



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# 898 0410 3340

TUESDAY, April 7, 2026 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** 1:00 PM
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **APPROVAL OF THE MINUTES**

March 17, 2026 Planning Commission Meeting

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

F. **AGENDA ITEMS:**

1. **PUBLIC HEARING: Revised Mountain Zone District** - Greg Sant, Planning and Building Administrator. Proposed revision of the Mountain Overlay Zone to a new Mountain Zone District that would be used at Aspen Meadows.
2. **PUBLIC HEARING: Aspen Meadows General Plan Amendment and Zone Change** - Greg Sant, Planning and Building Administrator. Proposed General Plan Amendment and Zone Change for the Aspen Meadows annexed area.
3. **ADMINISTRATIVE ACTION: Revised Mountain Zone District** - Greg Sant, Planning and Building Administrator. Proposed revision of the Mountain Overlay Zone to a new Mountain Zone District that would be used at Aspen Meadows.
4. **ADMINISTRATIVE ACTION: Aspen Meadows General Plan Amendment and Zone Change** - Greg Sant, Planning and Building Administrator. Proposed General Plan Amendment and Zone Change for the Aspen Meadows annexed area.
5. **ADMINISTRATIVE ACTION: Town Hall Remodel and Shuttle Stop Design Review** - Greg Sant, Planning and Building Administrator. Review and approve the design, colors, site plan and materials of the Town Hall Remodel project and the new Shuttle Stops that will placed throughout the Town.

G. **ADJOURNMENT**

Date: April 7, 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: April 7, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

In reviewing the first Preliminary Plat for the Aspen Meadows project, it was evident that there were some discrepancies between the Development Agreement and 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. This proposed Zoning District is intended to fix those discrepancies.

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.

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 was obvious 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 tabled the Preliminary Plat in order discuss the Zoning issue. Subsequently, the Preliminary Plat was approved on March 17th by the Planning Commission contingent on this new zone being created and the approval of a General Plan Amendment and a Zone Change on the subject property.

ANALYSIS:

It is apparent in the Development Agreement in a few places, namely in Exhibit D - the Aspen Meadows Design and Development Guidelines, that the 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.

This was taken to the Town Council on March 3, 2026 to discuss the following options:

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 large mixed-use projects.
- B. It would refer to a Development Agreement and Exhibits, in this case for Aspen Meadows it would refer to 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 Aspen Meadows property.
- D. 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.

After discussing these 3 options, the Council gave direction to Staff to use Option #1. Attached is the proposed Mountain Zoning District that would take the place of the Mountain Overlay District. The Annexed Transition Zone would remain in the LMC and could be used for future annexations into the Town.

STAFF RECOMMENDATION:

Staff recommend that the new Aspen Meadows Mountain Zoning be recommended for approval to the Town Council as presented or with any changes that the Planning Commission sees fit to make.

PROPOSED MOTION:

I move that we recommend for approval to the Town Council the Aspen Meadows Mountain Zoning as presented or with the following changes ...

ATTACHMENTS:

- A - Proposed Mountain Zone District
- B - Exhibit C - Conceptual Master Plan

Proposed Aspen Meadows Mountain Zoning Revision

9-7-13: Aspen Meadows Mountain Zoning District

A. Purpose Statement: The purpose of the Mountain ~~Overlay~~ Zoning District is to guide development in the Aspen Meadows area consistent with the master plan contemplated in the Aspen Meadows Annexation & Development Agreement (See Exhibit C. Conceptual Master Plan). This ~~overlay district Zone~~ allows certain deviation from standards in ~~underlying zones~~ Land Uses listed below in exchange for guarantees to the Town included in the Annexation and Development Agreement. Furthermore, the purpose of this Zone is to promote public health, safety and general welfare through provisions designed to establish a Zoning District which will:

1. Facilitate a large-scale, mixed-use development incorporating various types of residential, commercial, resort and industrial uses and zoning concepts which may create significant impacts on the Town, while maximizing the public benefit from such a development, and minimizing any adverse impacts of such a development.
2. Provide streamlined review procedures for the preliminary and final plats designed to accommodate a multiple phased approach to design and construction of this large residential, mixed use development.

B. Permitted & Conditional Uses: The Annexation and Development Agreement dated March 19, 2024, and the Conceptual Master Plan(Exhibit C) were adopted by the town council and are intended to be utilized to guide the allowable uses in the Aspen Meadows Mountain Zoning District. . As such, all permitted and conditional uses contained in other zone districts designations detailed in this chapter (§9-7) are allowable as permitted and conditional uses in the Aspen Meadows Mountain Zone. The general location of these uses, and the total resultant density, shall be consistent with the Annexation and Development Agreement and the Conceptual Master Plan. The following exceptions apply:

1. Recreation Open Space uses will follow 9-7-7 with the following exceptions
 - i. Outfitter Cabins, Ski Lodges and other resort-planned support buildings may exceed 1,500 SF in size, per Development Agreement.
 - ii. Horse boarding is allowed.
 - iii. Permitted accessory uses: Detached or attached single-family residence used only for the use of ranch / outfitter caretaker, watchman or similar employee of a permitted use, when located upon the same site as said permitted use.

C. Physical Restrictions & Design Standards:

Physical restrictions and design standards approved and adopted by the town council (in particular those detailed in chapters 7 and 12 of this title) shall control and regulate the development and construction within the project in concert with the Annexation and Development Agreement and Conceptual Master Plan, and according to their respective uses. In addition ~~to the allowances in the underlying~~

~~zones Land Uses listed below~~, the following requirements, allowances and restrictions are made:

1. Single Family Residential ~~uses will follow 9-7-1 with the following exceptions:~~
 - a. ~~Conditional Uses-ADU~~ – Mother-in-law/guest house accessory use are not to exceed 2,500 square feet.
 - b. Physical Restrictions
 - I. Maximum Height: Thirty-five (35') with town requirement, acknowledge, and notary of a required Bonus Request Statement.
 - II. Maximum Building Coverage: Each individual building lot in Aspen Meadows is made up of three (3) zones; the development envelope zone, the driveway corridor zone, and the natural open space zone. Building coverage is measured by total site coverage which cannot exceed 20% of the total individual lot size measured in square feet and as identified within the Aspen Meadows development envelope zone only per individual lot.
 - III. Driveways: Minimum five-foot (5') setback from the side corners at road frontage or all driveway edging, pavement, or other surface materials. Minimum with allowed twelve feet (12').
2. Multi-Family Residential uses will follow 9-7-2 and 9-7-3 respectively.
3. General Commercial uses will follow 9-7-4.
4. Village Commercial uses will follow 9-7-5 with the following exceptions:
 - a. Physical Restrictions
 - I. Maximum Height: Additional heights may be applied for taking into account, design, uses, massing, stepping, commercial and residential mix and ceiling heights such as found within an anchor hotel. This condition applies to only one of the two envisioned Villages, being the Art Village for Aspen Meadows.
5. Light Industrial uses will follow 9-7-6.
7. Conservation Open Space uses will follow 9-7-8.
8. Civic uses will follow 9-7-9.
9. Building Bonuses will follow 9-7-11.
10. Additional Design Standards
 - a. Use of storage or metal cargo containers for either permanent or temporary residential use is not allowed within Aspen Meadows Mountain Zone. Tents, yurts, temporary structures, or storage needs allowed for use only by the declarant for planned resort amenity site specific uses and development purposes such as planned events, on-hill skier-hubs, field office use or stage of materials on site.
 - b. Perimeter fencing allowed throughout Aspen Meadows Mountain Zone and its boundaries for purposes of providing security, controlled access points and ongoing monitoring and prevention of unauthorized access onto property. All

public access points to be controlled, marked, and designated for hiking and mountain bike access only into and out of property together with controlled main public road access points. For fencing standards allowed within Aspen Meadows Mountain Zone, refer to the Aspen Meadows Design and Development Guidelines. Ord. 24-006, 5/28/2024



STAFF REPORT TO THE PLANNING COMMISSION

BRIAN HEAD

ITEM: GENERAL PLAN AMEND.-ZONE CHANGE FOR ASPEN MEADOW

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: November 12, 2025
TYPE OF ITEM: Legislative Action

An application for a General Plan Amendment and Zone Change was received by Staff for the Aspen Meadows Development. The Applicant is asking to change the General Plan and Zoning from Annexed Transition to Aspen Meadows Mountain Zoning. The annexation plat is attached for the complete legal description of the property.

BACKGROUND:

As discussed, and outlined in the Staff Report for the New/Revised Mountain Zoning District, this amendment and change will clarify the Development Agreement and all its Exhibits, and it will simplify the development process.

ANALYSIS:

The process to amend the General Plan and the Zoning District Map is identified in the LMC and the process for both are the same.

AMENDMENTS TO THE GENERAL PLAN AND THE ZONE DISTRICT MAP:

A. Review Process:

1. Planning Commission: The proposed amendment shall be submitted to the Planning Commission with documentation as prescribed in chapter 4 of this title, "Submittal Requirements". Within a reasonable time after receiving the proposed amendment, the Planning Commission shall hold a public hearing on the proposed amendment and shall forward a recommendation to the Town Council for approval, modification and approval, or denial of the proposed zone amendment by following the procedures described by Utah Code Annotated § 10-9a-502 and §10-9a-503.

2. Town Council: Following the Planning Commission public hearing, the Town Council shall also convene a public hearing to receive public comment regarding the proposed amendment. Once a recommendation is forwarded from the Planning Commission to the Town Council, the Council shall reject or adopt the proposed amendment either as proposed by the Planning Commission or after making any revision that the Town Council considers appropriate.

B. Standards For Review: The Planning Commission and Town Council shall consider whether the proposed amendment meets the following standards:

1. Meets a recognized and demonstrated need in the community,

2. Will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation,

3. Will not result in an over intensive use of the land or excessive depletion of natural resources,
4. Will not have a material adverse effect on community capital improvement programs,
5. Will not require a level of community facilities and services greater than that which is available or will become available,
6. Will not result in undue traffic congestion and traffic hazards,
7. Will not cause significant air, odor, water, light or noise pollution,
8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

As this is a master planned community, all the Standards of Review have been considered and compared to the community Development Agreement, Design Guidelines, Conceptual Master Plan and other Exhibits that outline the development of the community. Aspen Meadows meets or exceeds these standards.

