



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# 892 6704 9045

TUESDAY, April 21, 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 April 7, 2026
- E. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- F. **AGENDA ITEMS:**
 - 1. **ADMINISTRATIVE ACTION: 601 N Hwy 143 Site Review-** Greg Sant, Planning and Building Administrator. Proposed site plan for a commercial development fronting on Hwy 143. Proposed use is Lodging and Nightly Rentals. Applicant – Dennett Construction
 - 2. **LEGISLATIVE ACTION: Road Dedication for Blue Jay Way -** Greg Sant, Planning and Building Administrator. Proposed Lot Line Adjustment and Road Dedication of an extension of Blue Jay Way to Granite Court. Applicant – Brian Head Town.

G. **ADJOURNMENT**

Date: April 21, 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

**ITEM: BRIAN HEAD TOWNHOMES - HIGHWAY 143**

AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: April 21, 2026
TYPE OF ITEM: Administrative Action

SUMMARY:

The Town Staff has been working with the owners of 601 N Hwy 143, also known as LOT 12, BLK F, MOUNTAIR EVERGREEN ESTATES, UNIT A; SEC 34,T35S,R9W, SLM. This property is zoned General Commercial. In General Commercial a permitted use is "Lodging and Nightly Rentals" per 9-7-4 (B). The applicant is asking for a site plan approval to get their Grading Permit so that he can start the Development.

BACKGROUND:

As we have been working with this applicant as a Staff for about 6 months, we have resolved the following issues that immediately became apparent:

1. The property is owned by the State of Utah, however the applicant has provided the Town with the Development Agreement that they have with the State that gives them the authority to develop this property.
2. This project would need to have access from Hwy 143. We met with UDOT and discussed this possibility. They agreed with a condition that an easement would run through this property and eventually move through the adjacent properties along their rear property lines. The reasoning for this is that UDOT will not be allowing any other access points from Hwy 143 for those properties and they would be accessed along their rear property line.
3. A General Commercial designation does not allow the property to be sub-divided if it is under ½ acre. This property is under ½ acre; therefore, it cannot be subdivided. The parcel will stay intact as one parcel and the 4 units will not be able to be recorded separately.
4. To eliminate the need for a turnaround at the end of the access easement, distance to the furthest unit could not be more than 150' from the road ROW. This resulted in eliminating 1 of the units.
5. The water line that will run through the middle of the property, in the 24' easement, will provide the water for the subsequent properties to the west and eventually create a loop by tying into a water line on Aspen Dr.

ANALYSIS:

Standards of Review for a Commercial Site Plan are as follows:

- a. Compliance with the Town's General Plan and Ordinances. The proposed plan conforms to the Town's General Plan and other applicable master plans adopted by the Town; this title includes the Design Standards found in chapter 12; Public Works Standards; and other relevant sections of the Town's Code.

- 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 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 has 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)

STAFF FINDINGS:

The Staff Findings are as follows:

- a. The property is zoned General Commercial and that is the designation on the General Plan as well. As the Site Utility Plans are approved, they will conform to the Public Works Standards and as the Building Construction Plans are approved they will meet the Design Standards found in Chapter 12.
- b. Staff believe that the proposed use is appropriate for the site. The applicant has turned in a grading plan, preliminary utility plan, soils engineering and drainage plans. The setbacks and height restrictions found in the LMC, 9-7-4, are acceptable, as the density, coverage, landscaping, snow storage, etc. Per the 9-12-15, this project requires 2.5 parking stalls per unit. The project shows 6 outdoor stalls and 4 indoor/covered stalls.
- c. All utilities are located along Hwy 143.
 - i. As the water will service the properties extending past the subject property, the 8" water line will need to extend to the northwest property line within the 24' access and utility easement. There is a fire hydrant planned for the project. There will be individual water meters to each unit, and the project will get charged the usual impact fee and meter install fee for the water at time of building permit.
 - ii. The sewer will be installed to gravity feed to the east and tie into the Town sewer line at Hwy 143. At permit the applicant will be charged the usual sewer impact fee and connection fee.
- d. By eliminating the fifth unit the distance from Hwy 143 ROW to the furthest unit is less than or equal to 150'. Because of this there is no need for a turnaround for a fire truck. With the fire hydrant located in the middle of the project, it meets all requirements for fire protection.

Once the Building Permit Plans are submitted, this will come back to the Planning Commission for compliance with the LMC, 9-12.

STAFF RECOMMENDATION:

Staff recommend approval of this site plan as presented.

PROPOSED MOTION:

I move that we approve this site plan as presented.

ATTACHMENTS:

A - Planning Commission submittal plan

B - Grading Permit plan



PLANNING COMMISSION NOTES

MINIMUM LOT AREA.....	21,780 SQ FT (0.50 ACRES)	18,731 SQ FT (0.43 ACRES)
MINIMUM FRONTAGE.....	45 FT	188 FT
MINIMUM SETBACKS.....	25 FT (R), 20 FT (S&T)	PROVIDED
MAXIMUM HEIGHT.....	60 FT FOR PEAK ROOF, 50 FT FOR FLAT	PROVIDED
MAXIMUM BUILDING COVERAGE.....	40% OF LOT AREA	16% (3,025 SQ FT)
MINIMUM LANDSCAPING.....	40% OF LOT AREA	57% (10,616 SQ FT)

ADDITIONAL NOTES

- MAXIMUM DENSITY: RESTRICTED BY CONSTRAINTS OF THIS TITLE RELATING TO HEIGHT, SETBACK, LANDSCAPING, LOT DISTURBANCE, PARKING, ETC.
- PARKING AND LOADING SHOULD BE PROVIDED IN THE REAR OF THE BUILDING OR UNDERGROUND. PARKING MAY BE PROVIDED OFF SITE BY PARTICIPATING IN A PARKING DISTRICT, OR BY PROVIDING PARKING LOTS JOINTLY WITH OTHER SPECIFIC ESTABLISHMENTS WITH THE APPROVAL OF THE PLANNING COMMISSION. (2010 CODE, AMD, ORD. 15-004, 04-28-2015)
- REMAINING UNDEVELOPED AREA SHALL BE LANDSCAPED AS PER SECTION 12A-5 OF THIS TITLE. (2010 CODE, AMD, ORD. 15-004, 04-28-2015)



