



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
TUESDAY, November 4, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

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

Absent: Commissioner Brown.

Staff: Ciera Claridge; Deputy Clerk, Greg Sant; Building and Planning Administrator, Bret
Howser; Town Manager

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:04.

B. PLEDGE OF ALLEGIANCE

Chairperson Deutschlander led the Planning Commission and others in the pledge of allegiance.

C. DISCLOSURES

Commissioner Dever disclosed that the applicant for the General Plan Amendment and Zone Change agenda items was her client. She stated that she would recuse herself from discussion and voting on those items. Chairperson Deutschlander stated the disclosure statements are on file with the Town Clerk and available for the public.

D. APPROVAL OF THE MINUTES

October 7, 2025 Planning Commission Meeting

Motion: Commissioner Wallis moved to approve the October 7, 2025 Planning Commission Meeting minutes as presented. Alternate Commissioner Lee seconded the motion.

Action: **Motion Carried 4-0-1** (Summary: Yes = 4 Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Alternate Commissioner Lee; Abstain = Chairperson Deutschlander).

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

Bret Howser, Town Manager, provided a report regarding the upcoming Brian Head Town Lighting Ceremony, scheduled for Wednesday, November 26, 2025, the day before Thanksgiving.

Bret also reminded the Commission that the terms for the Alternate seat and Commissioner Wallis' seat would be ending. He stated that Alternate Commissioner Lee has expressed interest in continuing her service and that he anticipates bringing her forward for appointment as a permanent member. No additional public input or commissioner reports were presented.

F. AGENDA ITEMS:

- 1. PUBLIC HEARING - Consideration of a General Plan Amendment and Zone Change**



BRIAN HEAD

Greg Sant, Building and Planning Administrator, provided an overview of the request for a General Plan Amendment and Zone Change for Lots 5, 6, and 7 of Brooke Hill Subdivision, Phase 2, located on Ridge View Street. He explained that multiple public notices were sent in accordance with state law and local code requirements, with two notices returned.

Ciera Claridge, Deputy Clerk, read written public comments into the record. (See Attached).

"I would not support the change on lots 5,6,7 at Brooke Hill Subdivision keep it low Density like it is zone for. Thanks JohnMarshall. 208 Copperchase"

The public hearing was opened at 1:15 PM.

Shakir Gushgari, owner of the three subject properties, addressed the Commission. He stated that he has owned the properties since 2008 and discussed the changes in housing conditions following the financial housing crisis. Shakir currently resides in Scottsdale, Arizona, where he previously served on a board and encountered similar affordable housing challenges. He expressed concern that Brian Head is experiencing comparable issues. He noted that the parcels are currently zoned R-1 and requested a change to R-2 in order to allow higher density development that could help address housing affordability concerns in the community.

The public hearing was closed at 1:22 PM.

2. GENERAL PLAN AMENDMENT - Consideration and Recommendation to Town Council, General Plan Amendment – Greg Sant, Planning and Building Administrator.

Commissioner Dever formally recused herself from this agenda item at 1:22 PM.

The Commissioner discussed the depth of detail regarding the general plan amendment in discussion item no. 3. Chairperson Deutschlander expressed clarity to discuss the top of zone district map prior to general plan amendment.

The Commission discussed whether the proposed General Plan Amendment to include R-2 zoning was appropriate given the surrounding land uses, prior zoning history, and potential community impacts.

Motion: Alternate Commissioner Lee moved not to approve the proposed General Plan Amendment. Commissioner Wallis seconded the motion.

Action: Carried 3-1-0 (Yes = Commissioner Morgan, Commissioner Wallis, Alternate Commissioner Lee; No = Chairperson Deutschlander).

3. ZONE DISTRICT MAP AMENDMENT – Consideration and Recommendation to Town Council, Zone Change

Chairperson Deutschlander proposed an alternative approach, expressing concern about spot zoning. He suggested that if R-2 zoning were to be considered, the six adjacent lots to the north should be included to create a more consistent zoning pattern rather than rezoning only three isolated parcels.

Bret Howser, Town Manager, explained that if the lots were under the minimum lot size required for R-2 zoning, lot line vacation would be necessary in order to meet development standards. Alternate Commissioner Lee agreed, stating that lot consolidation would be required



BRIAN HEAD

to qualify for the type of development proposed under R-2 zoning.

Greg Sant, Building and Planning Administrator, explained that sewer service for the three lots is located at the northeast corner of the furthest parcel and flows down toward Chalet Village. He noted that removing lot lines could help alleviate easement complications, though such decisions could occur after rezoning if approved.

Shakir Gushgari stated that he would be willing to combine the three lots into one if required and reiterated that there is currently no formal development plan. He explained that R-2 zoning would allow flexibility to construct units at a lower cost than other existing housing in the area, thereby helping individuals who wish to live in Brian Head.

Commissioners expressed concern about increased congestion and infrastructure impacts. Alternate Commissioner Lee referenced existing and approved developments along Pinetree, including White Bear, Copper Chase, and Elevate, noting existing traffic challenges. Commissioner Wallis stated that traffic along Ridge View and in and out of Copper Chase is already significant and raised concerns regarding parking, snow removal, and whether proposed housing would truly be affordable.

Mr. Howser referenced a previous Alpine Condos zoning request, noting that Town Council required a development plan to accompany the zone change in order to identify and mitigate potential impacts. He suggested that a similar approach could be considered in this case.

Motion: Alternate Commissioner Lee moved to recommend to the Town Council that the proposed Zone District Map Amendment be denied. Commissioner Morgan seconded the motion.
Action: Carried 4-0-0 (Yes = Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Alternate Commissioner Lee.)

4. DISCUSSION ITEM - Planning Commission Training - LMC updates for Binders, Rural Utah magazine - Greg Sant, Planning and Building Administrator

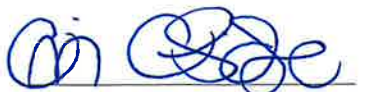
Greg Sant provided updates on recent Land Management Code (LMC) revisions and discussed training resources, including updates to Commissioner binders and information from *Rural Utah Magazine*. No formal action was taken.

G. ADJOURNMENT

Motion: Commissioner Morgan moved to adjourn the meeting. Commissioner Wallis seconded the motion.
Action: Motion Carried 4-0-0 (Yes = Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Alternate Commissioner Lee)

1/20/20

Date Approved



Ciera Claridge, Deputy Clerk