STAFF RECOMMENDATION:

Staff recommend Planning Commission recommend approval to the Town Council that the Aspen Meadows Annexation Area receive a General Plan and Zoning Amendment to Aspen Meadows Mountain Zoning.

PROPOSED MOTION:

I move to recommend approval to the Town Council that the Aspen Meadows Annexation Area receive a General Plan and Zoning Map Amendment to Aspen Meadows Mountain Zoning.

ATTACHMENTS:

- A - Aspen Meadows Annexation Plat with Legal Description
- B - Proposed Aspen Meadows Mountain Zone District



AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: April 7, 2026
TYPE OF ITEM: Administrative Action

SUMMARY:

Brian Head Town will be remodeling their Town Hall as well as building three Shuttle Stops throughout the town. The designs are attached for Planning Commission approval.

BACKGROUND:

The Town Hall Remodel and Shuttle Stops have been designed and approved by the Town Council. However, according to our LMC, the Planning Commission needs to review and approve to make sure that it follows the LMC.

ANALYSIS:

Per the LMC, Planning Commission Review: Within a reasonable time after a complete submittal, the Planning and Zoning Administrator, or designee, shall present the design review application to the Planning Commission. The Planning Commission shall review the application and approve the project as presented, approve the project with conditions and/or modifications, or deny the application with the specified deficiencies of this code that when corrected may be brought before the Planning Commission for review. (amd. ord. 21-005, 05-11-2021)

Standards For Review:

1. The proposed uses, structure and site improvements shall conform to the following:
 - a. Town General Plan.
 - b. Zoning regulations and other relevant sections of this title.
 - c. Applicable building codes as adopted by the state.
 - d. General design standards of chapter 12 of this title, and; e. Other applicable laws.
2. The design shall be sensitive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservation of views.
3. Utilities and services shall be available and adequate to meet the needs of the proposed structure and uses. (2010 Code, amd. ord. 15-004, 4-28-2015)

For the Town Hall remodel, this is purely a remodel of the exterior finishes, and the only relevant review is that of the new exterior material and colors. The color of the stucco and siding will match the renderings, and the stone color is attached.

For the Shuttle Stops, the site plan, structural design, colors and materials are relevant to this review. The site plans and the designs are attached, and the renderings represent the colors accurately except for the stone. The stone color will match the Town Hall sample that is attached.

STAFF RECOMMENDATION:

Staff recommend that the designs and exterior colors be approved as presented.

PROPOSED MOTION:

I move that we approve the design, colors and materials for the remodel of the Town Hall as well as the design, site plans, the colors and materials for the Shuttle Stops as presented.

ATTACHMENTS:

- A - Town Hall Remodel
- B - Shuttle Stop Design
- C - Stone Color



REQUEST FOR BIDS
GENERAL CONTRACTOR - BRIAN HEAD TOWN HALL
EXTERIOR REMODEL

Issued: February 20, 2026

Deadline for final submission: March 20, 2026 - 3:00pm Mtn Time

Brian Head Town (the Town) is seeking proposals from qualified licensed contractors to provide construction general contracting (GC) services for an exterior renovation project on Brian Head Town Hall (located at 56 N Hwy 143 in Brian Head Utah).

Introduction

Brian Head Town is an alpine resort community located in the mountains of Southern Utah about 30 miles east of Cedar City and just a few minutes north of Cedar Breaks National Monument. At an elevation of 10,000 feet, the scenic value and recreational opportunities in Brian Head Town are unmatched. The vast majority of the 1,400 residences are vacation homes and condos.

Scope of Services

The Town desires GC services to complete the exterior renovation and construction put forth in Attachment A: Construction Plans and Documents.

The GC will serve as the central project manager directing all aspects of construction from start to finish. They are responsible for managing the project's budget, timeline, and quality, ensuring adherence to design plans, securing permits, hiring subcontractors, providing materials/labor, maintaining safety compliance, and communicating directly with the Town to ensure the project meets all objectives and deadlines. Scope of services include:

- **Project Management & Oversight:** Coordinating all on-site activities and managing laborers, specialized subcontractors, and inspectors.
- **Planning & Scheduling:** Creating detailed timelines, setting project milestones, and adjusting plans to prevent delays.
- **Budgeting & Financial Management:** Establishing budgets, purchasing materials, and controlling costs to prevent overruns.
- **Permitting & Compliance:** Securing necessary building permits, inspections, and ensuring all work complies with local codes.
- **Quality & Safety Control:** Inspecting work to ensure it meets quality standards and managing on-site safety protocols.
- All Other Responsibilities Customary to General Contractors for Construction Projects

The Town will provide all stone material for the project. Prospective bidders shall provide bids for installation of stone and materials necessary to set the stone. Staging area is available on an empty lot behind Town Hall. Access to Town Hall and parking must be maintained during construction. Contractor must provide portable sanitation units during construction. Contractor



shall also provide certificates of insurance for both worker's compensation and liability for contractor and sub-contractors naming Brian Head Town as additional insured.

The Town desires to start the exterior renovation of Town Hall by April 1, 2026 or as soon as weather allows, and substantial completion is required prior to July 31, 2026.

RFP Requirements

Interested contractors should provide the Town with a thorough proposal which discusses the following:

1. Provide documentation illustrating the necessary licensing to serve as General Contractor for this project, including B100 General Contractor license. The contractor must have been in the same business under the same name for the last three (3) years.
2. Demonstrated specific contracting experience in projects of similar scope and complexity for at least two (2) projects; and
3. The Contractor shall demonstrate ability to obtain a performance bond and builder's risk insurance in the amount of 100% of the contract price, executed by a surety licensed to do business in Utah.
4. Provide a tentative schedule for completion of the project. The Town acknowledges that all dates are subject to change.
5. Complete and submit the cost proposal form (Attachment B) based on the plans and estimated quantities contained in Attachment A. Bidders are responsible for verifying all quantities necessary to complete the project.

Pre-Bid Meeting

The Town will hold a pre-bid meeting on March 5, 2026 at 2pm at 56 N Hwy 143, Brian Head Utah, where potential bidders will have an opportunity to ask questions about the project and take measurements. Attendance is highly recommended.

Selection Criteria

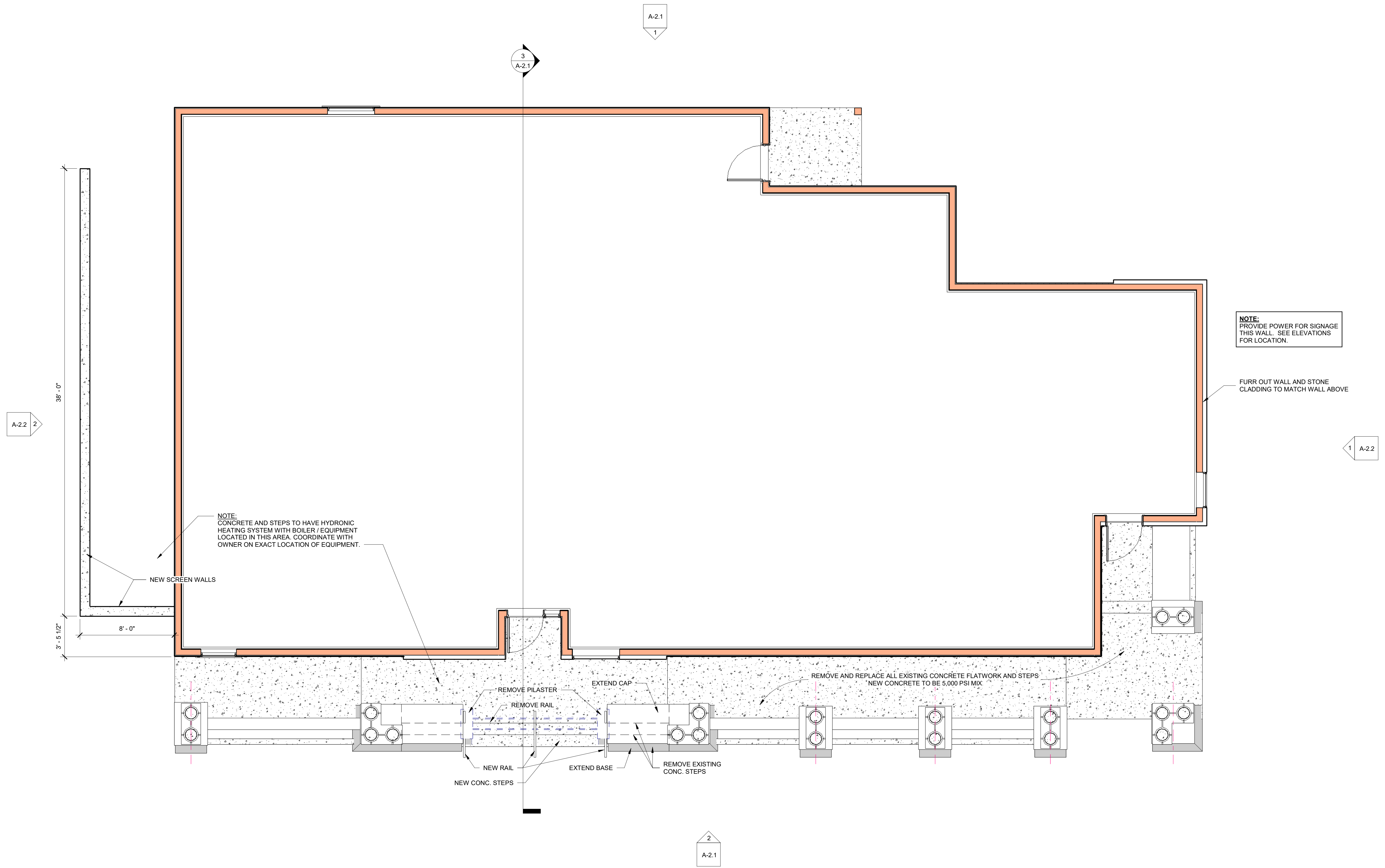
Pursuant to Brian Head Town Code §1-11-3(B), this project is required to be awarded to the lowest responsive and responsible bidder following a sealed bid process. The Town will consider all bidders who meet requirements #1-3 above as responsive and responsible bidders. Notwithstanding, the Town reserves the right to reject any and all bids pursuant to Brian Head Town Code §1-11-4(C) and §1-11-6(A).

