



# 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# 227 198 1271

**TUESDAY, February 3, 2026 @ 1:00 PM**

## AGENDA

- A. **CALL TO ORDER** 1:00 PM
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**  
Planning Commission Meeting January 20, 2026

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

F. **AGENDA ITEMS:**

1. **PUBLIC HEARING: Aspen Meadows Christmas Tree Neighborhood and Nordic Center Preliminary Plat** - Greg Sant, Planning and Building Administrator.
2. **ADMINISTRATIVE ACTION: Aspen Meadows Christmas Tree Neighborhood and Nordic Center Preliminary Plat** - Greg Sant, Planning and Building Administrator.
3. **DISCUSSION ON FUTURE LMC ITEMS TO BE PUT ON AGENDA: Parking and Sign ordinances and Potential Transitional Residential Zoning Locations.**

G. **ADJOURNMENT**

**Date: February 3, 2026**

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 Clariage, Deputy Clerk*



**AUTHOR:** Greg Sant  
**DEPARTMENT:** Planning and Building  
**DATE:** February 3, 2026  
**TYPE OF ITEM:** Administrative Action

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### SUMMARY:

On January 22, 2026 Staff received an application for a Preliminary Plat approval in Aspen Meadows. Staff has reviewed the submission and feel like there are still some questions that need to be answered before the Planning Commission reviews the Preliminary Plat for Aspen Meadows Christmas Tree Area – Phase 1. The Public Hearing has already been advertised for the Preliminary Plat for February 3, 2026, and we need to proceed with that Public Hearing. In the Analysis below the Commission can review the comments from Staff as well as questions that still need to be answered.

### HISTORY:

In August of 2024 the Town annexed Aspen Meadows along with a Development Agreement and Exhibits outlining the future development of the property. At that time the General Plan was modified as shown on the attached General Plan exhibit. On January 20, 2026 Aspen Meadows presented a conceptual/schematic plan to the Commission for their first phase of development, the Alpine Christmas Tree Area. Following this review by Staff and the Commission, the applicant applied for Preliminary Plat approval.

### ANALYSIS:

Even though the General Plan was modified with the Development Agreement at annexation of Aspen Meadows, the zoning for the property was annexed in as Annexed Transition. Per the LMC, 9-7-10, this property need would need to get a Zone change to reflect the uses of commercial and residential as proposed by the Preliminary Plat. Both of those uses are consistent with the General Plan for this area and are consistent with the previously approved Development Agreement.

As a Preliminary Plat, this submission must be reviewed per the Subdivision process found in the LMC at 9-9-3 (C). The following are the Standards for Review for a Preliminary Plat: The applicant shall demonstrate that:

- a. Compliance with the Town's General Plan and Ordinances. The proposed subdivision conforms to the Town's General Plan and other applicable master plans adopted by the Town; the LMC including the Design Standards found in chapter 12; Public Works Standards; and other relevant sections of the Town's Code (See below).
- b. Appropriate Use: The proposed uses for the property are appropriate to the zone district and the layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, and visual impacts.
- c. Public Services: Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, sanitation, electric, telecommunications, transit, snow storage area, police and fire protection, and recreation. If adequate services do not exist at the time of application, provisions or plans for expansion of services are concurrent to the subdivision development.
  - i. Water: The proposed water source supplying the subdivision will be connected to the Town's water distribution system and has adequate supply, capacity, and the method of

distribution will be designed to meet the requirements of the Town; (amd. ord. 15-004, 4-28-2015, , amd. ord. 24-014, 10-8-24)

- ii. Sewer and Sewer Treatment: Provisions have been made for a public sewer collection system that is connected to the Town's sewer system and meets Town requirements, including sufficient capacity for sewer treatment. (amd. ord.15-004, 4-28-2015, , amd. ord. 24-014, 10-8-24)
- d. Fire Protection: The proposed method for fire protection complies with this title and other regulations as applicable. (ord. 24-014, 10-8-24)

Furthermore, the Preliminary Plat must meet the Design Standards set forth in 9-12 of the LMC. These Design Standards include the following:

9-12-2 – Lot standards including size, frontage, dimensions, and density.

9-12-3 – Development Design and Layout including hazardous site conditions, drainage, common areas, trails and open spaces, infrastructure, and preservation of onsite features.

9-12-4 – Slopes over 25% must minimize erosion and removal of existing vegetation.

9-12-9 – Roads must conform to the Town Standards set forth in the Public Works Standards.

