



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 Clariidge, 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 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:

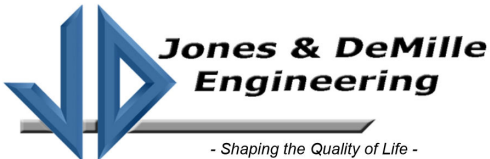
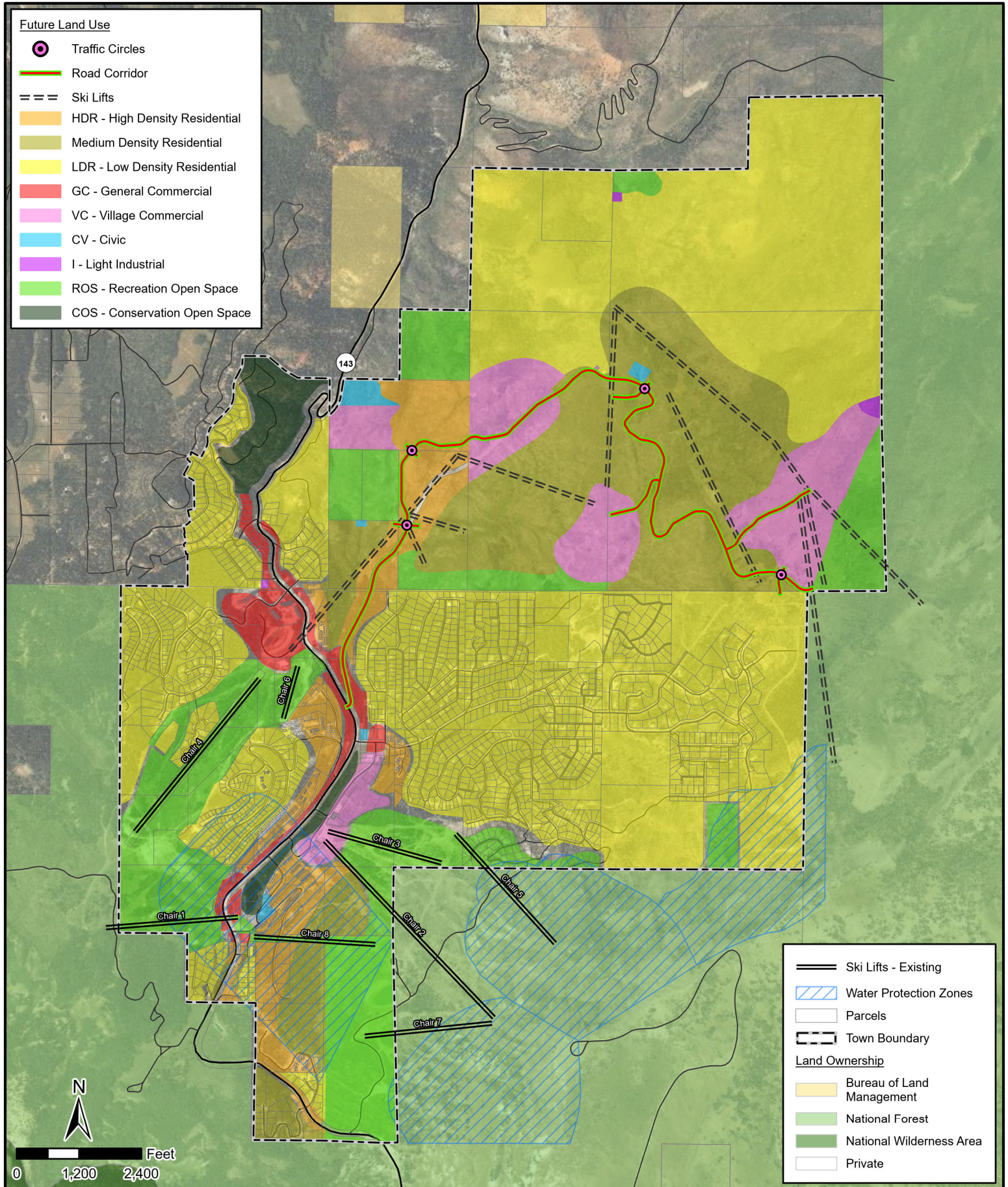
- 1. The Preliminary Plat needs to be revised to show the Lot Dimensions.
- 2. There needs to be a resolution regarding the second access that is required by the LMC. This could be a temporary access through other property owned by the Applicant, requiring Burt's Road to Nowhere to be developed within 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)



