

BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, June 10th, 2025, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, June 10th, 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. Election Dates:

- **Candidates for the 2025 election are:**
- **August 1** Last day to register to vote
- **August 12** Primary Election
- **November 4** Municipal General Election

b. [RECREATIONAL FIRES: - Google Docs](#)

c. The STR cap in Silver Fork has been met and there are 2 on the waitlist.

3. PUBLIC INPUT

You can email your comment to townclerk@brighton.utah.gov a 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 May 13th, 2025.

5. UPD

Anna Walker

6. UFA

Dusty Dern

7. SKI RESORTS

Solitude

Brighton

8. BUSINESS

a. Discussion regarding whether the Town should retain ownership of conduit in Brighton. Discussion and possible action.

b. OAM2025-001372 – Consideration of an ordinance adopting Town of Brighton Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of 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 some exceptions noted in the document. Presenter: Tamaran Woodland and Lizel Allen.

- c. OAM2025-001375 – Consideration of an ordinance amending Town of Brighton’s fee schedule. Presented by Brian Hartsell. For discussion and possible action.
- d. Arcadis presentation on Brighton Neighborhood Nodes Study. Presented by Jordan Swain and Ray Whitchurch. For discussion.
- e. Ordinance amending STR cap calculations. For discussion and possible action.
- f. Ordinance amending STR requirements which exclude Solitude Village from water requirements on initial applications for short-term rentals. For discussion and possible action.
- g. Consideration for Unifying the Requirement for Property Owners to hold both Long-Term License, and Short-Term License. For discussion and possible action.
- h. Ordinance on speed limit designations on town roads. For discussion and possible action.
- i. Consideration of donating to USA Skimo for hosting the World Cup at Solitude in 2025. For discussion and possible action.

9. PUBLIC HEARING

- a. **Public Hearing and Resolution 2025-R-6-1** to adopt Fiscal Year 2026 Budget beginning July 1, 2025, and ending June 30, 2026, and to set a property tax rate of 0% for Tax Year 2025. For discussion and possible action.

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

11. REPORTS

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

12. PROPOSALS FOR FUTURE AGENDA ITEMS

- a. An Ordinance of the Town of Brighton amending chapter 15.16, “Additional Technical Building Code” of Title 15 “Building and Construction” to include section 15.16.040 “Public Sanitary Sewer”. Presented by Curtis Woodward. For discussion and possible action.

13. 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.

14. 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, May 13th, 2025, at 6:30 pm

**The audio recording was inadvertently muted at the beginning of the meeting so there is no sound for 1 minute and 16 seconds which was during the announcements and the beginning of the public comment period.*

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, MSD-Curtis Woodward

Partners: UPD- Anna Walker and Justin Hoyle, UFA- Dustin Dern, Brighton Resort-Kim Doyle, Solitude- Amber Broadway, BCCA- Barbara Cameron,

Public: Doug Tolman, Siobhan Gillis, Riley Nell, Ulrich Brunhart, Brian Reynolds, Linda Andrus, Lisa Sommer, Jack, Carolyn Maricq, Angus Robertson, Amy Kelley, Julie Jag, Maryellen Johnson, Laurie, Bruce Warren, Wesley Seybold, Chad Smith, Wendy Smith, Nicholas's iPhone, Ralph Becker, Mike Allegra, 801-891-2000

ANNOUNCEMENTS

Election Dates:

- **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

PUBLIC INPUT

1. Chad Smith, Willow Loop Rd. Chad commented on the STR agenda item. He noted that the Planning Commission has been working very hard on this and he's appreciative of them and how they settled it. Regarding the town paying for plowing on town roads, he noted that this is a commitment to a continual payment, rather than purchasing an asset, a property, or capital improvements.

MINUTES. RECORDING 2:21.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on April 8th, 2025, with Carolyn's edit sent via email. Jeff Bossard seconded the motion. The minutes were approved unanimously.

Carolyn Keigley moved to approve the minutes from the Visioning Meeting on April 14th, 2025, with changes: She suggested removing the comment from the Neighborhood Nodes presentation that the most feasible location for the civic center was at Brighton Loop. Carolyn recommended removing the statement from the council interviews that one of the goals is to lower taxes because they are already set at zero. She corrected the statement that the town collaborates on restroom cleaning with CWC, not CCF as stated in the minutes. Jeff seconded the motion, and the minutes were approved unanimously.

UPD: Dispatch 801-840-4000. RECORDING 5:03.

Anna Walker reported:

In the month of April 2025, the Unified Police Department responded to 163 calls for Service in the Town of Brighton – we are in our shoulder season and the need for assistance has dropped significantly. Most notably, there were 32 vehicle or citizen assists – most of those were vehicles which were stuck in snowbanks or slid off the road. There were 11 reported traffic accidents, which is higher than usual, so our traffic enforcement has increased. There were 38 traffic-stops, which were performed primarily for vehicles speeding or driving recklessly in the Town of Brighton.

There were four reports of trespassers and seven reports of thefts – the incidents of theft all occurred at Brighton Resort and are being investigated and resolved. Officers served a warrant on an individual who had been stealing skis from the resorts, and we were able to recover multiple pairs of skis, which were returned to their owners.

It is warming up, and to reiterate what was said last month, copper and scrap metal thefts have increased in the valley, so please be cognizant around your properties of strange or suspicious vehicles or persons. If you are going to be away from your home, you can always request a property check. We try to drive through all the neighborhoods daily, but you can always request special attention to your home or property – email me at AWalker@UnifiedPoliceUT.gov and I will add it to our proactive patrol list.

UFA. RECORDING 7:02.

Dusty Dern provided the quarterly report in the packet. In the first quarter of 2025, there were 276 incidents and of those 236 were emergent, which is very high across the organization as well as higher than usual in Brighton for the first quarter. There was one structure fire which was at Brighton Loop and the fire was out upon UFA's arrival. The top EMS call was for traumatic injury at the resorts. There were a few false alarms and unintentional detectors. Station 108 responded to most calls, station 116 responded to 29 calls, on occasion station 110 from Midvale responded as well as Snowbird because they were closest at a time when they were near the mouth of the canyon getting fuel. Ambulances have also come from Holladay, Millcreek, and Riverton when the response has needed to be spread out. The average response time for the quarter was 11minutes and 7seconds, which is in the 90th percentile. The budget process is going well and has been approved by the finance committee, and it will go before the full board next week. They are on target to open station 253 in Eagle Mountain. They promoted 4 captains and need to promote engineers to begin staffing that station by June 3. Graduation is tomorrow for 33 out of 35 candidates that made it through recruit camp. There will be another camp beginning August 1st. The need for increasing staffing came from mandatory overtime, which was hurting morale, as well as another engine beginning in December in Kearns. UFA selected 8 out of 19 candidates that will be put on a two-year list for the next open position for Battalion Chief. Dependent on the budget process, a Battalion Chief will be placed in Cottonwood Heights, which will respond for Brighton. The Wildland crews are in readiness training and just sent a few engines to Arizona. The Hand Crews have been in a 4-year training to move to the national Hot Shot status. There are strict criteria for the crews, equipment, and fiscal support. Training the Cottonwood Canyons Foundation (CCF) crews has not yet begun,

but they will be ready by the time the snow and mud are gone. The firework restrictions map will be posted June 1st.

SKI RESORTS. RECORDING 14:14.

Solitude

Amber Broadway reported they finalized daily winter operations last weekend, with bonus openings the next two weekends. Terrain will be limited to Apex and Link. They had the first annual cardboard box derby with lots of community participation.

Summer operations begin Thursday, June 12th for Thursdays-Sundays. They open daily beginning June 26th. The opening weekend is Father's Day, and Brew Fest. They are adding a second Twilight Night where lifts will run until 8pm on Tuesdays and Thursdays for scenic rides or mountain biking. They have a joint bike park pass with Deer Valley called the Wasatch Gravity Pass, so it will be one bike pass to access both resorts.

Brighton

Kim Doyle reported they are still in Meltdown and the last day of operations will be May 18th. There will be a band and BBQ all weekend. They plan to open mountain bike trails on July 4th, in addition to other events for after the parade. The first Flea Market begins on June 1st.

BUSINESS

- a. **Presentation related to potential donation during budget process for a request of \$20,000 to Wasatch Transit Solutions (WATS) to support efforts to promote transit regionally along the Wasatch Front and Back. Presented by Ralph Becker. (Pages 25-28).**

RECORDING 17:29.

Dan Knopp introduced the presenters. Ralph Becker, previous mayor of Salt Lake City, manager of Central Wasatch Commission, and Mike Allegra, former director of Utah Transit Authority (UTA). They both are Big Cottonwood Canyon residents and actively work on improving transit. They started a nonprofit, Wasatch Transit Solutions, to be a comprehensive valley wide solution to improve transit to the canyons, not just in the canyons. They presented their efforts as an advocacy group and would like Town of Brighton support in the fundraising stage. They have a board of directors and a little funding already. It's a public, private partnership that brings together community leaders to make wiser decisions on land use as it relates to transit needs. They've had many discussions with Mayor Knopp and the three of them are in favor of further studying the train as a viable way to reduce motorists and improve transit.

Per Jeff's question, Ralph answered they are not in competition with UDOT and will be meeting with UDOT in the coming weeks about collaborating. They are not against UDOT playing the role they were assigned by the legislature to look at transportation from the mouth of the canyon to the resorts. There needs to be comprehensive work on how it all ties together, which wasn't included in the LCC EIS. They have UTA's support. They applied for a grant from American Public Transit Association (APTA). Legislatively, they have advocates to help. Regarding rail lines, there has been some study and NEPA work already. Mike Allegra was the conceiver, planner, designer, implementor of rails at UTA from its inception and he is the

greatest expert in the state, if not the country. Rail is better supported around the country and in Europe than it is here. The state of Colorado recently agreed to fund a snow train from Denver to Steamboat Springs. Locally, the rail line from downtown to the university reduced traffic by 40%. UTA is looking to expand their bus service, but entrepreneurially, they are not able to consider rail. The infrastructure development was taken away from UTA and given to UDOT. They did not pursue rail because the alignment would need to be adjusted into the wilderness boundary in the canyons and they didn't want to get approval for that from congress. However, the conservation groups and wilderness society would support an adjustment if wilderness areas could be added in exchange for the wilderness area loss. That is something that can be done. The big difference of the gondola and the train is that the gondola goes straight to the resorts and the train can stop anywhere. There are also around 1,200 miles of historic mining tunnels in these mountains that can connect Little Cottonwood to Park City. This nonprofit is not just for one solution such as the train, but for public engagement and to find a consensus. They are working on a website with more comprehensive information. In addition to public input, they will collaborate with Wasatch Front Regional Council, UDOT, UTA, CWC for a big picture, comprehensive plan. Nate Rockwood has included a tentative budget amount to contribute to WATS that can be approved at the June meeting.

- b. OAM2024-001259 - Consideration and possible action on an Ordinance amending Titles 5 and 19 of the Brighton Code of Ordinances in order to: Clarify the definitions of "kitchen," "second kitchen," "dwelling unit," and "owner occupancy;" and to create reasonable regulations for the use of a portion of a home with an accessory dwelling unit or nonconforming apartment as a licensed short-term rental. Planner: Curtis Woodward. For discussion and possible action. (Pages 29-44).**

RECORDING 43:57.

Curtis Woodward presented the ordinance amendments. This began in September of last year at the joint meeting of the Brighton Planning Commission and Short-Term Rental Subcommittee. They discussed the many accessory dwellings, nonconforming mother-in-law apartments, or other units that owners had an interest in renting out short-term but were prohibited by the code. The planning commission had to keep in mind the growing pressure on the water system. There were workshops and various meetings considering this. IADUs have a very specific definition in state code because the building code has restrictions when it comes to duplexes such as fire separation and independent controls on HVAC systems. The legislature negotiated to get around the building code and satisfy the building officials by requiring IADUs to be owner occupied. To get around that, it was suggested to require an STR to be owner occupied, however that was unfavorable in public input. The ordinance proposes that a dwelling with an IADU can be rented out entirely as one STR, but both units cannot be rented as two separate STRs. The property owner may also elect to leave the other unit vacant or allow a long-term tenant or live in it themselves. They also had to consider adequate parking for different uses simultaneously.