A.4 – Subdivision Roads shall be designed in compliance with applicable codes to provide emergency access and egress for residents and occupants, which shall include two (2) or more points of access to a development or neighborhood.

A.5 – Where the potential traffic impacts on the existing street systems are considered to be great, or in the case of unique circumstances ... the subdivider may be required to prepare a detailed engineering study of the road system (Traffic Study).

A.12.b – Dead-end roads should not exceed eight hundred feet (800') in total length unless additional turnaround areas (each having at least a fifty-foot (50')) radius are also provided at intervals of not less than the eight hundred feet (800') throughout the length of a permanent dead-end street.

## **FINDINGS OF FACT:**

Staff reports the following findings of fact:

- a. Per the attached revised General Plan, this Preliminary Plat is in compliance with the General Plan. It is also in compliance with the attached Conceptual Master Plan that was presented to Staff and the Planning Commission on January 20, 2026. There are a few outstanding issues in this Preliminary Plat that staff desires to work further with the applicant to ensure compliance with the Design Standards in chapter 12 of the LMC. Namely:
  - (1) The lots on the Preliminary Plat do not show lot line measurements therefore, it is hard to determine if they meet the required frontage length.
  - (2) There is not two (2) points of access or egress called out as required by 9-12-9 A(4). Once Burts Road to Nowhere is installed to meet up with Aspen Meadows Dr. this issue will be resolved. Staff recommends including appropriate notes to call out this secondary access and ensure it is accessible to residents and visitors of the neighborhood as well as emergency response personnel.
  - (3) The existing impact of the added traffic to HWY 143 and Steam Engine Dr. are not known without a Traffic Study. As indicated in 9-12-9 A(5), this is a study that may be requested by the Town if warranted. UDOT has asked the Town to require such traffic studies to ensure that any necessary improvements to Hwy 143 necessitated by increased traffic are required of the applicant.
  - (4) Aspen Meadows Dr. is approximately one (1) mile in length and lacks the adequate number of turnarounds as required in 9-12-9 A(12.b). Again, once Burts Road to Nowhere is installed and meets up with Aspen Meadows Dr., this issue will be resolved.

- b. The proposed use of the property is designated as residential, commercial, open space and park. All these uses are listed on the Conceptual Master Plan and General Plan. However, the Zoning map shows this as Annexed Transition and therefore the zoning map must be updated so it is aligned with the General Plan and the Preliminary Plat.
- c. Public Services for the Preliminary Plat and Exhibits were reviewed by the Public Works Department, and they offer the following comments:
  - i. Water: Potential issue with the dead-end of the water line that extends to the commercial piece, however, in the long-term, once Aspen Meadows Dr. and the utilities are extended down to Burt's Road to Nowhere then this will be a short dead-end and would be acceptable. There will be some water pressure issues that will require PRV's, but as long as the developer follows Town Standards it will be acceptable.
  - ii. Sewer: Using the E-One system mitigates potential issues. If it is designed according to manufacturers' specifications and construction drawings are reviewed and approved by the Public Works Department then it is acceptable.
- d. Public Safety has reviewed the Preliminary Plat and Exhibits and have offered the following comments: Fire Hydrants must be placed per Town Standards, Second Access/Egress needs to be addressed, and Turnarounds need to be addressed.

### **STAFF RECOMMENDATIONS:**

Based on the required Standards of Review and the Findings of Facts above, the Staff recommends the following:

