



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# 829 9933 2653

TUESDAY, FEBRUARY 24, 2026 @ 1:00 PM

AGENDA

- A. CALL TO ORDER**
- B. PLEDGE ALLEGIANCE**
- C. DISCLOSURES**
- D. APPROVAL OF THE MINUTES:** February 10, 2026, Town Council Minutes
- E. REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS.** Public input is limited to three (3) minutes on non-agenda items.
- F. AGENDA ITEMS**
 - 1. VISION IRON COUNTY - PARKS, RECREATION & OPEN SPACES PRESENTATION.** Bob Ballou, Iron County. A presentation on the Parks, Rec. & Open Spaces for Vision Iron County.
 - 2. CODE ENFORCEMENT POLICY REVIEW.** Bret Howser, Town Manager. The Council will review the Code Enforcement Policy for potential amendments. .
 - 3. MEMORIAL PARK DISCUSSION.** Flint Decker. The Council will hold a discussion on a Memorial Park.
 - 4. DISCUSSION ON ZONING PROCESS FOR ASPEN MEADOWS.** Greg Sant, Planning & Building Administrator. The Council will hold a discussion on a potential new zone designation, Resort Mixed Use.
 - 5. FUTURE AGENDA ITEMS.** Discussion on potential items for future Council agendas.
- G. ADJOURNMENT**

Date: February 20, 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 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 on the Brian Head Town website, Utah Public Meeting website, and at the Town Hall according to Utah Code Annotated §63A-20-102 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

Email: nleigh@bhtown.utah.gov - Fax: 435-677-3661
Mailing Address: P.O. Box 190068 - Brian Head, UT 84719-0068

AGENDA APPLICATION

Today's Date Feb. 11, 2026

Brian Head Town Boards: Please check one

- Town Council Meeting**
- Planning Commission Meeting
- Brian Head Redevelopment Agency Meeting
- Brian Head Special Service District Meeting
- Brian Head Tree Commission
- Brian Head Trails Committee

*Please check website for current meeting schedules for dates and times.

Applicant Name: Shaun Kelly - Bob Balou

Mailing Address: _____

Representing: VIC PROS Vision Iron County - Parks, Rec. & Open Space

Agenda Topic Requested (Please be as specific as possible) _____

Presentation of VIC and upcoming PROS project. small community listening sessions

Attachments to be included are:

Requested date of Meeting, date of meeting in which topic is to be heard. 2/24/26

Action Desired by Applicant: _____

Presentation only - discussion item.

***NOTE:** All information pertaining to the agenda items must be submitted to the Town Clerk no later than the Wednesday prior to the meeting date in order to be included in the Council's / Commission's meeting packet. If you have any questions, please contact the Town Clerk at nleigh@bhtown.utah.gov or by calling the Town offices during normal business hours.

Signature of Applicant



Nancy Leigh <nleigh@bhtown.utah.gov>

Getting on the Town Council agenda on Feb. 24, 2026

1 message

shaun kelly <>

Tue, Feb 10, 2026 at 2:56 PM

To: Nancy Leigh <nleigh@bhtown.utah.gov>

morning Nancy.

i would like to get a slot in the Brian Head Town Council meeting [agenda] on February 24, 2026 for a presentation from the Vision Iron County Park, Recreation, and Open Space (VIC PROS). Bob Ballou and likely i should be there to present.

summary:

Vision Iron County is a volunteer-led nonprofit organization dedicated to collecting, tracking, and sharing information among communities and stakeholders within Iron County. Our ultimate purpose is promoting long-term planning. We aim to understand community priorities and create more awareness of shared resources and opportunities.

With that in mind, one of its ten focus groups - Parks, Recreation, and Open Space - sought and received a Utah Division of Outdoor Recreation grant to determine and report to Iron County officials the wants, needs, and desires of residents in Iron County's smaller communities for parks, outdoor recreation opportunities and open space.

Focus Group Leader, Bob Ballou, would like to have few minutes on the Town Council agenda to inform Council Members of this effort and solicit your support in promoting attendance by residents at a community open house in the near future.

i noted that the form to submit to get on the agenda is not attached to the link on the Brian Head Town website. Is there more that i will need to do to secure a spot on the Feb. 24, 2026 Brian Head Town Council agenda?

thank you.

- shaun kelly



Vision Iron County – What it is, what it does, its purpose, and an opportunity

Vision Iron County is a volunteer-led nonprofit organization dedicated to collecting, tracking, and sharing information among communities and stakeholders within Iron County. Our ultimate purpose is to promote long-term planning in ten critical focus areas –

Arts & Entertainment; Tourism; Community Character; Economic Development; Education; Healthcare; Infrastructure; Land Use/Housing; Parks, Recreation & Open Space; and Transportation. We want to understand community priorities and create more awareness of shared resources and opportunities.

With that in mind, the Parks, Recreation & Open Space focus group sought and received a Utah State Division of Outdoor Recreation grant for Vision Iron County to conduct several “listening sessions” and formally report to Iron County officials a compilation of the wants, needs, and desires of residents in the county’s smaller communities for parks, outdoor recreation opportunities and open space now and into the future.

To that end, we are planning to conduct three or four “listening session” for residents of these communities throughout the county to provide their input to this effort. Obviously, residents of Brian Head have many opportunities for outdoor recreation, but might there be a desire to have more; for example, preserve more open space, create a new trail, or develop a paved parking area at a local trailhead for visitors? We simply want your input.

Securing input from as many people as possible is critical to the success of this project, so we will provide several forms of promotional materials when the time, date and location of the “listening session” is confirmed, probably in late March or early April. We welcome your assistance in making this information known to all your neighbors and nearby residents.

Contact Info: Bob Ballou, PROS Team Leader - pntsbob@gmail.com

Contact Card – Business Card Size

We Want

**YOUR
INPUT**

**VISION
IRON COUNTY**



On the
Future of
Outdoor Recreation
and *Open Spaces*
in Iron County

SCAN ME
to Share Your Ideas



For More Information
Visit: www.visionironcounty.org
Call: 435.531.1358

Made possible by a grant from
Utah Division of Outdoor Recreation

Example of Social Media Image

We Want
**YOUR
INPUT**



On the
Future of
Outdoor Recreation
and *Open Spaces*
in Iron County

JOIN US!
for a
Community
Open House
in Kanarraville

**Kanarraville
City Offices**
40 S Main Street
Kanarraville, UT 84742

5:30
to **7:00**

04.05.26



Not going to make it?
SCAN ME
to Take the Survey

For More Information
Visit: www.visionironcounty.org
Call: 435.531.1358

Made possible by a grant from
Utah Division of Outdoor Recreation

Example of 11" x 17" Poster

We Want

**YOUR
INPUT**



On the Future of Outdoor Recreation
and Open Spaces in Iron County

JOIN US!

for a
Community
Open House
in **Kanarraville**

5:30
to **7:00**

04.05.26

*Interactive displays
will be set up to
get input from
Iron County Residents

SCAN ME!