Brian Head Town

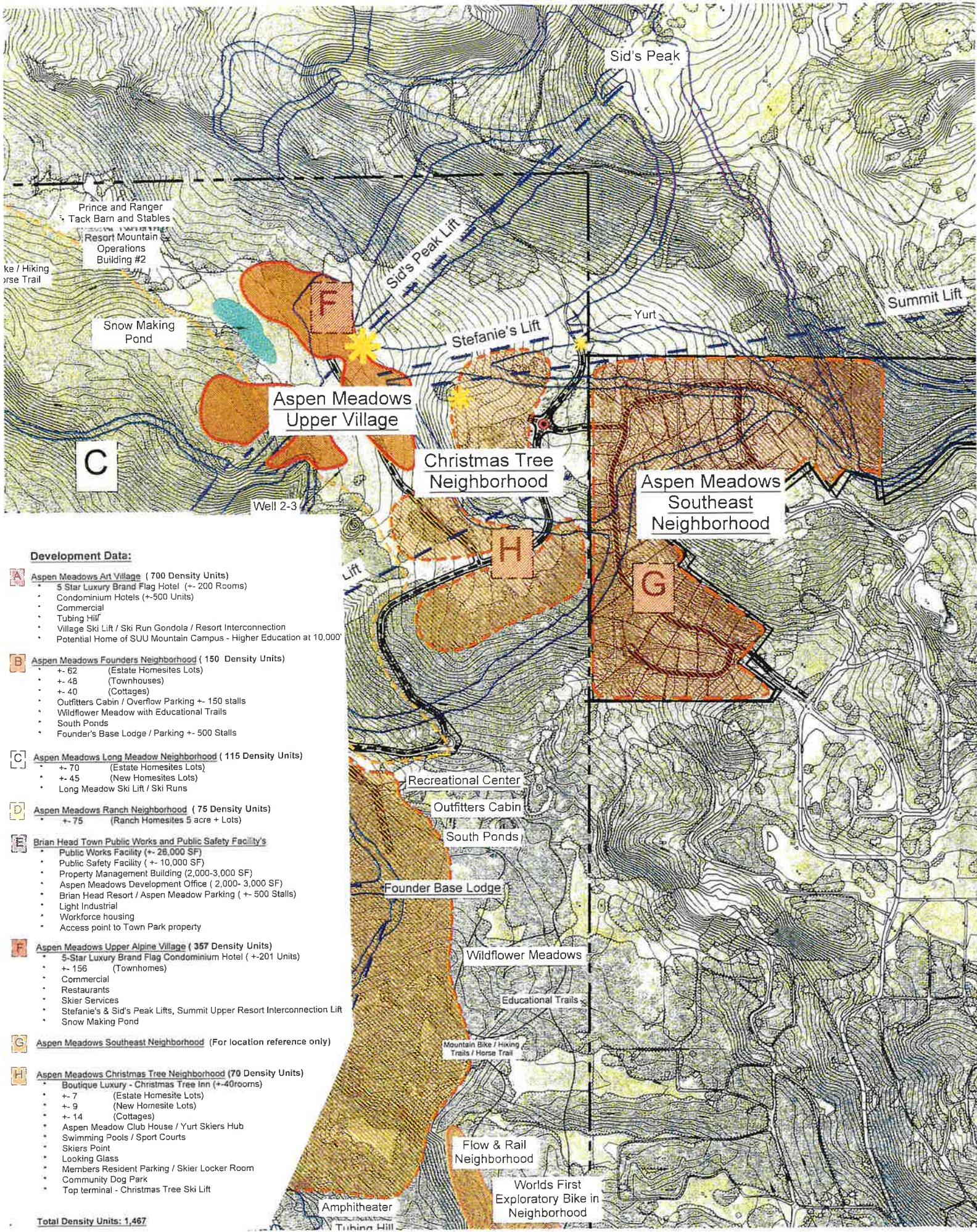
2018 General Plan Update Future Land Use Map

Iron County

Scale: 1" = 2,400'

1

Map Name: H:\JD\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:

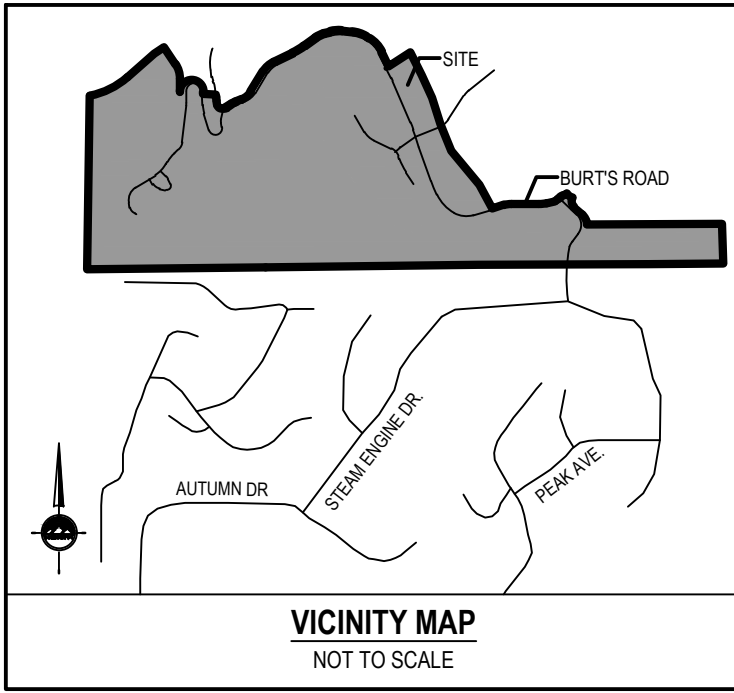
- A Aspen Meadows Art Village (700 Density Units)**
- 5 Star Luxury Brand Flag Hotel (~ 200 Rooms)
 - Condominium Hotels (~500 Units)
 - Commercial
 - Tubing Hill
 - Village Ski Lift / Ski Run Gondola / Resort Interconnection
 - Potential Home of SUU Mountain Campus - Higher Education at 10,000'
- B 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 (~ 28,000 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 Flag 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 (~40rooms)
 - +/- 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

