

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# 864 6829 2031
TUESDAY, October 15, 2024 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** 1:00PM
- B. **PLEDGE OF ALLEGIANCE**
- C. **DISCLOSURES**
- D. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- E. **AGENDA ITEMS:**
1. **PUBLIC HEARING FOR A MINOR PLAT AMENDMENT FOR 292 RIDGE VIEW STREET:**
Greg Sant, Planning Administrator, will give a brief introduction to the Public Hearing. Comments are limited to three minutes and written comments may be submitted to the Town Clerk at nleigh@bhtown.utah.gov no later than October 14, 2024, by 5 pm.
 2. **MINOR PLAT AMENDMENT FOR 292 RIDGE VIEW STREET.** Greg Sant, Planning Administrator. The Commission will review a Minor Plat Amendment for 292 Ridge View Street to subdivide lots 2 and 4 in the Ridgeview Estates Subdivision.
 3. **RETAINING WALL DESIGN REVIEW FOR 1006 AUTUMN DRIVE:** Greg Sant, Planning Administrator. The Commission will review a Retaining Wall Design Review for 1006 Autumn Drive.
- F. **ADJOURNMENT**

Date: October 11, 2024

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.

Nancy Leigh, Town Clerk



Code Enforcement

May 2024 - September 2024

The months of May - September have been steady with contractors. Listed below are the stats for the months:

Warnings Issued: Total: 65

- Attractive Nuisances: 1
- Address posting on job site: 6
- Dumpsters on job site: 14
- Porta-John on job site: 6
- Operating without a license: 11
- Excavating/Grading without permit: 2
- Modification of CUP: 1
- Camping: 9
- Construction without a permit: 1
- Minor Alterations: 1
- Parking: 0
- Concrete dumping in right - of - Way: 13

Citations Issued: 4

- Operating without a License (STR): 4
- Temporary Sign: 0
- Accessory Structure: 0

Resolved Warnings, Citations & Flag permits: Total: 51

- Attractive Nuisances: 1
- Address posting on job site: 3
- Dumpsters on job site: 12
- Porta-John on job site: 6
- Operating without a license: 9
- Excavating/Grading without permit: 2
- Modification of CUP: 0
- Camping: 9
- Construction without a permit: 1
- Minor Alterations: 1
- Parking: 0
- Concrete dumping in right - of - Way: 7

Code Enforcement is currently working with construction sites throughout the Town. Most people have been cooperative, but there have been a few that have expressed their concern about minor alterations and how it is unknown that they need to have a permit to fix their home up.

If you have any questions on what's happening in Code Enforcement, please do not hesitate to contact me.



STAFF REPORT TO THE PLANNING COMMISSION

ITEM: MINOR PLAT AMENDMENT & PUBLIC HEARING For 292 RIDGE VIEW STREET

AUTHOR: Greg Sant, Planning Administrator
DEPARTMENT: Planning & Zoning
DATE: October 15, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

The Commission will hold a public hearing to receive comments on a Minor Plat Amendment for 292 Ridge View Street. Once the public hearing is closed, the Commission will consider a Minor Plat Amendment.

BACKGROUND:

On September 19, 2024, staff received an application for a lot line adjustment from Dorothy Sheffield for a lot split at 292 Ridgeview Dr., Lots 2 and 4 of Ridgeview Estates. The applicant is proposing that the two (2) lots they own be subdivided into four (4) lots. Each lot is greater in area than 0.43 acres. The new lots will need to install new utilities; however, the utilities are in the road fronting each lot. Staff deemed the application complete and mailed notice of a Public Meeting to be held on October 15, 2024, to all property owners within a three-hundred-foot (300') radius of the property in question. The Town received no public comments back. The Public Notice is attached as Exhibit B.

A lot line adjustment is considered a Minor Plat Amendment under the Town Code. The criteria to qualify as a Minor Plat Amendment is as follows:

- Proposed amendment does not increase or decrease number of lots by more than 10 lots
- All lots proposed to be altered are owned by the applicant
- Does not require altering or adding to public utilities
- Does not create a lot that is smaller than the smallest lot in the subdivision.

Staff has determined that the proposed application meets the criteria of a Minor Plat Amendment in most material respects.

The process for review of a Minor Plat Amendment is as follows:

- Staff Review
- Notice of Public Meeting sent at least 10 days prior
- Planning Commission Review/Decision
- Plat recorded by applicant within 6 months of approval

ANALYSIS:

Standards for Review

The following are the Standards for Review for a Plat Amendment (9-9-3(C)(2):

1. The proposed subdivision and use conform with the Town General Plan, zoning Regulations, Public Works Standards, Design Standards, and other relevant sections.
2. The proposed method for fire protection complies with this title, and other regulations as applicable.

3. The layout/ design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts, and preservation of views.
4. Adequate public services are available to meet the needs of the proposed subdivision, including roads, water, sewer, storm water, gas, electric, telecommunications, trails, transit, snow storage areas, police and fire protection, and recreation.
5. Provide evidence to show that there is no encumbrance, lien, or conveyance restricting the intended use of the lot.
6. Provide evidence from the County Treasurer that all ad valorem taxes applicable to the property have been paid.
7. Provide Signature blocks on the plat signed by a representative of public utilities which identify their approval.

Findings of Fact and Conclusions of Law

Staff proposes the following findings of fact and conclusions of law with respect to the standards for review:

1. The proposed lot line adjustment is in line with the General Plan in that it is aligned with the future uses map and complies with the Land Management Code and public works standards.
2. The proposed lot line adjustment (lot Split) is in line with the zoning regulations and design standards, specifically:
 - a. The minimum lot area for single-family residential zone is 0.33 acre. The proposed lots are 0.43 acres to 1 acre.
 - b. Minimum frontage is 45 ft. The proposed lot frontage for all lots is at least 45 ft.
 - c. The resultant lot is developable in terms of access, size, shape, slope, terrain, etc.
 - d. Side lines of proposed lots are approximately at right angles or radial to the curvature of the frontage.
 - e. All other aspects of §9-12-2 and §9-12-3 are satisfied or do not apply.
3. The proposed lot line adjustment has no bearing on the method for fire protection, which is already in alignment with this title.
4. Nothing about the layout/design appears unresponsive to the topography, soil types, geologic hazards, watercourses and floodplains, visual impacts, etc.
5. Adequate public services will be available to meet the needs of these lots.
6. Applicant has provided a title report showing clear ownership free of encumbrance. The County Treasurer does not show any taxes outstanding on the property
7. Appropriate signature blocks will be included on the final mylar

Conditions of Approval

Staff recommends that the new utilities required for the new lots be installed prior to recordation of the plat. As we are almost past the window to install said utilities before snow season, it is recommended that the applicant bond for said utilities prior to recordation of the plat.

STAFF RECOMMENDATION:

Staff recommends that Planning Commission approve the Minor Plat Amendment as proposed with the conditions above.

PROPOSED MOTION:

I move to approve the Minor Plat Amendment for lots 2 and 4 of Ridgeview Estates based on the findings of fact and conclusions of law presented by staff, as proposed and with the conditions mentioned above.