For More Information
Visit: www.visionironcounty.org
Call: 435.531.1358

**Kanarraville
City Offices**

40 S Main Street
Kanarraville, UT 84742

Made possible by a grant from
Utah Division of Outdoor Recreation



ITEM: CODE COMPLIANCE POLICY UPDATE

AUTHOR: Bret Howser
DEPARTMENT: Administration
DATE: February 24, 2026
TYPE OF ITEM: Discussion

SUMMARY:

The Council will review a draft updated Code Compliance Policy based on input from the Strategic Planning Retreat and may provide direction for additional changes.

BACKGROUND:

Prior to 2020, code enforcement wasn't assigned to any specific staff member, and no formal process was established until 2019. When issues arose, staff handled it in a reactive manner. During the 2020 Covid pandemic, however, the community felt less safe and wanted more enforcement measures from the Town.

A common refrain heard from vocal residents/business owners at the time was, "Why do we have these laws if we're not going to enforce them?" For some issues (such as illegal tree removal [clear cutting lots with no plans to build]), responding to complaints was considered insufficient and just too late. At the time (prior to 2020) code enforcement was placed upon the Public Works Admin Assistant as an official duty, with the Town Manager filling in. One of the major issues was "weekend warriors" coming up and doing work without a permit on the weekends when staff wasn't looking, so in response to this, the Town started running occasional Saturday shifts.

In 2021-22, the Council engaged in a very public process around upgrades to public safety service. The public made little distinction between traditional public safety roles and more administrative code enforcement issues. In the end, a property tax increase was approved (along with a new nightly rental tax) which funded new public safety officers (sufficient to provide overnight service and double coverage during the days) as well as a new code enforcement officer position. The Town subsequently hired a code enforcement officer, which allowed staff to be more proactive with code enforcement. Since that time, staff have routinely performed proactive code enforcement patrols, including on weekends along with "sweeps" of common violation issues, such as illegal camping in single-family residential zones, not having portable restroom/dumpster on job sites, etc.

The current Code Enforcement Policy requires a warning to be given prior to actual fines. The vast majority of issues are resolved with the warning notice, with relatively few fines having been issued over the past few years. An Ad Hoc Committee was created in 2025 with the purpose of giving recommendations to the Council on what the citizens' concerns were about the Town's operations and policies. The final report was submitted to the Council in December 2025 and there were several items that addressed concern with how code enforcement was being conducted. As a result of the recommendation from the Ad Hoc Committee, staff sought renewed policy direction from the Town Council at the Strategic Planning Retreat in January 2026.

ANALYSIS:

The attached draft update of the Code Compliance Policy (formerly Code Enforcement Policy) is based on input received at the strategic planning retreat. Specifically, staff attempted to address the following items:

- Emphasize an educational approach and more clearly provide for softer warnings upfront
 - “Educate, educate, accelerate”
- Soften the language, with a focus on *compliance* above *enforcement*.
- More clearly formulate the appeal board
 - Add non-staff
- Be more clearly on timelines for appeals

Following the Missing Voice Committee’s report, staff provided the following recommendations for implementation (related to Code Compliance). Updates are included in **red**.

- Council should hold a policy discussion on proactive v. reactive code enforcement and safety-hazard-only during the annual Strategic Planning Retreat. Staff has taken the liberty of putting this on the agenda for the retreat and is already preparing a report.
 - **Council held a policy discussion in the strategic planning retreat. The discussion focused in heavily on taking an educational approach first and foremost. The Council did not seem to have an appetite for switching to a reactive vs. proactive approach, nor was there a policy push for safety-hazard-only enforcement. Today’s item is a continuation of the policy discussion.**
- Send the Code Enforcement Officer to a de-escalation training
 - **There will be an action step in the upcoming budget to complete a specific code enforcement training related to public interaction (de-escalation, courtesy, something in this vein). In the meantime, all staff did a conflict resolution training back in October).**
- Publish semi-annual code enforcement report online (same one that is delivered to Council)
 - **Staff intends to publish this online following the next semi-annual update, and to include as an action step in the strategic plan**
- Revise code enforcement warning notices to have less punitive tone
 - **Staff is currently working on a revised “Notice of non-compliance” to replace our current Code Violation Warning letter. We will have this for the Council in March to look at along with the updated policy.**
- Update Code Enforcement Policy appeals process to include a deadline/timeline
 - **This is included in the draft policy attached.**

STAFF RECOMMENDATION:

This item is for discussion only. Staff will take additional input and bring the policy for adoption in March.

ATTACHMENTS:

A – Draft Updated Code Compliance Policy

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ADMINISTRATIVE CODE ~~ENFORCEMENT COMPLIANCE~~ POLICY

PURPOSE & INTENT

It is the intent of Brian Head to promote the health, safety and welfare of the residents and guests who visit and live in Brian Head Town. Part of this responsibility includes protecting the town from blighting and deteriorating conditions that have a negative impact on area property values and ~~guests' the experiences of residents and guests. Towards this end, Municipal Code requirements were adopted and enforced. This protection of the Brian Head Experience is primarily attained through the education of the public regarding local ordinances and subsequent enforcement of those ordinances where compliance is not achieved voluntarily.~~

CODE ~~ENFORCEMENT PURPOSE AND COMPLIANCE~~ GOALS

~~The purpose of code enforcement is to protect the public's health, safety and general welfare through limitations of violations of the Brian Head Town Code.~~

It is the town's ~~intent~~ goal to 1) educate the public regarding local ordinances in an effort to obtain voluntary compliance first and foremost, and 2) to enforce the code equitably and to apply the level of enforcement that best fits the specific ~~types and~~ circumstances of the code violation(s) with the end goal of achieving compliance with the code. Every code violation is different and the method of dealing with it should reflect what is necessary in order to resolve it rather than to be unnecessarily punitive. ~~Property owners should always have the option of using the least expensive option in order to come into compliance with the code.~~

All actions of inspectors/staff must be fully and clearly documented, and all cases must be followed through to completion in a timely manner, using the most suitable means available.

SPECIFIC GOALS FOR IMPROVING SERVICE TO CITIZENS

Code ~~Enforcement compliance~~ will:

- 1 • Seek to educate the public on common code infractions and ordinances specific to
- 2 Brian Head Town
- 3 • Partner with other town departments, government agencies and citizens to identify
- 4 code violations.
- 5 • Improve communications with citizens.
- 6 • Code Enforcement compliance educational material and resources will be advertised
- 7 on the town's web page and other media resources in an effort to open communications
- 8 with the public that code enforcement-Town staff is available to listen and hopefully
- 9 resolve code issues of the town's citizens.
- 10

11 OPERATIONS AND BASIC PROCEDURES

12 If a complaint or issue is unrelated to code enforcement/compliance, every effort will be made
13 to forward the concern to the appropriate town department or agency. Code enforcement
14 compliance action may be initiated by any of the following methods:

15 Citizen Complaint

- 16 • By telephone
- 17 • Email
- 18 • Citizen filling out a complaint with town staff
- 19 • In the field.

