

# BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, April 8<sup>th</sup>, 2025, at 6:30 pm

**NOTICE** is hereby given that the Brighton Town Council will meet on Tuesday, April 8<sup>th</sup>, 2025, for its regular meeting at 6:30pm, in a hybrid format. In person at Fire Station 108, 7688 S Big Cottonwood Canyon Road, and electronically via Zoom.

## TO JOIN THE ZOOM MEETING

<https://us02web.zoom.us/j/82823985587>

Meeting ID: 828 2398 5587

Passcode: 785011

One tap mobile: (253) 215-8782

### 1. CALL TO ORDER AT 6:30 PM.

### 2. ANNOUNCEMENTS

a. **Visioning Meeting** April 14<sup>th</sup>, 2025 from 11am-4pm.

b. **Election Dates:**

- **May 1** notice of municipal offices to be voted on in the municipal general election;
- **June 2-June 6** Municipal Candidate Declaration period
- **August 1** Last day to register to vote
- **August 12** Primary Election
- **November 4** Municipal General Election

3. **PUBLIC INPUT** You can email your comment to [townclerk@brighton.utah.gov](mailto:townclerk@brighton.utah.gov) ahead of time to be read during the public input section. You may also use the raise hand feature and wait to be called to speak at this time. All comments during the meeting shall be held until section 9.

4. **MINUTES** Approval of Town Council Minutes for March 11<sup>th</sup>, 2025, and STR Subcommittee Minutes for March 18<sup>th</sup>, 2025. Pages 4-31.

5. **UPD** Anna Walker

6. **UFA** Dusty Dern

### 7. SKI RESORTS

Solitude

Brighton

### 8. BUSINESS

- UFA budget. Presented by Chief Burchette.
- Engineering Standard Drawings and Specifications. Presented by Tamaran Woodland, MSD. For discussion. Pages 32-66.
- OAM2025-001352 - Amendment to the Town of Brighton Land Use Ordinance, Chapter 19.46.070 General Site Standards, to include a standard on accumulation of junk on private property. For discussion and possible action. Pages 67-75.
- Ordinance for water company approval. For discussion.
- Legislative Update. Presented by Cameron Platt. For discussion.
- STR Subcommittee Updates and STR Topics. Presented by Cameron Platt.

- g. Appoint a hiring committee. For discussion and possible action.

**9. PUBLIC INPUT** Please use the raise hand feature and wait to be called to speak at this time.

**10. REPORTS**

- a. Mayor's Report
- b. Council Members' Reports
- c. Emergency Management Report
- d. BCCA Report

**11. PROPOSALS FOR FUTURE AGENDA ITEMS**

- a. Proposed Fiscal Year 2026 Brighton Fee Schedule. For discussion and possible action.
- b. Explore possibilities of the town reimbursing the plow fee for homes on town roads.
- c. OAM2025-001354 amending Chapter 15.16 "Additional Technical Building Code", of Title 15 "Building and Construction", to include section 15.16.040, "Public Sanitary Sewer". For discussion and possible action.

**12. CLOSED SESSION**

- a. Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property pursuant to Utah Code §52-4-205.

**13. ADJOURN**

## **TOWN OF BRIGHTON – RULES OF CONDUCT AT PUBLIC MEETINGS**

**IN PERSON:**

- 1. Speakers will be called to the podium by the Mayor or Mayor Pro Temp.
- 2. Each speaker, before talking, shall give his or her name and address.
- 3. All comments should be directed to the Council, not to the staff or to members of the audience. There should be no back and forth dialogue between the speaker and Council. If a question arises, the Mayor/Council can request staff to answer it and report back.
- 4. For items where there are several people wishing to speak, the Mayor may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
- 5. Unless otherwise allowed by the Mayor, no questions shall be asked by the speaker.
- 6. Only one speaker is permitted before the Council at a time.
- 7. The discussion must be confined to essential points about the agenda item.
- 8. The Mayor may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
- 9. No derogatory or personal attacks shall be permitted, and such action shall be sufficient cause for stopping the speaker from proceeding.

10. No applause or public outbursts shall be permitted.

11. The Mayor or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.

12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Council and Staff.

#### ON ZOOM

1. All attendees must give their actual name. No spoof names will be permitted and that person will be removed from the meeting.
2. Attendees shall be muted unless called on to speak.
3. Be respectful and polite and respect the opinions of others. Any disrespectful, personal attacks, disruptive speech or behavior, shocking imagery or profanity will be cause the attendee to be removed from the video conference immediately.
4. All conduct for in person listed above apply to online attendees.
5. These rules apply to comments if the comment/chat function is enabled.

## BRIGHTON TOWN COUNCIL MEETING MINUTES

Tuesday, March 11<sup>th</sup>, 2025, at 6:30 pm

### ATTENDANCE

Dan Knopp (Mayor and meeting chair)

Council Members: Keith Zuspan, Lise Brunhart, Jeff Bossard, Carolyn Keigley

Staff: Polly McLean, Nate Rockwood, Jane Martain, Kara John, Kyle Morgan

Partners: UPD- Anna Walker and Tyler Ackerman, UFA- Dustin Dern, Brighton Resort- Kim Doyle, Solitude- Amber Broadaway and Ian Redell, BCCA- Barbara Cameron, MSD- Morgan Julian

Public: Nicole Merges, Brian Reynolds, Chad Smith, Dani Poirier, Alex Miller, Don Despain, Mark Brinton, Angus Robertson, Wendy Smith, Joan Hadley, George Vargyas

### ANNOUNCEMENTS

- a. **Municipal Services District (MSD)** New Address: 860 Levoy Drive, Suite 300 Taylorsville, UT 84123  
Hours: 8:00 AM to 4:30 PM, & New Phone Number: (385) 910-5600
- b. **STR Subcommittee** meeting March 18<sup>th</sup> at 6PM.
- c. **Election dates:**
  - **May 1** notice of municipal offices to be voted on in the municipal general election;
  - **June 2-June 9** Municipal Candidate Declaration period
  - **August 1** Last day to register to vote
  - **August 12** Primary Election
  - **November 4** Municipal General Election

### PUBLIC INPUT

- 1) Barbara Cameron provided information from the BCCA discussion last night on a micro-transit possibility in Brighton. For pros, it would provide an on-demand transit for locals to resorts so they can avoid parking reservations. In summer, it might provide 15-minute header loops to visitors and locals in the upper canyon with certain nodes that might be Butler Fork, Cardiff, Silver Fork Lodge, Willow Heights, Brighton and Solitude. This could eliminate dangerous roadside parking such as at Cardiff. Visitors could park at a resort and take a shuttle to the lower trail heads. The cons are US Forest Service may not allow stops on public land like Cardiff, but other stops might be on private land. There could be long waits in line to catch a shuttle in summer due to the crowds, and there could be long wait times for the on-demand shuttle in the winter because of traffic and weather. Some suggestions, we could start charging for roadside parking at Cardiff and Willow Heights on summer weekends or just eliminate it altogether. We could try 15-minute summer loop shuttles on Saturday and Sunday. We could try an on-demand winter shuttle for locals on weekends, Thursday through Sunday, and it might eliminate a lot of STR rentals in the neighborhoods with bad tires or insufficient equipment. Sarah Langridge suggested that we talk with the town of Alta and Park City

to discuss what has worked for them. John Knoblock noted that Dan Knopp's transportation committee has some wonderful out-of-the-box suggestions. This could be continued at a road meeting in March or April.

## **WRITTEN COMMENT**

2) Sarah Langridge

### We need micro transit in the upper canyon

I would like to present to the Town of Brighton some ideas to help alleviate traffic and parking issues in the upper canyon, and problems with cars at short term rentals. My suggestion is that the town of Brighton help fund a free micro transit system in Big Cottonwood. It's possible that rather than run a full day service this could be offered from say 8.30am-11 am and then again 2.30pm-5pm daily. Our neighbors who are further advanced than BCC already have implemented these ideas and feel we can learn from them.

### Little Cottonwood

#### Alta Shuttle

They have two day time shuttles and one night shuttle (6-10pm). They run on a demand basis with a call to the shuttle driver. The driver then tells them how long they might be. Pick up points can be anywhere between Alta and Snowbird at any rental property, near a private residence, or HOA. The service is provided via a contract with Alta shuttles. Each vehicle seats 12-15 people and skis are loaded on the exterior. How is this funded? HOAs, Ski resorts, businesses, rental properties. Annual ridership is about 50,000 people Mid Dec to mid-April. Annual cost \$250,000.

Any problems with the service that has grown and started as a grass roots effort? Yes, there can be long waits due to traffic and snow. Some suggest a van that circulates continually on a time frame would be better.

### Park City

Park City ran a similar micro transit service through High Valley Transit, but it was discontinued last year.

Park City had 29,681 rides in the city limits between November 2023 and March 9<sup>th</sup> 2024. 4.5 customers per hour. 180 people used the system more than 50 times. Apparently 15 mins is considered a fair wait time but customers were waiting 27 mins with the micro transit in Park City and that led to unhappy people. High Valley Transit contact: 435 246 1538. This was a far larger program than the one provided in LCC and I think was in the range of \$1.5M annually.

### My suggestion for BCC

Nightly rentals need this and it will keep cars OFF the road and ease parking congestion. Residents will love this. UTA will love this because it could eliminate stops in the upper canyon for them and they could concentrate on taking a fully loaded bus to the base of the canyon in a faster time and thus they could be an excellent resource for a grant to help fund this because they would save money themselves.

I would suggest contracting with an airport shuttle system that wants to expand. Their incentive would also be that they would have increased short-term rental rides from the

airport as visitors wouldn't need to hire a car. Visitors in upper Silver Fork could ski down to meet the pick up and probably ski home at the end of the day too.

Three vans all the time (maybe 4 during peak hours). I also suggest an app that shows the location of each shuttle (Park City bus system uses 'My stop' and High Valley transit has their own app) Suggested hours might be 8.30am-11am and 2.30pm-5pm How to pay for this?

Lodging resort tax

Solitude resort

Brighton resort

Businesses (Silver Fork lodge)

UTA grant?

Visit Salt Lake grant?

Other type of grant?

I suggest regular mini vans rather than a larger expensive sprinter type van. Electric would be great and may be eligible for a grant?

For information on the Alta shuttle service go to <http://TownofAlta.utah.gov> phone Molly Austin at the town of Alta 801 742 3533

Sarah Langridge

847 767 5455

### **3) Dani Poirier**

Wasatch Backcountry Alliance does not support increasing the roadside parking reservation fee charged by Interstate Parking Management. As access to public lands becomes increasingly expensive, it risks becoming inaccessible to many in our community. These are public lands, and it is critical that any parking fee structure prioritizes equitable access rather than creating unnecessary financial barriers.

Before any fee increase is considered, we need transparency on the performance and impact of the current reservation system. Specifically, we request data on system usage—how often reservations sell out and which zones are most in demand. Additionally, we need a clear breakdown of revenue: beyond covering the costs of the reservation system and associated staffing, where does the excess revenue go? Is it being reinvested into our local community, or is it simply generating profit for Interstate Parking?

We urge the Town Council to demand greater accountability and transparency before allowing any increase in fees that could further restrict access to our public lands. Thank you for your time and consideration.

### **MINUTES. RECORDING 8:51.**

Lise Brunhart moved to approve the minutes for the Town Council Meeting on February 11<sup>th</sup>, 2025, and Carolyn Keigley seconded the motion. The minutes were approved unanimously.

### **UPD- Dispatch 801-840-4000. RECORDING 9:44.**

Anna Walker reported that in the month of February 2025 the Town of Brighton had 354 calls for service or documented police interactions. 96 of those were citizen or vehicle assistance

calls. 60 of those calls were assistant calls where officers pulled vehicles back onto the road from slide offs or other various forms of being stuck in the snow. More than half of those vehicles had inadequate tires to be in the canyon. Only about 20 of those were at times when the traction law lights were flashing in effect. There were three search and rescues in the town of Brighton and one death. There were 2 documented assaults, 20 reports of lost or stolen property, all of which were from the resorts, 2 reports of vandalism, 36 documented parking problems that police addressed, and 13 cases regarding watershed. UPD has been in contact with the frequent snowmobilers and those suspected of violating the snow machine restrictions off Guardsman. Officer Todd, who's been a long time Canyon Patrol officer, has earned a specialty position within Unified Police Department, and will be leaving the canyon. We'll have Officer Wilson and Officer Stock back with us. They were both former canyon personnel, and we're lucky to have them back in Big Cottonwood Canyon. Anna clarified that citations are issued whenever possible, but there are times when it's more appropriate to get them back on the road so they aren't impeding traffic, and so the officers can respond to others in need.

#### **UFA. RECORDING 12:16.**

Dusty Dern reported that in this legislative session, they closely followed several bills including House Bill, 267 which limited labor organization's ability to collectively bargain and limits some uses of tax fair funds. As the date of implementation approaches, they'll be working with attorneys and labor groups. Chief Burchett's intent is to keep everything at status quo because they have a good relationship with the labor group. House Bill 65 was a presumptive cancer bill for firefighters. It addresses 15 cancers that are considered presumptive and will provide funding to start doing cancer screenings for every firefighter. Those 49 years and under will be screened every five years, and those over 50 are screened every three. It will be on the municipalities to start funding that through their municipal budgets. Senate Bill 215 is regarding ambulance transport and EMS services. Rather than the state issuing licenses for transport and inter facility transports in certain areas, it's up to those municipalities, but it doesn't impact UFA. The local 1696 Fire School is coming up on March 21 and the council can sign up to see what the firefighters do. Recruit camps are down to 33 firefighters after losing a couple last week. They'll be hitting the streets on the first of June, which will help staffing the new station in Eagle Mountain. They are in the budget process, and Chief Burchette will present his budget message to the council in April. They'll be working through the rest of the committees before the new fiscal year. Dusty sent a safety message to share with the community about cooking fires. It was a busy month with lots of calls at the ski resorts. They ran 72 incidents, 66 of those were emergent responses which, at 92%, is the highest rate of emergent responses across any of the UFA areas. There were lots of critical, traumatic injuries over the last month and crews, ski patrols, and UPD are responding and handling everything well.

#### **SKI RESORTS. RECORDING 16:16.**

##### **Solitude**

Amber Broadway reported spring hours are now 9am-4pm Monday-Thursday, and 9-5pm Friday-Sunday on the lower mountain lifts. On select Thursdays, Roundhouse will be kept open late for food and drink. It can be accessed by snowshoes, skins, or walking uphill. The Sluice Box

is a new bar upstairs in Last Chance. There will be a St. Patrick's Day treasure hunt. At the end of March is the Redbull Cascade event that is invitation only by Free Ride Skier Bobby Brown in the Sunrise Terrain Park. In April there will be Pond Skimming, and Military to the Mountain Camp. It's for wounded veterans to spend a week learning to ski at Solitude. Reservations and paid parking will continue through the end of March. They expect to be open through mid-May.

### **Brighton**

Kim Doyle reported they've had big Spring Break crowds. There are a lot of events at the Sidewinder over the next few weekends including a bourbon activation for St. Patty's Day. The Bomb Hole Cup is at the end of the month, which is their biggest event. They plan to be open through the first week of May for Meltdown.

### **BUSINESS**

#### **a. Solitude Wyssen Towers, Existing and Proposed. For discussion and possible action. Presented by Ian Reddell. RECORDING 20:29.**

Ian Reddell represented Solitude Mountain Resort and showed a power point to provide background information. Over 80% of the mountain is affected by avalanches. Avalanches fail on slopes that are 30 degrees or greater, which is much of their terrain. Currently in Honeycomb Canyon, they have four Wyssen towers that the council permitted in 2022. The west side of the canyon that faces east gets a lot of sunshine this time of year, creating more avalanche problems due to rapid warming. It causes wet and dry snow avalanches. There are 36 points along the ridge where explosive hand charges are shot. There is a route in the apron that is done after the ridge work where explosives are used before the public is allowed in the canyon. Ian showed videos of the hand charge route where explosives initiated several avalanches. To increase safety, Solitude is requesting to install more Remote Avalanche Control Systems (RACS). They prefer the Wyssen Tower because it provides air blasts with high explosives. Ian provided field research; Brighton has 4 Gazex towers. Alta has 14 Wyssen towers, an Oval X, and a Gazex. Snowbird has 17 Wyssen towers, and UDOT has 29 Wyssen towers and 23 Gazex in Little Cottonwood Canyon. Solitude has 4 Wyssen towers. Their request is to install 4 more this summer and 3 more in the summer of 2026. The ridge route is 1 mile of exposure that their patrol must travel, and this would help to get a handle on the avalanche hazard. They would be able to manage the area faster and more efficiently. They are remotely detonated from a cell phone, and all 4 are triggered at once. It will result in workers' safety, less exposure for the teams on the ridge, they can throw fewer shots, and it is less time in the elements. This will also mean earlier terrain openings, which allow the guests to compact the weak layers and reduce the avalanche hazard for the next cycle. It will create less booms by going from 35 shots along the ridge to 11. The Wasatch will be quieter, which everyone can appreciate.

Dan Knopp noted that Ian's wife worked for him, and he remembers her being called every time Ian was in an avalanche. Solitude lost Jeff Brewer in 1996 from the same ridge being considered tonight. Dan has been in two avalanches himself and has been to 5 avalanche funerals. Dan directed the MSD to give Solitude as much latitude as possible on this to allow them to install these towers. The council was supportive.

This section was resumed at RECORDING 42:35.

Polly McLean noted the previous approval was needed because the towers are 30 feet tall, which triggers an FCOZ requirement. Typically, a 30-foot structure would not be permitted on a mountain ridgeline, but there is an exception in a Mountain Resort Zone for mountain resort improvements. It allows for waivers to protect public health and safety standards to reduce risk for natural manmade hazards.

Dan Knopp moved to approve a waiver pursuant to 19.72.190 to allow four towers installed in 2025, and 3 towers in 2026 as depicted in the illustration below. The motion passed unanimously.

Dan Knopp: Aye

Lise Brunhart: Aye

Keith Zuspan: Aye

Jeff Bossard: Aye

Carolyn Keigley: Aye



**b. Increase to the roadside reservation fee charged by Interstate Parking Management.  
For discussion and possible action. RECORDING 36:38.**

Dan Knopp has heard from many people who feel we should offer parking at a less expensive rate to keep it equitable.

Carolyn Keigley proposed the rate increase with the primary goal of safety by getting cars off the road. Many times, the resorts have parking spaces available, but people choose to park on the road because it's cheaper. She noted the expense of a ski pass and gear as well as the cost of gas to drive here, so when you pay that much, it's a poor excuse to say \$10 is too much to park.

Lise seconded Carolyn and thinks we need to change behavior. She understands equity and has been poor a lot of her life, but charging more for parking is a great way to have fewer vehicles. Jeff was in favor of raising the cost to \$20.

Keith agreed with Carolyn's comment that increasing the roadside cost would encourage people to park in the resort before the road. He is comfortable with the rate being \$20 or \$25. It was noted the backcountry spots are segregated because they can park an hour earlier. Resort lots open at 7am and backcountry opens at 6am.

Carolyn Keigley moved to increase the fee to \$20 and Lise Brunhart seconded the motion. The motion carried 4:1.

Dan Knopp: Nay

Lise Brunhart: Aye

Carolyn Keigley: Aye

Jeff Bossard: Aye

Keith Zuspan: Aye

**c. Hotline for mental health/spiritual crisis. Presented by Nicole Merges. RECORDING 45:28.**

Nicole Merges attended in light of recent tragic events in the canyon to address mental and emotional wellness. She is a trained chaplain, and minister, and has a coaching business to support people navigating depression in healthy and meaningful ways. Her first thought was for a community hotline, but she would be willing to create support groups, work with people individually, or workshops. Often things go under the radar until it becomes too much that a tragic event occurs. In a small, tight knit community, tragedy affects everyone. She came to the council to see if the town is interested in supporting the community in this way.

Mayor Dan proposed a working group of Lise, Carolyn, and Barbara to get together with Nicole and see what ideas they can come up with.

**d. An Ordinance of the Town of Brighton Amending the Zoning Map to Change the Zone for the Property at 11183-11185 East Mountain Sun Lane From FR-1/ZC (1 Dwelling Unit Per 2.25 Acres) Forestry Zone, to FR-1 Forestry Zone approved on August 13, 2024. For discussion and possible action. Pages 18-21. RECORDING 49:39.**

Keith Zuspan explained this directly affects Barbara Cameron and Dan Knopp. This was addressed in August, and an ordinance change is needed to codify the previous action. It was an oversight that there wasn't an actual ordinance at that time.

Jeff Bossard moved to adopt ordinance 2025-O-3-1 and Carolyn Keigley seconded the motion.

Jeff Bossard: Aye

Keith Zuspan: Aye

Lise Brunhart: Aye

Carolyn Keigley: Aye

Mayor Knopp recused

**e. Wasatch Choice Vision Update. For discussion. Pages 22-24. RECORDING**

Morgan Julian, MSD Planner, explained this is a regional vision map, hosted by the Wasatch Front Regional Council. The plan spans from Ogden to Provo along the Wasatch Front as well as the metropolitan areas of the valley. The purpose of the map is to gather regional input from individual cities, towns, and communities to help connect the dots about regional opportunities for economic, commercial, housing and transportation so that in the future, the whole valley has a great networking system that flows together. There have been many meetings with representatives from each community to give input on this plan. Some of the council members came to represent the Town of Brighton at one of these work sessions. The Wasatch Front Regional Council organized the input around centers and land use. The types of centers they envision are a combination of economic, commercial housing, and job opportunities within the center. The Town of Brighton doesn't have a lot of resources right now to support that type of center. However, transportation is a huge topic when it comes to the Town of Brighton. The council worked hard on getting things mapped out for the town, so Morgan asked the council to review that everything on the map is accurately displayed and reflects future plans for the town including transit lines that are expected to be improved in the coming years. The deadline is April 4, which is before the visioning meeting. Morgan will follow up to see if the plan can be amended if information is submitted after the due date since the visioning meeting and neighborhood nodes project need to be completed prior to inclusion in the map.

**f. Should Planning Commission include language in Title 19 Zoning regarding standards on "junkyards"? For discussion and direction. Presented by Morgan Julian.**

**RECORDING 1:02:19.**

Morgan Julian explained this section was originally in our code but was left out of Title 19 during the last revision. The provision for junkyards could include motor vehicles that aren't running, and other clutter that may impact health and safety standards.

Lise Brunhart moved to direct staff to take the junkyard standards to the Planning Commission for consideration. Jeff Bossard seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

**g. OAM2025-001354 amending Chapter 15.16 "Additional Technical Building Code", of Title 15 "Building and Construction", to include section 15.16.040, "Public Sanitary Sewer". For discussion and possible action. Presented by Morgan Julian. Pages 25-30**

Polly McLean explained that SLC Public Utilities requested more time to review this and provide input before the council voted. This item will be continued on a future agenda.