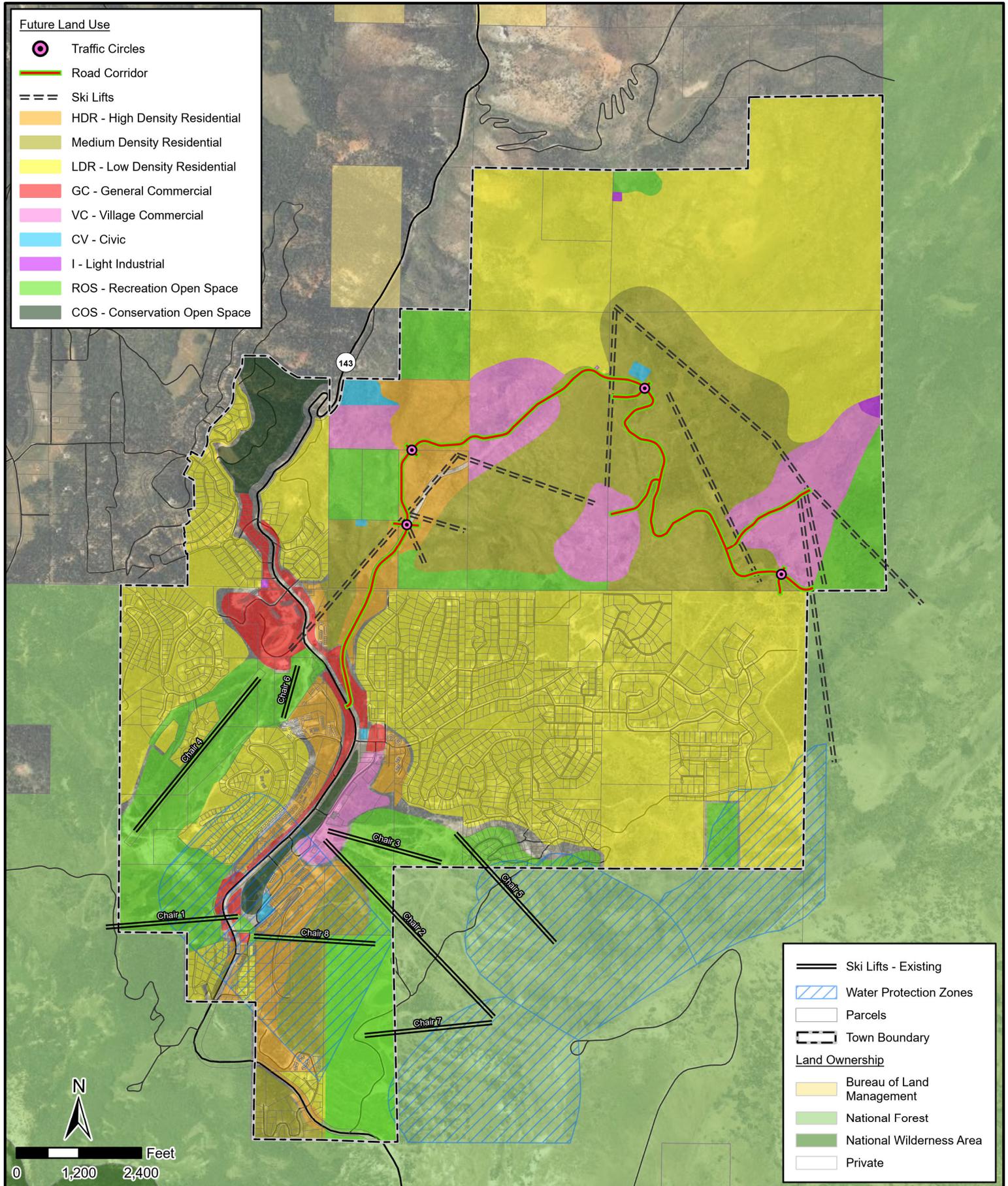
1. The Preliminary Plat needs to be revised to show the Lot Dimensions.
2. There needs to be a resolution regarding the second access that is required by the LMC. This could be a temporary access through other property owned by the Applicant, requiring Burt's Road to Nowhere to be developed within a certain time, etc. Along with this discussion, the need for turnarounds needs to be addressed.
3. There needs to be a time by which a Traffic Study would be completed in order to address questions that might arise from UDOT and citizens along Steam Engine Dr.
4. A Zone Change application needs to be submitted by the Applicant, and the Zone Change must be completed before the Preliminary Plat would be approved.