20 Referral from another town department

- 21 • Businesses
- 22 • Agencies
- 23 • Neighborhood groups

24 Proactive efforts by Town staff

- 25 • Staff recognition of common infractions that require broad public education
- 26 • Specific staff identified infractions that require urgent attention

27 When a complaint is received, it will be investigated by staff to determine if there is a
28 violation of the Town Code, and if found valid, the compliance and enforcement process will
29 begin:

- 30 1. Staff will determine the "responsible party" associated with the violation.
- 31 ~~1-2.~~ Where the violation does not have an immediate severe impact to another
- 32 party or a public safety issues is not imminent, the "responsible party" will be gently

1 and courteously educated regarding compliance with local codes and invited to come
2 into compliance.

3 ~~2-3.~~ If education fails to achieve compliance within an appropriate timeframe, The
4 the “responsible party” will be provided with an official “notification of non-
5 compliance” notified that a violation exists. This notification may be either by direct
6 contact, telephone, email or ~~citation-physical~~ letter or a combination of one or more
7 of these methods. This notification shall inform the responsible party of the code for
8 which they are not in compliance and present evidence of such. The responsible
9 party will be given a reasonable timeframe to come into compliance.

10 ~~3-4.~~ Brian Head Town staff may issue citations identifying a range of potential
11 finer and/or mandatory court appearances where non-compliance persists after
12 education and an official notification of non-compliance. In cases where violations
13 are severe, irreparable, repeated or endanger public safety, staff may issue
14 immediate citations or refer the matter to Public Safety for criminal enforcement.

15 ~~4-5.~~ If violation(s) are not abated within reasonable timelines, the case may be
16 referred to the Administrative Hearing Officer or Iron County Judicial system.

17 ***Invalid or Frivolous Complaints***

18 Occasionally, complaints will be received, and an inspection will reveal that a code violation
19 has not occurred. In such cases, the inspection should be documented by providing a
20 description of what was seen and identifying the complaint as invalid.

22 ***~~Encouraging Voluntary Compliance~~***

23 ~~There are situations where it is likely that a violation can be remedied with a verbal notice,~~
24 ~~but such notice will be documented and be considered the first notification of violation. If a~~
25 ~~violation is not quickly remedied, a citation letter will be sent.~~

27 **ADMINISTRATIVE HEARING**

28 If the “responsible party” decides to dispute a citation issued by the Town, they must submit
29 a written request for an Administrative Hearing to the Town Clerk within ten (10) days of
30 the action or decision for which they are requesting a hearing. The Town Clerk will schedule
31 a hearing within a reasonable time frame. Written notice of the date set for hearing the
32 appeal shall be mailed to the applicant at least ten (10) days before the appeal hearing date.
33 Hearings may be conducted in person or virtually.

34 ***Administrative Hearing Board***

1 The administrative hearing board shall be comprised of the Town Manager or designee, a
2 member of the Town Council, and a member of the Planning Commission.

4 ~~PROCEDURES FOR THE ADMINISTRATIVE HEARING~~ *Procedure for*
5 *Administrative Hearing*

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- 6 1. The staff will present identifying facts of the code violation(s).
- 7 2. The “responsible party” may present their ~~case~~ evidence and reasoning.
- 8 3. Administration will render a decision in writing and provide a copy to staff and the
9 “responsible party”.
- 10 4. Failure to abate the violation(s) or to follow the administrative order will result in
11 imposition of penalties and/or civil/criminal procedures.

13 **APPEALS**

14 Any person aggrieved by a final decision of an Administrative Hearing may make an appeal
15 to the Appeal Authority. All appeals shall be made according to the following procedures:

- 16 1. The appeal shall be made within ten (10) days of the action or decision being
17 appealed by filing written notice of appeal with the Town Clerk.
- 18 2. The notice of appeal shall specify all grounds for the appeal and circumstances related
19 thereto. Such notice shall set forth in detail the action and grounds upon which the
20 applicant or other interested parties deem themselves aggrieved. A notice failing to
21 specify grounds for appeal may be summarily dismissed by the Appeal Authority
22 without prejudice.
- 23 3. All documents and exhibits constituting the record upon which the action appealed
24 was made shall be presented to the Town Clerk with the notice of appeal.
- 25 4. The Appeal Authority or Town Clerk shall set the date for the appeal hearing to be
26 held within a reasonable time from the day the appeal is received. Written notice of
27 the date set for hearing the appeal shall be mailed to the applicant at least ten (10)
28 days before the appeal hearing date.
- 29 5. The filing of an appeal shall stay all proceedings and actions in furtherance of
30 the matter appealed, pending decision of the Appeal Authority. The stay shall exist
31 unless the appeal authority finds, after the notice of appeal has been filed, that the
32 stay would cause imminent peril to life or property. In such case, proceedings shall
33 not be stayed, other than by an appropriate order issued by a court having jurisdiction.

1 **Action Taken:**

2 After hearing the appeal, the Appeal Authority may reverse or affirm, wholly or partly, or
3 may modify the order, requirement, decision, or determination appealed from, and may
4 make such order, requirement, decision, or determination as ought to be made, and to that
5 end shall have all the powers of the officer or body from which the appeal is made. The
6 Appeal Authority shall issue its decision in writing.

7

8 **Judicial Review of Decision:**

9 **Time Limitation:** Any person aggrieved by any decision by the Appeal Authority may file an
10 action for relief therefrom in any court of competent jurisdiction within thirty (30) days after
11 the filing of the decision of the Appeal Authority with the Town Clerk.

12 If a violation within a separate section of Town Code already identifies a specific appeal
13 process, then that particular code's process will take precedent.

14 All fees will be identified in the Brian Head Town Consolidated Fee Schedule.

15

16 Dated: March ~~25, 2019~~10, 2026

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18

19 **ATTEST:**

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23 Nancy Leigh, Town Clerk

Bret Howser, Town Manager



BRIAN HEAD

STAFF REPORT TO THE TOWN COUNCIL

ITEM:

Discussion on Zoning Process for Aspen Meadows

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: February 24, 2026
TYPE OF ITEM: Discussion Item

SUMMARY:

In reviewing the first Preliminary Plat for the Aspen Meadows project, it was evident that there were some potential discrepancies between the intent of the Development Agreement and the implementation of the new LMC Annexed Transition and Mountain Overlay Zoning Districts as well as the process by which new subdivisions would proceed and be approved for the newly annexed Aspen Meadows land.

BACKGROUND:

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 and the land was all zoned as Annexed Transition. On January 20, 2026, Aspen Meadows presented a conceptual/schematic plan to the Planning Commission for their first phase of development, the Alpine Christmas Tree Area. Following this review by Staff and the Planning Commission, the applicant applied for Preliminary Plat approval.

During that review, Staff realized that the property in question was zoned as Annexed Transition instead of the Mountain Zone referred to in the Development Agreement in 2. ANNEXATION and in 16. NOTICE OF ZONING ACTIONS. These 2 paragraphs in the Development Agreement state that the property will be annexed into the Town zoned as Mountain Zone. However, the Mountain Zone is further defined in the Development Agreement as an Overlay Zone (see Exhibit F of Development Agreement). As an Overlay Zone, the Mountain Overlay Zone overlays other primary zoning designations of the property, therefore, it is not the primary zoning for the property. At annexation, the primary zoning for the property was designated as Annexed Transition with the intent that the underlying zone would be rezoned at the time of subdivision (see email between Bret Howser and Flint Decker).