LEGEND

PROPOSED CURB & GUTTER	EXISTING CURB & GUTTER	PROPOSED FIRE HYDRANT	EXISTING FIRE HYDRANT	PROPOSED WATER GATE VALVE	EXISTING WATER GATE VALVE	PROPOSED WATER LINE (SIZE PER PLAN)	EXISTING WATER LINE	PROPOSED SEWER MANHOLE (SEE PER PLAN)	EXISTING SEWER MANHOLE	4\"/>
PROPOSED SEWER LATERAL	EXISTING SEWER LATERAL (SEE PER PLAN)	EXISTING POWER POLE	PROPOSED POWER LINE (SIZE PER PLAN)	EXISTING POWER LINE	PROPOSED GAS LINE	EXISTING GAS LINE	EXISTING LOT LINE	ASPHALT PAVEMENT (2.5\"/>		

SITE INFORMATION

PARCEL NUMBER.....A-1138-0050-0000
PROPERTY ADDRESS.....NORTH OF INTERSECTION OF RR STREET & HIGHWAY 143
PROPERTY ZONE.....GENERAL COMMERCIAL
TOTAL PARCEL AREA.....0.46 ACRES
OF UNITS.....4
SQ FT / UNIT.....550 SQ FT
BUILDING HEIGHT.....24 - 5'

SNOW STORAGE CALCULATION

HARDSCAPE AREA.....	9,023 SQ FT
25% SNOW STORAGE REQUIRED.....	2,256 SQ FT
25% SNOW STORAGE PROVIDED.....	2,285 SQ FT

SCALE: 1" = 10'

811
Know what's below. Call before you dig.

RIDGE LINE ELEV: 124'-5"

UPPER LEVEL CLG ELEV: 119'-4"

UPPER LEVEL FLR ELEV: 110'-4"

MAIN LEVEL CLG ELEV: 109'-0"

MAIN LEVEL FLR ELEV: 100'-0"

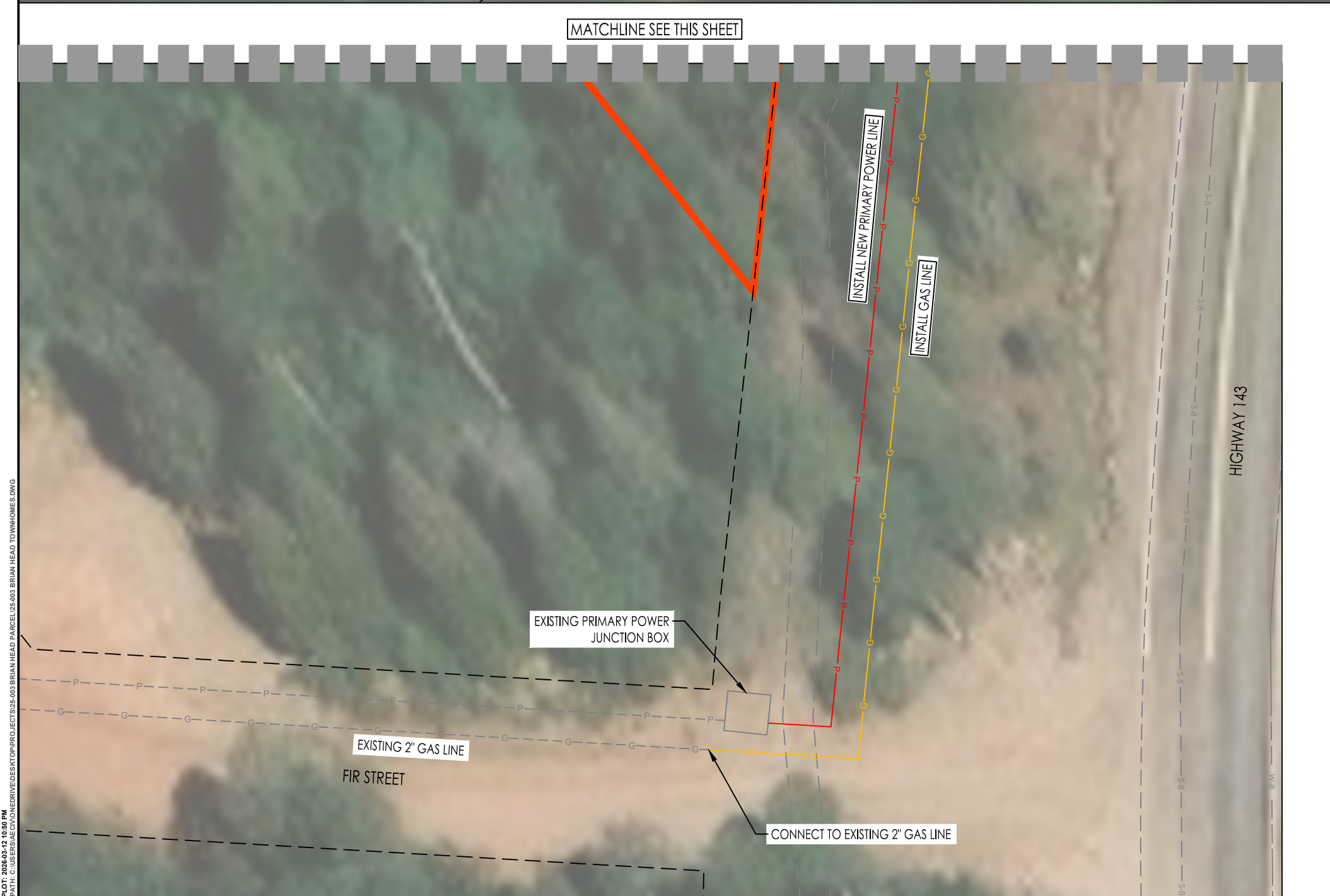




A-1138-0015-0000
SHERRATT LEE G

A-1138-0050-0000
TAYLOR FAMILY TRUST

A-1138-0044-0000
WINDER RANDALL K



LEGEND

PROPOSED CURB & GUTTER	ASPHALT PAVEMENT (2.5" ASPHALT OVER 8" BASE)
EXISTING CURB & GUTTER	CONCRETE PAVEMENT (6" CONCRETE OVER 12" BASE)
PROPOSED FIRE HYDRANT	BUILDING AREA
EXISTING FIRE HYDRANT	SNOW STORAGE AREA
PROPOSED WATER GATE VALVE	
EXISTING WATER GATE VALVE	
PROPOSED WATER LINE (SIZE PER PLAN)	
EXISTING WATER LINE	
PROPOSED SEWER MANHOLE (SEE PER PLAN)	
EXISTING SEWER MANHOLE	
4" PVC SEWER LATERAL	
EXISTING SEWER LINE (SEE PER PLAN)	
EXISTING POWER POLE	
PROPOSED POWER LINE (SIZE PER PLAN)	
EXISTING POWER LINE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
EXISTING LOT LINE	
CONCRETE BLOCK RETAINING WALL (SEE SHEET C3.0 & C5.0)	

