



The Regular Meeting of the
Brian Head Town Council

Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
www.Zoom.us [\(Click Here\)](#)

Via Zoom Meeting ID# 865 4384 0583

TUESDAY, OCTOBER 14, 2025 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER**
- B. **PLEDGE ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES:**
 - 1) August 26, 2025, Town Council Meeting
 - 2) September 23, 2025, Town Council Meeting
- E. **REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS.** Public input is limited to three (3) minutes on non-agenda items.
- F. **AGENDA ITEMS**
 - 1. **CROOKED RIVER HOMEOWNERS' ASSOCIATION REQUEST.** Greg Sant, Building/Planning Administrator. The Council will consider a request from the Crooked River Homeowners Association .
 - 2. **CITIZENS' VOICE AD HOC COMMITTEE UPDATE.** Skyler Bennett, Committee Member. The Citizens' Voice Ad Hoc Committee will give an initial update on a survey study.
 - 3. **BRIAN HEAD RESORT MID-WEEK OPERATIONS.** Bret Howser, Town Manager. Bret will give an update on the Resort's mid-week operations.
 - 4. **FUTURE AGENDA ITEMS.** Discussion on potential items for future Council agendas.
- G. **ADJOURNMENT**

Date: October 10, 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 public board may participate by means of electronic communications. 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 at the following conspicuous locations; the Post Office, The Mall, and the Brian Head Town Hall and have posted copies on the Utah Meeting Notice Website and the Brian Head Town website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Nancy Leigh, Town Clerk



BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM:

PLANNING AND BUILDING DEPARTMENT REPORT

Author: Greg Sant
 Department: Planning and Building

Date: October 14, 2025
 Type of Item: Informational

Building Report:

2025 Building Permits Summary:	September	2025	YTD Sept. 2024
Issued Permits by Category -			
Single Family Dwellings	0	5	17
Townhomes (in Dwellings)	0	15	15
Additions/Remodels/Accessory Unit	0	10	6
Minor Alterations	2	20	19
Tree Removal	5	27	16
Commercial	0	2	2
Utilities (Electric and Gas)	0	4	4
Total	7	83	79

2025 Land Use Permits Summary:			
Issued Permits by Category –			
Grading/Excavation Subdivision	0	2	5
Trenching/Encroachment	5	16	17
Total	5	18	22

2025 Land Use Submitted Applications:			
By Category –			
Conditional Use Permits	1	1	2
Lot Line Adjustment/Minor Plat Amendments	1	3	3
Preliminary Plat	0	0	1
Final/ Amended Plat	0	5	3
Vacating ROW/Easement	0	1	1
Zone Amendment	0	0	1
Total	2	10	11

2025 Summary of Fees Collected:	September	2025
By Category -		
Building Permit Fees	\$0.00	33,624.76
Plan Check Fees	\$0.00	31,436.84
Encroachment Permits	\$0.00	2,450.00
Tree and Grading Permit Fees	\$0.00	3,025.00
Land Use Permit Fees	\$5,400.00	21,250.00
Sub-Total	\$5,400.00	91,786.60

2025 Summary of Impact Fees Collected:	September	2025
<u>Impact Fees Collected</u>		
Water Connection and Impact Fees	\$0.00	74,016.16
Sewer Connection and Impact Fees	\$7,243.56	23,877.79
Total Fees Collected	\$7,243.56	97,893.95

2025 Inspections Summary:	September	2025	YTD Sept. 2024
Inspections by Permit Type –			
Single Family Homes and Cabins	41	208	
Multi-Family (Townhomes)	29	198	
Additions/Remodels/Minor Alterations	4	24	
Commercial	5	19	
Utilities	1	6	
Fire Mitigation	0	4	
Grading	0	0	
Total	80	459	445



Brian Head Town Council Update

October 1, 2025

Marshal's Office:

Fall has been a great time on the mountain this year. The marshal's office has been busy but has been able to keep up with the requests for service as well as get some much-needed down time while using up vacation hours. The mountain is a great place to work and recreate and that rings true for our marshal's as well. This past month we handled a bunch of fire inspections for STR's. You can tell it is time for people to update their rentals, and we took care of 32 fire inspections for them.

Deputies also have been doing a lot to follow up and present to the attorney for review on a sexual assault case that occurred in September. Deputies have concluded their investigation including evidence collection and many interviews and have turned it into the county attorney for review.

We had a couple of high stress medicals this past month. One was with an elderly female who called 9-1-1 and said she wasn't feeling well. As dispatch was on the phone with her, she collapsed. When deputies arrived, there was no answer at the door. The door was forced open, and the female was unresponsive. After numerous rounds of CPR, it was determined that she had passed. The investigation concluded that numerous preexisting illness caused her death. Deputies also responded to another motorcycle accident that the patients were flown by helicopter to medical treatment and an unconscious individual at one of our hotels. As far as we know these people are on the road to recovery.