Submittal Instructions

Sealed bids may be submitted at Brian Head Town Hall, 56 N Hwy 143, Brian Head Utah or by mail to: PO Box 190068, Brian Head, UT 84719. All bids must be received by Brian Head Town prior to 3:00pm Mountain Time on March 20, 2026. Bids will be publicly opened and tabulated at 3:05pm at Brian Head Town Hall (56 N Hwy 143, Brian Head Utah).

Correspondence, questions and/or clarifications of the proposal procedure should be directed to Bret Howser at bhowser@bhtown.utah.gov or 435-677-2029.

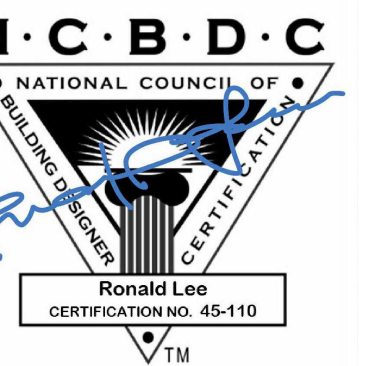




1 MAIN LEVEL
1/4" = 1'-0"



AIBD SEAL



PROJECT

BRIAN HEAD TOWN HALL
BRIAN HEAD, UTAH

REVISIONS

DATE

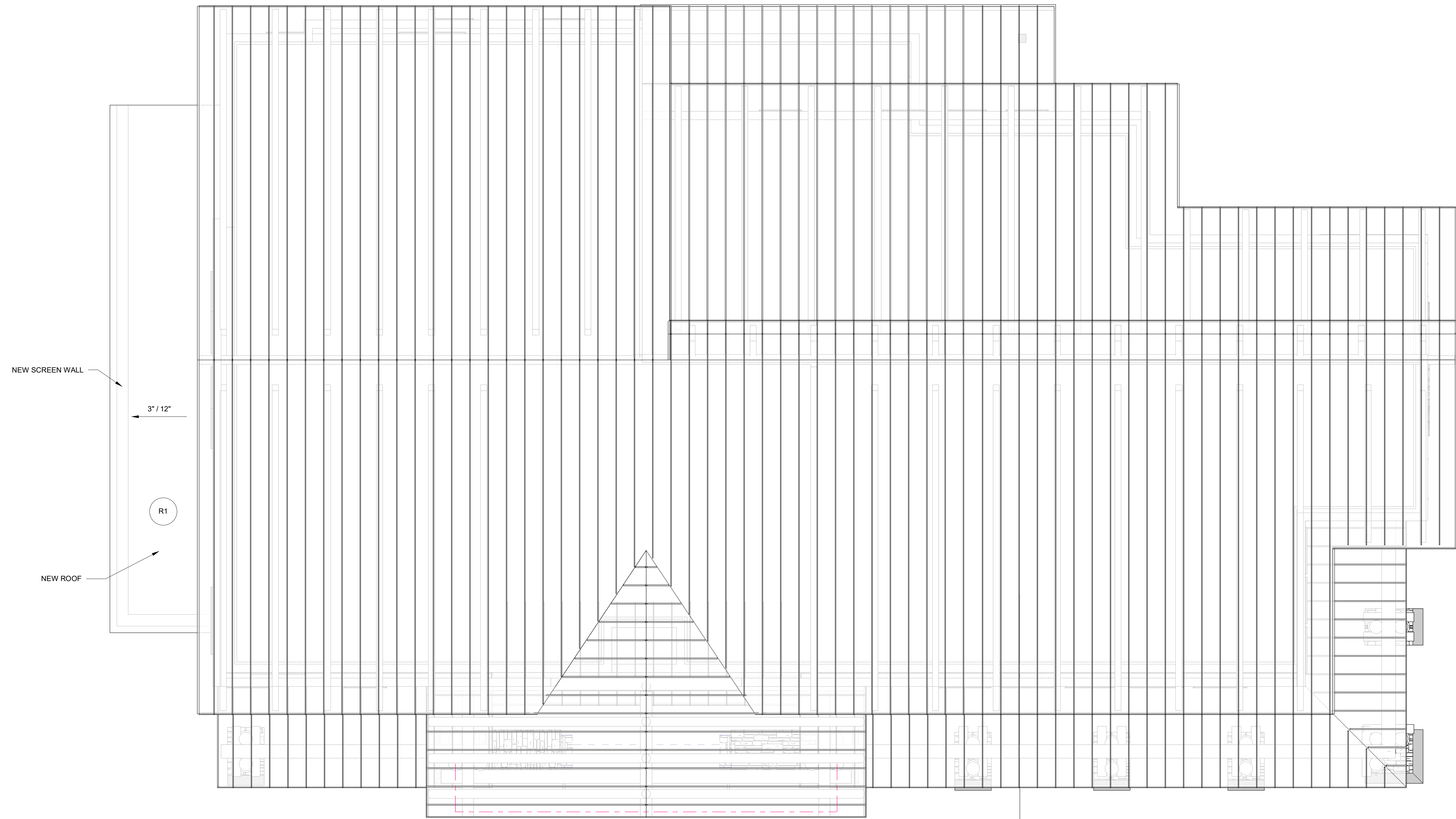
NO. DESCRIPTION

DRAWN: rlee
JOB NUMBER: 3030
SET: APPROVAL
DATE: 02.19.26

SHEET: A-1.1

ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL O' HIGH-TEMP UNDERLAY

ROOF NOTES
1. INSTALL GRACE ICE & WATER SHIELD (OR APPROVED EQUAL) 3' UP FROM ALL EAVES, 3' UP ON BOTH SIDES OF ALL VALLEYS AND 3' DOWN ON BOTH SIDES OF ALL RIDGES.
2. ALL ROOF RIDGE, VALLEY, EAVE, RAKE AND TRANSITIONAL FLASHING DETAILS PER ROOF MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
3. PROVIDE 22 GA. COPPER DRIP FLASHING @ ALL EAVES AND STEP FLASHINGS @ ALL INTERSECTING WALLS. PAINT TO MATCH ROOF.



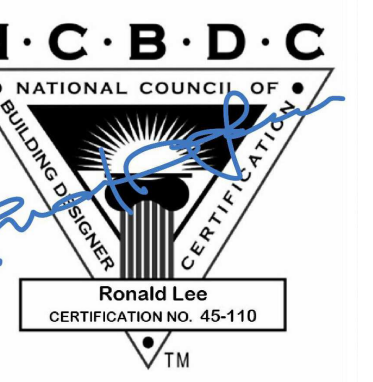
① ROOF PLAN
1/4" = 1'-0"

LEE DESIGN GROUP LLC

415 N. Main Street #101
Cedar City UT 84720
435/339.9110
www.ldgutah.com



AIBD SEAL



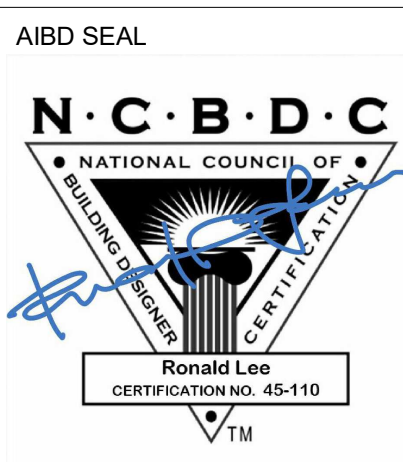
PROJECT

BRIAN HEAD TOWN HALL
BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

DRAWN: R Lee
JOB NUMBER: 2020
SET: APPROVAL
DATE: 02.19.26

SHEET: A-1.3

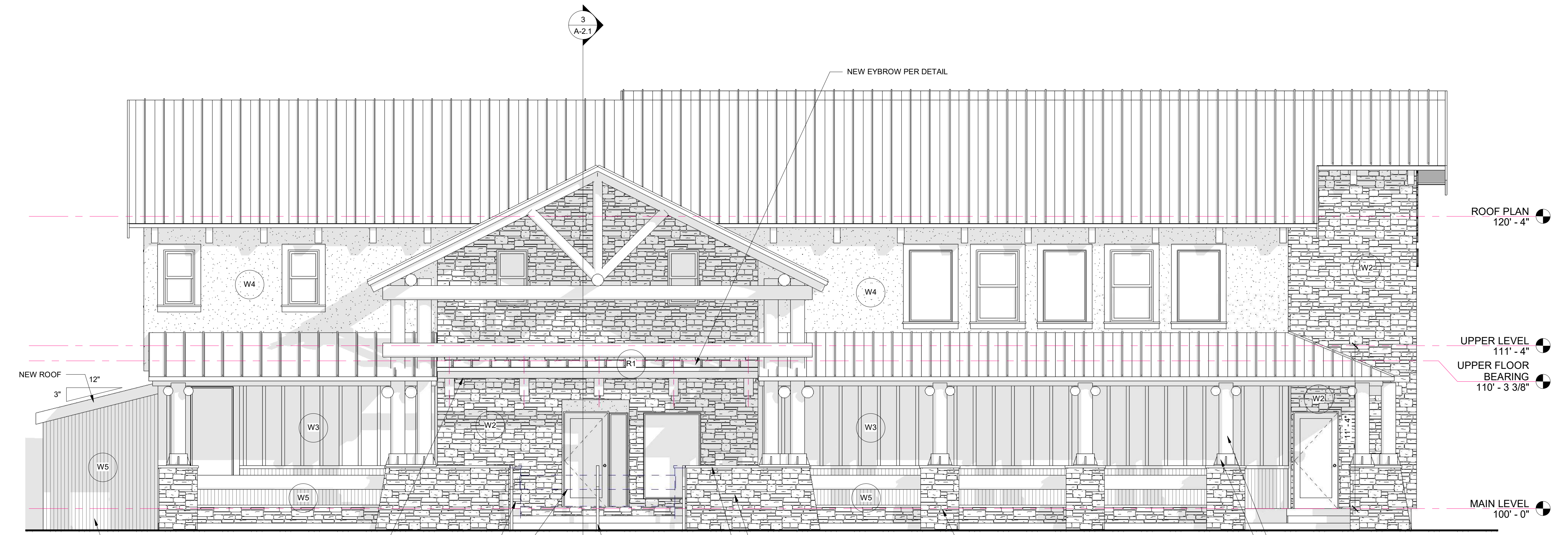


PROJECT
 BRIAN HEAD TOWN HALL
 BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