**h. Interlocal Cooperation Agreement between Salt Lake County and Town of Brighton for Municipal Elections. For discussion and possible action. Pages 31-42**

Polly McLean explained that for the county to carry out elections for the Town of Brighton, an interlocal agreement is required to proceed. Legal staff reviewed the agreement. Per Dan and Carolyn's question, this does not include the method of Ranked Choice Voting, which was not of interest to the council.

Carolyn moved to authorize the mayor to sign the Interlocal Agreement and Lise Brunhart seconded the motion. The motion carried unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Dan Knopp: Aye

Jeff Bossard: Aye

Keith Zuspan: Aye

**i. Approval to post the Job Opening for a Community Outreach Coordinator. For discussion and possible action. Pages 43-45**

The council reviewed the job description. Lise Brunhart thought it was well written, but too lengthy and intimidating. She would prefer to ease someone into the position. Dan envisioned latitude on how this is implemented. It covers all possible tasks, but they wouldn't be expected to start on everything from the beginning. Carolyn Keigley moved to get the job opening posted and Lise Brunhart seconded the motion. The motion passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

Jeff Bossard: Aye

**j. Mayor to authorize MSD staff to pursue a professional services contract for a subtility study to determine uses and facilities of a Multi-Purpose Building on Town Owned Land; not to exceed \$20,000. For discussion and possible action.**

Dan Knopp explained that Keith Zuspan is taking the lead on a project to rebuild on the town's land at the compactor site so that an area can be added for a mail and package drop off as well as storage. Keith Zuspan explained that it will be a multi-use facility, and to keep it simple, office space may need to be projected down the road. The primary focus would be to rebuild the compactor building and have it connected to water and sewer so that it can be easily cleaned and maintained. Recycling efforts could be expanded with a better designed facility. We currently have office space sufficient for our needs, but that could be revisited later. The firm the MSD worked with in the past designed a center for Kearns and now they'll be working with Magna. These plans will be a precursor to construction and can be implemented later when they are considered final. Keith will be the point person on this.

Lise Brunhart moved to authorize the MSD to pursue up to \$20,000 for the study and Keith Zuspan seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Keith Zuspan: Aye

Dan Knopp: Aye

Jeff Bossard: Aye  
Carolyn Keigley: Aye

## **PUBLIC INPUT**

- 1) Dani Poirier, the director of Wasatch Backcountry Alliance, noted they represent the human powered winter recreation in the central Wasatch. She commented regarding the cost increase to roadside parking reservations. Backcountry Alliance does not support this because access to public lands is becoming increasingly expensive and at the risk of becoming inaccessible to many in their community. It is critical to keep these access points. Parking structures should prioritize equitable access rather than creating financial barriers. Before a fee increase is considered, there should be transparency with the public on the current performance and impact of the reservation systems such as usage and how often it is sold out. They would also like to know about revenue, and where excess revenue is going after covering operational costs. Does it go back to the community, or for profit to Interstate. She acknowledged the comment that if people have enough money to ski, they can afford to park. However, in the case of many people parking on the roadside, they are backcountry skiers and not patrons of the resort. They may not have hundreds of dollars to spend at the resort, and they are just trying to access public lands.
- 2) Chad Smith noted it seems dangerous and problematic to have the roadside be the overflow parking lots for the resorts. People carry their gear while walking in the road because the side is filled with cars. We need to encourage more bussing rather than roadside parking. For future consideration, he wondered if there is a way to reserve a few parking spaces that could be for backcountry skiers only in the places they start so that people aren't parking there and then walking in the road to the resorts.

## **REPORTS**

### **Mayor's Report**

Dan Knopp noted we have concluded the real estate deal, and Keith will receive the earnest money being returned. The mayor expressed frustration with CWC because it's all housekeeping and the focus has shifted from transportation to the National Conservation and Recreation Area. For 6 years, Dan has argued about changing the boundaries that extend into the town, but that doesn't get addressed. The Rocky Mountain Power franchise agreement is close to being finalized for a 20-year term. They are the only place we get power from, and they've been great partners. It's a substantial amount of money to get our power lines buried. The portion on the highway is nearly complete, and this summer they will come into the neighborhoods which will go through people's yards so we will have to work together. It will be invasive because they've agreed to bury the secondary lines. Dan has good communication with them and encouraged community members to contact him if they have issues. The Forest Service is running into funding trouble with the federal government. Next month, we'll have an agenda item to discuss funding a ranger. They also need help funding restroom

roof repairs at Silver Lake. Dan and Carolyn have a meeting on Thursday to discuss the UPD model. It's a work in progress, but he's been very happy with their community policing.

### **Council Members' Reports**

**Lise Brunhart** thanked UPD for helping her by stopping traffic to allow her to turn onto S.R.190 on a high traffic day. She attended the Association of Municipal Council's meeting, and it was good to hear about the bills going through Legislature. The Wasatch Front Regional Council presented the things they are working toward. Lise set up an X page for the Town of Brighton. Our Facebook page has over 300 followers and Instagram is twice that.

**Carolyn Keigley** reported she attended 10 meetings this past month in addition to BCCA and BI. This next month, she has 9 meetings for SLVLESA, UPD, and UFA. She emphasized the importance of becoming a town because it gives us a seat at the table with these entities, and allows us voting power and input on policies, budget, and operations. It also allows us to take leadership roles, such as her new position as the chairperson of the UPD Financial Committee, and the chair of the service district that collects money to pay UPD. Having these relationships will make a difference for our community, and the broader SLC community. SLVLESA just passed the annual resolution for tax revenue anticipating notes for \$18M. The notes are how they're able to make payments until the property tax revenue comes in.

**Jeff Bossard** kept his report short since he was unable to attend the Mosquito Abatement meeting yesterday while on spring break.

**Keith Zuspan** reported the PTIF account has \$5.364M. Last month we collected \$17,106 in interest, which is 4.5% annually. Zion's bank cash account has more than \$13,000 and the account will be replenished with a check for \$220,000 from earnest money for the property purchase that didn't go through. The MSD has moved and has all new phone numbers which are listed on their website. They began operations there yesterday. Regarding WFWRD and Momentum recycling, the glass bins have been 90% full. A new cover will be replaced on the recycling bins at the fire station like the one in Silver Fork with a single slot to help prevent contamination.

### **Emergency Management Report**

Jane Martain had nothing to report.

### **BCCA Report. RECORDING 1:32:20.**

Barbara Cameron reported the newsletter has about 1,320 subscribers with a 67% click rate. Last night at BCCA, James Kelsey from WFWRD presented interesting information. They contract with Waste Management for recycling at a huge facility called the Material Recovery Facility (the mrf). They're able to process 1 million pounds of recycling per day if there are no tangles such as plastic bags or garden hoses. He reviewed what can be recycled: clean plastic bottles, laundry jugs, milk jugs, and produce clamshells, cans, paper, cardboard, and the most valuable, aluminum. However, aluminum foil cannot be recycled because it vaporizes. The recycling symbols with 1, 2, and 5 can be recycled. Barbara expressed gratitude for the

community we live in and the fun events upcoming such as the full lunar eclipse on March 13<sup>th</sup> as well as a list of things she provided.

#### **PROPOSALS FOR FUTURE AGENDA ITEMS**

- a. April 14<sup>th</sup> Visioning Meeting for Town of Brighton Council.
- b. Explore possibilities of the town reimbursing the plow fee for homes on town roads.
- c. Legislative session update.
- d. Forest Service Ranger Funding. For discussion and direction.
- e. Fund a new roof for the restrooms at Silver Lake. For discussion and possible action.

#### **CLOSED SESSION**

- a. Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property pursuant to Utah Code §52-4-205.

Not needed.

#### **ADJOURN**

Lise Brunhart moved to adjourn the meeting and Carolyn Keigley seconded the motion. The meeting was adjourned unanimously at 8:07pm.

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Submitted by Kara John, Town Clerk

# BRIGHTON SHORT TERM RENTAL SUB COMMITTEE

## MEETING MINUTES

Tuesday, March 18<sup>th</sup>, 2025, at 6:00pm

*\*Notification: Conducting the meeting with an anchor location presents a substantial risk to the health or safety of those present at the anchor location due to the snowstorm and related hazardous and congested traffic conditions, the public may participate in the meeting by following the directions of the public notice for the meeting.*

### ATTENDANCE

#### Subcommittee

Jeff Bossard (Meeting Chair), Carole McCalla, Carolyn Keigley, Mark Brinton, Barbara Cameron, Lise Brunhart

#### Staff

Kara John, Cameron Platt, Curtis Woodward

#### Public

Wendy Smith, Andrew Menlove, Brian Reynolds, Sarah Langridge, Justin Thomas, Tristan, Chad Smith, Senator Greaves, Mark Brinton, Philip Mervis, Tiffany for Marc, Carly Castle, Gwen Gushee, Scott and Rachel Heinbuch, iPhone, N. Sieckowski, Helen Hooper, Holly Lopez, Mark D., Matthew Longson, Marshall, Cottles, Annie Johnson, Angus Robertson, Kate Novak, Bill

### PUBLIC INPUT

#### WRITTEN COMMENTS:

##### 1) Sarah Langridge

##### We need short term rental zoning in the canyon

Increasing nightly rental caps is a disaster waiting to happen.

We need zoning that allows for homes that are well located for a nightly rental close to the main road and without a steep access to be zoned for nightly rentals whether they rent or not currently.

As it currently stands, when a home sells that is in a good location that license could be passed on to a home in a bad location only adding to the problems of nightly rental access we already have.

**It's the job of the elected officials of the town of Brighton to maintain our property values by making wise decisions.** Many buyers in a resort area want to receive a tax right off on their 'second home' and purchase using a 1031 exchange. If the property they are buying loses its short-term rental ability the value of that home goes down because the pool of buyers drastically changes. The same can be said for a purchaser of a mountain home in what appears to be a quiet location in the back woods when the neighborhood turns into a nightly rental nightmare with cars getting stuck and hot tub parties every night. Their values will also plummet.

I believe we will have additional issues with the new zoning rules of limiting 5000 sq feet for a home. The rule should pertain to the footprint and not the square footage because people will be looking to trade garage space for bedrooms, and this will translate to more cars stuck in the snow due to parking outside and makes snow removal harder too. Essentially a mess in the neighborhood and if it's located in a steeper section then it all just compounds. Adding additional bedrooms means adding bathrooms and more people which translates to more water.

My suggestion is:

- The town of Brighton embarks on nightly rental zoning right away and allows short-term rentals within that zone to be able to sell their property with the ability to convey that right upon sale of the home. Often buyers use the 1031 to purchase and then rent for two years and then stop and claim it as a primary.
- The town of Brighton stops issuing licenses to those in an unsuitable location and allows those neighborhoods to remain trouble free and quiet. This concentrates the areas allowed and are easily accessible making it easier to police as well.
- The town of Brighton requires garage space to be included in the building of new homes so that the number of bedrooms is reduced helping save our water.

## **2) Melanie Lees**

### **LIFE NEXT TO A SHORT TERM RENTAL: A LIVING HELL**

#### **Background Info:**

I spent my last 20 years enjoying the mountain life in Silverfork/Brighton. I cashed in my retirement from teaching and bought my small cabin in the beautiful Wasatch Mountains. I love my cabin and spent time and money fixing it up to be the perfect peaceful place for me and my family. Then, everything changed for the worst imaginable situation!

The small .28 lot next to my sanctuary was sold. The original buyer who bought it went through the building permit process, but then decided to sell it with the plans. The Menlove family ended up buying the lot and plans, claiming they were going to build a family cabin that they could enjoy. IT WAS A LIE!

They built the 4,000 square foot house on the tiny lot, very close to my place. The construction process was a nightmare as they tried to build through a very snowy winter. The noise, chaos and parking was a constant battle with construction workers and the homeowners, to say the least. But, I held onto the hope that it would get better, because they promised it was just going to be a family place to enjoy. How could I be so naive?! The truth that they were going to use it as a short term rental became a reality when I received the letter they had to distribute to the neighbors. Ugh!

So, is it fair that a small group of local retired people have to deal with a business on our quaint quiet road. The noise, light pollution and parking nightmares have been constant. The owners say they want to be good neighbors, but do not realize the impact that their rental property has on our lives whenever a renter shows up for their vacation. The lights are kept on constantly, when people are on the deck or in the hot tub, it sounds like they are in my house talking loudly, and many times are shouting and yelling for no apparent reason. But, they are on vacation so they do not care about the people that live here. Our

lives have been upended and disturbed, because of the short term rental and it is a crying shame...

Something needs to change, because I am very sad and discouraged with this whole situation. I am including documentation of all the times I have had to reach out to the owners to alleviate the disturbances. We have had to call Granicus twice about them parking in our driveways. I know one more strike can lead to a possible termination of the STR license, but how many times do I have to text the owners, and have them deal with the problems. Is it something I am going to have to do for the rest of my life and they can keep renting as long as the issue is taken care of within 20 minutes. There should be some type of limit on how many times the neighbors have to call the owners, before a change takes place.

Something must be done to change the situation on Silver Snow Lane, because it is a living hell!

Disturbances and issues from 11366 Silver Snow Lane

Oct. 5

3 AM yelling and screaming coming from home

4 AM awakened to someone puking off deck

Oct. 13

5 PM asked owner to ask guests to turn down music while they were in the hot tub, because it was so loud it was shaking my windows

Saw guy at the bbq grill throw his lit cigarette out into the yard

Nov. 23

Texted owner about Noise issues

Nov. 28

Texted owner about car parked in my driveway all night, couldn't get a hold of him so filed complaint with Granicus

Dec. 7

After 10 pm, texted owner about noise

Dec. 24

Trying to have relaxing Christmas eve with family, people loud in hot tub

Feb. 7

Past 10 pm, people were yelling and screaming inside house so loud it woke me up

Feb. 22

Guests kids were trespassing on my lot being loud

March 1

I had to move both of my cars out of my driveway, because the hot tub guy was stuck and was going to slide backwards into my vehicles if I didn't move them

### **3) Steve Hall**

The 24/25 winter season has been challenged on Silver Snow Lane and Silver Fork, with the increased traffic, noise and light generated from a building and business permitted on the street. It has changed life as we know it, on this quiet gravel one lane dead end. The permit issued allows eight vehicles, 15 people, with a two night minimum, bringing in a new group every weekend with a cleaning crew following the owner to seldom seen. Rentals begin in

September. At 10:30pm seven vehicles, all the lights on, a noisy hot tub continues until 3am, they asked the owners to have them turn off the lights. On October 3, a limo and bus and seven large vehicles juggling for space. There was a deck party at 3am. The next day, a hot tub cleaner parked in our space because there's no room left at the rental. He was asked to move. They filed a complaint with Granicus, because they came home from a two-week trip to find no parking at their house. They contacted the owner, and they weren't answering and ended up denying it was his renters. They asked permission to approach the renters, walked to the rental, asked them to contact the owner, and escorted the car owner to move out of the parking area, and filed a complaint. It's been a constant problem. There were dogs on site, late hot tubs, and every weekend is the same challenge. The main problems are parking noise, lights on and inability of people to navigate in the snow

#### **4) Jonathan and Natalie Backman**

We purchased our house at 7802 Nordic Trail Lane in October and immediately started the process to get approval for STR. We plan to move into this house full time in the summer, but in the meantime wanted to rent out our place. We had a water meter installed, had the fire marshal come out and do an inspection, we also had the necessary sewer and water forms. Our original STR application was submitted at the end of Nov (around Nov 20). Unfortunately, we didn't hear back until Jan, when we were told, we needed to re-submit our application as the STR form changed in 2025. We resubmitted our STR application around Jan 15.

On Feb 4, we received an email from SLC PU explaining that they wouldn't be able to sign off on our STR application until they could do an on-site visit after the snow melted and some green vegetation has returned (see original email in string below). We then reached out to Billie Lujan (cc'd) and as you can see from string below, she shared this with Brighton City in early Feb. My understanding was that Brighton City was going to see if something could be done in this situation.

Our ask to the STR subcommittee is to provide temporary STR approval if the only thing pending full approval is an on-site visit that has to happen without any snow. We fully understand the importance of these on-site visits and want them to be done, however having to wait over 6 months when everything else is done seems unreasonable. We would appreciate it if a temporary approval for STR would be given until an on-site visit could be done. Assuming SLC PU approves at that point, the normal STR approval would be granted. If SLC PU did not approve, the temporary approval would be rejected until all necessary approvals were in place.

#### **5) Ulrich Brunhart**

A few quick comments, roughly based on the published agenda:

- Please maintain the STR caps in Silver Fork and Pine Tree. Any more rentals will strain our community, as well as water and road infrastructure.
- Density of STR's in Mule Hollow area - with a recent home sale, the saturation in our neighborhood "dropped" to 40%. Still rather high. The biggest problem for us is the traffic (only one way in for residents, renters, management, upkeep, cleaners, repairs). On snow

days you never know what to expect. Carol and her crew are trying hard, but inadequate vehicles frequently create problems. Add kids sledding down the road and building snowmen in the street, lost and unprepared Uber drivers, and late night gatherings, and the neighborhood fabric is being compromised.

- IADU's and STR's - this is a thorny issue. MSD Staff, the Planning Commission and the Town Council are all working on coming up with a viable, fair solution. Water companies MUST be involved in these discussions. Almost all the water companies have adequate historical data on water availability, and over use should not be tolerated

- Granicus - It is important to have an impartial complaint portal. I feel we should keep it.

## **6) Dustin Armstrong**

My wife Crystal and I own the home at 8071 Millicent View Lane. As you deliberate the role of Salt Lake City Public Utilities in the short term rental process, I would like to share my recent experience with SLCPU, demonstrating that they do not provide value to the STR process.

This Fall our STR license came up for renewal, I was notified by Carole McCalla of Cottonwood Lodging that we would need sign off from SLCPU, including a site and wetland survey. Carole sent me their requirements and I was immediately confused, as it was clear the requirements centered around new construction and had little to do with STRs. Nonetheless, I reached out to SLCPU, leaving a voicemail with Bella Leonardo in their permitting office. I did not receive a call back. A few days later I called again and spoke with Bella, who emailed me the same information that Carole had provided. I responded to her email with some clarifying questions but did not get a response.

Around this same time I spoke with Brighton home owner Helen Rivamonte, who I knew was also going through the STR renewal process. She relayed to me that she'd been having a terrible time with SLCPU. She'd hired a surveyor who had at that point made multiple trips up to Brighton, as each time she submitted the survey to SLCPU they responded asking for more information they hadn't initially requested. She was now out several thousand dollars and had seemingly made no progress with SLCPU.

To avoid Helen's grief, I emailed SLCPU on October 13 letting them know exactly what would be included in my site survey, asking them to notify me if it was incomplete. Several weeks passed with no response from SLCPU. On November 1, I postmarked a letter to SLCPU with an attestation about my work and a summary of what the survey would include. On November 13, I finally received a response from SLCPU to my email sent a month before regarding the requirement for the site survey. At that point the survey was already complete and the property under 2 feet of snow, negating any opportunity for further work.

SLCPU was neither responsive nor helpful. In truth I don't really fault them for this, as their role is really in making sure new construction does not damage wetlands or pollute water sources. SLCPU's work really has nothing to do with assuring the safety of short term rentals.

I should note that prior to SLCPU's involvement, my home passed the very thorough safety and fire inspection currently required for all STR permits. I personally spent over a dozen hours bringing my deck up to code and over \$2000 on electrical and plumbing upgrades,

arborist work, and other items. I was happy to do it, as I want my home to be safe for me, my family, and guests.

In conclusion, I readily acknowledge that the STR permit process does need regulation for the good of all of Brighton. The current safety and fire inspections required for STR permits are sufficient to assure this happens. SLCPU's involvement on the other hand does not add value, only immense cost and grief to Brighton homeowners.

Thank you for your consideration,  
Dustin and Crystal Armstrong

## **VERBAL COMMENTS**

**7) Brian Reynolds** prepared a comment for the Planning Commission discussion on IADUs and STRs, so he highlighted his argument. There's a distinct difference between an IADU and an STR, so they should be dealt with in different areas of the code. The IADU is an overall use and occupancy issue, and the STRs are a conditional use issue. And then, with respect to STRs in IADUs, they should be addressed in the STR area of the code. The IADU code would be very specific only to the definition and that only one IADU is allowed per residence. He also referenced water availability letters, which is an issue for the planning committee, and they are considering expanding the scope of the letters. Right now, the letter simply states that water is available to the property, and it doesn't provide any other attestation and representation. Brian thinks these letters are an important way to manage water usage, not only for new construction, but for IADUs, and for short-term rentals. The letters give the water companies the ability to manage water usage within their district, and that's a more effective mechanism than having the city develop codes and restrictions regarding different uses. Each water district is unique with its own issues. For some, water is scarcer than others. If we direct each of these uses with a water availability letter, it would be a better process to manage overall water usage within that district. He recommends we also modify the letters related to the STRs. A letter should be required for renovation, because it could increase water usage, particularly if it adds an IADU in the property. A concern with new construction is people may exclude IADUs, bathrooms, and second kitchens because they want to essentially show a property that uses very little water, but then turn around and put in the kitchen, the bathrooms, and end up with a property that's using a much, much larger amount of water than was contemplated in the original construction. His additional comment is there is no reason to address two STRs in the IADU section of the contract, because it's already addressed in the STR section of the contract. You can't have two STRs on a property because your STR license only allows one. Also, there's an affidavit that was possibly required for the seller to provide to the buyer showing the configuration and use of the property. This is not necessary, because the seller conveys no rights or restrictions to the buyer when they sell the property. The buyer has to start a new application process for the STR, so there's no necessity to convey this. Why are we providing an affidavit to that effect?

## **WRITTEN COMMENT**

**8) Tristan, Ingrid, Inès and Xavier Whitehorne**

Hi STR Committee

We feel really privileged to have recently acquired our modest property in the Silver Fork community.

After an extensive amount of research of worldwide ski locations we landed on the Big Cottonwood Canyon as the best place for us to have a ski home. We reviewed climate change studies, annual snowfall statistics, average temperature statistics, ski infrastructure, property prices and other features. Other places on our shortlist included Niseko in Japan and Cervinia in Italy but in the end, the town of Brighton won out because it presented the best “community”

We are a family of four from Sydney, Australia. My wife Ingrid (originally from Belgium who loves skiing) works with global grocery retailers and I am a stay at home dad (currently recovering from shoulder surgery following a snowboard accident in Park City in January) who looks after our 13y.o. son Xavier who has Autism and Intellectual Disability (but loves skiing and really benefits from being surrounded by the kind of nature that Brighton offers). Xavier has a twin sister Inès (who also loves skiing and has future aspirations to become a disability ski instructor and Engineer amongst other things).

