



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 Claridge, Deputy Clerk



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

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 are 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:

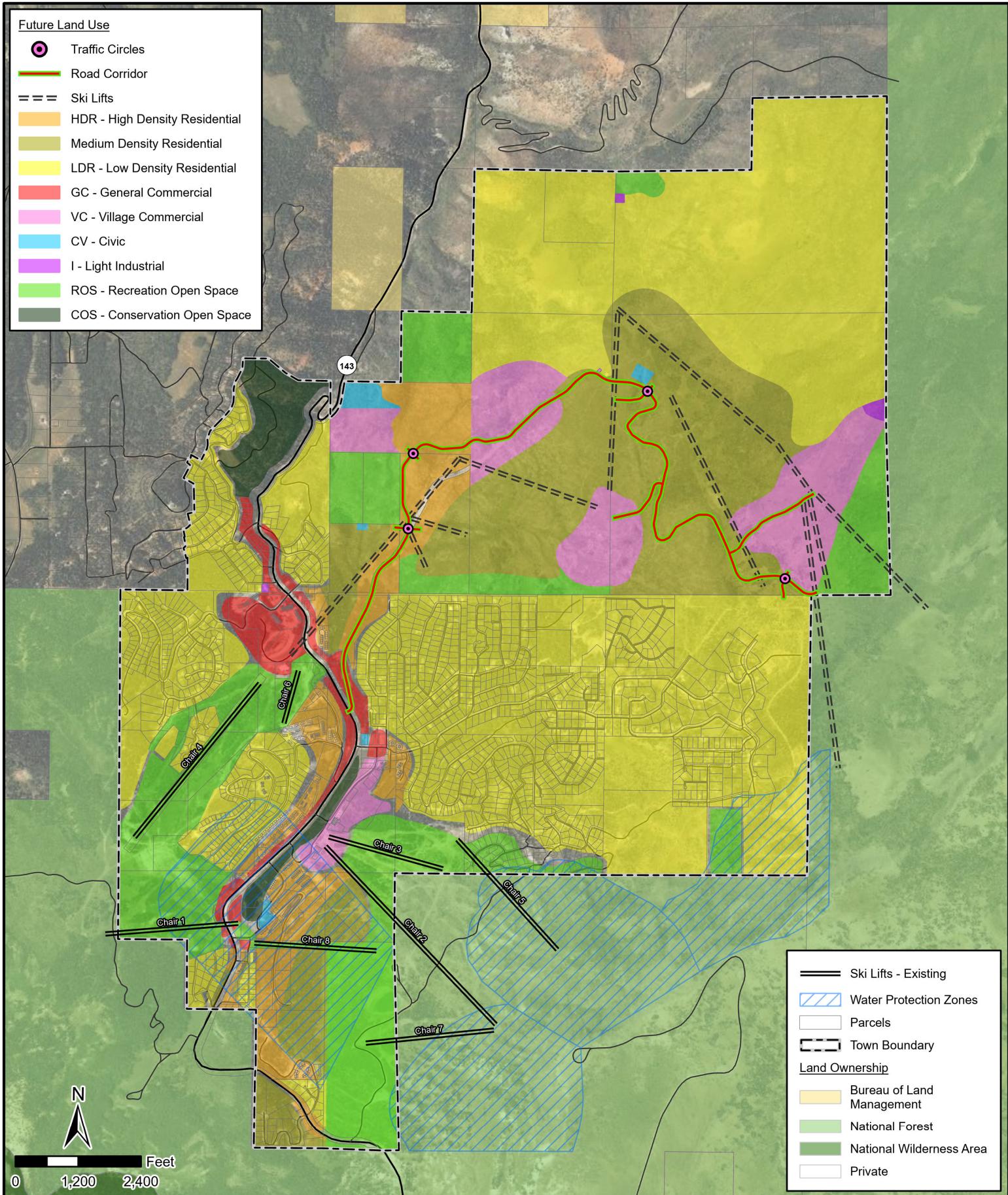
Staff recommends that the Planning Commission inform the applicant and staff of any potential issues they see with the Preliminary Plat that haven't already been noted, and then table the item until staff and the applicant have had the opportunity to resolve the aforementioned outstanding questions.