ATTACHMENTS:

- A - Proposed Plat Amendment
- B - Existing Lot Layout
- C - Legal Description of property
- D - Public Notice

NOTES:

- 1 - A NON-EXCLUSIVE 10 FOOT WIDE UTILITY, SLOPE AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL FRONT AND SIDE LOT LINES AND 15 FEET WIDE ALONG EACH SIDE OF ALL REAR LOT LINES IS HEREBY DEDICATED TO THE TOWN OF BRIAN HEAD, UNLESS OTHERWISE NOTED.
- 2 - ALL CONSTRUCTION AND DEVELOPMENT IN BRIAN HEAD TOWN IS SUBJECT TO AND SHALL COMPLY WITH THE BRIAN HEAD TOWN MASTER PLAN, BRIAN HEAD LAND MANAGEMENT CODE, BRIAN HEAD TOWN DESIGN GUIDELINES, ALL COMPREHENSIVE ZONING CODES, BRIAN HEAD TOWN UTILITY CONSTRUCTION SPECIFICATIONS, AND ALL UNIFORM BUILDING AND FIRE CODES UNDER STATE LAW AS ADOPTED BY BRIAN HEAD ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES NOT SPECIFICALLY MENTIONED.
- 3 - DRIVEWAYS SHALL HAVE A MAXIMUM SLOPE OF 10% WITH MAXIMUM ALGEBRAIC CHANGE OF 12%.
- 4 - CONTRACTOR WILL VERIFY LOCATION OF EXISTING UTILITIES AFTER BLUE STAKES, PRIOR TO CONSTRUCTION.
- 5 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
- 6 - GEOTECHNICAL INVESTIGATION WAS PREPARED BY GEO CONSULTANTS ON AUG. 9, 2002, REPORT #GC11002.
- 7 - ANY ADDITIONAL LOT REQUIREMENTS SHALL BE INCLUDED IN THE CC AND R'S FOR THE RIDGE VIEW ESTATES SUBDIVISION.
- 8 - FINAL DRAINAGE SHALL RUN ALONG THE ROADS. INDIVIDUAL LOT DRAINAGE PLANS SHALL BE SUBMITTED TO BRIAN HEAD TOWN PRIOR TO LOT DISTURBANCE.
- 9 - NO BUILDING PERMIT FOR AN INDIVIDUAL LOT WILL BE ISSUED BY BRIAN HEAD TOWN UNTIL THE REQUIREMENTS OF THE TOWN'S LAND MANAGEMENT CODE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN MET.
- 10 - SETBACKS FOR ALL LOTS ARE AS FOLLOWS: SIDES = 20', BACK = 20', AND FRONT = 25'

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

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

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOTS 2 & 4 INTO (4) TOTAL LOTS.

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

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

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, EASEMENTS TO BE HEREINAFTER KNOWN AS:

RIDGE VIEW ESTATES SUBDIVISION - AMENDING LOTS 2 & 4

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF RIDGE VIEW STREET, SAID POINT BEING THE SOUTHWEST CORNER OF RIDGE VIEW ESTATES LOT 3, AS FOUND ON FILE WITH THE IRON COUNTY RECORDER'S OFFICE AS ENTRY NO. 460102, SAID POINT ALSO BEING NORTH 00°32'29" EAST 1,777.00 FEET ALONG THE SECTION LINE AND WEST 79.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG SAID NORTHERLY LINE OF RIDGE VIEW STREET;
THENCE NORTH 67°52'34" WEST 91.01 FEET;
THENCE WESTERLY 160.71 FEET ALONG AN ARC OF A 168.23 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 22°07'26" WEST, LONG CHORD BEARS SOUTH 84°45'24" WEST 154.67 FEET WITH A CENTRAL ANGLE OF 54°44'10");
THENCE SOUTH 57°23'16" WEST 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID RIDGE VIEW SUBDIVISION;
THENCE NORTH 32°36'44" WEST 242.46 FEET ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 28°42'06" EAST 360.08 FEET;
THENCE SOUTH 66°00'52" EAST 100.00 FEET TO THE WESTERLY LINE OF RIDGE VIEW STREET;
THENCE SOUTHEASTERLY THE FOLLOWING (3) COURSES ALONG SAID WESTERLY LINE OF RIDGE VIEW STREET;
THENCE SOUTHERLY 170.92 FEET ALONG AN ARC OF A 108.81 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 66°00'41" EAST, LONG CHORD BEARS SOUTH 21°00'46" EAST 153.88 FEET WITH A CENTRAL ANGLE OF 90°00'00");
THENCE SOUTH 66°00'52" EAST 96.76 FEET;
THENCE SOUTHEASTERLY 34.64 FEET ALONG AN ARC OF A 226.53 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 23°59'08" WEST, LONG CHORD BEARS SOUTH 61°38'01" EAST 34.61 FEET WITH A CENTRAL ANGLE OF 08°45'42") TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG SAID WESTERLY LINE OF LOT 3
THENCE SOUTH 34°03'52" WEST 176.01 FEET;
THENCE SOUTH 14°12'06" EAST 153.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,514 SQUARE FEET OR 2.95 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, & EASEMENTS HEREFTER KNOWN AS:

RIDGE VIEW ESTATES SUBDIVISION - AMENDING LOTS 2 & 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) HEREBY DEDICATE AND CONVEY TO THE TOWN OF BRIAN HEAD, PUBLIC UTILITY, SLOPE & DRAINAGE EASEMENTS OVER AS SHOWN. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE TOWN OF BRIAN HEAD AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

