



BRIAN HEAD

The Regular Meeting of the

Brian Head Planning Commission

TUESDAY, DECEMBER 2, 2025 @ 1:00 PM

Planning Commission Meeting Minutes

Roll Call.

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

Absent: Alternate Commissioner Lee.

Staff: Ciera Claridge; Deputy Clerk, Greg Sant; Building and Planning Administrator.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:01

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

November 4, 2025 Planning Commission Meeting

Motion: Chairperson Deutschlander moved to table the November 4, 2025 Planning Commission Minutes. Commissioner Dever seconded the motion.

Action: **Motion Carried 4-0-0** (Yes = Chairperson Deutschlander, Commissioner Wallis, Commissioner Dever, Commissioner Brown).

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

Commissioner Morgan joined the meeting at 1:04 pm.

Planning and Building Administrator Greg Sant reported that staff is reviewing lighting at the mall to ensure compliance with the Town's Dark Skies Ordinance and will take appropriate action if any fixtures are found to be noncompliant.

Commissioner Wallis acknowledged the recent new addition to the mall and stated that she, along with Kade Bryant (property owner), had the opportunity to tour the space. She commented positively on the improvements. Commissioner Wallis also raised concerns regarding pedestrian safety along Highway 143, noting that individuals are frequently walking along the roadway instead of using the Town trail system. She emphasized the importance of encouraging pedestrians to use designated trails for safety.

No additional public input or commissioner reports were provided.

E. AGENDA ITEMS:

1. PUBLIC HEARING - Consideration of a Preliminary Plat Approval – Unplugged Phase 2

Greg Sant explained that the public hearing was being held to consider a Preliminary Plat approval for Unplugged Phase 2, located at 151 E Steam Engine Drive. He noted that proper public notice had been



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provided in accordance with Utah Code and the Brian Head Land Management Code.

The public hearing opened at 1:06 PM.

Greg stated that staff had received approximately three to four phone calls regarding the public hearing. He clarified that callers were primarily inquiring whether the proposal involved the construction of additional tiny homes. He explained that the request was not for additional development but rather to create separate plat lots so the existing units could be sold individually if desired.

No public comments were provided.

The public hearing closed at 1:07 PM.

2. PRELIMINARY PLAT APPROVAL - Unplugged Phase 2 - Greg Sant, Planning and Building Administrator.

Greg Sant gave an introduction and provided background on the project, explaining that the development had previously received Planning Commission approval and had already been constructed. At the time of the original approval, a Final Plat was not recorded because the owners intended to retain ownership of all units and operate them as vacation rentals.

He explained that the owners have since expressed interest in recording a Final Plat so that each of the six units could be sold individually if desired. Because the original Preliminary Plat approval had expired, staff determined that a new Preliminary Plat approval was required prior to staff approval of a Final Plat.

Commissioner Dever asked whether utility providers were required to sign off on the Final Plat. Greg clarified that utility signoff is not required for this type of plat and noted that this was confirmed with both the Iron County Recorder's Office and the Iron County Treasurer.

Following discussion, the Commission considered staff's recommendation.

Motion: Commissioner Dever moved to approve the preliminary Plat for the Unplugged Subdivision - Phase 2 based on the findings in the analysis of the Standards of Review outlined in the staff report. Commissioner Wallis seconded the motion.

Action: **Motion Carried 5-0-0** (Yes = Chairperson Deutschlander, Commissioner Morgan, Commissioner Wallis, Commissioner Dever, Commissioner Brown).

3. DISCUSSION ITEM - RESIDENTIAL ZONE DESIGNATIONS

Greg Sant, Building and Planning Administrator, introduced the discussion item, explaining that following recent Planning Commission discussions related to General Plan and zoning amendments, staff was asked to bring forward a broader discussion regarding the Town's Residential Zone Designations (R-1, R-2, and R-3) to identify areas where clarification or refinement to the Land Management Code may be needed.

Chairperson Deutschlander stated that he felt some zones may be overly dense and referenced conflicting language in the Land Management Code related to whether R-2 allows four units per acre or up to eight units per acre.

Greg suggested that the Commission consider clarifying the intended vision for each residential zone, including density, building form, and permitted uses, and then aligning the code language



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accordingly. He noted that other communities have taken a more intentional approach by identifying specific areas where certain development types are encouraged and structuring zoning standards to support that vision.

Discussion followed regarding the definition of a "unit," with clarification that a unit refers to a dwelling unit, not necessarily a single standalone building.

Greg raised an issue related to Accessory Dwelling Units (ADUs), noting that the Land Management Code currently limits ADUs to 50 percent of the size of the primary dwelling. Chairperson Deutschlander commented that in some cases, applicants may construct the smaller unit first and later designate it as the ADU.

Chairperson Deutschlander stated that when R-2 zoning was originally discussed, he envisioned mixed-use style development similar to the mall, with commercial space on the ground level and residential units above. He questioned what unit sizes and building forms the Town wants to encourage in R-2 zones and reiterated that R-2 should serve as a middle ground between R-1 and R-3.

Commissioner Dever expressed concern about allowing commercial uses within R-2 zones. Additional discussion included potential maximum building height or number of stories, the need to clearly define "unit," and whether a ratio such as 80/20 (residential/commercial) could be considered for mixed-use development in R-2 zones.

No formal action was taken on this discussion item.

4. 2026 PLANNING COMMISSION MEETING SCHEDULE

Greg Sant reviewed the proposed 2026 Planning Commission Meeting Schedule, noting that meetings are generally held on the first and third Tuesday of each month. He explained that November 2026 may include two meetings, while December 2026 would include only one meeting.

The Commission discussed meetings that fall near holidays and whether adjustments may be needed. There was no further discussion.

Motion: Commissioner Dever moved to approve the 2026 meeting schedule.
Commissioner Wallis seconded the motion.

Action: Motion Carried 5-0-0 (Yes = Chairperson Deutschlander, Commissioner Morgain, Commissioner Wallis, Commissioner Dever, Commissioner Brown).

F. ADJOURNMENT

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

Action: Motion Carried 4-0-0 (Yes = Chairperson Deutschlander, Commissioner Morgain, Commissioner Wallis, Commissioner Brown).

1/20/26
Date Approved


Ciera Claridge, Deputy Clerk