Deputy Abbott was able to write a successful FEMA grant for just shy of \$60,000. This grant will provide us with 3 newer (refurbished) 12-lead monitors that we can keep certified and find parts for. Our current 12-leads are no longer supported, and it makes it difficult to keep them operating. These new (refurbished) 12-leads run for about \$18,000 each. A brand new one would cost us around \$30,000. So, we really appreciate Deputy Danny Abbott and his grant writing skills.

Our newest Deputy Kaden Sorenson has been doing great at POST. He has been passing all his benchmark tests at a very high level. He will be finishing up his Special Functions Officer (SFO) training in early October. He will have a few days off before he starts his Law Enforcement Officer (LEO) training. We will be able to get him out and have him do some field training and qualify him to carry a firearm while he is on this course break. You may see him around with Deputy Caylor Mathews. Deputy Mathews will be doing a lot of his field training (FTO) as he has

just recently been certified to be a Field Training Officer (FTO). Deputy Sorenson will go back to POST on October 15 and start his final push to certification. He should conclude POST on December 18th.

Last, but not least. Deputy Jared Burton has decided that it is time for him to retire. After 22 ½ years with Brian Head Marshal's Office he is riding off into the sunset. We will greatly miss Jared and his skills and personality that he brought our community. We will start working towards filling his position ASAP. He has big boots to fill and the recruiting process has become very challenging.

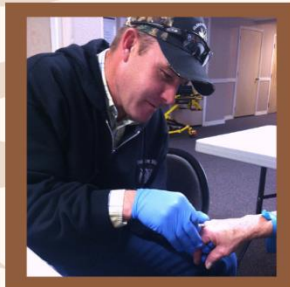
Fire Department:

We had a couple of calls this month for vehicle accidents, and some excellent training. We greatly appreciate our volunteer firefighters who respond when needed. We also recognize the time commitment that our training requires and appreciate that as well. Some of our volunteers have been coming in and helping around the station. This dedication from them has repaired small items that are often overlooked. The station looks clean and neat, and the trucks are getting checked more regularly. We have found a couple of weak batteries on some of our fire apparatus and have been able to remedy the issues thanks to volunteers coming in and checking equipment.

YOU'RE INVITED TO

Retirement **PARTY**

HONORING
Jared Burton



OCTOBER

TUESDAY

14

4:00-6:00 PM

2025

535 S VASELS RD.
BRIAN HEAD UT 84719



BRIAN HEAD

PUBLIC WORKS DEPARTMENT UPDATE

Oct. 9th, 2025

The Public Works Department continues to work on projects as well as daily upkeep. In addition; PW have completed Blue Stake markings for the month. Daily monitoring of the three major infrastructure projects on going in town. Hwy line replacement is currently 98 % complete, Forest / Rue Jolley/Aoki Michie looping project is currently 90% complete .Snowshoe / Toboggan/Snowman project is currently 75 % complete.

The following are updates on the projects assigned to us, as well as self-identified projects.

STREETS

- The Public Works crew has been working on repairing and paving manholes throughout the town in preparation for snow plowing. **See pics.**
- Work continues on re-routing water runoff on Steam Engine. **See pics.**

WATER

- Staff continues to monitor the water system.
- Staff have taken 50 water samples as required by the state. These include 1,3-,6-,and 9-year samples. All samples have come back within state required parameters.
- Meters continue to be replaced/repared throughout the system. On going.
- Staff have conducted 12 water inspections.
- 2 new water meter sets. **See pic.**
- 8 water turn on/off.
- 1 hot tap.
- 1 barrel replacement.

SEWER

- Staff continue to monitor the sewer system.
- Staff have performed 5 sewer inspections.
- All sewer manholes in the canyon corridor have been identified and marked. Working on throughout the town. (On going)



BRIAN HEAD

PUBLIC WORKS DEPARTMENT UPDATE

Oct. 9th, 2025

- Staff is identifying manholes to mitigate infiltration.
- GIS locating and recording. On going.

PARKS & TRAILS

- Manway has been removed from pond for the winter.
- Gas line has been run to the park bathrooms. This line will accommodate gas heaters in bathrooms, as well as serve the future pavilion fire pits.
- Picnic tables, garbage cans, and BBQ grills have been stored for the winter.
- As of Oct 1st, Chair One bathrooms have been turned over to resort per agreement.

EQUIPMENT

- Prepping the old skidster to be auctioned off as per asset replacement schedule. (will be set for auction by Sept.) **Currently on auction site.**
- Older side by side have been sold on public auction. Asset value \$4,500, sold for \$5,100.
- Playground equipment removed from park has been sold on public auction. Asset value \$100, sold for \$600.

PUBLIC WORKS SHOP

- Project crew has started fabricating dumpster enclosures. Enclosure to be set in front of Crooked River. On going.
- Cleaning and organization on going.

IN-HOUSE PROJECTS

- Materials ordered to start dumpster enclosure. Project approx. **80% complete.**
- Public Works will continue to work on in-house projects and maintain buildings and equipment as needed.

If you have any questions or concerns, please do not hesitate to call.













AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: October 14, 2025
TYPE OF ITEM: Discussion

SUMMARY:

On October 1, 2025, Staff received an email from the Crooked River HOA requesting that an item be placed on the Town Council Agenda for October 14, 2025 regarding the buildings that are under construction but are currently abandoned. This is a discussion item only, allowing The Council to hear the HOA concerns and give any direction, if any, to the Staff regarding this issue.

BACKGROUND:

An application for a Building Permit was submitted on May 11, 2021 for Lots 11-16 at Crooked River. The permit was issued on August 31, 2021 and the footings and foundation were inspected between September 14, 2021 and October 6, 2021. Sometime thereafter, the concrete foundation was poured and the framing commenced. At some point there was a slide that occurred that compromising the footings and construction ceased. Because of this, there was a lawsuit filed, with the Town named as a potential defendant, and that lawsuit continues today.

Over the last year there have been many calls from the Crooked River residents and HOA wanting to know what is happening with this project and asking the Town to take action to have it cleaned up, torn down or made safer. We have been in contact with Frontier Building and asked them to clean up their site as well as make the abandoned buildings safer for the public. Finally, on August 15, 2025, we met with the builder and went over what we needed him to do to make the site safer. By September 30, 2025 the builder had cleaned up all the trash and most of the extra building materials and had put up an orange construction fence along the abandoned building to keep the public out. At this time Staff feels that the builder has done what has been asked of him.

ANALYSIS:

Attached is the petition by the Crooked River HOA with 15 of the 18 homeowners' signatures. In the petition the HOA is asking the Town to act on two issues:

1. They would like the Town to "inspect these properties and enforce code compliance, fine violations, and ensure they are secured or removed/demolished in accordance with the city ordinances." This is requested because they believe that there are safety and fire hazards that threaten the public's safety and that cause financial harm to their community.
2. The "recorded plat map only reflects 4-unit buildings being allowed to build on these lots and the builder has built 6 in violation of the use and zoning requirements of the City of Brian Head."

The HOA asks that Brian Head act immediately to protect their community and their investment in Brian Head.

In response to their last sentence, about immediately acting, as described in the Background above, the Town has take action and the builder has complied with what has been asked of him. As for the first issue raised in their petition regarding the Town requiring the builder to remove or demolish the abandoned buildings, we have elected to follow the council of our Town Attorney. During the last year we have been in contact with our Town Attorney many times regarding this situation and Staff has followed his advice each step of the way.

To summarize what has been done regarding issue 1, Staff offers the following:

- Staff is following the advice of council regarding the status of the abandoned building
- The builder has met with Staff and complied with their request to clean up the property and make it safer to the public
- Until the litigation over the abandoned buildings is completed, Staff does not recommend ordering them to be removed or demolished

As far as issue 2, the original recorded plat does show 4 platted units in each of the last three buildings to have been built or permitted. The builder/developer did come in with an amended plat changing those buildings to 6 units each in 2020 and it was approved by the Planning Commission. However, the plat was never recorded because the builder/developer was unable to get signatures from the HOA. For some reason, the County Recorder accepted a Survey of Record on June 6, 2020 done by the builder/developer and re-platted those buildings with 6 units in each. It shows up in the County Parcel Locator as 6 units per building.

When the permits were issued for the last 3 buildings, the Record of Survey had been completed and recorded on the property. When the permits were reviewed and checked against the county parcel map it showed 6 units, so the permits were issued. It is the opinion of Staff that the plat needs to be revised to fix this oversight. This will require the signatures of all owners, including Frontier Building. The Record of Survey has been attached for reference.

PROPOSED MOTION:

This is a discussion item: No motion necessary, item is discussion/informational only

ATTACHMENTS:

- A - HOA Petition
- B - Email from Town to Builder
- C - Original Plat - 2006
- D - Record of Survey revising the Plat - 2020
- E - Matt Church Response

Petition to the Town of Brian Head, Utah: To inspect, fine, remove and/or secure the abandoned buildings

To:

The Mayor and Town Council of Brian Head, Utah

From:

The undersigned residents, property owners of the residence of Anderson Subdivision Owners Association – Crooked River

Statement of Purpose:

We, the undersigned, respectfully petition the Town of Brian Head to act regarding the following matter:

We respectfully request that you take immediate steps to inspect these properties and enforce code compliance, fine violations and ensure they are secured or removed/demolished in accordance with the city ordinances. This land is not fit to build on and these abandoned buildings are dilapidated causing harm to the community.

Reasoning:

There are several abandoned buildings located in the community of Crooked River. These buildings have been left unsecured and have become a fire hazard, safety hazard and threaten the public safety. This proposes great safety risk to our community and is substantially causing financial harm to our community residents. In Addition, the recorded plat map only reflects 4-unit buildings being allowed to build on these lots and the builder has built 6 in violation of the land use and zoning requirements of the City of Brianhead. Attached is a petition signed by very concerned residents who for 3 years have seen no action taken by the city and we are requesting that the city start to act immediately to protect our community and our investment in the City of Brian Head.

