



**ORDINANCE NO. 26-007**

**AN ORDINANCE DEDICATING A PORTION OF BLUE JAY WAY ROAD TO THE TOWN OF BRIAN HEAD, UTAH AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town petitioned for a partial road dedication in order to connect two existing roads, Blue Jay Way and Granite Court for a continued right-of-way; and

**WHEREAS**, The Town is working with the current property owners who have agreed to dedicate a portion of their property for the right-of-way in which the Town has agreed to swap a portion of the Town owned property adjacent to their property; and”.

**WHEREAS**, the partial road dedication of Blue Jay Way will allow for future use of the road in connecting the two existing roads; Blue Jay Way and Granite Road rights-of-way; and

**WHEREAS**, in making its review the Town Council finds that it is in the best interests of the health, safety, and welfare of the Town and its citizens to grant the partial Blue Jay Way Road dedication.

**NOW, THEREFORE, BE IT ORDINANED BY THE TOWN COUNCIL OF THE TOWN OF BRIAN HEAD, UTAH.**

**SECTION I:** The portion of Blue Jay Way that is to be dedicated as described by the legal description and Attachment “A”:

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**LEGAL DESCRIPTION OF ROADWAY DEDICATION AREA  
BLUE JAY WAY**

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, SUNSET MOUNTAIN SUBDIVISION, RECORDED AS DOCUMENT 143513 IN THE OFFICE OF THE IRON COUNTY RECORDER, THENCE SOUTH 0°04'00" WEST 57.22 FEET ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 34°40'32" EAST, A RADIAL DISTANCE OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 8°14'38", A DISTANCE OF 23.74 FEET; THENCE NORTH 63°34'07" EAST 100.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE NORTH 88°29'37" EAST 30.03 FEET ALONG THE SAID NORTH LINE; THENCE SOUTH 0°05'12" WEST 3.92 FEET TO THE BEGINNING OF A NON-TANGENT

CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 89°54'28" WEST; THENCE SOUTHWESTERLY 27.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°28'35"; THENCE SOUTH 63°34'07" WEST 103.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHWESTERLY 41.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°39'03"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 0°04'00" EAST 38.72 FEET ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING.

CONTAINS 4,503 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

ATTACHMENT "A": AMENDED PLAT

**SECTION II:** The Town Council hereby directs the Town Clerk to notice the proper agencies of the road dedication in order to be in compliance with the Emergency 911 System and the revision of County maps.

**SECTION III. Conflict.** To the extent of any conflict between other Town, County, State, or Federal laws, ordinances or regulations and this Ordinance, the more restrictive is deemed to be controlling.

**SECTION IV: Severability Clause.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION V: Repealer.** All provisions of the Brian Head Town Code that are inconsistent with the expressed terms of this ordinance and all prior Land Management Codes previously adopted shall be repealed.


**SECTION VI: Effective Date.** This Ordinance will become effective immediately upon a majority vote of the Town Council and the recording of the amended plat for the Sunset Mountain Subdivision.

**PASSED AND ADOPTED** by the Town Council of the Town of Brian Head, Utah, this 28th day of April 2026.

**TOWN COUNCIL VOTE:**

Mayor Clayton Calloway	Yes
Council Member Larry Freeberg	Yes
Council Member Duan Nyen	Yes
Council Member Logan Cruz	Yes
Council Member Martin Tidwell	Yes

*TOWN OF BRIAN HEAD, UTAH*

  
Clayton Calloway, Mayor

ATTEST:

  
Nancy Leigh, Town Clerk



**CERTIFICATE OF PASSAGE AND POSTING**

I hereby certify that the above Ordinance is a true and accurate copy, including all attachments, of the Ordinance passed by the Town Council on the 28<sup>th</sup> day of April 2026, and have posted a copy of the ordinance as per Utah State Code §10-3-7-711.  
**Nancy Leigh, Town Clerk**

