stand-alone structures on the lot (detached ADU).

Add - Conditional Use Permit (CUP): See 9-11-2

Change - Condominium: **See Dwelling, Multi-Family: Condominium**

Change - Density: **Add Dwelling** in front of the word units (**Dwelling** Units)

Change Name – Design Guidelines to Design Standards for Construction and Development (See 9-12). Leave the rest of the verbiage as is.

Change – Dwelling, Multi-Family:

A single building or property containing two or more separate dwelling units (e.g., Duplex, Twin Home, Triplex, Fourplex, Townhomes/Townhouse, Condominiums, Apartment building) with separate entrances, kitchens, and baths. Each type of Multi-Family Dwelling is defined below.

**A. Duplex, Twin Home, Triplex, Fourplex Definition:**

Dwelling Units that are attached to each other on one or both sides and have a common wall separation from the other Dwelling Units from the foundation to the roof. Typically, the owner of the Dwelling Unit owns the Lot on which the Dwelling Unit sits which allows them to have a front, rear or side yard.

**B. Condominiums Definition:**

A form of real property ownership in which the purchaser of each Dwelling Unit purchases the air space of that particular Dwelling Unit in an apartment building or in a complex of multi-unit dwellings and acquires full title to the Dwelling Unit and an undivided interest in the common elements (the land, roof, elevator, hallways, amenities, etc.).

**C. Apartment Definition:**

A self-contained housing unit that occupies only part of a building, often within a large complex with shared amenities. Dwelling Units are typically owned by a single entity (like a corporation) in large complexes, or individually as condos/co-ops, or rented from a landlord.

**D. Townhouse/Townhomes Definition:** Dwelling Units sharing side walls from foundation to roof. Property under the Dwelling Unit is owned by owner and it may have front, rear and side yards. The configuration of these Dwelling units is usually in a complex of multiple buildings and has shared ownership of common amenities, private roads and utilities within the complex. These complexes have a Homeowner’s Association (HOA) that pays for the maintenance of the exterior of the building and common areas, insurance, and common utilities.

Change/Add – Frontage, Lot or Property: The length of the property line bordering any public or private street.

Change – State Code for LUDMA is now 10-20-401

Change – Heavy Equipment: add A. and B. to the 2 paragraphs below definition.

Change – Throughout the definitions it refers to the land use authority in lower case. It needs to be capitalized as it is a defined term.

Question – Land Use Regulation – What is that trying to say?

Question - What is difference between Affordable Housing and Moderate-Income Housing?

Change – Parcel Boundary Adjustment: change state code to 10-20-808

Change – Planning Commission: change state code to 10-20

Change – Plat: change state code to 10-20-803 and leave 57-8-13

Question – What does Project mean?

Change – Record of Survey Map: change state code to 10-20-808, 17-71-4, eliminate 57-8-13

Change – Review Cycle: change state code to 10-20-806

Change – Schematic Subdivision Plat: change see requirements at 9-4-2(M)

Question – Why are there 3 definitions for Sensitive Lands, Geologic Hazards and Potential Geologic Hazard

Change – Subdivision: Change state code to 10-20-808

-7-1

Change - Subdivision Amendment: change state code to 10-20-811

Change – Townhouse or Townhome: See Dwellings, Multi-Family:

Add – Variance: A variance is intended to grant a property owner relief from the terms of this title where conditions are such (particular physical surroundings, shape, or topographical conditions) that literal enforcement of this title would cause an unreasonable hardship upon the owner, as distinguished from a mere inconvenience or increased costs. See 9-11-1.

### Title 9, Chapter 7 – Zone District Regulations

#### 9-7-1: R-1 Single-Family Residential

C. ADU - One accessory dwelling unit (ADU) on an R-1 lot will be allowed per lot. Accessory Dwelling Units (ADUs) are defined as a secondary living space on a property that shares a lot and ownership with the primary residential structure. ADUs can be a basement apartment, a garage conversion, or an addition to the house (internal ADU). They can also be stand-alone

structures on the lot (detached ADU). The following requirements/restrictions apply to this type of dwelling:

1. The purpose of allowing this type of use on an R-1 lot is to create more affordable housing. ADUs will not be permitted as Short-Term Rentals (STR).
2. The ADU is a secondary use to the primary residential structure on the lot and therefore one master water meter and one sewer hookup per lot shall be installed for utilities on the lot.
3. Detached ADUs will meet all the requirements of Accessory Structures in §9-12-7(I) **for items 1,2,3,5,6 and 9. The ADU size is limited to 50% of the total square footage of the primary structure. A detached ADU may be built first and the primary structure built second provided the primary structure has twice the total square footage of the detached ADU.**
4. Off-street parking requirements will remain per the parking ordinance for the main residence. If the new construction for the ADU diminishes the number of parking spaces for the main residence, then new parking will be installed to bring the main residence in compliance with the LMC. For new ADU's off-street parking requirements of 1 per bedroom in the ADU, not to exceed 2 new spaces will be added to the lot (whether the ADU is detached or internal).
5. All detached accessory dwelling units must follow the Design Standards and Guidelines as outlined in §9-12-7 and should substantially match the primary residential structure in design features.
6. ADUs are subject to the building codes (IRC), and Design Standards in place at the time of the application.
7. Occupancy shall comply with the same definition for a single-family unit as it pertains to the number of unrelated occupants allowed to dwell in the unit (see definition for "Family").