Requested Action:

We request that the Brian Head Town Council:

1. Inspect and fine as necessary in accordance with the city ordinances and building codes.
2. Demolish and remove those buildings

Thank you for your urgency in the is matter in advance and we expect a response and next steps action plan within the next 30 days.

You can contact the President of the HOA Directly,

Regards,










Gina McClain



{Signed Petition Below}

{maps & photos attached for reference}

{Plat MAP reflecting 4 units and the builder built 6}

Name (Printed)	Signature	Address	Email/Phone (optional)
Gina McClain		310 N Highway Unit 2	
Josh Wilder	 Josh Wilder		
Matt Bartels	 Matt Bartels		
John Olenick	 John Olenick		
Danielle Sopko	 Danielle Sopko		
Jarrell Godfrey	 Jarrell Godfrey		
David Barth	 David Barth		
Joshua Galindo	 Joshua Galindo		
Ryan Anderson	 Ryan Anderson		
Mikel Sides Sides	 Mikel Sides		













Crooked River Safety Issues

Greg Sant <gsant@bhtown.utah.gov>

Wed, Mar 5, 3:40 PM

to frontierbp

Mr. Cheney,

We have received numerous complaints from many of our residents regarding your unfinished building located at 310 N. Highway 143. They claim that it is not safe and a danger to others. Please do everything in your control to make this construction site safe as is directed by the Building Code.

Thank you,

--

Greg Sant

Planning and Building Administrator

Brian Head Town

Office: 435-677-2029

gsant@bhutown.utah.gov

Crooked River Townhomes

Greg Sant <gsant@bhtown.utah.gov>

Fri, Aug 15, 12:53 PM

to Clayton, Bret

Clayton,

Thank you for meeting with Bret Howser and I today. As we discussed you agreed to do the following on your property:

1. You will place orange fencing along the front of the building that is under construction to keep people out of the half completed construction site. This is an effort to make that area safer.
2. You will place all usable material by the container in one location and surround it with orange fencing to keep people from climbing on it.
3. You will remove all material that is not usable from the site. Items that are dangerous like broken pipe, wood with nails or screws poking out, etc. would be removed. Most of the piles of this sort are visible from HWY 143 and by removing them it will give the entrance to our community a much better appearance.

The Town agrees that they will contact the HOA and ask that they remove the debris pile on your property that includes rocks, concrete and trash that was moved there from behind the first row of buildings on the east side of the road.

All 4 items that are mentioned in this email will be taken care of in the next 30 days the responsible party.

Thank you for giving this your immediate attention,

--

Greg Sant

Planning and Building Administrator

Brian Head Town

Office: 435-677-2029

gsant@bhutown.utah.gov

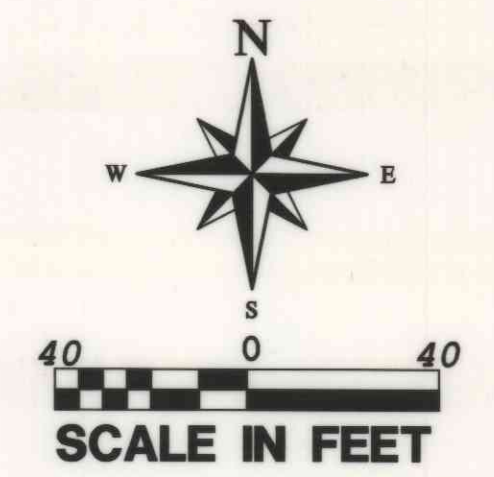
FND. 1997 B.B.E.A.C. ORIGINAL NW COR. SEC. 2, T36S, R9W, S.L.B.&M., PER A.J. STEWART 1874 SURVEY, CORNER CHANGED TO A CLOSING CORNER AND ANGLE POINT ON SECTION LINE, PER NELSON 1929 & BIRD 1930 G.L.O. RE-SURVEYS. (SEE NELSON AND BIRD G.L.O. PLATS.)

BASIS OF BEARINGS N89°06'32"W 1350.47'
N89°06'32"W 1325.20'

FND. 1929 G.L.O.B.C. SET BY NELSON RE-SURVEY, ORIGINAL A.J. STEWART SE COR. SEC. 34, T35S, R9W, S.L.B.&M., (SEE NELSON 1929 & BIRD 1930 G.L.O. PLATS.)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769
- FOUND MONUMENT AS DESCRIBED
- (0.00') RECORD BEARING AND OR DISTANCE



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NO.	REVISIONS	DESCRIPTION	DATE	BY

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors & Land Planners
80 WEST 3400 NORTH
EVANSTON, UTAH 84121
435-555-2315 CELL
slawson@woolsey.com

LOT (UNIT) LINE ADJUSTMENT/RECORD OF SURVEY FOR:
FRONTIER WEST HOLDINGS, LLC
BRIAN HEAD TOWN, IRON COUNTY, UTAH
A PART OF ANDERSON P.U.D. LOCATED IN SECTIONAL LOT 5, SECTION 2, T36S, R9W, S.L.B.&M.

