



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# 875 5230 8970
TUESDAY, JANUARY 16, 2024 @ 1:00 PM

AGENDA

- A. **CALL TO ORDER** **1:00PM**
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF THE MINUTES:** January 2, 2024, Planning Commission meeting.
- D. **PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**
- E. **AGENDA ITEMS:**
1. **ADMINISTRATIVE ACTION - PLAT AMENDMENT FOR LOTS 4,5,6,7, 8 OF THE SKI HAVEN CHALET'S UNIT B SUBDIVISION, 238 TOBOGGAN LANE.** Lester Ross, Town Planning and Building Official. The Commission will review a minor plat amendment for lots 4-8 in the Ski Haven Chalets, Unit B Subdivision, located at 238 Toboggan Lane. The Commission may approve, deny, or table this action.
 2. **INTRODUCTION AND PUBLIC HEARING FOR A ROAD VACATION FOR 105 FEET OF HIGHLAND DRIVE.** Lester Ross, Town Planning and Building Official will give an introduction to the public hearing. The Commission will hold a Public Hearing on a Road Vacation that is part of the Plat Amendment for Steam Engine Meadows Phase 1, Lot 55 and adjoining Properties vacating 105 feet of Highland Drive and creating a Cul-de-sac. Comments are limited to three minutes and written comments may be submitted to the Town Clerk at nleigh@bhtown.utah.gov no later than January 15, 2023, by 4:30 p.m.
 3. **LEGISLATIVE ACTION - ROAD VACATION FOR 105 FEET OF HIGHLAND DRIVE.** Lester Ross, Town Planning and Building official. The Commission will forward a recommendation to Town Council on a Road Vacation that is part of the Steam Engine Meadows Phase 1, Lot 55, and Adjoining Properties Plat Amendment. Action on this item will be part of Agenda Item No. 4.
 4. **ADMINISTRATIVE ACTION - PLAT AMENDMENT FOR STEAM ENGINE MEADOWS PHASE 1 LOT 55 AND ADJOINING PROPERTIES.** Lester Ross, Town Planning and Building Official. The Commission will review a Minor Plat Amendment for Lot 55 and Adjoining Properties in Steam Engine Meadows Phase 1 located at 369 North Highland Drive. The Commission may approve, deny, or table this action.
- H. **ADJOURNMENT**

Date: January 12, 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



BRIAN HEAD

STAFF REPORT TO THE PLANNING COMMISSION

ITEM: PLAT AMENDMENT FOR LOT 4 – 8 SKI HAVEN CHALET UNIT B

AUTHOR: Lester Ross Building & Planning Official
DEPARTMENT: Planning & Zoning
DATE: January 16, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

The Planning Commission will review a minor plat amendment for Lot 4,5,6,7 and 8 of Ski Haven Chalets Unit B Subdivision located at 238 Toboggan Lane. This Plat Amendment will realign the property lines between lots 4 through 8 and no new lots will be created or eliminated.

BACKGROUND:

On January 3, 2024, staff received an application for minor plat amendment for Lot 4,5,6,7 and 8 of Ski Haven Chalets Unit B Subdivision located at 238 Toboggan Lane. The plat amendment will realign the existing property lines, remove a property line from the middle of the existing dwelling, and create five (5) buildable lots that will work with the existing topography in the area. No new lots will be created or eliminated as part of this Plat Amendment. Property owners within 300' of proposed property were sent Public Notice on January 4, 2024, notifying them of the proposed plat amendment along with notice on the Public Meeting Website and the Town Website. A public hearing is not required according to state law, only notification of a public meeting.

ANALYSIS:

- The proposed subdivision and use conforms to the Town General Plan, zoning regulations, Public Works Standards, Design Standards in Title 9, Chapter 12 and other relevant sections in Title 9.
 - The lot is within an existing subdivision and no additional improvements will be required as part of the Plat Amendment.
 - The owner has included the 10-foot utility easement along the front of the property as well as easement on lot 4 and 5 to allow for sewer to be installed without the need for pumps on lots 4,5,6 and 8.
- The proposed method for fire protection complies with this title, and other regulations as applicable.
 - The lots are included in the Snowshoe/Toboggan Special Assessment Area (SAA) for the subdivision that will provide the water and Fire protection for the properties.
- The layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservations of views.
 - The layout has considered the above listed items in the design of the lots.
- 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.
 - No changes to any of the public services and are part of the SAA for the area.
- Provide evidence to show that there is no encumbrance, lien or conveyance restriction the intended use of the lot.
 - There are no restrictions for the intended use of the lot.

- Provide evidence from the County Treasurer that all ad valorem taxes applicable to the property have been paid.
 - Provide a letter from the County Treasurer confirming that taxes have been paid.
- Provide signature block on the plat signed by representatives of public utilities which identify their approval.
 - This is an existing subdivision and is not required.

STAFF RECOMMENDATION:

Staff recommends approving the Plat Amendment. Amending Lots 4 – 8 of the Ski Haven Chalets Unit B Subdivision realigning the property lines between Lots 4 - 8 and creating the easement as proposed on the Final Plat

PROPOSED MOTION:

The Commission can deny, table, or approve the Plat amendment.

Recommended motion

I move to approve the Plat Amendment for lots 4,5,6,7 and 8 of the Ski Haven Chalets Unit B Subdivision realigning the lot lines between the properties and creating the easement as proposed on the final plat.

ATTACHMENTS:

- A. Proposed Amended Plat
- B. Existing plat
- C. Slope analysis
- D. Public Notice

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 HEREAFTER KNOWN AS:

SKI HAVEN CHALETS, UNIT B - AMENDING LOTS 4 - 8

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) HEREBY DEDICATE AND CONVEY TO THE TOWN OF BRIAN HEAD, PUBLIC UTILITY & 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.