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)

Future Land Use

- Traffic Circles
- Road Corridor
- Ski Lifts
- HDR - High Density Residential
- Medium Density Residential
- LDR - Low Density Residential
- GC - General Commercial
- VC - Village Commercial
- CV - Civic
- I - Light Industrial
- ROS - Recreation Open Space
- COS - Conservation Open Space



**Jones & DeMille
Engineering**

- Shaping the Quality of Life -
800.748.5275 www.jonesanddemille.com

Brian Head Town

2018 General Plan Update Future Land Use Map

Iron County

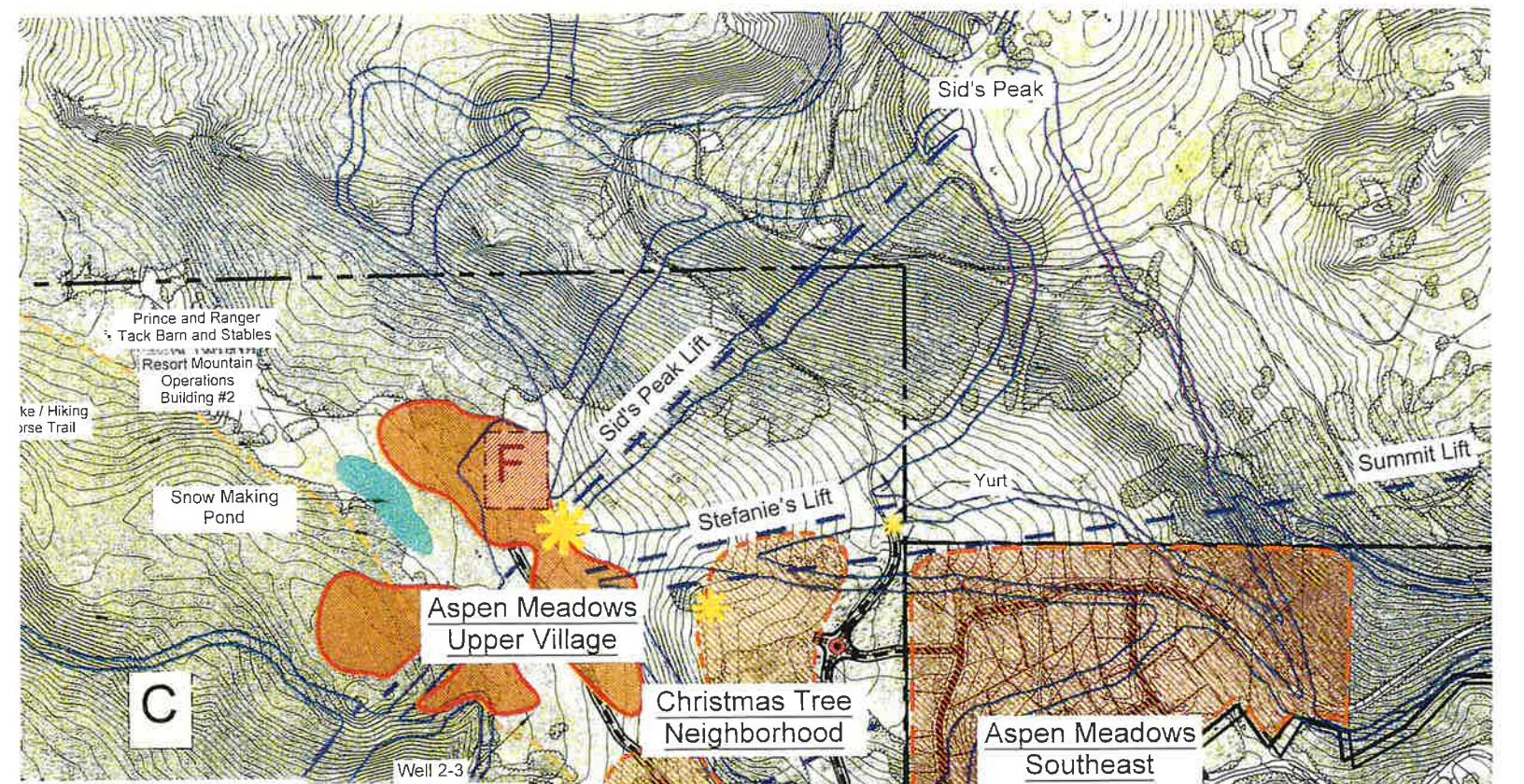
Scale: 1" = 2,400'

