



November 10, 2025

Dear Property Owner:

An application has been received by Brian Head Town requesting a Preliminary Plat Approval at 151 E Steam Engine in Brian Head. Brian Head Town 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 Preliminary Plat 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 Preliminary Plat may submit written comments to the Brian Head Town Clerk at cclaridge@bhtown.utah.gov no later than December 1, 2025, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Hearing at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on December 2, 2025, at 1:00 p.m. to review the Preliminary Plat.

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
Planning and Building Administrator

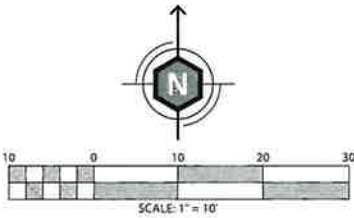
 BRIAN HEAD

Enclosure

CONCEPT PLAN
UNPLUG RESORT P.U.D.

LOT 3, BLOCK A, SKI HAVEN CHALETS

WITHIN THE SE ¼ OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE MERIDIAN
BRIAN HEAD, IRON COUNTY, UTAH



**WATSON
ENGINEERING
COMPANY, INC.**

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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NOTES

1. SITE INFORMATION:
 - 1.1. OWNER: F & C VENTURES, LLC
 - 1.2. APN #: A-1145-0000-000A-03
 - 1.3. ACC #: 0109832
2. SITE ZONING: R-3 MULTI-FAMILY RESIDENTIAL, HIGH DENSITY RESIDENTIAL
 - 2.1. SETBACKS:
 - 2.1.1. FRONT: 25 MIN
 - 2.1.2. SIDE: 20 MIN
 - 2.1.3. REAR: 20 MIN
 - 2.2. SITE DENSITY: 12 UNITS PER ACRE
 - 2.2.1. 6 UNITS ON 20,955.68 FT² (0.48 ACRES)
 - 2.3. BUILDING COVERAGE: 11.25% (2,357.10 FT²)
 - 2.4. SITE LANDSCAPING: 55.15% (11,557.59 FT²)
 - 2.5. UNDISTURBED AREA: 20.00% (4,191.14 FT²)
 - 2.6. PARKING: MULTI-FAMILY DWELLING UNIT NOT GREATER THAN 650 FT²; (1) PER DWELLING UNIT (BRIAN HEAD TOWN CODE 9-12-15)
 - 2.6.1. REQUIRED: (6) 360 FT² DWELLING UNITS = (6) PARKING SPACES
 - 2.6.2. PROVIDED: (8) 8 x 16 PARKING SPACES
3. SITE FLOOD ZONE: ZONE C - AREAS OF MINIMAL FLOODING. PER FIRM PANEL NUMBER 430073 0500 B, EFFECTIVE DATE OF 7-17-1986.
4. REFER TO THE SITE CONSTRUCTION FOR BRODDY FAUSETT SMALL CABINS CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION (BY PLATT & PLATT, DATED JULY 2021)