ELEVATIONS

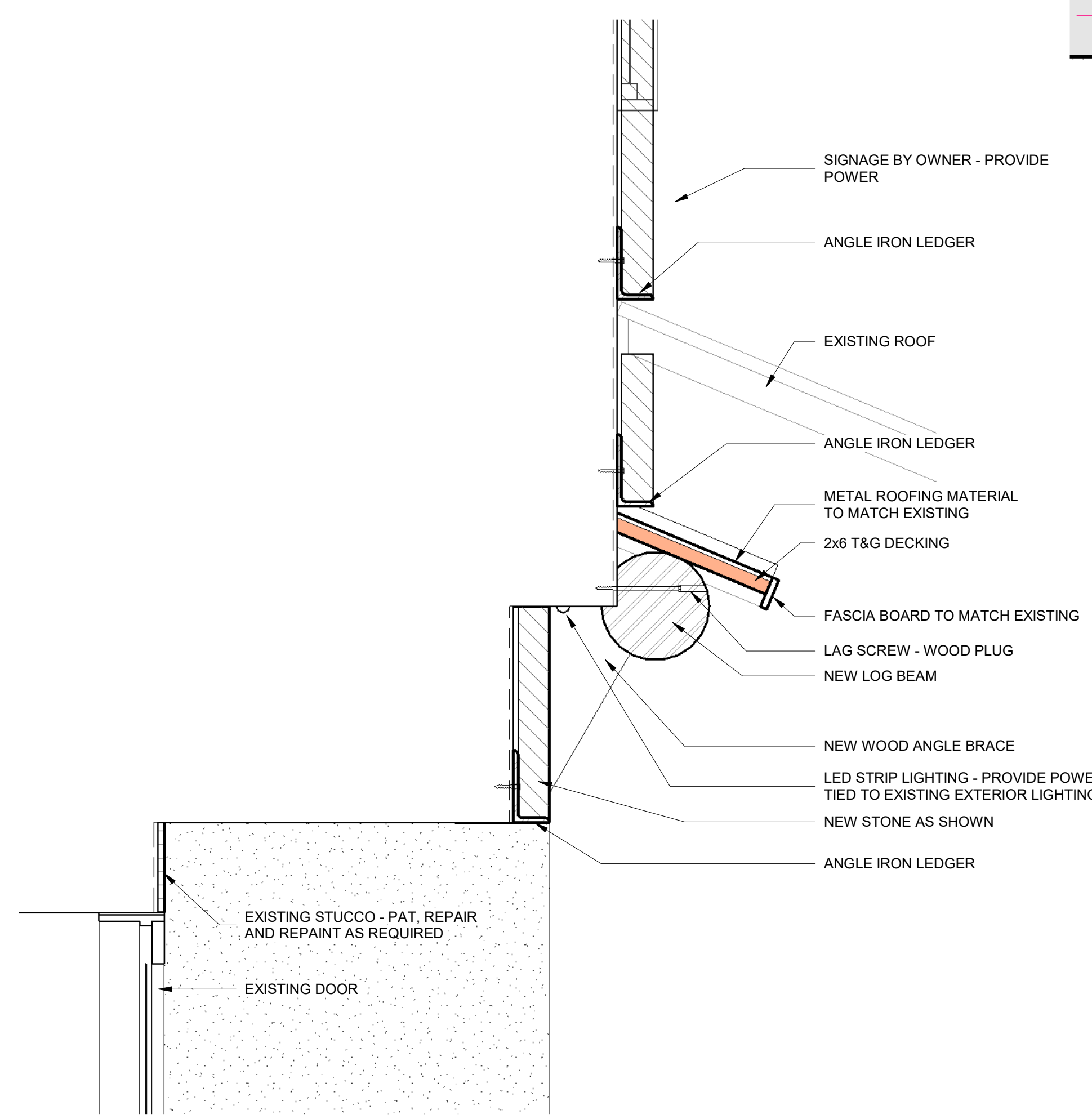
DATE: 02.19.26
 DRAWN: R Lee
 JOB NUMBER: 2020
 SET: APPROVAL
 SHEET: A-2.1



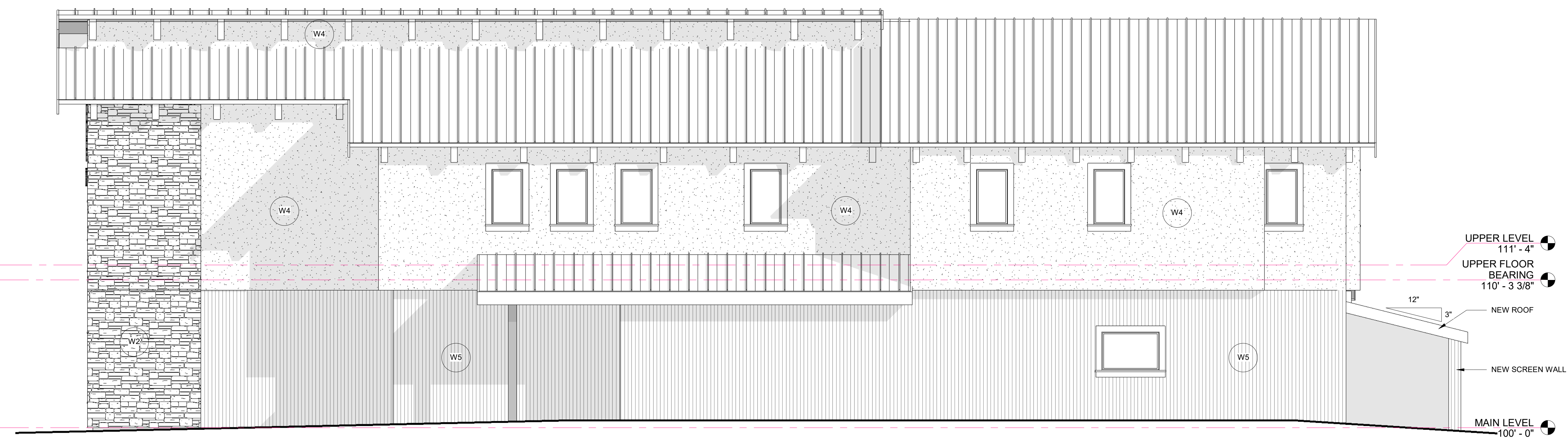
2 SOUTH ELEVATION
 1/4" = 1'-0"

WALL MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
W1	WOOD SHIPLAP SIDING - STAINED
W2	NATURAL FULL-BED STONE
W3	CEMENTITIOUS BOARD AND BATT SIDING - PAINTED
W4	STUCCO - PATCH, REPAIR AND REPAINT AS REQUIRED
W5	CORTEN STEEL PANELS
W6	CONCRETE

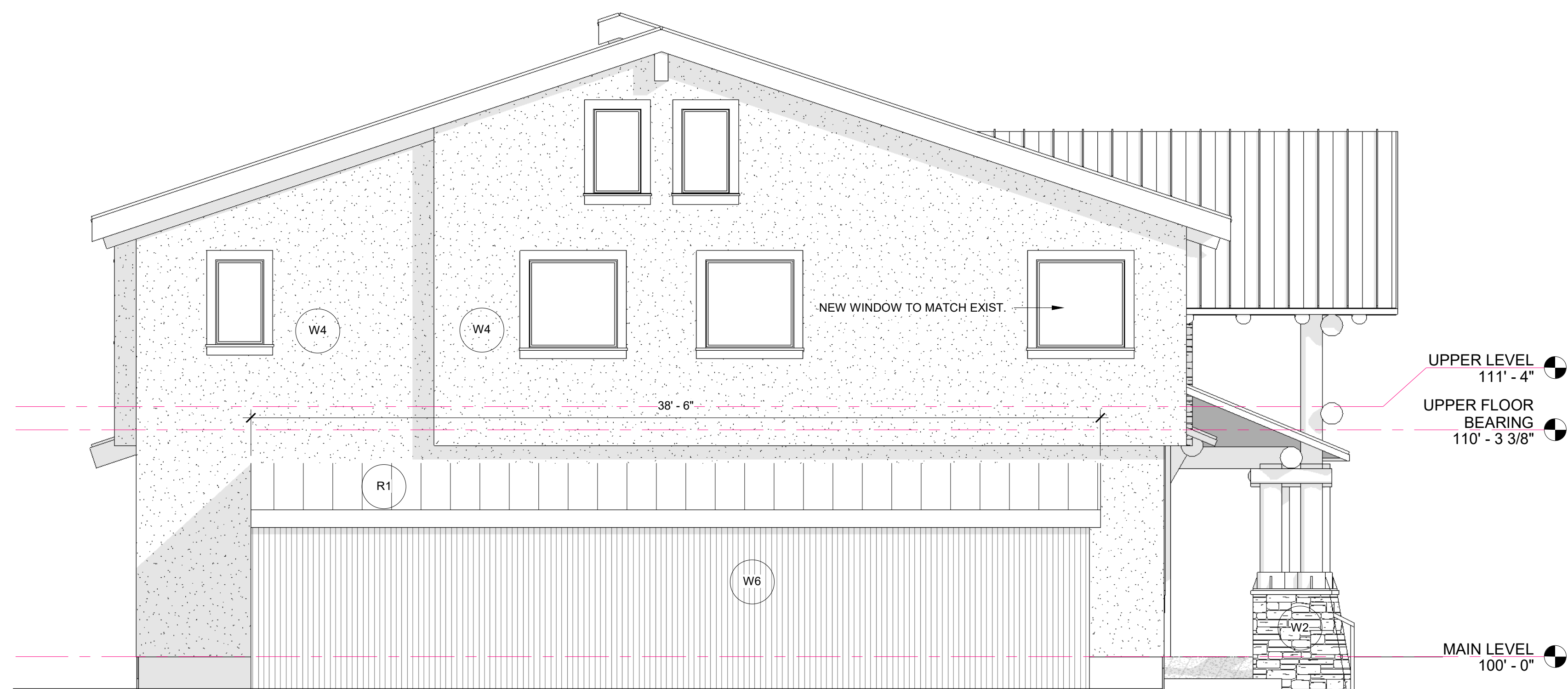
ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL OF HIGH-TEMP UNDERLAY



