



# BRIAN HEAD

The Regular Meeting of the  
**Brian Head Planning Commission**  
Town Hall - 56 North Highway 143 - Brian Head, UT 84719

Zoom Meetings ([Click Here](#))

Zoom Meeting ID# 818 2471 3750

**TUESDAY, June 3, 2025 @ 1:00 PM**

## AGENDA

- A. CALL TO ORDER** **1:00PM**  
**B. PLEDGE OF ALLEGIANCE**  
**C. DISCLOSURES**  
**D. APPROVAL OF THE MINUTES**  
May 20, 2025 Planning Commission Meeting

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

- F. AGENDA ITEMS:**

- 1. PUBLIC HEARING for Minor Plat Amendment at West Zion View Cabins RFD – Bret Howser, Town Manager** will give a brief introduction on this item.
- 2. CONSIDERATION of a MINOR PLAT AMENDMENT at West Zion View Cabins RFD – Bret Howser, Town Manger.** The Commission will consider a Minor Plat Amendment regarding a proposed plat amendment. – West Zion View Drive, LLC applicant.

- G. ADJOURNMENT**

**Date: June 3, 2025**

Available to Board Members as per Ordinance No. 11-003 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 Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

### CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in two public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall and Post Office, and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

*Ciera Claridge, Deputy Clerk*



May 15, 2025

Dear Property Owner:

An application has been received by Brian Head Town requesting a plat amendment for West Zion View Cabins Townhomes RPD and is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed plat amendment may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed plat amendment may submit written comments to the Brian Head Deputy Town Clerk @ [cclaridge@bhtown.utah.gov](mailto:cclaridge@bhtown.utah.gov) no later than June 2, 2025, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on June 3, 2025, at 1:00 p.m.

If you have any questions or need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

***Brian Head Town***

Greg Sant  
Building and Planning Administrator



Attachments  
A – Vicinity Maps



## ITEM: WEST ZION VIEW CABINS RPD MINOR PLAT AMENDMENT

**AUTHOR:** Greg Sant  
**DEPARTMENT:** Planning and Building  
**DATE:** June 3, 2025  
**TYPE OF ITEM:** Legislative Action

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### SUMMARY:

On April 25, 2025 West Zion View Drive, LLC applied for a Minor Plat Amendment amending their recorded plat of West Zion View Cabins Townhomes RPD. The original plat was recorded in May 2023.

### BACKGROUND:

The Preliminary Plat for this property consisting of 3.48 acres was approved in November 2021. The Preliminary Plat consisted of 24 units and a lot for a store. In February 2023 the final plat was submitted for approval that consisted of 22 units and a lot for a store. This plat was approved but never recorded. In April 2023 the developer decided to record a plat that had the 4 lots fronting Zion View Drive as the only platted lots on the entire parcel. It was the intention of the owner to come back and record the other 18 units and store lot at a later time.

After recording the original plat, the owner built 1 home on the property that received its Certificate of Occupancy on March 13, 2025. After completing this home, the owner decided to change the development strategy for the rest of this development. He is now wanting to create a phase 1 that is .51 acres and has the 4 homes that originally were fronting onto Zion View Drive as a separate phase. The rest of the property, 2.97 acres, would be left for the future phases.

There is a 2-inch water meter that is hooked up to the first home built. The owner's engineer has provided calculations showing that this size meter is large enough to serve the 4 units in this plat. For 2 of the 3 sewer hook-ups the owner will need to cut into the street to hook up to the sewer line in the street. The HOA will pay for the Town utilities as well as other common area expenses.

### ANALYSIS:

The following are the Standards for Review for a Minor Plat Amendment:

1. The proposed subdivision and use conform to the Town General Plan, Zoning Regulations, Public Works Standards, Design Standards chapter 12 of this title, and other relevant sections of this title.
2. The proposed method for fire protection complies with this title, and other regulations as applicable.
3. The layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, and visual impacts. (amd. ord. 24-014, 10-8-24)
4. Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, electric, telecommunications, trails, transit, snow storage areas, police and fire protection, and recreation.

5. Provide evidence to show that there is no encumbrance, lien or conveyance restricting the intended use of the lot.
6. Provide evidence from the County Treasurer that all ad valorem taxes applicable to the property have been paid.
7. Provide signature blocks on the plat signed by a representative of public utilities which identify their approval.

### **FINDINGS AND ANALYSIS:**

1. The proposed amendment to the subdivisions conforms to the Town General Plan and Zoning regulations as outlined in the LMC.
2. Fire Protection will not change and complies with all Town regulations.
3. The layout and design are responsive to the constraints of topography and geologic hazards. However, as proposed, 4 units on .51 acres is equal to 7.84 units per acre. The original Final Plat with the 22 units on 3.48 acres had a density of 6.32 units per acre. The R-2 zone allows up to 8 units per acre so this is within the zoning.
4. Adequate public services are available to meet the needs of the proposed change.
5. There is no incumbrance restricting the intended use of this change.
6. Per the current Title Report, all property taxes have been paid for 2024.
7. Applicants have submitted a draft Final Plat Amendment that has been reviewed by the Town Surveyor, and it has been approved.