LEGAL DESCRIPTION

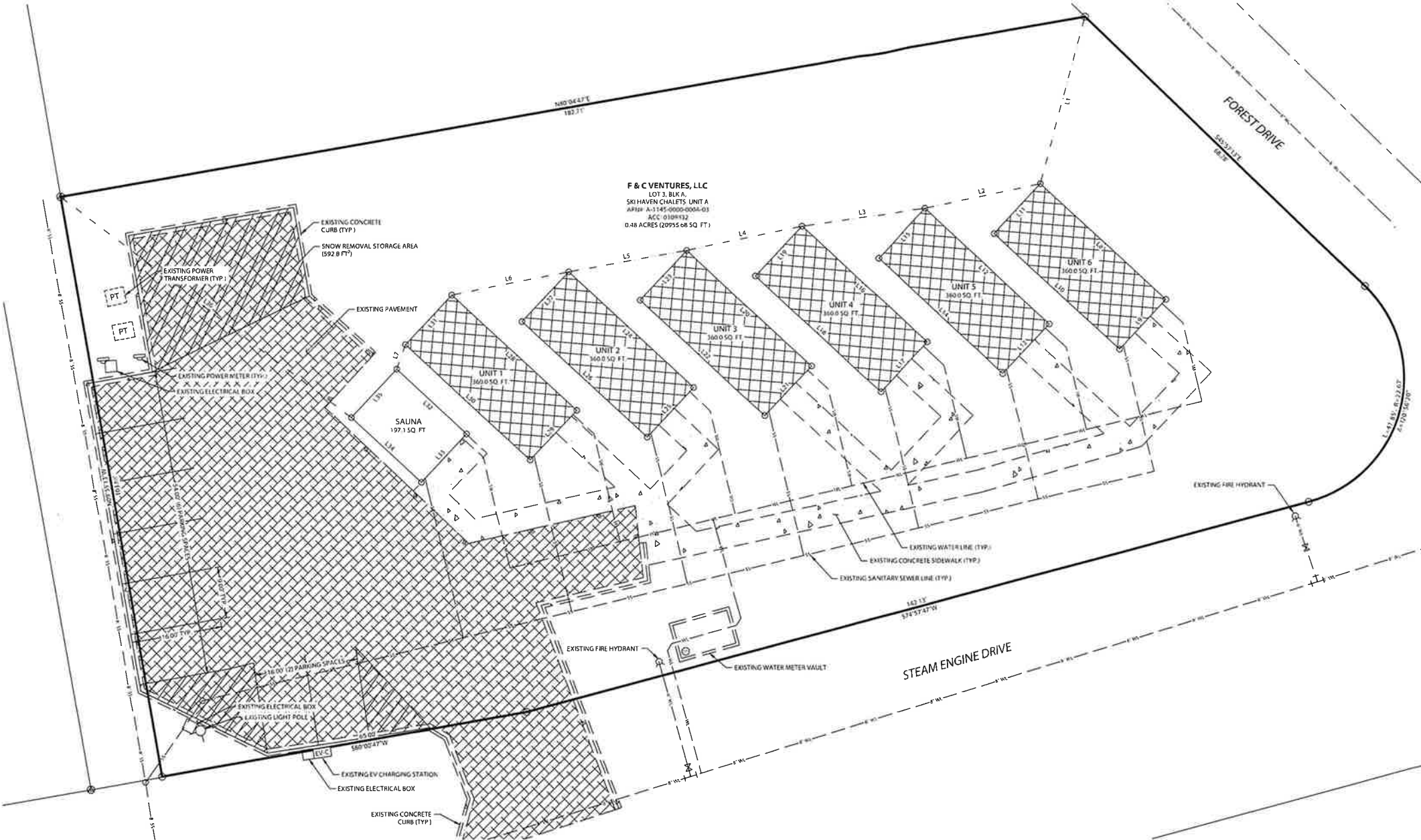
LOT 3, BLOCK A, SKI HAVEN CHALETS

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE, SIZE AS NOTED IF KNOWN
- EXISTING WATER LINE, SIZE AS NOTED IF KNOWN
- EXISTING PAVEMENT
- EXISTING SNOW REMOVAL AREA
- PRIVATE AREA
- COMMON AREA

LINE TABLE		
Line #	Length	Direction
L1	30.36	S14° 55' 27.90"W
L2	20.88	S78° 06' 19.97"W
L3	21.78	S81° 40' 29.72"W
L4	20.73	S78° 10' 49.89"W
L5	21.06	S79° 38' 11.46"W
L6	20.90	S78° 51' 53.17"W
L7	4.59	N19° 30' 56.41"E
L8	30.00	S47° 02' 33.27"E
L9	12.00	S42° 57' 26.73"W
L10	30.00	N47° 02' 33.27"W
L11	12.00	N42° 57' 26.73"E
L12	30.00	S47° 02' 33.27"E
L13	12.00	S42° 57' 26.73"W
L14	30.00	N47° 02' 33.27"W
L15	12.00	N42° 57' 26.73"E
L16	30.00	S47° 02' 33.27"E
L17	12.00	S42° 57' 26.73"W
L18	30.00	N47° 02' 33.27"W

LINE TABLE		
L19	12.00	N42° 57' 26.73"E
L20	30.00	S47° 02' 33.27"E
L21	12.00	S42° 57' 26.73"W
L22	30.00	N47° 02' 33.27"W
L23	12.00	N42° 57' 26.73"E
L24	30.00	S47° 02' 33.27"E
L25	12.00	S42° 57' 26.73"W
L26	30.00	N47° 02' 33.27"W
L27	12.00	N42° 57' 26.73"E
L28	30.00	S47° 02' 33.27"E
L29	12.00	S42° 57' 26.73"W
L30	30.00	N47° 02' 33.27"W
L31	12.00	N42° 57' 26.73"E
L32	16.85	S47° 02' 33.27"E
L33	11.70	S42° 57' 26.73"W
L34	16.85	N47° 02' 33.27"W
L35	11.70	N42° 57' 26.73"E
L36	64.22	S52° 32' 45.28"E



CONCEPT PLAN

UNPLUG RESORT P.U.D.