Map Name: H:\JDI\Proj\2311-015\GIS\Brian Head General Plan 1810-R04\GIS\Projects\Brian Head Town\2018 General Plan.aprx - Brian Head Town Future Land Use 8.5x11

Project Number: 1810-R04/2311-015

Drawn by: JEM 11-18

Last Edit: 05/24/2024



Development Data:

- A Aspen Meadows Art Village (700 Density Units)**
- 5 Star Luxury Brand Hotel (~ 200 Rooms)
 - Condominium Hotels (~500 Units)
 - Commercial
 - Tubing Hill
 - Village Ski Lift / Ski Run Gondola / Resort Interconnection
 - Potential Home of SUU Mountain Campus - Higher Education at 10,000'

- B Aspen Meadows Founders Neighborhood (150 Density Units)**
- + 62 (Estate Homesites Lots)
 - + 48 (Townhouses)
 - + 40 (Cottages)
 - Outfitters Cabin / Overflow Parking ~ 150 stalls
 - Wildflower Meadow with Educational Trails
 - South Ponds
 - Founder's Base Lodge / Parking + 500 Stalls

- C Aspen Meadows Long Meadow Neighborhood (115 Density Units)**
- + 70 (Estate Homesites Lots)
 - + 45 (New Homesites Lots)
 - Long Meadow Ski Lift / Ski Runs

- D Aspen Meadows Ranch Neighborhood (75 Density Units)**
- + 75 (Ranch Homesites 5 acre + Lots)

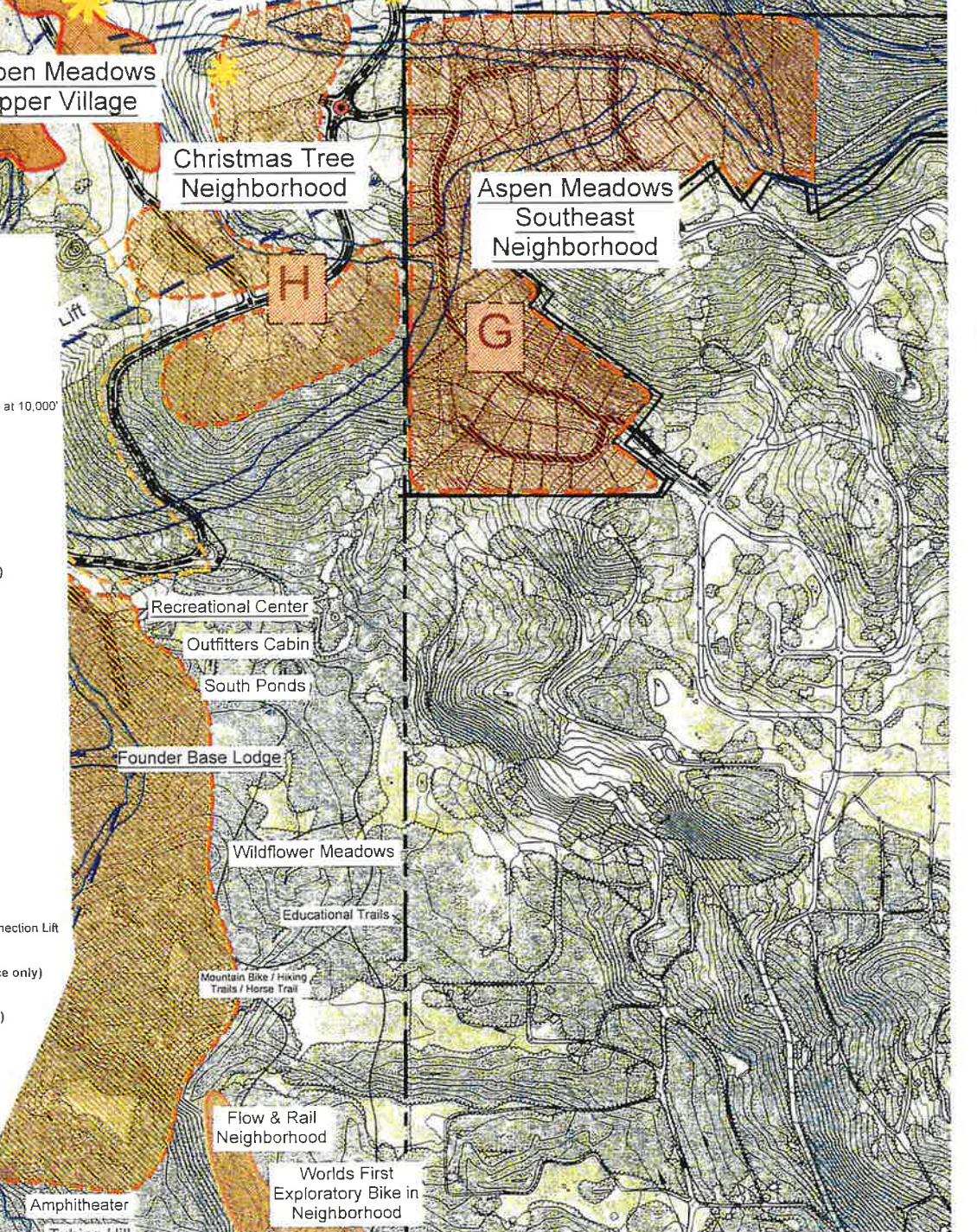
- E Brian Head Town Public Works and Public Safety Facility's**
- Public Works Facility (~ 26,000 SF)
 - Public Safety Facility (~ 10,000 SF)
 - Property Management Building (2,000-3,000 SF)
 - Aspen Meadows Development Office (2,000- 3,000 SF)
 - Brian Head Resort / Aspen Meadow Parking (~ 500 Stalls)
 - Light Industrial
 - Workforce housing
 - Access point to Town Park property