### **STAFF RECOMMENDATION:**

Staff Recommends this plat amendment be approved with the following conditions of approval:

1. The CC&R's have been turned in and the Town Attorney needs to review them.

### **PROPOSED MOTION:**

I move that the Minor Plat Amendment at West Zion View Cabins Townhomes RPD be approved per the Findings and Analysis outlined above and with the conditions of approval recommended by staff.

### **ATTACHMENTS:**

- A – Preliminary Plat approved
- B – Current Plat
- C – Proposed Amended Plat



VICINITY MAP  
(N.T.S.)

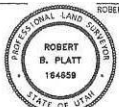


# FINAL PLAT FOR WEST ZION VIEW CABINS TOWNHOMES RPD (VACATED AND AMENDED PLAT OF LOTS 2, 3, & 4 CRYSTAL AIRE SUBDIVISION) WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., S1/4B&M BRIAN HEAD TOWN, IRON COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 32, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY THAT ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MEASUREMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS WEST ZION VIEW CABINS TOWNHOMES RPD, PHASE 1, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

DATE: \_\_\_\_\_ ROBERT B. PLATT PLS #164659



## PROPERTY DESCRIPTION

LOTS 2, 3, & 4, CRYSTAL AIRE SUBDIVISION PER THE AMENDED FINAL PLAT ON RECORD IN THE IRON COUNTY SURVEY RECORD.

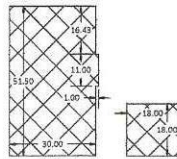
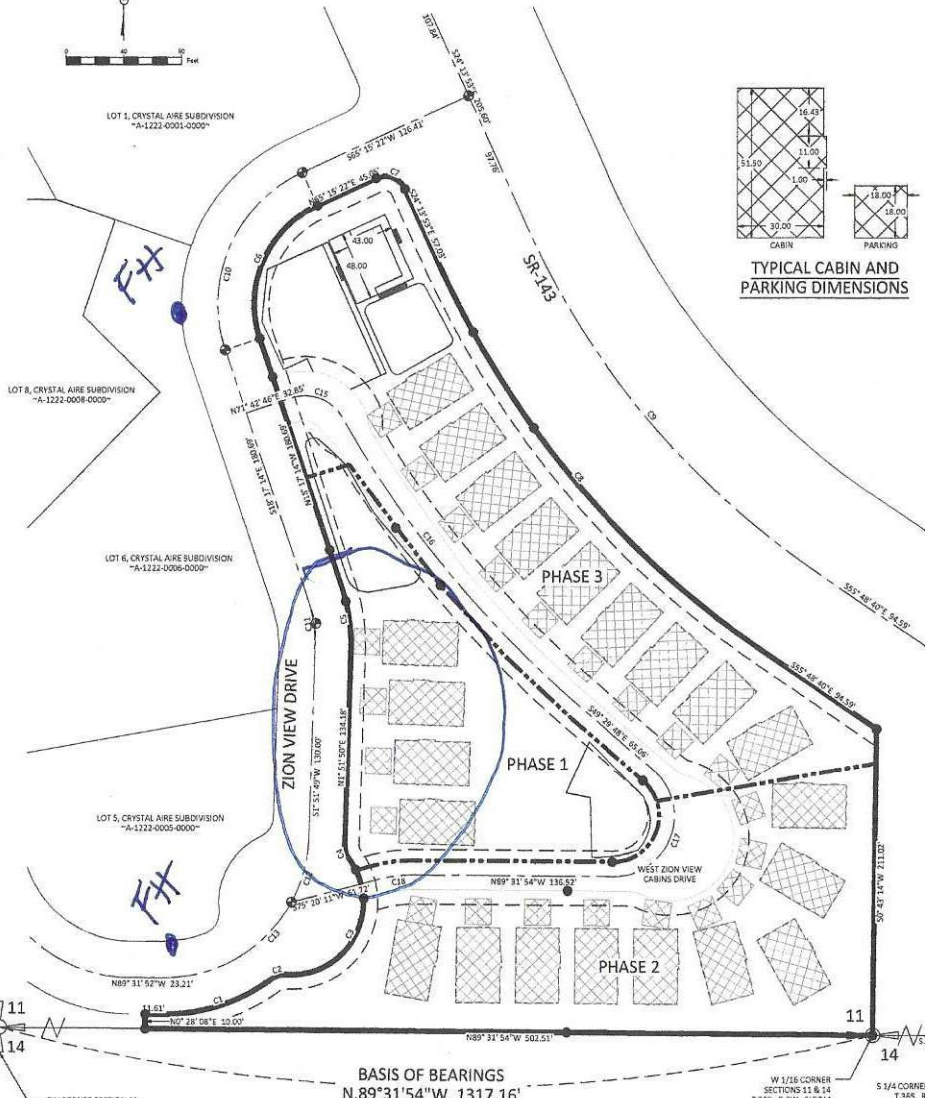
## SURVEY NARRATIVE

THIS FINAL PLAT WAS REQUESTED BY JUDSON SHANNON. THE PURPOSE OF THIS FINAL PLAT IS TO DEFINE WEST ZION VIEW CABINS TOWNHOMES RPD, PHASE 1, BASIS OF BEARINGS IS S.89°31'54"E, ALONG THE SOUTH LINE OF SECTION 11, T.36S., R.9W., S1/4B&M FROM THE SW CORNER OF SAID SECTION 11 TO THE WEST 1/4 CORNER OF SECTIONS 11 AND 14, T.36S., R.9W., S1/4B&M.