DATE: 6-6-2020
SCALE: 1"=40'

JOB NO.
1595

SHEET NO.

2 OF 2

PLAT NO.: 3323
FILE DATE: 6-7-2020
RECEIPT NO.: 258217

UNIT 12A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 228.48 FEET; THENCE N89°28'34"W, 20.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 7 OF SAID P.U.D.; THENCE CONTINUING N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 7; THENCE S00°31'26"E, 12.25 FEET TO THE NORTHEAST CORNER OF SAID UNIT 7; THENCE N89°28'34"W, 4.00 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 8; THENCE S00°31'26"E, 11.75 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 8; THENCE S89°28'34"E, 4.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 7; THENCE S00°31'26"W, 12.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1,080 S.F.

UNIT 13A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 180.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 8 OF SAID P.U.D.; THENCE S00°31'26"W, 24.00 FEET; THENCE N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 8; THENCE S00°31'26"E, 24.00 FEET; THENCE S89°28'34"E, 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,080 S.F.

UNIT 14A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 180.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 8 OF SAID P.U.D.; THENCE CONTINUING N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 8; THENCE S00°31'26"E, 2.50 FEET TO AN ANGLE POINT IN SAID UNIT 8; THENCE N45°31'26"E, 2.83 FEET TO AN ANGLE POINT IN SAID UNIT 8; THENCE S89°28'34"E, 4.00 FEET TO AN ANGLE POINT IN SAID UNIT 8; THENCE N44°28'34"W, 2.83 FEET TO AN ANGLE POINT IN SAID UNIT 9; THENCE S00°31'26"E, 21.50 FEET; THENCE S89°28'34"E, 45.00 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID UNIT 9; THENCE S00°31'26"W, 23.50 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 9; THENCE N89°28'34"W, 4.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 8; THENCE S00°31'26"W, 4.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1,256 S.F.

UNIT 15A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 128.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 10 OF SAID P.U.D.; THENCE S00°31'26"W, 7.25 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 10; THENCE S89°28'34"E, 4.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 9; THENCE S00°31'26"W, 16.75 FEET; THENCE N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 9; THENCE S00°31'26"E, 16.75 FEET TO THE NORTHEAST CORNER OF SAID UNIT 9; THENCE N89°28'34"W, 4.00 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 10; THENCE S00°31'26"E, 7.25 FEET; THENCE S89°28'34"E, 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,080 S.F.

UNIT 16A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 128.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 10 OF SAID P.U.D.; THENCE CONTINUING N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 10; THENCE S00°31'26"E, 31.00 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE N45°31'26"E, 2.83 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE S89°28'34"E, 43.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 10; THENCE S00°31'26"W, 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,483 S.F.

UNIT 21A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 128.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 10 OF SAID P.U.D.; THENCE CONTINUING N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 10; THENCE S00°31'26"E, 31.00 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE N45°31'26"E, 2.83 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE S89°28'34"E, 43.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 10; THENCE S00°31'26"W, 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,483 S.F.

UNIT 22A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF THE ANDERSON P.U.D.; THENCE S00°31'26"W, 128.48 FEET; THENCE N89°28'34"W, 24.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST LINE OF UNIT 10 OF SAID P.U.D.; THENCE CONTINUING N89°28'34"W, 45.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID UNIT 10; THENCE S00°31'26"E, 31.00 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE N45°31'26"E, 2.83 FEET TO AN ANGLE POINT IN SAID UNIT 10; THENCE S89°28'34"E, 43.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 10; THENCE S00°31'26"W, 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,483 S.F.

UNIT 23A DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE ANDERSON P.U.D., A PART OF SECTIONAL LOT 5, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST, OF THE SALT LAKE BASE AND MERIDIAN:

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LOT (UNIT) LINE ADJUSTMENT/RECORD OF SURVEY FOR: FRONTIER WEST HOLDINGS, LLC

A PART OF ANDERSON P.U.D., LOCATED IN SECTIONAL LOT 5, SECTION 2, T36S, R9W, S.L.B.&M.
BRIAN HEAD TOWN, IRON COUNTY, UTAH

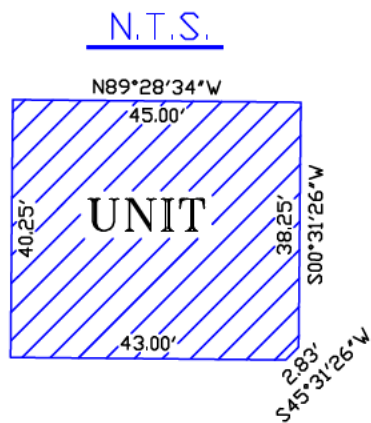
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	85.58'	424.00'	85.44'	N41°50'38"W	11°33'54"
C2	307.14'	292.00'	293.18'	N17°29'34"W	60°16'02"
C3	423.48'	424.00'	406.10'	N15°58'19"W	57°13'33"
C4	376.57'	358.00'	359.45'	N17°29'34"W	60°16'02"
C5	36.52'	50.00'	35.71'	N21°26'56"E	41°50'59"