Both the Mountain Overlay Zone and the Annexed Transition Zone were added to the Town LMC under Title 9, Chapter 7 paragraphs 10 and 13 respectively. Annexed Transition Zoning requires any new subdivisions that are proposed in this zone must go through the zone change process to update the Zoning Map. After talking to the Applicant, it is apparent that Aspen Meadows believed that the entire property had already been approved for the zoning that was indicated on their Conceptual Master Plan (see Exhibit C of the Development Agreement). Because of this, the Aspen Meadows group believed that there was a need to go through the Preliminary and Final Plat review processes, so the plat could be recorded, but there was no need to go through the zone change process. The Planning Commission has tabled the Preliminary Plat decision until March 3, 2026. One of their questions centers around the rezoning issue. It is for this reason that this issue is on the Town Council agenda

currently.

ANALYSIS:

It is apparent in the Development Agreement in a few places, namely in Exhibit D – the Aspen Meadows Design and Development Guidelines, that developer never foresaw having to rezone each Preliminary Plat that was submitted, rather Exhibit C – Conceptual Master Plan was the zoning with the Mountain Overlay Zoning on top. The only exception to this is whether health, welfare and safety were a concern. However, there are many places in the Development Agreement that say that the Town reserves the right to process each phase of the development per our zoning, subdivision, ordinances and regulations.

Based on this analysis, there seems to be an impasse on how to proceed with the zoning issue. Here are the options that Staff has come up with:

Option #1 – Amend the Mountain Zoning so that it is a primary zone and not an Overlay Zone:

- A. This would still be a zone that only applies to Aspen Meadows.
- B. It would refer to Development Agreement and specifically Exhibits:
 - (1) C – Aspen Meadows Conceptual Master Plan – as the proposed Land Use for each Neighborhood with its estimated density summaries.
 - (2) D – Aspen Meadows Design and Development Guidelines
 - (3) F – Aspen Meadows Mountain Zoning
- C. This Zone would replace the Annexed Transition Zone that is currently on the property.
- D. If this is the chosen solution, then the Staff would review each Preliminary Plat to make sure it follows the Development Agreement and its Exhibits as well as all Town ordinances and it would be given to the Planning Commission to review and approve or deny. The last requirement would be for the Staff to approve the construction plans and the final plat per the Subdivision Ordinance before starting the development.

Option #2 – Keep the Annexed Transition Zone

- A. This would require every new Preliminary Plat to also apply for a Zone Change for that phase and go through the process the Town already has laid out.
- B. As the Town has already agreed and signed the Development Agreement that includes the Exhibits mentioned above, if it followed the stipulations therein, the Town Council would be obligated to approve the Zone Change.
- C. This would increase the number of public hearings from 1 to 3 while approving the phase. This it would increase the work that the Staff would be doing for something that could be completed once.

Option #3 – Create a new Resort Mixed Use Zone

- A. This would be like Option #1 above; however, it would be able to be used by any applicant that has a large parcel that they want to develop as mixed use.
- B. This zone would outline a minimum size of project, either by acreage or by residential or commercial densities. See attached Planned Community Development Zone from Washington City as an example.
- C. Standards and Guidelines like what Aspen Meadows has done would need to be addressed as would the Development Agreement requirements.
- D. For Aspen Meadows, this zone would replace the Annexed Transition Zone.
- E. If this is the chosen solution, then the Staff would review each Preliminary Plat to make sure it follows the Development Agreement and its Exhibits as well as all Town ordinances and it would be given to the Planning Commission to review and approve or deny. The last requirement would be for the Staff to approve the construction plans and the final plat per the Subdivision Ordinance before starting the development.

STAFF RECOMMENDATION:

Option #3 could be useful when new master planned communities that are looking for approval in the future, such as Summit. Also, by doing this option, the Mountain Overlay Zoning can remain as is and could be an overlay on other developments that subdivide in the Town.

In all cases the Annexed Transition Zone would remain in the LMC and could be used for future annexations into the Town.

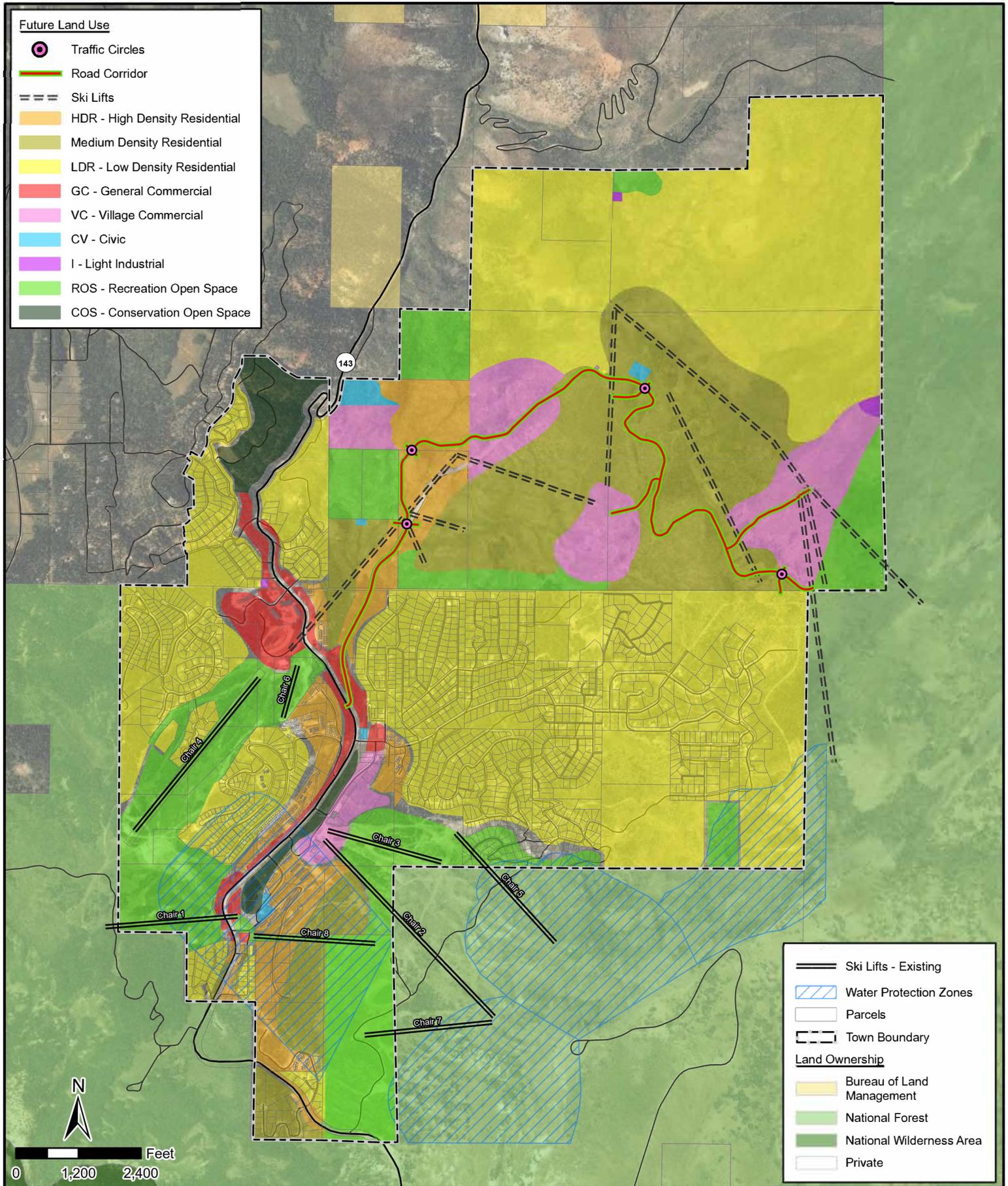
PROPOSED MOTION:

This is a Discussion item only, no motion needed. It would be useful to get further direction.

ATTACHMENTS:

- A - General Plan Exhibit
- B - Bret Howser and Flint Decker Email
- C - Exhibit C - Conceptual Master Plan
- D - Washington City Planned Community Development Zone

- 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



-  Ski Lifts - Existing
 -  Water Protection Zones
 -  Parcels
 -  Town Boundary
- Land Ownership**
-  Bureau of Land Management
 -  National Forest
 -  National Wilderness Area
 -  Private



**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**

Map Name: H:\JD\Proj\2311-015\GIS\Brian Head General Plan 18\10-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

Iron County

Scale: 1" = 2,400'

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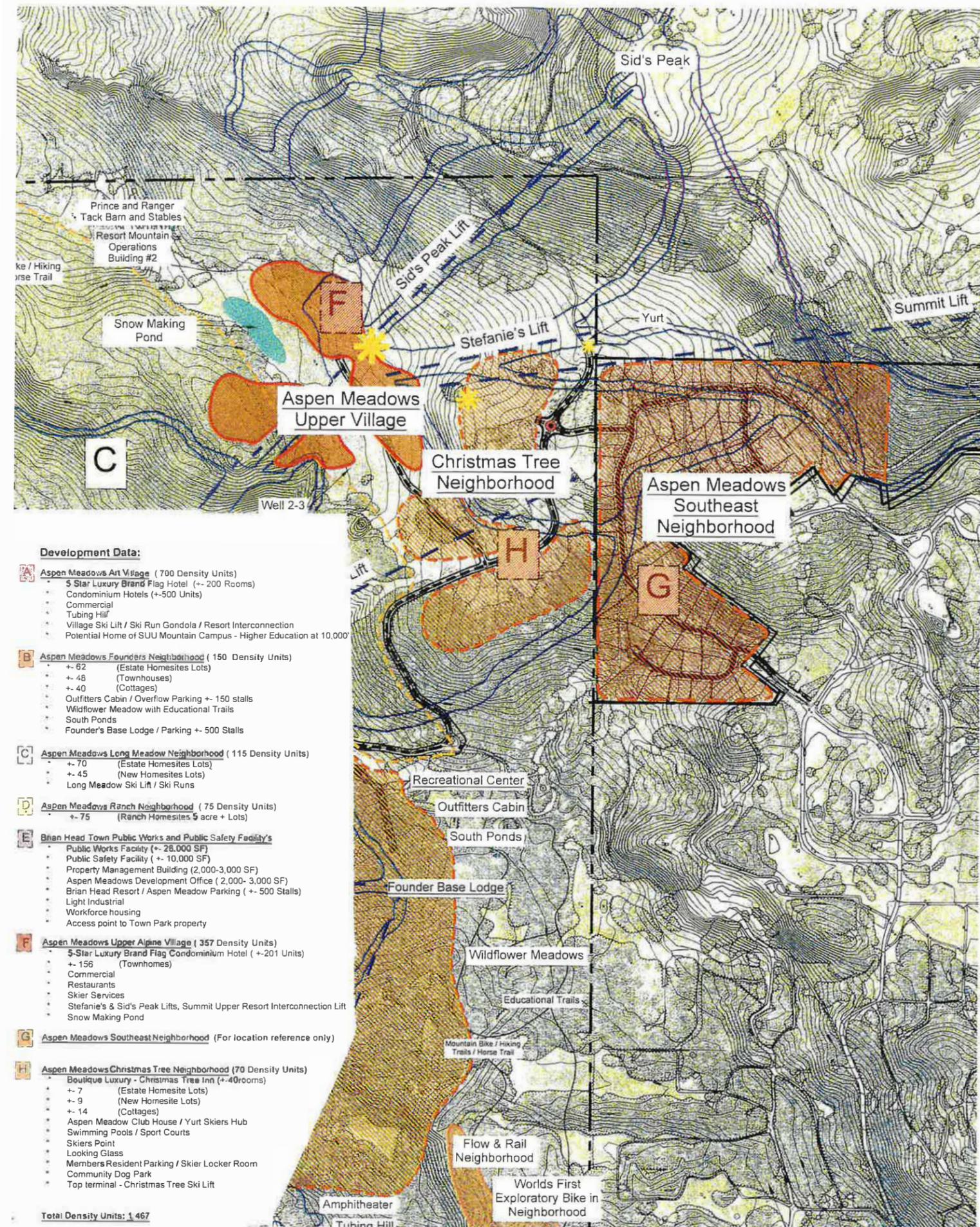
From: **Bret Howser** <bhowser@bhtown.utah.gov>
Date: Tue, May 7, 2024 at 11:40 AM
Subject: AT Zone language (slightly modified from Cedar City)
To: Flint Decker , Lester Ross

Annexed Transition Zone

1. Objectives and Characteristics: The AT (Annexed Transition) zone is intended as a holding zone for newly annexed areas where the future land use is not determined at the time of annexation. It is further intended to retain and protect properties for future development which are undeveloped or underdeveloped and do not have adequate facilities developed, such as sanitary sewer, water, drainage, and streets. The zone allows for the continuation of legally established (pre-existing non-conforming) uses and the establishment of uses compatible with the General Plan designation and zone criteria.

The zone is appropriate in areas designated in the General Plan for future residential development (RPA-4, RPA-6), or to protect lands intended for future commercial, industrial or public uses.