Some of the other changes are that the owner of the home identify what unit will be designated as the STR so that it's clear what is being inspected and approved. Owners can decide to change which portion of the house is rented short-term by completing an application and getting additional inspections. Water providers must approve the floor plan for STRs,

IADUs, new builds, and remodels so they can confirm there is adequate water supply for the uses. The site plan must account for the most intensive parking scenario so that if the use is changed, additional parking doesn't have to be added. Also in the ordinance, definitions were clarified to capture all existing nonconforming apartments under the same category. Finally, it was notified that many homes are owned by an LLC, but to consider it owner occupied, it must be a fee simple ownership or a trust where the owner living there is one of the principal trustees.

Polly highlighted that IADUs must be permitted, and since there are a lot of second kitchens in the canyon, by definition, there are a lot of IADU's, so people need to get those licensed. Polly emphasized that we are the outliers with this law. We're the only ones in the state that allow ADUs to be used as STRs when they are not owner occupied at the same time. We are forging new ground, and this strays from the intent of the state code. The intent was to increase long-term rentals. We are following another intent that allows owners to maximize STR use and use their property part time, as is the nature in the canyon.

Carolyn noted that allowing STRs drives up the cost of long-term rentals since owners can make so much more money from renting short-term than long-term. Also noted was that since we're allowing long term tenants as caretakers in the other unit of a property with an STR, there is potential for long term housing.

Jeff Bossard moved to approve ordinance 2025-O-5-1, amending the sections to clarify definitions of dwelling units, owner occupancy, primary dwelling kitchen and second kitchen and to regulate the use of short-term rentals in internal accessory dwelling units. Carolyn Keigley seconded the motion

The motion passed unanimously.

Jeff Bossard: Aye

Carolyn Keigley: Aye

Dan Knopp: Aye

Lise Brunhart: Aye

Keith Zuspan: Aye

- c. Approve a resolution adopting the Tentative Budget for the Town of Brighton, Utah for the Fiscal Year 2026 beginning July 1, 2025, and ending June 30, 2026, and set a time and place for a public hearing on June 10, 2025, at 6:30 PM at Fire Station 108, 6788 S. Big Cottonwood Canyon Rd, and electronically via Zoom. Presented by Nate Rockwood. For discussion and adoption. (Pages 45-67).**

RECORDING

Nate Rockwood presented the tentative budget (included in the packet) to be adopted today with adjustments as needed. A time and place will be set for the public hearing on June 10th to also adopt the final budget. At that point, the property tax rate will be set by ordinance at zero, since there's no property tax in Brighton. The final step is to file the budget with the state auditor. Nate noted that the MSD is now on a fiscal year budget, however since they try and align their budget with the various cities and towns, they try to set those budgets in February. That is tough for Brighton since much of our revenue is seasonal and is still being generated at that time, but we can reconcile to make it work. Nate showed the last completed fiscal year, revenues and expenditures for the current fiscal year, and then the estimated revenues and

expenditure for the next budget year. Sales tax plays a huge part of Brighton's budget, because it is the primary revenue generator and it changes per year depending on the season, snow, and how long the resorts stay open. Revenues come from the state tax commission on a two-month delay, which means we have not seen revenues for March/April when setting next year's budget so those amounts must be forecasted. Looking at the sales taxes, Nate noted the local option tax goes toward funding the MSD, and a portion of that is returned to the town. The resort community sales tax, the municipal transient room tax, and a portion of the county option tax comes back to the town. There are 5 transportation taxes the county can levy. They've levied 4 of those, and have approved to levy the 5th, and it was estimated that 10% of that will come back to the town. It was noted the town does not levy property tax, but of the property tax paid, about half goes to Canyons School District, about 12% goes to Salt Lake County and are distributed for things like the library, about a quarter of the taxes go toward UPD and UFA, and then a small amount to Mosquito Abatement and Central Utah Water Conservancy District. Nate noted that when property values increase, entities collecting tax must lower the rate so that the same amount is collected each year. For an entity to collect more taxes, they must go through a truth in taxation hearing, or by issuing a bond that is voted on by constituents.

The revenues are set to increase by 2% each year for the transportation sales tax and the 1% option. The Resort Community Sales Tax and TRT are also set to increase. The interlocal revenue to the MSD is a calculation based on how much goes to the MSD, how much we anticipate using in services, and how much we can expect back. The ballpark is around \$600,000 but the amount we pay changes every year, so Nate will compile a history to review next month.

Some of the adjustments to expenditures are to include the estimated salary of the Community Outreach Coordinator at \$27,000, the meter incentive program at \$80,000, and lobbyist services. The total nonprofit requests have increased to \$160,000, and of that the MSD covers \$100,000. The ranger services at \$60,000 will be covered by resort taxes and will now be paid to CCF for disbursement but the ranger will still be managed by Forest Service. Some of the nonprofits include BCCA for \$8,700 for Adopt a Trail and 4th of July; CCF for \$15,000 for weed mitigation, as well as a new request of \$30,000 for a naturalist at Silver Lake. They also have programs to be funded like Adopt a Trail, and defensible space. Since this funding may be recurring, it could be organized in a contract with the amounts and summary of services. It could be included in the contract that wherever the entities provide services they have a sign saying funds were made available by the Town of Brighton.

Polly noted the state only allows a municipality to give up to 1% of the fiscal year budget. Nate added that it's unclear if Capital Improvement funds should be included in the fiscal budget or if it refers to the operating budget only. Our operating expenditure is \$1.8M, so that would allow us to donate \$180,000, which includes in kind donations, not just cash. The amount doesn't need to be captured if we receive a service for the donation, but that part of the code requires studies to be done during the budget adoption as well as a public hearing and noticing requirements. It was agreed to leave in the WATS request for now and to request them to give more of a plan.

Dan noted that the MSD shared a proposal from a design company that searches for grants for telecommunication infrastructure. Nate clarified that if they are a sole source, they may be on

the state approved list of vendors, otherwise we'll need to do an RFP. Once that is done, this could be paid out of the contract service funds.

Regarding the final budget, revenues must equal expenditures for a balanced budget. A fund balance of 100% of annual revenues can be kept and all other excesses must be transferred to the capital fund. Funding for capital projects can be moved to a project that is prioritized.

Restroom repairs at Silver Lake could be covered under the facility improvement line.

Carolyn Keigley moved to approve resolution, 2025-R-5-1 adopting the Tentative Budget for the Town of Brighton, Utah for the Fiscal Year 2026 beginning July 1, 2025, and ending June 30, 2026, and set a time and place for a public hearing on June 10, 2025, at 6:30 PM at Fire Station 108, 6788 S. Big Cottonwood Canyon Rd, and electronically via Zoom. Lise Brunhart seconded the motion. The motion passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Dan Knopp: Aye

Jeff Bossard: Aye

Keith Zuspan: Aye

d. Re-appointment of planning commissioner, Ulrich Brunhart, with advice and consent from the council. For discussion and possible action.

RECORDING 1:53:29.

It was confirmed that Ulrich Brunhart would like to continue his appointment as planning commissioner. Lise Brunhart recused herself from the discussion and vote.

Jeff Bossard moved to re-appoint Ulrich Brunhart and Keith Zuspan seconded the motion. The motion passed unanimously.

e. MSD alternate trustee appointment. For discussion and possible action. (Page 68).

RECORDING 1:54:48.

Carolyn Keigley moved to adopt resolution 2025-R-5-2 (incorrectly put in the packet as 2025-R-5-1) appointing Jeff Bossard as town council member to serve as Town of Brighton alternate representative on the Greater Salt Lake Municipal Services District Board of Trustees. Keith Zuspan seconded the motion. The motion passed unanimously.

f. An ordinance to address minor changes to STR licenses including but not limited:

1. Review criteria for STR cap calculations to include certificates of occupancy issued in the last year. For discussion and possible action.

RECORDING 1:56:07.

Polly McLean explained that these considerations came from the STR subcommittee, but some follow up was needed before drafting these ordinances. For item 1, STR cap calculations, Polly recommended an annual review in May to evaluate how many certificates of occupancy have been issued and then calculate the cap for the following year based on that number. It's more efficient than tracking it constantly. There will be less confusion and push back if the code has a set number as the cap that can be updated, rather than a vague percentage. It will be clearer for staff, and the public won't have to find the specific meeting minutes to understand what the

cap is. The definition of residential units was previously challenged. As a more straightforward solution, Dan suggested counting water connections since there are some dry lots and dry cabins; this would exclude commercial connections. If someone has more than one water share, then only the ones connected will be counted. This will be ready for next month.

2. Excluding Solitude Village from water requirements on initial applications for short-term rentals. For discussion and possible action.

Polly explained there are other minor details to update along with this change, such as changing the number of occupancy from 15 adults to 15 people. This will be ready for next month.

3. Consideration for Unifying the Requirement for Property Owners to hold both Long-Term License, and Short-Term License. For discussion and possible action. (Public Comment, Page 22)

Polly explained that this was brought up by an owner who wants to rent out long term part of the year and short-term part of the year. Since the short-term license is more extensive, this person wondered the reason that both are required. The code requires a business license for long term rentals, so despite having a short-term rental license a long term rental license is still required. We could remove the requirement for a business license for long-term rentals. The fee schedule will be reviewed next month, and it was estimated that a long-term rental license is not very costly. The application is easy, and by continuing to require it, we will understand how many long-term rentals are in the canyon. Polly wanted to provide the option to not require it if there isn't a legal reason, so she will investigate it more and bring back a recommendation next month. Nate Rockwood noted there is a property tax break for long term rentals because it can be categorized as a primary residence, but short-term rentals are taxed as a secondary home.

f. Explore possibilities of the town reimbursing the plow fee for homes on town roads. For discussion. RECORDING 2:06:40.

Keith Zuspan recommended tabling this item for next month.

PUBLIC INPUT

None

REPORTS. RECORDING 2:07:27

Mayor's Report

Dan Knopp did not have a report from the UFA meeting because he was unable to attend due to a schedule conflict. The CWC meeting was all housekeeping. Dan has been in close contact with B Jackson about the Rocky Mountain Power project.

Council Members' Reports

Keith Zuspan reported on the finances. Zion's bank account has \$10,154. The distributions received in April from February were \$330,000 of that \$298,000 was resort community sales tax, \$25,000 was transient room tax, \$7,500 from interstate. There is currently \$6.276M in our PTIF account. Interest earned was \$21,657 which averages 4.5% annually.

WFWRD expects to have the fence up and bins at Cardiff by May 19th.

Carolyn Keigley reported there was a resident in Pine Tree upset that the RMP project hit a water line. Dan noted it was an unmarked white PVC pipe which isn't allowed and it wasn't buried deep enough. He acknowledged how disruptive the project is, but how satisfied people will be when it's complete. Carolyn noted the great communication from RMP when they were working in Forest Glen last year. Regarding the communication conduit, it was clarified that the town is installing this and there are 7 interior conduits that various providers can pay to use. We currently have 5.8 UPD officers, and we will be getting 1 more if the SLVLESA budget is approved. Lieutenant Tyler Ackerman explained the need for the request. Considering sick time, vacation time, and those officers in the military the overtime coverage adds up to one full officer.

Jeff Bossard reported on the Animal Services board fundraiser set for October. Mosquito Abatement is fully staffed and ready to start treating needed areas. Regarding the Town of Brighton road signs, it was suggested that they could be put up when the fireworks signs are placed.

Lise Brunhart reported the hiring committee recommended Laura Bossard as the Community Engagement Coordinator. To guide the decision, they used a list of questions and score sheets provided by Keith. Laura will be doing the newsletter, and planning for the 4th of July and Brighton Days, which she's already been involved with for years. The Culinary Water Committee, initiated by Dea Theodore has been dissolved. John Bennet put together a group called "This is Your County". It is working to get water for people in BCC who don't have water at their properties.