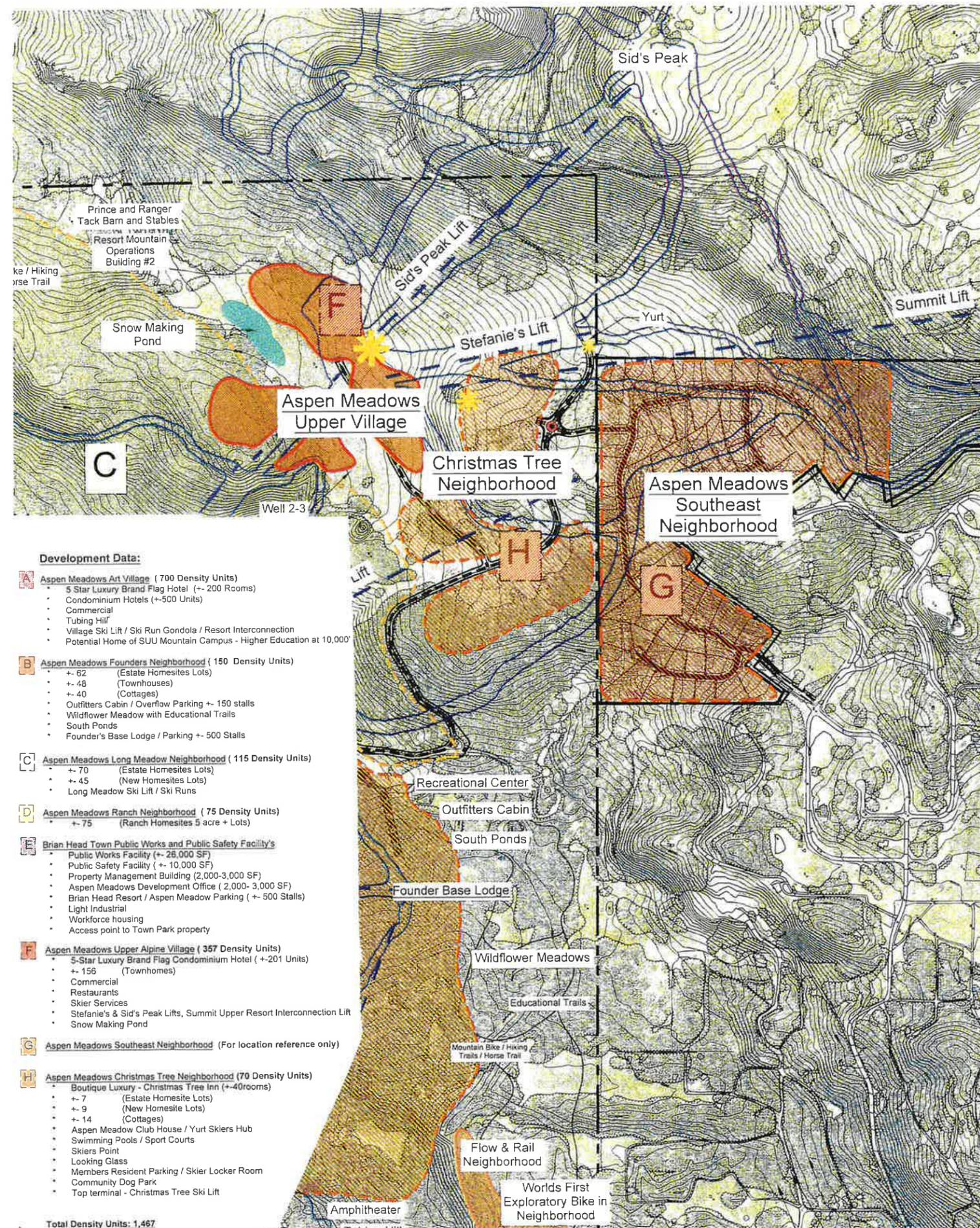
### **PROPOSED MOTION:**

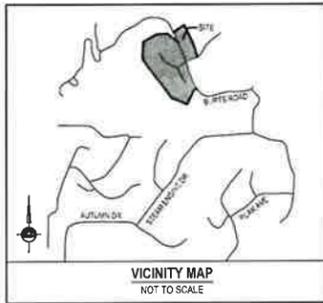
Staff recommends that the Planning Commission inform the applicant and staff of any potential issues they see with the Preliminary Plat that haven't already been noted, and then table the item until staff and the applicant have had the opportunity to resolve the aforementioned outstanding questions.

### **ATTACHMENTS:**

Brian Head General Plan 2024 with Aspen Meadows  
Aspen Meadows Conceptual Master Plan (Blown Up)  
Proposed Preliminary Plat  
Aspen Meadows Christmas Tree Neighborhood Conceptual Plan  
Aspen Meadows Engineering Exhibit (EX-01)