## LEGEND

- PRIVATE
- COMMON
- EXISTING STREET CONTROL MONUMENT
- DENOTES 5/8" DIAMETER BY 20" REBAR WITH A YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #164659

| CURVE TABLE |         |         |            |                 |              |
|-------------|---------|---------|------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 80.52'  | 125.00' | 36°54'23"  | N73°00'53"E     | 79.13'       |
| C2          | 10.62'  | 15.00'  | 40°34'13"  | N73°50'45"E     | 10.40'       |
| C3          | 114.36' | 50.00'  | 131°04'15" | N28°35'44"E     | 91.02'       |
| C4          | 10.16'  | 15.00'  | 38°48'13"  | N17°32'17"W     | 9.97'        |
| C5          | 43.96'  | 125.00' | 20°09'05"  | N8°32'43"W      | 43.74'       |
| C6          | 109.36' | 75.00'  | 83°32'36"  | N23°29'04"E     | 89.92'       |
| C7          | 23.70'  | 15.00'  | 90°30'45"  | S69°29'16"E     | 21.31'       |
| C8          | 352.58' | 639.69' | 31°34'43"  | S40°01'17"E     | 348.13'      |
| C9          | 316.20' | 573.69' | 31°34'43"  | S40°01'17"E     | 312.21'      |
| C10         | 145.81' | 100.00' | 83°32'36"  | S23°29'04"W     | 133.23'      |
| C11         | 35.17'  | 100.00' | 20°09'05"  | S8°12'43"E      | 34.96'       |
| C12         | 46.58'  | 100.00' | 26°41'23"  | S15°12'30"W     | 46.16'       |
| C13         | 108.06' | 100.00' | 61°54'56"  | S59°30'40"W     | 102.88'      |
| C14         | 145.05' | 100.00' | 83°27'01"  | N47°48'21"W     | 133.11'      |
| C15         | 41.23'  | 30.00'  | 78°44'40"  | S68°54'54"E     | 38.06'       |
| C16         | 260.22' | 747.19' | 19°57'15"  | S39°31'11"E     | 258.91'      |
| C17         | 102.60' | 42.00'  | 139°57'54" | S20°23'09"W     | 78.93'       |
| C18         | 26.41'  | 100.00' | 15°07'55"  | S62°54'09"W     | 26.33'       |



TYPICAL CABIN AND  
PARKING DIMENSIONS

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREIN, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWNHOMES, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER AS WEST ZION VIEW CABINS TOWNHOMES RPD, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:  
I HAVE SET MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

JUDSON SHANNON

## ACKNOWLEDGEMENT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, PERSONALLY APPEARED BEFORE ME THE JUDSON SHANNON, WHO DUTY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREOF FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

## NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

## PLANNING COMMISSION APPROVAL

I, CHAIRPERSON OF BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT, HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

CHAIRPERSON

ATTEST:

BRIAN HEAD TOWN RECORDER

## TOWN ENGINEER'S APPROVAL

BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BRIAN HEAD TOWN ENGINEER

## TOWN MANAGER APPROVAL

BRIAN HEAD TOWN MANAGER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BRIAN HEAD TOWN MANAGER

## ATTORNEY'S APPROVAL

BRIAN HEAD TOWN ATTORNEY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BRIAN HEAD TOWN ATTORNEY

## COUNTY TREASURER CLEARANCE

THE IRON COUNTY TREASURER'S OFFICE HEREBY CERTIFIES THAT ALL TAXES, INTEREST, AND PENALTIES OWING ON THIS FINAL PLAT ARE CURRENT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

IRON COUNTY TREASURER

## UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT, AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

DOMINION ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

SOUTHERN UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO: \_\_\_\_\_ FEE: \_\_\_\_\_

RECORDED AT THE REQUEST OF \_\_\_\_\_

**P. PLATT & P. PLATT, INC.**  
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS  
195 N. 100 E.  
CEDAR CITY, UT 84720  
TEL: (435) 586-4151  
FAX: (435) 586-8557  
EMAIL: PLATT@INFOWEST.COM

