BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, July 8th, 2025, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, July 8th, 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
 - November 4 Municipal General Election
- **3. PUBLIC INPUT** You can email your comment to 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 May 13th, 2025. (Pages 4-20).
- 5. UPD Anna Walker
- 6. UFA Dusty Dern

7. SKI RESORTS

Solitude Brighton

8. BUSINESS

- 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. (Pages 21-26)
- b. OAM2025-001375 Consideration of an ordinance amending Town of Brighton's fee schedule. Presented by Brian Hartsell. For discussion and possible action. (Pages 27-44)
- c. Ratification of Ordinance 2025-O-6-2, An Ordinance Amending Title 5 Business Licenses and Regulations Chapter 5.19 Short Term Rental Section 5.19.015 Short Term Rental Limits. For discussion and possible action. (Pages 45-46)
- d. Discussion on marathons in the canyon.
- e. Legislative amendments for speed limit designations and town road speed limits. For discussion.

9. PUBLIC HEARING

- a. **Public Hearing** to appropriate any funds for a corporate purpose specifically to allocate \$20,000 to Silverfork Skimo, a 501c3 for sponsorship of the 2025 Salt Lake City Skimo World Cup. For discussion and possible action. Pages 47-62
- 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

13. CLOSED SESSION

- a. Discuss the purchase, exchange, or lease of real property (Possible closed meeting pursuant to Utah Code Ann. §52-4-205(1)(d))
- b. Discuss the deployment of security personnel, devices or systems (Possible closed meeting pursuant to Utah Code Ann. §52-4-205(1)(f))
- c. Discuss the character, professional competence, or physical or mental health of an individual (Possible closed meeting pursuant to Utah Code Ann. § 52-4-205(1)(a))
- d. Discuss pending or reasonably imminent litigation (Possible closed meeting pursuant to Utah Code Ann. § 52-4-205(1)(c))

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 speak 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, June 10th, 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, Cameron Platt, Nate Rockwood, Jane Martain, Kara John, Laura Bossard Partners: UPD- Anna Walker, Tyler Ackerman, and Jason Mazarin, UFA- Dustin Dern, Brighton

Resort- Kim Doyle, Solitude Resort- Amber Broadaway, BCCA- Barbara Cameron

Public: Sarah Cookler, Ladd Marshall, Ulrich Brunhart, Kleth, Kathy Anderson, Don Despain, Julie's Notetaker, Angus, Mark Brinton, Jojo Swain, Karin, Cody Martino, Kristin, Laurie, Mallegra, Mosiggy, Nicholas' iPhone, Ralph Becker

ANNOUNCEMENTS

- a. Election Dates:
 - Candidates for the 2025 election are:

Mayor -- (Four-year term)

Scotty John - <u>iscottyj14@me.com</u>

Nathaniel Dunlap - ndunlap@gmail.com

Council -- Member - At-Large Seats (Four Year Term)

Keith Zuspan - kzuspan@mac.com

Bruce Engelhard - engelhard.bruce@gmail.com

Carolyn Keigley - carobyn4snowart@gmail.com

Daniel Schlehuber - schlehd11@ya hoo.com

- August 1 Last day to register to vote
- August 12 Primary Election, however, there may not be a primary since there are two candidates for each seat. We are verifying this with the elections office.
- November 4 Municipal General Election
- b. RECREATIONAL FIRES: Google Docs

Small recreational campfires are allowed.

- Fuel area cannot exceed 3ft diameter by 2ft height.
 - o Burn only dry, clean, natural materials......
 - o no garbage, tires, oil or construction waste.

Prior to burning:

- Verify green burn conditions. Air quality forecast can be found at <u>http://air.utah.gov/forecast.php?id=slc</u>
- Fires contained in an improved barbeque pit or portable outdoor fireplace require a minimum of 15 feet of clearance from structures or combustible materials.
- Have a method of extinguishment readily available.
- Fires must be constantly attended until fully extinguished.

RESIDENTIAL OPEN BURNING:

 Residential burning of clean yard waste, grass clippings, weeds, tree trimmings, etc.is not allowed in Salt Lake County.

Active fire restrictions can be found at: https://utah-fire-info-utahdnr.hub.arcgis.com/pages/active-fire-restrictions

c. The STR cap in Silver Fork has been met and there are 2 on the waitlist. The Pine Tree cap has been met, and the waitlist has not started.