For people to stay informed with the Town of Brighton, Lise encouraged people to check out brighton.utah.gov. She noted the town has granted all the water companies' money toward the purchase of water meters, and installation is up to the homeowners.

Emergency Management Report

Dan reported for Jane and reminded everyone to sign up for Chipper Days right away and tell neighbors to get updated contact information to Jane.

BCCA Report

Barbara Cameron reported there were a lot of issues at the BCCA meeting.

Events: May 22, The Beauty and the Breaking. It's a guide to dealing with loss, held by Nicole Merges, local Silver Fork resident, at the fire station at 6pm.

On May 16th there is a memorial service for Bill Lapsley, the person who was largely responsible for the Solitude Improvement District, our sewer up here. He passed away March 25. He's a very accomplished person and did a really great job for us up here in the Big Cottonwood Canyon.

May 30 and June 1 are the Beaver Dam Analogue workdays near Willow Heights. All are welcome, bring a hat, gloves, boots, and lunch.

July 28th is the Chipper Day deadline, and signing up is encouraged. The new leader is Sterling Smith. There is interest in asking the town to set aside \$15,000 in the fuels reduction budget so homeowners can be reimbursed for two hours of defensible space from a private contractor. Barbara noticed that the town granted CCF \$23,000 this year to do fuels reduction. In speaking with the chairman of that project, it was unknown that it was for homeowners and seemed to be for public lands. It was also unknown that the Town of Brighton contributes to restroom maintenance because they've created a go fund me. Brighton Days and Adopt a trail are going well with CCF. This is our 35th year and we will be cleaning up from mile marker 10 to the winter gate and around the Brighton loop. Emergency Management update, Jane needs updated information from residents. There is an invasive weed pull with CCF, and Laura Bossard has been rounding up volunteers in each community. Text her to volunteer. The Solitude parking lot proposal was discussed at BCCA, and they want to share a statement to urge Solitude, to protect the aspen forest across the highway from the upper Solitude entry. Many people were grateful to know the town is installing conduit along with the Rocky Mountain Power Project.

PROPOSALS FOR FUTURE AGENDA ITEMS. RECORDING

- a. June: Engineering Standard Drawings and Specifications
- b. June: Proposed Fiscal Year 2026 Brighton Fee Schedule. For discussion and possible action
- c. June: Public Hearing and Adoption of Final Budget for FY 2026.
- d. Gathering Permit Ordinance. Presented by Daniel Torres.
- e. June: Arcadis presentation on Brighton Neighborhood Nodes Study.
- f. Legislative amendments for speed limit designations and town road speed limits.

CLOSED SESSION

Carolyn Keigley moved to go into a closed session for 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 and Keith Zuspan seconded the motion. The motion carried unanimously. Keith Zuspan moved to close the closed session and Jeff Bossard seconded the motion. The motion passed unanimously.

ADJOURN

Keith Zuspan moved to adjourn the meeting and Jeff Bossard seconded the motion. The motion passed unanimously.

Submitted by Kara John, Town Clerk



ENGINEERING

STANDARDS & DRAWINGS

2025 Edition

Planning Commission Recommendation: 5/21/2025

Town Council Approval/Adoption:



G R E A T E R S A L T L A K E

**Municipal Services
District**

860 W Levoy Drive, Suite #300
Taylorsville, UT 84123

(385) 910-7027

msd.utah.gov/engineering

GENERAL PROVISIONS

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.

The city engineer may approve exceptions to engineering standards and drawings where appropriate.

Consistent with Brighton Master Planning & Visioning Statements, the standards do not include curb and gutter, streetlights or sidewalks.

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	<p>Bituminous Concrete (asphalt) T-Patch thickness is 6" minimum for both residential and non-residential streets.</p> <p>Mill and overlay not required whenever there is an upcoming city project that will mill and overlay or reconstruct the road within two (2) years.</p> <p>Full-width mill and overlay on roads newer than three (3) years.</p> <p>APWA Mill and overlay required if street cut is longer than 300 feet long and pavement is 3-7 years old.</p> <p>Mill and overlay not required if pavement is greater than 7 years old.</p>
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	<p>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:</p> <p>a) All other requirements of APWA Plan 332 - Precast Box, are still met.</p> <p>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.</p> <p>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.</p> <p>d) Inspection and certification required on all precast boxes.</p>
381	(Note 2A) - Use granular backfill borrow for common fill.
382	<p>(Note 2B) - Use granular backfill borrow for common fill.</p> <p>(Note 3A) - Minimum trench width is to be Pipe O.D. + 24" or (Pipe O.D. x 1.25)+12", whichever is greater.</p>
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.

STANDARD DETAILS TABLE OF CONTENTS

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



LEGEND AND SYMBOLS

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
EF5	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

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 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

SHEET 1 OF 2

REV. 2025-0

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.



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.



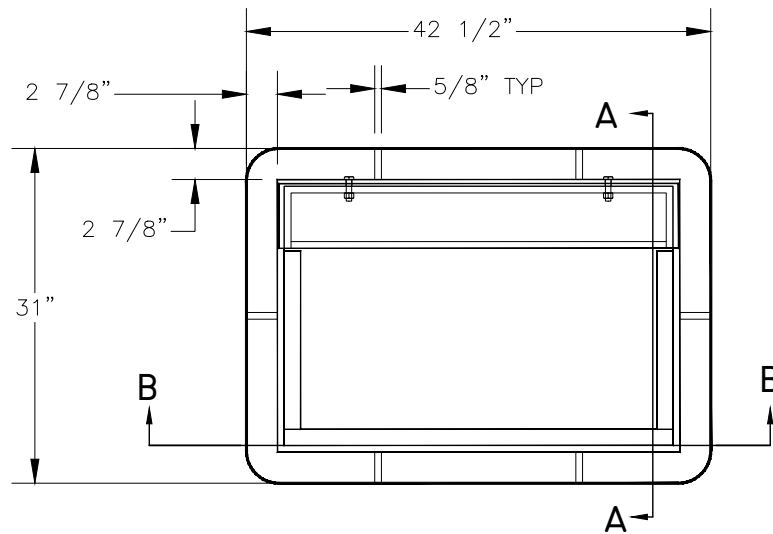
CURB OPENING FRAME AND GRATE

STANDARD PLAN

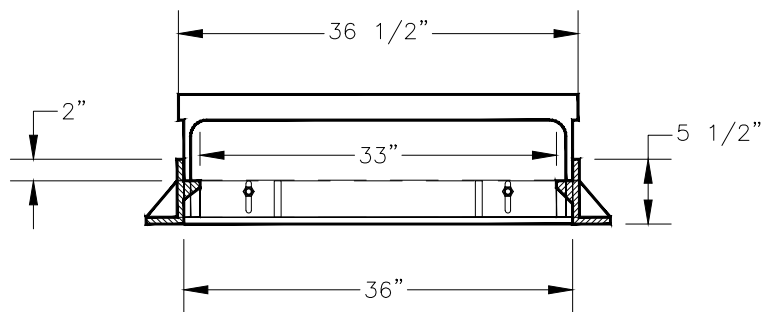
201

SHEET 1 OF 2

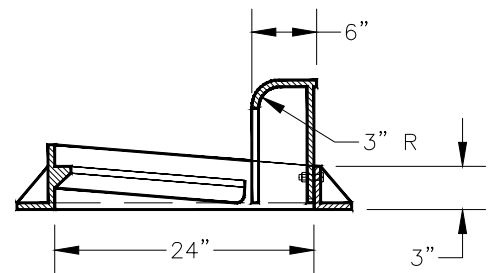
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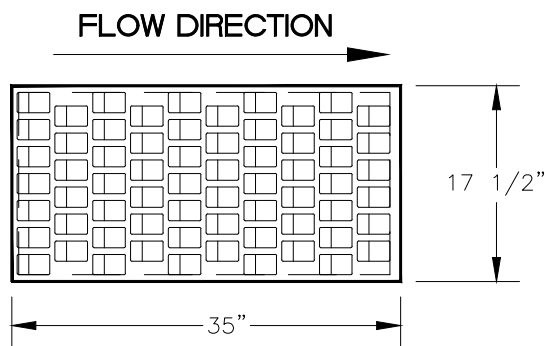
FRAME PLAN



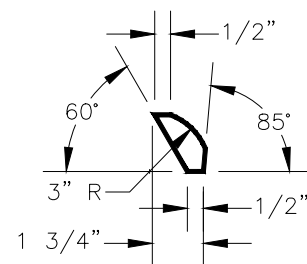
SECTION B-B



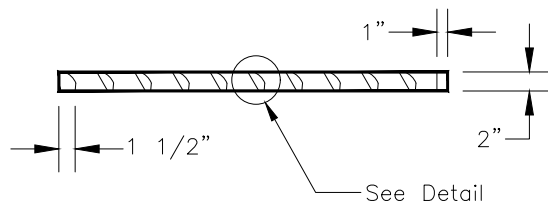
SECTION A-A



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.



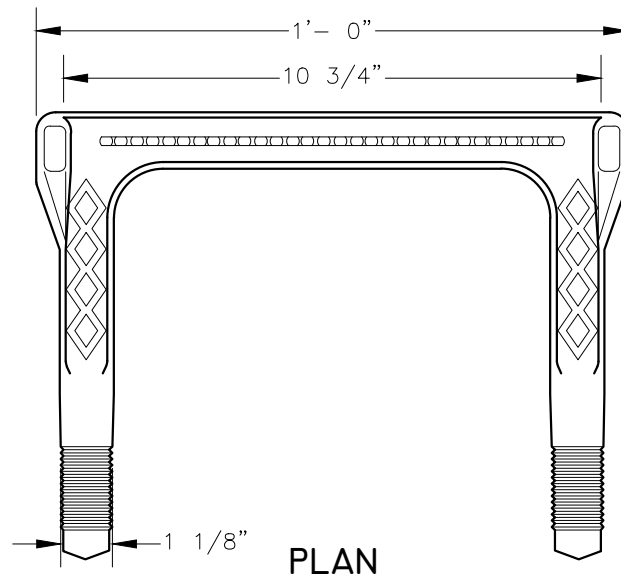
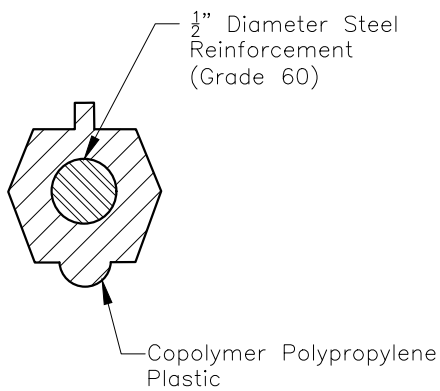
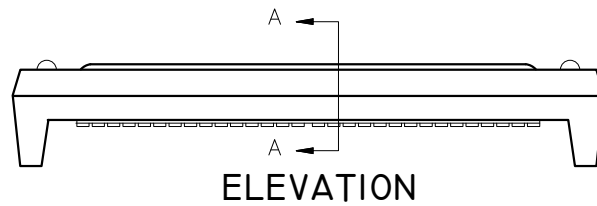
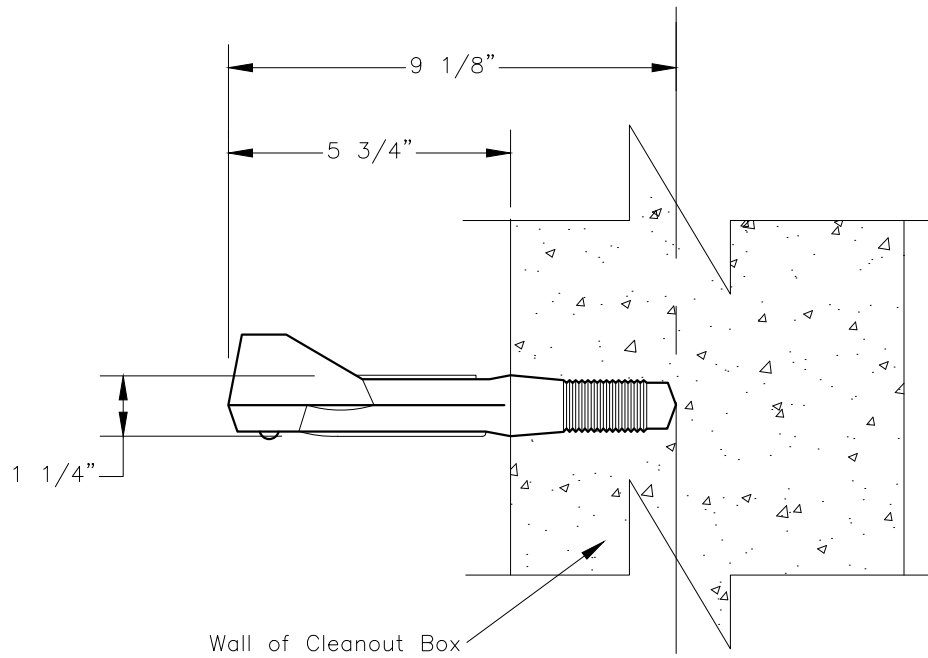
LADDER RUNG

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.