LINE TABLE

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	28.00'	S0°31'26"W	L10	4.50'	S0°31'26"W
L2	43.00'	N89°28'34"W	L11	2.50'	S0°31'26"W
L3	2.83'	N44°28'34"W	L12	2.83'	S45°31'26"W
L4	26.00'	S0°31'26"W	L13	21.50'	S0°31'26"W
L5	45.00'	N89°28'34"W	L14	23.50'	S0°31'26"W
L6	12.25'	S0°31'26"W	L15	16.75'	S0°31'26"W
L7	4.00'	N89°28'34"W	L16	7.25'	S0°31'26"W
L8	11.75'	S0°31'26"W	L17	31.00'	S0°31'26"W
L9	24.00'	S0°31'26"W	L18	33.00'	S0°31'26"W

BRIAN HEAD TOWN PLAT
NW1/4 of Section 2, Township 36 South, Range 9 West, SLM.



PRIVATE UNIT
(TYPICAL)

PROTECTION AREA NOTE:

THERE ARE NO WETLANDS, STREAMS, FLOOD PLAINS, SPRINGS / WELL PROTECTION ZONES WITHIN THE BOUNDARIES OF THIS PROPOSED SUBDIVISION.

OPEN SPACE NOTE:

ALL AREAS OUTSIDE OF A DWELLING STRUCTURE SHALL BE DEDICATED AS OPEN SPACE, AS A PERMANENT OPEN SPACE EASEMENT ON AND OVER SAID AREA, WITH OWNERSHIP AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. TOTALING 86,224 S.F. OR 70.44% OF THE TOTAL P.U.D.

LEGEND:

- SECTION CORNER
- FOUND MONUMENT
- SET REBAR & PLASTIC CAP L.S. NO. 354372

LAND USAGE NOTE:

TOTAL AREA	=2.81 AC.	122,404 S.F.
PRIVATE AREA/BUILDINGS	=36,180 S.F.	29.56%
COMMON AREA	=86,224 S.F.	70.44%
LANDSCAPE AREA	=58,590 S.F.	47.87%
ADPHALT/CONCRETE	=27,634 S.F.	22.57%
GROUND DISTURBANCE	=2.38 AC.	84.70%
TOTAL UNITS	=20, GARAGE PARKING	=20
OUTSIDE PARKING	=15	
HARD SURFACE AREA (NOT INCL. ROOFS)	=27,260 S.F.	
SNOW STORAGE REQ.	=5,452 S.F.	20.00%
SNOW STORAGE ACTUAL	=6,700 S.F.	24.57%

NOTES:

- UTILITY EASEMENTS ARE 15.00 FEET ALONG HIGHWAY U-143 FRONTAGE, AND A 36.00 FOOT UTILITY EASEMENT 18.00 FEET ON BOTH SIDES OF THE CENTERLINE OF A 28.00 FOOT ROADWAY SHOWN HEREON.
- ALL CONSTRUCTION AND DEVELOPMENT IN BRIAN HEAD TOWN IS SUBJECT TO AND SHALL COMPLY WITH THE BRIAN HEAD TOWN MASTER PLAN, BRIAN HEAD LAND MANAGEMENT CODE, BRIAN HEAD TOWN DESIGN GUIDELINES, ALL COMPREHENSIVE ZONING CODES, BRIAN HEAD TOWN UTILITY/CONSTRUCTION SPECIFICATIONS, AND ALL UNIFORM BUILDING AND FIRE CODES UNDER STATE LAW AS ADOPTED BY BRIAN HEAD ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES NOT SPECIFICALLY MENTIONED.
- CONTRACTOR WILL VERIFY LOCATION OF EXISTING UTILITIES AFTER BLUE STAKES, PRIOR TO CONSTRUCTION.
- FOR SOILS REPORT INFORMATION CONTACT GEM ENGINEERING, DONE OCTOBER 18, 2005.
- ALL LOTS IN THIS P.U.D. SHALL HAVE SEWER ACCESS TO THE SEWER MAIN WITHIN THE COMMON AREA. SOME LOTS MAY BE REQUIRED TO HAVE SEWER PUMPSTATIONS, DRY BASEMENTS, AND / OR STANDARD GRAVITY FLOW LATERALS AS NEEDED. ALL OF WHICH SHALL BE INSTALLED TO BRIAN HEAD BUILDING OFFICIAL'S REQUIREMENTS.