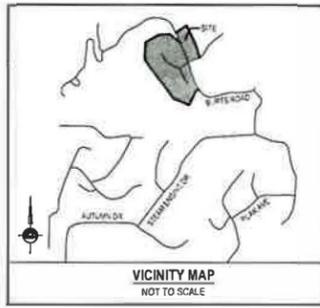
2. Permitted Uses: The following uses, when developed under the applicable development standards in this zoning ordinance, are permitted in the AT zone:
 1. Lawful uses existing on a property at the time of the effective date of this zone.
 2. Animal grazing, limited to horses, cattle, sheep, and goats and including their supplementary feeding, providing such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.
 3. Single-family dwellings on tracts of land which contain five acres or more. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
3. Lot Area Requirements: Property in this zone shall remain the same size or lot area as it existed at the time of annexation. There is no minimum or maximum lot size for this zone. Pre-existing legally created lots of record that exist at the time of annexation will be recognized by the Town for purposes of sale. Subdivision of property is not permitted in this zone. The property must be re-zoned to allow further subdivision.
4. Lot Width Requirements: Same as Lot Area Requirements above.
5. Physical Restrictions:
 1. Same as R-1 Residential Zone



Development Data:

- A Aspen Meadows Art Village (700 Density Units)**
 - \$ 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 Homesite Lots)
 - Long Meadow Ski Lift / Ski Runs
- D Aspen Meadows Ranch Neighborhood (75 Density Units)**
 - +/- 75 (Ranch Homesites 9 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)**
 - \$ 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



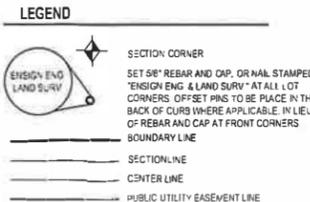
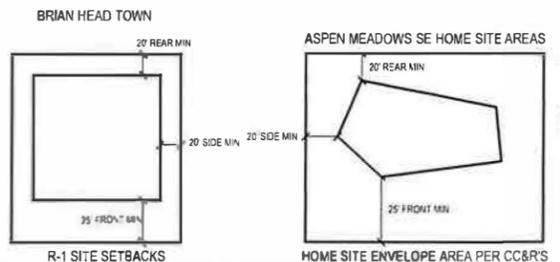
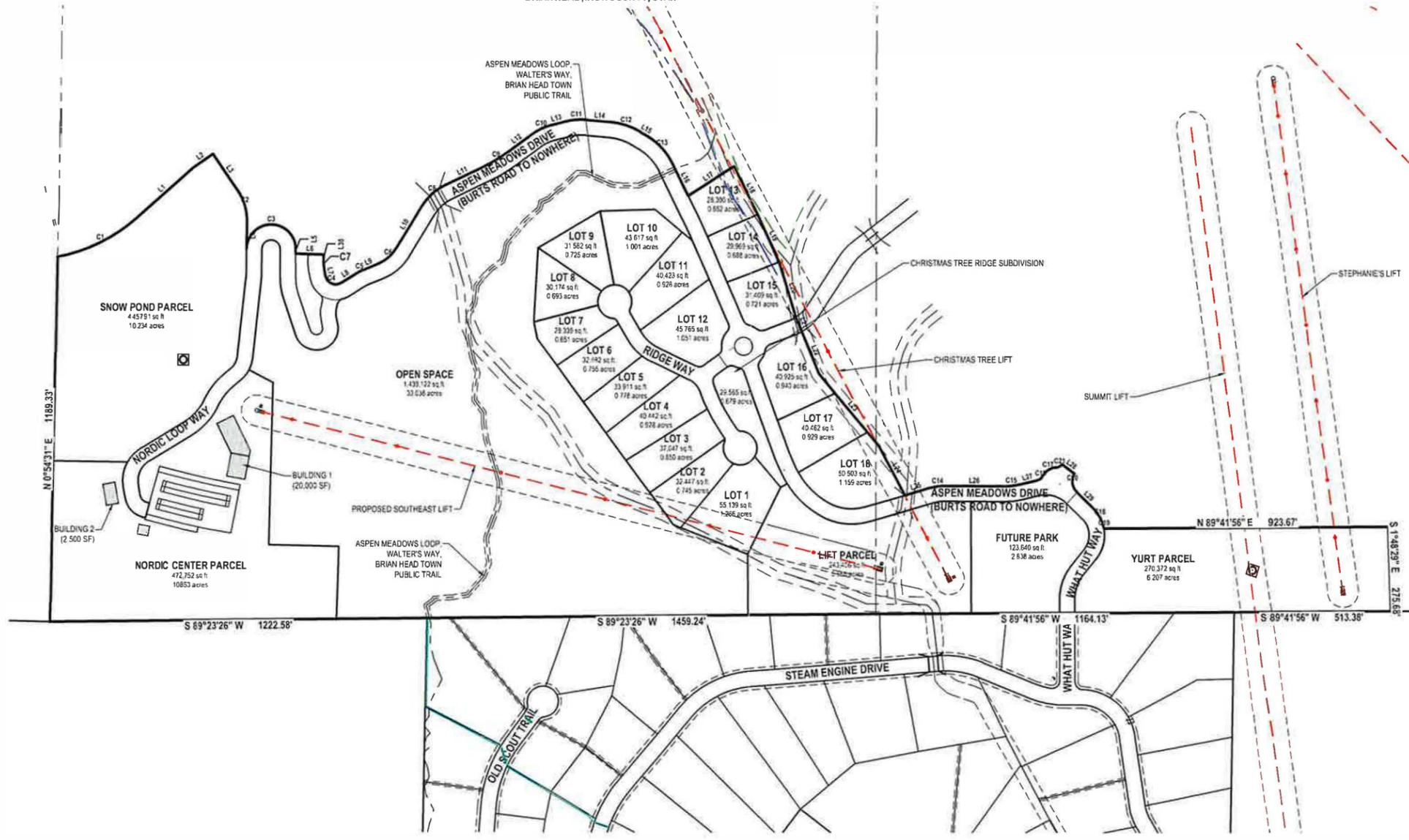
WATER LOOP
PRV'S
PRES. SEWER

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

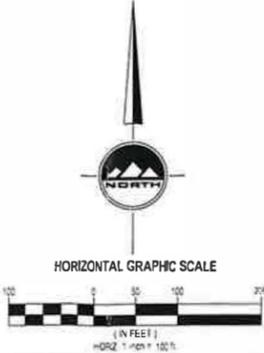
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	546.00	288.10	30° 13' 58"	N53° 43' 28" E	284.77
C2	175.00	107.60	35° 13' 48"	S74° 51' 27" E	105.92
C3	79.00	246.16	178° 31' 58"	S89° 58' 19" E	157.99
C4	33.00	64.34	111° 42' 07"	S66° 01' 01" E	54.62
C5	175.00	28.94	9° 28' 34"	N62° 52' 06" E	28.91
C6	125.00	78.55	36° 10' 22"	N49° 35' 12" E	77.27
C7	125.00	26.39	12° 05' 50"	S4° 06' 58" E	26.34
C8	175.00	100.19	32° 48' 15"	N46° 00' 09" E	98.83
C9	475.00	90.34	10° 53' 49"	N58° 57' 22" E	90.20
C10	175.00	6.747	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° 53' 59"	S71° 46' 31" E	101.21
C13	225.00	127.65	32° 30' 17"	S42° 31' 33" E	125.94
C14	175.00	5.103	16° 41' 58"	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	124.89	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	65.30	75° 30' 38"	S8° 05' 00" E	61.23
C21	2800	2371	68° 30' 33"	N61° 42' 00" E	23.00