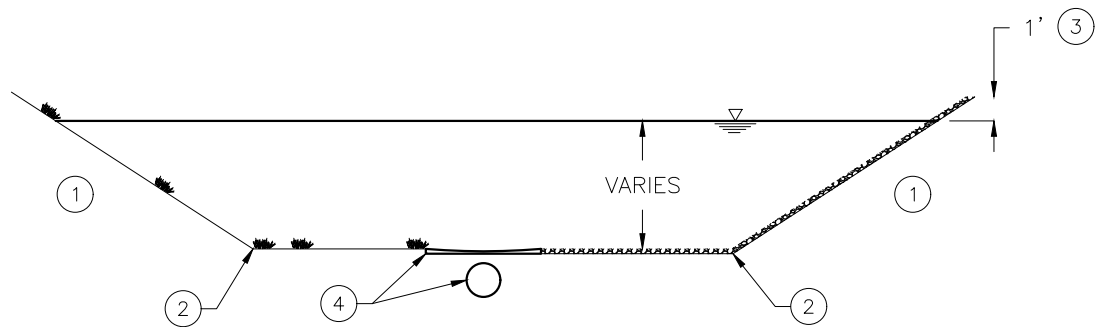
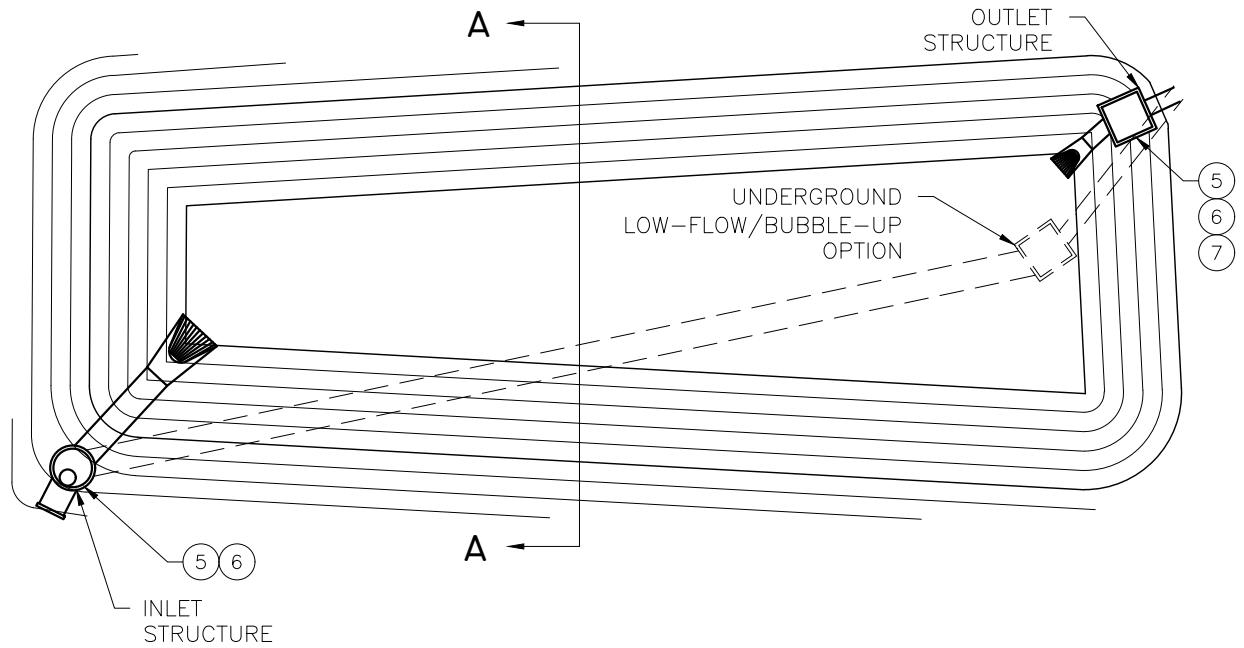
DETENTION BASIN GUIDELINES

STANDARD PLAN

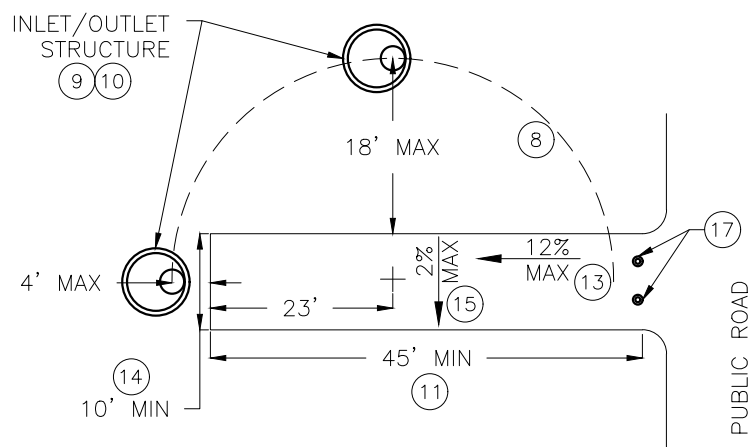
300

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.



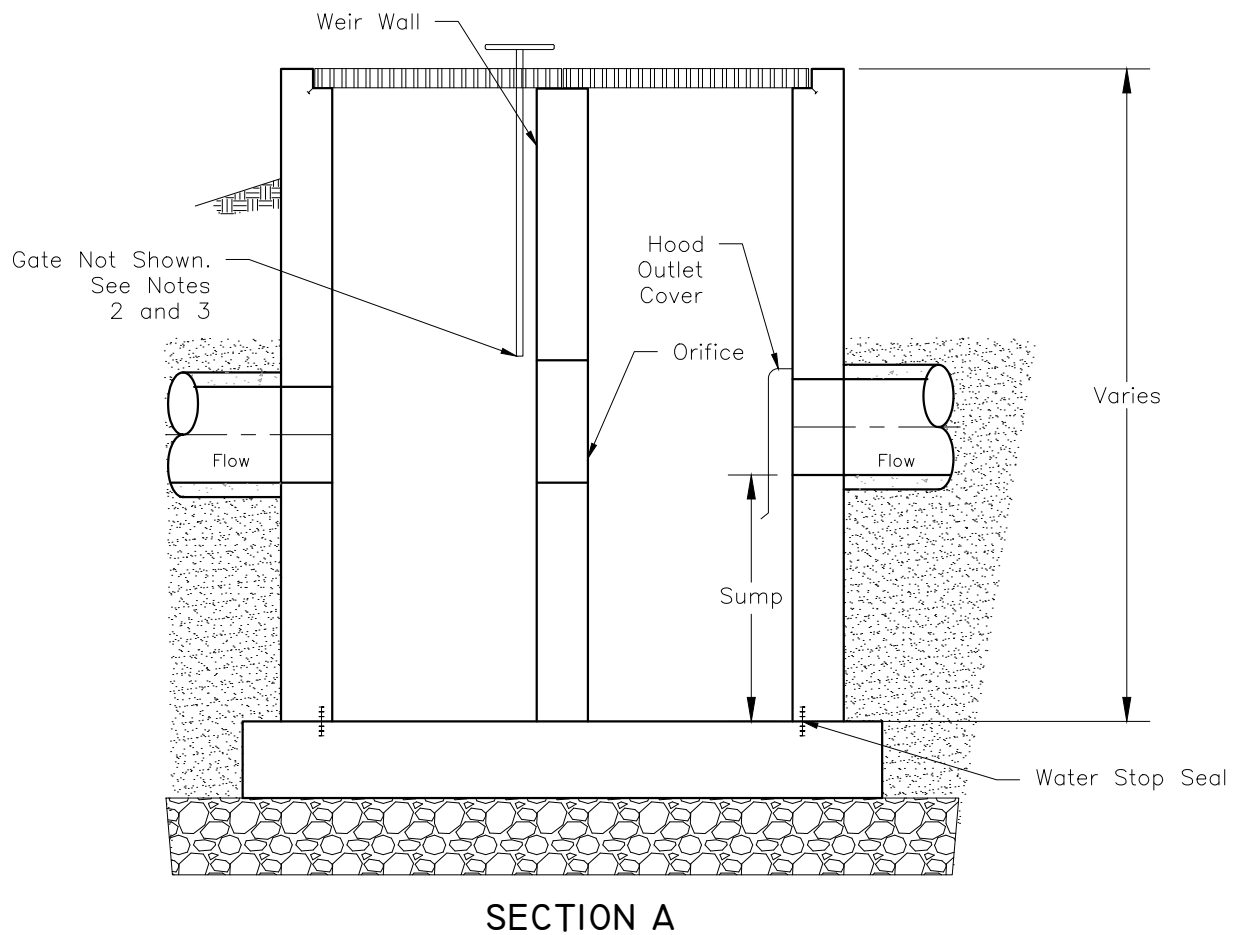
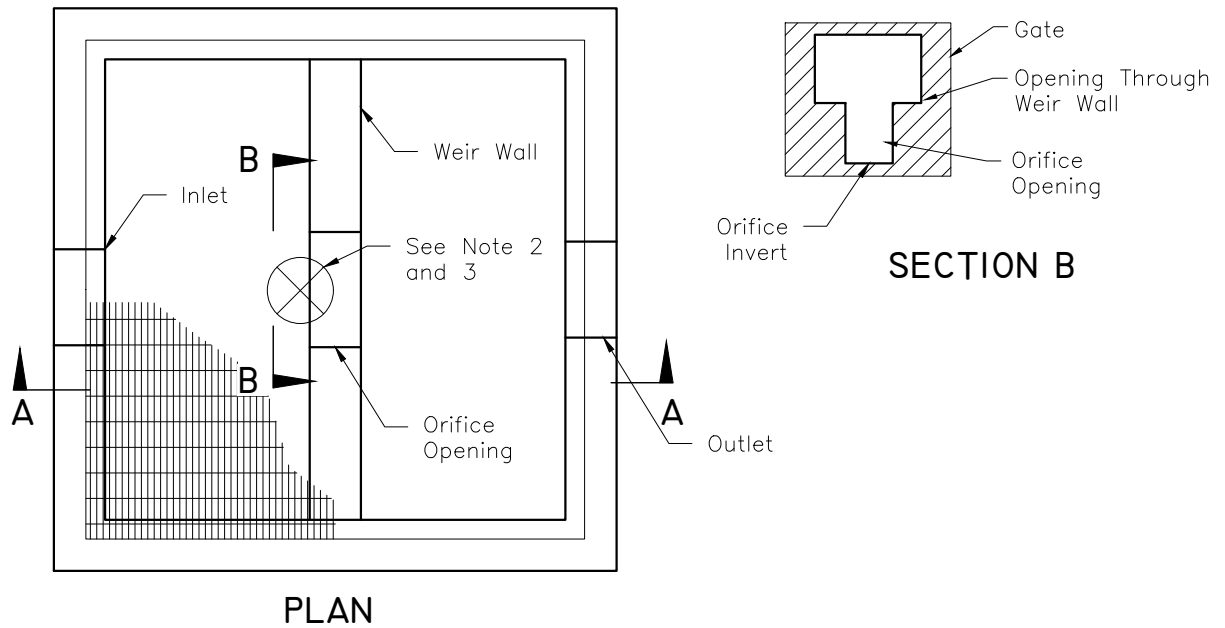
OUTLET STRUCTURE GUIDELINES