3 EYEBROW DETAIL
 1" = 1'-0"



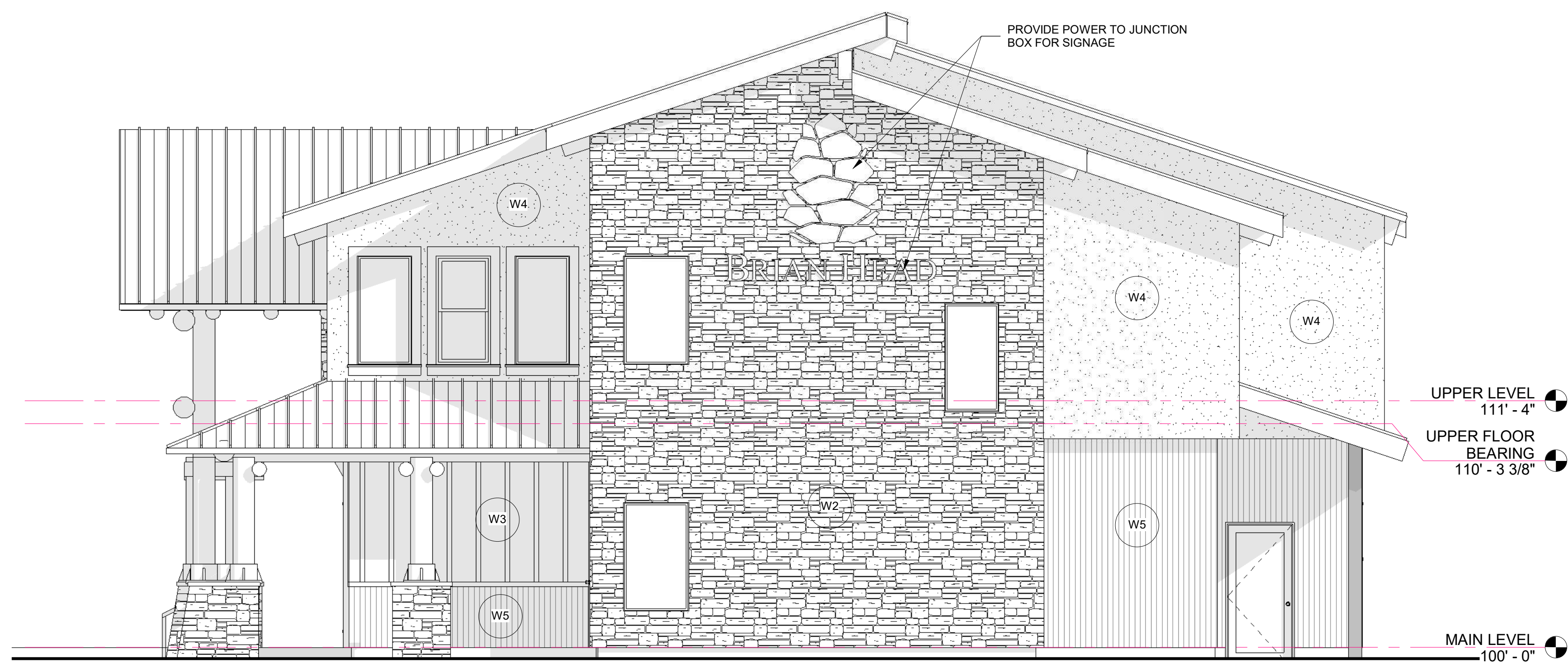
1 NORTH ELEVATION
 1/4" = 1'-0"



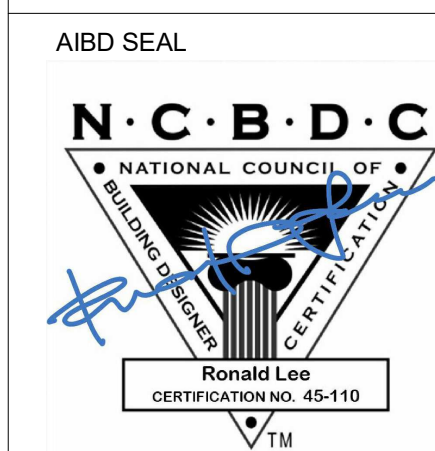
2 WEST ELEVATION
1/4" = 1'-0"

WALL MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
W1	WOOD SHIPLAP SIDING - STAINED
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W5	CORTEN STEEL PANELS
W6	CONCRETE

ROOF MATERIAL SCHEDULE	
MATERIAL MARK	MATERIAL DESCRIPTION
R1	STANDING SEAM METAL ROOFING MATERIAL O/ HIGH-TEMP UNDERLAY



1 EAST ELEVATION
1/4" = 1'-0"



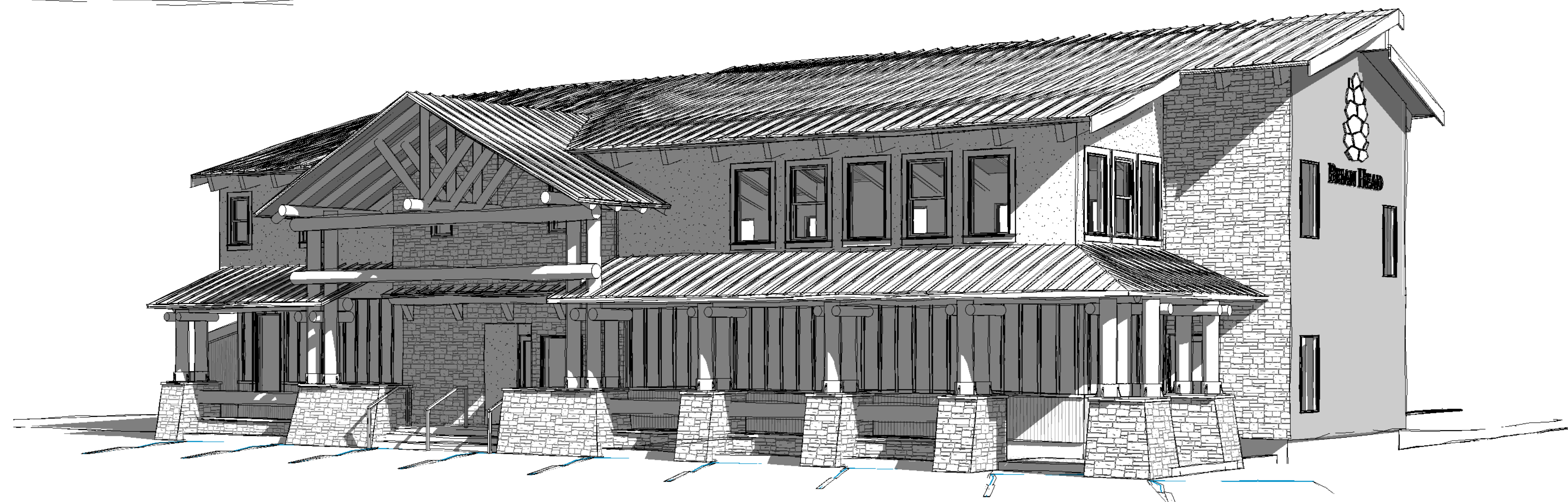
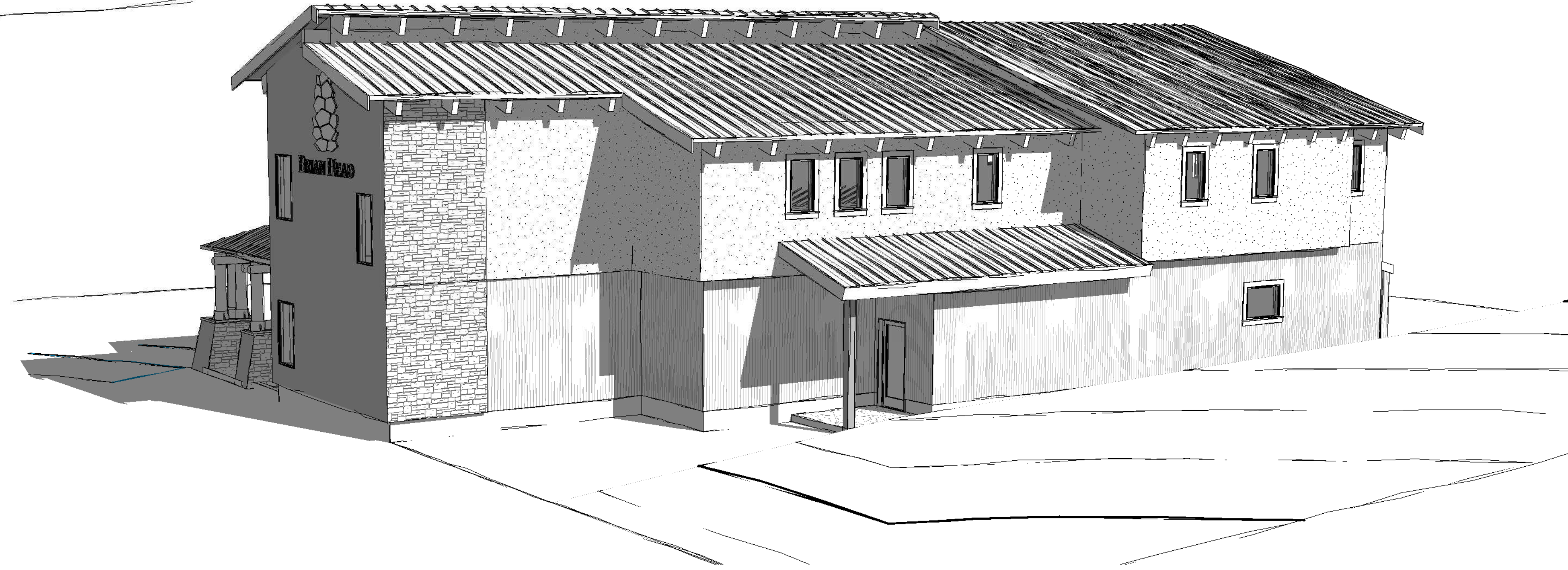
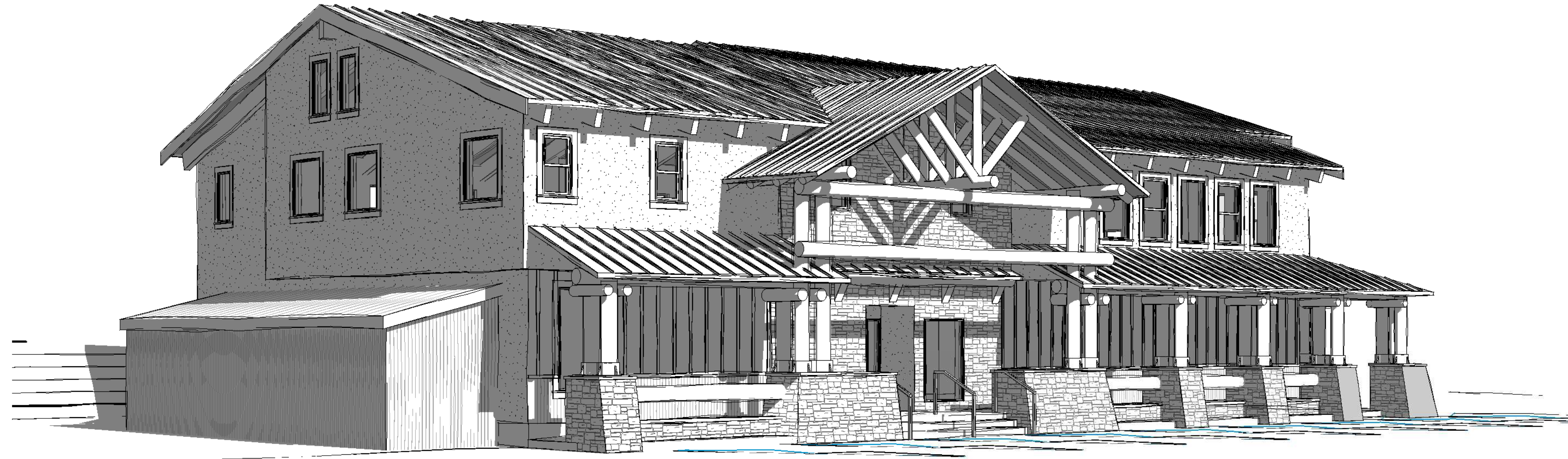
PROJECT