SITE INFORMATION

PARCEL NUMBER.....A-1138-0050-0000
 PROPERTY ADDRESS.....NORTH OF INTERSECTION OF FIR STREET & HIGHWAY 143
 PROPERTY ZONE.....GENERAL COMMERCIAL
 TOTAL PARCEL AREA.....0.46 ACRES
 # OF UNITS.....4
 SQ FT / UNIT.....550 SQ FT
 BUILDING HEIGHT.....24' - 5"

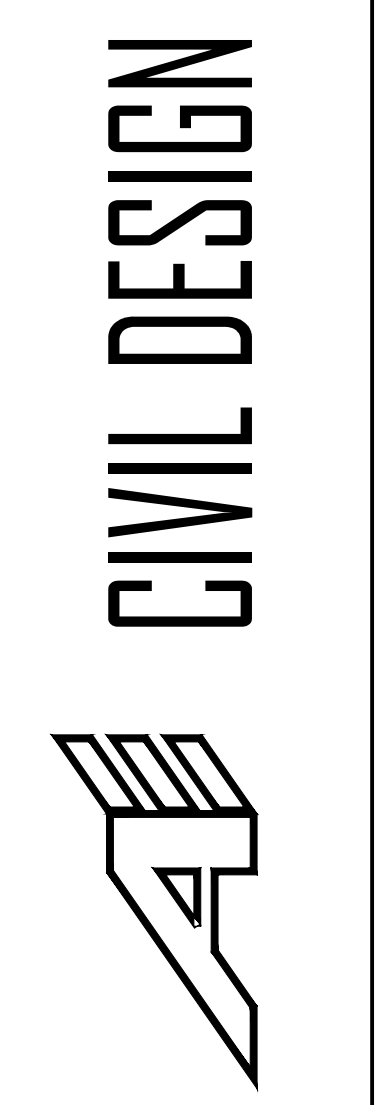
SNOW STORAGE CALCULATION

HARDSCAPE AREA.....	9,023 SQ FT
25% SNOW STORAGE REQUIRED.....	2,256 SQ FT
25% SNOW STORAGE PROVIDED.....	2,285 SQ FT

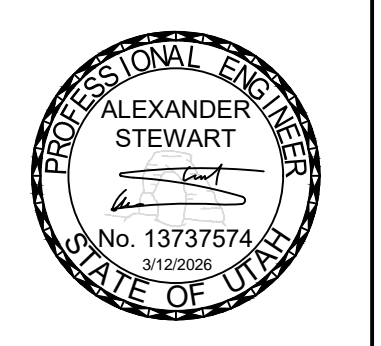
811
Know what's below. Call before you dig.

SCALE: 1" = 10'

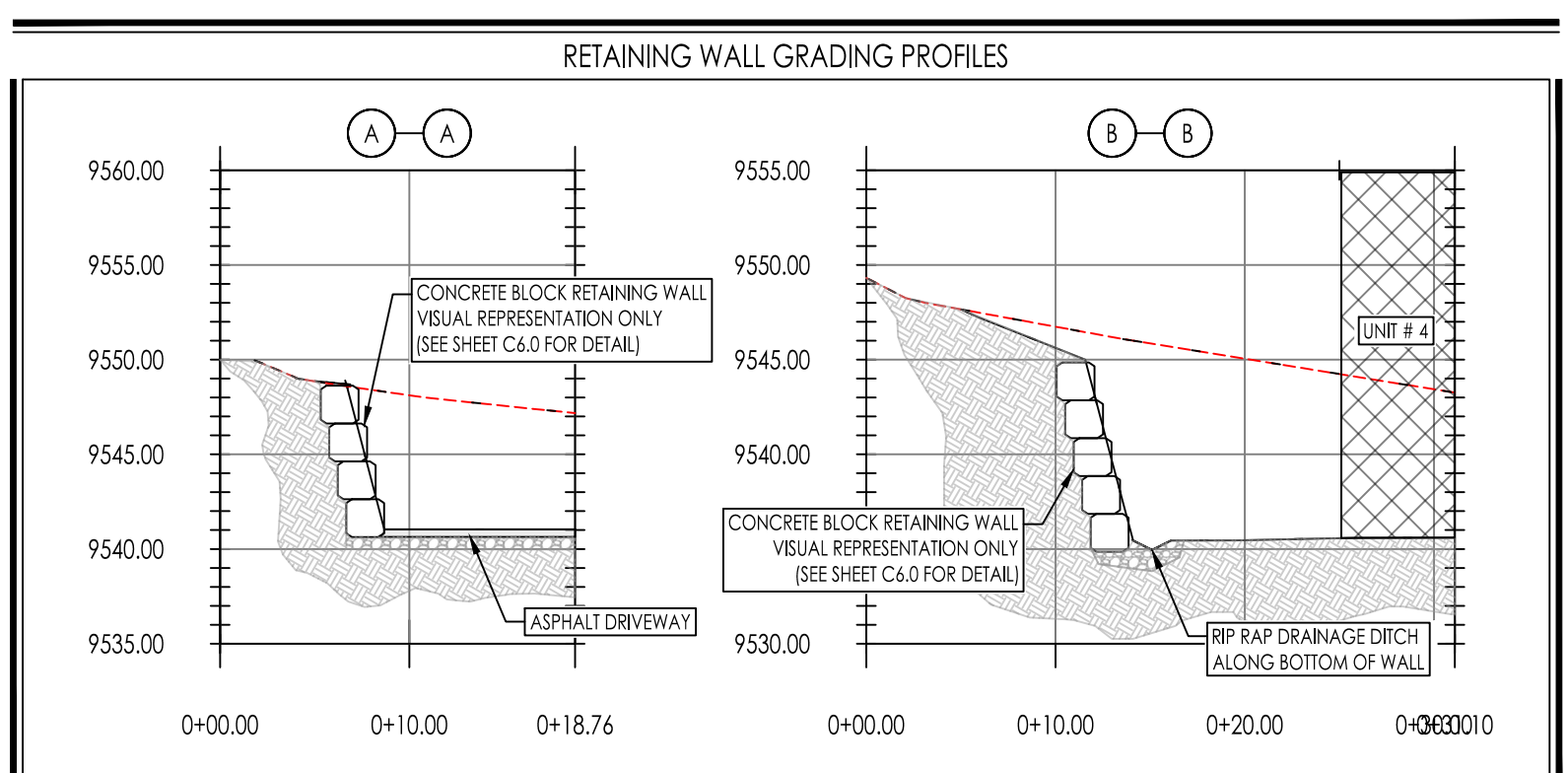
NO.	DESCRIPTION	BY	DATE	APPR.