STANDARD PLAN

301

SHEET 1 OF 2

REV. 2025-0



OUTLET STRUCTURE GUIDELINES

STANDARD PLAN
301
SHEET 2 OF 2

REV. 2025-0



ENGINEERING

STANDARDS & DRAWINGS



G R E A T E R S A L T L A K E

**Municipal Services
District**

860 W Levoy Drive, Suite #300
Taylorsville, UT 84123

(385) 910-7027

msd.utah.gov/engineering

ISMF | USA SKIMO | SOLITUDE, UTAH

HELP US BRING

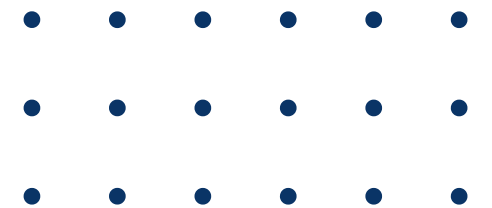
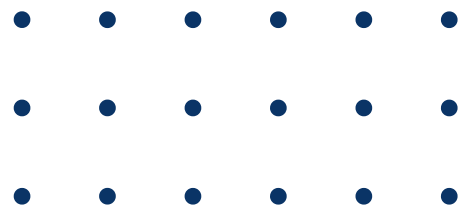
WORLD CUP SKIMO

TO UTAH IN DECEMBER 2025



Ski Mountaineering [Skimo]

... is growing significantly in recent years, both in terms of participation and recognition on the competitive sports stage. What once was a niche sport, is experiencing a rebirth into mainstream sports and will make its Olympic debut at the 2026 Winter Olympics in Milan-Cortina, Italy.





Evolution of Skimo

'Skimo' is short for ski mountaineering

**1988 ISMF (International
Ski Mountaineering
Federation) founded**

**2020 1st Youth
Olympics, Lausanne**

**USA Skimo founded a
501(c)(3) non-profit**



**1926 Skimo in
Chamonix Olympics**

2016 IOC Recognition

**ISMF now hosts
48 countries**

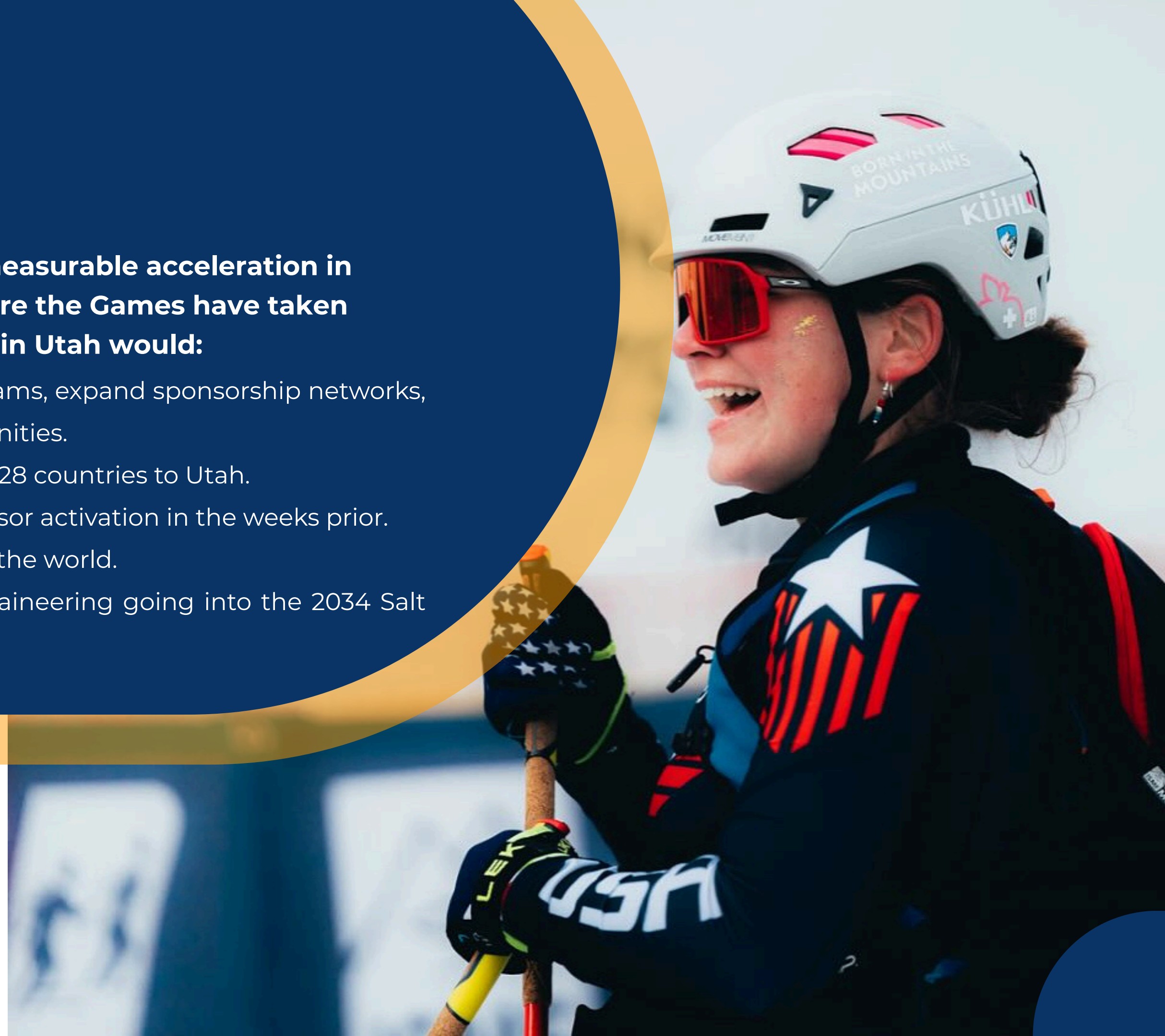
**Skimo Sprint and Mixed Relay
to debut at Milano Cortina 2026**



Accelerated Growth

Olympic inclusion has already sparked a measurable acceleration in the sport's growth and visibility, even before the Games have taken place. Hosting an International World Cup in Utah would:

- Strengthen national ski mountaineering programs, expand sponsorship networks, and gain priority access to future ISMF opportunities.
- Bring elite athletes, coaches, and families from 28 countries to Utah.
- Provide opportunities for local events and sponsor activation in the weeks prior.
- International and local brand exposure around the world.
- Legitimize Utah as the U.S. hub for ski mountaineering going into the 2034 Salt Lake Olympic Games.





Exponential Growth

The last decade has seen a massive surge of interest in backcountry skiing and skimo domestically:

- Skimo is the second fastest growing sport in the U.S.
- USA Skimo memberships have increased by 21% between 2022-2024
- Youth skimo club growth: 3 clubs in 2020, 6 clubs in 2023, 15 clubs in 2025
- Nearly 70% of ski resorts now offer uphill access

HOSTING THE ISMF WORLD CUP

A STRATEGIC OPPORTUNITY

The ISMF World Cup is the flagship competition series of the ISMF, bringing together the world's top athletes across multiple venues and disciplines.

As the primary competition circuit for Olympic qualification and global rankings, the World Cup circuit is fundamental to the sport's international calendar.

Hosting a World Cup stage presents NMs and LOCs with the opportunity to deliver world class competitions, engage global audiences, and capitalise on the momentum of ski mountaineering's inclusion in the Olympic Games.

- **DISCIPLINES:** Sprint, Individual, Vertical, Mixed Relay.
- **EVENT STAGES:** 6 to 7 event stages are proposed for season 2025/26
- **ATHLETE PARTICIPATION:** Up to 200 athletes from over 28 nations
- **MEDIA COVERAGE:** Events broadcasted live throughout the world and receive significant social media engagement.
- **OLYMPIC QUALIFICATION:** Critical pathway for athletes and national teams preparing for Milano Cortina 2026.
- **FAN ENGAGEMENT:** Races feature dedicated fan zones, VIP areas, and local promotional activities designed to enhance spectator experience.




ISMF WORLD CUP

SEASON 2025-26 SKI MOUNTAINEERING



BROADCASTING WORLD CUP 2025/2026

OUR APPROACH

-  **ENHANCE GLOBAL REACH:** Broaden audience exposure by maximising global distribution across multiple platforms, increasing visibility for all event partners and stakeholders.
-  **CONSISTENT COVERAGE:** Ensure professional, high-quality broadcast production through experienced partners, delivering greater viewer engagement.
-  **BROADCASTER PROFILE:** Strengthen relationships with key broadcasters in strategic markets, fostering long-term commercial partnerships to reinvest into the sport.
-  **BROADCAST FLEXIBILITY:** Provide a streamlined, adaptable production model, allowing LOCs to work with national broadcasters or leverage ISMF's in-house production team via Obsess Media.
-  **RIGHTS MANAGEMENT:** ISMF oversees international distribution while enabling LOCs to activate sponsorship and media rights locally, boosting commercial opportunities.

AVERAGE BROADCAST AUDIENCE : >800,000 PER EVENT

ISMF WORLD CUP

SEASON 2025-26 SKI MOUNTAINEERING

2024/25 BROADCAST PARTNERS

★EUROSPORT



max

rtve

RTS

ORF

Monte Blanc 8

3

svt

ARD 1

cbc.ca

EUR(VISION
SPORT
OPERATED BY EBU

ZDF

USA SKIMO

@ISMFSkimo

NEUE ITALIA

snow
AUSTRALIA

CBC
SPORT

The Specifics:

Economic Impact

- 200+ International athletes, coaches and staff flying into SLC International Airport and hosted in Solitude Village and hotels near Big Cottonwood Canyon for 6+ days.
- 1000+ spectators, 50% out of state, will impact local lodging / accommodation / food services / retail / transportation companies
- Outdoor brands, resorts, and local tourism boards would benefit from increased visibility and visitor traffic on the international stage.
- Growth to local race organizations and non-profits:
 - Wasatch Powderkeg/US National Championships March 4-8, 2025 - 350+ participants / 300+ supporters.
 - Utah Skimo - local non-profit, 700+ membership
 - USA Skimo 600+ membership



ECONOMIC IMPACT

Estimated Revenue

Lodging	\$350,000
Food/Dining	\$200,000 - \$250,000
Transportation	\$10,000
Retail	\$50,000 - \$60,000
Total Estimate	\$610,000 - \$670,000

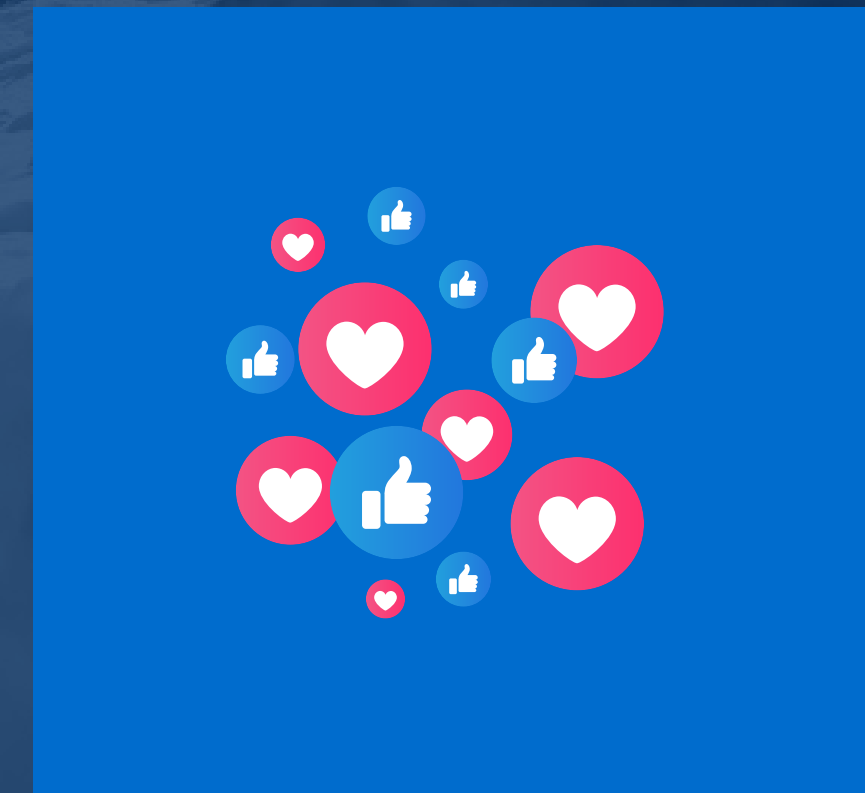
- Utah is invested in a strong youth development pipeline for skimo and currently 16 of the 32 athletes on the US National team are from Utah.
- The future economic impacts are far reaching as Salt Lake City, Utah is legitimized as a key North American location for Ski Mountaineering, looking forward to the 2034 Olympic Games.