We are planning on becoming full-time winter residents once our kids have completed high school in four years’ time. Until then we will be spending our January’s there (Australian summer vacation) and are also hoping to get a summer vacation in July (our Aussie winter ... the annual snowfall in Australia resorts is about the same as a good storm in Big Cottonwood Canyon) and can’t wait to become more involved in the community.

We are in the process of applying for an STR license in the community and look forward to a positive outcome once all the necessary processes have been completed. We truly believe that a healthy mix of STR rentals, longer term leases and permanent residents contribute to a healthier community. We feel that keeping the home occupied is best for both the home itself and economic vibrancy of the Brighton community.

- The income generated by the property helps us maintain it and contribute to the community shared such as running a water and sewer company, providing waste management and broadband services, plowing etc.
- The guests who stay in the property will contribute to the Big Cottonwood economy while they are here, whether that is paying directly for services at the ski resorts or with other local businesses such as the Silver Fork lodge. Or indirectly as part of their Lodging costs for people that clear snow, clean and manage homes or manage our water system.
- According to a fantastic study by the University of Utah (<https://d36oiwf74r1rap.cloudfront.net/wpcontent/uploads/2024/02/TT-Report-Feb2024.pdf>):

- There were over 6500 winter recreation related jobs in Salt Lake County
  - o tourism led to over \$23.38B for Utah’s economy and supported about 9% of the state’s total employment
  - o Only about 30% of Direct visitor spending is on lodging with the other 70% being spent elsewhere in the economy.

We have asked Cottonwood Lodging, a local business and employer to help us manage the property responsibly and we prefer to rent to parties that are well within the home’s capacity to support.

We are looking forward to meeting our new neighbors over the next few years when we are over at the home and becoming more involved in the community. Thanks in advance for considering our application and other important issues such as quotas and permitting and management processes.

#### **VERBAL COMMENT**

**9) Wendy Smith** commented on item number five, clarification of IADUs and STRS. She echoed Brian regarding the affidavit. State law doesn't require an affidavit, but it says that "a municipality may" meaning they can choose "to record a notice for an internal accessory dwelling unit, and that the notice shall include, if they choose to do that, a description of the primary dwelling, a statement that the primary dwelling contains an IADU and a statement that the IADU may only be used in accordance with the municipalities land use regulations". So, Brighton can just require notice, it doesn't need to be an affidavit. An affidavit requires a buyer or an owner to go in front of a notary. It can be a notice which a buyer would receive when they do their title work to purchase, and it would indicate that the home has an IADU and that it has to be used in accordance with Brighton's land use regulations. I don't think that the affidavit should go into detail into what those regulations are, because those things can be adjusted and changed, and you don't want the notice to be out of date. Wendy recommended making it a notice, not an affidavit. That eases the burden of getting it signed in front of a notary and makes it simple with reference to the land use regulations, but not list the details, as those can change, and we don't want to have to go back and adjust that notice. The short-term rental license process should specify what part of the home would be rented, because, by the state definition, an IADU is whichever part of the property the owner is renting. According to the state definition, the municipality cannot regulate the size of the IADU in relation to the primary dwelling, and the owner should have flexibility, depending on their life circumstances, to change whether they occupy one part of the property or the other.

**10) Andrew Menlove** commented that he's been around for a while. They fought a long fight recently to build and establish a short-term rental in Silver Fork, about two minutes from Solitude. The house is built and fully licensed. They've complied with all rules and regulations. They've been renting successfully for about five months now. They've had a few issues, especially early on, before they could put all the systems in place. He didn't sugarcoat anything, they've had some issues, but they've worked extremely hard to solve these problems. They've worked out a lot of kinks, especially over the winter. They're incredibly responsive to the neighbors' concerns, solving any issue within minutes. They've spent 10s of 1,000s of dollars, finding great solutions to any issue expressed. They text with neighbors frequently, almost weekly to understand if there's any issues. They've had very few issues in the last three months. Unfortunately, they just have two extremely grumpy, very sensitive people that are mad that they built a home near them and they're in cahoots against Andrew. He expressed concern with the Granicus system. It's a great idea meant to tackle big issues. It's meant to penalize egregious offenses caused by poor property managers. His experience hasn't been great, and these two neighbors have used it as a weapon against him. Even the slightest offense gets reported. He has lots of examples such

as a guest quit using the hot tub at 10:01PM, and they are reported for being one minute past quiet time. One guest had kids playing in the yard in the snow in the middle of the day which disturbed the neighbor's dogs, so it was reported. There was an issue where a person parked incorrectly. They were parked fully within Andrew's driveway as shown in video and photo evidence, but they were right on the edge of the road, so this was reported to Granicus. In what world can a grumpy neighbor have this much power over his property and livelihood? Someone could make a bunch of unfounded complaints and suddenly, he could lose his license. Where's the due process? Can he defend himself? Is there a trial process? Can evidence be presented? Can his legal counsel be involved to combat unfair allegations? It's not a trivial matter, it's his business. His family lives off rental income here, and if one person parks incorrectly for an hour, suddenly, he's lost his economic livelihood, and he'd have to sell the home. It's an egregious abuse of power and infringement on property rights. If someone drives to the Brighton store, but park in the neighbor's driveway, does the Brighton store lose its ability to sell its products? No. Does someone get a ticket? Yes. He doesn't understand why short-term rentals should be treated any differently. They're working hard to make this work. The solution he proposed is to introduce a fine schedule, not a revocation of license. Issues should be thoroughly documented. An owner should have the ability to resolve a concern before it becomes a citation. And then there should be evidence presented if there is, in fact, an issue that's not solved. Fine the owners based on valid complaints. Fines could be on a graduated scale, such as \$500 for the first offense, \$1,000 for the second offense, and up from there. This would bring more revenue to the town, and not absolutely bury owners who are dealing with tricky neighbors and relying on this income for their livelihood, like himself.

#### **WRITTEN COMMENT**

##### **11) Gwen Gushee**

"My address is 11333, East, Silver Fork Road, three houses west of the Menlove property. The Menlove building is essentially a frat house. There is loud screaming, yelling and for some reason, howling at all hours of the day, and especially at night. Even three houses away, the noise is offensive. The owner of the property is never here and dismisses the concerns of the people who live near the house. Gwen had to put barricades in front of their garage to keep people from backing into and hitting it, as some have missed just by inches. In the Silver Fork community, we have a 15% STR cap, and there is a waiting list. An STR is not a right, it's a privilege, and should be treated as such. If an STR property owner is dismissive of the concerns of the locals, then that STR should be rescinded and given to someone on the waiting list who is more worthy of the STR license privilege.

##### **12) Chad Smith**

Chad commented on item 4 on the licensing process. He would strongly vote on avoiding the involvement of Salt Lake City Public Utilities in the licensing process to whatever extent is possible or legal. He hasn't personally gotten a short-term license, but did go through the FCOZ process and learned that SLCPU can take half a year to get something done that should take about a week. He encouraged finding ways to do that better, more efficiently, more directly, than involving them. Item number 5, the IADU and STR clarification, as Brian

Reynolds mentioned, the Planning Commission is meeting tomorrow night, and this is a big part of what they're discussing. Their packet looks awesome and proposes a huge improvement, but I did notice that definitions are still ambiguous. Sometimes IADUs are referred to as a unit that is necessarily rented to be called an IADU. Other times, it refers to any home with two kitchens. Those two situations should be dealt with very differently. The definitions and terminology need to be clear and not too onerous. The current affidavit requirement was adopted not long ago and was not vetted well. He remembers hearing the mayor say that he wished he'd been able to read it before it was launched. There could be a better way that doesn't require constantly updating a letter and could be less onerous for the owner or the seller. No short-term rental rights are conferred upon the sale or transfer of a house, so it doesn't necessarily make sense to have this document that says your house has two kitchens and therefore you must go before a notary before you can sell that house to someone. Chad strongly suggests, the short-term rental committee to recommend dropping this requirement so that the town council will instead just refer to the binding regulations already in place and governing short term rentals.

## **BUSINESS**

### **1. Look at overall STR numbers in the Town of Brighton. RECORDING 37:45.**

-Silver Fork: 30 is the cap, there are 30 licenses issued, and 1 application in process to be on the waitlist. Currently, there aren't any complete applications to move onto the waitlist. Curtis Woodward attended this meeting with short notice to fill in for the business license team. He double checked and confirmed the count of 30 licenses and no one on the waitlist. There was a discrepancy from a shared STR list showing one on the waitlist and a phone conversation with business licensing relaying there was no one on the waitlist. (RECORDING: 1:07:33)

-Pine Tree: 6 is the cap, 5 licenses issued, 2 in process.

-Brighton Loop: 32 licenses issued.

-Solitude Condos: 112 licenses issued; Solitude Village: 11 licenses issued.

-Giles Flat: 2 licenses issued.

-Forest Glen: 1 license issued. It was clarified this one is at the entrance to the neighborhood and connected to sewer, so unlike the rest of the neighborhood, it is eligible to rent short-term.

### **2. Update on STR cap in Silver Fork and Pine Tree. RECORDING 1:09:10.**

#### **a. Waiting list?**

Carole raised the question to the committee whether they understood the cap to be based off a percentage, or a fixed number. The survey Barbara Cameron sent out indicated a percentage, and that is what the community picked. Carole apologized to the community members who have been upset before this meeting with the impression that the committee would raise the cap. The intention is to validate the number of homes in Silver Fork and then take 15% of that number, which will grow as homes are built. There are about 260 water shares in Silver Fork, so that is a natural cap at 39 licenses once all the water connections are used. Based on the number of homes we have today, there should be 31 licenses allowed. There will be 5 builds this summer, so tracking the cap should be done by the MSD. It was estimated that between every 6 and 7 new homes built, another license can be issued.

Curtis Woodward highlighted the code language stating that “no more than 15% of residential properties within this area as of January 1, 2023”. The interpretation has been that the percentage was set as of a fixed date.

Carolyn Keigley moved to recommend to the town council to remove the date specific language so that as new construction is built, the percentage of STRs will increase. Barbara Cameron seconded the motion. As a nonvoting member, Mark Brinton was supportive of the motion. Lise was opposed until her neighborhood has zoning to prevent additional STRs in that area. Cameron Platt noted the difficulty of taking the date out is that it creates ambiguity about when that additional license exists. Is it when a certificate of occupancy is issued, or on January 1<sup>st</sup> of each year. It needs to be specified so the ordinance is easier to interpret and enforce. It was discussed that May would give applicants enough time to get applications submitted before the winter season.

Carolyn Keigley amended her motion directing legal counsel to write the ordinance so that on May 1<sup>st</sup> of every year the certificate of occupancies can be counted to determine the number of residences. Barbara Cameron seconded this motion.

The motion carried unanimously.

### **3. Look at density of STRs in Mule Hollow Rd area of Silver Fork. RECORDING 43:01.**

A screenshot was shared of the STR map from the Granicus dashboard. On Mule Hollow Road itself, there are 2 STRs, but in the surrounding area, there are 7 STRs that use the same access road into the neighborhood. It was unknown from looking at the map if one of those uses the lower road entrance that is not connected to the upper entrance in the winter. It was noted that all 7 are legally licensed STRs. It was estimated there are 20 homes in this area, so Jeff asked the committee if there should be no more STRs on the North side of Silver Fork. When caps were considered as a solution, the idea of limiting licenses when an area reached a specific density was also considered and could be revisited today or in the future. Lise was in favor of not allowing more STRs in this area. She is a resident of this area and shared a slideshow demonstrating the impacts visitors have had on disrupting access to and from their home. She also noted improvements, such as traction issues have improved by 50% this season from 15 incidents down to 7. This is thanks to Carole guiding her guests with traction socks, and also the extensive plowing Holly has done. The remainder of incidents may be resolved when the Johnsons are able to change their access point from Mountain Sun to Mule Hollow, which they are in process for. She thanked neighbor Pete Talvey, who lives on the corner intersection of Moose Track and Mountain Sun, for clearing the area and putting down ash to help people from sliding so it will be safer for everyone. Some of the biggest issues were on Dec. 27 where Lise recounted a stuck flatbed truck hooked up to the plow, but it was too steep and they were both slipping. Later that day, two more clients of this STR were sliding and one crashed the front end of their vehicle. That night, a tow truck slid down and crashed into a power pole in the same intersection. On Dec. 28<sup>th</sup>, the clients were sledding down Mountain Sun, making it even more icy. On Feb. 2<sup>nd</sup>, the Johnson clients were stuck at the bottom of the hill and had to hike in their groceries. On Feb. 3<sup>rd</sup>, the clients vehicle slid down the hill toward the fire hydrant, which it missed, but hit an elderberry tree. On Feb. 24<sup>th</sup>, a two wheel drive trying to access an STR got stuck sideways, blocking the road for hours. Pete was able to help but his wife missed her appointment. If there was less density, there would be less issues.

Carole noted that she manages 6 of the STRs in this area, and it is their biggest trouble area in the canyon, even more than Church Road where they have 3 rentals and where everyone expected extensive trouble. They've worked very hard and done everything they can to resolve these issues in the Mule Hollow area. They meet guests outside of the neighborhood to check tires, and they send them back down the canyon if they don't have adequate tires. They provide snow socks/chains and take people into the neighborhood to arrive at their rental. Access to the Johnson's property is the last issue to resolve, and they've discontinued rentals after President's Day weekend for the remainder of the winter season, and they are in process to change access to the road below the house in the future. Carole asked that the committee allow one more year to see if she can prevent further issues. She noted that not allowing any more rentals on the North side of Silver Fork impedes peoples ability to rent in the summer season when the same problems don't exist.

Jeff addressed the prior public comment encouraging zones where STRs are allowed and not allowed. He explained this was not a favorable approach in the STR survey that was administered. The input from the community determined a percentage cap was the best way to go.

Lise was in favor of revisiting this item in the future if the issues are unable to be resolved. She acknowledged the great job Carole is doing, and with expectations for the Johnson property remodel, she will be satisfied. It is important to keep the right vehicles on the road because it is visitors, not residents, having these issues.

Carolyn expanded on the importance of documenting complaints with pictures and other details. In Palm Springs, there are fines for false complaints. Also, having large fines make a bigger impact.

Curtis Woodward, MSD, acknowledged that the fines in place are already a significant price and highly motivating.

#### **4. Process of getting a new and renewal of STR license. RECORDING 1:25:07.**

##### **a. SLCPU involvement**

The town council adopted an ordinance on December 10<sup>th</sup>, 2024, amending section 5.19.063 for renewals to require a letter from the water provider only, and approval from the county health department. It was noted that Salt Lake City Public Utilities (SLCPU) was taking an extensive amount of time to review and approve applications and they would delay approval until the snow melts enough to do inspections. The timeline wasn't practical when licenses expire year round.

##### **b. Solitude Village**

Carole McCalla requested Solitude Village be removed from SLCPU review for initial license applications. It's an unnecessary extra step for the condo owners, or village homes, to have to do this. It slows down the process and they should be treated separately. Giles Flat would not be included in this exemption.

Cameron Platt explained that the town wants to avoid getting into an argument that should be between SLCPU, private water companies, and property owners. Requiring the letter is how we stay at a distance. Some of the contracts between SLCPU and the water systems would not allow STRs, but they are only looking at them individually when they come up. SLCPU doesn't

think STRs are a residential use. More research is needed to know if the Solitude area could be excluded from the requirement. Barbara added that the condo association is the one that deals with SLCPU and the individual condo owners don't have water shares. Jeff agreed with Carole that Solitude should be exempt and directed Cameron to investigate that possibility. Cameron thinks they could review the contract for that water system to see if it could work. He and Polly have been negotiating with SLCPU about the time line so they understand that if they take too long we can operate under our ordinance.

**c. Input from MSD on ways to improve and make the application process more efficient.**

Curtis Woodward explained they are continually making efforts to make the process more efficient. Business licenses are generally simple to process and just take checking the zone, building and fire inspections, and paying the fee. As new requirements are added, it takes time to work out a system to coordinate with various entities such as the health department and SLCPU. There are instances where other entities interpret the code differently such as homes built within the stream setback. The MSD interprets it for new builds, but SLCPU interprets it to apply for any structure regardless of when it was built. That has caused delays for some licenses. Now that the MSD has their own IT team, they're working to include them for better access to reports, maps, and data. The legal team will continue to refine things with SLCPU and then the council can adopt an ordinance to change the process at a later time. At this point, if SLCPU needs more than 15 days to do an inspection then the town can issue a conditional license to operate until that review is done. Cameron explained the due process for a business license of any kind in the town if they fail a condition that's required. The town would file a notice with license owner that we believe they're in violation. We have to specify what the reason is. They have the opportunity to appeal and present evidence to show that they are complying, or are they are not, and then at some point, there's going to be a determination, and the town would revoke, suspend, or just withdraw the notice. He emphasized for everyone that has a short term rental that their license can't be taken because of fraudulent claims by neighbors or because of claims from Granicus. There would be a formal notice and they would receive violations. They can appeal the violation through a hearing where everyone would present their evidence, and then the final decision would be made by an administrative law judge, not the council or legal team, but a neutral person. Only after those fines are administered multiple times would there be a potential for action to be taken on the short term rental license, and that would require a separate notice.

Jonathan Backman's license was discussed and the subcommittee expressed support for their initial license to be issued with the condition that SLCPU will review in the spring when they're able to inspect. Carole will reach out to business licensing with this information and include Polly and Cameron on the email. Cameron noted how much easier this would be in the valley, but the canyons have more restrictions because of the environment and the various agencies that try and protect it. Cameron and Polly look for solutions that make things easier while also protecting the town.

**5. Clarification of IADUs and STRs. RECORDING 1:53:55.**

Jeff Bossard informed everyone that this item is on the Planning Commission agenda tomorrow night. This topic has been discussed at the town council, at the planning commission, and at a joint meeting.

**6. How long do citations last? Indefinitely or do they go away after 1-2 years of no issues? RECORDING 1:55:20.**

Cameron Platt explained that code enforcement violations don't have a time frame; they last indefinitely. The executive branch of the government has the authority to enforce the law, and it can be broad or narrow. The Brighton administration has emphasized compliance, so there have not been very many occasions for monetary fines. They've worked with people to reduce fines if they comply. Currently, the code says the second or third violation can be increased, which is meant to be a motivation to not repeat the violation. However, if another violation happens over multiple years, enforcement will be considered with discretion and reasonableness if the owner is cooperative. Complaints cannot be made anonymously because there must be a witness who can testify. They must be filed with Granicus, or in an email to a town official or town clerk. It's appreciated that neighbors work with property owners directly to resolve issues, but when that doesn't work, complaints must be well documented with picture or video evidence of the violation. There are laws prohibiting false complaints, so if an owner thinks that is happening, they need to report that. There is not a set number of violations that lead to revoking a license. They're handled on a case by case basis so that the severity can be investigated. The ordinance says two violations within a six month period, specifically for short term rentals, can result in revocation or suspension of the license. There is a difference between a complaint, and an enforceable violation. If the issue is very egregious, the license could be revoked after a single incident.

**7. Status on Granicus and if it is still useful? What have they reported since the last STR meeting?**

The Granicus contract was renewed to keep the essential services like Rental Activity Monitoring, and Address Identification where the "crawlers" pull in listings within our geographical area and identify addresses for those listings based on assessor data we provide them. It excludes Solitude. Kara explained they don't report to us, but we have access to the dashboard to filter data and download reports. We provide license information to make each record more complete, to determine compliance status as well as contact phone numbers for hotline complaints. The service has been valuable to reach compliance. In a recent search of non-compliant properties, only one rental in the canyon was found to be operating without a license according to the information Granicus has found. In this case, Sally was already aware of it and has been in communication with the owner about potentially renting long term since they're not eligible for short-term. Granicus is not completely accurate because we've provided license information for rental records that they have not found, but ultimately, the information they provide has generally helped to bring rental owners into compliance. There was a report of a home advertising capacity to sleep more than the allowed 15 guests. The Granicus data can be filtered to show listings that can sleep more than 15, so Kara will follow up with Sally to notify these owners of the limit.

The legislative session considered bills that allow enforcement on the listing alone, as well as requiring a business license to be included on the listing. These will be followed to see if they are signed.

#### **8. Clarification between long-term and short-term rental business licenses.**

This item was initiated in the Planning Commission after discussion about rentals in IADUs. There is nothing that prohibits an owner from having both a long-term license and a short-term license. They can switch between and rent out long term for part of year and short-term for the other part. At another meeting, the subcommittee can discuss what happens to an STR license if it isn't being used, and how much use there should be to maintain a license. In Silver Fork, there may be some licenses that aren't being used but are taking up a spot toward the cap, which is unfair when there is a waitlist. Granicus can filter to find use based on documented stays, which are determined by reviews. There may be instances where a rental is being rented, but if guests don't leave a review, it will appear as if it is not being rented.

#### **9. Other items as needed**

Barbara Cameron moved to open public comment and Lise Brunhart seconded the motion. The motion passed unanimously.

#### **PUBLIC INPUT**

- 1) Sarah Langridge commented on the zoning because she hears these issues continually, and a place like Park City has zoning, and there are no issues to discuss because it's all zoned. She was involved in the original discussions about the caps for Silver Fork and she asked about zoning at that time, and was told zoning is going to take too long, and it needed to be under control immediately. She objected to percentage caps, and it's causing such a headache to everybody. She didn't vote because zoning wasn't even on the ballot. She'd like to see documentation that zoning was put out to people because she just don't believe it and never saw it. For instance, everybody voted for Brexit, and then after it happened, they realized that it was a terrible mistake, and they all wished that they could go back and say no. People need to understand what zoning would do for their property values, and it would stop this terrible headache for people with rentals on roads with a very steep gradient. Regarding Mule Hollow, maybe there's an issue with roads that are over a certain gradient, so don't give a permit to someone that's up a steep hill. It would help.
- 2) Tristan appreciates everything the subcommittee is doing with the amount of complexity in managing a balance in the community. He is in the middle of the process because an STR is incredibly important for their long term ownership until they're able to use the cabin more substantially. He figured it's not relevant right now to share all the problems he's had right now, but would be happy to share with any member of the committee. He knows as well as anyone about the legislation in town code for short term rentals because he's had to understand what he is buying. STRs are a fundamental thing for the economy of the town and the property values of the homes for both long term residents and people that are doing short term rentals. It is nice to hear that a lot of the problems are known and active steps are made towards solutions. SLCPU has

been difficult for him. They granted a license to the previous owner that was less than 12 months old, yet now he has to visit in summer. He appreciates efforts to improve the processes within the boundaries of legislation. It's unfair to change rules that people have based their businesses and livelihoods on.

- 3) Chad Smith asked if it's legally required for SLCPU to give initial sign off and inspections or if another entity can do that such as the private water companies.

Cameron Platt explained their involvement is based on Brighton town code out of respect to SLCPU's property interests.