PUBLIC INPUT. RECORDIG 2:29.

- 1) Chris Harding, Salt Lake County Auditor, shared the Salt Lake County Auditor's link for notices about property tax rates: eNotices | Salt Lake County. Subscribing to this link will send an email notice in addition to the notice that comes in the mail annually in June. The notice includes a valuation of property taxes including a list of the taxing entities and information about the tax increase or if the rates will stay the same. The entities will be hyperlinked so that any changes are explained with additional information. The auditor's link also improves the process for people filing an appeal on their property tax valuation because it includes a tracking link so that it is known if the appeal is with the auditor, assessor, or scheduled for a hearing. The hotline link for submitting fraud referrals is: Report Fraud Auditor | Salt Lake County.
- 2) Chad Smith is looking forward to the Arcadis presentation. He loves the concepts and encourages the council to think and plan big. In a decade from now we'll think of this as the last chance to make positive changes as far as buying property or making amenities for the community. He's a fan of combining licenses for STRs and long-term rentals when an owner has both. We want to encourage long term rentals, and he'd hate to see people who have STRs decide that it's too onerous to switch back and forth to also provide long term rentals.

WRITTEN COMMENT

- 1) Carole McCalla Good evening, my name is Carole McCalla, owner of Cottonwood Lodging. I have a few comments regarding tonight's agenda, as well as an announcement.
- 1. Regarding item E, to ensure clarity and standardization, I propose that the cap on Short-Term Rentals (STRs) be defined as a percentage of residential properties (excluding commercial properties) with a water connection. This cap should be dynamic, increasing as new homes are built, up to the limit of the total number of water shares in the neighborhood. I recommend an annual evaluation of this number, with adjustments made to reflect the growth in the total number of homes. The total number of STRs should not exceed 15% of the total number of water shares in SF. It's important to note that as SF becomes fully developed, the availability of new water shares will eventually cease. Therefore, basing the total number of STRs on a 15% cap of a fixed number of water shares ensures a finite limit in the future.

- 2. Regarding item F, I believe this section requires further clarification and expansion. Specifically, Solitude Village (SVMA) should be exempt from ALL water and sewer requirements for new applications. This exemption should include the yearly water letter, sewer letter, building plans, site plans, and yearly SLCPU approval currently required by the town, water, and sewer companies. SVMA is explicitly zoned and designed as a vacation resort and should not be subject to the same regulations as other residential neighborhoods with STRs. Applying these requirements places an unnecessary work burden on various agencies. Implementing this exclusion will significantly simplify the process.
- 3. Finally, I'm pleased to announce that Cottonwood Lodging has acquired the lease on the office Vacasa will be vacating located up the road from the SFL. We will be moving in on July 1st. We are excited and optimistic that this move will enhance our ability to serve the community by operating STRs with the community's best interests as our primary focus and by providing more job opportunities for local residents.

Thanks for your considerations!"

MINUTES. RECORDING 12:00.

Jeff Bossard moved to approve the minutes for the Town Council Meeting on May 13th, 2024, and Lise Brunhart seconded the motion. The minutes were approved unanimously.

UPD: Dispatch 801-840-4000. RECORDING 12:40.

Anna Walker reported that in the month of May, the Unified Police Department responded to 165 calls for service in the Town of Brighton. Most notably, there were 45 watershed violations, 10 reports of suspicious persons, 6 reported incidents of theft, and 5 welfare checks which were requested and performed. 45 traffic stops were conducted with 4 incidents of reckless driving. Traffic has been busy in the canyon, and there's been frustrations reported regarding the flow of traffic around the construction zones, especially on the weekends. Car meetups have been occurring, which is not a new issue, but vehicles with illicit and inappropriate aftermarket parts have been causing disturbances. They seem to be meeting on the weekend evenings at the Brighton store and the Brighton resort parking areas. And of course, they've been tearing through the parking lot the Brighton loop and the rest of the canyon, creating unreasonable levels of noise, disturbing residents and disrupting wildlife. If you observe these meetups occurring or hear the commotion, please call dispatch, because officers are often tied up elsewhere or handling other concerns, so they may not hear the commotion. They try to be present when it's occurring to help deter much of the disruptive actions. As always, if there are specific concerns or requests for extra patrols or property checks, please email Anna at awalker@UnifiedPoliceut.gov.