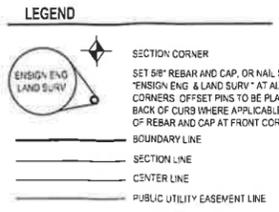
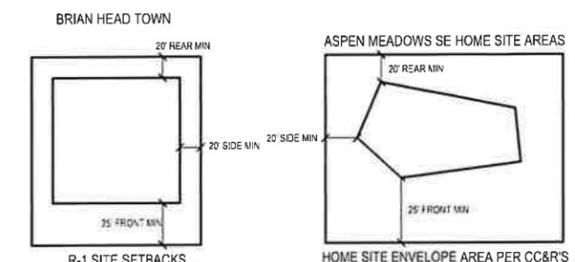
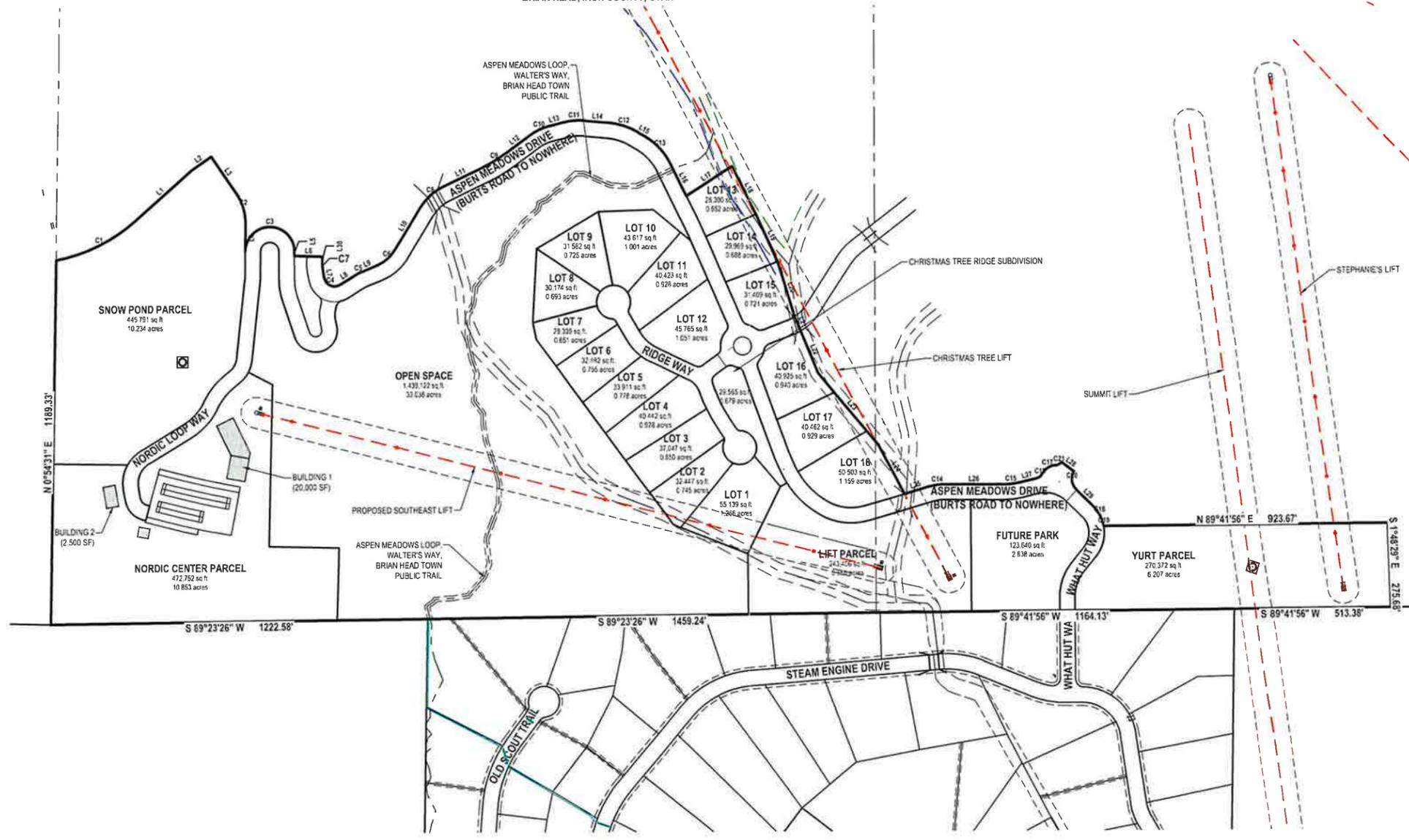
WATER LOOP  
# PRV'S  
PRES. SEWER