GREGORY D. DUMITRU

SAMANTHA J. DUMITRU

INDIVIDUAL

INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF UTAH } S.S.
COUNTY OF _____

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: _____

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

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT:

STATE OF UTAH } S.S.
COUNTY OF _____

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: _____

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

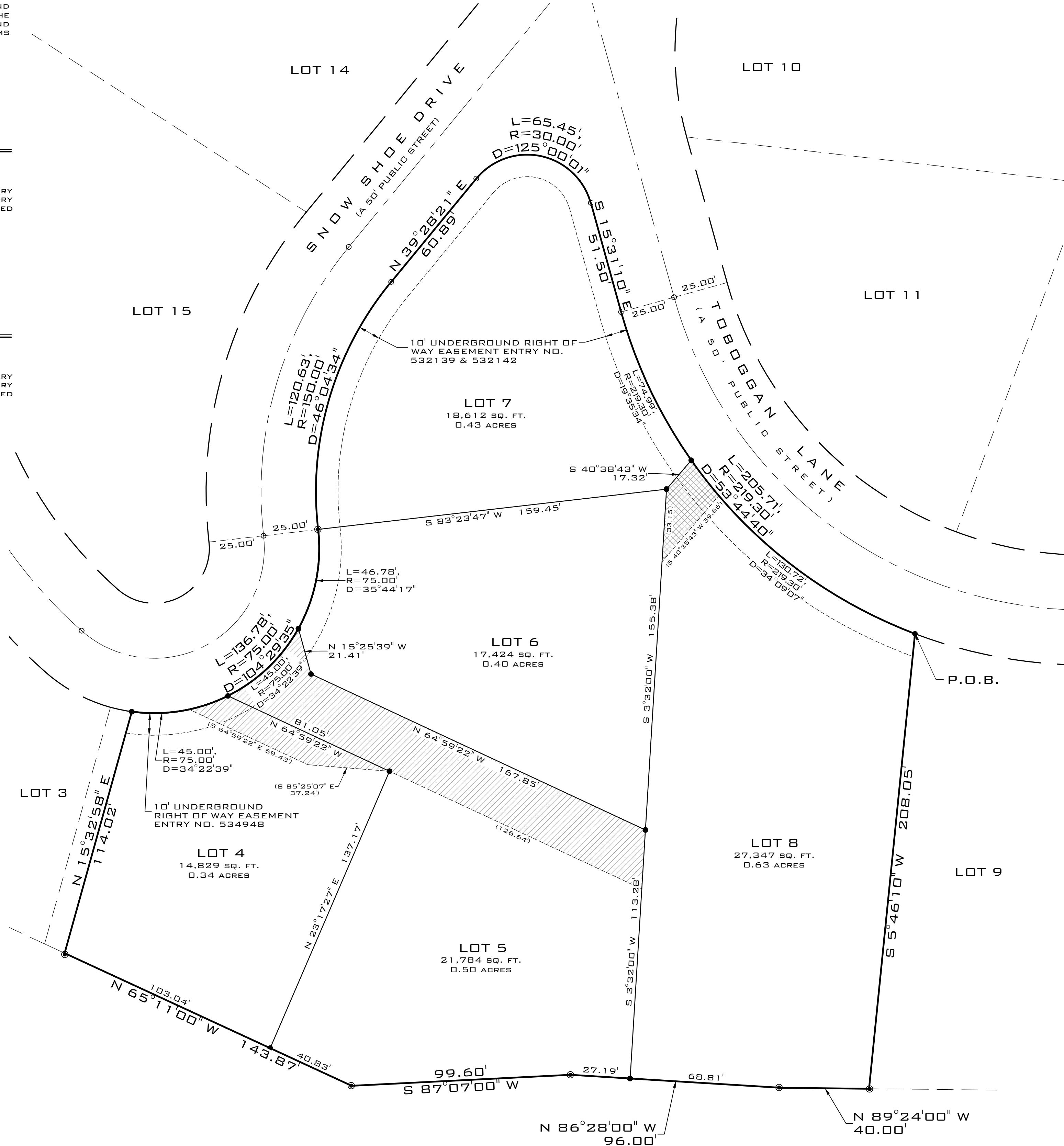
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND:

- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES OR AS NOTED
- FOUND REBAR & CAP (WEC PLS 145764)
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ▨ AREA OF A CROSS ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 4, 5, 6 & 8.
- ▩ AREA OF A CROSS ACCESS AND UTILITY EASEMENT IN FAVOR OF LOTS 6.

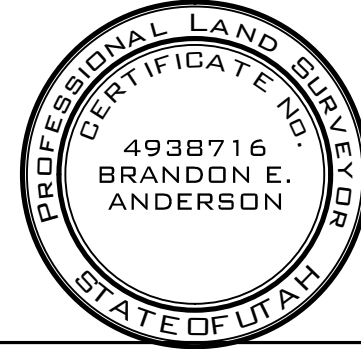


SURVEYOR'S CERTIFICATE:

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 HERINAFTER KNOWN AS:

SKI HAVEN CHALETS, UNIT B - AMENDING LOTS 4 - 8

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



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 4, 5, 6, 7 & 8 OF SKI HAVEN CHALETS UNIT B AS FOUND ON FILE WITH THE IRON COUNTY RECORDER'S OFFICE AS ENTRY NO. 154338, MORE PARTICULARLY DESCRIBED AS:

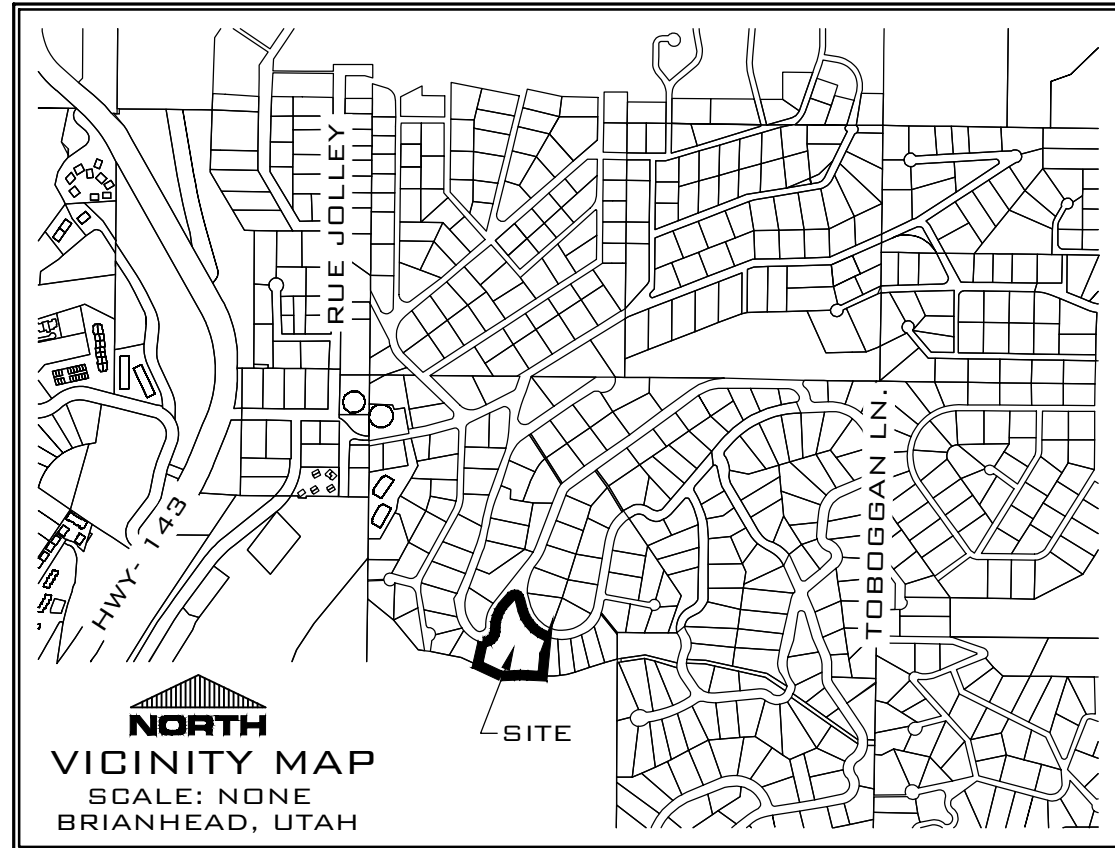
BEGINNING AT THE NORTHWEST CORNER OF LOT 9, SKI HAVEN CHALETS UNIT B AS FOUND ON FILE WITH THE IRON COUNTY RECORDER'S OFFICE AS ENTRY NO. 154338, AND RUNNING;