SITE & UTILITY PLAN
BRIAN HEAD TOWNHOMES - GRADING PERMIT
 LOCATED IN BRIAN HEAD, UTAH



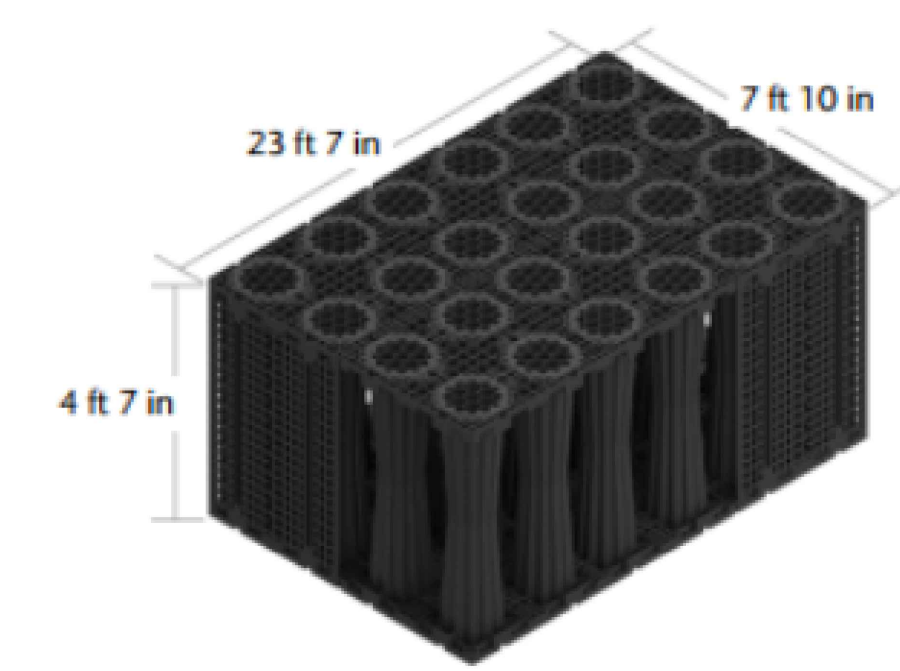
PROJECT #: 25-003
 DATE: 3/12/2026
 DESIGN BY: AWS
 SHEET NUMBER
 C2.0



STORMWATER RETENTION SYSTEM DETAIL

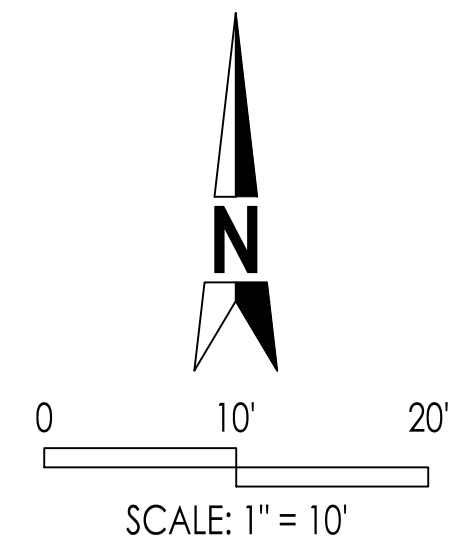
Tank Configuration

Tank Function	Detention/Retention
Product	Standard Duty (900SD)
Number of Layers	1.5
Total Net Volume (ft ³)	817 ft ³
Total Gross Volume (ft ³)	850 ft ³
Length of Tank (ft/in)	23 ft 7 in
Width of Tank (ft/in)	7 ft 10 in
Depth of Tank (ft/in)	4 ft 7 in

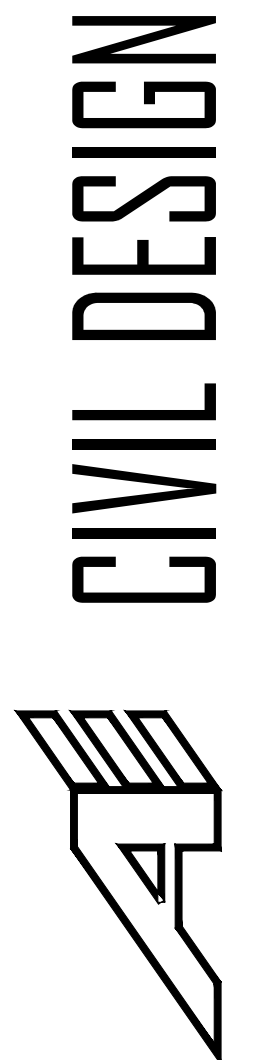


LEGEND

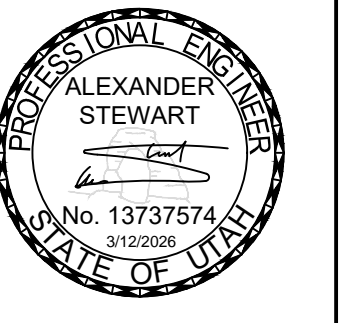
	EXISTING CONTOUR (10')
	EXISTING CONTOUR (2')
	FINISHED GRADE CONTOUR (10')
	FINISHED GRADE CONTOUR (2')
	PROPOSED STORM DRAIN (SEE PER PLAN)
	CONCRETE BLOCK RETAINING WALL
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOG	TOP OF GRATE
FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
FG	FINISHED GRADE
EG	EXISTING GROUND
EX TBC	EXISTING TOP BACK OF CURB
EX FL	EXISTING FLOW LINE
SDCI	STORM DRAIN CURB INLET
SDCB	STORM DRAIN CATCH BASIN
-X.XX%	SLOPE



NO.	DESCRIPTION	BY	DATE	APPR.