Carolyn further explained that SLCPU's involvement began when there was a property owner with an STR that had no water. They would haul water up the canyon. The canyon is an area where UDOT has jurisdiction over the road, SLCPU owns the water, Forest Service is another entity that must be consulted and the town must work well with all of them and stay in alignment with the various interests.

Curtis added that the state law does give Salt Lake City what is termed extra territorial jurisdiction in their protected watershed. The problem is that it doesn't say what that extra territorial jurisdiction means. It means they do have some jurisdiction outside their city boundaries, and it's up to Brighton, the county, and other jurisdictions that control the land use and zoning to work with Salt Lake City and navigate what that means.

Chad understood and hoped there are ways to make it quicker and more smooth. He wondered where to address the question of affidavits.

Cameron replied that the STR committee or council are appropriate for that question since it isn't a land use issue. He recognized that it is more cumbersome to get an affidavit, but there is a specific reason for that. The goal of the affidavit was to provide enforceable notice to the town. If somebody provides a notice to us, there's no teeth to that. We want an affidavit, because we want somebody to go on record under penalty of perjury in front of a notary to describe what's happening, because that's going to be what triggers filing that notice on the property. There aren't any rights that are transferred with the sale of a property, but there are restrictions that are transferred. It doesn't become a fee simple ownership to the next owner, unless it was a fee simple that was sold. An affidavit is a sworn statement of the seller stating what is happening within a property when it is transferred, so that the restrictions transfer with it.

#### **SET NEXT MEETING IF NEEDED**

A meeting was not set, but future agenda items could include follow up on zoning for Mountain Sun Lane, and a discussion on how to handle licenses that aren't being used.

#### **ADJOURN**

Lise Brunhart moved to adjourn the meeting and Barbara Cameron seconded the motion. The meeting was adjourned at 8:37PM.

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Submitted by Kara John, Town Clerk



## Engineering Standard Drawings and Specifications

**Town of Brighton automatically adopts the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with exceptions noted in this document.**

## EXCEPTIONS TO APWA STANDARDS

APWA Plan No./ Specification Section	Exception
215, 216, 221.1, 221.2, 225, 229.1 & 229.2	APWA Plan No's. 221.1 and 221.2 are acceptable for use. APWA Plan No's. 215, 216, 225, 229.1, and 229.2 are not acceptable for use unless otherwise authorized by the MSD Engineer.
221.1, 221.2	When adverse slopes, right-of-way limitations, or existing obstructions occur, MSD Engineering may authorize deviations from the APWA apron/slope geometry.
251	Bituminous Concrete (asphalt) T-Patch thickness is 6" minimum for both residential and non-residential streets.
255	Bituminous Concrete (asphalt) T-Patch thickness is 6" minimum for both residential and non-residential streets.  2" mill and overlay are not required over T-Patch unless T-patch length is greater than 300 feet.
292	Steel tube is to be 12' x 2" x 2". Standard Plan 140 in this book applies in locations where sign is installed in concrete.
315.1, 315.2 & 316	Where APWA inlet plans refer to frame and grate per APWA Plan No. 308, contractor shall use Standard Plan 201 in this book, unless otherwise authorized by the MSD Engineer.
332	The use of pre-cast "knock-out" boxes in storm drain facilities may be authorized by the MSD Engineer, upon written request and provided the following conditions are met: a) All other requirements of APWA Plan 332 - Precast Box, are still met. b) Boxes shall have engineered design for AASHTO's HL-93 live load and shall be designed for lateral soil loads appropriate for the burial depth and conditions. c) The thickness of concrete collars where the pipe enters box at the knockout face shall extend 6" to 9" from the exterior face of the box and shall cover the entire side of the structure with no less than 12" concrete all the way around the pipe. Collars shall have a minimum of four (4) #4 dowels tying the collar to the precast box and include a #4 rebar ring or square tie around the pipe. d) Inspection and certification required on all precast boxes.
381	(Note 2A) - Use granular backfill borrow for common fill.
382	(Note 2B) - Use granular backfill borrow for common fill. (Note 3A) - Minimum trench width is to be Pipe O.D. + 24" or (Pipe O.D. x 1.25)+12", whichever is greater.
33 05 02	Public storm drain pipes and culverts shall be 15" dia.or greater RCP unless otherwise authorized by the MSD Engineer. Installation must follow manufacturer's direction. Provide a minimum amount of 1' cover over top of concrete pipes and 2' cover over the top of pipes of other materials unless approved otherwise by manufacturer and MSD Engineer. Corrugated metal pipe and vitrified clay pipe are not allowed.

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SYMBOL LEGEND						LINE LEGEND		
DESCRIPTION	EXIST.	PROP.	DESCRIPTION	EXIST.	PROP.	DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER			IRRIGATION			STORM DRAIN	SD	SD
CLEANOUT			IRRIGATION SHUT-OFF VALVE			SANITARY SEWER	SS	SS
SS MANHOLE			IRRIGATION CONTROL VALVE BOX			WATER	W	W
SS VALVE			IRRIGATION GATE			IRRIGATION	IRR	IRR
SS METER			NATURAL GAS			NATURAL GAS	G	G
SEWER STUB			NATURAL GAS			OVERHEAD POWER	DHE	DHE
STORM DRAIN			GAS METER			UNDERGROUND POWER	E	E
CATCH BASIN			GAS VALVE			OVERHEAD TELEPHONE	DHT	DHT
DRY WELL			GAS MANHOLE			UNDERGROUND TELEPHONE	T	T
SD CLEAN OUT BOX			SITE			FIBER OPTIC	FO	FO
FLARE END			BOLLARD			CABLE TELEVISION	CTV	CTV
COMMUNICATION			BOULDER			FENCE		
TELE. MANHOLE			DRINKING FOUNTAIN			MAJOR CONTOUR	4520	4520
TELE. PEDESTAL			FLAGPOLE			MINOR CONTOUR		
TELE. POLE			GATE			TOP OF BANK	TOB	TOB
TV PEDESTAL			MAIL BOX			TOE OF SLOPE	TOE	TOE
CABLE TV			PEDESTRIAN SIGNAL			PROPERTY LINE		
DOMESTIC WATER			SCHOOL SIGN			PROPERTY LINE (OPTIONAL)	P/L	P/L
FIRE HYDRANT			SIGN			RIGHT OF WAY	R/W	R/W
SPIGOT			SPOT ELEVATION			TEMPORARY EASEMENT	T/E	T/E
WATER MANHOLE			TREE (SHRUB)			PERMANENT EASEMENT	P/E	P/E
WATER METER			TREE			ROAD CENTERLINE		
WATER VALVE			TEST HOLE			ROAD ASPHALT		
YARD HYDRANT			WELL			ROAD GRAVEL	EG	EG
ELECTRIC			WELL (MONITORING)			CURB AND GUTTER		
ELEC. MANHOLE			CONCRETE FLATWORK			ATMS	ATMS	ATMS
ELEC. METER			ASPHALTIC CONCRETE			SAWCUT	SAW	SAW
ELEC. TRANS.			SURVEY			GRADING FILL LIMIT	FILL	FILL
JUNCTION BOX			CAP			GRADING CUT LIMIT	CUT	CUT
GUY WIRE			CTRL PT			DITCH/SWALE FLOWLINE		
POWER STUB								
POWER/UTILITY POLE								
STREET LIGHT								
STREET LIGHT WITH ARM								
TRAFFIC SIGNAL POLE								



LEGEND AND SYMBOLS

STANDARD PLAN  
100  
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## ABBREVIATIONS

ABBREV.	TERM
ALUM	ALUMINUM
APPROX.	APPROXIMATELY
ASSY	ASSEMBLY
∠	ANGLE
@	AT (MEASUREMENTS)
BC	BEGINNING OF CURVE
BFS	BEGIN FULL SUPER
BLDG	BUILDING
B.M.	BENCH MARK
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOA	BEGINNING OF ALIGNMENT
BP	BEGINNING OF PROFILE
BSC	BITUMINOUS SURFACE COURSE
BSW	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
B.W.	BOTH WAYS
C	CHANNEL (STRUCTURAL)
CJ	CONTROL JOINT
℄ or CL	CENTER LINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPLG	COUPLING
CTR	CENTER
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG OR °	DEGREE
DET	DETAIL
DIA OR Ø	DIAMETER
D.I.P.	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EA	EACH
EC	END OF CURVE
EFB	END FULL SUPER
ELB	ELBOW
ELEV OR EL	ELEVATION
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EOA	END OF ALIGNMENT
EP	END OF ALIGNMENT
E.W.	EACH WAY
EXIST	EXISTING
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION

## ABBREVIATIONS

ABBREV.	TERM
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FT OR '	FEET
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BREAK
GV	GATE VALVE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN. OR "	INCH
INV.	INVERT
K	CURVE COEFFICIENT
L	LEFT
LB	LINE BEGINNING
LB OR #	POUND
LF	LINEAL FEET
LN	LINEAL
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NO. OR #	NUMBER
O.C.	ON CENTER
OVERALL HP	OVERALL HIGH POINT
OVERALL LP	OVERALL LOW POINT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PI	TANGENT-TANGENT INTERSECT
PL OR ℄	PLATE OR PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	END OF CURVE
PVC	POLYVINYL-CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS OR RIGHT
R&R	REMOVE & REPLACE
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION
R/W OR ROW	RIGHT-OF-WAY
S	SLOPE

## ABBREVIATIONS

ABBREV.	TERM
SBO	SHOULDER BREAKOVER
SPEC	SPECIFICATION
STA	STATION
STD	STANDARD
STL	STEEL
ST STL	STAINLESS STEEL
TBC	TOP BACK OF CURB
TFC	TOP FACE OF CONCRETE
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCC	VERTICAL COMPOUND CURVE
VCCE	VCC ELEVATION
VCCS	VCC STATION
VRC	VERTICAL REVERSE CURVE
VRCE	VRC ELEVATION
VRCS	VRC STATION
W/	WITH
W/O	WITHOUT
W/REQ'D	WHERE REQUIRED



## ABBREVIATIONS

STANDARD PLAN

101

SHEET 1 OF 1

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## NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Public Works Engineer. Reference to specific sections of APWA does not limit requirements to that section.

**SUBGRADE:** See APWA Section 32 05 10 (Backfilling Roadways) for preparation and proof rolling of roadway, curb and gutter, and sidewalk.

**UNTREATED BASE COURSE:** Shall be Grade 1 as per APWA Section 32 11 23 (Aggregate Base Course). Place fill in no greater than 6 inch lifts after compaction as per APWA Section 32 05 10 (Backfilling Roadways). Compact to no less than 95% relative density based on the Modified Proctor Density as per APWA Section 31 23 26 (Compaction).

**PRIME COAT:** Prime coat, as directed by the engineer, on untreated base course before placing asphalt. See APWA Section 32 12 13.19 (Prime Coat).

**TACK COAT:** Grade SS-1, CSS-1, or CSS-1h emulsified asphalt shall be applied to existing asphalt concrete or portland cement concrete surfaces prior to placing asphalt concrete pavement as per APWA Section 32 12 13.13 (Tack Coat).

**ASPHALT CONCRETE:** Unless otherwise approved in writing by the MSD Public Works Engineer or their designated representative, all roads shall be considered Road Class III and the bituminous concrete mix designator used shall correspond to the table on Sheet 2. Minimum allowed roadway section – 3 inches asphalt concrete on 8 inches untreated base course. Thicker sections required for collectors, minor arterials, and roadways with heavy truck traffic. Construct road mix bituminous surface course only when air temperature in the shade and road bed temperature are greater than 50 degrees.



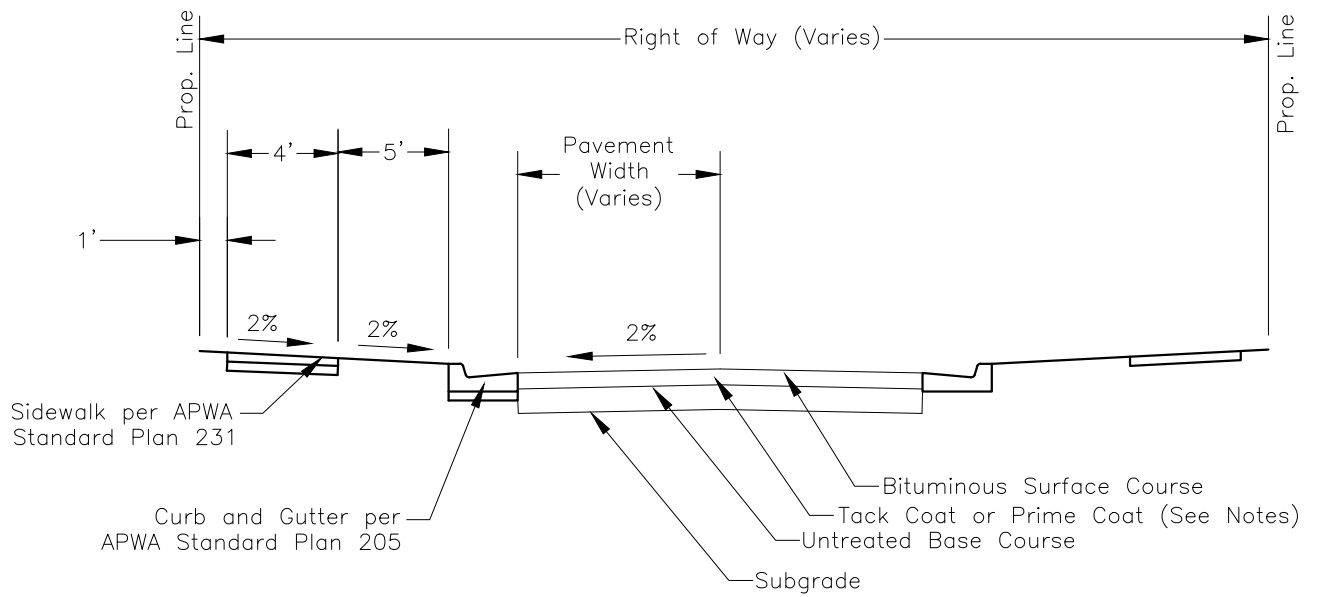
## ROADWAY SECTION

STANDARD PLAN

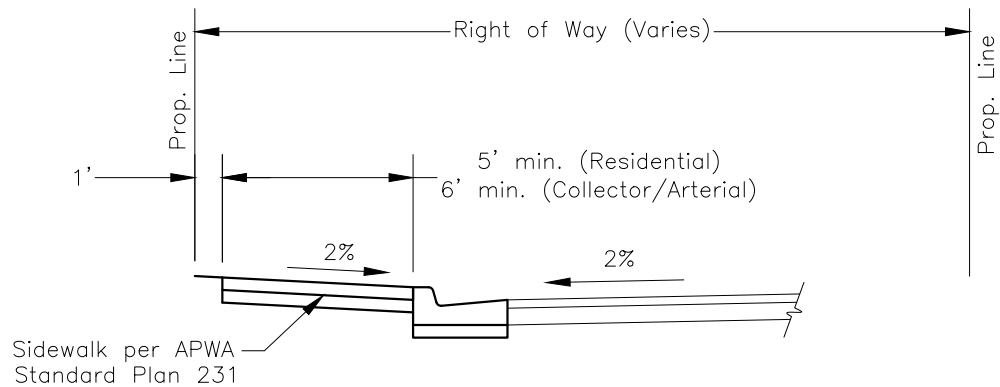
110

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## STANDARD CONFIGURATION



## CONTIGUOUS SIDEWALK

BITUMINOUS CONCRETE MIX DESIGNATOR BY ROADWAY CLASSIFICATION	
ROADWAY CLASSIFICATIONS*	BITUMINOUS CONCRETE MIX DESIGN**
Local/Private – Collector (60')	PG58-28, DM-1/2, 50 Blow
Collector (80') – Arterial (106')	PG64-34, DM-1/2, 50 Blow
Canyon Roads Cat. 2-6	PG58-28, DM-1/2, 50 Blow
Canyon Roads Cat. 1	PG64-34, DM-1/2, 50 Blow

\* See Section 14.12.100 of the municipal code for details.

\*\* See APWA 32 12 05.



## ROADWAY SECTION

STANDARD PLAN

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SHEET 2 OF 2

REV. 2025-0

## NOTES:

These Standard Drawings are intended to supplement all ADA and APWA guidelines and requirements. These drawings are for clarification, but do not alter, reduce or override any Federal ADA requirements.

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer. Reference to specific sections of APWA does not limit requirements to that section.

**SUBGRADE:** See APWA Section 32 05 10 (Backfilling Roadways) for preparation and proof rolling of roadway, curb and gutter, and sidewalk.

**UNTREATED BASE COURSE:** Shall be Grade 1 as per APWA Section 32 11 23 (Crushed Aggregate Base). Place fill in no greater than 6 inch lifts as per APWA Section 32 05 10 (Backfilling Roadways). Compact to no less than 95% relative density based on the Modified Proctor Density as required in APWA Section 31 23 26 (Compaction).

**CONCRETE:** Concrete shall be Class 4000 as per APWA 03 30 04 (Concrete).

**EXPANSION JOINT:** Expansion joint shall be 1/2" thick preformed expansion joint filler F1-bituminous mastic as per APWA Section 32 13 73 (Concrete Paving Joint Sealants) at each interface as shown.

**DETECTABLE WARNINGS:** Locate raised truncated domes so that the edge nearest the curb line is within 6 to 8 inches from the curb line excluding Curb Ramp Types H, and I where  $X < 5$  feet (see sheet 6 of 6). Provide 2-foot of truncated dome pattern at the lower end of all curb ramps extending the full width of the curb ramp. See typical dimensions on Type B Curb Ramp. Detectable warnings shall contrast visually with adjoining surfaces, either light-on-dark, or dark-on-light. Glued or surface applied domes are not acceptable for new construction. Stamped domes are not allowed under any conditions. Truncated dome materials shall be selected from the MSD approved materials list.

**RAMPS:** Length of any ramp not to exceed 15 feet. Ramp shown are examples only, site specific ramps may require modification and additional features to comply with current Federal ADA Guidelines.



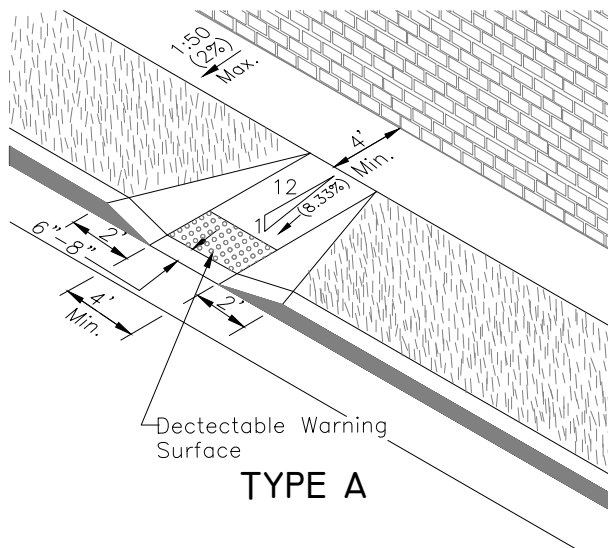
## CURB RAMPS

STANDARD PLAN

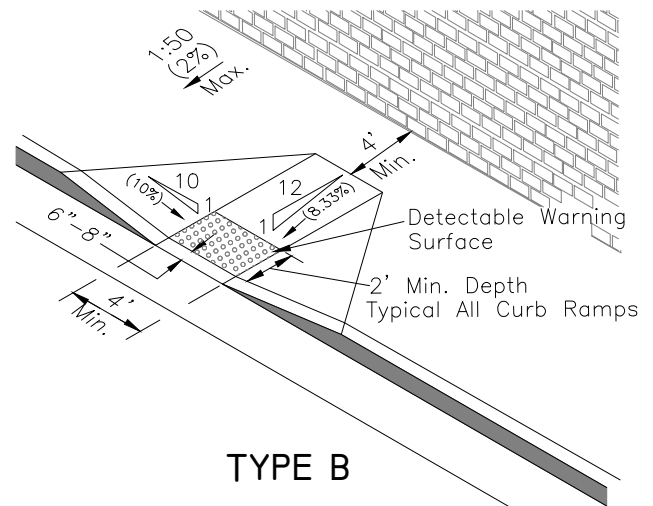
135

SHEET 1 OF 6

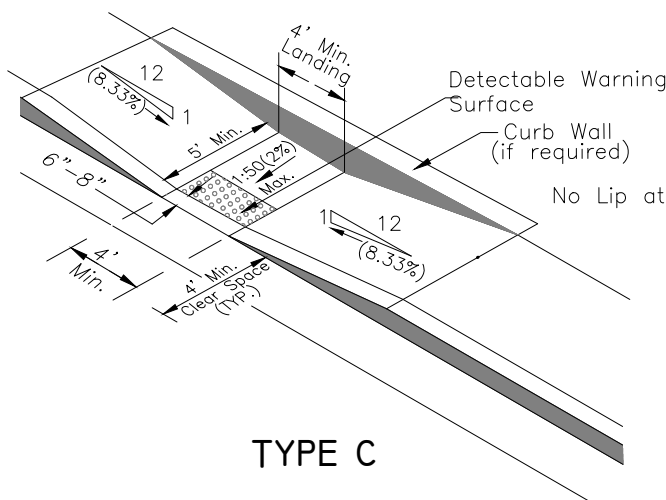
REV. 2025-0



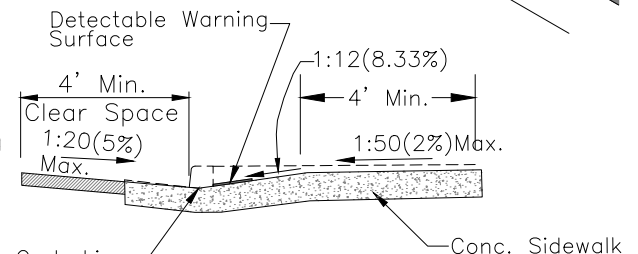
**TYPE A**



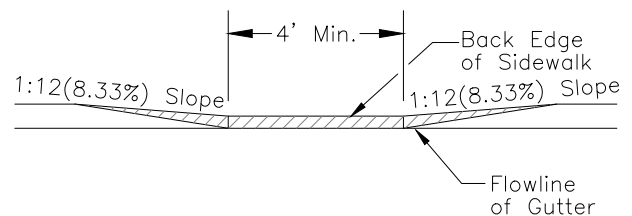
**TYPE B**



**TYPE C**



**SECTION TYPE A & B**



**ELEVATION TYPE C**

## NOTES:

1. TYPE A  
The entire ramp slope is achieved outside the sidewalk section. A concrete warped curb section shall begin 2' from edge of detectable warning surface.
2. TYPE B  
Provide at least 4' of sidewalk width beyond the ramp.
3. TYPE C  
Use this type of ramp when there is insufficient width to accommodate TYPE B curb ramp.
4. No pull box, utility vault, utility pole, manhole or similar appurtenance shall be located within the sidewalk ramp area.
5. It is desirable to locate all drain inlets out of sidewalk ramp area. Use of drain inlet within ramp area requires special design of inlets.
6. See Detail 'A' (sheet 4 of 6) for raised truncated dome detail on detectable warning surface.
7. Maximum cross slope of adjoining gutters and road surface immediately adjacent to the curb ramp, or accessible route, shall not exceed 1:20(5%).
8. Running and cross slope at midblock crossings shall be permitted to be warped to meet street or highway grade.