D. 1. Add - **For all existing legally sub-divided Lots that don't meet these requirements, they are considered legal non-conforming Lots and they can be built on.**

9-7-2: R-2 Medium Density Residential (Do we want to rename this Transitional Residential?)

A. Purpose: The R-2 district is intended to provide sites of medium density single- and multi-family residential use, ~~at a maximum density of eight (8) dwelling units per acre,~~ together with such public facilities ....

9-7-2 (D)8. Maximum density: Four (4) units per acre (or a fraction thereof) for multi-family dwellings, including constraints of this title relating to height, setback, landscaping, lot disturbance, parking, etc. Up to ~~ten (10) eight (8) dwelling~~ units per acre ...

9-7-2 (D)11. Undisturbed lot area: ~~Remaining undeveloped area shall be landscaped as per section 9-12-5 of this title.~~ **20% of the lot shall not be disturbed during development.**

9-7-11 (B)2. The following bonuses shall be granted if Section A above is appropriately complied with:

1. For Single-Family Residential Zones (R-1) as referred to in 9-7-1 of this title:
  - a. Building Height: Increased up to forty-five feet (45').
  - b. Building coverage including garages, patios: Increased up to 40% of the lot area.
2. For Medium-Family Residential Zones (R-2) as referred to in 9-7-2 of this title:

- a. Building Height: Increased up to ~~fifty feet (50')~~ forty-five (45) feet for peaked roofs and thirty-five feet (35') for flat roofs.
- b. Building coverage including garages and patios increased to forty percent (40% of the lot area

**PROPOSED MOTION:**

I move that we recommend to the Town Council to make these changes as outlined above and other corrections that might have been agreed to during this meeting.

**ATTACHMENTS:**

A - Matrix Analysis

## 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 Units per Acre, Up to <del>10</del> 8 with Bonus	45 FT'	25' Front, 20' Sides, 20' Rear + Exception	10' to 20' Depends on Bldg Height	50' 45', 25' W/O	40%, 1,500 SF W/O	25%	1 - 3.5 per Unit, Depending on Size +Employees	20%
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%



**AUTHOR:** Greg Sant  
**DEPARTMENT:** Planning and Building  
**DATE:** January 20, 2026  
**TYPE OF ITEM:** Informational

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## **SUMMARY:**

Flint Decker with Aspen Meadows asked if he could review with the Planning Commission the Aspen Meadows project and update where they are in the process and let the Commission know about upcoming developments.

## **BACKGROUND:**

Aspen Meadows was annexed into Brian head about 2 years ago. At the time of annexation, the Development Agreement was the governing guide for development. There was also a new section in the LMC that was added just for Aspen Meadows. An approximately 40-acre parcel that was already in the Town was developed while the annexation was being negotiated. That sub-division is referred to the South East section of Aspen Meadows and there is one completed home and 2 homes under construction on the 65 lot sub-division. Flint Decker will make the presentation as follows:

### **Summary Presentation – Aspen Meadows**

#### **Section One – Reference Materials**

Copies of the Development and Annexation Agreement will be provided to all current and new planning members and staff.

All accompanying exhibits will also be distributed for reference.

#### **Section Two – History and Key Agreements**

A five-year review of Aspen Meadows’ development history will be presented.

Key points from the Aspen Meadows Development Agreement with Brian Head Town will be summarized for member orientation and discussion.

#### **Section Three – Next Phase of Development**

Overview of our next subdivision phase following the August 9, 2024 annexation of approximately 2,000 acres into Brian Head Town.

Introduction to the new **Alpine | Nordic Development Portal**, featuring the **Alpine | Nordic Neighborhood and Christmas Tree Ridge Neighborhoods**.

Presentation of our **Updated Ski Lift Plan**, which includes one to three potential ski lifts anticipated for market introduction as early as the 2026/2027 ski season or later:

### **Stefanie's Lift**

### **Christmas Tree Lift**

**The South East Lift** – serving the new Alpine | Nordic Portal area.

### **Final Approvals:**

As always, all discussion items remain subject to both Brian Head Town approvals and our own internal phasing & development approvals among and between, the Aspen Meadows development and ownership group (G & P Ranch LLC, Plumb Investment LC, Gardner Group, Gardner Plumb LC) and resort operator Mountain Capital Partners / Brian Head Resort.

### **STAFF RECOMMENDATION:**

This is for Informational Purposes only.

### **PROPOSED MOTION:**

This is for Informational Purposes only.

### **LINK:**

<https://1drv.ms/f/c/AB84C7F8EE722677/IGAQPH5H1RNFRRBOOs1L38HOQAS0HPYWRE9KEGz7OTR5iZES?e=s1QNHB>

- A. Electronic new phasing exhibits to be discussed in Section Three above (10 items)
- B. The recorded copy of our Aspen Meadows Development and Annexation Agreement in PDF's