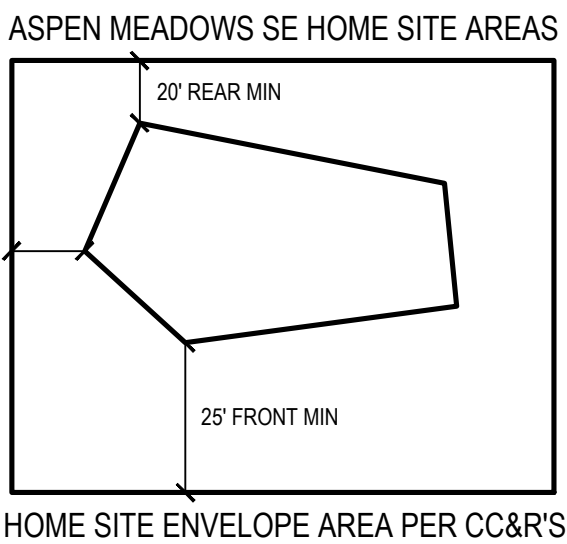
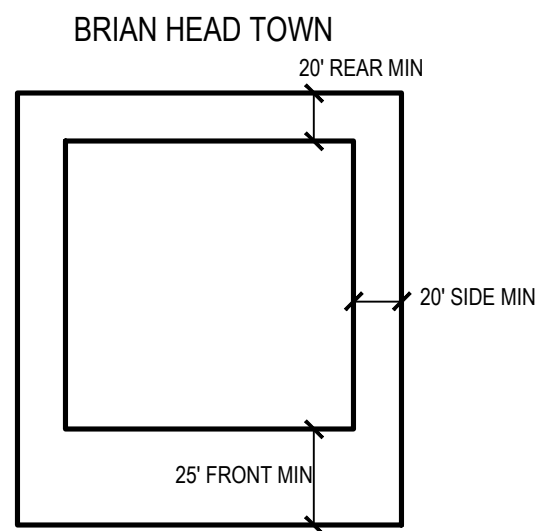
PRELIMINARY PLAT

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

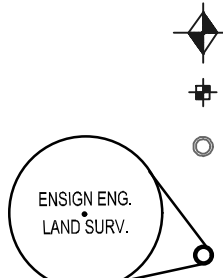


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	546.00'	288.10'	30°13'58"	N63°43'28"E	284.77'
C2	175.00'	107.60'	35°13'48"	S16°51'12"E	105.92'
C3	79.00'	246.16'	178°31'58"	S89°58'19"E	157.99'
C4	125.00'	26.39'	12°05'50"	S4°06'56"E	26.34'
C5	33.00'	64.34'	111°42'20"	S66°01'01"E	54.62'
C6	175.00'	28.94'	9°28'34"	N62°52'06"E	28.91'
C7	125.00'	76.55'	36°00'22"	N49°36'12"E	77.27'
C8	175.00'	100.19'	32°48'15"	N48°00'09"E	98.83'
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'	77.08'	19°37'43"	N85°24'47"E	76.71'
C12	225.00'	102.08'	25°59'39"	S71°46'31"E	101.21'
C13	225.00'	127.65'	32°30'17"	S42°31'33"E	125.94'
C14	175.00'	52.02'	17°01'53"	N82°01'21"E	51.83'
C15	225.00'	55.13'	14°02'17"	N83°31'09"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	28.00'	23.71'	48°30'33"	N61°42'09"E	23.00'
C19	50.00'	65.90'	75°30'38"	S8°05'06"E	61.23'
C20	125.00'	75.24'	34°29'07"	S28°35'51"E	74.10'
C21	3.00'	4.13'	78°56'46"	S50°49'41"E	3.81'

LINE TABLE		
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	86.96'
L5	S0°42'20"E	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	N63°30'28"E	98.37'
L14	N75°35'56"E	45.11'
L15	S84°46'21"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



PROPERTY LINE

ADJACENT PROPERTY LINE

SECTION LINE

QUARTER SECTION LINE

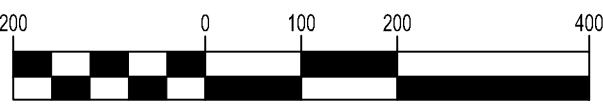
PUBLIC UTILITY EASEMENT

SKI RUN EASEMENT

CENTERLINE

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

HORIZONTAL GRAPHIC SCALE



N 1/4 COR SECTION 36,
T35S, R9W, SLB&M
(NOT FOUND)

TEMPORARY 50' TURN AROUND

S 1/4 COR SECTION 36, T35S,
R9W, SLB&M FOUND USGLO BC,
DATED 1924

TEMPORARY 50' TURN AROUND

CLOSING NE COR SECTION 1,
T35S, R9W, SLB&M FOUND
USGLO BC, DATED 1924

SE COR SECTION 36,
T35S, R9W, SLB&M
FOUND USGLO BC
DATED 1924

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Iron
J.S.
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 _____
of _____, 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: _____
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____.

CERTIFICATE OF ACCEPTANCE

I, _____, 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 PRELIMINARY PLAT HAS BEEN APPROVED BY THE TOWN
COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE ____ DAY OF
_____, 20____.

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____.

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.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE HEREON
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, ON, UNDER, AND
ACROSS THE PUBLIC UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

In witness whereof I have hereunto set our hand (s) this ____ day
A.D., 20____.

By: _____
Its: _____



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3690
CEDAR CITY
Phone: 435.861.6543
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 3

PROJECT NUMBER : 10752K

MANAGER : CS

DRAWN BY : CW

CHECKED BY : DB

DATE : 1/30/26

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING
CERTIFICATE NO. 4938720, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON
WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE
PROPERTY TO BE KNOWN AS THE ALPINE CHRISTMAS TREE AREA - PHASE 1 CHRISTMAS TREE RIDGE AND NORDIC
CENTER PRELIMINARY PLAT.