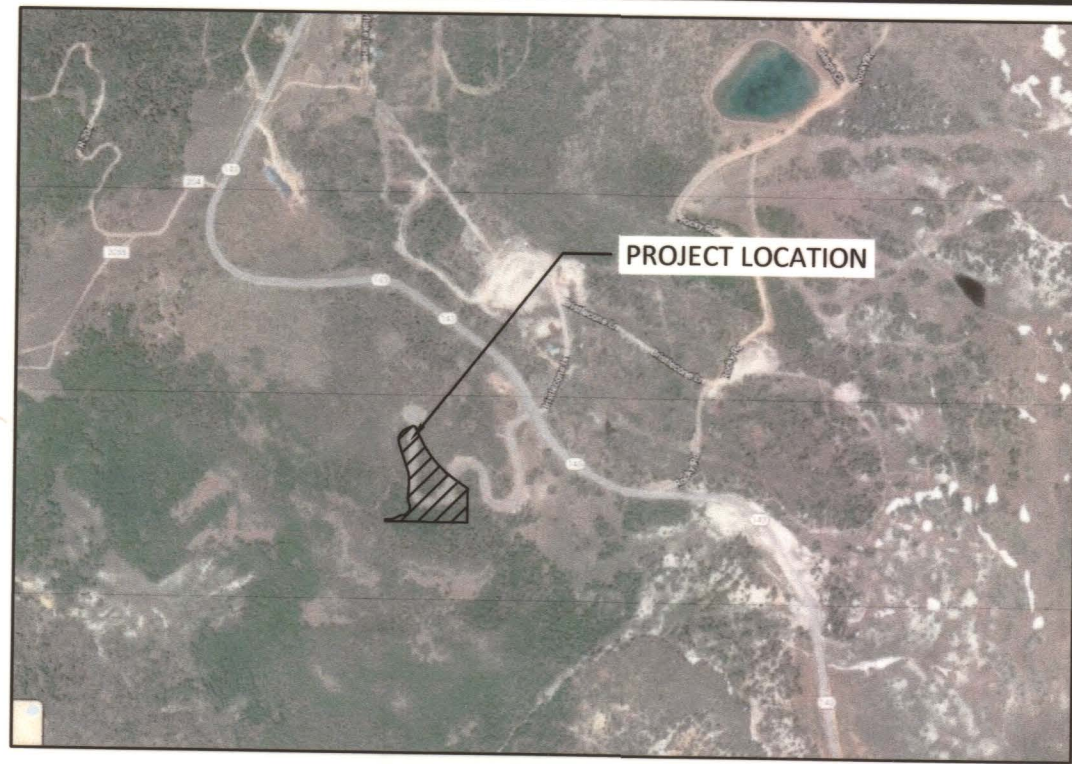


| DESCRIPTION | DATE | DATE |
|-------------|------|------|
|             |      |      |
|             |      |      |
|             |      |      |

FINAL PLAT FOR  
WEST ZION VIEW CABINS  
TOWNHOMES RPD  
(VACATED AND AMENDED PLAT OF LOTS 2, 3, & 4 CRYSTAL AIRE SUBDIVISION)  
WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., S1/4B&M  
BRIAN HEAD TOWN, IRON COUNTY, UTAH



DRAWN BY:  
H.K. HULET  
CHECKED BY:  
R.B. PLATT  
DATE: Feb 22, 2023  
SCALE: 1" = 40'



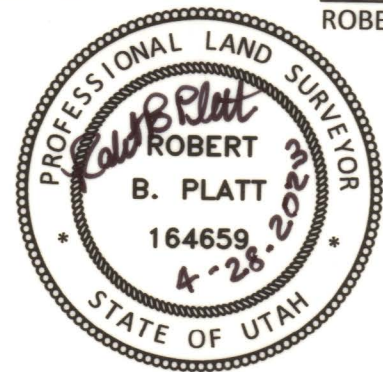
VICINITY MAP  
(N.T.S.)

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS WEST ZION VIEW CABINS TOWNHOMES RPD, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

4-28-2023  
DATE

ROBERT B. PLATT  
ROBERT B. PLATT PLS #164659



PROPERTY DESCRIPTION

BEGINNING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SLB&M; THENCE N.89°31'52"W. ALONG THE SECTION LINE 502.51 FEET, THENCE N.0°28'08"E. 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ZION VIEW DRIVE, THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF ZION VIEW DRIVE THE FOLLOWING 10 CALLS: (1) THENCE S.89°31'52"E. 11.61 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 80.52 FEET (THE CHORD OF SAID CURVE BEARS N.72°00'53"E. 79.13 FEET) TO A POINT OF A REVERSE CURVE, (3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 10.62 FEET (THE CHORD OF SAID CURVE BEARS N.73°50'45"E. 10.40 FEET) TO A POINT OF REVERSE CURVE, (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 114.38 FEET (THE CHORD OF SAID CURVE BEARS N.28°35'44"E. 91.02 FEET) TO A POINT OF REVERSE CURVE, (5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 10.16 FEET (THE CHORD OF SAID CURVE BEARS N.17°32'17"W. 9.97 FEET), (6) THENCE N.1°51'49"E. 134.18 FEET TO A POINT OF CURVE, (7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 43.96 FEET (THE CHORD OF SAID CURVE BEARS N.8°12'43"W. 43.74 FEET), (8) THENCE N.18°17'14"W. 180.69 FEET TO A POINT OF CURVE, (9) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET A DISTANCE OF 109.36 FEET (THE CHORD OF SAID CURVE BEARS N.23°29'04"E. 99.92 FEET), (10) THENCE N.65°15'22"E. 45.05 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.70 FEET (THE CHORD OF SAID CURVE BEARS S.69°29'16"E. 21.31 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SR-143, THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: (1) THENCE S.24°13'53"E. 57.03 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 639.69 FEET A DISTANCE OF 352.58 FEET (THE CHORD OF SAID CURVE BEARS S.40°01'17"E. 348.13 FEET), (3) THENCE S.55°48'40"E. 94.59 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 11, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°43'14"W. ALONG SAID 1/16 LINE 211.02 FEET TO THE POINT OF BEGINNING. CONTAINS 3.48 ACRES OF LAND.