KENNY COX
WITHIN SEC. 1, T. 36 S., R. 9 W., S.L.M. - LOT 3, BLK A, SKI HAVEN CHALETS
151 E. STEAM ENGINE DRIVE, BRIAN HEAD, IRON COUNTY, UTAH

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
C. A. SWASEY

CHECKED BY:
T. G. WATSON

DATE:
August 11, 2025

SCALE:
1:10

WATSON PROJECT No.:
25-7774

FILE:
COX - BRIAN HEAD SURVEY DWG

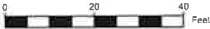
PROPERTY DESCRIPTION	
TOTAL AREA	20,854 SF
BUILDINGS	2,160 SF
PAVEMENT	4,350 SF
SNOW STORAGE AREA	886 SF (20.4% OF PAVEMENT)
SIDEWALK AND CONCRETE	750 SF
UNDISTURBED AREA	13,695 SF (65.4%)
PARKING DESIGNED	7

LANDSCAPE PLAN FOR
BRODY FAUSETT SMALL CABINS
151 EAST STEAM ENGINE DRIVE
LOT 3, BLOCK A, SKI HAVEN SHALETS, UNIT A
SEC. 2, T36S. R9W., SLB&M

LEGEND

—	BOUNDARY
— W —	EXISTING WATER LINE
— X —	EXISTING FIRE HYDRANT
— X —	EXISTING WATER VALVE
— SS —	EXISTING SEWER
⊗	EXISTING MANHOLE
8 SS	NEW 8-INCH SEWER MAIN
SS	NEW 6-INCH DIAMETER SEWER LATERAL
⊗	NEW 48-INCH DIAMETER MANHOLE
—	EXISTING POWER POLE
—	EXISTING OVERHEAD POWER LINE
---	EXISTING EDGE OF ROAD
---	UGP
---	UNDERGROUND POWER
---	SNOW STORAGE AREA

- 1 TYPICAL BUILDING, 12'x30'
- 2 PARKING ENTRANCE
- 3 GARBAGE COLLECTION POINT AT INTERSECTION OF STEAM ENGINE AND FOREST DRIVE
- 4 NEW 4-FT GRAY DIAMOND BLOCK RETAINING WALL
- 5 SNOW STORAGE LOCATIONS
- 6 NEW PARKING LOT LIGHT
- 7 NEW 400 AMP POWER SERVICE - REFER TO ELECTRICAL PLANS FOR MORE DETAILS



LANDSCAPING NOTES

1. OWNER OR OWNER'S REPRESENTATIVE TO VERIFY THE FINAL LANDSCAPING DETAILS INCLUDING PLANT TYPES USED IN THE PROJECT.

LANDSCAPE LEGEND

- ⊙ EXISTING ASPEN TREE TO BE LEFT DURING CONSTRUCTION.
- ⊙ EXISTING PINE TREE TO BE LEFT DURING CONSTRUCTION.
- * NATURAL SHRUB OR GRASS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.84	22.67	120.92	S14° 27' 30"W	39.45



PROJECT/OWNER:

SCALE:
1" = 20"

SHEET:

4

REVISION:

DESCRIPTION

ENGINEER:

DRAWN:

CJ WEAVER
DATE: JULY 2021
APPROVED: R.B. PLATT

PLATT & PLATT, INC.
CIVIL ENGINEERS & SURVEYORS
195 N. 100 E., CEDAR CITY, UTAH 84720
phone 435-586-6151
fax 435-586-6567

SITE PLAN FOR
151 EAST STEAM ENGINE DRIVE
LOT 3, BLOCK A, SKI HAVEN SHALETS, UNIT A, BRIAN HEAD, UTAH
WITH SECTION 2, T.36S., R.11W., SLB&M