DOROTHY PRYOR SHEFFIELD MORRIS PEACOCK INVESTMENT
TRUSTEE OF THE DOROTHY SHEFFIELD TRUST,
DATED JUNE 17, 2011

INDIVIDUAL - DOROTHY PRYOR SHEFFIELD TRUSTEE - DOROTHY SHEFFIELD

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

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

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

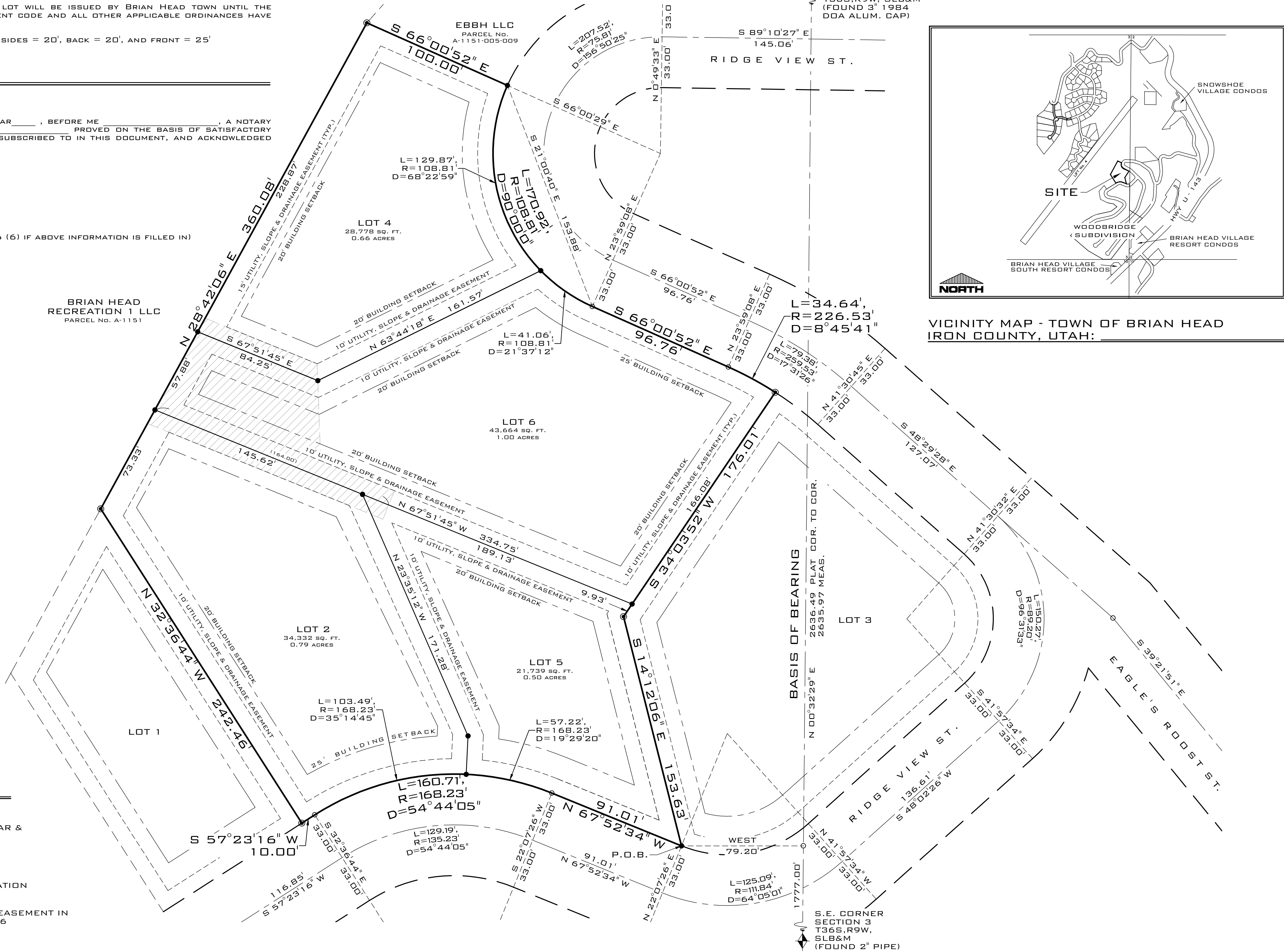
THE FINAL PLAT OF
RIDGE VIEW
ESTATES
SUBDIVISION
AMENDING LOTS 2 & 4

LOCATED IN THE S.E. QUARTER SECTION 3
TOWNSHIP 36 SOUTH, RANGE 9 WEST,
SALT LAKE BASE AND MERIDIAN
TOWN OF BRIAN HEAD | IRON COUNTY | UTAH

SHEET 1 OF 1

LEGEND:

- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES OR AS NOTED
- FOUND BCE REBAR & CAP
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ▨ SHARED ACCESS AND TRAIL EASEMENT IN FAVOR OF LOTS 2, 4, 5, AND 6



SURVEY-FPLAT-AMD FILE NUMBER:	9/06/2024 DATE:	B.E.A. DRAWN:
13735-23 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

PLANNING COMMISSION

I HEREBY VERIFY THAT THIS COMMISSION EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIR
TOWN OF BRIAN HEAD

TOWN SURVEYOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____.

TOWN SURVEYOR
TOWN OF BRIAN HEAD

TOWN ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.

TOWN ATTORNEY
TOWN OF BRIAN HEAD

ATTEST:
TOWN CLERK

TOWN MANAGER APPROVAL

I HEREBY VERIFY THAT THE TOWN MANAGER REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE _____ DAY OF _____, 20____ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

TOWN MANAGER
TOWN OF BRIAN HEAD

RECORDED NUMBER

Iron County Recorder

TOWN ATTORNEY APPROVAL

I, Gary Kuhlman, ATTORNEY FOR BRIAN HEAD TOWN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RIDGE VIEW ESTATES SUBDIVISION AND THAT SAID PLAT MEETS THE REQUIREMENTS OF BRIAN HEAD TOWN PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR FILING ON THIS THE 30th DAY OF January, 2003.

TOWN ATTORNEY - BRIAN HEAD TOWN, UTAH

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	54°44'10"	168.23'	160.71'	87.08
C2	54°44'10"	135.23'	129.19'	70.00
C3	64°05'00"	78.84'	88.18'	49.34
C4	64°05'00"	111.84'	125.09'	70.00
C5	96°31'54"	56.20'	94.68'	63.00
C6	96°31'54"	89.20'	150.29'	150.28
C7	08°45'42"	226.53'	34.64'	17.35
C8	08°45'42"	226.53'	34.64'	17.35
C9	17°31'24"	259.53'	79.38'	40.00
C10	90°00'00"	108.81'	170.92'	108.81
C11	156°50'25"	75.81'	207.52'	369.98

LEGEND

BRASS CAP MONUMENT
SET "BBE" REBAR AND CAP WITH STEEL POST ALONGSIDE

FINAL PLAT OF RIDGE VIEW ESTATES SUBDIVISION

NOTES

1- OWNER INFORMATION - STEVE S. CASEY AND LINDA S. CASEY, TRUSTEES OF THE "STEVE CASEY AND LINDA CASEY FAMILY TRUST". 1608 WINCANTON DRIVE, LAS VEGAS, NEVADA, Tel. #(702) 363-2483.

2- A NON-EXCLUSIVE 10 FOOT WIDE UTILITY, SLOPE AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL FRONT AND SIDE LOT LINES AND 15 FEET WIDE ALONG EACH SIDE OF ALL REAR LOT LINES IS HEREBY DEDICATED TO THE TOWN OF BRIAN HEAD, UNLESS OTHERWISE NOTED.

3- ALL CONSTRUCTION AND DEVELOPMENT IN BRIAN HEAD TOWN IS SUBJECT TO AND SHALL COMPLY WITH THE BRIAN HEAD TOWN MASTER PLAN, BRIAN HEAD LAND MANAGEMENT CODE, BRIAN HEAD TOWN DESIGN GUIDELINES, ALL COMPREHENSIVE ZONING CODES, BRIAN HEAD TOWN UTILITY/CONSTRUCTION SPECIFICATIONS, AND ALL UNIFORM BUILDING AND FIRE CODES UNDER STATE LAW AS ADOPTED BY BRIAN HEAD ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES NOT SPECIFICALLY MENTIONED.

4- DRIVEWAYS SHALL HAVE A MAXIMUM SLOPE OF 10% WITH MAXIMUM ALGEBRAIC CHANGE OF 12%.

5- CONTRACTOR WILL VERIFY LOCATION OF EXISTING UTILITIES AFTER BLUE STAKES, PRIOR TO CONSTRUCTION.

6- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

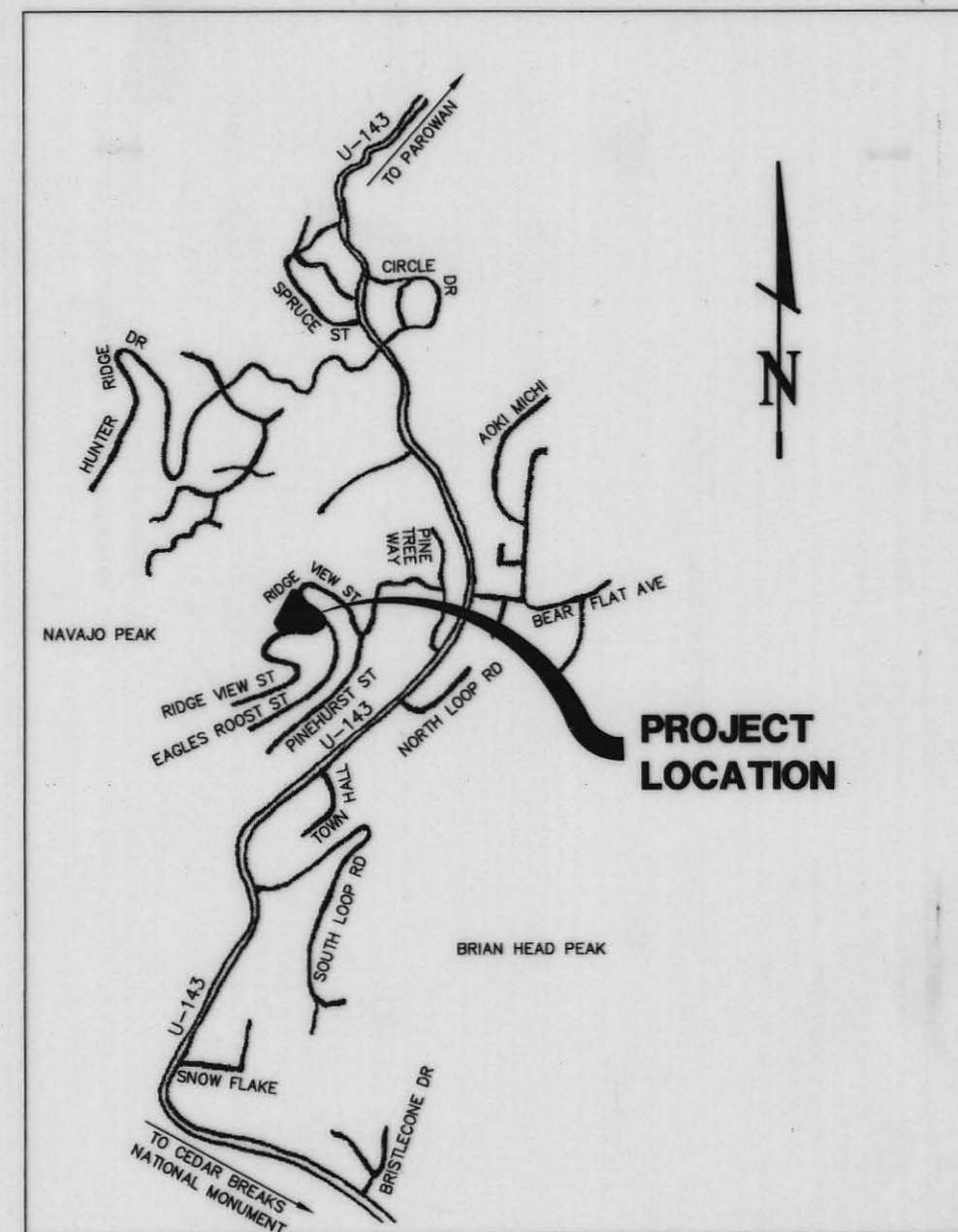
7- GEOTECHNICAL INVESTIGATION WAS PREPARED BY GEO CONSULTANTS ON AUG. 9, 2002, REPORT #GC11002.

8- ANY ADDITIONAL LOT REQUIREMENTS SHALL BE INCLUDED IN THE C.C. AND R'S FOR THE RIDGE VIEW ESTATES SUBDIVISION.

9- FINAL DRAINAGE SHALL RUN ALONG THE ROADS. INDIVIDUAL LOT DRAINAGE PLANS SHALL BE SUBMITTED TO BRIAN HEAD TOWN PRIOR TO LOT DISTURBANCE.

10- NO BUILDING PERMIT FOR AN INDIVIDUAL LOT WILL BE ISSUED BY BRIAN HEAD TOWN UNTIL THE REQUIREMENTS OF THE TOWN'S LAND MANAGEMENT CODE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN MET.

11- SETBACKS FOR ALL LOTS ARE AS FOLLOWS:
SIDES = 20', BACK = 20', AND FRONT = 25'

VICINITY MAP
BRIAN HEAD TOWN

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, NEIL L. RHODES, REGISTERED UTAH LAND SURVEYOR NO. 4100, DO HEREBY CERTIFY, THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTIONS WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE CORRECT.

Neil L. Rhodes 12/09/02
NEIL L. RHODES R.L.S. NO. 4100

SUBDIVISION BOUNDARY (4.486 ACRES)

BEGINNING NORTH 00°32'29" EAST, 1777.00 FEET ALONG THE SECTION LINE AND WEST 79.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67°52'34" WEST, 91.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 168.23 FEET, A DISTANCE OF 160.71 FEET; THENCE SOUTH 57°23'16" WEST, 116.85 FEET; THENCE NORTH 32°36'44" WEST, 183.99 FEET; THENCE NORTH 28°42'06" EAST, 481.88 FEET; THENCE SOUTH 66°00'52" EAST, 100.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 108.81 FEET, A DISTANCE OF 170.92 FEET, LONG CHORD FOR SAID CURVE BEARS SOUTH 21°00'40" EAST, 153.88 FEET; THENCE SOUTH 66°00'52" EAST, 96.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 226.53 FEET, A DISTANCE OF 69.28 FEET, THENCE SOUTH 48°29'28" EAST, 127.07 FEET; THENCE A LONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.20 FEET, A DISTANCE OF 94.68 FEET; THENCE SOUTH 48°02'26" WEST, 136.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 78.84 FEET, A DISTANCE OF 88.18 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF THE LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

RIDGE VIEW ESTATES SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE TOWN OF BRIAN HEAD FOR PERPETUAL USE OF THE PUBLIC THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, SHOWN AS EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE TOWN OF BRIAN HEAD AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE

RECORDED ON THIS DAY OF 20, AT BOOK PAGE SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 26th DAY OF December, 2002.

Steve S. Casey Co-Trustee
STEVE S. CASEY, CO-TRUSTEE OF THE STEVE CASEY AND LINDA CASEY FAMILY TRUST

Linda S. Casey Co-Trustee
LINDA S. CASEY, CO-TRUSTEE OF THE STEVE CASEY AND LINDA CASEY FAMILY TRUST

ACKNOWLEDGED BEFORE ME ON December 26, 2002, BY STEVE S. CASEY AND LINDA S. CASEY, MY COMMISSION EXPIRES Aug 1, 2003, NOTARY PUBLIC, Nevada, Clark County, Nevada



CERTIFICATE OF ACCEPTANCE

I, Debra S. Deutsch, CHAIRPERSON FOR BRIAN HEAD TOWN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT OF THE RIDGE VIEW ESTATES SUBDIVISION HAS BEEN APPROVED BY THE TOWN PLANNING COMMISSION AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE 31st DAY OF January, 2003.

ATTEST: Brian Head TOWN RECORDER-CLERK BY: Debra S. Deutsch PLANNING CHAIRPERSON

RECORDER'S CERTIFICATE

I, PATSY CUTLER, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF THE RIDGE VIEW ESTATES SUBDIVISION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 31st DAY OF JANUARY, 2003.