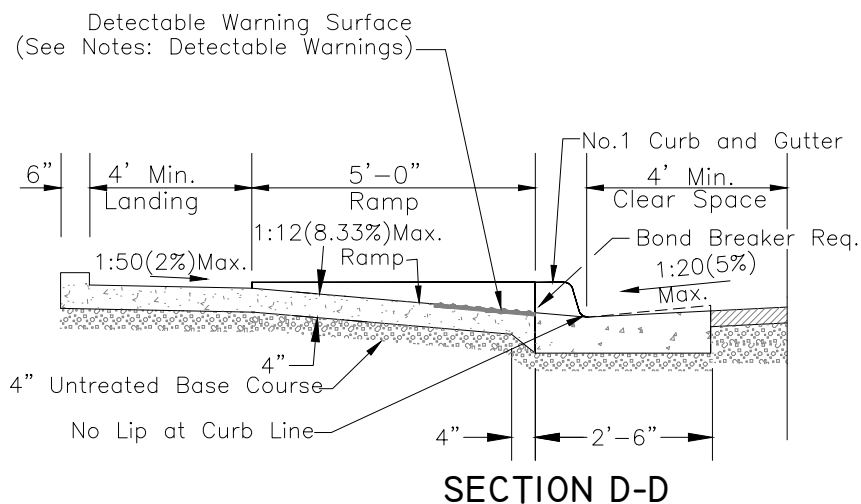
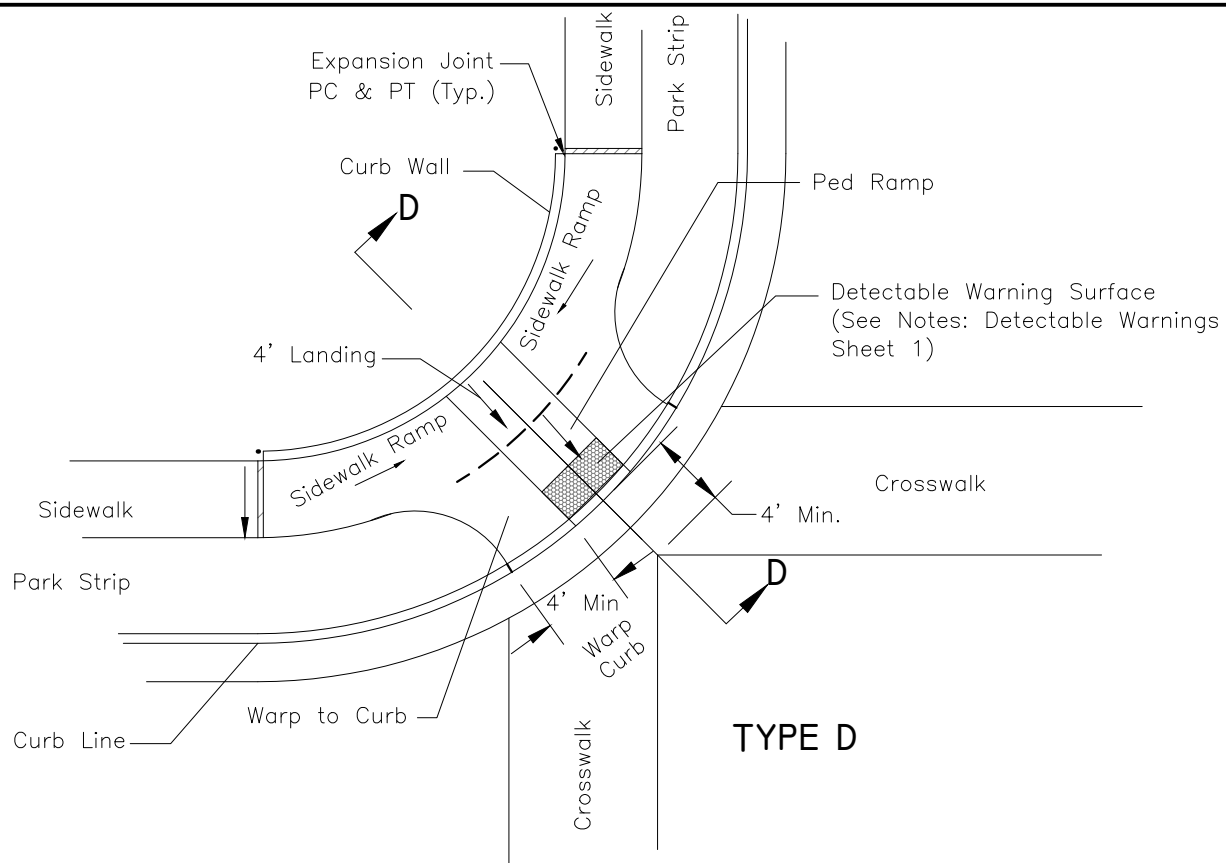
## CURB RAMPS

STANDARD PLAN

135

SHEET 2 OF 6

REV. 2025-0



## NOTES:

Landing: Cross Slope: 1:50(2%) Max. Towards The Street.

Ped Ramp Slope: 1:12(8.3%) Max.

Sidewalk Ramp: 1" Rise Required Length May Vary  
Slope May Vary, But 1:12(8.3%) Max.

Sidewalk: Cross Slope 1:50(2%) Max. Towards  
The Street.

Curb Wall: 6" Wide As Needed.



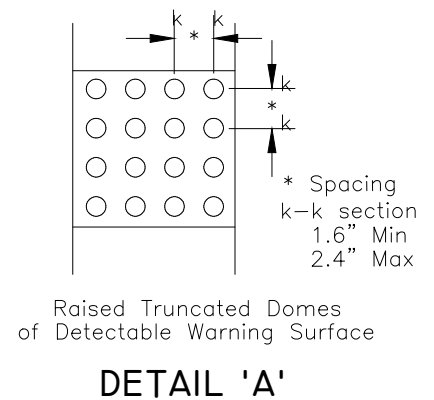
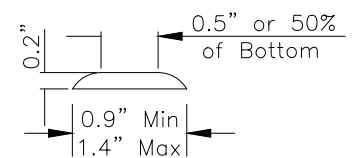
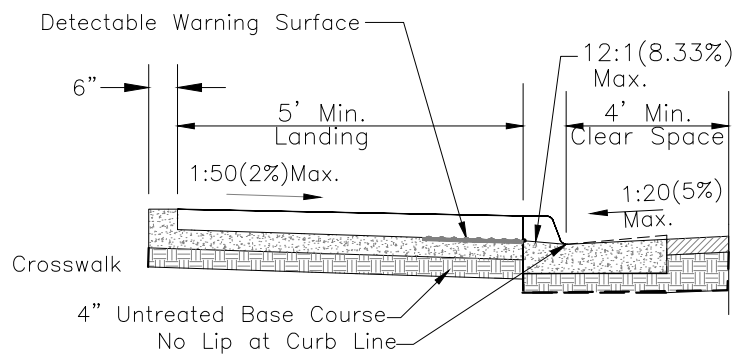
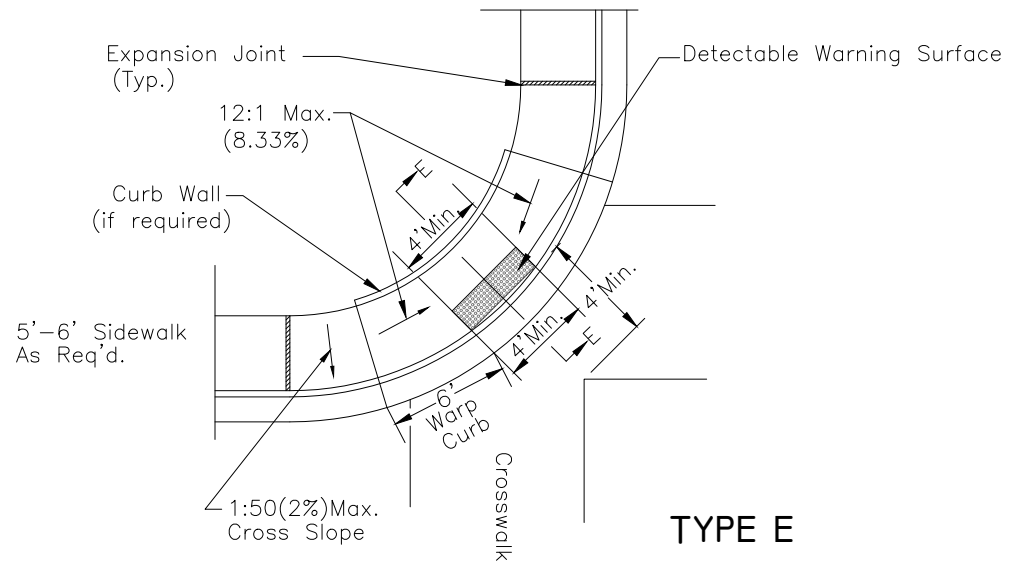
## CURB RAMPS

STANDARD PLAN

135

SHEET 3 OF 6

REV. 2025-0



## CURB RAMPS

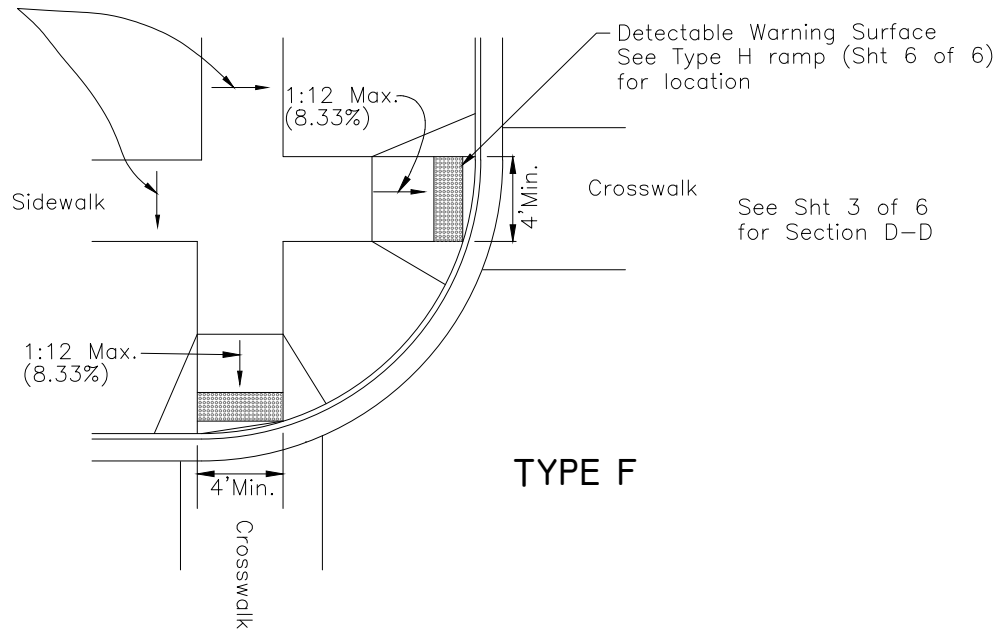
STANDARD PLAN

135

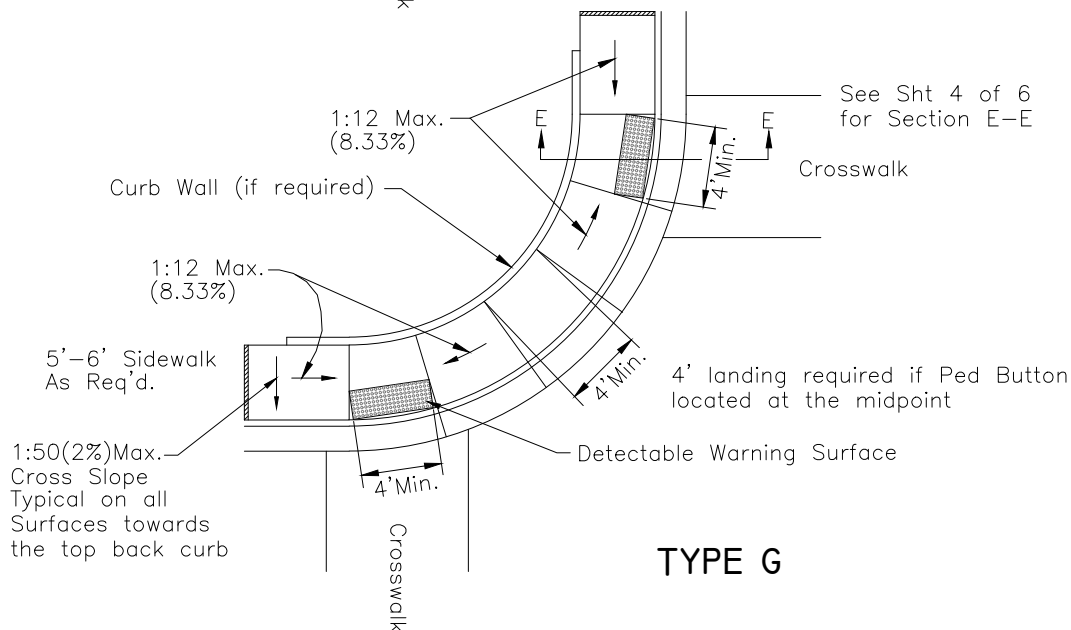
SHEET 4 OF 6

REV. 2025-0

1:50(2%)Max.  
Cross Slope



TYPE F



TYPE G

## NOTES:

1. Provide detectable warning surface for full width of ramp, min. 4' width.
2. Detectable warning surface is required wherever curb is absent.
3. When detectable warning surface is cut, grind remaining portion of any cut domes. Seal all cut panel edges to prevent water damage.
4. Locate curb cut within crosswalk.



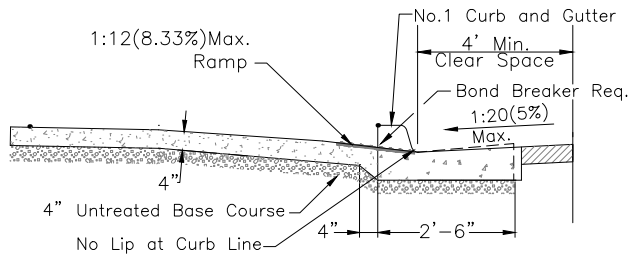
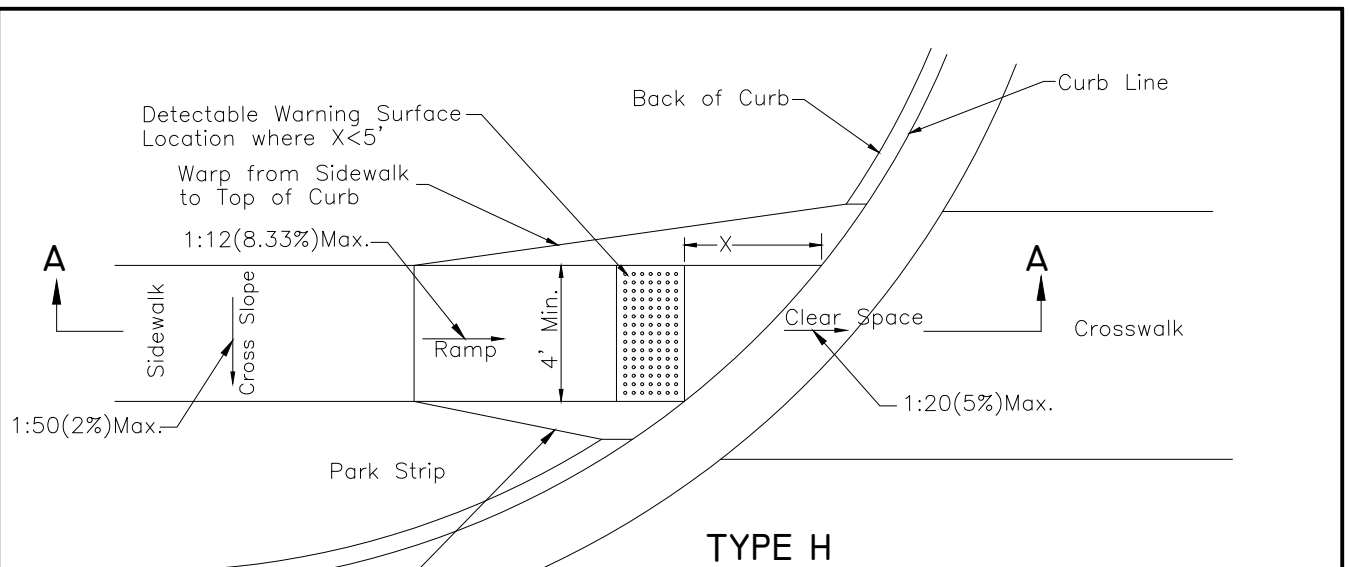
## CURB RAMPS

STANDARD PLAN

135

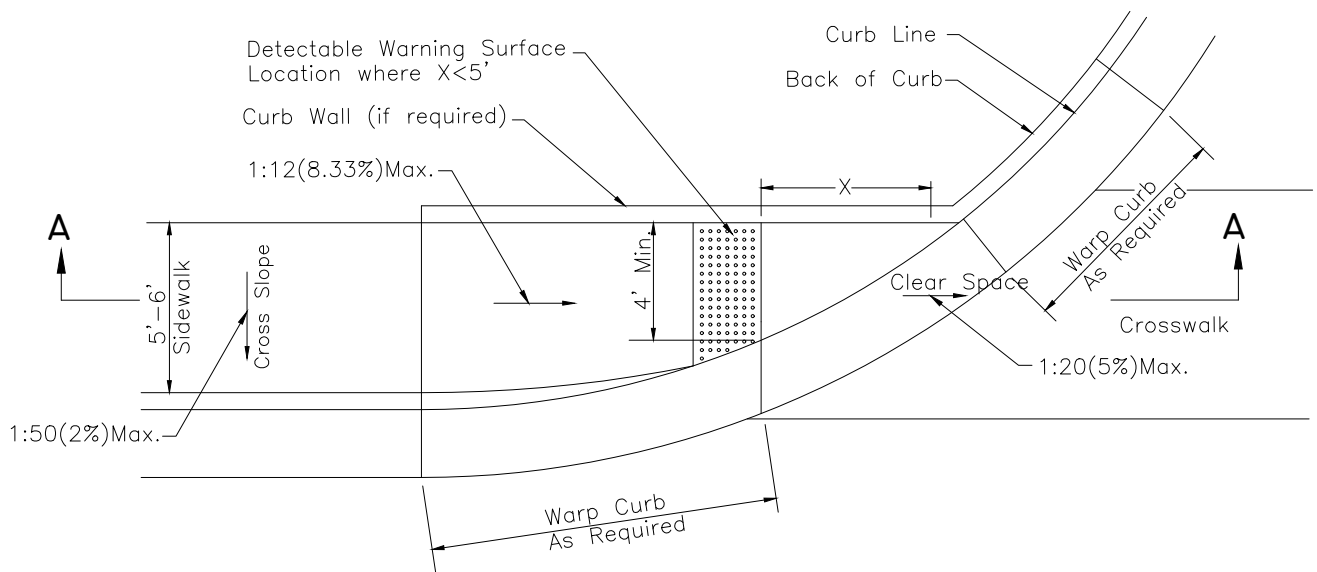
SHEET 5 OF 6

REV. 2025-0



SECTION A-A

REQUIRED DETECTABLE WARNING SURFACE  
LOCATION WHERE  $X > 5'$  FOR TYPE H & TYPE J



TYPE J



## CURB RAMPS

STANDARD PLAN

135

SHEET 6 OF 6

REV. 2025-0

## NOTES:

1. Get ENGINEER's approval of sign format and installation.
2. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. Install sign posts on corner selected by ENGINEER.
4. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