LINE	BEARING	LENGTH
L1	N 48° 36' 29" E	247.61
L2	N 55° 31' 54" E	77.38
L3	S 34° 28' 06" E	143.52
L4	S 8° 45' 42" W	85.96
L5	S 0° 42' 20" E	763.87
L6	S 88° 04' 01" E	89.70
L7	S 10° 08' 51" E	27.41
L8	N 58° 07' 49" E	55.57
L9	N 67° 36' 23" E	50.68
L10	N 31° 36' 01" E	163.10
L11	N 64° 24' 16" E	121.19
L12	N 53° 30' 28" E	98.37
L13	N 75° 35' 56" E	45.11
L14	S 8° 46' 21" E	75.38
L15	S 58° 48' 42" E	23.37
L16	S 6° 16' 25" E	113.13
L17	N 57° 14' 03" E	176.91
L18	S 26° 49' 45" E	174.16
L19	S 24° 12' 05" E	169.62
L20	S 17° 11' 11" E	187.30
L21	S 22° 21' 43" E	50.59
L22	S 22° 28' 34" E	147.59
L23	S 39° 31' 13" E	305.98
L24	S 27° 53' 59" E	181.96
L25	N 73° 30' 14" E	84.77
L26	S 89° 27' 52" E	187.39
L27	N 65° 29' 51" E	61.05
L28	S 52° 33' 08" E	50.46
L29	S 45° 50' 25" E	74.92
L30	S 1° 55' 58" W	16.18



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

ENSIGN
SALT LAKE CITY
45 W. 10200 S. Suite 200
Sandy, UT 84070
Phone 407.255.5239
Fax 407.255.8449
www.ensign.com



SURVEYOR'S CERTIFICATE
I, [Name], a duly licensed Professional Engineer and Land Surveyor in the State of Utah, do hereby certify that this map represents a survey made under the direction of [Name], a resident of the State of Utah, located in Brian Head Town, Iron County, Utah, in accordance with Section 17-2-1, Utah Code, and placed as represented on this plat. The legal description and plat are true and correct.

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 89° 23' 26" EAST BEARING TO THE NORTH QUARTER CORNER SECTION 36 AND THE SOUTH QUARTER CORNER SECTION 36, TOWNSHIP 35 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN USING THE BRIAN HEAD TOWN COORDINATE SYSTEM.

BOUNDARY DESCRIPTION
Contains 4,065,795 Square Feet or 93.338 Acres

OWNER'S DEDICATION
I, the undersigned owner of all the hereinafter described tracts of land, having caused the same to be surveyed in 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 HEREBY AND DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN CORPORATION AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS OVER OR UNDER AND ACROSS THE PUBLIC UTILITY EASEMENTS AS SHOWN OR REFERENCED ON THIS PLAT.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH: [Name]
County of Iron: [Name]
On this [] 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.

TOWN ATTORNEY'S APPROVAL
I, [Name], Town Attorney for Brian Head Town Corporation, do hereby certify that I have examined this plat of the ASPEN MEADOWS SE HOME SITE AREAS and that I have approved the same for the use of the ASPEN MEADOWS SE HOME SITE AREAS.

CERTIFICATE OF ACCEPTANCE
I, [Name], Mayor of Brian Head Town, do hereby certify that this plat of the ASPEN MEADOWS SE HOME SITE AREAS has been approved by the Town Council, and is being recorded for the use of the Iron County Recorder on this [] day of [] A.D. 20[].

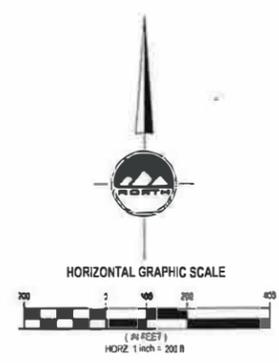
TOWN ENGINEER'S APPROVAL
I, [Name], Brian Head Town Engineer, do hereby certify that this plat of the ASPEN MEADOWS SE HOME SITE AREAS has been examined and accepted by me this [] day of [] A.D. 20[].

PLANNING COMMISSION APPROVAL
I, [Name], Chairperson of the Brian Head Town Planning Commission, do hereby certify that this final plat of the ASPEN MEADOWS SE HOME SITE AREAS was reviewed and approved by 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 ASPEN MEADOWS SE HOME SITE AREAS was filed for recording in my office this [] day of [] A.D. 20[].

BOOK [] PAGE [] COUNTY RECORDER []
ENTRY NO. [] ENTRY NO. []
RECORDED AT THE REQUEST OF []



ENSGN
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

TOOLE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSGNENG.COM

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

CONTACT:
A PLUMB 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%



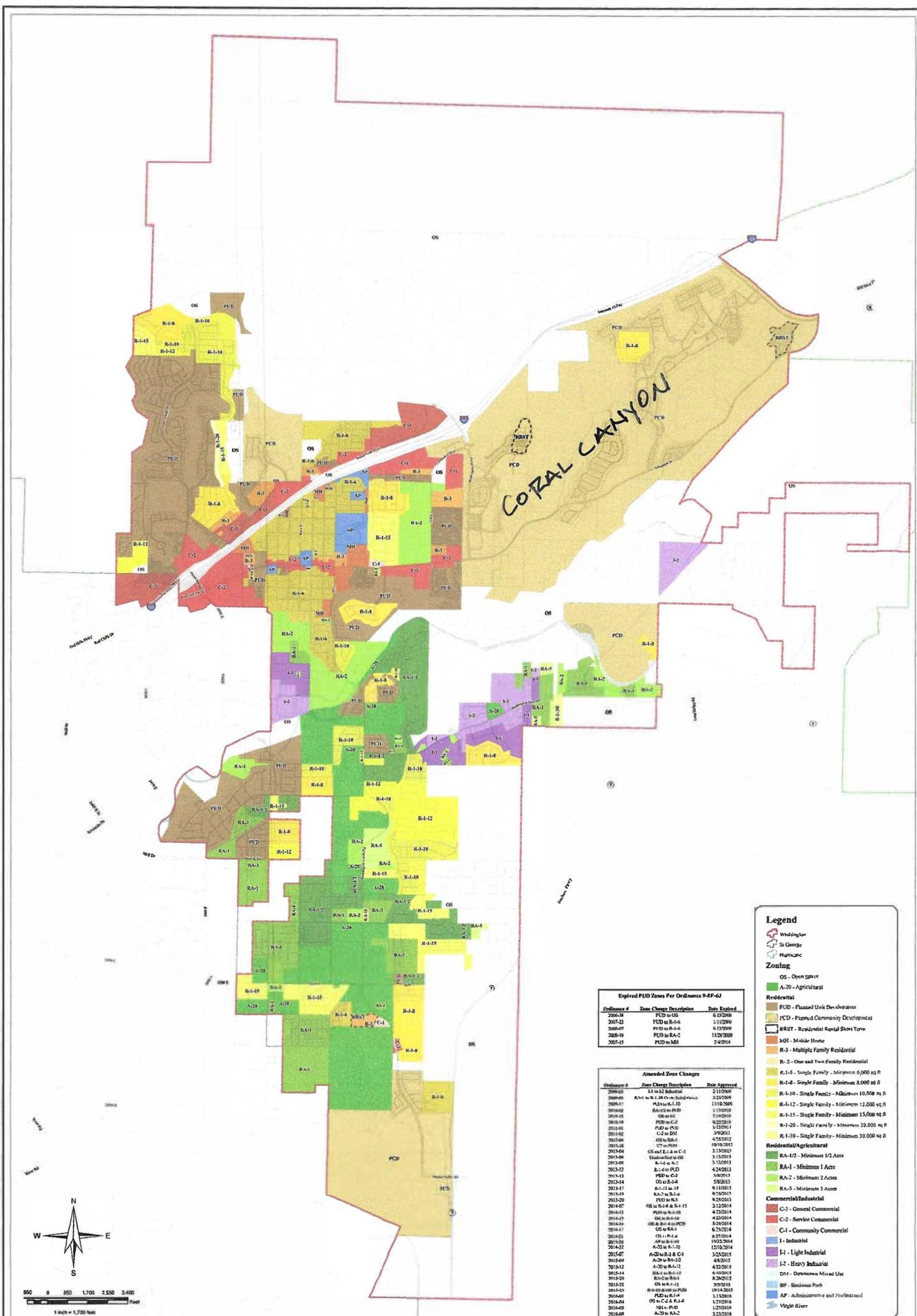
ALPINE | NORDIC SERVICE ROAD
YEAR 1 | 2026 | 1 MILE

