



The Regular Meeting of the
BRIAN HEAD TOWN
PLANNING COMMISSION
56 N. Hwy 143, Brian Head, UT 84719
Via Zoom Meeting ID# [883 2201 6172](#)
www.zoom.us
Tuesday, June 01, 2021 @ 1:00 p.m.

Agenda

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. DISCLOSURES**
- D. REPORTS / PUBLIC INPUT**
- E. AGENDA ITEMS**

1. MINOR SUBDIVISION BY METES & BOUNDS

The Commission will review a proposed subdivision by Metes & Bounds. The proposed parcel for subdivision is A-1150-0005-0001-03 and is 3.36 acres.

F. ADJOURNMENT

Dated the 29th day of May, 2021

Available to Board Members as per Resolution No. 347 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 public body may participate by means of telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029, giving at least 48 hours advance notice.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in three public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall, Post Office and The Mall this 29th day of May, 2021. I also certify that I have posted a copy of this agenda on the Utah State Public Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum.



Wendy Dowland,
Planning Commission Secretary



STAFF REPORT TO THE PLANNING COMMISSION

SUBJECT: Subdivision by Metes & Bounds
AUTHOR: Wendy Dowland
DEPARTMENT: Administration
DATE: June 1, 2021
TYPE OF ITEM: Legislative Action

SUMMARY:

The Planning Commission recently reviewed and forwarded a recommendation to the Town Council regarding changes to Chapter 9 of the Land Management Code. The Town Council followed the recommendation and adopted the changes to Chapter 9.

ANALYSIS:

The following is the adopted language regarding subdivisions by metes and bounds

9-9-4: SUBDIVISION BY METES AND BOUNDS:

A. Purpose

1. The intent of subdivision by metes and bounds is to streamline the subdivision review and approval process for previously unsubdivided parcels in coordination with existing utilities and public infrastructure where no more than ten (10) residential parcels or no more than two (2) commercial parcels will result from the subdivision.

B. Standards for Review: When the subdivider is prepared to record specific parcels of property not previously subdivided, he or she must demonstrate to the satisfaction of the town the following:

1. The proposed parcels conform to the previously approved general plan and this title;
2. No additional public utilities or infrastructure are required to provide adequate public service to the
- 3.
4. newly divided lots;
5. The utility and/or vehicular access to remaining undeveloped property will not be impaired;
6. The proposed parcels will have access to existing necessary utilities;
7. That remnant parcels which did not previously exist are not created which, due to size, configuration or location, do not meet current zoning requirements and/or are not able to be developed; and
8. The proposed subdivision meets the criteria for exemption from the plat requirement set forth by the Utah Code Annotated section 10-9a-605, as amended.

C. Review Process: Subdivisions which qualify under this section shall be considered under the Minor Plat Amendment process described in section 9-9-3 (C) of this title.

A. Minor Plat Amendments (Section 9-9-3)

1. As provided for in Utah Code Annotated 10-9a-608(2), any plat amendment which meets the following criteria qualifies for the streamlined plat amendment process described in this section:
 - a. Does not increase the number of lots in the subdivision by more than ten (10) lots;
 - b. Does not reduce the number of lots in the subdivision by more than ten (10) lots;
 - c. Does not alter the plat in a manner that changes existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area;
 - d. Does not require additional public utilities or infrastructure to provide adequate public service to the newly divided lots; and
 - e. Does not create a lot that is smaller than the smallest lot within the existing subdivision plat.

STAFF RECOMMENDATION:

Staff recommends approving the subdivision by metes and bounds. After review, staff feels that the subdivision meets the requirements of Chapter 9 of the Land Management Code.

PROPOSED MOTION:

The Commission can deny, table or approve the subdivision by metes and bounds.

Recommended motion: I move to approve the Record of Survey subdividing parcel A-1150-0005-0001-03 into 7 smaller parcels and authorize the Town Manager to sign the Record of Survey subject to the appropriate legal descriptions and recording with the Iron County Recorder.

ATTACHMENTS:

Proposed Parcels (Record of Survey)