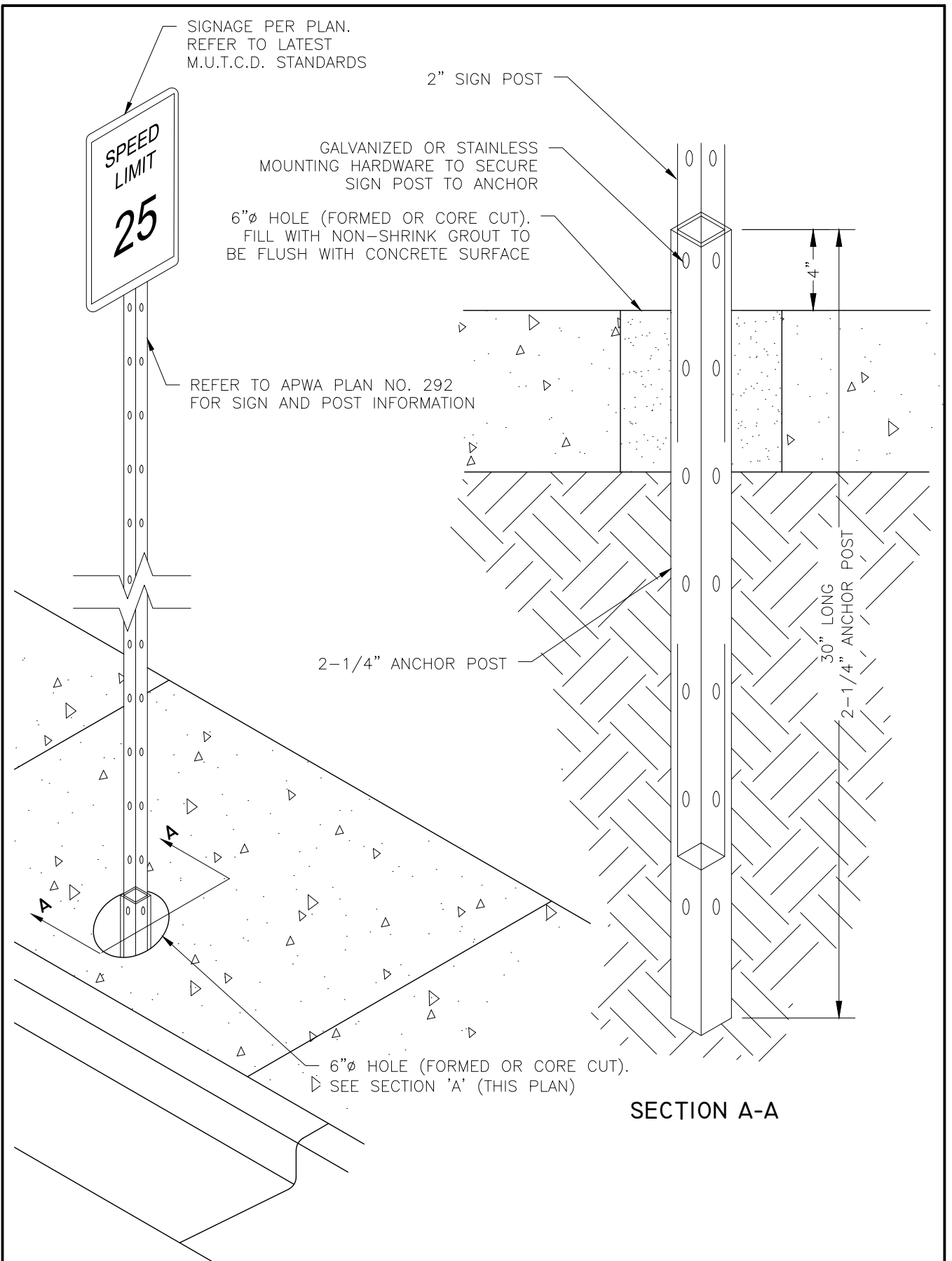
## SIGN POST IN CONCRETE DETAIL

STANDARD PLAN

140

SHEET 1 OF 2

REV. 2025-0



## SIGN POST IN CONCRETE DETAIL

STANDARD PLAN

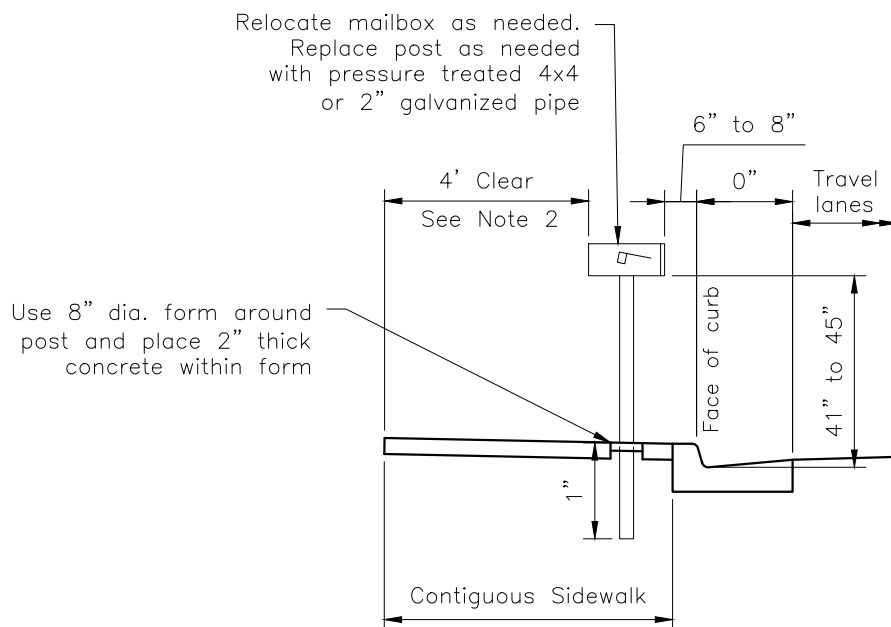
140

SHEET 2 OF 2

REV. 2025-0

## NOTES:

1. This detail has been developed to provide a location for utilities when sidewalk is placed contiguous with curb and gutter.
2. Minimum sidewalk clear width adjacent to obstruction shall be 4' unless otherwise approved by the MSD Engineer. Verify with the engineer that the appropriate right-of-way width exists where sidewalk must be widened around an obstruction.
3. Brick-stamped and colored concrete areas shall match the thickness of concrete and base course of the adjacent sidewalk.



**MAILBOX RELOCATION**



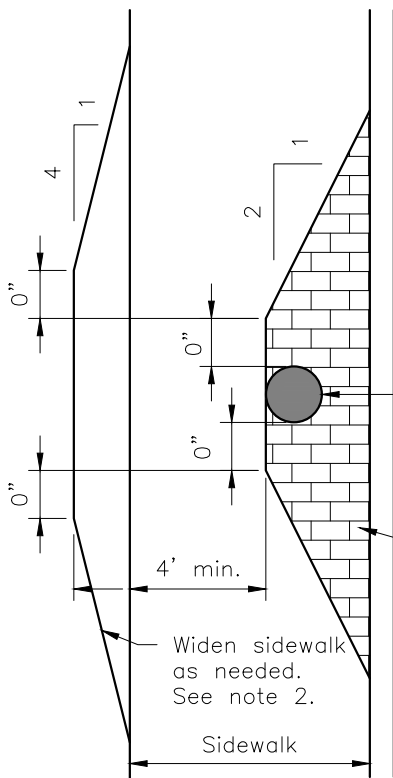
## SIDEWALK OBSTRUCTION DETAIL

STANDARD PLAN

150

SHEET 1 OF 2

REV. 2025-0



Brick-stamped concrete. See note 3.

Utility box or obstruction

Utility Pole or obstruction

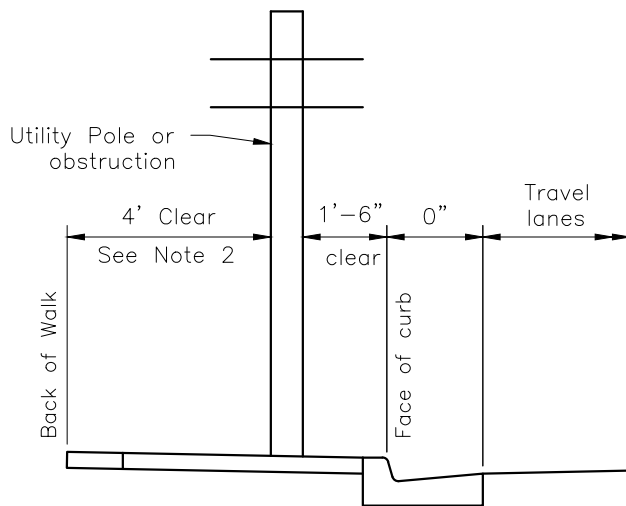
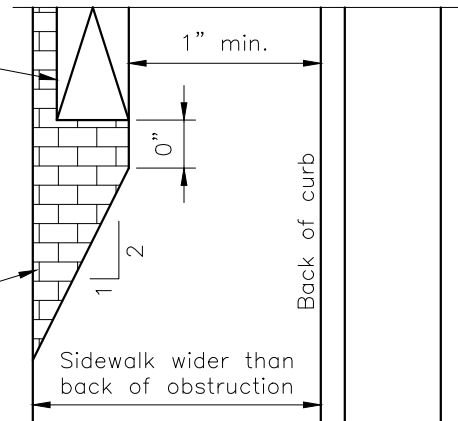
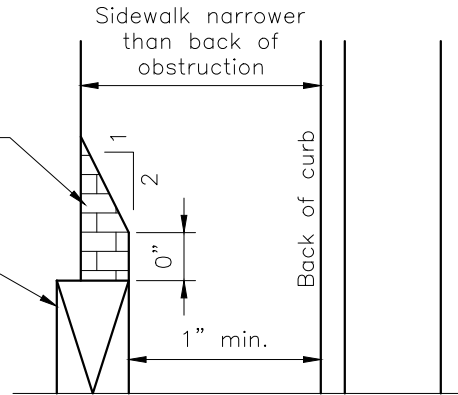
Utility box or obstruction

Brick-stamped concrete. See note 3.

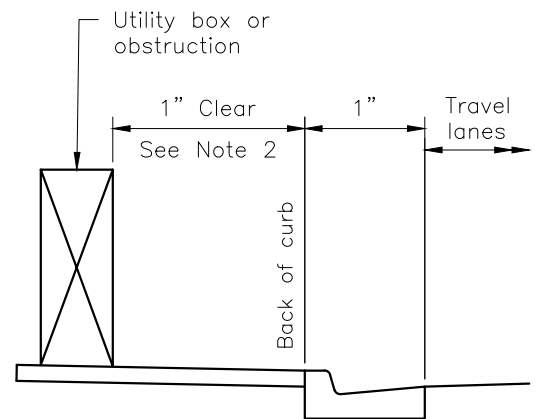
Brick-stamped concrete. See note 3.

Widen sidewalk as needed. See note 2.

Sidewalk



CURB-SIDE OBSTRUCTION



BACK-OF-WALK OBSTRUCTION



# SIDEWALK OBSTRUCTION DETAIL

STANDARD PLAN  
150  
SHEET 2 OF 2

REV. 2025-0

## NOTES:

1. Concrete is considered defective if any component has one or more of the conditions shown on sheet 2. The MSD may require section replacement for any latent defects not described.
2. Defective concrete resulting from an individual crack is defined as having at least one of the following:
  - horizontal separation wide enough to insert a dime
  - vertical displacement resulting from crack
  - spalling, spidering, or chipping of crack
3. Defective concrete resulting from multiple cracks is defined as having at least one of the following:
  - one section with multiple cracks where both ends of crack link with slab edge, joint, or another crack.
  - adjacent sections with one or more cracks where both ends of crack link with slab edge, joint, or another crack.
4. Defective concrete resulting from vertical displacement is defined as one of the following:
  - at time of performance bond release: any vertical displacement at construction joint or expansion joint.
  - concrete not under warranty: vertical displacement at construction joint or expansion joint greater than  $\frac{1}{4}$ ".
5. Defective concrete resulting from spalls is defined as one of the following:
  - at time of performance bond release: any spalling.
  - concrete not under warranty: spalling covering more than 20% of a section.



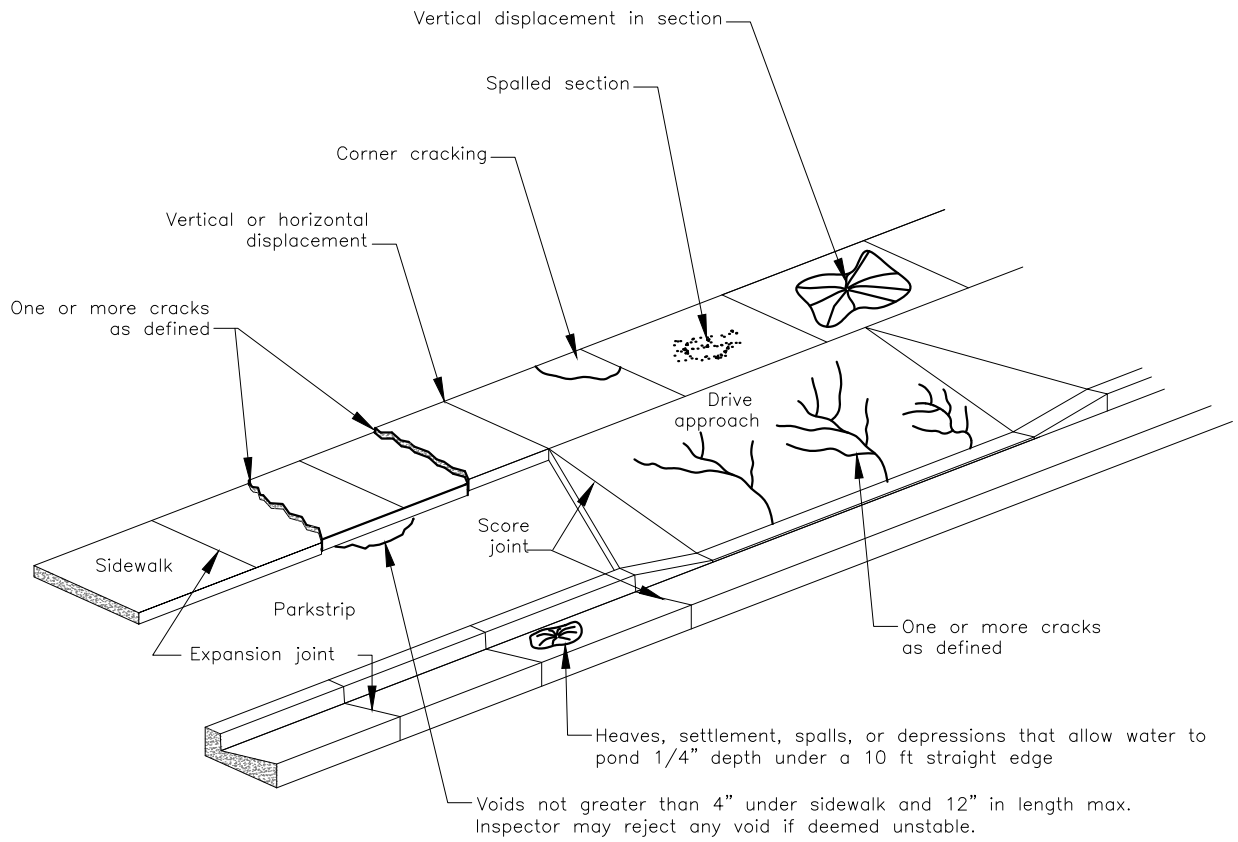
## DEFECTIVE CONCRETE

STANDARD PLAN

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SHEET 1 OF 2

REV. 2025-0



## DEFECTIVE CONCRETE

STANDARD PLAN

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SHEET 2 OF 2

REV. 2025-0

POLYURETHANE FINIAL

ASSEMBLY COLOR: BLACK



Mountain States Lighting  
609 Krista Court  
Murray, Utah 84123  
Phone 801-268-4879  
Fax 801-605-9058

FIXTURE SPECIFICATIONS

CATALOG NO.: MSL# M-TB-37-1  
OPTICAL SYSTEM: FLAT ARRAY W GLOBE  
IES CLASS.: TYPE III  
INPUT WATTAGE: 150W  
SERIES: SOLID STATE LIGHTING  
CCT: 3000K  
LINE VOLTAGE: 120:277V  
PAINT: TEXTURED BLACK  
INCLUDES: TERMINAL BLOCK  
WATTAGE SWITCH

PHOTOCELL 10 YR  
WARRANTY RIPLEY  
# RD8645-BK

HANG STRAIGHT  
PLUMBIZER WITH  
PHOTOCELL  
RECEPTACLE

FIXTURE BY MSL  
MSL# M-TB-37-1

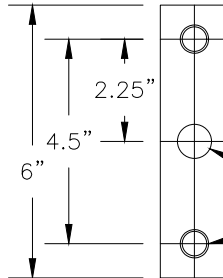
120 VOLT  
RECEPTACLE

2'-6"

1'-0"

6'-0"

1.5  
.75



ARM MOUNT DETAIL

ARM MOUNT PLATE WELDED ON ARM SIDE  
WITH WIRE HOLE CENTERED 6" DOWN  
FROM TOP OF POLE. PLATES ARE 1"  
THICK STEEL. ONE COVER PLATE IS  
INCLUDED FOR SINGLE ARM APPLICATIONS

3/4" DIAMETER WIRE ACCESS HOLE

5/8" x 11 UNC THREADED HOLE - 2 PLCS

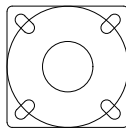
ANCHOR PLATE DETAIL

BASE PLATE

1" THICK x12.0" x 12.0" (Steel)

PLATE TEMPLATE

4 SLOTTED HOLES (1 1/8" x 2 1/4")  
90° use 12" Ø BOLT CIRCLE  
12" Ø WIREWAY (CNTR'D.)



ANCHOR BOLTS

4 - 1"Ø x 36" LONG HEADED BOLT  
PROJECT 4" OUT OF CONC.

POLE BY MOUNTAIN STATES LIGHTING  
P#25TFS-7/4.5-(2)ARM/MES/48"L-22MAD(NAME)BK  
25' TAPERED FLUTED STEEL PAINTED  
BLACK WITH FIRST 16" OF POLE AND  
BASE PLATE COATED WITH INDUSTRIAL  
ZINC COATING  
MIN EPA OF 12 IN 80 MPH ZONE (1.3  
GUST FACTOR)

BASE BY MOUNTAIN STATES LIGHTING  
HIGH DENSITY ELASTOMER DECORATIVE BASE,  
DENSITY OF 71 LBS PER CUBIC FOOT. PAINTED  
BLACK WITH A MODIFIED URETHANE COATING.  
ELASTOMER, 1/2" MIN. THICKNESS. ENGRAVED  
LOGO CORRESPONDING TO THE JURISDICTION  
WHERE THE LIGHTPOLE WILL BE INSTALLED CAST  
INTO BASE AND PAINTED AS NOTED (VERIFY PRIOR  
TO ORDER). HANDHOLE LOCATED BEHIND TWO  
PIECE BASE. ALUMINUM OR STEEL NOT ACCEPTED

38"

22"

25'-0"

20'-0"



ARTERIAL LED STREET LIGHT

STANDARD PLAN

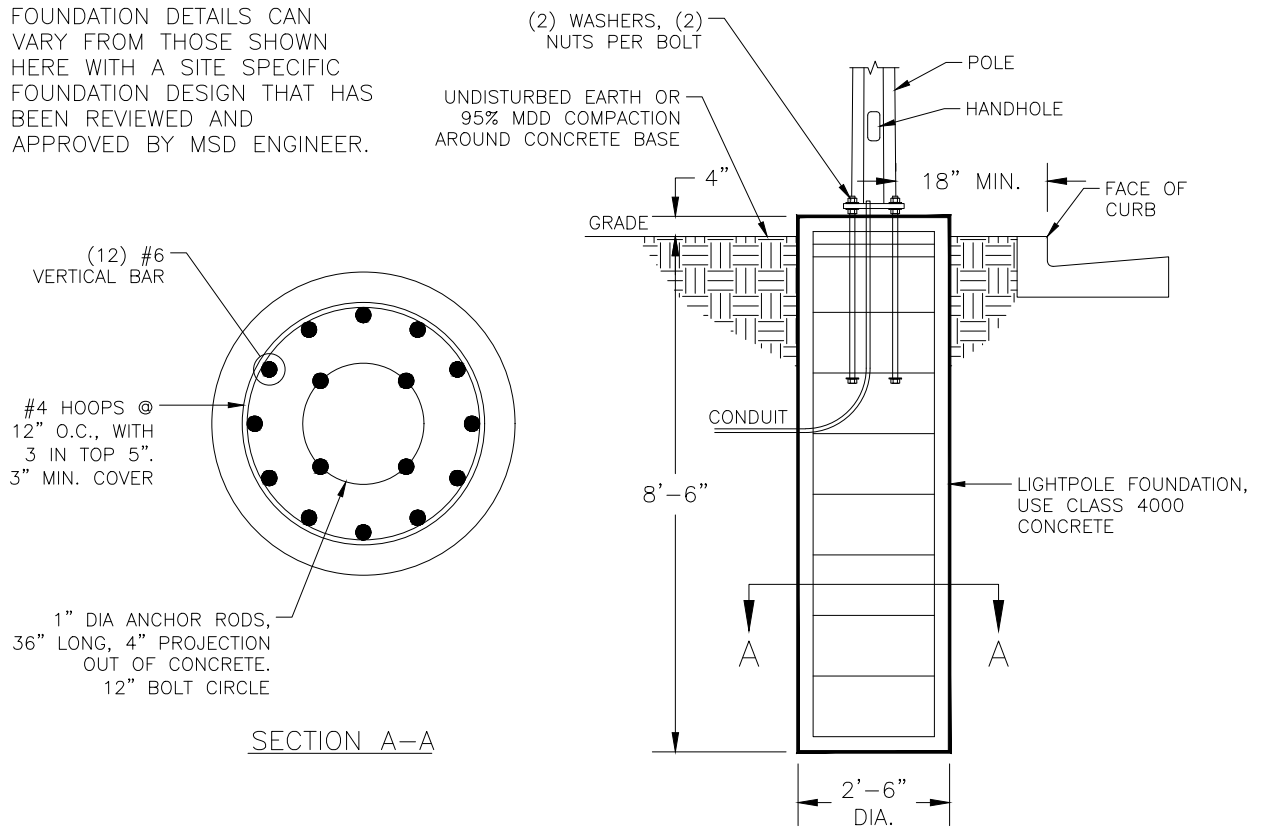
160

SHEET 1 OF 2

REV. 2025-0

NOTES:

1. SEE STANDARD DRAWING 150 IN THIS DOCUMENT FOR PLACEMENT IN CONTIGUOUS SIDEWALK.
2. FOUNDATION DETAILS CAN VARY FROM THOSE SHOWN HERE WITH A SITE SPECIFIC FOUNDATION DESIGN THAT HAS BEEN REVIEWED AND APPROVED BY MSD ENGINEER.