BRIAN HEAD TOWN HALL
BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

DRAWN: R Lee
JOB NUMBER: 3030
SET: APPROVAL
DATE: 02.19.26

SHEET: A-2.2



NOTE:
ILLUSTRATIONS DO NOT SHOW RETAINING WALLS
IN PROPER LOCATIONS. PLEASE REFER TO SITE PLAN
SHEET C-1.1 FOR RETAINING WALL LOCATIONS

LEE DESIGN GROUP LLC

415 N. Main Street #101
Cedar City UT 84720
435/339.9110
www.ldgutah.com



AIBD SEAL



PROJECT

BRIAN HEAD TOWN HALL
BRIAN HEAD, UTAH

REVISIONS

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

ILLUSTRATIONS

DRAWN: rlee
JOB NUMBER: 2020
SET: APPROVAL
DATE: 02.19.26

SHEET: A-2.4

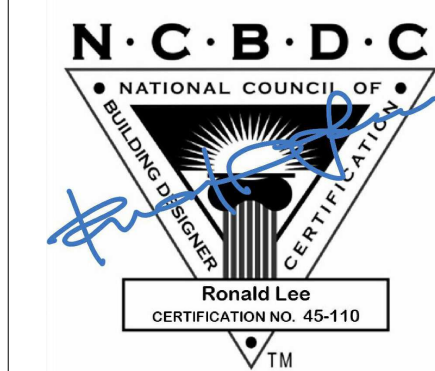


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AIBD SEAL



PROJECT

BRIAN HEAD TOWN HALL
BRIAN HEAD, UTAH

NO.	DESCRIPTION	DATE	REVISIONS	SHEET

DRAWN: rlee
JOB NUMBER: 2020
SET: APPROVAL
DATE: 02.19.26

SHEET: A-2.5

NOTE:
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IN PROPER LOCATIONS. PLEASE REFER TO SITE PLAN
SHEET C-1.1 FOR RETAINING WALL LOCATIONS

Cost Proposal Form

Walkway Heat

- Demo
- Boiler & Snowmelt Tubing
- New Concrete (4,500 psi - 6" min thickness)

Qty*	Unit	Unit Price	Bid

Stonework

- Demo
- Labor/Materials to Install
- (Town to furnish Stone)*

Windows

- Remove south side upper window
- Replace West side lower left window with one that meets egress requirements
- Add Window on north side upper right

Cladding

- Demo/Remove old stucco
- Install new siding
- Repair/Repaint Remaining Stucco

Other Building Modification

- Furr out South Wall
- Remove old log rail and pillars across entrance
- Install new heated entrance stairs & handrails
- Extend concrete bases at entrance
- Fascia modifications according to A2.1
- Power to future sign on south wall
- Permanent LED decorative/holiday lights
- (installed on top eaves of north, west, and south sides)*

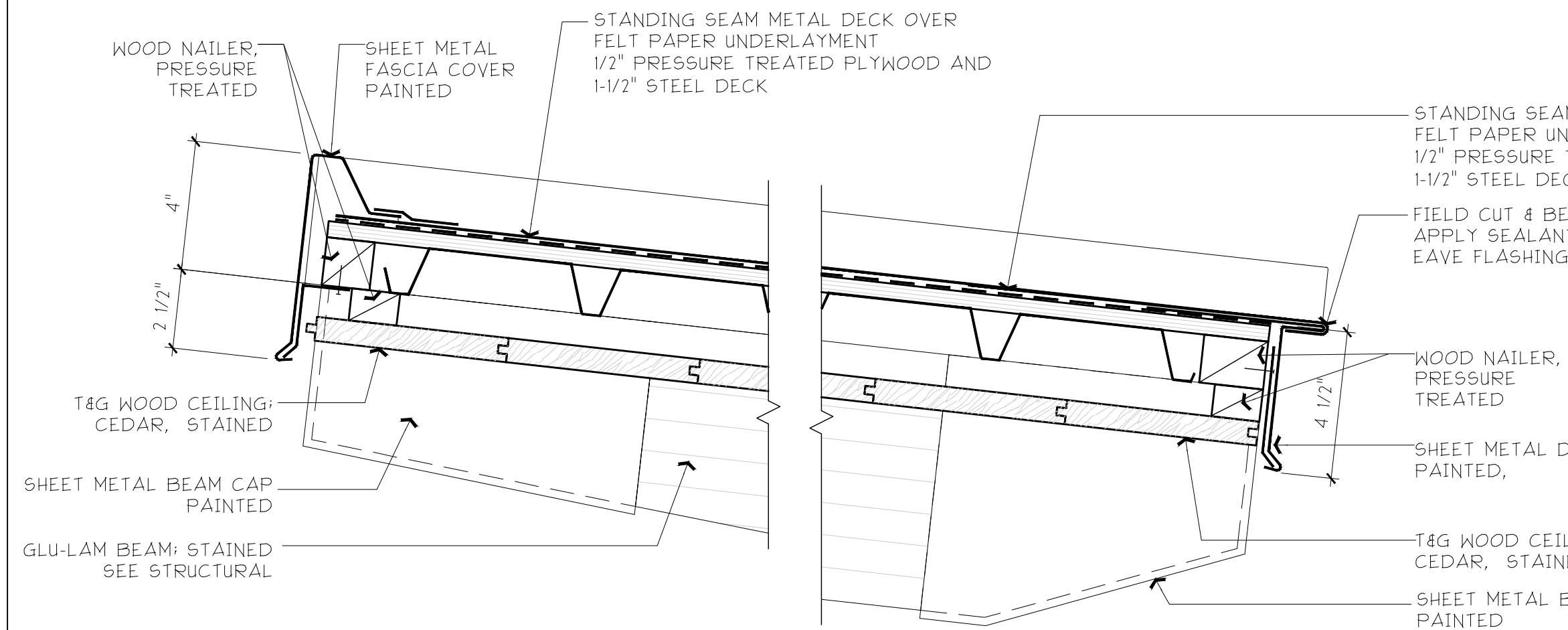
Other Bid Items Not Listed

* Where quantity and unit price is not applicable, just put the total bid for the item

Estimated Quantities

	Qty	Unit
Board & Batten		
LP Smart-Side Rustic Series	1,050	SF
Corten Steel (26 gauge)	1,075	SF
Stone (Install Only)	1,350	SF
Existing Stucco (for repair/paint)	4,800	SF