Patsy Cutler
PATSY CUTLER
IRON COUNTY RECORDER

BOOK 846 PAGE 155

ENTRY NO. 460102 FEE \$34.00

RECORDED AT THE REQUEST OF BRIAN HEAD/BRUCE SUTTON

TOWN ENGINEER APPROVAL

I, Seth M. Briggs, ENGINEER FOR BRIAN HEAD TOWN, DO HEREBY CERTIFY THAT THIS PLAT OF THE RIDGE VIEW ESTATES SUBDIVISION WAS EXAMINED AND RECOMMENDED FOR APPROVAL THIS 19th DAY OF December, 2002.

Seth M. Briggs
TOWN ENGINEER - BRIAN HEAD TOWN, UTAH

TOWN MANAGER APPROVAL

I, Bruce S. Sutton, TOWN MANAGER FOR BRIAN HEAD TOWN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RIDGE VIEW ESTATES SUBDIVISION AND THAT SAID PLAT MEETS THE REQUIREMENTS OF BRIAN HEAD TOWN PURSUANT TO ITS ORDINANCES, AND IS HEREBY RECOMMENDED FOR APPROVAL AND FILING ON THIS THE 31st DAY OF JANUARY, 2003.

Bruce S. Sutton
TOWN MANAGER - BRIAN HEAD TOWN, UTAH



(BASIS OF BEARINGS)
N00°32'29"E (2636.49' COR. TO COR.)
1777.00'

BRASS CAP (DESTROYED)
T36S, R9W, SLM
CORNER IS NOW A 5/8" REBAR AND OCCUPIES THE SAME POSITION AS DETERMINED BY CHECKING ITS LOCATION USING THE BBE BRIAN HEAD CONTROL SYSTEM

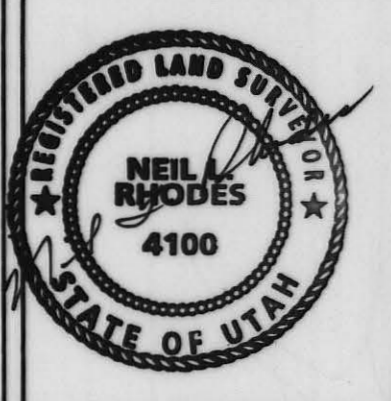
REVISIONS	DATE	BY
DESCRIPTION	12/09/02	NLR
NO	1	
REVISED PER TOWN ENGINEER MARK UP		

BULLOCH BROTHERS
ENGINEERING INC.
CIVIL ENGINEERS-LAND SURVEYORS-
LAND PLANNERS

B

FINAL PLAT
OF
RIDGE VIEW ESTATES SUBDIVISION

SECTIONS 2&3, T36S, R9W, SLM, BRIAN HEAD, UTAH



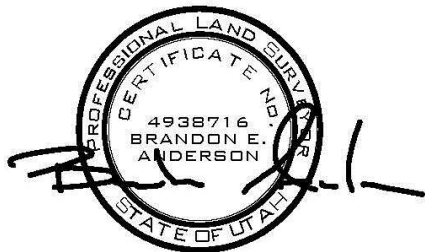
PROJECT NO.	9-835
DATE	10/24/01
SCALE	1"=40'
DRAWN BY	NTG
CHECKED BY	NLR
SHEET NO.	1 OF 1

Exhibit "A"

Beginning at a point on the northerly line of Ridge View Street, said point being the southwest corner of Ridge View Estates Lot 3, as found on file with the Iron County Recorder's Office as Entry No. 460102, said point also being North 00°32'29" East 1,777.00 feet along the section line and West 79.20 feet from the Southeast Corner of Section 3, Township 36 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence westerly the following (3) courses along said northerly line of Ridge View Street;
thence North 67°52'34" West 91.01 feet;
thence Westerly 160.71 feet along an arc of a 168.23 foot radius curve to the left (center bears South 22°07'26" West, long chord bears South 84°45'24" West 154.67 feet with a central angle of 54°44'10");
thence South 57°23'16" West 10.00 feet to the southeast corner of Lot 1, said Ridge View Subdivision;
thence North 32°36'44" West 242.46 feet along the easterly line to the northeast corner of said Lot 1;
thence North 28°42'06" East 360.08 feet;
thence South 66°00'52" East 100.00 feet to the westerly line of Ridge View Street;
thence southeasterly the following (3) courses along said westerly line of Ridge View Street;
thence Southerly 170.92 feet along an arc of a 108.81 foot radius curve to the left (center bears South 66°00'41" East, long chord bears South 21°00'46" East 153.88 feet with a central angle of 90°00'00");
thence South 66°00'52" East 96.76 feet;
thence Southeasterly 34.64 feet along an arc of a 226.53 foot radius curve to the right (center bears South 23°59'08" West, long chord bears South 61°38'01" East 34.61 feet with a central angle of 08°45'42") to the northwest corner of said Lot 3;
thence southerly the following (2) courses along said westerly line of Lot 3
thence South 34°03'52" West 176.01 feet;
thence South 14°12'06" East 153.63 feet to the Point of Beginning.

Containing 128,514 square feet or 2.95 acres.



April 20, 2023

ArcGIS Web Map



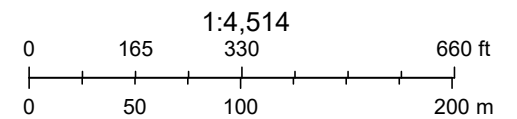
9/11/2024, 2:45:19 PM

Municipalities

Tax Parcels

UT_SITLA_Ownership_LandOwnership_WM

Private



Source: Esri, USDA FSA, Esri Community Maps Contributors, Utah Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri, TomTom,

Web AppBuilder for ArcGIS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Source: Esri, USDA FSA | Esri Community Maps Contributors, Utah Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,



September 27, 2024

Dear Property Owner:

An application has been received by Brian Head Town requesting a plat amendment for lots 2 and 4 of Ridgeview Estates Subdivision, also known as 292 Ridgeview Dr. Brian Head Town is sending out this notice as per Utah Code Title 10, Chapter 9a, Part 2 and Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed plat amendment may do so at Brian Head Town Hall during normal business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
- B. Anyone wishing to make comments about the proposed plat amendment may submit written comments to the Brian Head Town Clerk @ nleigh@bhtown.utah.gov no later than October 14, 2024, by 5:00 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS, 56 North Hwy 143, Brian Head, UT on October 15, 2024, at 1:00 p.m.

If you have any questions or should need additional information, please do not hesitate to contact our offices during normal business hours.

Respectfully,

Brian Head Town

Bret Howser
Town Manager
 BRIAN HEAD

Enclosure



STAFF REPORT TO THE PLANNING COMMISSION

ITEM: DESIGN REVIEW FOR RETAINING WALL AT 1006 E. AUTUMN DRIVE.

AUTHOR: Greg Sant, Planning Administrator
DEPARTMENT: Planning and Building
DATE: October 15, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

The Planning Commission will review the design of a retaining wall that is 138' long and varies in height between 3' and 8'. An approval or denial will need to be made.