UFA. RECORDING 14:41.

Dustin Dern reported they will be moving into the final budget approval next week on the 17th for the upcoming fiscal year. The tentative budget was passed by the board with full support.

Half of the 33 firefighters that passed recruit camp are out working in the stations. The other half will be out next week after finishing EMT classes. Dusty reminded that fireworks are not allowed in Brighton. Recreational fires are allowed right now, but as we get into the summer, the council can adopt additional fire restrictions such as no open flames, or no flames at all. UFA will keep an eye on that and make recommendations as the summer gets hotter and the fuels dry out further. Lastly, Dusty reminded everyone to stay out of the creek and be safe around the banks. They rescued someone in the creek who got swept away while doing a cold plunge at the mouth of Big Cottonwood Canyon. He didn't have a PFD on, got swept down the creek a little way unable to self-rescue, and ended up on a rock in the middle of the creek. Crews were able to rescue the individual. He started showing signs of early hypothermia. The creek is still high in the middle and lower sections of the canyon and there is obviously a water shed issues as well.

Firework Restrictions: Vendors may sell Class C common state-approved explosives as follows:

- Beginning on June 24th and ending on July 25th
- Beginning on December 29th and ending on December 31st
- And 2 days before and on Chinese New Year's Eve

Dates for Legal Discharge: 2 days before, the day of, and 1 day after July 4th and 24th. (Changed from 14-day window to 8 days for discharge.)

Times for discharge: A person may discharge Class C common state-approved explosives in the state as follows:

- Between the hours of 11 a.m. and 11 p.m. beginning on July 2nd and ending on July 5th; and beginning on July 22nd and ending on July 25th (Note: On July 4th and 24th time of discharge is extended to 12:00 midnight.)
- Beginning at 11 a.m. on December 31 and ending at 1 a.m. on the following day
- Beginning at 11 a.m. the Chinese New Year's Eve, ending at 1 a.m. on the following day

Safety Message: We are entering fireworks season and while they are exciting, safety should always come first! Here's some ideas to keep you safe:

- Always read and follow label instructions.
- Only use fireworks outdoors, away from buildings, trees, and dry grass.
- Keep a bucket of water or hose nearby.
- Never relight duds—wait 20 minutes and soak them.
- Keep children and pets at a safe distance.
- Dispose of used fireworks in water-soaked containers. Celebrate responsibly—injuries can be avoided with simple precautions. Enjoy the show safely and help protect yourself and those around you.

Please use extreme caution when using fireworks during the season. If high winds, precipitation, or other adverse weather conditions prevail fireworks discharge should be

postponed or discontinued until weather conditions improve. Utah legal aerial fireworks are designed to travel up to 150 feet into the air and then explode. Aerial fireworks shall be placed on a hard-level surface outdoors, in a clear and open area prior to ignition. Anyone under the age of 16 shall not handle or operate aerial fireworks. Ignition of aerial fireworks shall be a minimum of 30 feet from any structure or vertical obstruction.

SKI RESORTS. RECORDING 17:28.

Solitude

Amber Broadaway reported this was the second longest season in Solitude history. Since closing, staff have participated in several community events. They placed flags at gravesites on Memorial Day, and there was a lot of participation for the canyon clean up and BBQ. Solitude represented at the Utah Asian Festival and the Pride Parade. They are looking ahead to the 4th of July parade. The resort opens for summer this week for Thursday- Sunday operations with lift service from 10am-6pm. They will open 7 days a week beginning June 26th. This year, they offer the Wasatch Gravity Pass, which is a joint pass with Deer Valley. Twilight lifts will run until 8pm on Tuesdays and Thursdays. Brew Fest is this weekend. They are well supplied and are anticipating more guests than last year. The State of Solitude is this Friday, at 4pm at Moonbeam. The events calendar has the link to join remotely, and it will be uploaded to their YouTube channel.

Brighton

Kim Doyle reported they had a great time at the Pride Parade with Solitude. For Father's Day weekend, they will kick off their weekend BBQs and Mount Majestic Music Series. Scenic lift rides begin June 27th and mountain biking begins on July 4th. It will begin on Majestic until they can get the trails finished on Crest. On Sunday's they offer breakfast and lunch at the Blind Miner during the Flea Market.