- F Aspen Meadows Upper Alpine Village (357 Density Units)**
- 5-Star Luxury Brand Condominium Hotel (~201 Units)
 - + 156 (Townhomes)
 - Commercial
 - Restaurants
 - Skier Services
 - Stefanie's & Sid's Peak Lifts, Summit Upper Resort Interconnection Lift
 - Snow Making Pond

- G Aspen Meadows Southeast Neighborhood (For location reference only)**

- H Aspen Meadows Christmas Tree Neighborhood (70 Density Units)**
- Boutique Luxury - Christmas Tree Inn (~40 rooms)
 - + 7 (Estate Homesite Lots)
 - + 9 (New Homesite Lots)
 - + 14 (Cottages)
 - Aspen Meadow Club House / Yurt Skiers Hub
 - Swimming Pools / Sport Courts
 - Skiers Point
 - Looking Glass
 - Members Resident Parking / Skier Locker Room
 - Community Dog Park
 - Top terminal - Christmas Tree Ski Lift

Total Density Units: 1,467

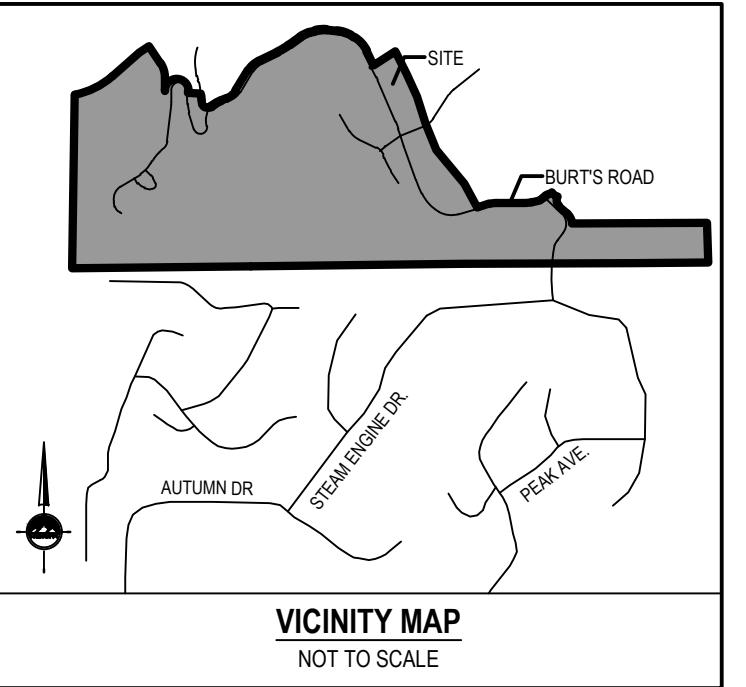


ALPINE CHRISTMAS TREE AREA - PHASE 1

CHRISTMAS TREE RIDGE AND NORDIC CENTER

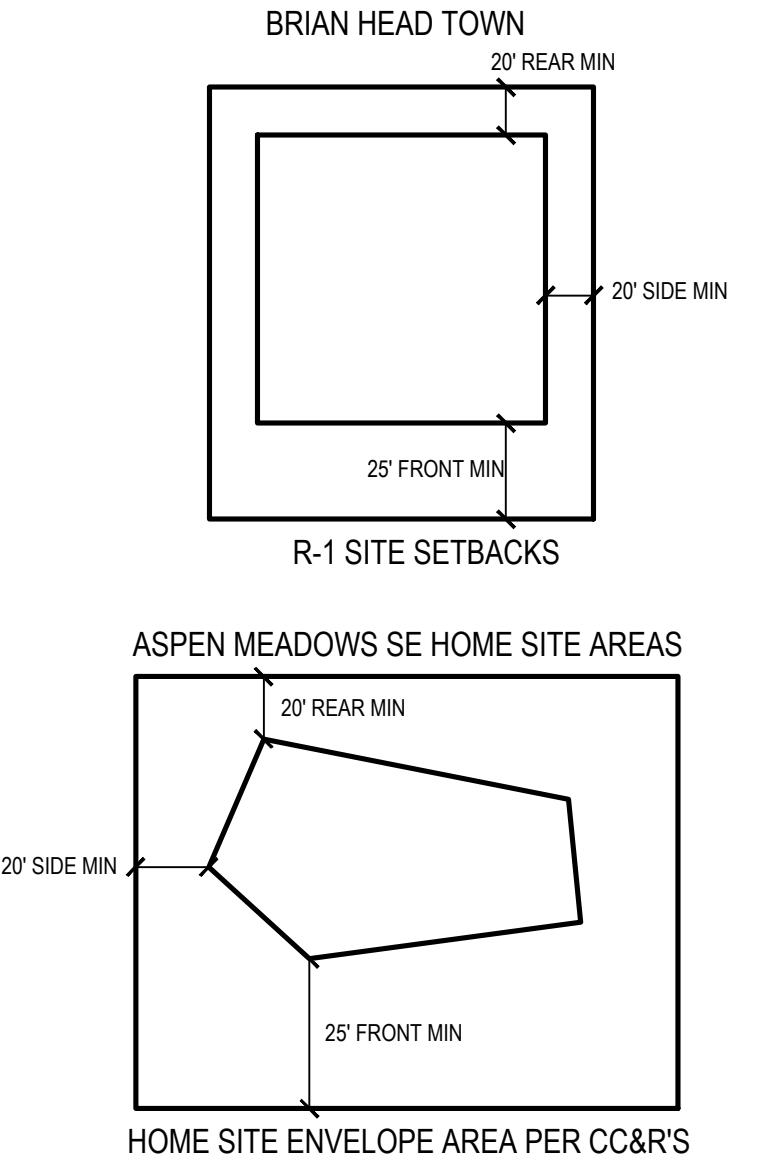