LOT 3 ANDERSON
SUBDIVISION
2.81 ACRES

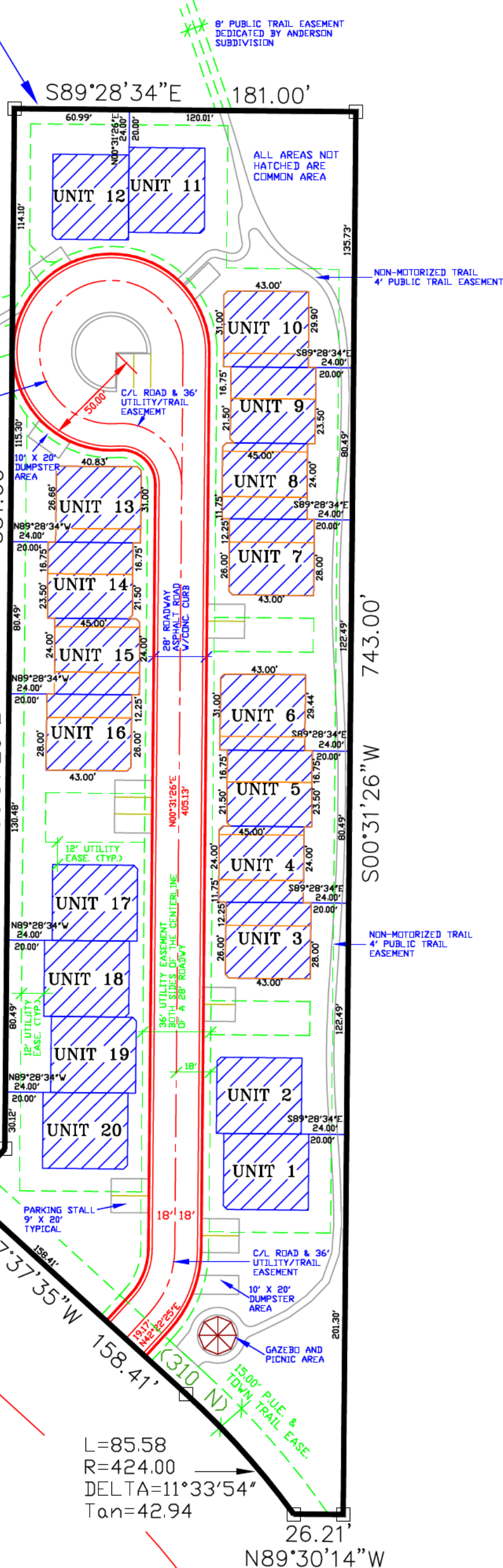
LOT 2
ANDERSON
SUBD.
4.13 AC.



L=377.03
R=358.00
DELTA=60°20'31"
Tan=208.12

HWY U-143

L=85.58
R=424.00
DELTA=11°33'54"
Tan=42.94



ANDERSON P.U.D.

BRIAN HEAD TOWN PLAT
NW1/4 of Section 2, Township 36 South, Range 9 West, SLM.

UNIT 1

AKA REAL
ESTATE, LLC

A-1204-1
#489985
0.041 AC.
BK 1567/840

PART UNIT 5&6

JUSTIN & JENESSA
DeMILLE, J/T

A-1204-25
#496348
0.024 AC.
BK 1527/359

PART UNIT 9&10

FRONTIER WEST
HOLDINGS, LLC

A-1204-31
#496354
0.024 AC.
BK 1489/1643

PART UNIT 14&15

CARLEY & CATALINA
CASSITY

A-1204-36
#496359
0.029 AC.
BK 1548/1936

UNIT 19

ERNEST L. & VICTORIA V
SELMAN TRUSTEES (1/3/11)

A-1204-19
#490003
0.041 AC.
BK 1366/939

UNIT 2

NEIL D. & PAMELA
A. NEVILLS, J/T

A-1204-2
#489986
0.041 AC.
BK 1453/1240

PART UNIT 6

JOSHUA M. & MANDY
WILDER J/T

A-1204-26
#496349
0.034 AC.
BK 1528/1916

PART UNIT 10

FRONTIER WEST
HOLDINGS, LLC

A-1204-32
#496355
0.034 AC.
BK 1489/1643

PART UNIT 15

CASEY J. & SOPHIA B.
QUINN, J/T

A-1204-35
#496358
0.024 AC.
BK 1543/648

UNIT 20

CARDLYN M.
NICHOLS, TR (6/9/00)

A-1204-20
#490004
0.041 AC.
BK 1501/1003

PART UNIT 3

KIM L. & JULIE A.
COWDELL J/T

A-1204-21
#496344
0.029 AC.
BK 1582/1827

PART UNIT 7

FRONTIER WEST
HOLDINGS, LLC

A-1204-27
#496350
0.029
BK 1489/1643

UNIT 11

FRONTIER WEST
HOLDINGS, LLC

A-1204-11
#489995
0.041 AC.
BK 1386/258

PART UNIT 15&16

DONALD R. & KATHLEEN J.
SIMON TR. (10/10/19)

A-1204-34
#496357
0.24 AC.
BK 1538/139

COMMON AREA:

FRONTIER WEST
HOLDINGS, LLC

A-1204-CA
#489984
1.979 AC.
BK 1386/258

PART UNIT 3&4

CHARLES JAMES & SHELLY
I FABIAN TR. (4/23/14)

