



# Aspen Meadows

## BRIAN HEAD

### MOUNTAIN ZONING

### ASPEN MEADOWS – OF THE MOUNTAIN



### A PLANNED MASTER COMMUNITY

FIRST EDITION: JANUARY 1, 2023

This document is an unapproved draft of the proposed MOUNTAIN ZONING for ASPEN MEADOWS, A PLANNED MASTER COMMUNITY.  
As such, this document is subject to change. Other material terms may be added to this Declaration. **USE AT YOUR OWN RISK.**  
Because this is an unapproved draft, this document **cannot** be utilized for any conformance/compliance purposes and cannot be relied upon by any purchaser/owner at Aspen Meadows. A final recorded version will be available 5.1.2023

## **INTRODUCTION**

Aspen Meadows, a master-planned mountain resort community, located just under the highest peak, at 11,312' (Brian Head Peak) in Iron County, Utah in Brian Head, Utah is a special collection of lands that occupies an area of remarkable natural beauty and local historical reference. With its magnificent forests of aspen and fir, its spacious mountain meadows, and its breathtaking views, Aspen Meadows is unique to the mountain ranges of Brian Head and the Markagunt Plateau.

The project is envisioned as a legacy, multi-decade, master-planned resort and residential neighborhood development that occupies an area comprising of nearly 2,000 acres. Alpine lands with unique soul, sights and solitude, never before seen by most visitors to this region of southern Utah previously, and destined to, triple the skiable acres of the Brian Head Resort from 650 skiable acres to just over 2,000 skiable acres and provide the greater Brian Head community and visitors, the addition of new ski lifts, ski trails, and snowmaking, servicing the expanded terrain. A thoughtfully designed quasi-public-private ski-in/ski-out community comprised of residential, commercial, recreational, resort, and civic uses.

As a part of this history, size, and vision for the many uses common to a master-planned resort such as Aspen Meadows, is the importance placed in applying well defined, Land Use Code and Zoning ordinances which provide consistent and quality oversight for all land development envisioned.

Aspen Meadows, as a part of its Annexation and Development Agreement with Brian Head Town, has adopted both the Brian Head Township Title 9 – Land Management Codes with an overlay of Aspen Meadows Mountain Zoning Code, as a total of these combined requirements.

The following summarizes the additional mountain zoning code requirements, which meet or exceed the Brian Head Township code requirements which govern all residential, civic and commercial development within Aspen Meadows.

## **ASPEN MEADOWS MOUNTAIN ZONING**

The Aspen Meadows Mountain Zoning requirements are referenced within the Aspen Meadows Design and Development Guidelines and are subject locally to the Land Use Code and Zoning ordinances – Title 9 – Land Management Code, adopted within the Brian Head township and as required within the Brian Head planning department, (referred to as “Brian Head Township Zoning”) along with specific regulations overlaid on all development within Aspen Meadows, (referred to as “Aspen Meadows Mountain Zone or Mountain Zoning”), which is an overlay of zoning applicable exclusively to the Aspen Meadows community.

These two land use codes, combined in practice and enforcement, of the Brian Head Township Zoning and Aspen Meadows Mountain Zoning land use conditions and codes, include more

detailed requirements for site conditions, setbacks, building heights, density, uses, etc., in the overall Aspen Meadows' community.

These conditions, are purposely ones, which either, meet or exceed, existing code and zoning criteria and as approved within the Aspen Meadows Annexation and Development Agreement with Brian Head Township and Aspen Meadows.

## 9-7-12 Aspen Meadows Mountain Zoning

<b>9-7-1: R-1 Single-Family Residential</b>	<b>Topic</b>	<b>Mountain Zone Code</b>
Section C Conditional Uses:	Mother-in-law / guest house accessory use	Not to exceed 2,500 SF.
Section D Physical Restrictions:	4. a. Driveways	Minimum Five (5') set back from side corners at road frontage of all driveway edging, pavement or other surface materials.
	5. Maximum height Refer to 9-7-10.	Thirty-five (35') with town requirement, acknowledgment and notary of a required Bonus Request Statement.
	6. Maximum building coverage. Refer to Aspen Meadows Design and Development Guidelines.	Each individual building lot in Aspen Meadows is made up of three (3) zones; the development envelope zone, the driveway corridor zone and the natural open space zone.  Building coverage is measured by total site coverage which cannot exceed 20% of the total individual lot size measured in square feet and as identified within the Aspen Meadows development envelope zone only per individual lot.
	Refer to 9.12.10 B Driveway Standards	Minimum width allowed twelve feet (12') for Residential Single-Family Dwelling (SFD)
<b>9-7-5: VC Village Commercial</b>	<b>Topic</b>	<b>Mountain Zone Code</b>
Section D Physical Restrictions:	5. Maximum height	Additional heights may be applied for though the Town CUP Conditional Use / Variance application process taking into account, design, uses, massing, stepping, commercial and residential mix & ceiling heights such as found within an anchor hotel. This condition applies to only one of the two envisioned Villages, being the Art Village for Aspen Meadows.
<b>9-7-7: ROS Recreation Open Space</b>	<b>Topic</b>	<b>Mountain Zone Code</b>
Section C Conditional Uses:	Square Footage	Outfitter Cabins, Ski Lodges and other resort-planned support buildings may exceed 1,500 SF in size.
	Horse Boarding	Allowed.
	Permitted Accessory Uses	Detached or attached single-family residence used only for the use of ranch / outfitter caretaker, watchman or similar employee of a permitted use, when located upon the same site as said permitted use.
<b>9-10-7 Temporary Structures and Tents</b>	<b>Topic</b>	<b>Mountain Zone Code</b>
Section A	Tents, Temporary Structures, Yurts, and Storage or Metal Cargo Containers.	Use of storage or metal cargo containers for either permanent or temporary residential use is not allowed within Aspen Meadows. Tents, yurts, temporary structures or storage needs allowed for use only by the declarant for planned resort amenity site specific uses and development purposes such as planned events, on-hill skier-hubs, field office use or storage of materials on site.
<b>9-12-5: Landscaping and Fences</b>	<b>Topic</b>	<b>Mountain Zone Code</b>
Section C Fences	2. Perimeter Fencing	Perimeter fencing allowed throughout Aspen Meadows development and its boundaries for purposes of providing security, controlled access points and ongoing monitoring and prevention of unauthorized access onto property. All public access points to be controlled, marked and designated for hiking and mountain bike access only into and out of property together with controlled main public road access points.  For fencing standards allowed within Aspen Meadows, refer to the Aspen Meadows Design and Development Guidelines.

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Subject to adoption by Brian Head Town Planning Commission and Brian Head Town Council,  
Within the Aspen Meadows Annexation and Development Agreement