SURVEY NARRATIVE

THIS FINAL PLAT WAS REQUESTED BY JUDSON SHANNON. THE PURPOSE OF THIS FINAL PLAT IS TO DEFINE WEST ZION VIEW CABINS TOWNHOMES RPD. BASIS OF BEARINGS IS S.89°31'52"E. ALONG THE SOUTH LINE OF SECTION 11, T.36S., R.9W., SLB&M FROM THE SW CORNER OF SAID SECTION 11 TO THE THE SOUTH QUARTER CORNER OF SAID SECTION 11. BOTH CORNERS ARE FOUND BRASS CAP MONUMENTS.

LEGEND:

- PRIVATE  
COMMON  
EXISTING STREET CONTROL MONUMENT  
DENOTES 5/8" DIAMETER BY 20" REBAR WITH A YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #164659

| CURVE TABLE |         |         |            |                 |              |
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LOT 1, CRYSTAL AIRE SUBDIVISION  
"A-1222-0001-0000"

LOT 8, CRYSTAL AIRE SUBDIVISION  
"A-1222-0008-0000"

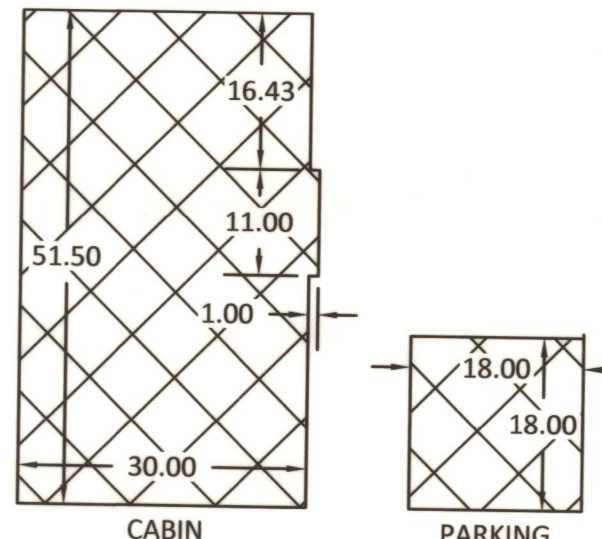
LOT 6, CRYSTAL AIRE SUBDIVISION  
"A-1222-0006-0000"

LOT 5, CRYSTAL AIRE SUBDIVISION  
"A-1222-0005-0000"

10 11  
15 14

SW CORNER SECTION 11  
T.36S., R.9W., SLB&M  
FOUND BRASS CAP

BASIS OF BEARINGS  
S.89°31'52"E. 2634.31'



TYPICAL CABIN AND  
PARKING DIMENSIONS

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | S88°08'10"E | 40.10' |
| L2         | S88°08'10"E | 35.10' |
| L3         | S88°08'10"E | 30.08' |
| L4         | S88°08'10"E | 25.10' |
| L5         | S88°08'11"E | 25.00' |
| L6         | N71°42'46"E | 25.00' |
| L7         | N71°42'46"E | 25.00' |
| L8         | S24°44'38"E | 25.00' |
| L9         | N1°51'50"E  | 11.00' |
| L10        | N1°51'50"E  | 11.79' |

W 1/16 CORNER  
SECTIONS 11 & 14  
T.36S., R.9W., SLB&M  
CALCULATED  
POB

S 1/4 CORNER SECTION 11  
T.36S., R.9W., SLB&M  
FOUND BRASS CAP

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WEST ZION VIEW DRIVE LLC, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TOWNHOMES, STREETS, AND EASEMENTS TO BE KNOWN HEREFTER AS WEST ZION VIEW CABINS TOWNHOMES RPD, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF:  
I HAVE SET MY HAND THIS 3rd DAY OF May 2023.

CASEY SHANNON, MANAGING MEMBER  
WEST ZION VIEW DRIVE LLC

ACKNOWLEDGEMENT

ON THIS THE 3rd DAY OF May 2023, PERSONALLY APPEARED BEFORE ME CASEY SHANNON, MANAGING MEMBER, WEST ZION VIEW DRIVE LLC, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

Judith Ann Jackson  
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: Judith Ann Jackson  
COMMISSION NUMBER: 2393334  
MY COMMISSION EXPIRES: 2/8/2026  
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

PLANNING COMMISSION APPROVAL

I, David S. Houser, CHAIRPERSON OF BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT, HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE 6 DAY OF June 2023.

David S. Houser  
CHAIRPERSON

ATTEST:  
BRIAN HEAD TOWN RECORDER

TOWN ENGINEER'S APPROVAL

I, Rhett Beare, BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 1st DAY OF June 2023.

Rhett Beare  
BRIAN HEAD TOWN ENGINEER

TOWN MANAGER'S APPROVAL

I, Bret Houser, BRIAN HEAD TOWN MANAGER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 3rd DAY OF May 2023.

Bret Houser  
BRIAN HEAD TOWN MANAGER

ATTORNEY'S APPROVAL

I, Eric Johnson, BRIAN HEAD TOWN ATTORNEY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME ON THIS THE 12th DAY OF June 2023.

Eric Johnson  
BRIAN HEAD TOWN ATTORNEY

COUNTY TREASURER CLEARANCE

THE IRON COUNTY TREASURER'S OFFICE HEREBY CERTIFIES THAT ALL TAXES, INTEREST, AND PENALTIES OWING ON THIS FINAL PLAT ARE CURRENT ON THIS THE 20th DAY OF June 2023.