THENCE SOUTH 05°46'10" WEST 208.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE WESTERLY THE FOLLOWING (4) COURSES ALONG THE SOUTHERLY LINE OF SAID SKI HAVEN CHALETS UNIT B:
THENCE NORTH 89°24'00" WEST 40.00 FEET;
THENCE NORTH 86°28'00" WEST 96.00 FEET;
THENCE SOUTH 87°07'00" WEST 99.60 FEET;
THENCE NORTH 65°11'00" WEST 143.87 FEET;
THENCE NORTH 15°32'58" EAST 114.02 FEET TO THE SOUTHEASTERLY LINE OF SNOW SHOE DRIVE;
THENCE NORTHEASTERLY THE FOLLOWING (3) COURSES ALONG SAID SOUTHEASTERLY LINE OF SNOW SHOE DRIVE:
THENCE NORTHEASTERLY 136.78 FEET ALONG AN ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 07°53'22" EAST, LONG CHORD BEARS NORTH 45°38'35" EAST 118.60 FEET WITH A CENTRAL ANGLE OF 104°29'35");
THENCE NORTHERLY 120.63 FEET ALONG AN ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 83°23'47" EAST, LONG CHORD BEARS NORTH 16°26'04" EAST 117.41 FEET WITH A CENTRAL ANGLE OF 46°04'34");
THENCE NORTH 39°28'21" EAST 60.89 FEET TO THE SOUTHWESTERLY LINE OF TOBOGGAN LANE;
THENCE SOUTHEASTERLY THE FOLLOWING (3) COURSES ALONG SAID SOUTHWESTERLY LINE OF TOBOGGAN LANE:
THENCE EASTERLY 65.45 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 50°31'11" EAST, LONG CHORD BEARS SOUTH 78°01'11" EAST 53.22 FEET WITH A CENTRAL ANGLE OF 125°00'01");
THENCE SOUTH 15°31'10" EAST 51.50 FEET;
THENCE SOUTHEASTERLY 205.71 FEET ALONG AN ARC OF A 219.30 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 74°28'50" EAST, LONG CHORD BEARS SOUTH 42°23'30" EAST 198.25 FEET WITH A CENTRAL ANGLE OF 53°44'40") TO THE POINT OF BEGINNING.

CONTAINING 99,996 SQUARE FEET OR 2.30 ACRES.

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO RECONFIGURE LOTS 4-8 TO BEST FIT THE EXISTING TERRAIN OF THE AREA.



THE FINAL PLAT OF
SKI HAVEN CHALETS
UNIT B
AMENDING LOTS 4 - 8

LOCATED IN THE S.E. QUARTER SECTION 2
TOWNSHIP 36 SOUTH, RANGE 9 WEST,
SALT LAKE BASE AND MERIDIAN
TOWN OF BRIAN HEAD | IRON COUNTY | UTAH

SHEET 1 OF 1



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

SURVEY-FPLAT-AMD
FILE NUMBER: 13855-23
JOB NUMBER: _____

10/20/2023
DATE: _____
1" = 30'
SCALE: _____

B.E.A.
DRAWN: _____
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____.