GRADING & DRAINAGE PLAN
BRIAN HEAD TOWNHOMES - GRADING PERMIT
 LOCATED IN BRIAN HEAD, UTAH



PROJECT #: 25-003
 DATE: 3/12/2026
 DESIGN BY: AWS
 SHEET NUMBER

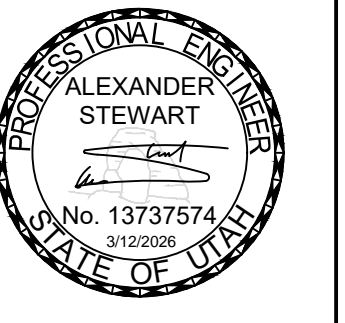
C3.0



NO.	DESCRIPTION	BY	DATE	APPR.

CIVIL DESIGN

RESTORATION & LANDSCAPING PLAN BRIAN HEAD TOWNHOMES - GRADING PERMIT LOCATED IN BRIAN HEAD, UTAH



PROJECT #: 25-003
DATE: 3/12/2026
DESIGN BY: AWS
SHEET NUMBER: C4.0

CONSTRUCTION PHASE EROSION CONTROL NOTES

- SEDIMENT BASINS**
PROVIDE SEDIMENT BASINS AT THE BOTTOM OF ALL DRAINAGE AREAS THAT GENERATE SEDIMENT RUNOFF. BASINS SHALL BE CLEANED AND MAINTAINED AFTER EACH STORM EVENT. THEY MAY BE REMOVED ONCE SLOPES ARE STABILIZED AND VEGETATION IS FULLY ESTABLISHED.
- STORM DRAIN INLET PROTECTION**
INSTALL SEDIMENT CONTROL MEASURES AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- BMP INSPECTION & MAINTENANCE**
ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED AND MAINTAINED REGULARLY, AND AFTER EVERY STORM EVENT.
- ALTERNATIVE MEASURES**
ANY ALTERNATIVE EROSION OR SEDIMENT CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF ST. GEORGE.
- WORK SCHEDULING**
THE CONTRACTOR SHALL FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES TO MINIMIZE EROSION.
- LAND CLEARING & GRADING**
LIMIT LAND CLEARING TO ONLY WHAT IS NECESSARY. RESTORE ALL DISTURBED GRADING AREAS AS SOON AS POSSIBLE.
- STAGED SEEDING**
PRACTICE STAGED SEEDING TO REVEGETATE CUT AND FILL SLOPES PROGRESSIVELY AS WORK ADVANCES.
- WIND & GENERAL EROSION CONTROL**
THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR CONTROLLING EROSION CAUSED BY WIND OR OTHER SOURCES, AND FOR MAINTAINING ALL EROSION CONTROL BMPs.
- ADDITIONAL MEASURES**
ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF ST. GEORGE BASED ON SITE CONDITIONS.
- STREET CLEANLINESS**
THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ADJACENT STREETS CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- VEHICLE TRACKING CONTROL**
INSTALL AND MAINTAIN VEHICLE TRACKING CONTROL AT ALL CONSTRUCTION ENTRANCES AND EXITS.
- WASH WATER DISPOSAL**
ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, OR SIMILAR ACTIVITIES SHALL BE DISPOSED OF PROPERLY TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM.
- DUST CONTROL**
PROVIDE DUST CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- LIMITS OF DISTURBANCE**
CLEARLY STAKE THE LIMITS OF DISTURBANCE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- REGULATORY COMPLIANCE**
COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM THE CITY OF ST. GEORGE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
- SWPPP AVAILABILITY**
A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND ACCESSIBLE DURING ALL CONSTRUCTION ACTIVITIES.

POST-CONSTRUCTION MAINTENANCE NOTES

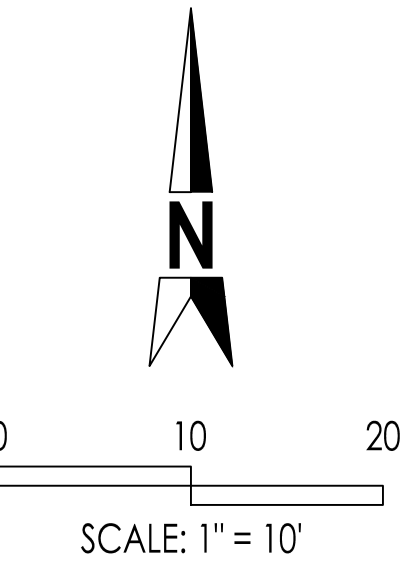
- REMOVAL OF EROSION CONTROL STRUCTURES**
EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS COMPLETE. STRUCTURES BELOW SEED AREAS MUST REMAIN UNTIL VEGETATION IS FULLY ESTABLISHED. STRUCTURES IN PROPOSED PAVEMENT AREAS SHALL REMAIN UNTIL PAVING IS COMPLETE.
- PROPERTY OWNER RESPONSIBILITY**
THE PROPERTY OWNER IS RESPONSIBLE FOR ONGOING COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS. ALL BMPs SHALL BE MAINTAINED TO PREVENT ADVERSE IMPACTS ON STORM WATER QUALITY FROM BOTH CONSTRUCTION AND LONG-TERM SITE USE.
- CATCH BASIN MAINTENANCE**
CATCH BASIN SEDIMENT TRAPS SHALL BE INSPECTED AFTER EVERY MAJOR RAINFALL AND AT LEAST EVERY SIX MONTHS. CLEAN TRAPS WHEN SEDIMENT EXCEEDS 25% OF THE BASIN'S CAPACITY.
- GREASE & OIL DISPOSAL**
DISPOSE OF GREASE, OIL, AND OTHER HAZARDOUS MATERIALS IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- POLLUTION PREVENTION**
LITTER, DEBRIS, AND CHEMICALS MUST BE COLLECTED AND STORED IN A MANNER THAT PREVENTS CONTAMINATION OF STORM WATER DISCHARGE.
- PARKING AREA MAINTENANCE**
MAINTAIN PARKING AREAS TO PREVENT AUTOMOBILE FLUIDS FROM WASHING INTO THE STORM DRAIN SYSTEM.