IRON COUNTY TREASURER

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT, AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK

5/10/23  
DATE

Rocky Mountain Power

5-11-2023  
DATE

DOMINION ENERGY

5-11-2023  
DATE

SOUTH CENTRAL COMMUNICATIONS

5-11-2023  
DATE

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 17th DAY OF July 2023.

BOOK: 1648 PAGE: 1443

Cassi R. Jeffries  
COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO: 807479 FEE: \$58.00

RECORDED AT THE REQUEST OF PLATT+PLATT INC.

PLATT  
&  
PLATT, INC

CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS

195 N. 100 E.  
CEDAR CITY, UT 84720

TEL: (435) 586-6151

FAX: (435) 586-8567

EMAIL:  
PLATT@INFOWEST.COM



| REVISION    | DATE | DATE | DATE |
|-------------|------|------|------|
| DESCRIPTION |      |      |      |

FINAL PLAT FOR  
WEST ZION VIEW CABINS  
TOWNHOMES RPD  
WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., SLB&M  
BRIAN HEAD TOWN, IRON COUNTY, UTAH

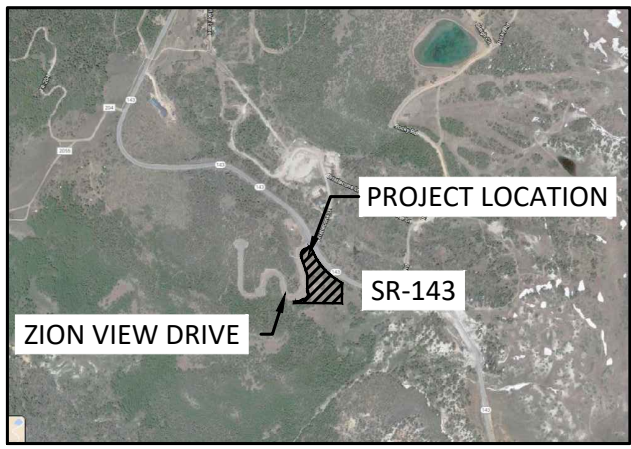
DRAWN BY:  
H.K. HULET

CHECKED BY:  
R.B. PLATT

DATE: Apr 28, 2023

SCALE: 1" = 40'

PAGE: 1 OF 1

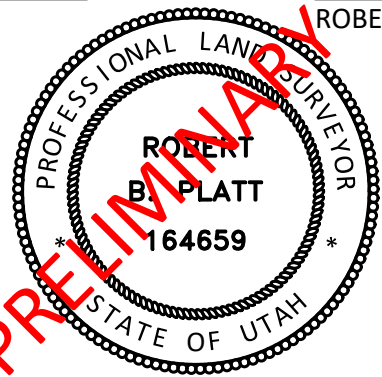


VICINITY MAP  
(N.T.S.)

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS WEST ZION VIEW CABINS TOWNHOMES RPD AMENDED, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

DATE \_\_\_\_\_ ROBERT B. PLATT PLS #164659



LEGAL DESCRIPTION LOT #1

BEGINNING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SLB&M; THENCE N.89°31'52"W. ALONG THE SECTION LINE 502.51 FEET, THENCE N.0°28'08"E. 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ZION VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: (1) S.89°31'52"E. 11.61 FEET TO A POINT OF CURVE, (2) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 80.52 FEET (THE CHORD OF SAID CURVE BEARS N.72°00'53"E. 79.13 FEET) TO A POINT OF A REVERSE CURVE, (3) ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 10.62 FEET (THE CHORD OF SAID CURVE BEARS N.73°50'45"E. 10.40 FEET) TO A POINT OF REVERSE CURVE, AND (4) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 100.38 FEET (THE CHORD OF SAID CURVE BEARS N.36°36'54"E. 84.35 FEET), THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.87°58'23"E. 102.98 FEET, THENCE N.0°56'23"E. 198.61 FEET, THENCE N.87°58'10"W. 117.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ZION VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: (1) N.18°17'14"W. 180.69 FEET TO A POINT OF CURVE, (2) ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET A DISTANCE OF 109.36 FEET (THE CHORD OF SAID CURVE BEARS N.23°29'04"E. 99.92 FEET), AND (3) N.65°15'22"E. 45.05 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 23.70 FEET (THE CHORD OF SAID CURVE BEARS S.69°29'16"E. 21.31 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SR-143, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: (1) S.24°13'53"E. 57.03 FEET TO A POINT OF CURVE, (2) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 639.69 FEET A DISTANCE OF 352.58 FEET (THE CHORD OF SAID CURVE BEARS S.40°01'17"E. 348.13 FEET), AND (3) S.55°48'40"E. 94.59 FEET TO THE EAST LINE OF THE SW1/4SW1/4 OF SAID SECTION 11, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.0°43'14"W. ALONG SAID 1/16 LINE 211.02 FEET TO THE POINT OF BEGINNING.  
CONTAINS 2.97 ACRES OF LAND.

