



BRIAN HEAD

The Regular Meeting of the
Brian Head Planning Commission
Town Hall - 56 North Highway 143 - Brian Head, UT 84719
TUESDAY, January 20, 2026 @ 1:00 PM

Planning Commission Meeting Minutes

Present: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas,
Commissioner Lee, Commissioner Dever, Alternate Commissioner Robinson

Staff Present: Greg Sant; Planning & Building Administrator, Bret Howser; Town Manager, Jared
Tubbs; Public Works Director, Nancy Leigh; Town Clerk, Amanda Hunter; Code
Enforcement, Ciera Claridge; Deputy Clerk.

A. CALL TO ORDER

Chairperson Deutschlander called to order the regular meeting of the Planning Commission at 1:00pm.

B. SWEARING IN OF PLANNING COMMISSIONER MEMBER

Nancy Leigh, Town Clerk, swore in newly appointed Commissioner Lee and Commissioner Thomas.

C. PLEDGE OF ALLEGIANCE

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

D. DISCLOSURES

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

E. APPROVAL OF THE MINUTES

Planning Commission Meeting November 4, 2025

Motion: Commissioner Dever moved to approve the November 4, 2025 Planning Commission Minutes. Commissioner Lee seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Lee, Commissioner Dever).

Planning Commission Meeting December 2, 2025

Motion: Commissioner Dever moved to approve the December 2, 2025 Planning Commission Minutes. Commissioner Morgan seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Lee, Commissioner Dever).

Planning Commission Meeting January 6, 2026

Motion: Commissioner Dever moved to approve the January 6, 2025 Planning Commission Minutes. Commissioner Thomas seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Lee, Commissioner Dever).

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

Commissioner Thomas and Commissioner Lee gave a brief introduction of themselves to the Commission.



Planning and Building Administrator Greg Sant informed the Planning Commission that the Town Council recently denied the Ridge View rezoning request following its public hearing and deliberation. Greg explained that the Council's decision was based on concerns related to zoning consistency, density, and overall compatibility with surrounding residential areas. He noted that the Council discussion emphasized the importance of maintaining appropriate transitions between zoning districts and avoiding isolated zoning changes that could be perceived as spot zoning. Greg stated that the Council's action provides guidance for future zoning considerations and reinforced the need for careful evaluation of General Plan consistency and neighborhood impacts when considering rezoning requests.

Town Manager Bret Howser expanded on the Council update, noting that Council requested the Planning Commission review areas between R-1 and R-3 zoning districts to determine whether additional R-2 transition zones may be appropriate. Bret also reminded the Commission of the upcoming Strategic Planning Retreat, scheduled for January 27-28, 2026. He then introduced Jared Tubbs as the Town's new Public Works Director.

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).

Chairperson Deutschlander opened the public hearing at 1:11pm. No public comments were made or received. The public hearing was closed at 1:12pm

2. **LEGISLATIVE ACTION:-** 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.

Greg Sant, Planning and Building Administrator, provided background on the proposed amendments, noting that several revisions focused on clarifying distinctions between single-family and multi-family dwellings, as well as townhomes and condominiums.

Commissioner Dever asked questions regarding homeowner's associations, noting that condominiums always require an HOA while townhomes may not. Commissioner Thomas suggested clarifying the language so that condominiums "must have" an HOA while townhomes "may have" one.

Greg highlighted that variance provisions were also clarified as part of the update.

The Commission discussed Section 9-7-1, Item #3, regarding Accessory Dwelling Units (ADUs). Greg read the provision limiting ADU size to 50 percent of the total square footage of the primary structure and clarified that a detached ADU may be constructed first, provided the primary structure is built later at twice the square footage of the ADU.

Commissioner Thomas recommended additional language to assist in the clarification of minimum square footage requirements. He suggested add onto the previous language read by Greg and including 'a detached ADU may be built first, and the primary structure built second, provided the primary structure is twice the total square footage of the detached ADU, and the ADU minimum square footage is 400 square feet or larger, bringing it into compliance with Brian Head.'

Commissioner Dever asked clarification on whether a configuration with a 1,000-square-foot ADU and a 2,000-square-foot primary dwelling would comply, even if building footprints appeared similar. Greg confirmed that compliance is based solely on **square footage**, not footprint.

Chairperson Deutschlander raised concerns regarding **parking requirements**, noting that a three-bedroom residence may reasonably require more than two parking spaces. Greg explained that the



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current standard of two spaces aligns with state code and existing Town standards. The Commission requested that parking requirements be brought back as a future agenda item.

Additional discussion included clarification of Sections 9-7-2 and 9-7-11, the Residential Zoning Matrix, and the requirement that 20 percent of a lot remain undisturbed during development. Mr. Sant confirmed this standard is consistent with other jurisdictions. The Commission discussed potentially rewording this requirement for consistency across residential zones.

Motion: Commissioner Dever moved to recommend to the Town Council approval of the proposed amendments to Chapters 2, 7, and 12 of Title 9 of the Land Management Code, including the changes outlined by staff and any additional corrections agreed to during the meeting. Commissioner Morgan seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Lee, Commissioner Dever).

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.

Flint Decker, Aspen Meadows Developer, introduced Curtis Nielson and Cody Survis with Ensign Engineering and explained that the presentation was intended as a workshop to bring new Planning Commission members up to speed on the Aspen Meadows Master Plan and Development Agreement.

Section 1: An Overview of the Project

Section 2: History and Key Agreements

Section 3: Next Phase of Development

Commissioner Thomas stated that he had no questions and expressed appreciation, as a builder, for the level of planning and attention reflected in the project. The Planning Commission thanked Flint and his team for this update.

H. ADJOURNMENT

Motion: Commissioner Dever moved to adjourn the regular Planning Commission meeting. Commissioner Morgan seconded the motion.

Action: **Motion carried 5-0-0** (Summary: Yes = 5 Vote: Chairperson Deutschlander, Commissioner Morgan, Commissioner Thomas, Commissioner Lee, Commissioner Dever).

2/3/26

Date Approved

Ciera Claridge, Deputy Clerk