BACKGROUND:

A building permit was approved for a new home at 1006 E. Autumn Dr. in October of 2021. The site plan for the home is attached. As you can see it calls out a retaining wall along the road that is 0' to 4' tall made of rock. The contractor applied for an encroachment permit, and it was unclear why he needed that type of permit since he was just building the retaining wall on his property. Upon further discussion, it turns out that the walls height varies from 3' to 8' tall, it is 138' in length, and it is a poured concrete wall, not a rock wall. It has been engineered but it did not follow the plan on the building permit, so he was informed that it needed to be approved by the Planning Commission. The owner has made representations that it will be faced with stone to match the stone on the home.

It is important to note that the contractor has proceeded with the construction of the wall by excavating for and pouring the footing for the wall. See attached pictures. The project has been flagged and they are not allowed to do any more work, and they are fined every day that they are not in compliance.

ANALYSIS:

Standards of Review:

1. Per 9-12-11-B1 of our Land Management Code, any retaining wall that exceeds 12' in height or 100 feet in length must come before the Planning Commission to be reviewed. Per 9-12-11-D, all retaining walls shall be constructed of decorative, natural and rustic materials. The stone that is proposed meets this standard.
2. In 9-12-11-G2 it states that "The height and length of the retaining wall should be the minimum necessary for the needed functionality." Per the attached photograph, it is the staff's opinion that the wall as designed does meet this standard.
3. The wall does not create an attractive nuisance or hazard to the general public.
4. The wall does not affect the natural scenic beauty of the area if it is faced with stone.

STAFF RECOMMENDATION:

Staff recommend that Planning Commission approve the retaining wall at 1006 E Autumn Dr. based on the following:

1. Minimize the height as much as possible. A new site plan has been submitted that shows the proposed heights of the wall. This plan has been attached for reference.

2. The applicant has had the property frontage surveyed to verify that the wall is on the owner's lot.
3. The applicant has provided a report and letter from a soil engineer regarding the compacted soil under the footings.
4. The wall will be faced with stone to match the home on the lot.
5. The contractor must abide by the building permit and have all work inspected on the wall.
6. The owner will need to pay all fines and fees for violating the building code and not getting inspections on the wall footing.

PROPOSED MOTION:

I move to approve the retaining wall at 1006 E. Autumn Drive with the following conditions:

1. Minimize the height as much as possible.
2. The wall will be faced with stone to match the home on the lot.
3. The contractor must abide by the building permit and have all work inspected on the wall.
4. The owner will pay all fines and fees for violating the building code and not getting inspections on the wall footing.

ATTACHMENTS:

- A - Original Building Permit Site Plan
- B - Revised Site Plan
- C - Exhibit A Picture
- D - Exhibit B Picture

DESIGN PHASE		
DRAWN:	DATE:	CHECK:
TAS DI	02-20-21	
DESIGN REV. PHASE		
TAS DRI COI	04-05-21	
FINAL PHASE		
-	-	
-	-	
-	-	
SHOP DRAWINGS		
-	-	
-	-	
-	-	

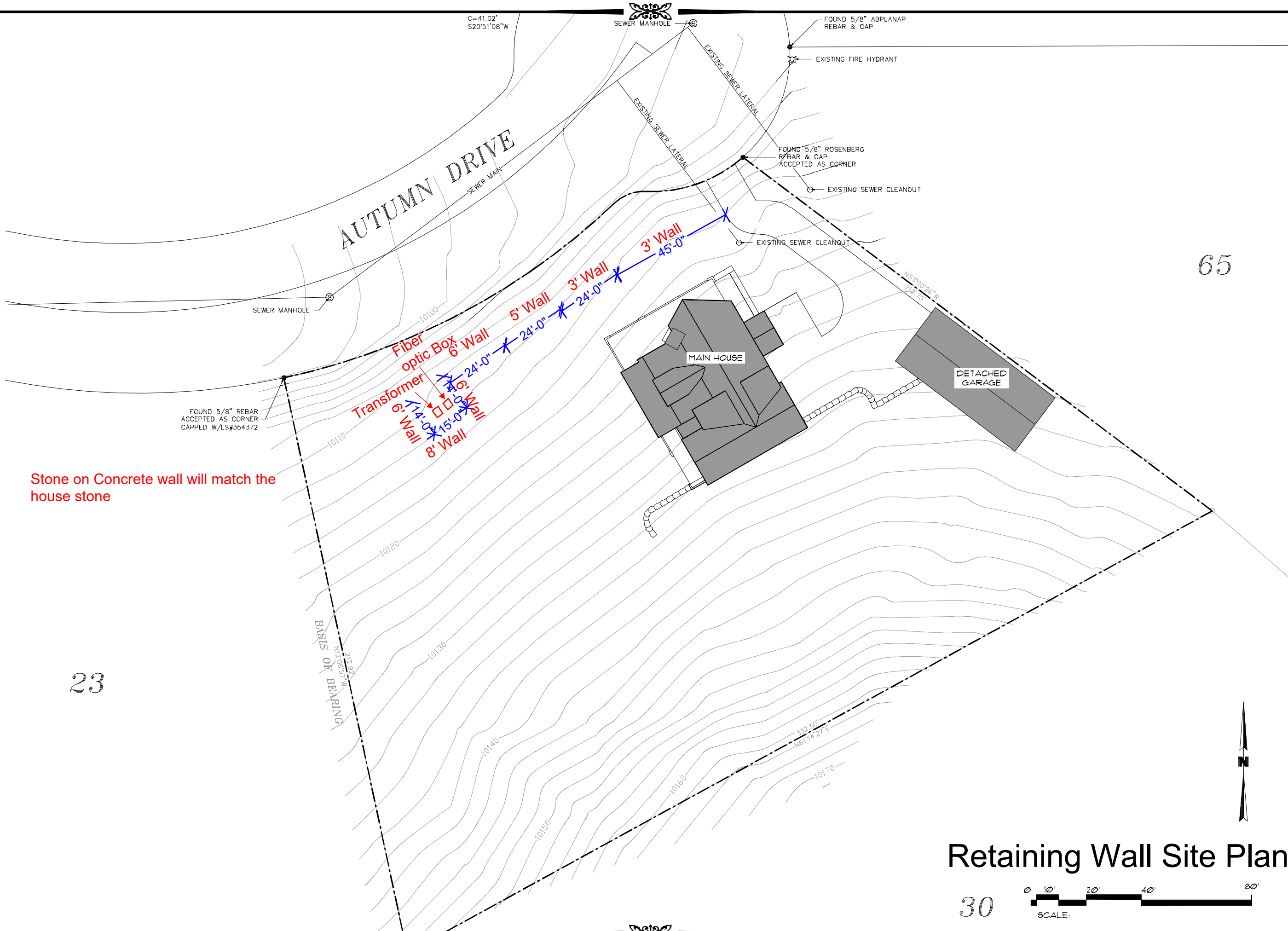
PROJECT: 20-093

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC.
THESE DRAWINGS ARE NOT TO BE USED FOR
MAKING ANY REPRODUCTION THEREOF, FOR USE
WITH ANY OTHER PROVIDER'S MATERIALS OR FOR
CONTRACTING ANY BUILDING WITHOUT FIRST
OBTAINING THE WRITTEN PERMISSION FROM PFB
CUSTOM HOMES GROUP, LLC. DO NOT SCALE
DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS
NOT RESPONSIBLE FOR ERRORS DUE TO SCALED
DRAWINGS. REFER ANY QUESTIONS OR
DISCREPANCIES TO PFB CUSTOM HOMES GROUP,
LLC BEFORE START OF CONSTRUCTION.