# ALPINE CHRISTMAS TREE AREA - PHASE 1 CHRISTMAS TREE RIDGE AND NORDIC CENTER PRELIMINARY PLAT

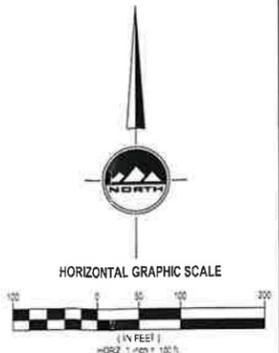
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 SOUTH,  
RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	546.00	288.10	30°13'58"	N63°43'28"E	284.77
C2	175.00	107.60	33°13'48"	S16°51'12"E	105.92
C3	79.00	246.16	178°21'58"	S89°36'19"E	157.99
C4	33.00	64.34	111°42'20"	S66°01'01"E	54.62
C5	175.00	28.84	9°28'34"	N62°52'06"E	28.91
C6	125.00	78.55	36°00'22"	N49°38'12"E	77.27
C7	125.00	26.39	12°05'50"	S4°06'56"E	26.34
C8	175.00	100.19	32°48'15"	N49°00'09"E	98.53
C9	475.00	90.34	10°53'49"	N58°57'22"E	90.20
C10	175.00	67.47	22°05'28"	N64°33'12"E	67.06
C11	225.00	77.28	19°37'43"	N85°24'47"E	76.71
C12	225.00	102.08	25°58'39"	S71°46'31"E	101.21
C13	225.00	127.65	32°30'17"	S42°31'33"E	125.94
C14	175.00	51.00	16°41'56"	N82°11'10"E	50.82
C15	225.00	55.13	14°02'17"	N83°31'00"E	54.99
C16	25.00	21.60	49°30'26"	N51°44'38"E	20.94
C17	52.00	53.52	58°58'00"	N56°28'25"E	51.19
C18	124.99	73.69	33°46'41"	S28°14'21"E	72.62
C19	3.00	4.08	77°58'53"	S50°20'30"E	3.78
C20	50.00	65.80	79°30'38"	S8°05'09"E	61.23
C21	28.00	23.71	48°30'33"	N61°42'09"E	23.00

LINE	BEARING	LENGTH
L1	N48°36'29"E	247.61
L2	N55°31'54"E	77.38
L3	S34°28'06"E	143.52
L4	S0°45'42"W	85.96
L5	S0°42'20"E	16.31
L6	S88°04'01"E	89.70
L7	S10°09'51"E	27.41
L8	N58°07'49"E	55.57
L9	N67°36'23"E	50.48
L10	N31°38'01"E	163.10
L11	N64°24'16"E	141.19
L12	N53°30'28"E	98.37
L13	N75°35'58"E	45.11
L14	S84°46'21"E	75.36
L15	S58°46'42"E	23.37
L16	S28°16'25"E	113.13
L17	N57°14'03"E	176.91
L18	S26°43'45"E	174.16
L19	S24°12'05"E	169.62
L20	S17°11'11"E	187.30
L21	S22°21'43"E	59.59
L22	S22°28'34"E	147.59
L23	S39°31'36"E	305.98
L24	S27°53'39"E	181.96
L25	N73°30'14"E	84.77
L26	S89°27'52"E	187.39
L27	N78°29'51"E	61.03
L28	S52°33'08"E	50.46
L29	S45°50'25"E	74.92
L30	S1°55'59"W	16.16



DEVELOPER  
PLUMB INVESTMENT LC  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111  
801-456-4140



**SURVEYOR'S CERTIFICATE**  
I, [NAME], PROFESSIONAL UTAH LAND SURVEYOR NUMBER [NO.], HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF [NAME], A RESIDENTIAL SUBDIVISION LOCATED IN BRIAN HEAD TOWN, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-11, MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE: [DATE]

**SURVEYOR'S NARRATIVE**  
THIS FINAL PLAT WAS REQUESTED BY THE [NAME], THE PURPOSE OF THIS SURVEY IS TO PREPARE THIS FINAL PLAT AND TO STAKE THE PROPERTY CORNERS IN THE FIELD. BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°23'02" EAST, BETWEEN THE NORTH QUARTER CORNER SECTION 17 AND THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN USING THE BRIAN HEAD TOWN COORDINATE SYSTEM.