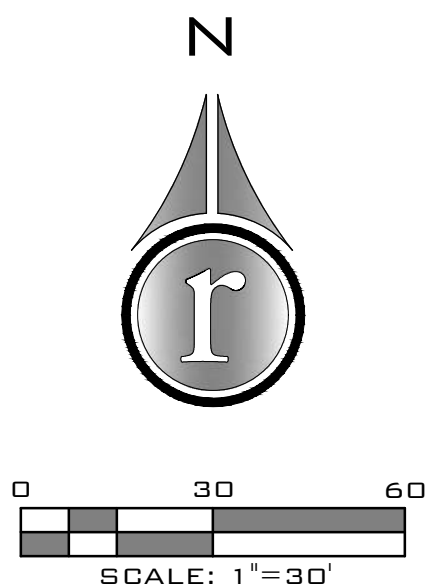
TOWN ATTORNEY
TOWN OF BRIAN HEAD

ATTEST:
TOWN CLERK

TOWN MANAGER APPROVAL

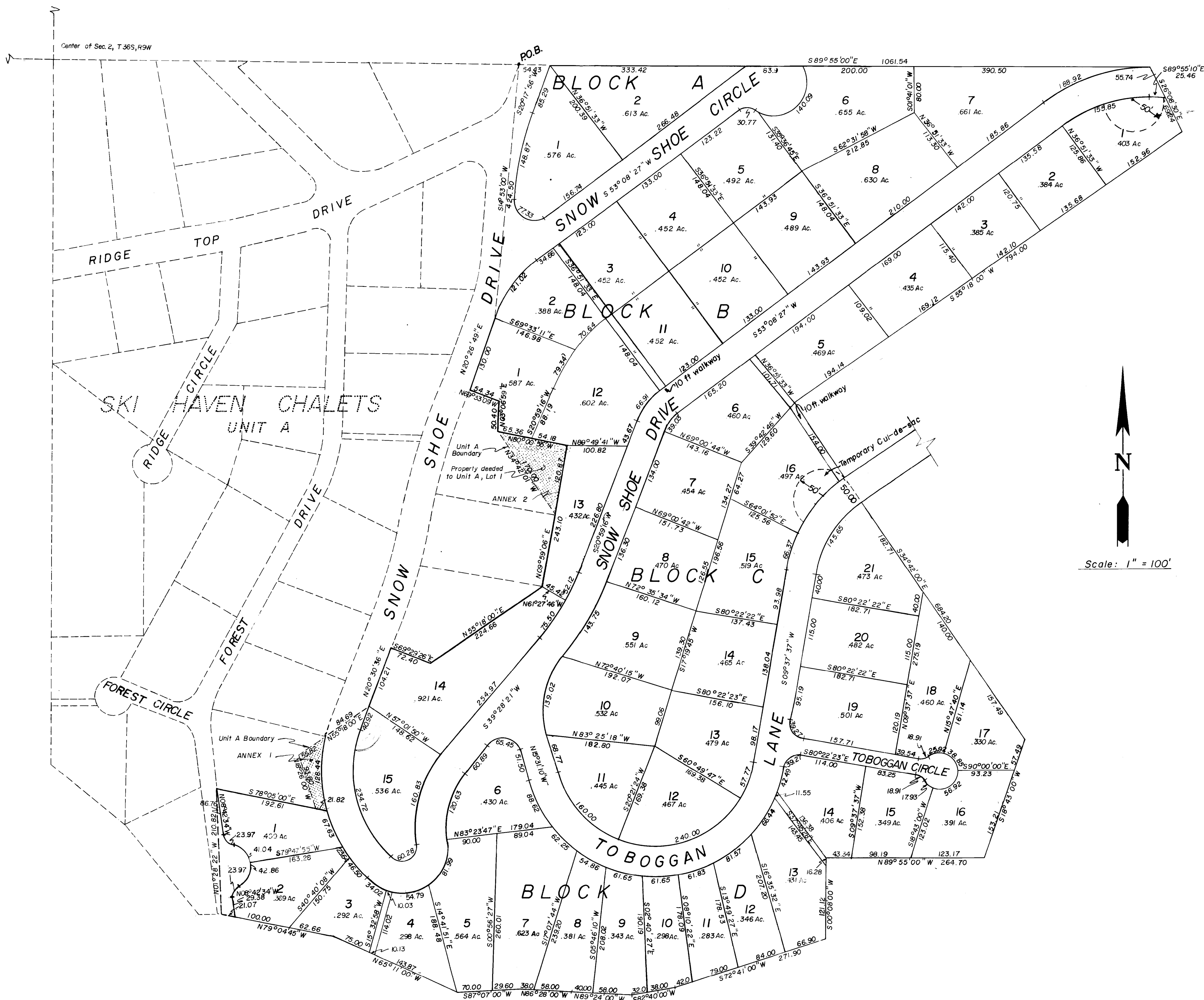
I HEREBY VERIFY THAT THE TOWN MANAGER REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE _____ DAY OF _____, 20____ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

TOWN MANAGER
TOWN OF BRIAN HEAD



RECORDED NUMBER

Iron County Recorder



STATE OF UTAH)
COUNTY OF IRON) SS

CERTIFICATE OF RECORDING

I, JOAN W. WARDEN, County Recorder of Iron County, Utah do hereby certify that this map of SKI HAVEN CHALETS, UNIT B, was filed for record in my office on this 24 day of November, 1969.

Joan W. Warden
County Recorder

ENGINEERS CERTIFICATE

I, JAMES C. SANDBERG, Licensed Engineer and Land Surveyor, do hereby certify that the accompanying plat correctly portrays a survey made under my direction of the following described property, and that said plat correctly represents SKI HAVEN CHALETS, UNIT B, a subdivision in Iron County, State of Utah, as plotted into blocks, lots, and easements as shown by said plat from a survey as shown and described in owner's certificate hereon.

James C. Sandberg
JAMES C. SANDBERG P.E. No. 1626 L.S. No. 2968

CERTIFICATE OF APPROVAL

STATE OF UTAH)
COUNTY OF IRON) S.S.

I, KEITH SMITH, Chairman of the Iron County Commission, State of Utah, do hereby certify that the accompanying plat executed and certified by James C. Sandberg, Licensed Professional Engineer and Land Surveyor, and acknowledged by owners of said land and whose names appears on Owner's Certificate hereon, accepted and approved by the County Commission of Iron County, on this 10th day of November, 1969, as the SKI HAVEN CHALETS, UNIT B, a subdivision of Iron County, Utah and as such was ordered filed in the office of the County Recorder of Iron County Utah.
In witness whereof, I have hereunto set my hand this 10th day of NOVEMBER, 1969, by authority of a resolution of the Iron County Commission of Iron County, Utah.

Attest: _____

Date: *November 10, 1969*
Keith Smith
Chairman

APPROVAL OF PLANNING COMMISSION

I, JAMES C. SANDBERG, Chairman of the Iron County Planning Commission, do hereby certify that the accompanying plat was duly approved and accepted by the Iron County Planning Commission on this 5th day of NOVEMBER, 1969.

James C. Sandberg
Chairman

OWNERS CERTIFICATE

We, the undersigned property owners, do hereby certify that it is our intention to subdivide the property beginning at a point which is South 113 ft. and East 777.06 ft. from the center of Sec. 2, T.36S, R.9W, SLB&M., thence S89°55'00"E 1061.54 ft., S26°08'30"E 124.98 ft., S55°18'00"W 794.00 ft., S34°42'00"E 684.20 ft., S18°43'00"W 210.70 ft., N89°55'00"W 264.70 ft., S00°08'00"W 137.40 ft., S72°41'00"W 271.90 ft., S82°40'00"W 70.00 ft., N89°24'00"W 98.00 ft., N86°28'00"W 96.00 ft., S87°07'00"W 99.60 ft., N65°11'00"W 229.00 ft., N79°04'45"W 183.73 ft., N01°28'22"W 210.82 ft., S78°05'00"E 192.61 ft., to the P.C. of a 245.00 ft. radius curve, thence 128.44 ft. along the arc of said curve to the right, thence N55°18'00"E 84.69 ft., N20°30'36"E 104.21 ft., S69°29'26"E 72.40 ft., N55°18'00"E 224.66 ft., N09°59'06"E 243.10 ft., N80°00'55"W 119.54 ft., N03°06'59"E 50.40 ft., N69°33'09"W 54.34 ft., N20°26'49"E 130.00 ft., N14°53'00"W 424.50 ft. to the point of beginning, into blocks, lots, streets, and easements, and do hereby dedicate all streets and easements to free public use. Total area being 30.251 acres.