PRELIMINARY
NOT FOR
CONSTRUCTION

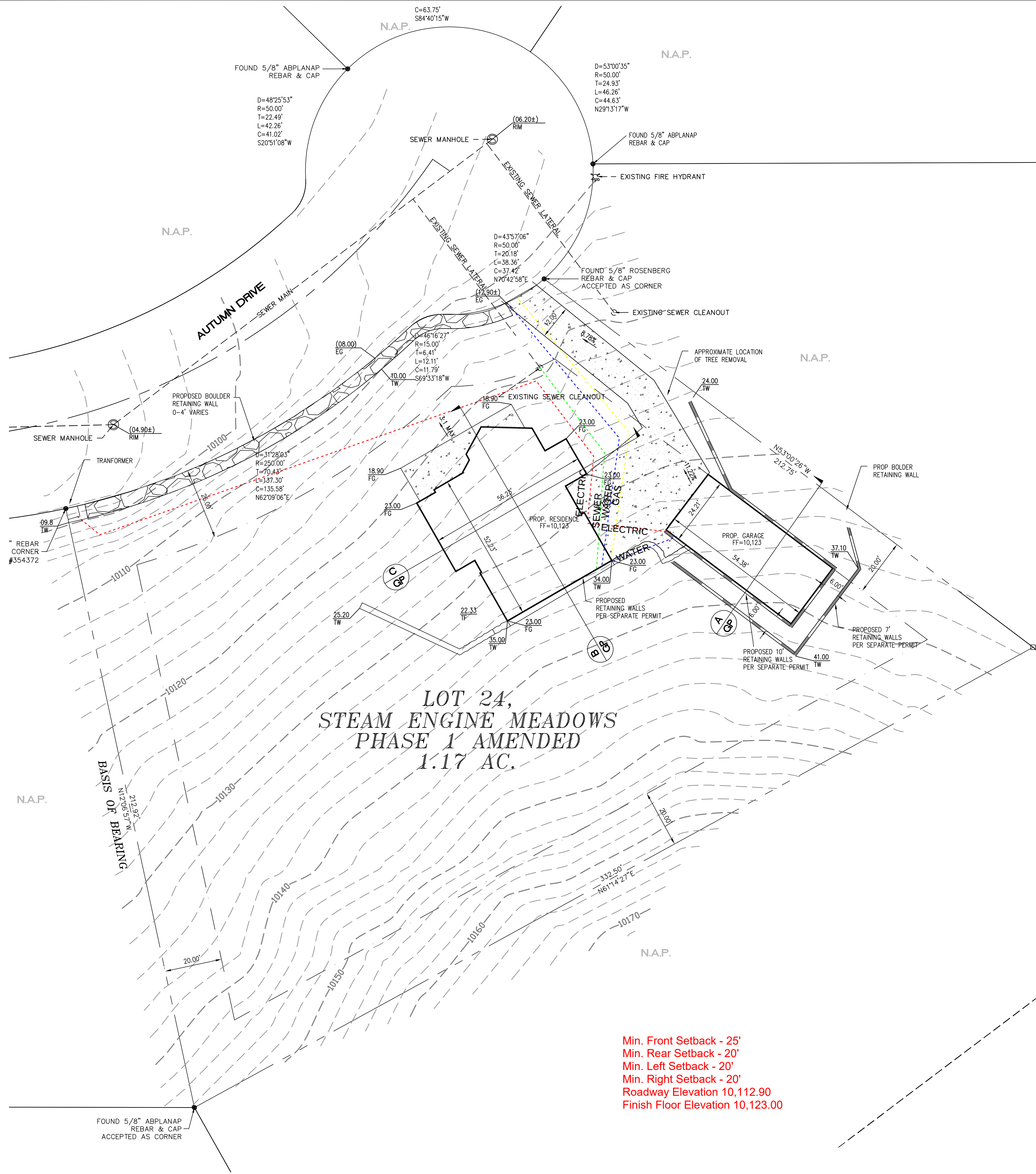
SCALE: AS NOTED

SITE
SHEET

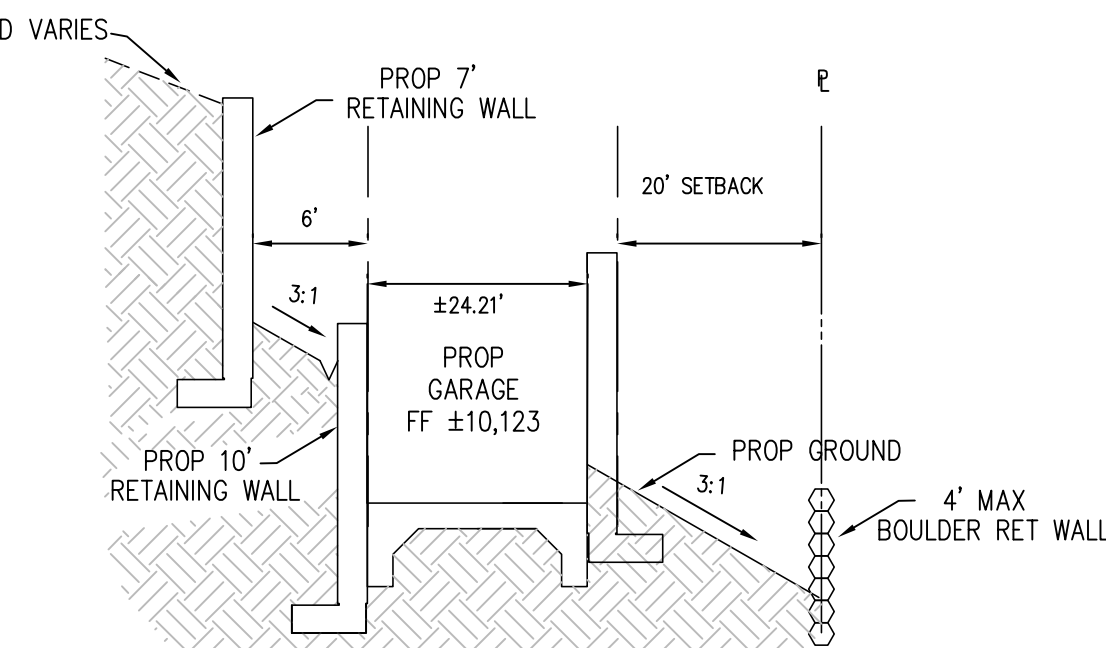


Stone on Concrete wall will match the
house stone

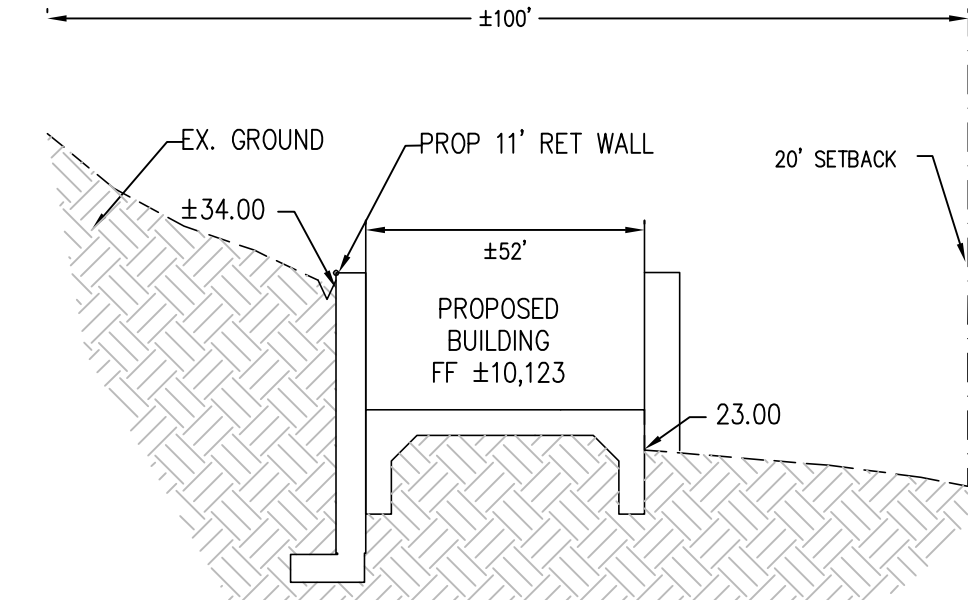
DWG PATH:



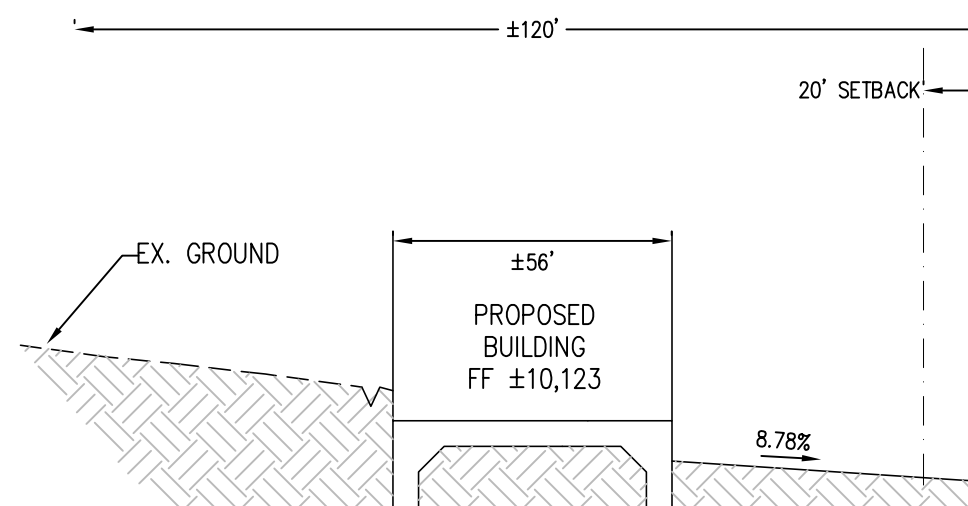
Min. Front Setback - 25'
Min. Rear Setback - 20'
Min. Left Setback - 20'
Min. Right Setback - 20'
Roadway Elevation 10,112.90
Finish Floor Elevation 10,123.00



SECTION "A"
NOT TO SCALE

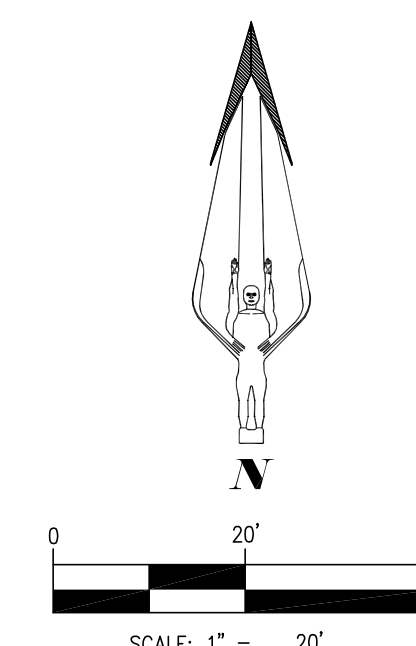


SECTION "B"
NOT TO SCALE



SECTION "C"
NOT TO SCALE

EXISTING	LEGEND	PROPOSED
	CENTERLINE	
	PROPERTY/ ROW LINE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	CONTOUR W/ ELEVATION	
	GRADES	
	STREETLIGHT	
	PUBLIC ACCESS EASEMENT	
	CONCRETE	
	AC	
	RIP RAP	
	FUTURE AC BY OTHER	
	WALL	
	DROP INLET	
	FIRE HYDRANT	
	WATER VALVE	
	STREET SIGN	
	POWER POLE	
	BOLLARD WITH ELEC OUTLET	
	AREA LIGHT	
	CHAINLINK FENCE	
	FLOW LINE	
	OVERHEAD LINE	
	GAS LINE	
	WATER VALVE	
	SEWER MANHOLE	
	CLEANOUT	
	SAWCUT	
	BOLDER RET WALL	
	CENTER LINE	
	CONCRETE	
	DRIVEWAY	
	ELECTRIC	
	EDGE OF PAVEMENT	
	EXISTING	
	FINISH FLOOR	
	FINISH GRADE	
	GRADE BREAK	
	LINEAR FEET	
	MAXIMUM	
	MINIMUM	
	NORTH	
	NOT TO SCALE	
	PROPERTY LINE	
	RIGHT-OF-WAY	