EROSION CONTROL KEYNOTES

1	INLET PROTECTION (SEE APWA PLAN #125)
2	EQUIPMENT AND VEHICLE WASH DOWN AREA (SEE APWA PLAN #125)
3	STABILIZED ROADWAY ENTRANCE (SEE APWA PLAN #126)
4	PORTABLE TOILET
5	DUMPSTER LOCATION
6	CONCRETE WASTE MANAGEMENT
7	SILT FENCE

LEGEND

	EXISTING CURB & GUTTER
	EXISTING CONTOUR (5')
	EXISTING CONTOUR (1')
	SILT FENCE
	STABILIZED ROADWAY ENTRANCE





AUTHOR: Greg Sant
DEPARTMENT: Planning and Building
DATE: April 21, 2026
TYPE OF ITEM: Legislative Action

SUMMARY:

The Town has been approached by residents in the Timbercrest Subdivision to tie in their main road, Granite Court, with a Town Road to give them access to their subdivision. Also, a lot owner on Blue Jay Way has applied for an encroachment permit to install a water line to their lot. Blue Jay Way ends at Parcel A-1217-000A-0023, the lot that wants the water. The water is located next to Granite Court and there is a gap between Granite Court and Blue Jay Way that needs to be connected to each other. Extending Blue Jay Way to Granite Court will connect the two Town Roads and give access to Timbercrest as well as provide a public ROW for the new water line.

BACKGROUND:

The property that the Blue Jay Way extension will cross is owned by Norman and Marie Davies. The new Road will divide their property into two parcels. The Davies have agreed to this if their lot remains the same size. The Town owns the property next to the Davies and the Town will be giving the Davies enough land so that their parcel size remains the same. (See Existing Conditions Exhibit.)

ANALYSIS:

As this is a Lot Line Adjustment and Road Dedication, no Public Hearings were required, and Davies and the Town are the only signatures required on the recorded plan. The Land Use Authority that approves the Lot Line Adjustment is the Planning and Zoning Administrator and the Land Use Authority for the approval of the new Road Dedication is the Town Council. The Planning Commission will recommend it to the Town Council so they can act. Furthermore, once this is approved and recorded the applicant on parcel A-1217-000A-0023 will be required to obtain an Encroachment Permit for the installation of the water line and a Building Permit for the home to be built on his lot.

STAFF FINDINGS:

The Staff Findings are as follows:

1. Title Report has been obtained, and the ownership of the Davies and Town properties has been confirmed.
2. The Plan to be recorded has been reviewed by Staff and it meets the standards required for a Lot Line Adjustment and Road Dedication.

STAFF RECOMMENDATION:

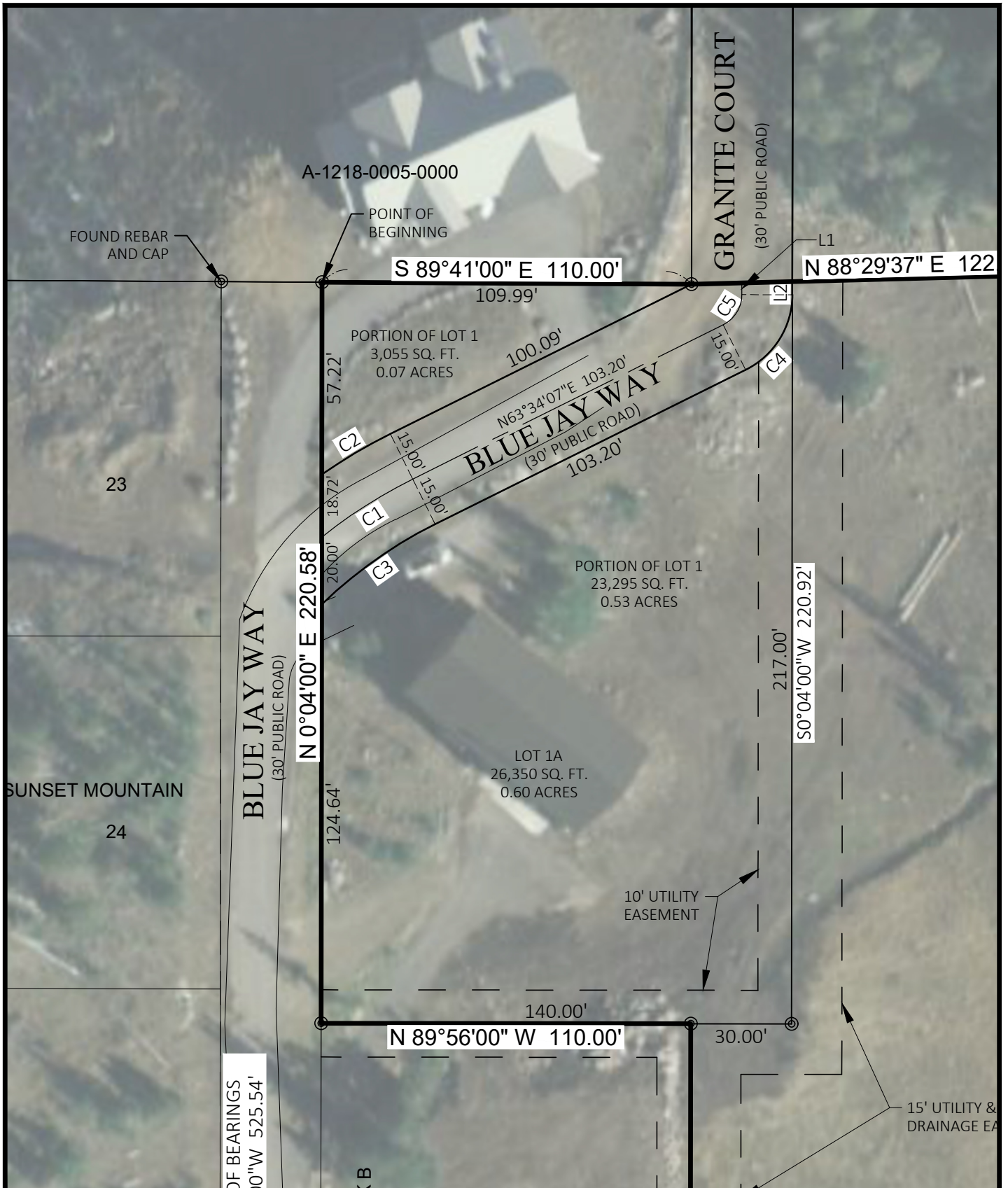
Staff recommend that the Commission recommend approval to the Town Council.