Olivier D. LeFevre *William A. Baird*
James C. Sandberg *Joy P. Baird*

STATE OF UTAH)
COUNTY OF IRON) SS

On this 3rd day of NOVEMBER, 1969, personally appeared before me the above signed owners of the property as described above and the foregoing was signed by said persons.

My Commission Expires November 24, 1970.

Marion A. Mammeth
Notary Public
Cedar City, Utah
Residence

SANDBERG ENGINEERS

CIVIL SURVEYING PLANNING

SKI HAVEN CHALETS
UNIT B
IRON COUNTY, UTAH

SURVEYED BY: B. BAHME
DRAWN BY: M. BUSK

SCALE: 1" = 100'
DATE: 6-27-69

104338
FILED FOR RECORD
9 o'clock A
Nov 24 1969
Joan W. Warden
County Recorder



January 4, 2024

Dear Property Owner:

An application has been received by Brian Head Town requesting a Plat Amendment to lots 4, 5, 6, 7, and 8 of Ski Haven Chalets Unit B. The Plat amendment will realign the lot lines between the parcels maintaining the same number of parcels. This may or may not affect your property. Brian Head Town is sending out this notice as per Utah Code Annotated Title 10, Chapter 9a, Part 2 and the Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed Plat Amendment may do so at the Brian Head Town Hall during normal business hours of 9:00 a.m. to 4:30 p.m. Monday through Friday.
- B. Anyon wishing to make comments about the proposed Plat Amendment may submit written comments to the Brian Head Town Clerk at nleigh@bhtown.utah.gov or by mail to PO Box 190068, Brian Head, UT 84719 no later than January 12, 2024, by 4:30 p.m.
- C. The Brian Head Planning Commission will hold a Public Meeting at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS located at 56 North Highway 143, Brian Head, UT 84719 on January 16, 2024, during their regular meeting scheduled to begin at 1:00 p.m. or shortly thereafter.

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

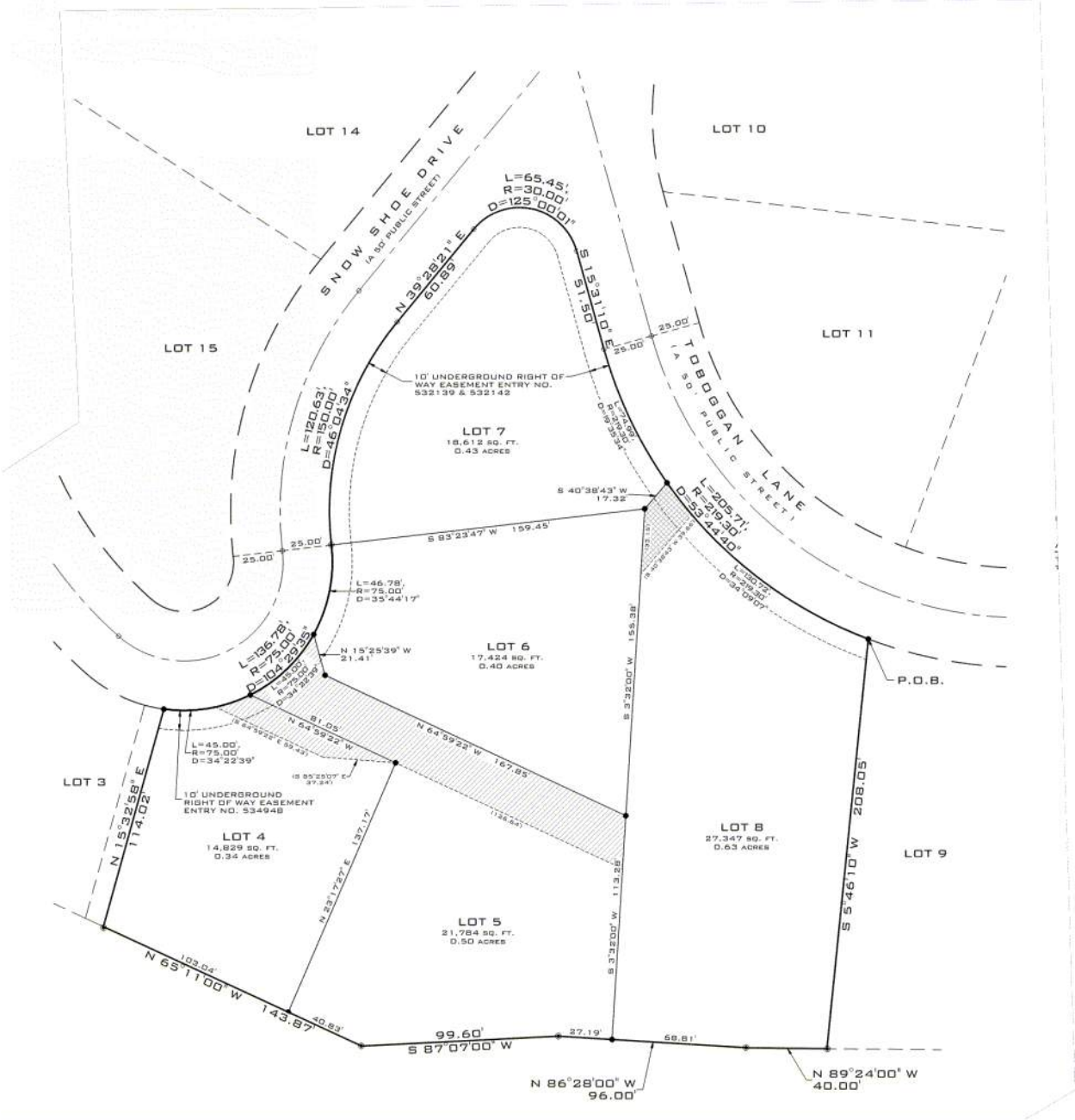
Respectfully,
Brian Head Town

Lester Ross
Building and Planning Official
 BRIAN HEAD

Enclosure

Ski Haven Chalets Unit B

Amending Lots 4-8





BRIAN HEAD

STAFF REPORT TO THE PLANNING COMMISSION

ITEM:

PLAT AMENDMENT FOR STEAM ENGINE MEADOWS PHASE 1 LOT 55 AND ADJOINING PROPERTIES

AUTHOR: Lester Ross, Building and Planning Official
DEPARTMENT: Planning & Zoning
DATE: January 16, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

The Planning Commission will review a Minor Plat Amendment for Steam Engine Meadows Phase 1 lot 55 and adjoining properties and forward a recommendation to the Town Council to Vacate a portion of Highland Drive. The Plat Amendment will vacate 105 feet of Highland Drive and create a cul-de-sac at the end of Highland Drive.