**BOUNDARY DESCRIPTION**  
Beginning at [DESCRIPTION]  
Contains 4,065,759 Square Feet or 93.338 Acres

**OWNER'S DEDICATION**  
KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE HEREIN DESCRIBED TRACTS OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TRACTS, EASEMENTS AND PUBLIC STREETS, TO BE HEREAFTER KNOWN AS  
**ALPINE CHRISTMAS TREE AREA - PHASE 1  
CHRISTMAS TREE RIDGE AND NORDIC CENTER  
PRELIMINARY PLAT**  
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN CORPORATION FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS SHOWN HEREON AND DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN CORPORATION AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS OVER, UNDER AND ACROSS THE PUBLIC UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

In witness whereof, I have hereunto set my hand and the seal of my office, this [DATE] day of [MONTH], A.D. 20[YEAR].

By [NAME], [TITLE]  
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH, County of Iron, I, [NAME], do hereby acknowledge before me, [NAME], a Notary Public, that I am the duly authorized signatory of the foregoing instrument, and I am authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: [DATE] RESIDING IN [CITY] COUNTY.

**TOWN ATTORNEY'S APPROVAL**  
I, [NAME], TOWN ATTORNEY FOR BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1, CHRISTMAS TREE RIDGE AND NORDIC CENTER, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF BRIAN HEAD TOWN CORPORATION PURSUANT TO ITS SUBDIVISION ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS DAY OF [DATE], 20[YEAR].

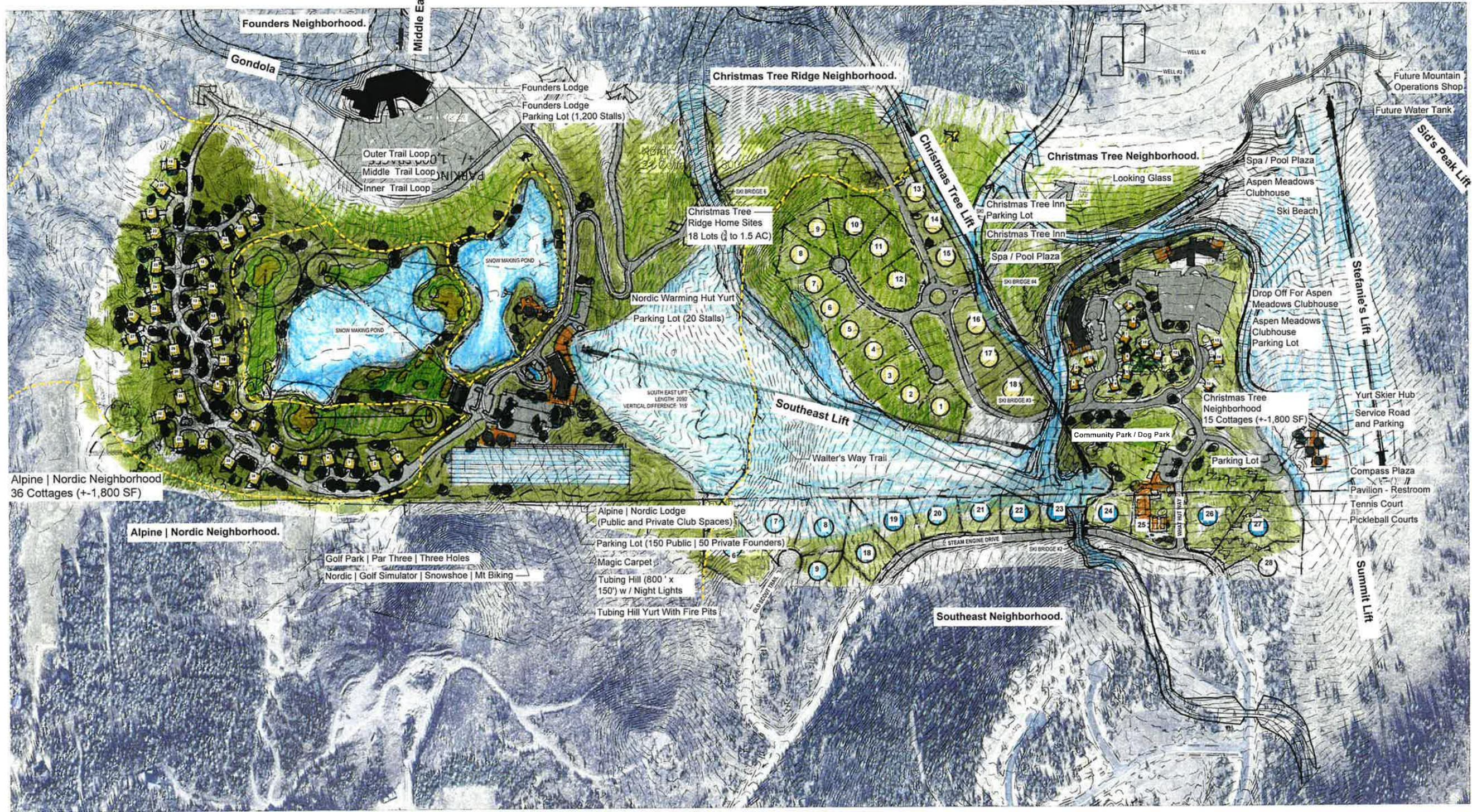
**CERTIFICATE OF ACCEPTANCE**  
I, [NAME], MAYOR OF BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT THIS PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1, CHRISTMAS TREE RIDGE AND NORDIC CENTER, HAS BEEN APPROVED BY THE TOWN COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS DAY OF [DATE], 20[YEAR].