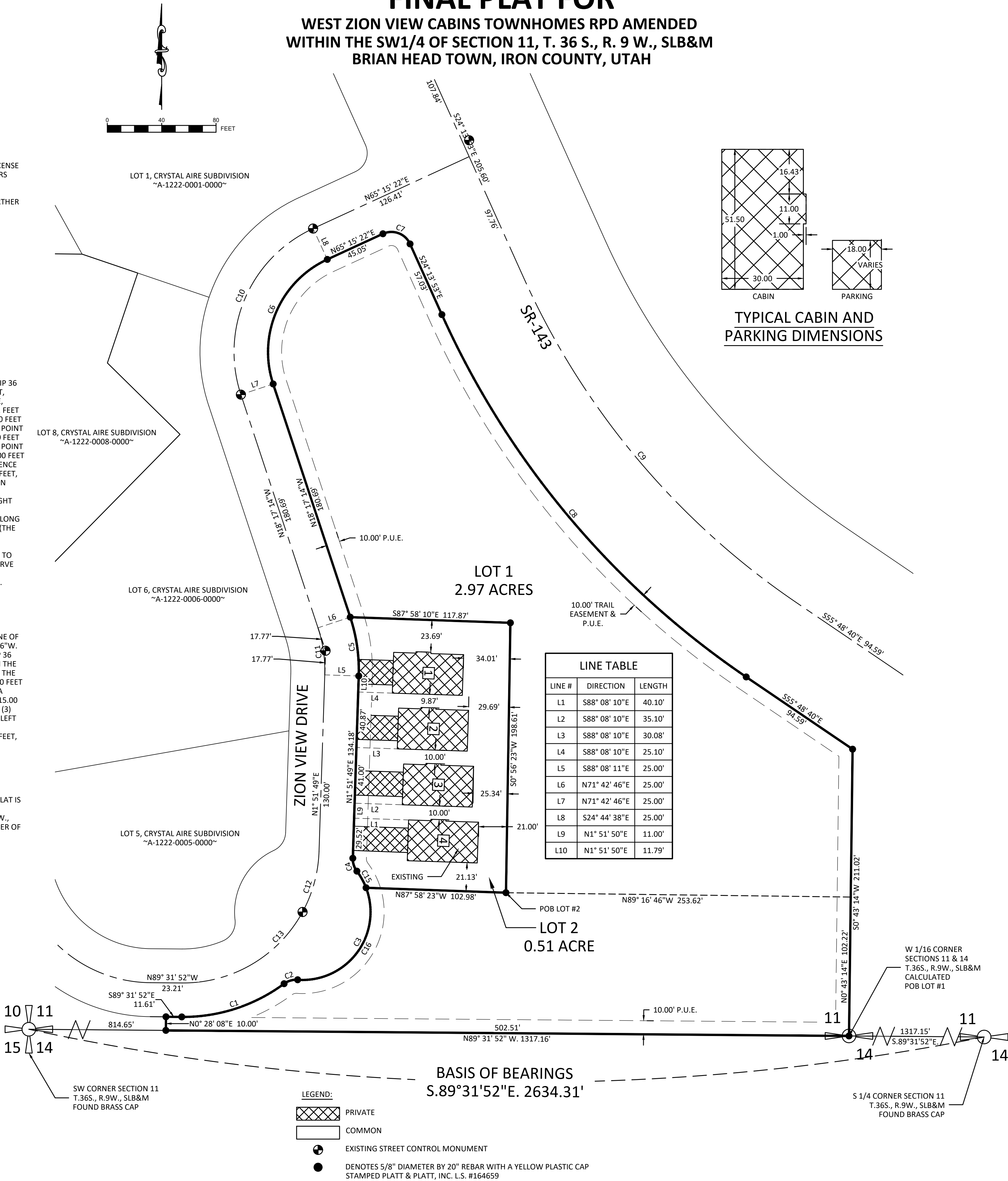
LEGAL DESCRIPTION LOT #2

BEGINNING AT A POINT THAT IS SITUATED N.0°43'14"E. 102.22 FEET ALONG THE EAST LINE OF THE SW1/4SW1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SLB&M; AND N.89°16'46"W. 253.62 FEET FROM THE WEST 1/16TH CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SLB&M; THENCE N.87°58'23"W. 102.98 FEET TO A POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF ZION VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 14.00 FEET (THE CHORD OF SAID CURVE BEARS N.28°55'14"W. 13.95 FEET) TO A POINT OF REVERSE CURVE, (2) ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 10.16 FEET (THE CHORD OF SAID CURVE BEARS N.17°32'17"W. 9.97 FEET), (3) N.1°51'49"E. 134.18 FEET TO A POINT OF CURVE, AND (4) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 43.96 FEET (THE CHORD OF SAID CURVE BEARS N.8°12'43"W. 43.74 FEET), THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.87°58'10"E. 117.87 FEET, THENCE S.0°56'23"W. 198.61 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.51 ACRE OF LAND.