BACKGROUND:

Brian Head Town has been working with the landowners on the north end of Highland Drive to Vacate a portion of Highland Drive that was planned as through road, but now will need to be a cul-de-sac due to the layout of the Aspen Meadows Southeast Neighborhood. On January 3, 2024, staff received minor plat amendment for Steam Engine Meadows Phase 1 Lot 55 and adjoining properties. The Plat Amendment will vacate 105 feet of the North end of Highland Drive and create a cul-de-sac with a 10-foot utility easement. Property owners within 300' of proposed property were sent public notice on January 4, 2024, notifying them of the proposed plat amendment. Notice was also posted on the State Meeting Notice Website and the Town's website according to state requirements.

ANALYSIS:

- The proposed subdivision and use conforms to the Town General Plan, zoning regulations, Public Works Standards, Design Standards in Title 9, Chapter 12 and other relevant sections in Title 9.
 - The amendment will create a cul-de-sac on the North end of Highland Drive that conforms to the Town's standards.
- The proposed method for fire protection complies with this title, and other regulations as applicable.
 - No changes to water system or fire protection as part of the amendment.
- The layout/design is responsive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservations of views.
 - The layout has considered the above listed items in the design of the lots.
- 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.
 - No changes to any of the public services.
- Provide evidence to show that there is no encumbrance, lien or conveyance restriction the intended use of the lot.
 - There are no restrictions for the intended use of the lot.
- Provide evidence from the County Treasurer that all ad valorem taxes applicable to the property have been paid.
 - Provide a letter from the County Treasurer confirming that taxes have been paid.

- Provide signature block on the plat signed by representatives of public utilities which identify their approval.
 - This is an existing subdivision and is not required.

STAFF RECOMMENDATION:

Staff recommends approving the Plat Amendment for the Steam Engine Meadows Phase 1 Lot 55 and adjoining Properties with a recommendation to Town Council to Vacate 150 feet of Highland Drive and a temporary 50-foot turnaround easement.

PROPOSED MOTION:

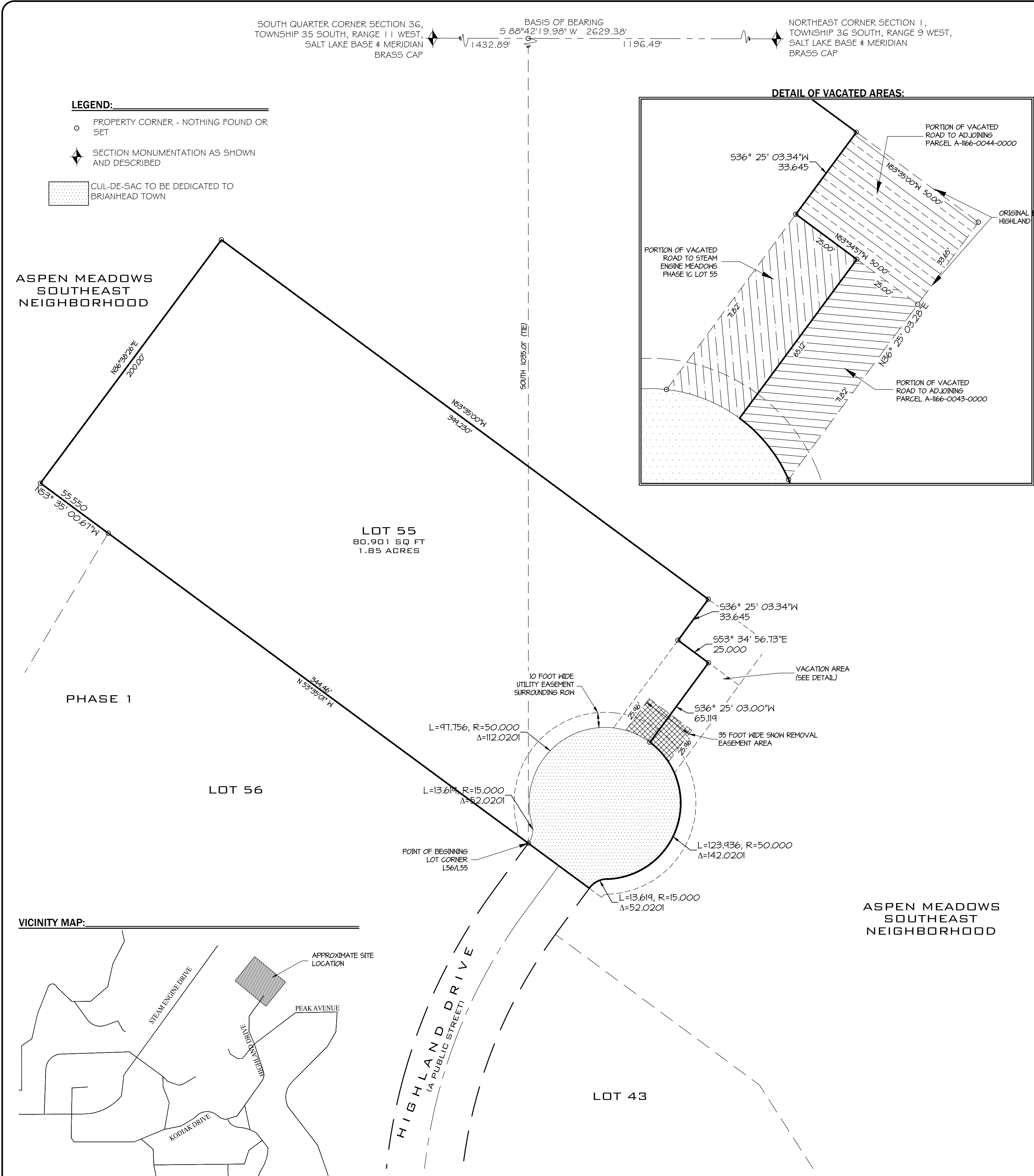
The Commission can deny, table, or approve the Plat amendment.