PROPOSED MOTION:

I move that we recommend approval to the town Council the of Road Dedication as presented.

ATTACHMENTS:

A - Existing Conditions Exhibit and B - Proposed Lot Adjustment and Road Dedication

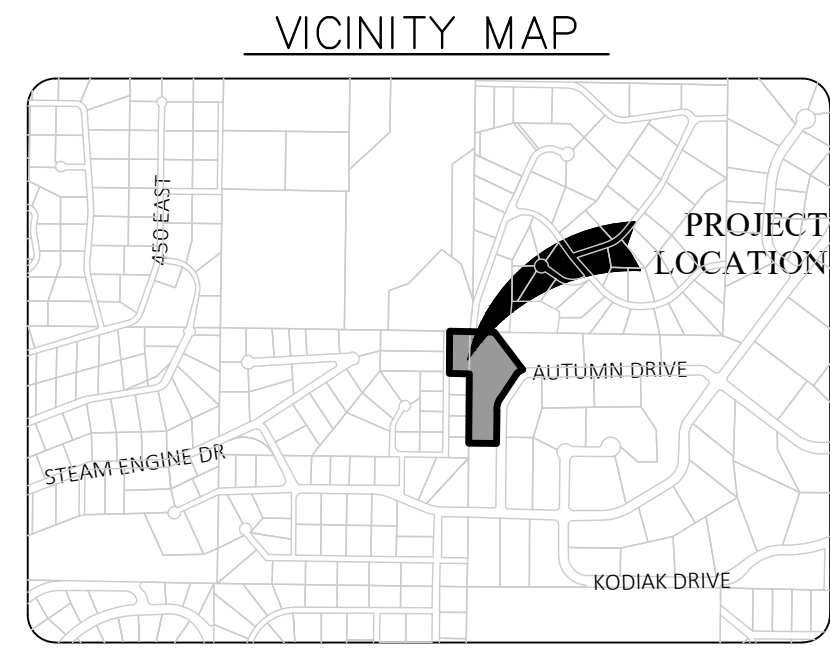
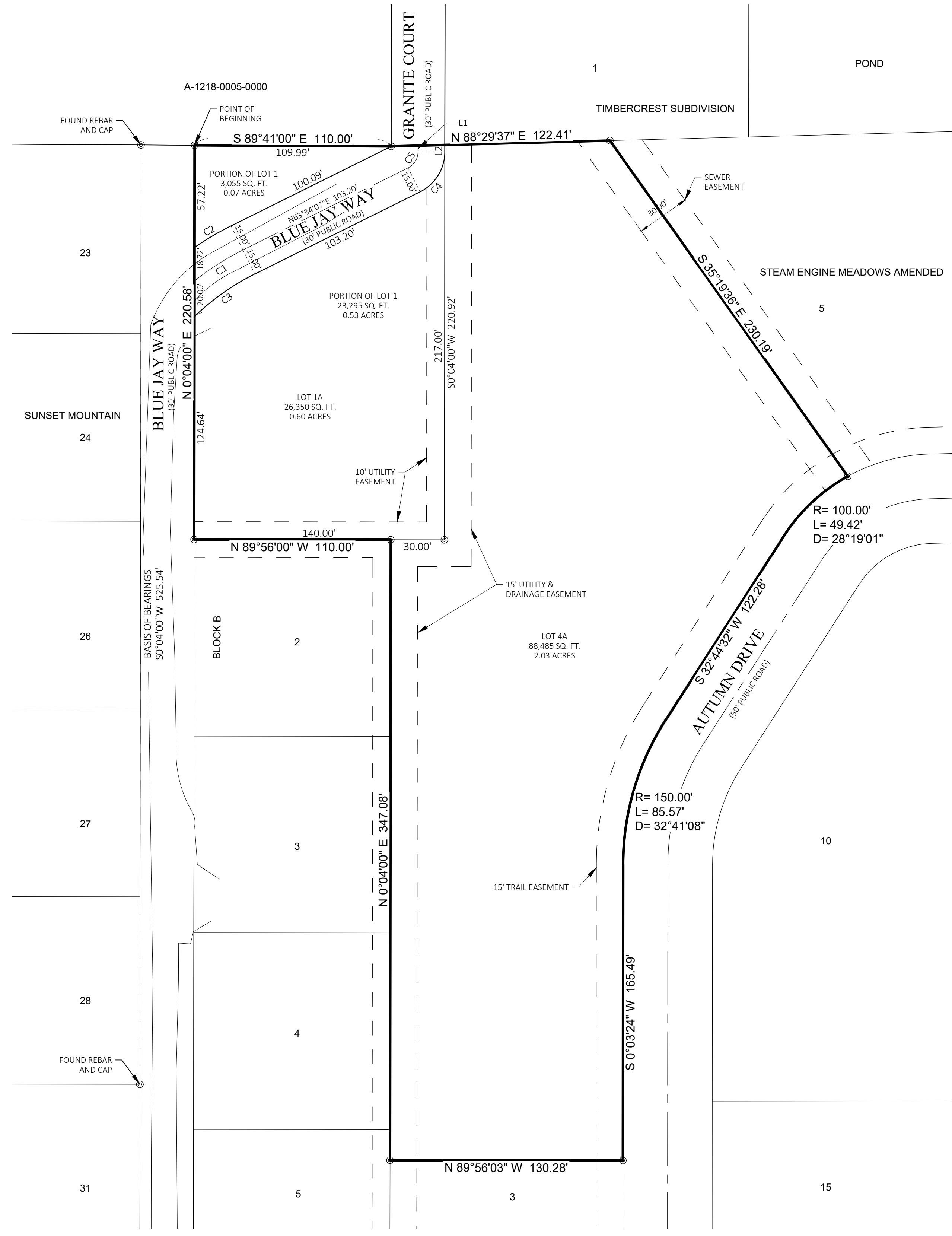


LOT 1 EXHIBIT



43 South 100 East, Suite 100 • St George, Utah 84770
 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

501-64 | 3/24/2026



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°04'00" WEST, BETWEEN FOUND LOT CORNER MONUMENTS LOCATED BETWEEN LOTS 23 AND 31 OF SUNSET MOUNTAIN SUBDIVISION.