FOUNDATION DETAILS



# ARTERIAL LED STREET LIGHT

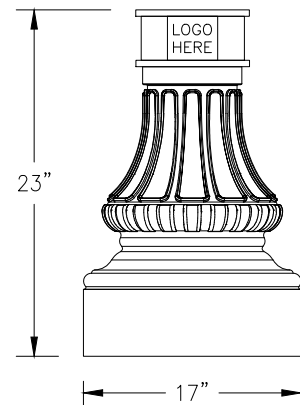
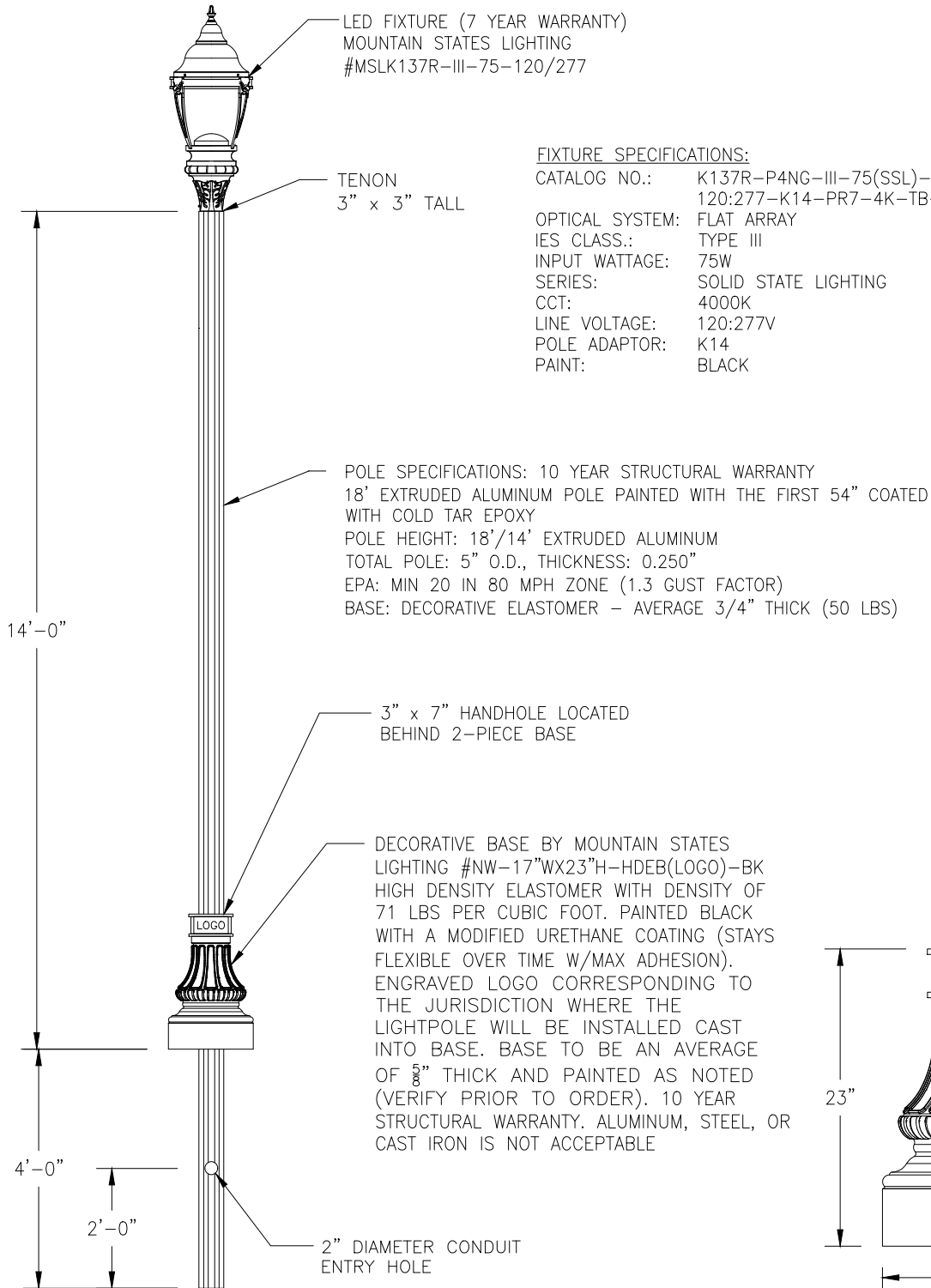
STANDARD PLAN

160

SHEET 2 OF 2

REV. 2025-0

ASSEMBLY COLOR: BLACK



DECORATIVE BASE DETAIL



## COLLECTOR LED STREET LIGHT

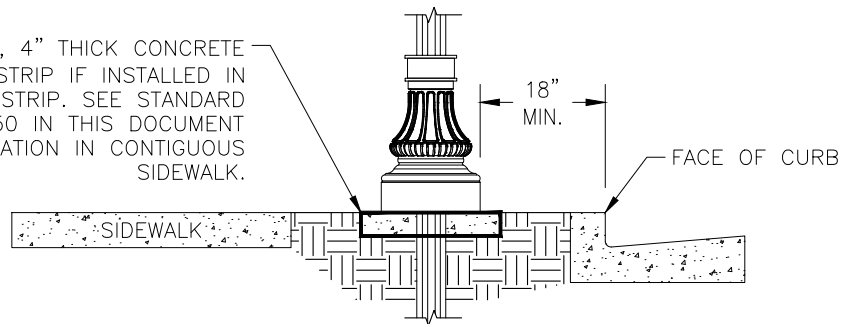
STANDARD PLAN

161

SHEET 1 OF 2

REV. 2025-0

24" DIA., 4" THICK CONCRETE  
BASE/MOW STRIP IF INSTALLED IN  
PARK STRIP. SEE STANDARD  
DRAWING 150 IN THIS DOCUMENT  
FOR INSTALLATION IN CONTIGUOUS  
SIDEWALK.



INSTALLATION DETAILS



## COLLECTOR LED STREET LIGHT

STANDARD PLAN

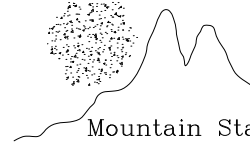
161

SHEET 2 OF 2

REV. 2025-0

ASSEMBLY COLOR: BLACK

MOUNTAIN STATES LIGHTING  
PHOTOCELL #RD8645-BK  
(10YR WARRANTY)



Mountain States Lighting  
609 Krista Court  
Murray, Utah 84123  
Phone 801-268-4879  
Fax 801-605-9058

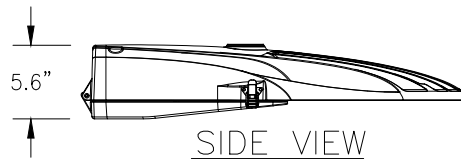
FIXTURE BY MSL  
W/10YR WARRANTY  
ESU-CA13M10042L-700

LUMINAIRE SPECIFICATIONS:

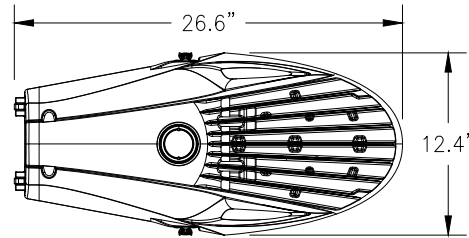
- 10 YEAR WARRANTY
- LOW COPPER DIE-CAST HOUSING & POWER DOORS. 3,000 HOURS SALT SPRAY TO ASTM D1654-08
- IP 66 ON LIGHT ENGINE CONSISTING OF 4000K CREE XP-G3 LEDS, >70 COLOR RENDERING INDEX (CRI) INJECTION MOLDED POLYCARBONATE OPTICS LENS EMBOSSED WITH THE LIGHT DISTRIBUTION TYPE
- PHILIPS ADVANCE CLASS 1 RATED DIMMING LED DRIVER OPERATES 120~277VAC(STANDARD), 50-60HZ. SPECIFIC DRIVE CURRENT >90% POWER FACTOR, <20% THD. (480V INPUT VOLTAGE AVAILABLE)
- OPERATING TEMPERATURE RANGE IS -40°F TO +130°F
- L70 @ 100,000 HRS. @25°C. DRIVER 100,000 HRS <65°F
- UL/ DLC LISTED. MANUFACTURED IN U.S.A. ROHS, VIBRATION TESTED TO ANSI 136.31 FOR BRIDGE APPLICATIONS
- UL 1598 & UL8750 STANDARDS
- ANSI C136.15 WATTAGE SMALL DECAL
- NEMA TWIST-LOCK RECEPTACLE
- BIRD GUARD
- ANSI C136.41 7-PIN DIMMING RECEPTACLE
- 20KVA SPD SURGE SUPPRESSION

FINISH:  
BLACK

MOUNTING:  
O.D. 1.6"~2.6"(STANDARD)



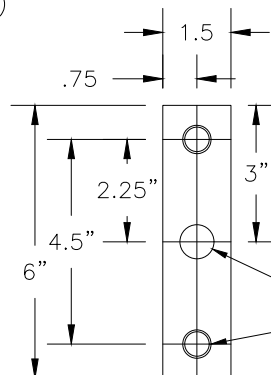
SIDE VIEW



TOP VIEW

ROADWAY LED FIXTURE DETAIL

POLE BY MOUNTAIN STATES LIGHTING  
P#30TRTS-7/4.5-(1)ARM/60"L-BK  
30' TAPERED SMOOTH STEEL  
PAINTED BLACK  
MIN EPA OF 12 IN 80 MPH ZONE  
(1.3 GUST FACTOR)



ARM MOUNT DETAIL

ARM MOUNT PLATE WELDED ON  
ARM SIDE WITH WIRE HOLE  
CENTERED 6" DOWN FROM TOP OF  
POLE. PLATES ARE 1" THICK  
STEEL. ONE COVER PLATE IS  
INCLUDED FOR SINGLE ARM  
APPLICATIONS

3/4" DIAMETER WIRE ACCESS HOLE

5/8" x 11 UNC THREADED HOLE - 2 PLCS



INDUSTRIAL LED STREET LIGHT

STANDARD PLAN

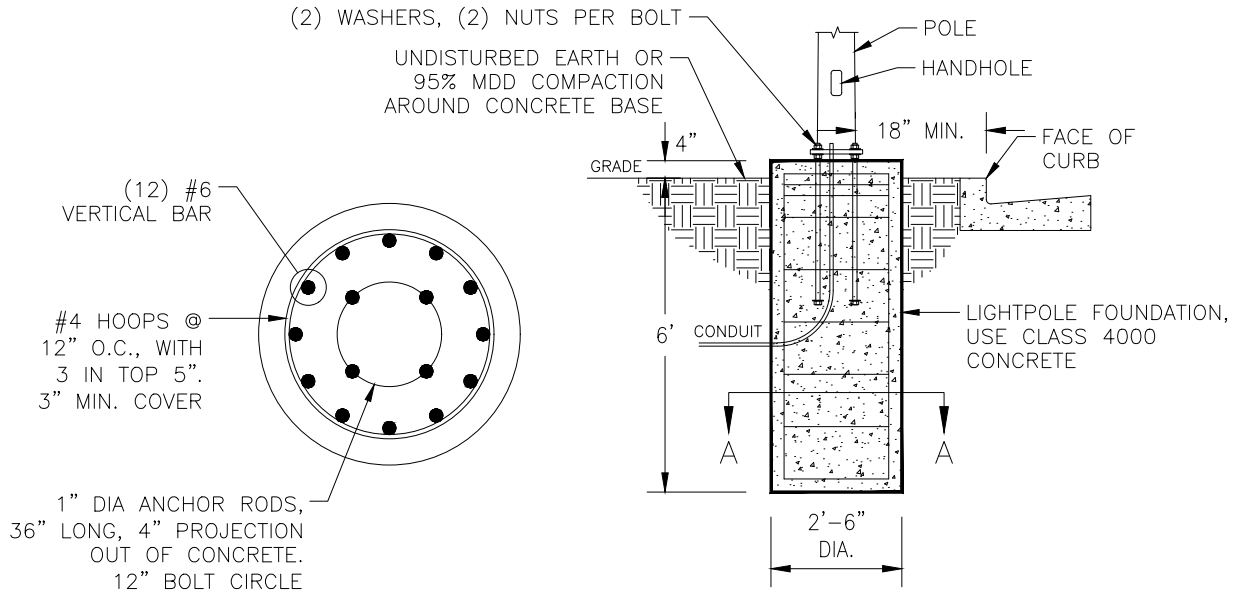
162

SHEET 1 OF 2

REV. 2025-0

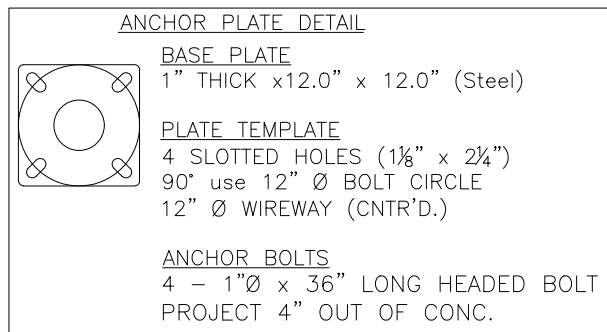
NOTES:

1. SEE STANDARD DRAWING 150 IN THIS DOCUMENT FOR PLACEMENT IN CONTIGUOUS SIDEWALK.
2. FOUNDATION DETAILS CAN VARY FROM THOSE SHOWN HERE WITH A SITE SPECIFIC FOUNDATION DESIGN THAT HAS BEEN REVIEWED AND APPROVED BY MSD ENGINEERING.



SECTION A-A

30' INDUSTRIAL POLE FOUNDATION DETAILS



**INDUSTRIAL LED STREET LIGHT**

STANDARD PLAN

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SHEET 2 OF 2

REV. 2025-0

ASSEMBLY COLOR: BLACK

  
Mountain States Lighting  
609 Krista Court  
Murray, Utah 84123  
Phone 801-268-4879  
Fax 801-605-9058

LED FIXTURE (7 YEAR WARRANTY)  
MOUNTAIN STATES LIGHTING  
#MSLK595-III-60-120/277

TENON  
3" X 3" TALL

FIXTURE SPECIFICATIONS:

CATALOG NO.: K595-P4NL-III-60(SSL)-7030-  
120:277-K14-PR7-3K-TB-BK-1-WS  
OPTICAL SYSTEM: FLAT ARRAY  
IES CLASS.: TYPE III  
INPUT WATTAGE: 60W  
SERIES: SOLID STATE LIGHTING  
CCT: 3000K  
LINE VOLTAGE: 120:277V  
POLE ADAPTOR: K14  
PAINT: BLACK

POLE SPECIFICATIONS: 10 YEAR STRUCTURAL WARRANTY  
16' EXTRUDED ALUMINUM POLE PAINTED, WITH THE FIRST 54"  
COATED WITH COLD TAR EPOXY  
POLE HEIGHT: 16'/12' EXTRUDED ALUMINUM  
TOTAL POLE: 5" O.D. THICKNESS: 0.250"  
EPA: MIN 20 IN 80 MPH ZONE (1.3 GUST FACTOR)  
BASE = DECORATIVE ELASTOMER - AVERAGE 3/4" THICK (50 LBS)

12'-0"

3" x 7" HANDHOLE LOCATED  
BEHIND 2-PIECE BASE

DECORATIVE BASE BY MOUNTAIN STATES LIGHTING #  
NW-17"WX23"H-HDEB(LOGL)-BK HIGH DENSITY  
ELASTOMER WITH DENSITY OF 71LBS PER CUBIC FOOT.  
PAINTED BLACK WITH A MODIFIED URETHANE COATING  
(STAYS FLEXIBLE OVER TIME W/MAX ADHESION)  
ENGRAVED LOGO (VERIFY) BASE TO BE AN AVERAGE OF  
5/8" THICK. (10 YEAR STRUCTURAL WARRANTY)  
ALUMINUM, STEEL, OR CAST IRON IS NOT ACCEPTABLE

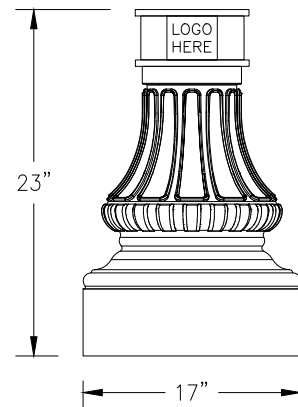
LOGO

4'-0"

2'-0"

4'-6" COLD TAR EPOXY DIRECT  
BURIAL PORTION OF POLE

WIRE ACCESS HOLE



DECORATIVE BASE DETAIL



## RESIDENTIAL LED STREET LIGHT

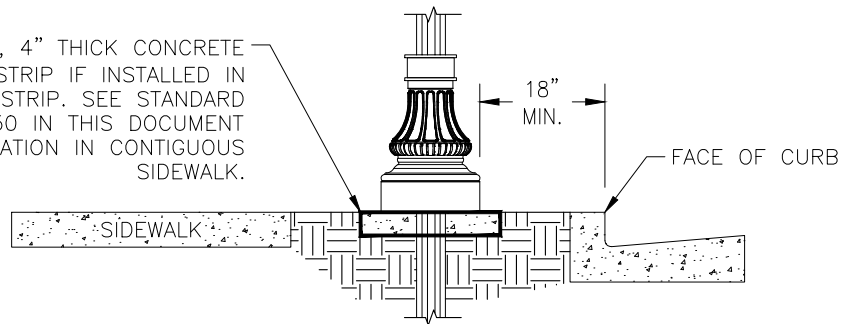
STANDARD PLAN

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SHEET 1 OF 2

REV. 2025-0

24" DIA., 4" THICK CONCRETE  
BASE/MOW STRIP IF INSTALLED IN  
PARK STRIP. SEE STANDARD  
DRAWING 150 IN THIS DOCUMENT  
FOR INSTALLATION IN CONTIGUOUS  
SIDEWALK.



INSTALLATION DETAILS



## RESIDENTIAL LED STREET LIGHT

STANDARD PLAN

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SHEET 2 OF 2

REV. 2025-0

## NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer.

Cast Iron to conform to ASTM A-48, Class 35B H-20 wheel loading.

Use D&L Supply Co. I-3517 or approved equivalent.

All connecting hardware to be stainless steel.



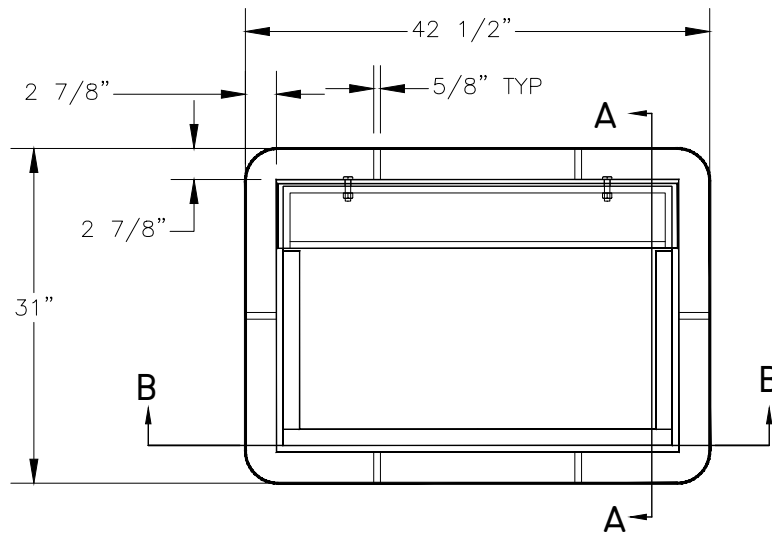
## CURB OPENING FRAME AND GRATE

STANDARD PLAN

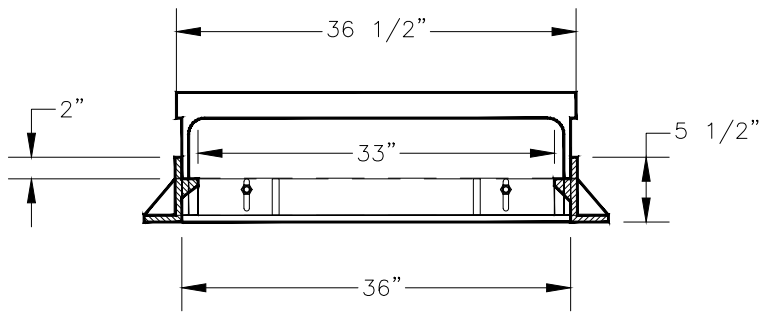
201

SHEET 1 OF 2

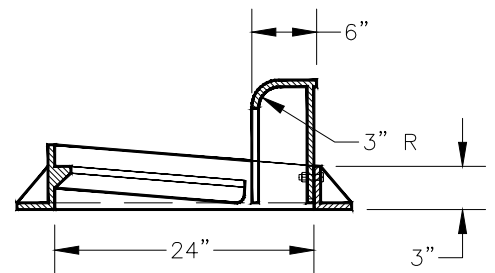
REV. 2025-0



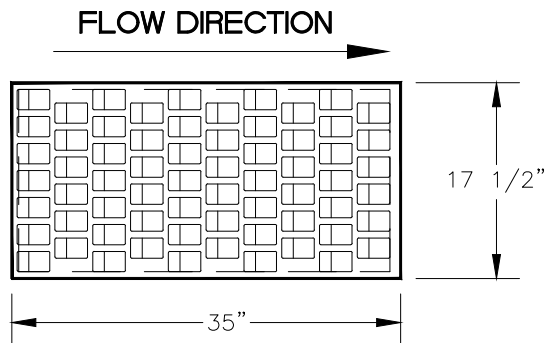
FRAME PLAN



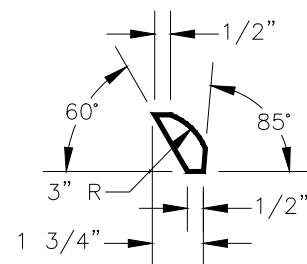
SECTION B-B



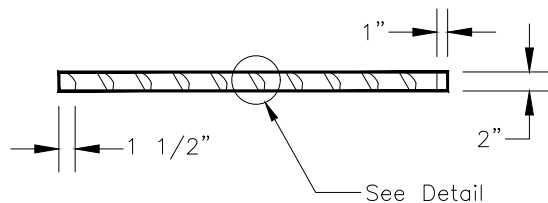
SECTION A-A



GRATE PLAN



DETAIL



# CURB OPENING FRAME AND GRATE

STANDARD PLAN

201

SHEET 2 OF 2

REV. 2025-0

## NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer.

Ladder Rungs: Provide rungs in boxes over 4 feet deep, spaced 12" O.C. When measured from the floor of the box, place bottom rung 16" maximum above box floor. Place top rung within 3 feet of finish grade.

Follow all current OSHA requirements.

Align rungs with lid opening.

Rungs not required in boxes with concentric access.

Ladder rungs shall be copolymer polypropylene plastic coating over a  $\frac{1}{2}$  inch steel bar.

Steel bar shall conform to ASTM 615 Grade 60.

Use M.A. Industries PS1–PF 10" Manhole Single Face Step or approved product with similar materials and ratings with MSD Engineer approval.