*** Colors and materials to be approved by Town prior to install*

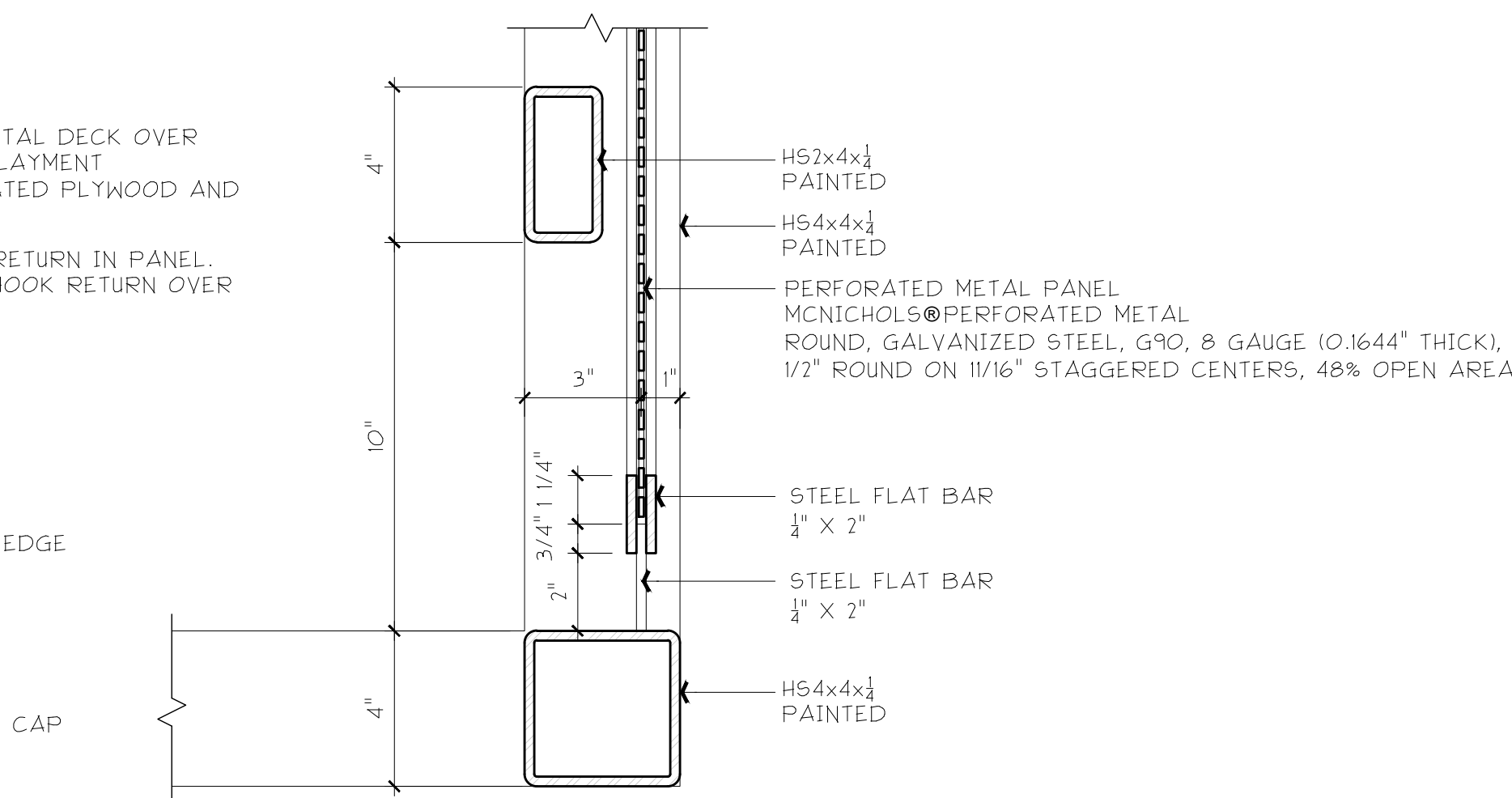
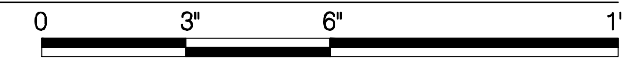


ROOF DETAIL - 3A

ROOF DETAIL - 3B

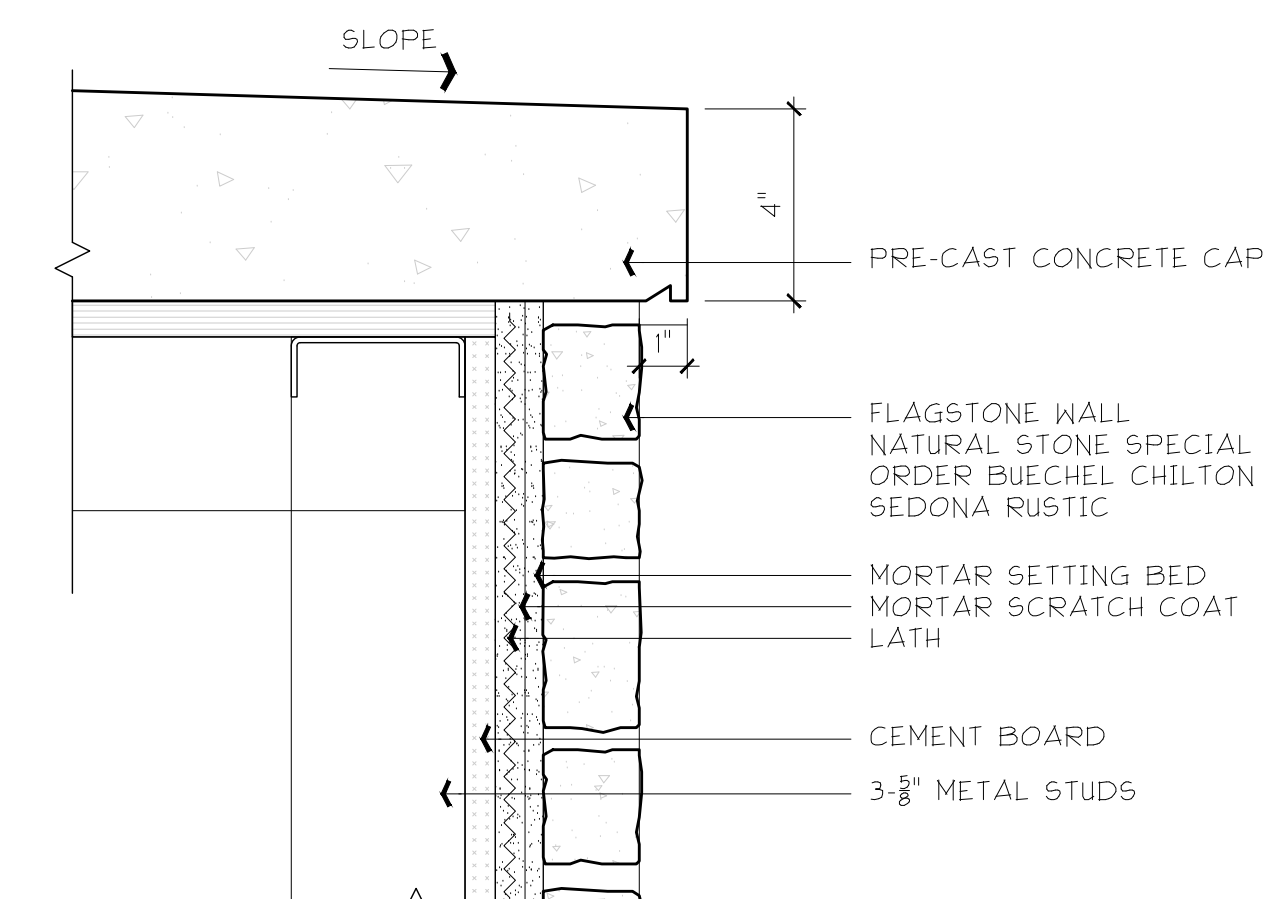
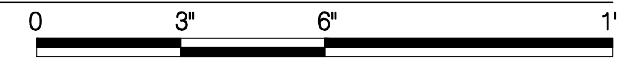
3. ROOF DETAIL

SCALE 3" = 1'-0"



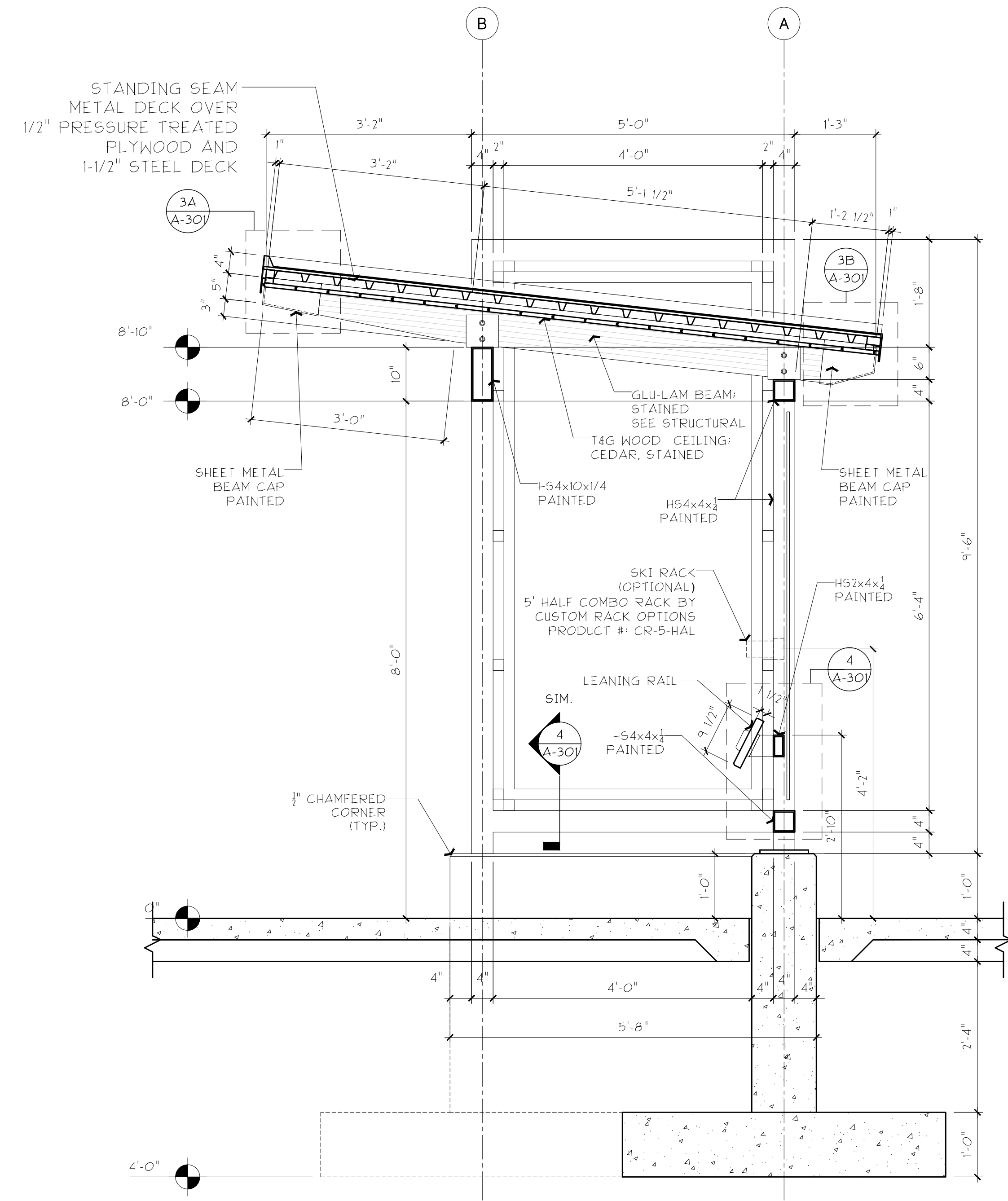
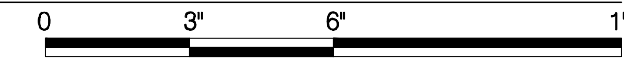
4. SCREEN DETAIL