Podium Sponsorship

\$30,000

- Your brand will be represented on the world's largest athletic stage and at the local level.
- Title Sponsor becomes the name of the Utah World Cup (ie. {insert brand name} Salt Lake Skimo World Cup)
- Logo (3"x 4") on front chest of the volunteer and director jackets and on side of headwear.
- Podium sponsor with logo on podium checks.
- Banner Logo on the Salt Lake World Cup website
- Exclusive sponsor of the VIP Zone with brand activation in VIP seating, food tent and on World Cup Poster for athlete signing.
- 3-4 Brand flags, banners on course and at finish





World Cup SPONSORSHIP



\$30,000

Podium Sponsor



\$15,000

- Brand tent for team use + brand tent with your product in the vendor village
- 2 Brand flag/small blow up logo on course
- 2 Brand banner at Start/Finish
- Brand activation at all events during race week.
- Logo on the race poster



\$10,000

- Brand tent for team use + brand tent with your product in the vendor village
- 2 Wind flags on course OR start/finish area
- 1 Brand banner on race fencing
- Logo on the race poster



\$5,000

- Brand tent for team use + brand tent with your product in the vendor village
- 2 wind flags on Course
- Logo on the race poster

** All sponsors will receive logo placement on website and on athlete posters.



● ECONOMIC IMPACT

- \$500, 000 of estimated revenue to the Town of Brighton
- Local Marketing and Visibility through
 - Ski Utah
 - Utah Sports Commission
 - Utah Outdoor Adventure Commission
 - Visit Salt Lake
- International Visibility and Exposure
 - 18 different sites
 - live broadcasting

Our ask to Brighton:
\$10,000

What you also get:
tent at the event
town logo on the event website
link to local restaurants, shops and lodging

Please Contact Us



Sarah Cookler
Event Director



801-350-1501



USASKimo.org



Sarah@ussma.org



Alyssa Erickson
LOC President



801-707-6783



USASKimo.org



Alyssa.Erickson@gmail.com

*Local Organizing Committee (LOC) is Silverfork Skimo, a 501c3 nonprofit

THANK YOU!



Town of Brighton Town Council Meeting

ITEM: FY 2026 Final Budget

DATE: June 10, 2025

SUBMITTED BY: Nate Rockwood

ITEM TYPE: Legislative



SUBJECT:

Hold a Public Hearing and approval of the Final Budget Resolution, a Resolution Adopting the Fiscal Year 2026 Final Budget and setting a property tax rate of 0.00% for Tax Year 2025. (The FY 2026 Tentative Budget and FY 2025 Adjusted Budget were presented to the Town Council on May 13, 2025. New report items and changes for the final budget are shown in red in this report)

SUMMARY:

The process of adopting the fiscal year 2026 budget requires several steps that the Town Council is required to take to be compliant with state statute.

As a reminder, the purpose of a tentative budget is to have a working draft budget from which the Council can start the formal adoption process. The tentative budget can be adjusted with Council's direction prior to final adoption. At the time of final adoption, the budget must be balanced with expenditures equaling revenues. The General Fund can have a fund balance of up to 100% of the current year end revenues.

The following timeline shows the budget process and dates:

May 13th

- Adopt Tentative Budget and make available to public.
- Set proposed property tax rate to no increase (There is no property tax levy by the Town of Brighton). The property tax rate for the Town of Brighton will be 0.00%
- Set time and place for public hearing (June 10th at 6:30).
- Discuss budget and funds available for Town Goals and Priorities.
- Make adjustments to FY 2026 Final Budget and FY 2025 adjusted budget (if necessary).

June 3rd

- Provide notice of the place, purpose, and time of the public hearing by publishing notice at least seven days before the hearing.

June 10th (final budget needs to be adopted before June 30)

- Hold a public hearing on the Budget
- By resolution or ordinance adopt FY 2026 Final Budget and FY 2025 adjusted budget (if needed).
- Set Property Tax Rate and adopt by resolution or ordinance.

Before July 10th

- File a copy of the final budget for each fund with the state auditor within 30 days after adoption.
- Certify property tax rate in CTS system (USTC).

After July 1st and before June 30th, the budget may be adjusted with approval of the Town Council and a public hearing.

Budget Information and Analysis:

The Budget consists of all anticipated revenues to be received by the Town and all anticipated expenditures. State code requires that all Cities and Towns follow a July – June fiscal year (FY) budget and that MSD has traditionally been required to follow a calendar year budget. Due to recent legislative changes, the MSD will now be following a FY budget. The MSD adopts all City and Town final budgets by the last week of March. The Brighton Town budget that is adopted in June will be reconciled with the Brighton Town MSD budget and adjusted as needed to comply with state code.

Sales Tax Revenue Analysis

Within the town boundaries the current sales tax rates apply. The 1% Local Option and the .25% County Option Highway and Transportation tax are allocated to cover services and transfers provided by the MSD:

- 1% Local Option (Brighton receives .5% Point of Sale; .5% population is distributed statewide)
- .25% SB 136 Sales Tax Hwy/Transit (Brighton receives .1% of the .25% County Tax)
- 1.1% Resort Communities Sales Tax
- 1% Municipal TRT

The following table details the projected revenue from each sales tax type by quarter. The projection was created using 24 months of historic sales tax collection data from actuals from January 2020 to March 2025. The table places the revenue forecast into the correct period that revenues were collected as opposed to 2 months later when they were distributed by the State to the Town. These forecasts and actuals have been used in the recommended budget. Revenues for FY2026 are based on an anticipated 2% growth from forecasted sales tax revenue received in FY 2025 and FY 2024 actuals.

Table has been updated to show March revenue:

Town of Brighton - Sales Tax Actuals and Forecast (Based on Collection Month)							
Sales Tax Type	FY 2024	FY 2025				FY 2025	FY 2026
	Total	July-Sept	Oct-Dec	Jan-March	April-June	Total	Total
1% local Option (.5% Point of Sale)	\$ 704,434	\$ 52,698	\$ 225,232	\$ 372,947	\$ 54,033	\$ 704,910	\$ 728,592
Transit Tax	\$ 70,577	\$ 5,093	\$ 22,317	\$ 37,061	\$ 6,160	\$ 70,632	\$ 72,859
1.1% Resort Communities Sales Tax	\$ 1,419,192	\$ 78,032	\$ 455,087	\$ 786,313	\$ 104,296	\$ 1,423,728	\$ 1,466,964
1% Municipal TRT	\$ 138,183	\$ 17,113	\$ 30,144	\$ 73,630	\$ 11,508	\$ 132,395	\$ 156,060
Total Sale Tax	\$ 2,332,385	\$ 152,936	\$ 732,780	\$ 1,269,950	\$ 175,998	\$ 2,331,664	\$ 2,424,475

Sales Tax is shown by collection month, not by distribution month

April-June 2025 estimated

FY 2026 is estimated at 2% annual growth from FY 2024 actuals

Additional .5% Resort Communities Sales Tax

On November 21, 2023, the voters of the Town of Brighton approved Proposition 12, authorizing the Town Council to impose an additional .5% resort sales tax. The Town Council has not elected to enact the additional .5% sales tax. If enacted by the Town Council, the sales tax would go into effect on the

first day of the first full quarter after the resolution has been passed and notification has been sent to the State Tax Commission. The authorization by the vote does not have a termination date, therefore the Town Council may impose the .5% additional sales tax by resolution of the Council.

Just as the 1.1% Resort Communities Sales Tax, which has been in place since January 2020, the additional .5% resort tax would be collected on all taxable sales in the Town. The total 1.6% (1.1% & .5%) Resort Sales tax can only be collected by cities or towns that have a transient room capacity equal to or greater than 66% of the municipality's permanent census population. The 1.1% resort tax and .5% additional resort tax may not be collected by a county or other taxing authority, such as a service district.

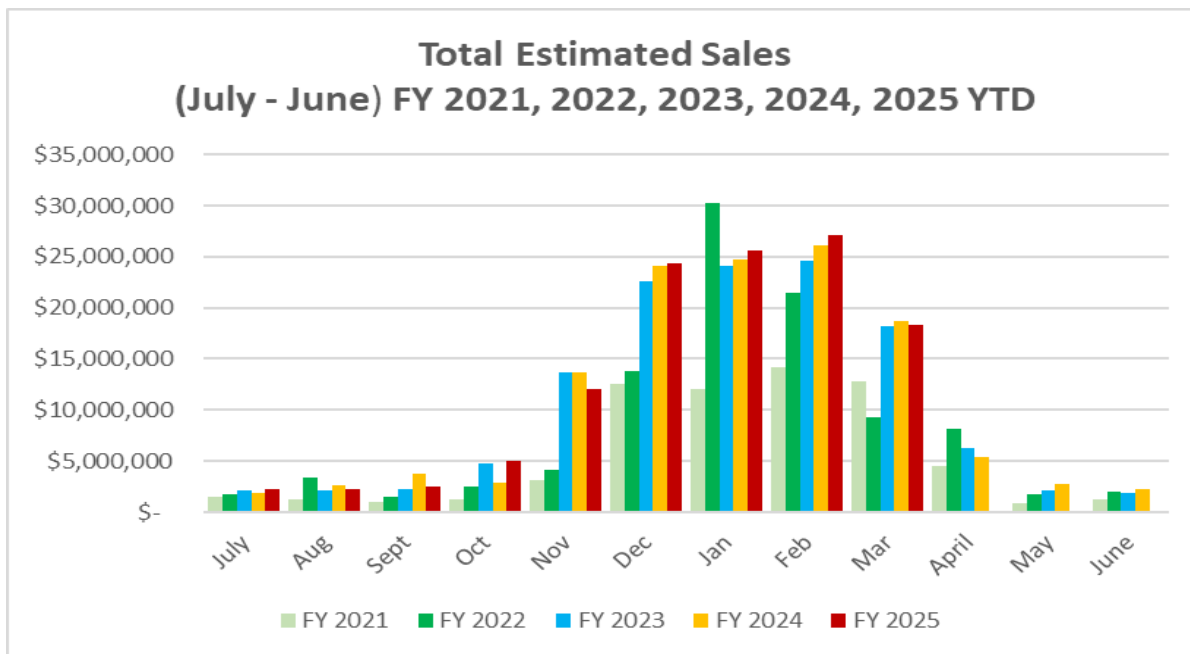
The use of the additional .5% resort sales tax, if enacted by the Town Council, may be used at the discretion of the Town Council for any allowed use of Town funds. The Town Council may allocate these funds as part of the annual budget process for operating or capital use approved by the Council.