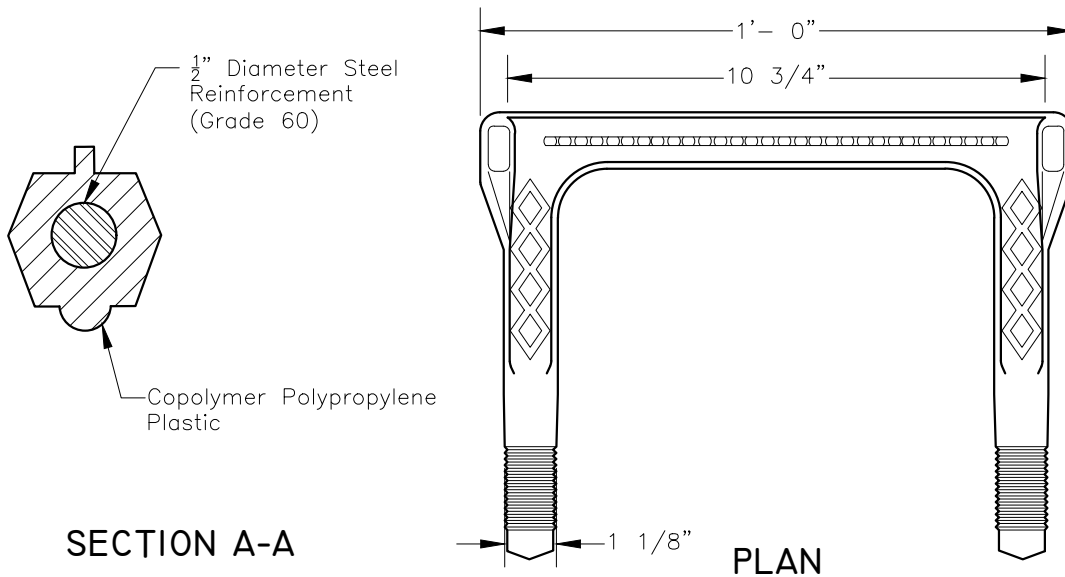
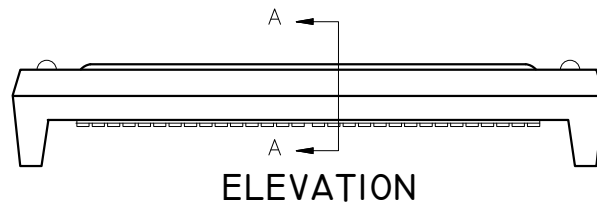
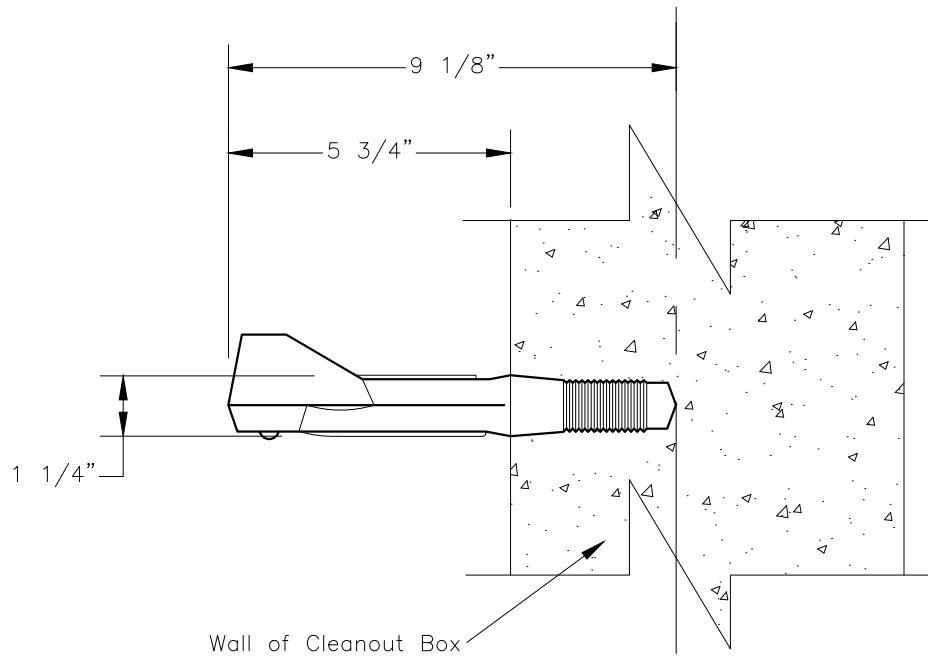
## LADDER RUNG

STANDARD PLAN

208

SHEET 1 OF 2

REV. 2025-0



# LADDER RUNG

STANDARD PLAN

208

SHEET 2 OF 2

REV. 2025-0

## NOTES:

### GENERAL DETENTION BASIN REQUIREMENTS:

- ① Side slopes shall be a maximum of 3:1.
- ② Sides and bottom of basin shall be rock lined. In special circumstances such as when the basin contains a park or playing field, the basin may be lined with grass, with approval of the MSD Engineer. For rock lining, use 2" rock with a minimum depth of 5" over separation fabric. If grass lined, the area must be adequately irrigated with a permanent pressurized irrigation system.
- ③ 1 foot of freeboard above the 10-year 24-hour storm event level or capacity for the 100-year 24-hour storm.
- ④ Concrete low flow pipe or channel preferred.

### SECTION A. INLET AND OUTLET STRUCTURE REQUIREMENTS:

- ⑤ Outflow must be restricted per the code requirements.
- ⑥ Must include a concrete flared end section and locking grate, unless underground low-flow conveyance is utilized.
- ⑦ Pre-treatment required prior to outflow to approved facility, outlet structure must conform to Standard Detail 301 in this document or approved outlet structure.

### SECTION B. REQUIREMENTS FOR ACCESSES TO ALL INLET/OUTLET STRUCTURES:

- ⑧ Must fall within the area of the arc (shown in the Accessible Road/Pad Detail), which is representative of the maintenance vehicles' reach.
- ⑨ No increase in elevation greater than 5' from surface of accessible road or pad.
- ⑩ No decrease in elevation greater than 35' from surface of accessible road or pad.
- ⑪ Must be a minimum of 45 feet in length from traveled way of connecting roadway if a detention pond specific access road or pad is utilized.

### SECTION C. ACCESSIBLE ROAD/PAD REQUIREMENTS:

- ⑫ Must be easily accessible by maintenance vehicles.
- ⑬ Must not exceed a maximum longitudinal slope of 12%.
- ⑭ Must be at least 10' in width.
- ⑮ No cross-slope in excess of 2%.
- ⑯ Must be a minimum of 6" thick concrete.
- ⑰ Must have measures in place restricting public access (ex. bollards). If bollards are used, must be of stainless steel material.
- ⑱ Must comply with all other local, county, state, and federal requirements.



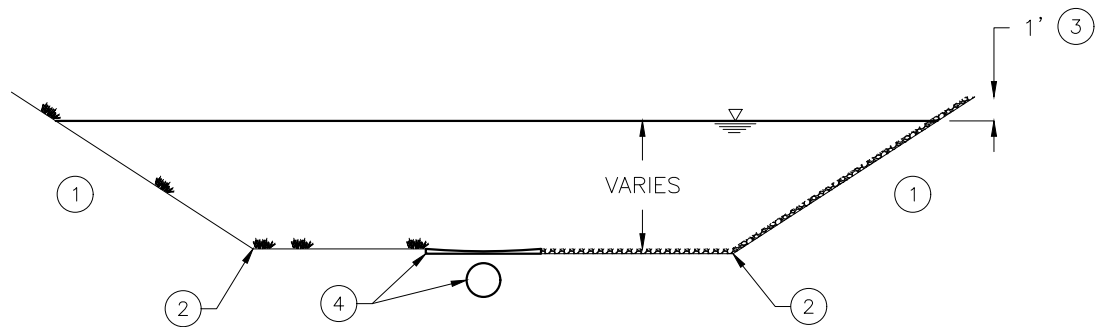
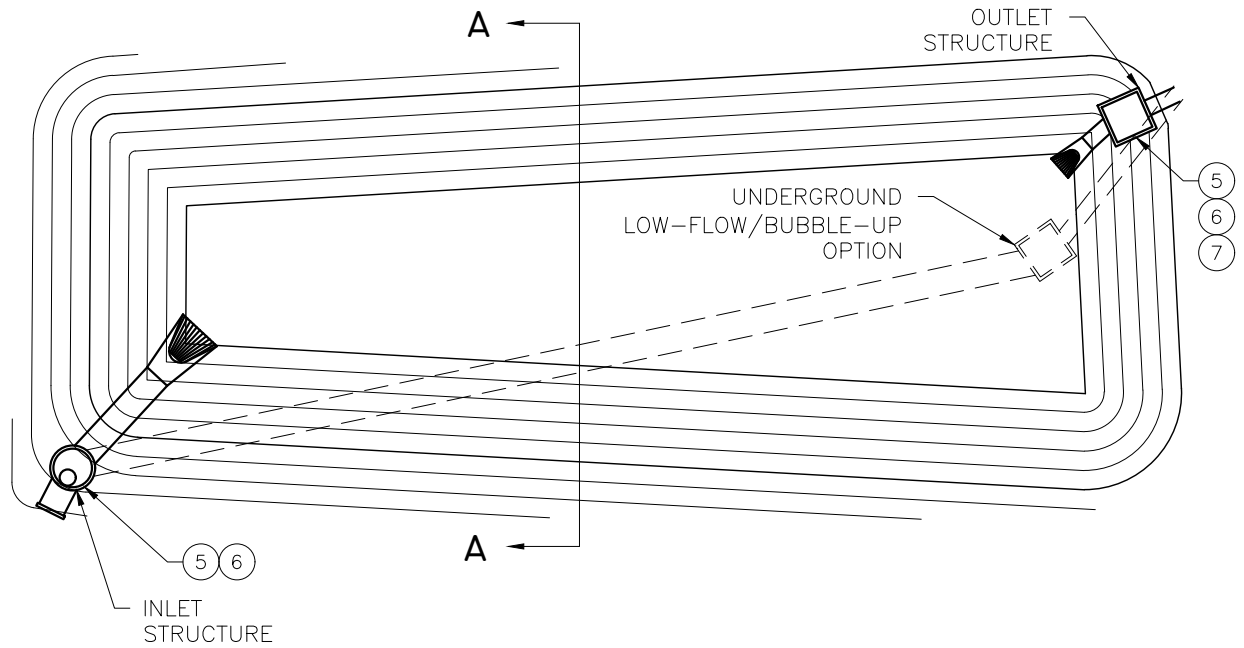
## DETENTION BASIN GUIDELINES

STANDARD PLAN

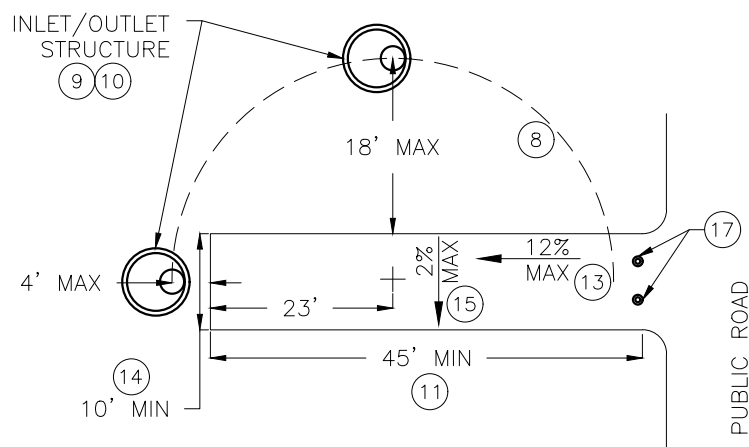
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SHEET 1 OF 2

REV. 2025-0



SECTION A-A - TYPICAL BASIN SECTION



TYPICAL COUNTY ACCESSIBLE ROAD/PAD DETAIL



## DETENTION BASIN GUIDELINES

STANDARD PLAN

300

SHEET 2 OF 2

REV. 2025-0

## NOTES:

Materials, construction, and workmanship shall be in accordance with the current edition of "APWA Manual of Standard Specifications" addendums, and modifications thereto; and as directed by the MSD Engineer. Reference to specific sections of APWA does not limit requirements to that section.

1. Developer shall install lock and chain on handwheel. Lock to be supplied by SLCO Operations Department.
2. Provide gate with stop nut on stem to hold gate at 10" above invert of orifice or higher.
3. Golden Harvest slide gate with non-rising stem and handwheel, or approved equal. Cut grate as required for extension of frame.
4. The drawing on Sheet 2 is intended to be general in nature, but shows the overall conceptual requirements for the outlet structure, including box with weir wall, orifice, gate, hood, and grated top. The specific size of the components shall be designed for the specific application.



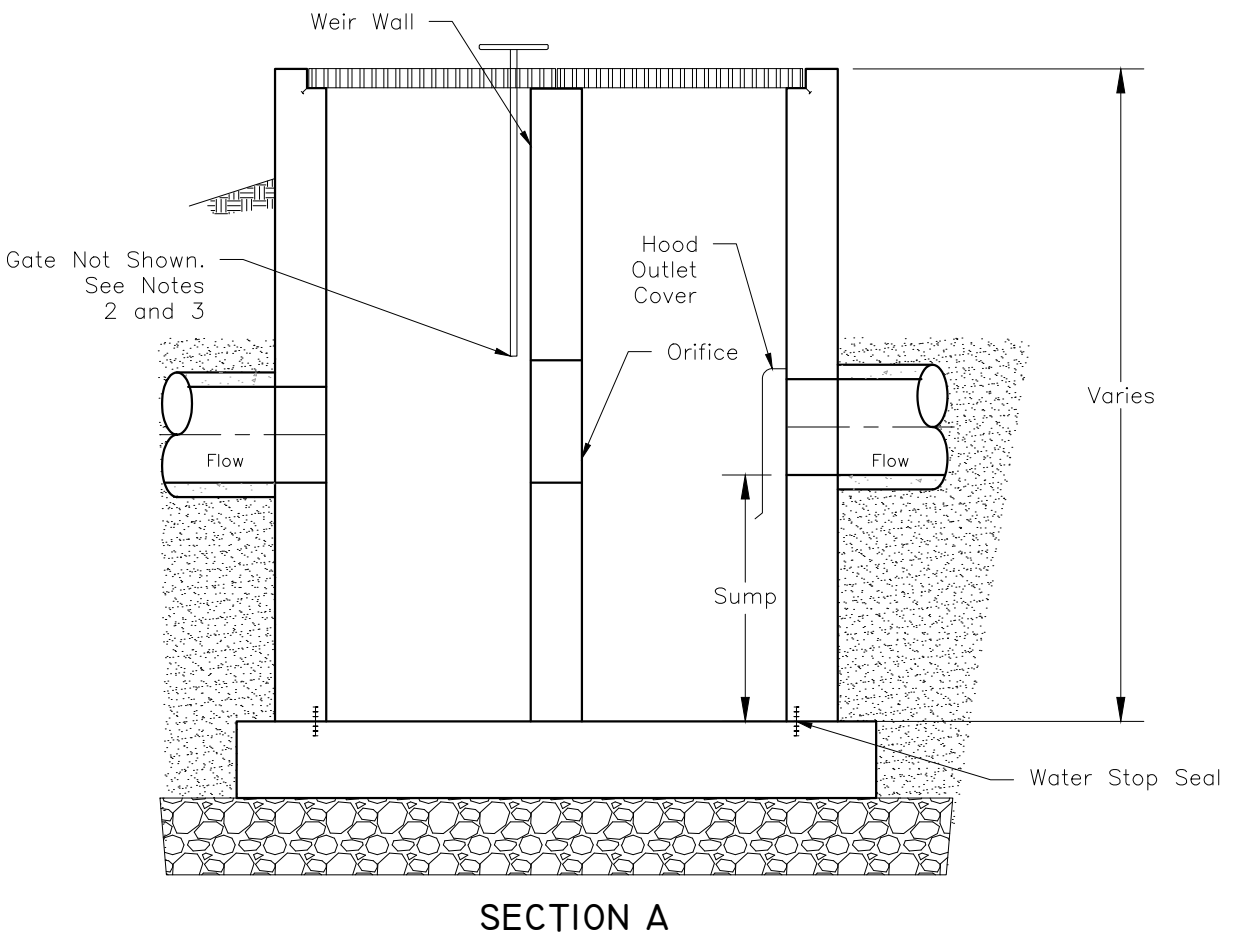
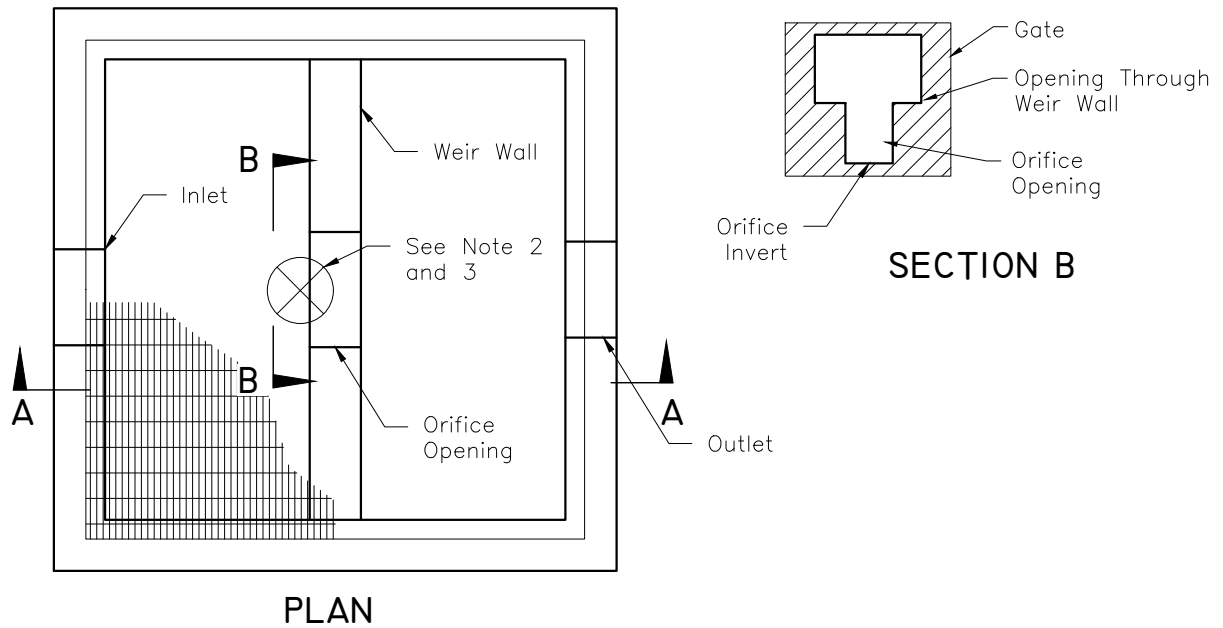
## OUTLET STRUCTURE GUIDELINES

STANDARD PLAN

301

SHEET 1 OF 2

REV. 2025-0



## OUTLET STRUCTURE GUIDELINES

STANDARD PLAN

301

SHEET 2 OF 2

REV. 2025-0



**Meeting Body:** Brighton Town Council

**Meeting Date:** April 8<sup>th</sup>, 2025

**Planner:** Morgan Julian, Long Range Planner

**Project Name and File Number:**  
OAM2025-001352

**Project Type:**

Zoning Ordinance amendment

**Areas Affected:** Town of Brighton

**Recommendations:**

Planning Commission  
recommended approval of the  
amendment.



GREATER SALT LAKE  
**Municipal Services  
District**

## EXECUTIVE SUMMARY

The Town of Brighton's Municipal Ordinance currently does not have any provisions on the accumulation of "junk" on private property. "Junk" in Section 19.04.070 (AN) in the Town of Brighton's Municipal Ordinance is defined as "any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles or recreational vehicles which are inoperable for more than sixty (60) days, and parts, construction material, household wastes, including garbage and discarded appliances, and yard debris."

Adding a standard for 'Accumulation of Junk' into Title 19 Zoning Section 19.46.070 will allow the Town to enforce regulations on properties that have an excessive amount of junk in their yards. The regulation of junk in yards on private property will help maintain Brighton's goals of preserving the natural environment and the natural aesthetic of the Town.

## RECOMMENDATION

MSD Planning Staff recommends that the Planning Commission recommends Council adopts the proposed ordinance amendment OAM2025-001352.

## ATTACHMENTS

The following attachments are included as supplementary materials to this staff report:

1. **OAM2025-001352** Amendment to the Town of Brighton Land Use Ordinance, Chapter 19.46.070 General Site Standards, to include a standard on accumulation of junk on private property.

**ORDINANCE 2025-\_\_\_\_**

File No. OAM2025-001352

Date: \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTION  
19.46.070 OF THE ZONING ORDINANCE TO INCLUDE A STANDARD  
PROHIBITING THE ACCUMULATION OF JUNK**

**RECITALS**

**WHEREAS**, the Town of Brighton adopted a zoning ordinance pursuant to Utah Code Ann. Subsection 10-9a-102(2) and has authority to amend said zoning ordinance when it determines it is necessary; and

**WHEREAS**, the Town of Brighton is a municipality and has authority to regulate land use and development standards in general pursuant to Utah Code Ann. Subsection 10-9a-104 (1); and

**WHEREAS**, amending Section 19.46.070 General Site Standards of the Town of Brighton Municipal Code, to include a standard on accumulation of junk on private property in order to help protect the public health and safety and to preserve the natural environment and aesthetics of mountainous community.

**BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL** as follows:

1. Section 19.46.070 is amended to add subsection “J. Accumulation of Junk” as attached hereto as **Exhibit A**. The amendments made therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

BRIGHTON TOWN COUNCIL

---

By: Dan Knopp, Mayor

ATTEST

---

Kara John, Clerk

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member Keighley	voting ____
Council Member Knopp	voting ____
Council Member Zuspan	voting ____

## EXHIBIT A

### **19.46.070 GENERAL SITE STANDARDS**

#### **J. Accumulation of Junk.**

1. The accumulation of junk is prohibited in the municipality unless occurring in a fully enclosed and permitted structure.
2. Exceptions. The following exceptions apply:
  - a. A property owner may have up to two (2) inoperable vehicles on their property, provided:
    - i. The vehicle(s) are parked on private property on a parking surface in compliance with Chapter 19.48;
    - ii. The vehicle(s) are secured with the windows closed, the trunk and hood closed, and the doors locked, and all four tires shall be on the ground;
    - iii. The vehicle(s) are not exposing jagged metal or other safety hazards due to damage;
    - iv. The vehicle(s) are completely on private property and not encroaching on any sidewalk, park strip, or public street; and
    - v. The vehicle(s) do not visibly drip any fluids such as oil, transmission fluid, brake fluid, or coolant onto the parking surface or its surroundings; and
  - b. A property owner may have up to (2) two inoperable vehicles that do not meet the requirements of Subsection 19.46.070.J.2.a, Subsections ii. and iii. for a total of fourteen (14) days while the vehicle is undergoing major engine, transmission or similar work. At the end of the fourteen (14\_-day timeframe, the vehicle shall be brought back into compliance with Subsection 19.46.070.J.2.a.

**SUMMARY OF**  
**BRIGHTON**  
**ORDINANCE NO. 2025-**

On \_\_\_\_\_, 2025, the Brighton Town Council enacted Ordinance No. 2025-\_\_\_\_\_, amending Section 19.46.070 General Site Standards, to include a standard prohibiting the accumulation of junk on private property.

**BRIGHTON TOWN COUNCIL**

\_\_\_\_\_  
By: Dan Knopp, Mayor

ATTEST

APPROVED AS TO FORM:

\_\_\_\_\_  
Kara John, Clerk

\_\_\_\_\_  
TOWN ATTORNEY

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member Keighley	voting ____
Council Member Knopp	voting ____
Council Member Zuspan	voting ____

A complete copy of Ordinance No. 2025-\_\_\_\_\_ is available in the office of the Greater Salt Lake Municipal Services District, 860 Levoy Drive, Suite 300, Taylorsville, UT 84123.

**ORDINANCE 2025-\_\_\_\_**

File No. OAM2025-001352

Date: \_\_\_\_\_

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By: Dan Knopp, Mayor

ATTEST

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Kara John, Clerk

Voting:

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**BRIGHTON TOWN COUNCIL**

\_\_\_\_\_  
By: Dan Knopp, Mayor

ATTEST

APPROVED AS TO FORM:

\_\_\_\_\_  
Kara John, Clerk

\_\_\_\_\_  
TOWN ATTORNEY

Voting:

Council Member Bossard	voting ____
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