SCALE 3" = 1'-0"



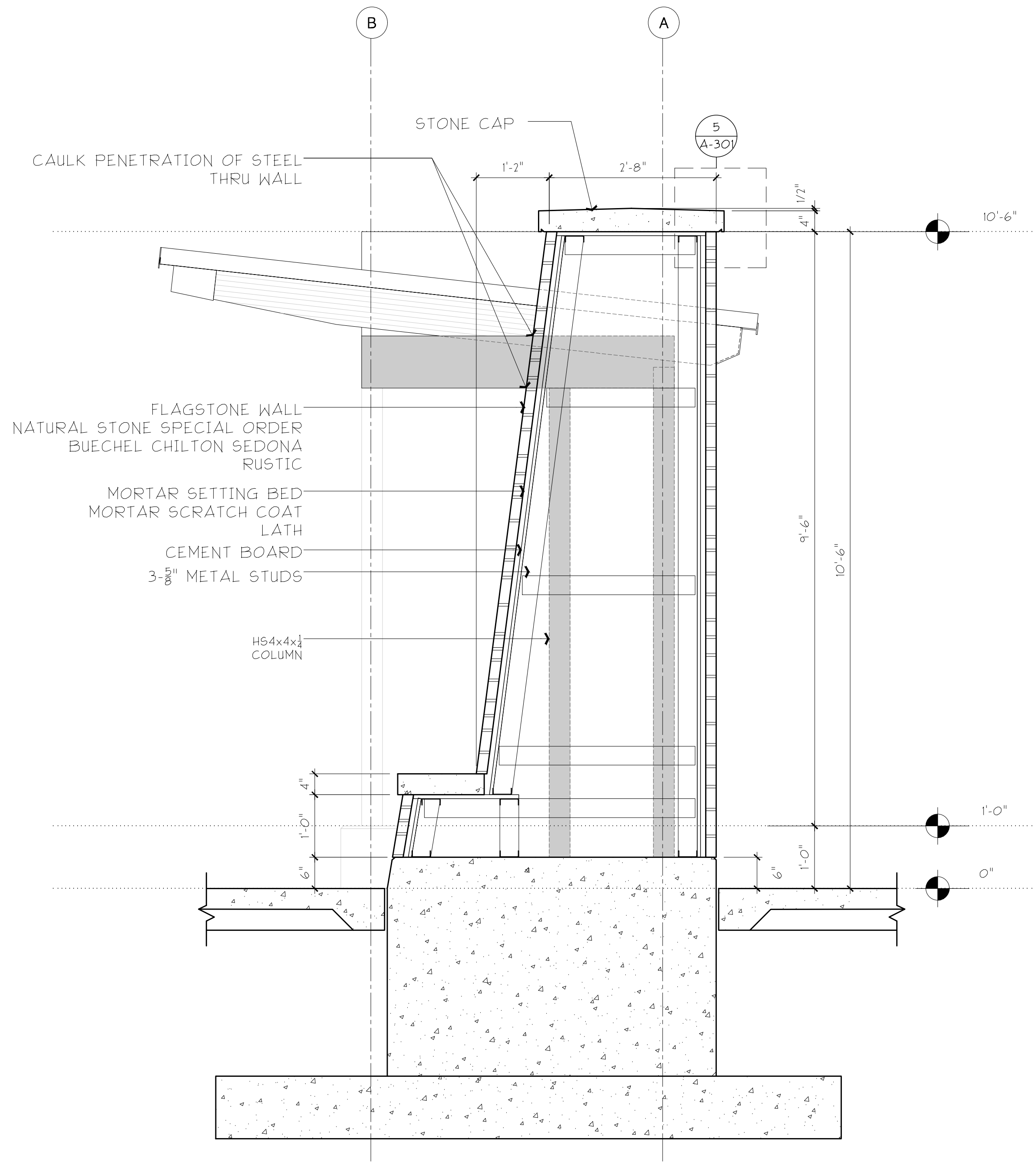
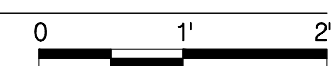
5. STONE WALL DETAIL

SCALE 3" = 1'-0"



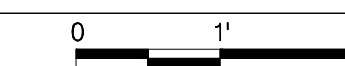
2. SECTION

SCALE 3/4" = 1'-0"



1. SECTION

SCALE 3/4" = 1'-0"



Client

Prime Consultant

ARCADIS

10 Exchange Place - Suite 112
Salt Lake City UT 84111 USA
tel 801 532 4233 fax 801 532 4231
www.arcadis.com

Seal

Consultants

Issues			
No.	Date	Apprv.	Description

Revisions			
No.	Date	Apprv.	Description

Notes

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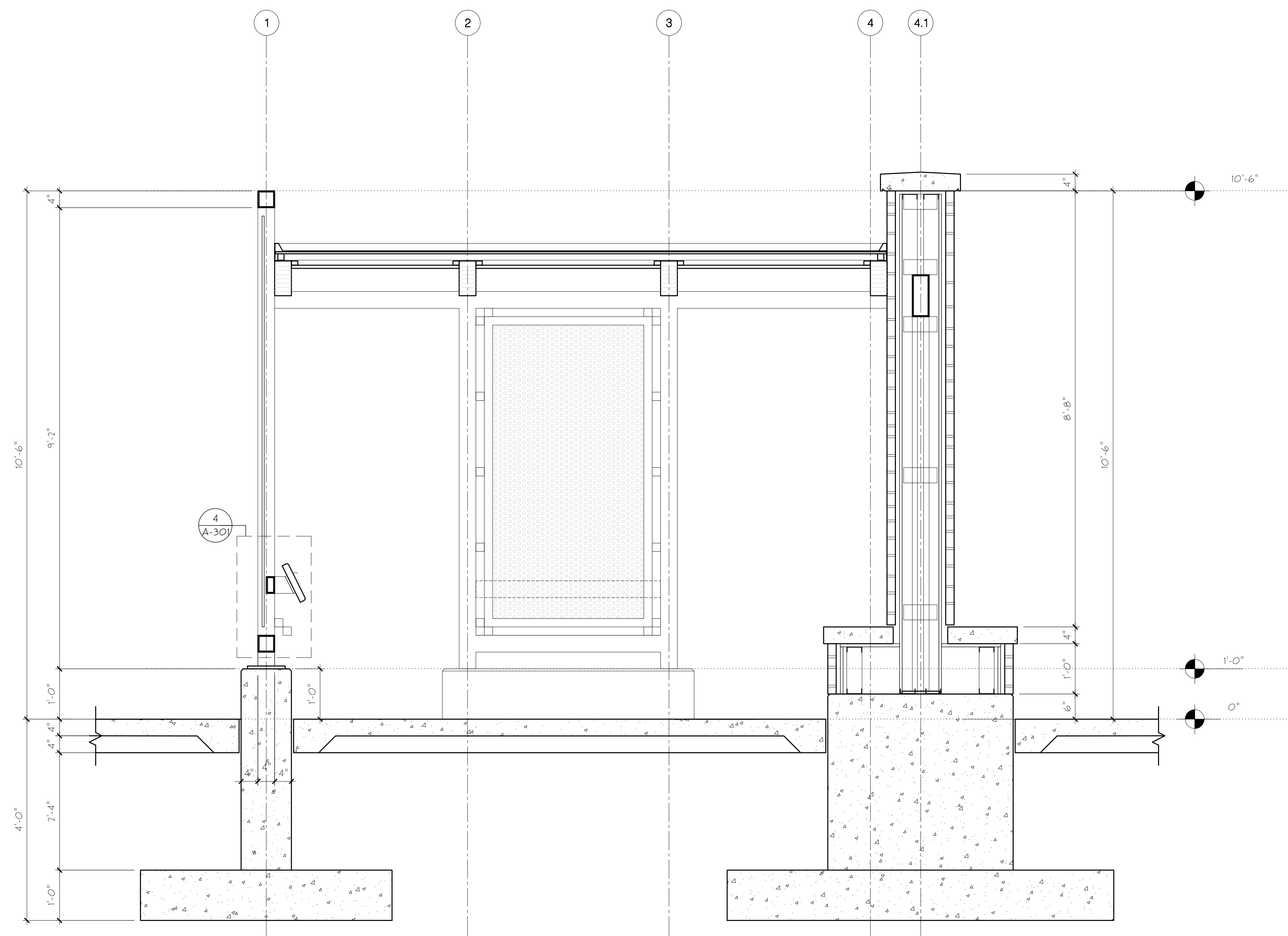
Project Title

Brian Head Shuttle Stop

Sheet Title

Sections

Scale AS SHOWN	Date 07/15/2025
Drawn MK	Checked
Cad File	Sheet No.
Project No. 30271098	A-301



1. SECTION
 SCALE 3/4" = 1'-0"
 0 1' 2'

Client

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Project Title

Brian Head Shuttle Stop

Sheet Title

Sections

Scale AS SHOWN	Date 07/15/2025
Drawn MK	Checked
Cad File	Sheet No. A-302
Project No. 30271098	