DATE

Dusty L. Bishop
License no. 4938720

SURVEYOR'S NARRATIVE

THIS FINAL PLAT WAS REQUESTED BY THE PLUMB INVESTMENT LLC. 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 89°23'26" EAST BETWEEN THE NORTH QUARTER CORNER SECTION 1 (FOUND GLO MONUMENT,
DATED 1924), AND THE SOUTH QUARTER CORNER OF SECTION 36 (FOUND GLO MONUMENT, DATED 1924), TOWNSHIP 36
SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT
LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS GLO MONUMENT, DATED 1924, AT THE SOUTHWEST CORNER OF SECTION 36,
TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 0°54'31" EAST 1189.33 FEET ALONG THE SECTION LINE;
THENCE NORTHEASTERLY, 288.10 FEET ALONG THE ARC OF A 546.00-FOOT RADIUS NON-TANGENT CURVE TO THE
LEFT (CENTER BEARS NORTH 1°10'33" WEST, AND THE LONG CHORD BEARS NORTH 63°43'28" EAST 284.77 FEET,
THROUGH A CENTRAL ANGLE OF 30°13'58");
THENCE NORTH 48°36'29" EAST 247.61 FEET;
THENCE NORTH 55°31'54" EAST 77.38 FEET;
THENCE SOUTH 34°28'06" EAST 143.52 FEET;
THENCE SOUTHEASTERLY, 107.60 FEET ALONG THE ARC OF A 175.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 55°31'54" WEST, AND THE LONG CHORD BEARS SOUTH 16°51'12" EAST 105.92 FEET, THROUGH A
CENTRAL ANGLE OF 35°13'48");
THENCE SOUTH 0°45'42" WEST 86.96 FEET;
THENCE EASTERLY, 246.16 FEET ALONG THE ARC OF A 79.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 89°58'19" EAST, AND THE LONG CHORD BEARS SOUTH 89°58'19" EAST 157.99 FEET, THROUGH A
CENTRAL ANGLE OF 178°31'58");
THENCE SOUTH 0°42'20" EAST 16.31 FEET;
THENCE SOUTH 88°04'01" EAST 89.70 FEET;
THENCE SOUTH 1°55'59" WEST 16.18 FEET;
THENCE SOUTHERLY, 26.39 FEET ALONG THE ARC OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS SOUTH 88°04'01" EAST, AND THE LONG CHORD BEARS SOUTH 4°06'56" EAST 26.34 FEET, THROUGH A
CENTRAL ANGLE OF 12°05'50");
THENCE SOUTH 10°09'51" EAST 27.41 FEET;
THENCE SOUTHEASTERLY, 64.34 FEET ALONG THE ARC OF A 33.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS NORTH 79°50'09" EAST, AND THE LONG CHORD BEARS SOUTH 68°01'01" EAST 54.62 FEET, THOUGH A
CENTRAL ANGLE OF 111°42'20");
THENCE NORTH 58°07'49" EAST 55.47 FEET;
THENCE NORTHEASTERLY, 28.94 FEET ALONG THE ARC OF A 175.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 31°52'11" EAST, AND THE LONG CHORD BEARS NORTH 62°52'06" EAST 28.91 FEET, THROUGH A
CENTRAL ANGLE OF 9°28'34");
THENCE NORTH 67°36'23" EAST 50.88 FEET;
THENCE NORTHEASTERLY, 76.55 FEET ALONG THE ARC OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS NORTH 22°23'37" WEST, AND THE LONG CHORD BEARS NORTH 49°36'12" EAST 77.27 FEET, THROUGH A
CENTRAL ANGLE OF 36°00'22");
THENCE NORTH 31°36'01" EAST 163.10 FEET;
THENCE NORTHEASTERLY, 100.19 FEET ALONG THE ARC OF A 175.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 58°23'59" EAST, AND THE LONG CHORD BEARS NORTH 48°00'09" EAST 98.83 FEET, THROUGH A
CENTRAL ANGLE OF 32°48'15");
THENCE NORTH 64°24'16" EAST 141.19 FEET;
THENCE NORTHEASTERLY, 90.34 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS NORTH 25°35'44" WEST, AND THE LONG CHORD BEARS NORTH 58°57'22" EAST 90.20, THROUGH A
CENTRAL ANGLE OF 10°53'49");
THENCE NORTH 53°30'28" EAST 98.37 FEET;
THENCE NORTHEASTERLY, 67.47 FEET ALONG THE ARC OF A 175.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 36°29'32" EAST, AND THE LONG CHORD BEARS NORTH 64°33'12" EAST 67.06 FEET, THROUGH A
CENTRAL ANGLE OF 22°05'28");
THENCE NORTHEASTERLY, 77.08 FEET ALONG THE ARC OF A 225.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 14°24'04" EAST, AND THE LONG CHORD BEARS NORTH 85°24'47" EAST 76.71 FEET, THROUGH A