	SOUTH	
	TOP OF CURB	
	TELEPHONE	
	TOP OF WALL	
	WEST	
	WALL	
	OFFICIAL RECORD	



OWNER/DEVELOPER
LYNN THORNTON
281 E FORD AVE
LAS VEGAS NV 89123
CONTACT PERSON:
PHONE: 702
E-MAIL:
BASIS OF BEARING
NORTH 12°06'57" WEST BEING THE
WEST PROPERTY LINE OF LOT 24
SOILS ENGINEER
ENGINEER: GEM ENGINEERING INC.
ADDRESS: 485 NORTH AVIATION WAY
CEDAR CITY, UT 84721
PHONE: (435) 867-6478
FAX: (435) 867-4372
REPORT NUMBER: RG2523
ORIGINAL REPORT DATE: MARCH 25, 2021
UPDATE REPORT DATE: MARCH 3, 2021

PROJECT DATA:
ADDRESS: 1006 AUTUMN DRIVE
LOCATION: BRIAN HEAD, UT 84719
JURISDICTION: IRON COUNTY
ACREAGE: 1.17 ACRES
FRONT (AUTUMN AVE): 25'
SIDE (EAST): 20'
SIDE (WEST): 20'
REAR: 20'

GENERAL NOTES
1. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION.
2. JPL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL RELEVANT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A CONFLICT OR DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
3. ADD 10100 TO ALL GRADE TAGS.

STEAM ENGINE MEADOWS LOT 24
1006 E AUTUMN DRIVE

GRADING PLAN

JPL ENGINEERING INC.
6725 S. EASTERN AVE. STE. 5, LAS VEGAS, NV 89119
PHONE (702) 898-8269 FAX (877) 557-8292

JOB# 21-017
SHEET

GP

1 OF 1

JUNE 2021

APPROVAL
SHEET #

DESCRIPTION
REV. DATE



Exhibit A



Exhibit B