Recommended motion

I move to approve the Plat Amendment for Steam Engine Meadows Phase 1 Amended, Partial Amendment and Extension A. Amending Phase 1 lot 55 and Adjoining properties as presented and recommend approval to Vacate 150 feet of Highland Drive and a temporary 50-foot turnaround easement as proposed to the Town Council.

ATTACHMENTS:

- A. Proposed Amended Plat
- B. Existing plat
- C. Public Notice



INDIVIDUAL ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1 G(7)) if above information is filled in.

INDIVIDUAL ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1 G(7)) if above information is filled in.

INDIVIDUAL ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

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FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

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INDIVIDUAL ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

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INDIVIDUAL ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1 G(7)) if above information is filled in.

MORTGAGEE AND LENDER CONSENT TO RECORD:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as Mortgagee and Lender of the said tract of land does hereby give consent of said tract of land to be used for the uses and purposes described in the plat, to recording plat, recording of Covenants, Conditions and Restrictions and joins in all dedications and conveyances.

Title - _____
Name (Print) - _____

MORTGAGEE ACKNOWLEDGMENT:

State of Utah
County of Iron

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO: _____
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1 G(7)) if above information is filled in.

SURVEYOR'S CERTIFICATE:

I, Robert A. Reid, Professional Land Surveyor Number 189106, 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 a Lot, and easements to be hereinafter known as:

STEAM ENGINE MEADOWS PHASE 1 AMENDED PARTIAL AMENDMENT & EXTENSION 'A'

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

12/14/23
Date: _____
Robert A. Reid
Certificate No. 189106

LEGAL DESCRIPTION:

Beginning at the Southwest corner of Lot 55, Steam Engine Meadows Phase 1C, said point being located South 88°42'19.98" West along the Section line 1196.49 feet and South 1035.01 feet from the NE Corner of Section 1, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running:

thence North 53°35'01" West 400.01 feet Northwesterly along the Southwesterly line of said Lot 55;
thence North 36°38'26" East 200.00 feet;
thence South 53°35'00" East 399.23 feet to the Northwesterly line of Highland Drive, as found on file with the Iron County Recorder's Office;
thence South 36°25'03" West 33.64 feet along said Northwesterly line of Highland Drive;
thence South 53°34'57" East 25.00 feet to the centerline of said Highland Drive;
thence South 36°25'03" West 65.12 feet along said centerline Highland Drive;
thence Southerly 123.94 feet along an arc of a 50.00 foot radius non-tangent curve to the right (center bears South 36°25'03" West, long chord bears South 17°25'40" West 94.56 feet with a central angle of 142°01'12");
thence Southwesterly 13.62 feet along an arc of a 15.00 foot radius curve to the left (center bears South 01°33'51" East, long chord bears South 62°25'40" West 13.16 feet with a central angle of 52°00'59") to the Southeastery line said Highland Drive;
thence North 53°35'01" West 50.00 feet to the Point of Beginning.

Containing 88,104 square feet or 2.02 acres.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having caused the same to be subdivided to amended, to be hereafter known as:

STEAM ENGINE MEADOWS PHASE 1 AMENDED PARTIAL AMENDMENT & EXTENSION 'A'

for good and valuable consideration received, do hereby dedicate and convey to Iron County for perpetual use of the public all parcels of land shown on this plat as easements. All lots, and easements are as noted or shown. The owners do hereby warrant and assign to Iron County and it's successors, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 20____.
John H. Reedy and Mabel L. Reedy, Husband and Wife as joint tenants

John H. Reedy
Mabel L. Reedy

Brian Head Town

Manager

Plumb Investment L.C.

Manager

AMENDMENT NOTE:

This amendment and extension plat was completed at the request of Brian Head Town in order to terminate what was once planned as a through road to be a cul-de-sac.

Brian Head Town will vacate a portion of Highland drive that will be divided between Steam Engine Meadows Phase 1 Lot 55 and the adjoining property owners.

A portion of Steam Engine Meadows Phase 1 Lot 55 and the property shown will be dedicated to Brian Head Town in order to terminate Highland Drive in a cul-de-sac.

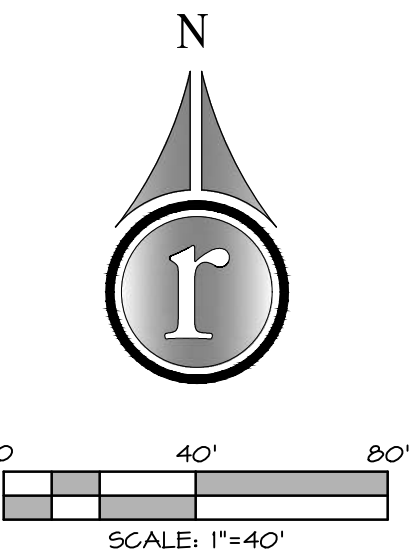
The temporary 50.0' turnaround easement shown on the Steam Engine Meadows Phase 1 Amended Plat will be vacated with this partial amendment and extension plat.

The 35.0' wide snow removal easement will be relocated as shown on this partial amendment and extension plat.

STEAM ENGINE MEADOWS PHASE 1 AMENDED PARTIAL AMENDMENT & EXTENSION 'A'