It is anticipated that the Additional .5% Resort Communities Sales Tax will generate an estimated \$550,000 to \$650,000 per year, depending on the resort season sales.

Sales Tax History and Seasonality

The Town's sales revenues are very seasonal, as would be expected. The following graph shows the total estimated sales by month.

This table has been updated to show March sales tax collection:



The following chart shows a 5-year sales revenue forecast. This forecast is important to understanding potential revenues available in preparing a 5-year Capital Improvement Plan.

5 Year Revenue Forecast						
Fiscal Year	FY 2025 (Original Budget)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1% local Option (.5% Point of Sale)	\$ 700,300	\$ 714,306	\$ 728,592	\$ 750,450	\$ 772,963	\$ 796,152
Transit Tax	\$ 70,030	\$ 71,431	\$ 72,859	\$ 75,045	\$ 77,296	\$ 79,615
1.1% Resort Communities Sales Tax	\$ 1,410,000	\$ 1,438,200	\$ 1,466,964	\$ 1,510,973	\$ 1,556,302	\$ 1,602,991
1% Municipal TRT	\$ 150,000	\$ 153,000	\$ 156,060	\$ 160,742	\$ 165,564	\$ 170,531
Total Sale Tax	\$ 2,330,330	\$ 2,376,937	\$ 2,424,475	\$ 2,497,210	\$ 2,572,126	\$ 2,649,290
Total Town Sales Tax	\$ 1,560,000	\$ 1,591,200	\$ 1,623,024	\$ 1,671,715	\$ 1,721,866	\$ 1,773,522

The following tables details the breakdown of sales tax collection rates for Town of Brighton sales:

Sales Tax Rate Table - Town of Brighton			
	General Sales*	Lodging Sales	Restaurant Sales
State Sale Tax			
State Sales & Use Tax	4.85%	4.85%	4.85%
State Transient Room Tax	-	0.32%	-
County Sale Tax			
County Option Sales Tax	0.25%	0.25%	0.25%
Mass Transit Tax	0.30%	0.30%	0.30%
Add'l Mass Transit Tax	0.25%	0.25%	0.25%
County Option Transportation**	0.25%	0.25%	0.25%
Transportation Infrastructure	0.25%	0.25%	0.25%
Botanical, Cultural, Zoo Tax	0.10%	0.10%	0.10%
Transient Room Tax (TRT) county-wide		4.25%	
Tourism Transient Room Tax		0.50%	
Tourism - Restaurant Tax	-	-	1.00%
Town Sales Tax			
Local Option Sales & Use Tax	1.00%	1.00%	1.00%
Resort Communities Tax	1.10%	1.10%	1.10%
Municipal Transient Room Tax	-	1.00%	-
Total Combined Sales Tax Rate	8.35%	14.42%	9.35%

* Rate for Unprepared Food (Grocery) is 3% statewide

** Brighton receives .10% of the .25% County Wide Transportation Tax

Staff will return as part of the final budget to discuss Salt Lake County's new 5th quarter transportation tax.

Budget

The following is the proposed Town of Brighton FY 2026 Tentative Budget and FY 2025 Adjusted Budget including the Brighton Capital Improvement Fund – CIP. **The budget has been adjusted per Council direction during the Town Council Meeting on May 13, 2025. The Council may make additional changes before the final budget is adopted on June 10, 2025. These changes may be made as directed by the Council during the June 10th meeting after the public hearing. Changes were recommended by the Mayor to include \$105,000 for Utility Conduit Improvements in City owned roads for FY 2026 CIP.**

Town of Brighton
FY 2025 Amended Budget & FY 2026 Final Budget
For Period Ending June 30, 2025 & June 30, 2026

Account Description	2024	2025	2025	2025	2025	2026
	Actual	Original	Estimated	Budget	Adjusted	Final
	July 1 - June 30	July 1 - June 30	July 1 - June 30	July 1 - June 30	July 1 - June 30	July 1 - June 30
General Fund						
REVENUES						
Business Licenses	\$ 46,023	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Building Permit	89,572	55,000	55,000	-	55,000	55,000
Sales Tax 1% Local Option	703,527	700,300	686,575	-	700,300	714,000
SB 136 Sales Tax	70,509	70,030	68,779	-	70,030	71,500
Engineering Services	2,900	-	-	-	-	-
Planning Services	39,500	30,000	28,000	-	30,000	30,000
Justice Court Fines/Forfeitures	4,498	3,000	800	-	3,000	3,000
B&C Road Fund Allotment	20,081	16,000	16,000	-	16,000	16,000
Alcohol Tax	-	5,000	5,000	-	5,000	5,000
America Rescue Act	-	-	-	-	-	-
Interest Earnings	14,684	5,000	5,000	-	5,000	5,000
Interlocal Revenue (Contributions from GF MSD)	237,925	488,650	470,000	59,000	547,650	844,050
Parking Violations	48,405	50,000	50,000	-	50,000	30,000
Other Revenue	1,165	-	-	-	-	-
Non-Allocatable Resort Communities Sales	1,370,435	1,410,000	1,381,367	-	1,410,000	1,440,000
Non-Allocatable TRT	142,940	150,000	151,444	-	150,000	153,000
Beginning Balance (MSD)	433,000	600,000	625,000	-	600,000	600,000
Beginning Balance RCST & TRT	1,795,999	1,744,374	1,309,374	-	1,744,374	1,704,374
Total Revenues	\$ 2,792,162	\$ 2,822,948	\$ 2,962,965	\$ 59,000	\$ 3,086,980	\$ 3,411,550
EXPENDITURES						
Wages	\$ 129,482	\$ 142,000	\$ 142,000	\$ -	\$ 142,000	\$ 169,200
Employee Benefits	15,077	28,000	27,250	-	28,000	28,000
Social Security Tax	8,028	8,000	6,258	-	8,000	8,000
Medicare	1,877	2,000	1,464	-	2,000	2,000
Awards, Promotional & Meals	95	500	200	-	500	500
Subscriptions/Memberships	37,550	43,000	42,000	-	43,000	43,000
Printing/Publications/Advertising	514	3,000	500	-	3,000	3,000
Travel/Mileage	654	1,200	1,100	-	1,200	1,200
Office Expense and Supplies	275	2,000	450	-	2,000	2,000
Cell phone and Telephone	1,539	1,300	1,300	-	1,300	1,300
Attorney-Land Use	-	15,000	-	-	15,000	-
Attorney-Civil	97,699	52,000	67,000	-	52,000	67,000
Training and Seminars	-	2,000	500	-	2,000	2,000
Budget and Auditing	6,773	3,000	2,000	-	3,000	5,000
Web Page Development/Maintenance	2,469	5,800	3,800	-	5,800	5,800
Payroll Processing ex.	1,038	2,000	1,000	-	2,000	2,000
Contributions/Special Events	29,800	32,000	32,000	-	32,000	100,000
Insurance	-	5,500	5,000	-	5,500	5,500
Workers Comp Insurance	1,124	3,500	1,500	-	3,500	3,500
Postage	103	-	195	-	-	200
Professional and Technical	28,880	50,000	45,000	-	50,000	50,000
Contracted Services	8,500	20,000	95,000	-	20,000	120,000
SLCo Recorder Services	2,500	3,850	3,000	-	3,850	3,850
Equipment/Computer Purchases	7,554	2,000	8,000	-	2,000	3,000
Rent	11,736	11,500	12,000	-	11,500	11,500
UFA Emergency Management	9,527	12,000	9,838	-	12,000	30,000
UFA Fuel Reduction - Urban Interface Fire Prevention	17,897	30,000	19,876	-	30,000	30,000
Computer Equipment/software	2,873	3,000	3,000	-	3,000	3,000
Software/Streaming	2,189	2,500	2,500	-	2,500	2,500
Internet Connections	1,898	2,000	2,000	-	2,000	2,000
Alcohol Tax Transfer to UPD	-	5,000	4,720	-	5,000	5,000
America Rescue Act	-	-	-	-	-	-
Lease to Locals Grant Program	-	54,000	12,000	-	54,000	54,000
Water Meter Incentive Program	-	-	-	-	-	80,000
Utilities	-	-	561	-	-	-
USFS Ranger (CCF) - (Brighton Funds)	-	60,000	60,000	-	60,000	60,000
Interlocal to MSD (Transfer to GF MSD)	930,735	910,156	907,294	64,174	974,330	969,500
Trans to Capital Fund (Brighton CIP)	2,000,000	2,100,000	1,100,000	(500,000)	1,600,000	1,750,000
Transfer to Capital (from MSD Funds)	-	-	-	-	-	105,000
Contribution to Fund Balance MSD (Ending)	404,910	450,000	450,000	150,000	600,000	820,000
Contribution to Fund Balance Brighton (Ending)	1,513,375	(363,059)	432,811	323,059	(40,000)	(157,000)
Total Fund Balance (Ending - No MSD)	1,309,374	2,634,800	2,367,185	500,000	1,704,374	1,547,374
Total Fund Balance (Ending)	\$ 1,714,284	\$ 3,386,948	\$ 2,817,185	\$ 37,232	\$ 2,304,374	\$ 2,367,374
Total Expenditures	\$ 1,358,388	\$ 1,500,006	\$ 1,520,304	\$ 64,174	\$ 1,581,980	\$ 1,873,550
Total Expenditures with End Balance + CIP	\$ 3,276,673	\$ 2,936,948	\$ 3,503,115	\$ 37,232	\$ 3,141,980	\$ 3,571,550

Town of Brighton
FY 2025 Amended Budget & FY 2026 Final Budget
For Period Ending June 30, 2025 & June 30, 2026

<u>Account Description</u>	<u>2024 Actual July 1 - June 30</u>	<u>2025 Original Budget July 1 - June 30</u>	<u>2025 Estimated Rev/Exp July 1 - June 30</u>	<u>2025 Budget Variance July 1 - June 30</u>	<u>2025 Adjusted Budget July 1 - June 30</u>	<u>2026 Final Budget July 1 - June 30</u>
<u>Brighton Capital Improvement Fund - CIP</u>						
<u>REVENUES</u>						
Transfer from General Fund		1,750,000			1,600,000	1,750,000
Transfer from MSD Funds						105,000
Carry Forward Unallocated						
Other Rev.						
Grant Rev.						
CIP Balance					3,530,000	
Interest Earnings						
Total Revenues	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 5,130,000	\$ 1,855,000
<u>EXPENDITURES</u>						
Trails Master Plan				-	10,000	
Trail Improvements		500,000			500,000	
Utility Improvement						105,000
Property Acquisition					100,000	
Facility Improvements		250,000			450,000	
Infrastructure Improvement Projects		1,000,000			4,050,000	1,750,000
Wayfinding and Signage					20,000	
Asset Management						
Total Expenditures	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 5,130,000	\$ 1,855,000
Unallocated or Capital Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Anticipated Available CIP projects fund for FY 2026 (remaining capital project funds are carried forward each year from the previous year. Therefore, remaining funds in FY 2024 will be moved to FY 2025 for the final budget. Funds stay within the allocated project unless adjustments are made between projects by the Town Council):

Trails Master Plan:	\$10,000
Trail Improvements:	\$500,000
Property Acquisition:	\$100,000
Facility Improvements:	\$450,000
Infrastructure Improvement Projects:	\$5,800,000
Wayfinding and Signage:	\$20,000
Utility Improvements/Conduit	\$105,000

It is anticipated that FY 2026 will have a transfer of \$1,750,000 and an additional \$500,000 in FY 2025. These funds Have been allocated to The infrastructure Improvement Project for FY 2025 & FY 2026.

Budget Requests or incremental adjustments for FY 2026:

Expenditures:

- Added wages for Outreach Coordinator
- Transfer to Brighton Capital Improvement Fund (CIP) \$1,750,000 (see CIP and Fund Balance section of report).