NOTES

- THIS FINAL PLAT WAS REQUESTED BY JUDSON SHANNON. THE PURPOSE OF THIS FINAL PLAT IS TO DEFINE WEST ZION VIEW CABINS TOWNHOMES RPD AMENDED.
- BASIS OF BEARINGS IS S.89°31'54"E. ALONG THE SOUTH LINE OF SECTION 11, T.36S., R.9W., SLB&M FROM THE SW CORNER OF SAID SECTION 11 TO THE THE SOUTH QUARTER CORNER OF SAID SECTION 11. BOTH CORNERS ARE FOUND BRASS CAP MONUMENTS.

| CURVE TABLE |         |         |            |                 |              |
|-------------|---------|---------|------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 80.52'  | 125.00' | 36°54'29"  | N72°00'53"E     | 79.13'       |
| C2          | 10.62'  | 15.00'  | 40°34'13"  | N73°50'45"E     | 10.40'       |
| C3          | 114.38' | 50.00'  | 131°04'15" | N28°35'44"E     | 91.02'       |
| C4          | 10.16'  | 15.00'  | 38°48'13"  | N17°32'17"W     | 9.97'        |
| C5          | 43.96'  | 125.00' | 20°09'05"  | N8°12'43"W      | 43.74'       |
| C6          | 109.36' | 75.00'  | 83°32'36"  | N23°29'04"E     | 99.92'       |
| C7          | 23.70'  | 15.00'  | 90°30'45"  | S69°29'16"E     | 21.31'       |
| C8          | 352.58' | 639.69' | 31°34'47"  | S40°01'17"E     | 348.13'      |
| C9          | 316.20' | 573.69' | 31°34'47"  | S40°01'17"E     | 312.21'      |
| C10         | 145.81' | 100.00' | 83°32'36"  | S23°29'04"W     | 133.23'      |
| C11         | 35.17'  | 100.00' | 20°09'03"  | S8°12'43"E      | 34.99'       |
| C12         | 46.58'  | 100.00' | 26°41'23"  | S15°12'30"W     | 46.16'       |
| C13         | 108.06' | 100.00' | 61°54'56"  | S59°30'40"W     | 102.88'      |
| C14         | 145.65' | 100.00' | 83°27'01"  | N47°48'21"W     | 133.11'      |
| C15         | 14.00'  | 50.00'  | 16°02'18"  | N28°55'14"W     | 13.95'       |
| C16         | 100.38' | 50.00'  | 115°01'57" | N36°36'54"E     | 84.35'       |



OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WEST ZION VIEW DRIVE LLC, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON.

IN WITNESS WHEREOF:  
I HAVE SET MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CASEY SHANNON, MANAGING MEMBER  
WEST ZION VIEW DRIVE LLC

ACKNOWLEDGEMENT

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025., PERSONALLY APPEARED BEFORE ME CASEY SHANNON, MANAGING MEMBER, WEST ZION VIEW DRIVE LLC, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING COMMISSION APPROVAL

I, \_\_\_\_\_ CHAIRPERSON OF BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT, HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRPERSON

ATTEST: \_\_\_\_\_  
BRIAN HEAD TOWN RECORDER

TOWN ENGINEER'S APPROVAL

I, \_\_\_\_\_ BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BRIAN HEAD TOWN ENGINEER

TOWN MANAGER'S APPROVAL

I, \_\_\_\_\_ BRIAN HEAD TOWN MANAGER, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BRIAN HEAD TOWN MANAGER

ATTORNEY'S APPROVAL

I, \_\_\_\_\_ BRIAN HEAD TOWN ATTORNEY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS EXAMINED AND ACCEPTED BY ME ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BRIAN HEAD TOWN ATTORNEY

COUNTY TREASURER CLEARANCE

THE IRON COUNTY TREASURER'S OFFICE HEREBY CERTIFIES THAT ALL TAXES, INTEREST, AND PENALTIES OWING ON THIS FINAL PLAT ARE CURRENT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

IRON COUNTY TREASURER

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE DESIGNATED EASEMENTS SHOWN ON THIS PLAT, AND GUARANTEE THE INSTALLATION OF OUR UTILITIES.

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_  
ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
ENBRIDGE \_\_\_\_\_ DATE \_\_\_\_\_  
SOUTH CENTRAL COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CARRI JEFFRIES  
IRON COUNTY RECORDER

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

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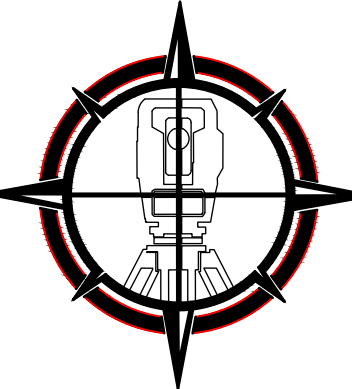
RECORDED AT THE REQUEST OF: \_\_\_\_\_

**PLATT & PLATT, INC**  
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS  
195 N. 100 E.  
CEDAR CITY, UT 84720

TEL: (435) 586-6151

FAX: (435) 586-8567

EMAIL:  
PLATT@INFOWEST.COM



| REVISION |    | DATE | DATE | DATE | DATE | DESCRIPTION |
|----------|----|------|------|------|------|-------------|
| NO.      | BY |      |      |      |      |             |
|          |    |      |      |      |      |             |
|          |    |      |      |      |      |             |
|          |    |      |      |      |      |             |
|          |    |      |      |      |      |             |

FINAL PLAT FOR  
**WEST ZION VIEW CABINS  
TOWNHOMES RPD AMENDED**  
WITHIN THE SW1/4 OF SECTION 11, T. 36 S., R. 9 W., SLB&M  
BRIAN HEAD TOWN, IRON COUNTY, UTAH

**PRELIMINARY**

DRAWN BY:  
S.J. CHRISTENSEN

CHECKED BY:  
R.B. PLATT

DATE: Apr 08, 2025

SCALE: 1" = 40'

PAGE: 1 OF 1