AMENDMENT NOTE
 THE PURPOSE OF THIS AMENDED PLAT IS TO ADD A ROADWAY THROUGH LOT 1 OF SUNSET MOUNTAIN SUBDIVISION, RECORDED AS DOCUMENT 143513 IN THE OFFICE OF THE IRON COUNTY RECORDER AND ADD A PORTION OF LOT 4, STEAM ENGINE MEADOWS SUBDIVISION PHASE 1 AMENDED, RECORDED AS DOCUMENT 4249224 IN THE OFFICE OF THE IRON COUNTY RECORDER, TO LOT 1. NO OTHER CHANGES ARE INTENDED TO THE ORIGINAL PLATS OF EITHER SUBDIVISION.

PARCEL LINE DATA

LINE	LENGTH	DIRECTION
L1	3.50'	S0°04'00"W
L2	3.92'	N0°04'00"E

PARCEL CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	32.26'	150.00'	12°19'18"	S57°24'28"W	32.20'
C2	23.74'	165.00'	8°14'38"	S59°26'47"W	23.72'
C3	41.59'	135.00'	17°39'03"	S54°44'35"W	41.42'
C4	27.70'	25.00'	63°28'35"	N31°49'49"E	26.30'
C5	11.08'	10.00'	63°30'07"	N31°49'03"E	10.52'

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF IRON)

ON THIS _____ DAY OF _____ A.D. 2026, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MAYOR OF BRIAN HEAD TOWN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN _____

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE) _____

SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND IN ACCORDANCE WITH SECTION 17-79-711(5)(B)(III) HAVE PREPARED AN AMENDED PLAT OF SUNSET MEADOWS SUBDIVISION AND STEAM ENGINE MEADOWS PHASE 1 AMENDED, AS RECORDED IN THE OFFICE OF THE IRON COUNTY RECORDER AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SUNSET MOUNTAIN SUBDIVISION LOT LINE ADJUSTMENT AND ROAD DEDICATION

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC ROAD, AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, SUNSET MOUNTAIN SUBDIVISION, RECORDED AS DOCUMENT 143513 IN THE OFFICE OF THE IRON COUNTY RECORDER, AND RUNNING THENCE SOUTH 89°41'00" EAST 110.00 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SECTION LOT 6; THENCE NORTH 88°29'37" EAST 122.41 FEET ALONG THE NORTH LINE OF LOT 4, STEAM ENGINE MEADOWS SUBDIVISION PHASE 1 AMENDED, RECORDED AS DOCUMENT 4249224 IN THE OFFICE OF THE IRON COUNTY RECORDER; THENCE SOUTH 35°19'36" EAST 230.19 FEET ALONG THE EASTERLY LOT LINE OF SAID LOT 4 TO A POINT ON THE RIGHT OF WAY LINE OF AUTUMN DRIVE AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 28°56'27" EAST; THENCE SOUTHWESTERLY 49.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'01"; THENCE SOUTH 32°44'32" WEST 122.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY 85.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°41'08"; THENCE SOUTH 0°03'24" WEST 165.49 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID STEAM ENGINE MEADOWS SUBDIVISION PHASE 1 AMENDED; THENCE NORTH 89°56'03" WEST 130.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 0°04'00" EAST 347.08 FEET ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID SUNSET MOUNTAIN SUBDIVISION TO THE NORTHEAST CORNER OF LOT 2 SAID SUNSET MOUNTAIN SUBDIVISION; THENCE NORTH 89°56'00" WEST 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0°04'00" EAST 220.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 119,338 SQUARE FEET OR 2.74 ACRES, MORE OR LESS.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC ROAD, AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

SUNSET MOUNTAIN SUBDIVISION LOT LINE ADJUSTMENT AND ROAD DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO BRIAN HEAD TOWN FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROAD AND UTILITY & DRAINAGE EASEMENTS. ALL LOTS, ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO BRIAN HEAD TOWN, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2026

BRIAN HEAD TOWN

BY: _____
 MAYOR OF BRIAN HEAD TOWN

NORMAN R. DAVIES

MARIE DAVIES

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2026, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED NORMAN R. DAVIES AND MARIE DAVIES, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN _____

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE) _____

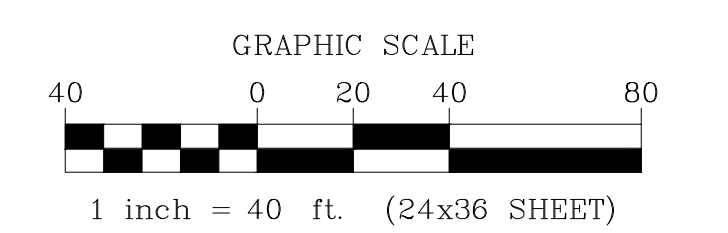
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BRIAN HEAD TOWN, UTAH

FINAL PLAT OF

SUNSET MOUNTAIN SUBDIVISION

LOT LINE ADJUSTMENT AND ROAD DEDICATION

TOWN ENGINEER APPROVAL	APPROVAL OF THE PLANNING COMMISSION	CERTIFICATE OF ACCEPTANCE	TOWN ATTORNEY'S APPROVAL	CERTIFICATE OF RECORDING
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS AMENDED SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 2026.	I, THE CHAIRPERSON OF THE BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS AMENDED FINAL PLAT WAS APPROVED BY SAID COMMISSION.	I DO HEREBY CERTIFY THAT THIS AMENDED FINAL 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 _____ DAY OF _____, 2026.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS AMENDED SUBDIVISION PLAT AND WAS ACCEPTED BY ME THIS _____ DAY OF _____, 2026.	I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026.
TOWN ENGINEER BRIAN HEAD TOWN	CHAIRPERSON BRIAN HEAD TOWN	TOWN MANAGER BRIAN HEAD TOWN	TOWN ATTORNEY BRIAN HEAD TOWN	IRON COUNTY RECORDER - CARRIE JEFFRIES



501-64 AMD PLAT.DWG

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- LEGEND**
- ⊙ PROPERTY CORNER
 - CENTERLINE
 - - - EASEMENT LINE
 - BOUNDARY LINE