PROJECT NUMBER: 10752
REVISION DATE: 01/20/2026

DRAWN BY: JCH
CHECKED BY: CRS

PROJECT MANAGER: CRS

EX-01



Expired PUD Zones Per Ordinance 9-87-63

Ordinance #	Zone Change Description	Date Expired
2006-08	PUD to OS	6/22/08
2007-23	PUD to R-14	1/12/09
2008-07	PUD to R-14	6/15/09
2008-18	PUD to R-2	1/28/09
2008-15	PUD to MH	2/2/04

Amended Zone Changes

Ordinance #	Zone Change Description	Date Approved
2008-03	R-1 to R-10	2/17/08
2008-05	R-1 to R-10 (with Subdivision)	2/22/08
2008-07	R-1 to R-10	1/18/08
2008-08	R-1 to R-10	1/18/08
2008-09	OS to R-1	1/14/08
2008-10	R-1 to R-10	6/22/08
2008-11	PUD to PUD	1/22/08
2008-12	C-2 to OS	3/20/08
2008-14	OS to R-1	4/25/08
2008-16	OS and P-1 to C-3	2/13/08
2008-17	OS to R-1	3/10/08
2008-19	R-1 to R-2	3/13/08
2008-20	R-1 to R-2	4/24/08
2008-21	PUD to C-2	5/20/08
2008-24	OS to R-1	5/20/08
2008-25	R-1 to R-10	6/16/08
2008-26	R-1 to R-10	6/25/08
2008-28	PUD to R-1	6/25/08
2008-29	OS to R-1 to R-10	2/22/04
2008-30	PUD to R-1	6/22/04
2008-31	OS to R-1	6/22/04
2008-32	OS to R-1	6/22/04
2008-33	OS to R-1	6/22/04
2008-34	OS to R-1	6/22/04
2008-35	OS to R-1	6/22/04
2008-36	OS to R-1	6/22/04
2008-37	OS to R-1	6/22/04
2008-38	OS to R-1	6/22/04
2008-39	OS to R-1	6/22/04
2008-40	OS to R-1	6/22/04
2008-41	OS to R-1	6/22/04
2008-42	OS to R-1	6/22/04
2008-43	OS to R-1	6/22/04
2008-44	OS to R-1	6/22/04
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2008-47	OS to R-1	6/22/04
2008-48	OS to R-1	6/22/04
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2009-95	OS to R-1	6/22/04
2009-96	OS to R-1	6/22/04
2009-97	OS to R-1	6/22/04
2009-98	OS to R-1	6/22/04
2009-99	OS to R-1	6/22/04

Legend

- Washington
- St George
- Huntsville

Zoning

- OS - Open Space
- A-20 - Agricultural
- PUD - Planned Unit Development
- PCD - Planned Community Development
- RST - Residential Rural Short Term
- MH - Mobile Home
- R-3 - Multiple Family Residential
- R-2 - One and Two Family Residential
- R-1.6 - Single Family - Minimum 5,000 sq ft
- R-1.8 - Single Family - Minimum 8,000 sq ft
- R-1.10 - Single Family - Minimum 10,000 sq ft
- R-1.12 - Single Family - Minimum 12,000 sq ft
- R-1.15 - Single Family - Minimum 15,000 sq ft
- R-1.20 - Single Family - Minimum 20,000 sq ft
- R-1.30 - Single Family - Minimum 30,000 sq ft

Residential/Agricultural

- RA-1.2 - Minimum 1/2 Acre
- RA-1 - Minimum 1 Acre
- RA-2 - Minimum 2 Acres
- RA-5 - Minimum 5 Acres

Commercial/Industrial

- C-3 - General Commercial
- C-2 - Service Commercial
- C-1 - Community Commercial
- I - Industrial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- DM - Diverse Mixed Use
- BP - Business Park
- AP - Administrative and Professional
- Virgin River

Map Printed:
December 23, 2016

WASHINGTON CITY, UTAH
Official Zoning Map
Ordinance #2008-27
July 2, 2008

IT/CIS Department
 111 North 100 East
 Washington City, UT 84780
 (435) 626-4300



Disclaimer:
 This map is a graphic illustration of Washington City's zoning districts and is not intended to establish precise dimensions and/or surveyed boundaries of each zone. Washington City Corporation assumes no liability for the accuracy of this map.

9-13A-12: CONSTRUCTION LIMITATIONS/SUBSEQUENT APPROVALS:

A. Phasing Plan Approvals: Upon approval of the PCD project plan, the applicant shall then apply for final plan approval for the specific phases of the PCD as outlined under the PCD project plan. Review and approval of final plat applications shall be governed by section 10-3-4 of this code. All detailed plans and specifications as required under section 10-3-4 of this code shall comply with and proceed only in accordance with the design guidelines and standards adopted by the city and/or established and approved under the PCD project plan and/or development agreement.

 B. Further City Review: So long as the specific phases of development and construction comply with the provisions of the approved PCD project plan and/or development agreement, further review and approval of subsequent phases contemplated under the PCD project plan shall not require additional planning commission or city council review and approvals beyond finding that each phase is in conformance with the approved project plan and/or development agreement, and that all platting requirements are met.

C. Amendments: Amendments to the approved PCD project plans or to any conditions attached by the city council with its final approval shall be obtained only by following the procedures herein outlined governing the original approval.

D. Permit Issuance: The city staff shall not issue any permit for any grading proposed building, structure or use within any approved PCD, unless such building, structure or use is in accordance with the approved PCD project plan and with any conditions imposed by the city council with its final approval.

E. Assignment Of Rights: Approvals and specific plan design standards established within the approved PCD project plan and/or development agreement shall be assignable and transferable with the property. (Ord. 93-14, 5-26-1993)