CENTRAL ANGLE OF 19°37'43");
THENCE SOUTH 84°46'21" EAST 75.38 FEET;
THENCE SOUTHEASTERLY, 102.08 FEET ALONG THE ARC OF A 225.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 5°13'39" WEST, AND THE LONG CHORD BEARS SOUTH 71°46'31" EAST 101.21 FEET, THROUGH A
CENTRAL ANGLE OF 28°59'39");
THENCE SOUTH 58°46'42" EAST 23.37 FEET;
THENCE SOUTHEASTERLY, 127.65 FEET ALONG THE ARC OF A 225.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 31°13'18" WEST, AND THE LONG CHORD BEARS NORTH 42°31'02" EAST 125.94 FEET, THROUGH A
CENTRAL ANGLE OF 32°30'17");
THENCE SOUTH 26°16'25" EAST 113.13 FEET;
THENCE NORTH 57°14'03" EAST 176.91 FEET;
THENCE SOUTH 26°49'45" EAST 174.16 FEET;
THENCE SOUTH 24°12'05" EAST 169.62 FEET;
THENCE SOUTH 17°11'11" EAST 187.30 FEET;
THENCE SOUTH 22°21'43" EAST 50.59 FEET;
THENCE SOUTH 22°28'34" EAST 147.59 FEET;
THENCE SOUTH 39°31'36" EAST 305.98 FEET;
THENCE SOUTH 27°53'59" EAST 181.96 FEET;
THENCE NORTH 73°30'14" EAST 83.77 FEET;
THENCE NORTHEASTERLY, 52.02 FEET ALONG THE ARC OF A 175.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 16°29'46" EAST, AND THE LONG CHORD BEARS NORTH 82°01'21" EAST 51.83 FEET, THROUGH A
CENTRAL ANGLE OF 17°01'53");
THENCE SOUTH 89°27'52" EAST 187.37 FEET;
THENCE NORTHEASTERLY, 55.13 FEET ALONG THE ARC OF A 225.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS NORTH 0°32'08" EAST, AND THE LONG CHORD BEARS NORTH 83°31'00" EAST 54.99 FEET, THROUGH A
CENTRAL ANGLE OF 14°02'17");
THENCE NORTH 76°29'51" EAST 61.03 FEET;
THENCE NORTHEASTERLY, 21.60 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS NORTH 13°30'09" WEST, AND THE LONG CHORD BEARS NORTH 51°44'38" EAST 20.94 FEET, THROUGH A
CENTRAL ANGLE OF 49°30'28");
THENCE NORTHEASTERLY, 53.52 FEET ALONG THE ARC OF A 52.00-FOOT RADIUS TANGENT REVERSE CURVE
TO THE RIGHT (CENTER BEARS SOUTH 63°00'35" EAST, AND THE LONG CHORD BEARS NORTH 58°28'25" EAST 51.19 FEET,
THROUGH A CENTRAL ANGLE OF 58°58'00");
THENCE NORTHEASTERLY, 23.71 FEET ALONG THE ARC OF A 28.00-FOOT RADIUS TANGENT REVERSE CURVE
TO THE LEFT (CENTER BEARS NORTH 4°02'35" WEST, AND THE LONG CHORD BEARS NORTH 61°42'09" EAST 23.00 FEET,
THROUGH A CENTRAL ANGLE OF 48°30'33");
THENCE SOUTH 52°33'08" EAST 50.46 FEET;
THENCE SOUTHEASTERLY, 65.90 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE
LEFT (CENTER BEARS SOUTH 60°19'47" EAST, AND THE LONG CHORD BEARS SOUTH 28°35'51" EAST 74.10 FEET, THROUGH A
CENTRAL ANGLE OF 75°30'38");
THENCE SOUTHEASTERLY, 75.24 FEET ALONG THE ARC OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 44°03'35" WEST, AND THE LONG CHORD BEARS SOUTH 50°49'41" EAST 3.81 FEET, THROUGH A
CENTRAL ANGLE OF 17°58'46");
THENCE NORTH 89°41'56" EAST 923.62 FEET;
THENCE SOUTH 1°48'29" EAST 275.68 FEET, TO THE TOWNSHIP LINE;
THENCE SOUTH 89°41'56" WEST 513.38 FEET ALONG THE TOWNSHIP LINE, TO A FOUND BRASS G.L.O. MONUMENT,
DATED 1924, AT THE CLOSING CORNER OF SECTIONS 1 AND 2, TOWNSHIP 36 SOUTH, RANGE 9 WEST;
THENCE SOUTH 89°41'56" WEST 1164.13 FEET ALONG THE TOWNSHIP LINE, TO A FOUND BRASS G.L.O. MONUMENT,
DATED 1924, AT THE SOUTH QUARTER CORNER OF SECTION 36;
THENCE SOUTH 89°23'26" WEST 1459.24 FEET ALONG THE TOWNSHIP LINE, TO A FOUND BRASS G.L.O. MONUMENT,
DATED 1924, AT THE CLOSING NORTH QUARTER CORNER OF SAID SECTION 2;
THENCE SOUTH 89°23'26" WEST 1222.58 FEET ALONG THE TOWNSHIP LINE, TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 4,065,795 SQUARE FEET, OR 93.338 ACRES.