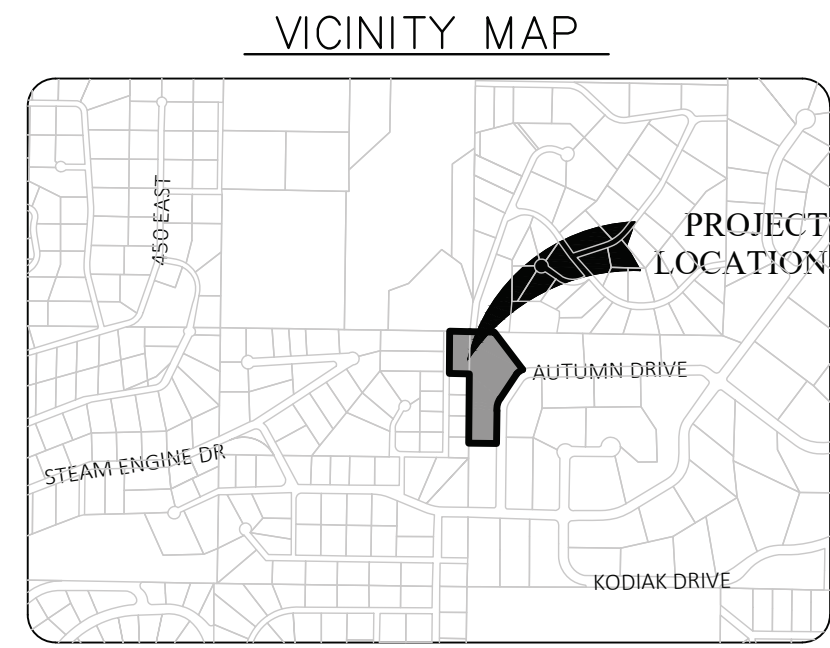
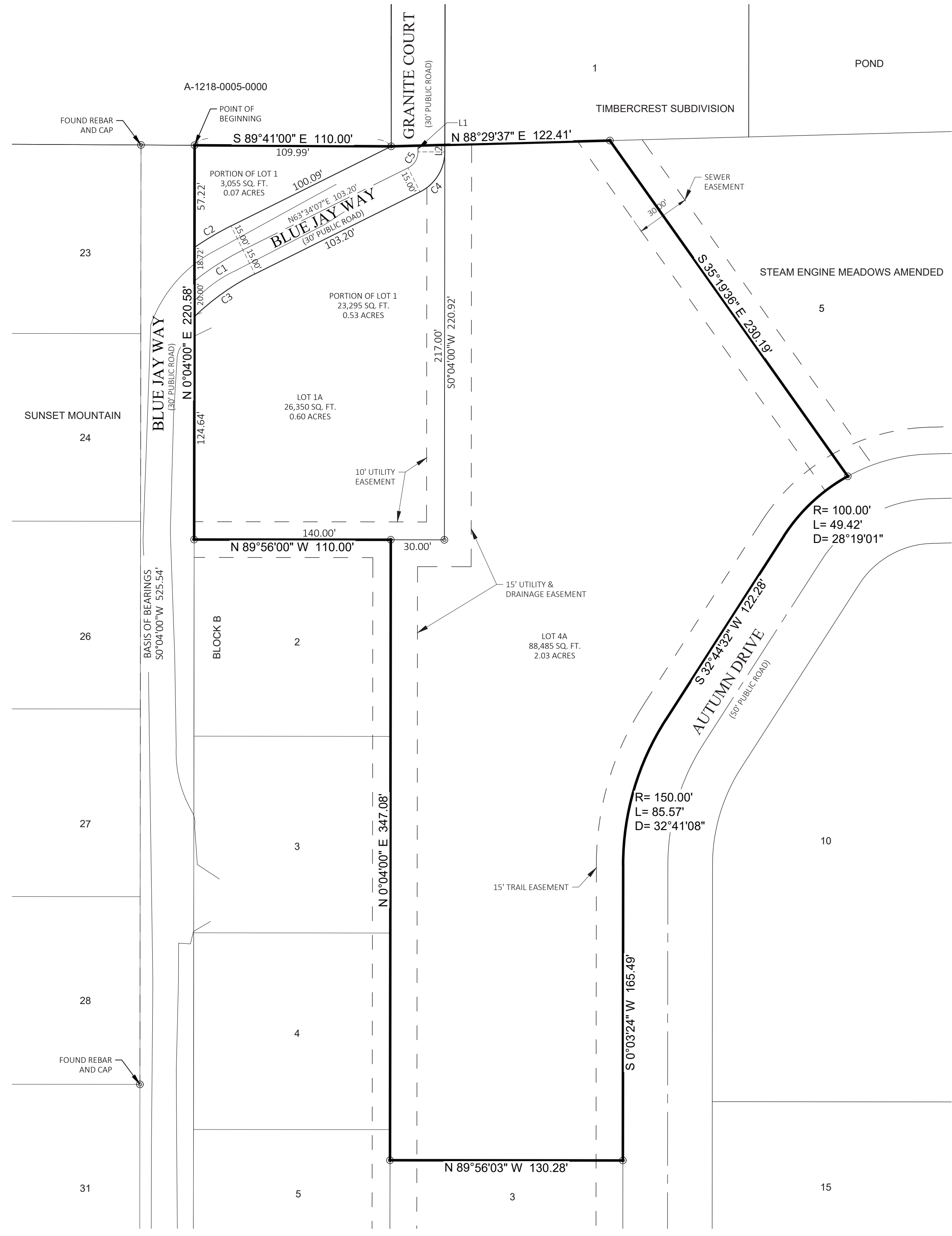
**ATTACHMENT "A"**  
**BLUE JAY WAY PARTIAL ROAD DEDICATION PLAT**



**BLUE JAY WAY**



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**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 \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

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

**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 \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

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

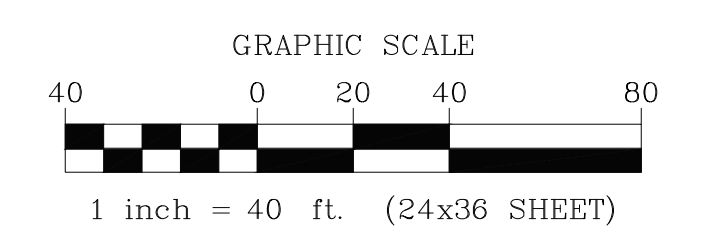
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BRIAN HEAD TOWN, UTAH

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