- \$80,000 was added for Water Meter Incentive Program.
- Added \$60,000 to contract services for lobbyist services.
- Total non-profit request is \$160,000 which is included in the Contributions/Special Events budget \$100,000 and USFS Ranger (CCF) - (Brighton Funds) \$60,000.
 - Big Cottonwood Community Council has requested \$8,700 for FY 2026, adopt a trail program, Butler Fork and 4th of July (See attached request).
 - The Cottonwood Canyons Foundation is requesting (as outlined in the attached proposal):
 - \$15,000 for Weed Mitigation (application attached).
 - \$30,000 for Silver Lake Meadow Naturalist (application attached).
 - 23,500 for Defensible Space Fire Mitigation (as presented to Town Council during the Feb. 11, 2025 Council Meeting).
 - \$2,500 for Adopt a Trail program Mill D (application attached).
 - \$60,000 for Ranger Services at Cardiff Meadows and Donut Falls.
 - **\$10,000 for Sponsorship of SKIMO – World Cup (if approved by City Council)**
 - The Brighton Institute is requesting \$2,500, for Brighton Days (See attached request).
 - Wasatch Transit Solution (WATS) \$20,000 for Promoting transit regionally along the Wasatch Front and Back (as presented to Town Council during the May 13, 2025 Council Meeting).

General Fund - Fund Balance

The General Fund can have a fund balance of up to 100% of year-end revenues. Based on the adjusted budgeted revenues in FY 2025, this amount would be \$2,521,000. The actual year-end balance limit must be determined at FY 2025 year-end. By the end of the current fiscal year, the fund balance will surpass the fund balance limit by the end of FY 2025. The original budget recommended a transfer of \$1,750,000 to the CIP fund. However, as staff works with the MSD to verify current fund balances it is recommended in the tentative adjusted budget for a transfer of \$1,600,000. This is shown in the budget document and the CIP budget. This amount will be verified and adjusted, if necessary, by the adoption of the final budget in June 2025. The FY 2026 budget recommends a transfer of \$1.75 million to the CIP.

The fund balance calculation includes actual and anticipated fund balance of funds reserved as part of the MSD budget.

Attachment:

A. Town of Brighton FY 2026 Final Budget and 0.00% Property Tax Resolution

Recommended Motion:

I move that we recommend approving resolution 2025-R-06-01, adopting the FY 2026 Final Budget, and setting the property tax at 0.00% for the Town of Brighton, Utah.

BRIGHTON, UTAH
RESOLUTION NO. 2025-R-6-1

A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE TOWN OF BRIGHTON, STATE OF UTAH, FOR THE FISCAL YEAR 2026 BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 AND SETTING THE PROPERTY TAX RATE AT NO INCREASE FOR THE TOWN OF BRIGHTON AT A RATE OF 0.00%.

WHEREAS, State law requires the establishment of various budgets for each municipality located within the State of Utah; and

WHEREAS, the Brighton Council ("Council") met in a regular session on May 13, 2025, and adopted a fiscal year 2026 tentative budget; and,

WHEREAS, the Council set a time and date of June 10, 2025, at 6:30 PM at 7688 S Big Cottonwood Canyon Rd UFA Station 108 Brighton and electronically via Zoom to hold a public hearing concerning the fiscal year 2026 Budget; and

WHEREAS, the Town of Brighton has complied in all respects with State law set out in U.A.C. § 10-5-108 including holding a public hearing and all public noticing requirements; and

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BRIGHTON, STATE OF UTAH, as follows:

Section 1. That the Town of Brighton, hereby adopts the following 2026 Final Budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026, attached here to as Exhibit 1.

Section 2. That upon the final adoption, the budget shall be in effect for the respective budget year. The Fiscal Year 2026 budget shall be subject to later amendments as provided by law.

Section 3. That the Town of Brighton approves the property tax rate and property tax revenue for the tax year 2025 at a rate of .000000 and a revenue of \$0.00.

PASSED AND APPROVED this 10th day of June 2025.

TOWN OF BRIGHTON

By: _____
Dan Knopp, Mayor

ATTEST:

Kara John, Town Clerk

Exhibit A: Final Budget FY ending June 30, 2026

Exhibit B: Utah State Tax Commission Form PT-800 – Final Property Tax Rates and Budgets 2025

Town of Brighton
FY 2025 Amended Budget & FY 2026 Final Budget

For Period Ending June 30, 2025 & June 30, 2026

<u>Account Description</u>	2024 Actual	2025 Original Budget	2025 Estimated Rev/Exp	2025 Budget Variance	2025 Adjusted Budget	2026 Final Budget
	<u>July 1 - June 30</u>	<u>July 1 - June 30</u>	<u>July 1 - June 30</u>	<u>July 1 - June 30</u>	<u>July 1 - June 30</u>	<u>July 1 - June 30</u>
<u>General Fund</u>						
<u>REVENUES</u>						
Business Licenses	\$ 46,023	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Building Permit	89,572	55,000	55,000	-	55,000	55,000
Sales Tax 1% Local Option	703,527	700,300	686,575	-	700,300	714,000
SB 136 Sales Tax	70,509	70,030	68,779	-	70,030	71,500
Engineering Services	2,900	-	-	-	-	-
Planning Services	39,500	30,000	28,000	-	30,000	30,000
Justice Court Fines/Forfeitures	4,498	3,000	800	-	3,000	3,000
B&C Road Fund Allotment	20,081	16,000	16,000	-	16,000	16,000
Alcohol Tax	-	5,000	5,000	-	5,000	5,000
America Rescue Act	-	-	-	-	-	-
Interest Enrngs	14,684	5,000	5,000	-	5,000	5,000
Interlocal Revenue (Contributions from GF MSD)	237,925	488,650	470,000	59,000	547,650	844,050
Parking Violations	48,405	50,000	50,000	-	50,000	30,000
Other Revenue	1,165	-	-	-	-	-
Non-Allocatable Resort Communities Sales	1,370,435	1,410,000	1,381,367	-	1,410,000	1,440,000
Non-Allocatable TRT	142,940	150,000	151,444	-	150,000	153,000
Beginning Balance (MSD)	433,000	600,000	625,000	-	600,000	600,000
Beginning Balance RCST & TRT	1,795,999	1,744,374	1,309,374	-	1,744,374	1,704,374
Total Revenues	\$ 2,792,162	\$ 2,822,948	\$ 2,962,965	\$ 59,000	\$ 3,086,980	\$ 3,411,550
<u>EXPENDITURES</u>						
Wages	\$ 129,482	\$ 142,000	\$ 142,000	\$ -	\$ 142,000	\$ 169,200
Employee Benefits	15,077	28,000	27,250	-	28,000	28,000
Social Security Tax	8,028	8,000	6,258	-	8,000	8,000
Medicare	1,877	2,000	1,464	-	2,000	2,000
Awards, Promotional & Meals	95	500	200	-	500	500
Subscriptions/Memberships	37,550	43,000	42,000	-	43,000	43,000
Printing/Publications/Advertising	514	3,000	500	-	3,000	3,000
Travel/Mileage	654	1,200	1,100	-	1,200	1,200
Office Expense and Supplies	275	2,000	450	-	2,000	2,000
Cell phone and Telephone	1,539	1,300	1,300	-	1,300	1,300
Attorney-Land Use	-	15,000	-	-	15,000	-
Attorney-Civil	97,699	52,000	67,000	-	52,000	67,000
Training and Seminars	-	2,000	500	-	2,000	2,000
Budget and Auditing	6,773	3,000	2,000	-	3,000	5,000
Web Page Development/Maintenance	2,469	5,800	3,800	-	5,800	5,800
Payroll Processing ex.	1,038	2,000	1,000	-	2,000	2,000
Contributions/Special Events	29,800	32,000	32,000	-	32,000	100,000
Insurance	-	5,500	5,000	-	5,500	5,500
Workers Comp Insurance	1,124	3,500	1,500	-	3,500	3,500
Postage	103	-	195	-	-	200
Professional and Technical	28,880	50,000	45,000	-	50,000	50,000
Contracted Services	8,500	20,000	95,000	-	20,000	120,000
SLCo Recorder Services	2,500	3,850	3,000	-	3,850	3,850
Equipment/Computer Purchases	7,554	2,000	8,000	-	2,000	3,000
Rent	11,736	11,500	12,000	-	11,500	11,500
UFA Emergency Management	9,527	12,000	9,838	-	12,000	30,000
UFA Fuel Reduction - Urban Interface Fire Prevention	17,897	30,000	19,876	-	30,000	30,000
Computer Equip/software	2,873	3,000	3,000	-	3,000	3,000
Software/Streaming	2,189	2,500	2,500	-	2,500	2,500
Internet Connections	1,898	2,000	2,000	-	2,000	2,000
Alcohol Tax Transfer to UPD	-	5,000	4,720	-	5,000	5,000
America Rescue Act	-	-	-	-	-	-
Lease to Locals Grant Program	-	54,000	12,000	-	54,000	54,000
Water Meter Incentive Program	-	-	-	-	-	80,000
Utilities	-	-	561	-	-	-
USFS Ranger (CCF) - (Brighton Funds)	-	60,000	60,000	-	60,000	60,000
Interlocal to MSD (Transfer to GF MSD)	930,735	910,156	907,294	64,174	974,330	969,500
Trans to Capital Fund (Brighton CIP)	2,000,000	2,100,000	1,100,000	(500,000)	1,600,000	1,750,000
Transfer to Capital (from MSD Funds)	-	-	-	-	-	105,000
Contribution to Fund Balance MSD (Ending)	404,910	450,000	450,000	150,000	600,000	820,000
Contribution to Fund Balance Brighton (Ending)	1,513,375	(363,059)	432,811	323,059	(40,000)	(157,000)
Total Fund Balance (Ending - No MSD)	1,309,374	2,634,800	2,367,185	500,000	1,704,374	1,547,374
Total Fund Balance (Ending)	\$ 1,714,284	\$ 3,386,948	\$ 2,817,185	\$ 37,232	\$ 2,304,374	\$ 2,367,374
Total Expenditures	\$ 1,358,388	\$ 1,500,006	\$ 1,520,304	\$ 64,174	\$ 1,581,980	\$ 1,873,550
Total Expenditures with End Balance + CIP	\$ 3,276,673	\$ 2,936,948	\$ 3,503,115	\$ 37,232	\$ 3,141,980	\$ 3,571,550

Town of Brighton
FY 2025 Amended Budget & FY 2026 Final Budget

For Period Ending June 30, 2025 & June 30, 2026

<u>Account Description</u>	<u>2024 Actual July 1 - June 30</u>	<u>2025 Original Budget July 1 - June 30</u>	<u>2025 Estimated Rev/Exp July 1 - June 30</u>	<u>2025 Budget Variance July 1 - June 30</u>	<u>2025 Adjusted Budget July 1 - June 30</u>	<u>2026 Final Budget July 1 - June 30</u>
<u>Brighton Capital Improvement Fund - CIP</u>						
<u>REVENUES</u>						
Transfer from General Fund		1,750,000			1,600,000	1,750,000
Transfer from MSD Funds						105,000
Carry Forward Unallocated						
Other Rev.						
Grant Rev.						
CIP Balance					3,530,000	
Interest Earnings						
Total Revenues	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 5,130,000	\$ 1,855,000
<u>EXPENDITURES</u>						
Trails Master Plan				-	10,000	
Trail Improvements		500,000			500,000	
Utility improvement						105,000
Property Acquisition					100,000	
Facility Improvements		250,000			450,000	
Infrastructure Improvement Projects		1,000,000			4,050,000	1,750,000
Wayfinding and Signage					20,000	
Asset Management						
Total Expenditures	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 5,130,000	\$ 1,855,000
<u>Unallocated or Capital Carry Forward</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Utah State Tax Commission - Property Tax Division Resolution Adopting Final Tax Rates and Budgets	Form PT-800 Rev. 02/15
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County: SALT LAKE

Tax Year: 2025

It is hereby resolved that the governing body of:

TOWN OF BRIGHTON

approves the following property tax rate(s) and revenue(s) for the year: 2025

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	\$0.00	.00000
	\$0.00	.00000

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____