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

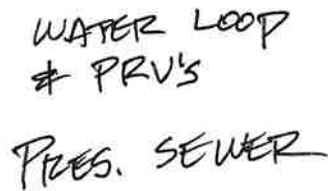
CERTIFICATE OF RECORDING

I, _____, 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 PRELIMINARY PLAT, WAS FILED
FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 20____.

BOOK _____ PAGE _____ COUNTY RECORDER _____

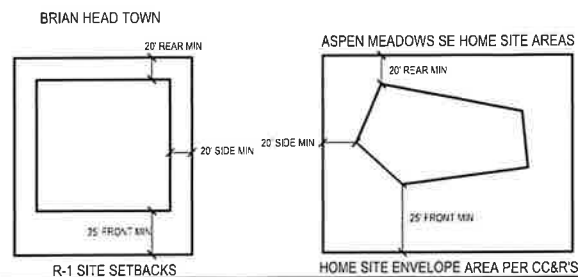
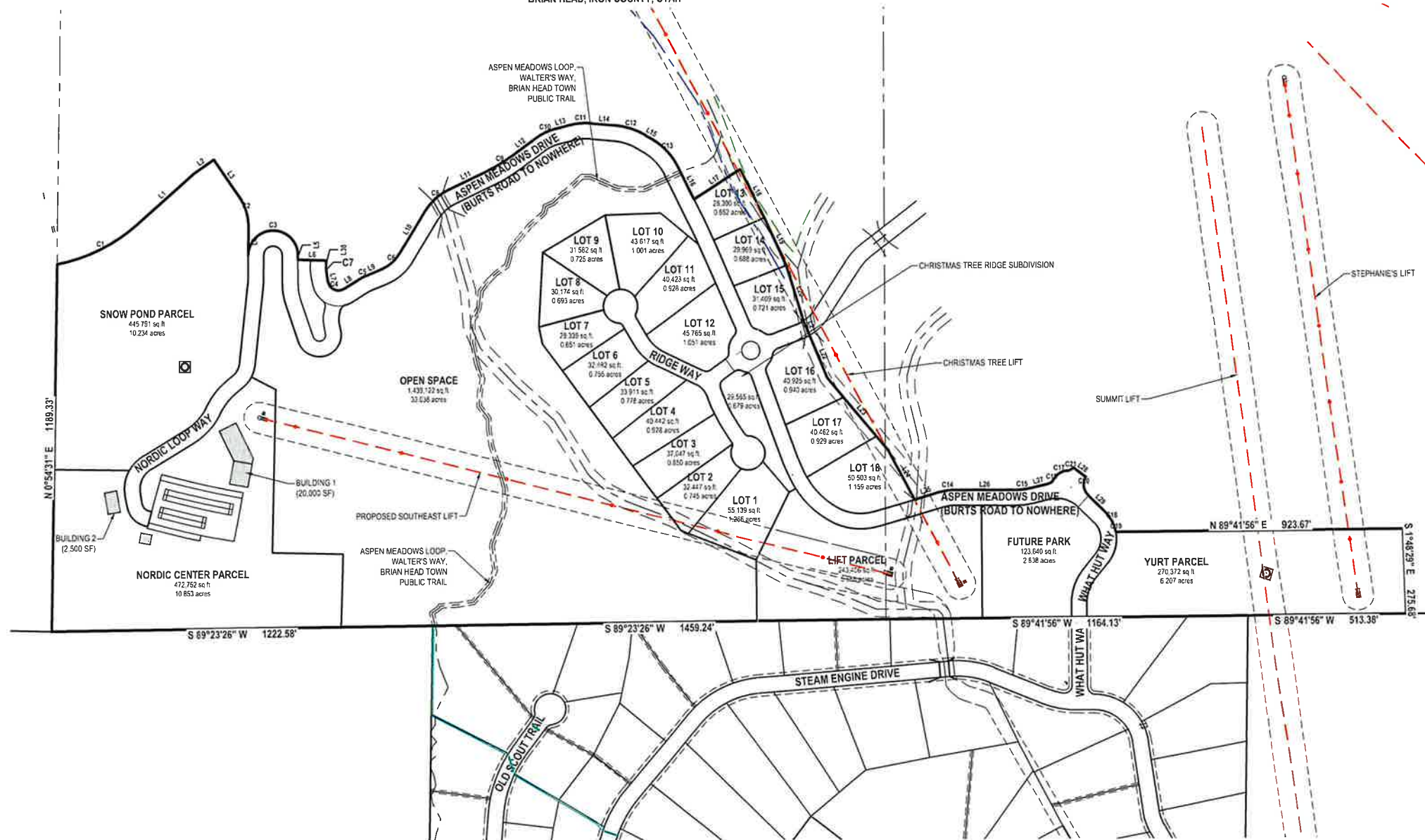
ENTRY NO. _____ ENTRY NO. _____

RECORDED AT THE REQUEST OF _____



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°36'29"E	247.61
L2	S55°31'54"E	77.38
L3	S24°28'06"E	143.52
L4	S0°45'42"W	85.96
L5	S0°40'22"E	163.81
L6	S88°04'10"E	86.70
L7	S10°09'51"E	27.41
L8	N38°07'49"E	55.57
L9	N5°32'32"E	50.68
L10	N31°38'01"E	163.10
L11	N6°24'16"E	141.19
L12	S30°30'28"E	98.37
L13	N75°55'56"E	45.11
L14	S84°46'21"E	75.36
L15	S56°46'42"E	23.37
L16	S6°16'25"E	113.13
L17	N57°14'03"E	176.91
L18	S26°45'49"E	174.16
L19	S24°12'05"E	169.62
L20	S17°11'11"E	187.30
L21	S22°21'43"E	50.59
L22	S22°25'54"E	147.59
L23	S39°31'36"E	305.88
L24	S27°53'39"E	181.96
L25	N73°30'14"E	84.77
L26	S86°75'52"E	187.39
L27	N78°29'51"E	61.03
L28	S55°33'08"E	50.46
L29	S45°50'25"E	74.92
L30	S1°55'59"W	16.16



LEGEND

The legend defines the following symbols:

- SECTION CORNER:** Represented by a circle containing a crosshair. The text "ENGINER'S LAND SURVY" is written around the circle.
- BOUNDARY LINE:** Represented by a solid line.
- SECTION LINE:** Represented by a dashed line.
- CENTER LINE:** Represented by a line with cross-ticks.
- PUBLIC UTILITY EASEMENT LINE:** Represented by a line with cross-ticks and a dashed line.