A-1204-22
#496345
0.024 AC.
BK 1527/362

PART UNIT 7&8

FRONTIER WEST
HOLDINGS, LLC

A-1204-28
#496351
0.024 AC.
BK 1489/1643

UNIT 12

FRONTIER WEST
HOLDINGS, LLC

A-1204-12
#489996
0.041 AC.
BK 1386/258

PART UNIT 16

JESSE & STACY KOUGIAS J/T &
THERESA BRADLOW

A-1204-33
#496356
0.029 AC.
BK 1543/1096

PART UNIT 4

JOHN & RHONDA
OLENICK, J/T

A-1204-23
#496346
0.024 AC.
BK 1527/365

PART UNIT 8

FRONTIER WEST
HOLDINGS, LLC

A-1204-29
#496352
0.024 AC.
BK 1489/1643

PART UNIT 13

JOSHUA & KRYSTAL
MARIE GALINDO J/T

A-1204-38
#496361
0.034 AC.
BK 1540/1039

UNIT 17

RYAN G. ANDERSON

A-1204-17
#490001
0.041 AC.
BK 1210/1814

PART UNIT 5

ADAM JAMES &
GINA BROCHERT J/T

A-1204-24
#496347
0.029 AC.
BK 1527/1396

PART UNIT 8&9

FRONTIER WEST
HOLDINGS, LLC

A-1204-30
#496353
0.029 AC.
BK 1489/1643

PART UNIT 13&14 UNIT 18

310 N HWY 143 25A,
LLC

A-1204-37
#496360
0.024
BK 1541/1431

ERNEST L. & VIKKI V.
SELMAN, TR. (JAN.3,'11)

A-1204-18
#490002
0.041 AC.
BK 1366/478

ANDERSON P.U.D.

Email response from Matt Church, Town Attorney
October 6, 2025

At the Town's request, Frontier has removed rubble and construction materials from the site and installed orange fencing to restrict access. These measures materially reduce the risk of injury and address immediate safety concerns. The Town should continue to enforce all reasonable safety and nuisance requirements to ensure the property does not present any danger to residents or visitors. Maintaining those baseline safety conditions is entirely appropriate and consistent with the Town's ordinary police powers.

We advise that the Town refrain from additional punitive or extraordinary enforcement actions while the lawsuit with Frontier is pending. Actions such as fines, abatement orders, or demolition could be mischaracterized by Frontier as an attempt to influence the litigation or pressure them to resolve the dispute. We do not agree with that characterization, but given the procedural posture of the case, such allegations could unnecessarily complicate the defense and increase the Town's exposure to fee or damage claims.

The current condition of the townhomes is also directly relevant to issues in the lawsuit, and the Town must preserve that evidence until the matter is resolved. Frontier has not yet proven its claims, and its failure to complete the project or maintain the site in a finished condition is part of the reason the buildings remain in dispute. Until those issues are resolved, demolition or invasive abatement would risk altering evidence and could give Frontier a basis to argue spoliation.

For now, the prudent course is to continue monitoring the site for hazards, require Frontier to maintain fencing and housekeeping, and ensure that any issues are addressed promptly. Town staff should document inspections and communications. If an imminent hazard arises, remediate immediately to protect public safety, taking only those steps necessary to remove the danger while preserving the remainder of the site. The Town's enforcement options can be revisited once the litigation is concluded or if the court provides specific direction.

Thanks,
Matthew D. Church

Manning Curtis Bradshaw & Bednar PLLC
201 South Main Street, Suite 750 Salt Lake City, Utah 84111



STAFF REPORT TO THE TOWN COUNCIL

ITEM: BRIAN HEAD CITIZENS' VOICE AD HOC COMMITTEE

AUTHOR: Nancy Leigh, Town Clerk
DEPARTMENT: Administration
DATE: October 14, 2025
TYPE OF ITEM: Informational

SUMMARY:

Skyler Bennett who is on the Brian Head Citizens' Voice Ad Hoc Committee, will give an update on the progress that the committee has been working on.

BACKGROUND:

On September 9, 2025, the council created an Ad Hoc committee, the Brian Head Citizens' Voice, in which Troy Benson presented what the ad hoc committee would look like and what their purpose was provide the Town Council with feedback on the Town's services and communication by surveying residents, businesses, and property owners.

Members of the Citizens' Voice Ad Hoc Committee:

- Troy Benson
- Skyler Bennett
- Logan Cruz
- Wendy Weatherwax
- Steve Singer
- Don Evans
- Mitch Ricks – Council liaison
- Duane Nyen – Council liaison

The committee is scheduled to present a final report during the December 9, 2025, council meeting.

ANALYSIS:

Skyler will give an update on the business surveys, citizen surveys and town-wide surveys they have been conducting as part of the ad hoc committee.

FINANCIAL IMPLICATIONS:

BOARD/COMMISSION RECOMMENDATION:

NA

STAFF RECOMMENDATION:

This is an informational item only.

PROPOSED MOTION:

N/A – Informational purposes only.