



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
 Town Hall - 56 North Highway 143 - Brian Head, UT 84719
TUESDAY, January 6, 2026 @ 1:00 PM

PLANNING COMMISSION MINUTES

Members Present: Chairperson Doug Deutschlander, Commissioner Carrie Dever,
 Commissioner Roger Thomas, Alternate Commissioner Tasha Robinson,
 Members Absent: Commissioner Rachelle Lee, Commissioner Jeff Morgan
 Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Greg Sant,
 Planning & Building Administrator.

A. CALL TO ORDER

Chairperson Deutschlander called the regular meeting of the Planning Commission to order at 1:06 pm.

B. PLEDGE OF ALLEGIANCE

Chairperson Deutschlander led the Commission and others in the Pledge of Allegiance.

C. SWEARING IN OF PLANING COMMISSION MEMBERS Nancy Leigh, Town Clerk, swore in the newly appointed Alternate Planning Commissioner Tasha Robinson. Tasha then took her seat on the Planning Commission.

D. DISCLOSURES

There were no conflicts of interest with today's agenda items. Chairperson Deutschlander stated that the disclosure statements are on file with the Town Clerk and are available for public inspection during normal business hours.

E. APPROVAL OF THE MINUTES

November 4, 2025, Planning Commission Meeting

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

Action: Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes: Commissioner Dever, Alternate Commissioner Robinson, Chairperson Deutschlander. **Absent:** Commissioner Morgan, Commissioner Lee).

December 2, 2025, Planning Commission Meeting

Motion: Commissioner Dever moved to table the December 2, 2025, Planning Commission minutes. Chairperson Deutschlander seconded the motion.

Action: Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes: Commissioner Dever, Alternate Commissioner Robinson, Chairperson Deutschlander. **Absent:** Commissioner Morgan, Commissioner Lee).

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3 **F. PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
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5 Flint Decker from Aspen Meadows and Brian Head Town presented an article about Brian Head
6 that was published on January 1 in View On Magazine, which services Southern Utah areas. The
7 magazine featured Brian Head Resort fireworks on the cover. Decker provided copies to the
8 Commission and town staff. Chairperson Deutschlander noted that Brian Head has recently been
9 featured in several travel and leisure ski magazines, primarily highlighting it as an affordable ski
10 resort. He mentioned that one magazine discussed Brian Head and Cedar Brakes National
11 Monument, noting that a travel writer who flew into Vegas had been recommended to visit the
12 area.
13

14 **Bret Howser, Town Manager**

- 15 1. The Strategic Planning Retreat is scheduled for January 27-28 at the Public Safety Building,
16 starting at 9 AM both days with lunch provided. Planning Commission members are
17 welcome to attend and participate in the high-level policy discussions that will guide the
18 strategic plan development.
19 2. An update on federal legislation regarding the transfer of Forest Service land where the
20 public works facility sits. The bill, introduced by Senator Lee and Senator Curtis, has
21 passed unanimously in committee after some revisions. The key concession made was to
22 clarify that the land will be used for public use and would revert to federal ownership if
23 that use changes. Affordable housing was not considered a public use by the Democratic
24 minority. The bill remains standalone rather than being attached to a larger lands bill and
25 will proceed to the Senate floor.
26

27 **Greg Sant, Planning & Building Administrator**, announced that in two weeks, Flint Decker's group
28 will present about Aspen Meadows to the Commission, providing a refresher on the development
29 agreement and upcoming plans.
30

31 **G. AGENDA ITEMS**
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- 33 1. **DISCUSSION ITEM: Residential Zoning Designations.** Commission will discuss
34 existing Residential Zone Designations, Purpose Statements, etc. in preparation for making changes to
35 the Town Land Management Code
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37 Greg Sant led a discussion on residential zoning designations, highlighting an inconsistency
38 in the R-2 zone where the purpose statement mentions 8 units per acre while the actual
39 density limit is 4 units per acre. Greg recommended placing this on the agenda for the January
40 20, 2026, meeting as a public hearing to address this inconsistency.
41

42 The Commission engaged in a detailed discussion about the distinctions between R-1, R-2,
43 and R-3 zones. Key points included:
44

45 For R-2 zone:

- 46 • Agreement to remove the density reference from the purpose statement
- 47 • Discussion of reducing maximum height from 50 feet to 45 feet to match R-1
- 48 • Proposal to change maximum density from 10 to 8 units per acre when provisions are met
- 49 • Agreement to add a requirement for 20% undisturbed lot area
- 50 • Recommendation to remove commercial uses from permitted uses in R-2
- 51 • Discussion about removing townhomes from R-2 permitted uses



For R-1 zone:

- Recommendation to clarify language about minimum lot size requirements for subdivisions versus building on existing lots
- Discussion about the 50% footprint limitation for Accessory Dwelling Units (ADUs)
- Agreement to consider changing the requirement to be based on square footage rather than footprint

The Commission also discussed the relationship between building height, density, and visual impact. Members agreed that both the size of structures and density of units were concerns that needed to be balanced in the code.

2. TRAINING DISCUSSION: Discussion on required Training as Planning Commissioners.

Greg Sant explained that Planning Commissioners are required to complete 4 hours of training: 1 hour on the Open Public Meetings Act and 3 hours on planning principles and practices.

Greg proposed attending the Utah Urban Land Institute meeting in Saint George in the spring via Zoom at a cost of \$50 per person, rather than attending in person at \$200 per person. The town would provide lunch for commissioners participating in the Zoom session.

Alternative training options were also mentioned, including online self-directed training. Commissioner Deutschlander mentioned that he had completed online training in the past that took about 8 hours. Commissioner Dever indicated a preference for attending live training to earn continuing education credits, while Commissioner Thomas noted he might get his training through Iron County Planning Commission, as he serves on that body as well.

Consensus: Will attend the training available and report hours back to Greg with completed hours.

H. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the regular meeting of the Planning Commission. Alternate Commissioner Robinson seconded the motion.

Action: Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Commissioner Dever, Alternate Commissioner Robinson, Commissioner Thomas, Chairperson Deutschlander. Absent: Commissioner Morgan, Commissioner Lee).

The regular meeting of the Brian Head Planning Commission was adjourned at 2:59 pm

1/20/20

Date Approved

Ciera Claridge, Deputy Clerk