**TOWN ENGINEER'S APPROVAL**  
BY [NAME], BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1, CHRISTMAS TREE RIDGE AND NORDIC CENTER, WAS EXAMINED AND ACCEPTED BY ME THIS DAY OF [DATE], 20[YEAR].

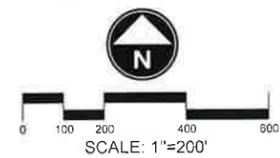
**PLANNING COMMISSION APPROVAL**  
I, [NAME], CHAIRPERSON OF THE BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1, CHRISTMAS TREE RIDGE AND NORDIC CENTER, WAS RECOMMENDED TO THE TOWN COUNCIL FOR APPROVAL.

**ALPINE CHRISTMAS TREE AREA - PHASE 1  
CHRISTMAS TREE RIDGE AND NORDIC CENTER  
PRELIMINARY PLAT**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 SOUTH,  
RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN  
BRIAN HEAD, IRON COUNTY, UTAH

**CERTIFICATE OF RECORDING**  
I, [NAME], COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1, CHRISTMAS TREE RIDGE AND NORDIC CENTER, WAS FILED FOR RECORD IN MY OFFICE THIS DAY OF [DATE], 20[YEAR].  
BOOK [NO.] PAGE [NO.] COUNTY RECORDER [NAME]  
ENTRY NO. [NO.]  
RECORDED AT THE REQUEST OF [NAME]



File Location: C:\Users\stevengas569\OneDrive - ARCADIS\Desktop\Aspen Meadows\AM Xmas Tree - Founders Neighborhood\2026.01.14.XR - Xmas Tree - Nordic Center Base.dwg  
 Last Saved: January 14, 2026, by: olegas3199  
 Plotted: Wednesday, January 14, 2026, 4:57:49 PM by: Olegas3199

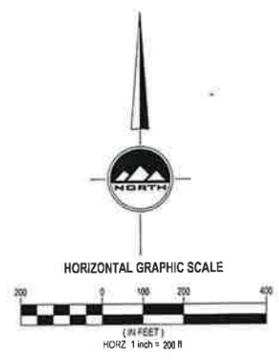


# Aspen Meadows Club | Neighborhoods

Southeast Neighborhood | Christmas Tree Neighborhood | Alpine Nordic Neighborhood

## Master Plan

01.20.26



**ENSIGN**  
THE STANDARD IN ENGINEERING

**CEDAR CITY**  
88 E. Fiddlers Canyon Road  
Suite 210  
Cedar City, UT. 84720  
Phone: 435.865.1453

**SALT LAKE CITY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**LAYTON**  
Phone: 801.547.1100

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
PLUMB INVESTMENT LLC  
201 SOUTH MAIN STREET SUITE 2000  
SALT LAKE CITY, UTAH 84111

CONTACT:  
A. FLINT DECKER  
PHONE: 435-901-2500

**ASPEN MEADOWS**

**G&P RANCH LLC**  
**BRIAN HEAD, UTAH**

ROAD INFORMATION				
PHASE 1 ROADWAY	LENGTH (MILES)	WIDTH OF ASPHALT (FT)	WIDTH OF ROW (FT)	AVERAGE GRADES INCLUDING REVERSE "S"
	0.96	26	50	0.50%-6.71%

**ALPINE | NORDIC SERVICE ROAD**  
YEAR 1 | 2026 | 1 MILE

PROJECT NUMBER: 10752  
PROJECT DATE: 01/20/2026  
DRAWN BY: JCH  
CHECKED BY: CRS  
PROJECT MANAGER: CRS

**EX-01**