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



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4409
888.650.0529

LAYTON
Phone 937-347-1100

TOOELE
Phone 432-542-1000

CEDAR CITY
Phone 432-831-4100

RICHFIELD
Phone 432-874-1200



HORIZONTAL GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

I, XXXXXXXX PROFESSIONAL UTAH LAND SURVEYOR NUMBER XXXXXXXXXX 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 XXXXXXXXXXXX, A RESIDENTIAL SUBDIVISION LOCATED IN BRIAN HEAD TOWN, IRON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

DATE _____

SURVEYOR'S NARRATIVE

THIS FINAL PLAT WAS REQUESTED BY THE PLUMS INVESTMENT, LLC. 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 $89^{\circ}23'26"$ EAST BETWEEN THE NORTH QUARTER CORNER SECTION 1 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 _____

Contains 4,066,750 Square Feet or 93.338 Acres

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE HEREBY DESCRIBED TRACTS OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TRACTS, EASEMENTS AND PUBLIC STREETS, TO BE HEREINAFTER 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, NOW EXISTING, EASEMENTS OVER ON, UNDER AND ACROSS THE PUBLIC UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

In witness whereof, I, the undersigned, do hereby certify this _____ day of _____, A.D. 20____.

By _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Iron ss: _____

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 _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

TOWN ATTORNEY'S APPROVAL

I, _____ TOWN ATTORNEY FOR BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 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

CERTIFICATE OF ACCEPTANCE

I, _____ MAYOR OF BRIAN HEAD TOWN CORPORATION, DO HEREBY CERTIFY THAT THE PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 HAS BEEN APPROVED BY THE TOWN COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 20____.

MAYOR

ATTEST _____
TOWN RECORDER

TOWN ENGINEER'S APPROVAL

BY _____ BRIAN HEAD TOWN ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 20____.

TOWN ENGINEER

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 WAS RECOMMENDED TO THE TOWN COUNCIL FOR APPROVAL.

CHAIRPERSON

DATE _____

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

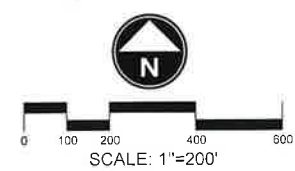
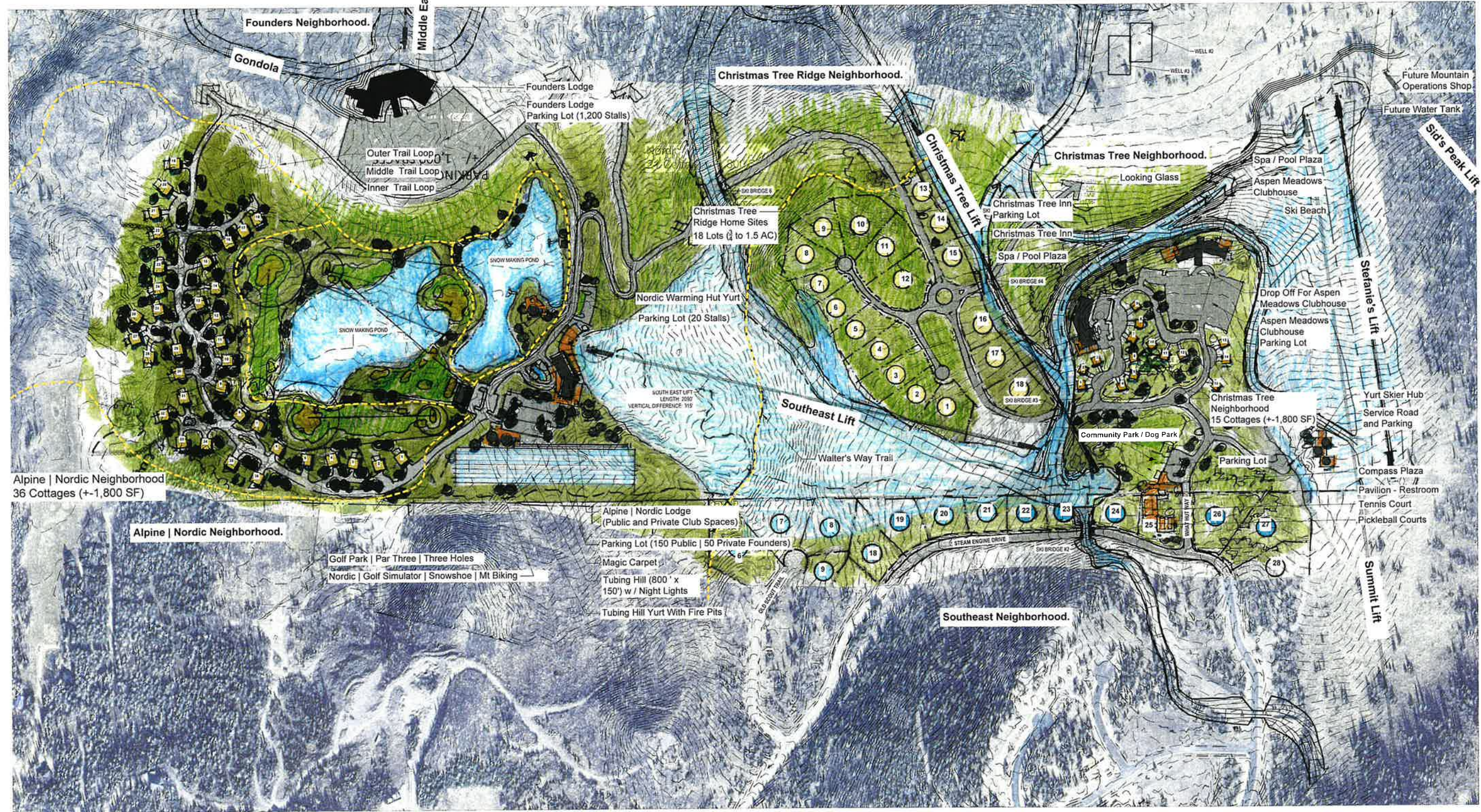
CERTIFICATE OF RECORDING

I, _____ COUNTY RECORDER OF IRON COUNTY, UTAH DO HEREBY CERTIFY THAT THIS PLAT OF THE ALPINE CHRISTMAS TREE AREA - PHASE 1 WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 20____.