PRELIMINARY PLAT

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



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	546.00'	288.10'	30°13'58"	N63°43'28"E
C2	175.00'	107.60'	35°13'48"	S16°51'12"E
C3	79.00'	246.16'	178°31'58"	S89°58'19"E
C4	125.00'	26.39'	12°05'50"	S4°06'56"E
C5	33.00'	64.34'	111°42'20"	S66°01'01"E
C6	175.00'	28.94'	92°28'34"	N62°52'06"E
C7	125.00'	78.55'	36°00'22"	N49°36'12"E
C8	175.00'	100.19'	32°48'15"	N48°00'09"E
C9	475.00'	90.34'	10°53'49"	N58°57'22"E
C10	175.00'	67.47'	22°05'28"	N64°33'12"E
C11	225.00'	77.06'	19°37'43"	N85°24'47"E
C12	225.00'	102.08'	25°59'39"	S71°46'31"E
C13	225.00'	127.65'	32°30'17"	S42°31'33"E
C14	175.00'	52.02'	17°01'53"	N82°01'21"E
C15	225.00'	55.13'	14°02'17"	N83°31'00"E
C16	25.00'	21.60'	49°30'02"	N51°44'38"E
C17	52.00'	53.52'	58°58'00"	N56°28'25"E
C18	28.00'	23.71'	48°30'33"	N61°42'09"E
C19	50.00'	65.90'	75°30'38"	S8°05'06"E
C20	125.00'	75.24'	34°29'07"	S28°35'51"E
C21	3.00'	4.13'	78°56'46"	S50°49'41"E