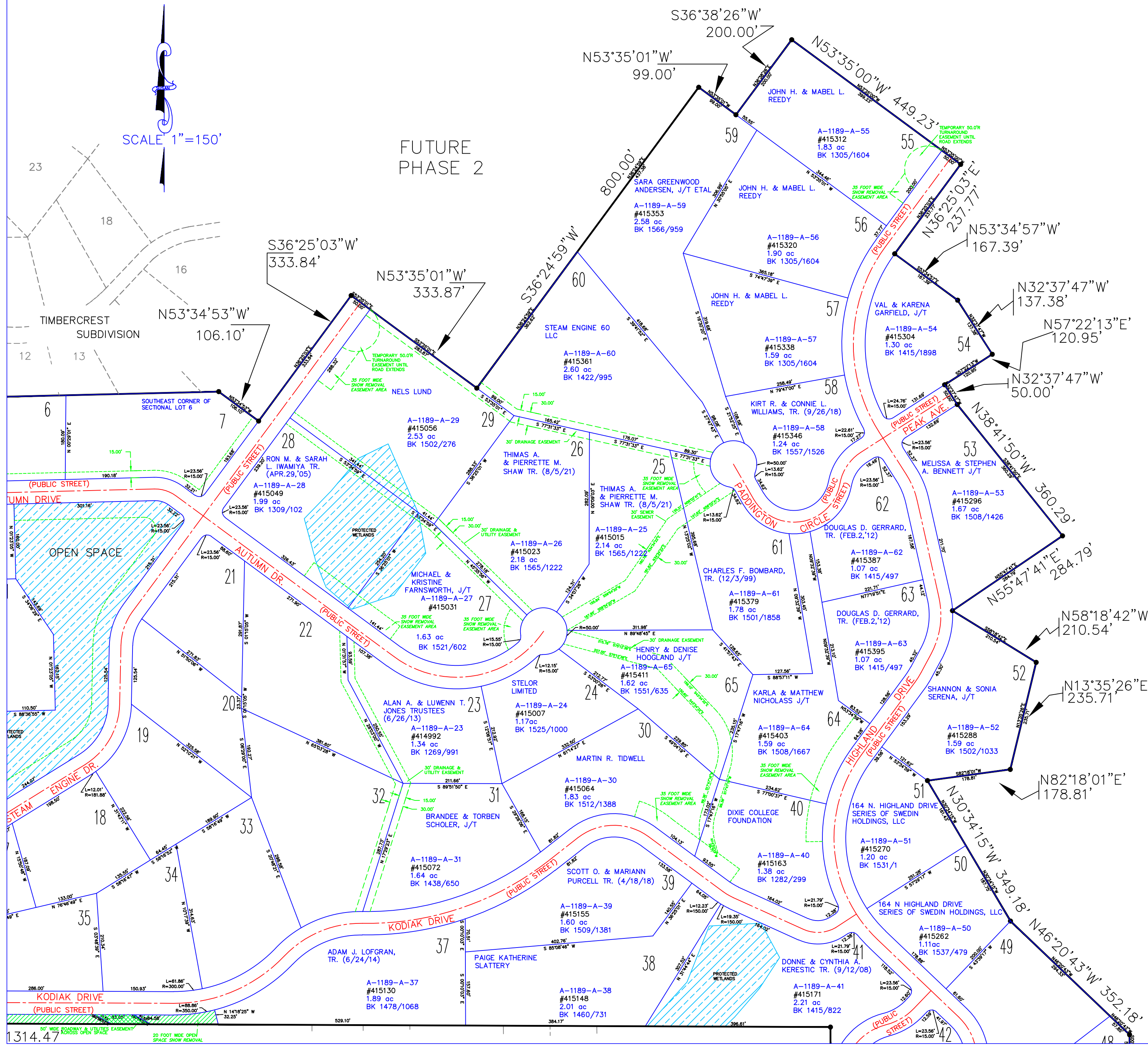
(AMENDING PHASE 1 LOT 55 & ADJOINING PROPERTY)

LOCATED IN THE N.E. & N.W. 1/4 OF SECTION 1
T.36S., R.9W., S.L.B.&M.
IRON COUNTY, UTAH.



 ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS 352 East Riverside Drive, Suite A-256, George, Utah 84790 Ph (435) 673-8886 Fx (435) 673-8397 - www.RACIVIL.COM	PLANNING COMMISSION I HEREBY VERIFY THAT THIS COMMISSION EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____.	TOWN SURVEYOR APPROVAL I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____, 20____.	TOWN ATTORNEY APPROVAL APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.	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.	RECORDED NUMBER _____ Iron County Recorder					
	<table><tr><td>SURVEY/FPLAT-AMD FILE NUMBER:</td><td>12/12/23 DATE:</td><td>C.G.A. DRAWN:</td></tr><tr><td>2324-22-015 JOB NUMBER:</td><td>1" = 40' SCALE:</td><td>R.A.R. CHECKED:</td></tr></table>	SURVEY/FPLAT-AMD FILE NUMBER:	12/12/23 DATE:	C.G.A. DRAWN:		2324-22-015 JOB NUMBER:	1" = 40' SCALE:	R.A.R. CHECKED:	PLANNING COMMISSION CHAIR TOWN OF BRIAN HEAD	TOWN SURVEYOR TOWN OF BRIAN HEAD
SURVEY/FPLAT-AMD FILE NUMBER:	12/12/23 DATE:	C.G.A. DRAWN:								
2324-22-015 JOB NUMBER:	1" = 40' SCALE:	R.A.R. CHECKED:								

BRIAN HEAD CITY PLAT
Section 1, Township 36 South, Range 9 West, SLM.



STEAM ENGINE MEADOWS SUBDIVISION - PHASE 1 AMENDED



January 4, 2024

Dear Property Owner:

Brian Head Town will be vacating part of Highland Drive and amending the plat for Steam Engine Meadows Phase 1 Lot 55 creating a Cul-de-sac. This may or may not affect your property. Brian Head Town is sending out this notice as per Utah Code Annotated Title 10, Chapter 9a, Part 2 and the Brian Head Land Management Code 9-1-8.

- A. Anyone wishing to review the information on the proposed Plat Amendment and Road Vacation may do so at the Brian Head Town Hall during normal business hours of 9:00 a.m. to 4:30 p.m. Monday through Friday.
- B. Anyon wishing to make comments to Planning Commission on the proposed Plat Amendment and Road Vacation may submit written comments to the Brian Head Town Clerk at nleigh@bhtown.utah.gov or by mail to PO Box 190068, Brian Head, UT 84719 no later than January 12, 2024, by 4:30 p.m. All comments submitted to the Planning Commission will automatically be forwarded to Town Council.
- C. The Brian Head Planning Commission will hold a Public Hearing at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS located at 56 North Highway 143, Brian Head, UT 84719 on January 16, 2024, during their regular meeting scheduled to begin at 1:00 p.m. or shortly thereafter.
- D. Anyon wishing to make comments to Town Council on the proposed Road Vacation may submit written comments to the Brian Head Town Clerk at nleigh@bhtown.utah.gov or by mail to PO Box 190068, Brian Head, UT 84719 no later than February 9, 2024, by 4:30 p.m.
- E. The Brian Head Town Council will hold a Public Hearing for the Road Vacation at the BRIAN HEAD TOWN HALL COUNCIL CHAMBERS located at 56 North Highway 143, Brian Head, UT 84719 on February 13, 2024, during their regular meeting scheduled to begin at 1:00 p.m. or shortly thereafter.

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

Lester Ross
Building and Planning Official



Enclosure

Steam Engine Meadows Phase 1

Amended Partial amendment and extension 'A'