BOOK _____ PAGE _____ COUNTY RECORDER _____

ENTRY NO. _____ ENTRY NO. _____

RECORDED AT THE REQUEST OF _____



Aspen Meadows Club | Neighborhoods

Southeast Neighborhood | Christmas Tree Neighborhood | Alpine Nordic Neighborhood

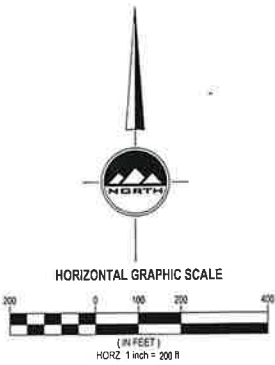
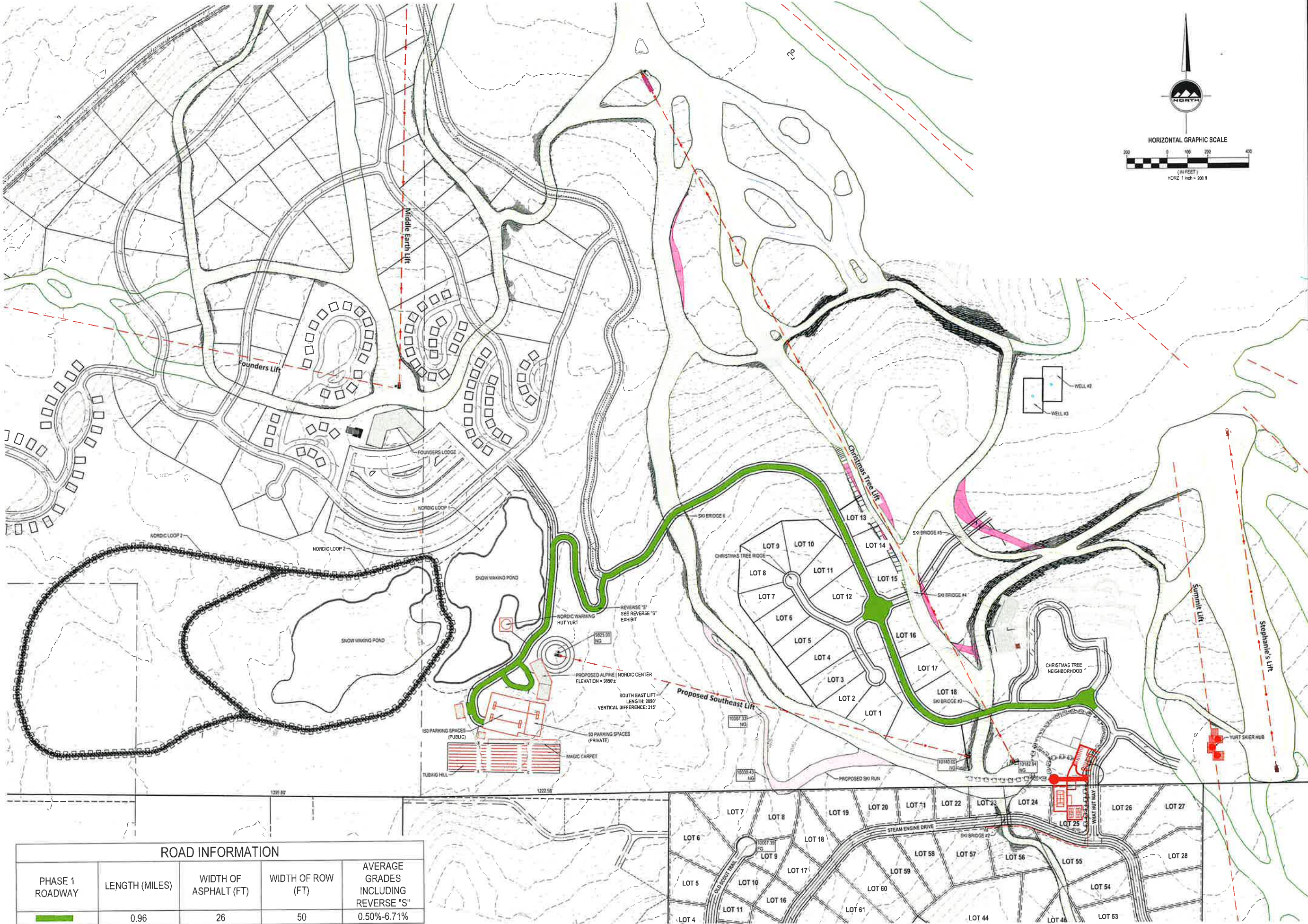
Master Plan

01.20.26



Arcadis Inc.
10 Exchange Place, Suite 110
Salt Lake City, UT 84111
United States
Phone: 801.532.4233
www.arcadis.com

File Location: C:\Users\stevengs\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 csteigmeier
Wednesday, January 14, 2026 4:57:49 PM by Oslugard, Sid



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%



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

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

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

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

EX-01