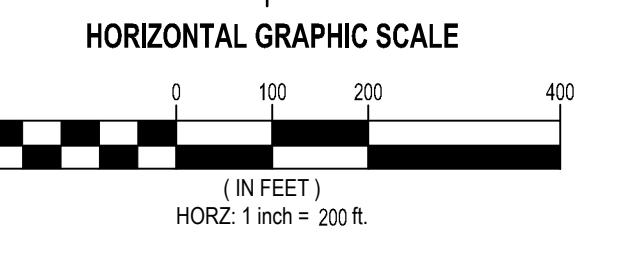
LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°37'29"E	247.61'
L2	N55°13'54"E	77.38'
L3	S34°28'06"E	143.52'
L4	S0°45'42" W	86.96'
L5	S0°42'20" W	16.31'
L6	S88°04'01" E	89.70'
L7	S1°55'59" W	16.18'
L8	S10°09'51" E	27.41'
L9	N58°07'49"E	55.57'
L10	N67°36'23"E	50.88'
L11	N31°36'01" E	163.10'
L12	N64°24'16" E	141.19'
L13	N53°30'28"E	98.37'
L14	N75°35'56"E	45.11'
L15	S84°42'21" E	75.38'
L16	S58°46'42" E	23.37'
L17	S26°16'25" E	113.13'
L18	N57°14'03" E	176.91'
L19	S26°49'45" E	174.16'
L20	S24°12'05" E	169.62'
L21	S17°11'11" E	187.30'
L22	S22°21'43" E	50.59'
L23	S22°28'34" E	147.59'
L24	S39°31'36"E	305.98'
L25	S27°53'59"E	181.96'
L26	N73°30'14" E	83.77'
L27	S89°27'52" E	187.37'
L28	N76°29'51" E	61.03'
L29	S52°33'08"E	50.46'
L30	S45°50'25" E	73.36'



LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- ENGIN. LAND SURV.
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- PUBLIC UTILITY EASEMENT
- SKI RUN EASEMENT
- CENTERLINE

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Iron
On the _____ day of _____, A.D. 20, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY.

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

- TOWN ATTORNEY
ATTEST: _____ TOWN RECORDER

TOWN ENGINEER'S APPROVAL
I, _____, BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 CHRISTMAS TREE RIDGE AND NORDIC CENTER PRELIMINARY PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF 20____.

- TOWN ENGINEER
ATTEST: _____ TOWN RECORDER

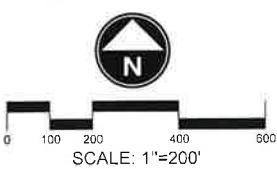
PLANNING COMMISSION APPROVAL
I, _____, CHAIRPERSON OF THE BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 CHRISTMAS TREE RIDGE AND NORDIC CENTER PRELIMINARY PLAT WAS RECOMMENDED TO THE TOWN COUNCIL FOR APPROVAL.

- CHAIRPERSON
ATTEST: _____ TOWN RECORDER

LAW FIRM
Phone: 801-547-1100
TOOLE, FREDERIC
Phone: 438-4330
CEDAR CITY
Phone: 435-488-4433
RICHFIELD
Phone: 435-696-2983

ENSIGNING.COM
www.ensigning.com

DATE: _____



Aspen Meadows Club | Neighborhoods

Southeast Neighborhood | Christmas Tree Neighborhood | Alpine Nordic Neighborhood

Master Plan

01.20.26



EN SIGN
THE STANDARD IN ENGINEERING

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SALT LAKE CITY
Phone: 801.255.0529

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Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
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PHONE 435-901-2500

G&P RANCH LLC
BRIAN HEAD, UTAH