BUSINESS

a. Discussion regarding whether the Town should retain ownership of conduit in Brighton. Discussion and possible action. RECORDING 22:58.

Dan Knopp explained he's been communicating with B. Jackson, contractors for the RMP project, and they've agreed to put the communication conduit in the same trench moving forward. The town will pay for it. Alternatively, SenaWave offered to pay for the communication conduit and installation.

Ladd Marshall from SenaWave added that initially they understood that the poles would be left for communication lines to continue use. They then learned from the Forest Service and the town that the poles must be removed. They began talking with Rocky Mountain Power about a work plan and provided some conduit toward the project in Silver Fork already. They would be willing to continue to provide conduit and labor. If they ever discontinue service in the area, the town could purchase the conduit at that time. Regardless of who owns the conduit, they want to be partners on the project.

Dan explained the town is in the process of hiring a consultant to design a system for the whole town. Dan recommended that the town pay for the conduit and installation so that we can be

in control of the infrastructure plan and then allow various communication providers to rent space within the conduit.

It was clarified that the resorts already have their service underground.

Jeff Bossard agreed the town should own the conduit because if it's owned by a service provider, that gives them the monopoly.

Keith Zuspan agreed that the town should own and maintain the conduit since multiple providers can join.

Carolyn Keigley agreed with Dan, Keith and Jeff. She is concerned about Forest Glen because there are portions of the neighborhood that have already been repaved after power conduit installation, but it was done before communication conduit could be installed. It's important to provide this to those areas as well, and it would be ideal to happen this summer while they are already in the neighborhood finishing up from last summer.

Dan noted they will continue putting conduit everywhere they are trenching, but part of the plan will be to ensure we go back to the areas that didn't get communication conduit initially, or the areas that RMP does not need to do trenching.

Lise Brunhart agrees with the town owning the conduit.

Polly McLean commented that Daniel Torres at the MSD did an RFP and selected Design Nine as the communication plan consultant. There is a draft contract to be completed soon. Dan will be communicating with Ladd about how to continue this partnership and how the town can make it easier on SenaWave.

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. RECORDING 36:32.

Tamaran Woodland, MSD Engineer, explained Tolin Hessen was here in April to present the initial standards. HB368 requires municipalities to adopt those standards, which can be done tonight. This applies to public infrastructure and development projects. The MSD recommends adopting industry standards which include APWA, AASHTO, and MUTCD. General provisions were updated since the April presentation to include Planning Commission's input. It is consistent with the Brighton master planning and visioning statements; the standards do not include curb, gutter sidewalks or streetlights. There is one deviation from the APWA standard, that meets Brighton code regarding mill and overlay for trenches. For example, if MSD engineering is planning a project on one of the public streets in the next two years, mill and overlay is not required. On a new road, there is a three-year moratorium for a full width mill and overlay on trenches. If the road is between three and seven years old, and the length is longer than 300 feet, then the mill and overlay is required. It is not required on anything that's under 300 feet in that time frame, or anything older than seven years.

Polly McLean added that the way it's written, the MSD engineer representing the town has the authority to give variances to the standards.

It was clarified this applies to the 3 roads owned by the town. The private roads are also subject to ASHTO standards for stop signs, speed signs, and site distances.

Lise Brunhart moved to adopt Ordinance 2025-O-6-1 and Jeff Bossard seconded the motion.

The motion passed unanimously.

Lise Brunhart: Aye Jeff Bossard: Aye Dan Knopp: Aye Carolyn Keigley: Aye Keith Zuspan: Aye

> c. OAM2025-001375 – Consideration of an ordinance amending Town of Brighton's fee schedule. Presented by Brian Hartsell. For discussion and possible action. RECORDING 45:01.

This item was tabled until July when the presenter is available.

d. Arcadis presentation on Brighton Neighborhood Nodes Study. Presented by Jordan Swain and Ray Whitchurch. For discussion. RECORDING 45:30.

Jeff Bossard was on the committee representing the town along with Tom Ward, representing the planning commission, Morgan Julian, representing the MSD, and Mike Doyle, representing the ski areas. They met with Arcadis many times over more than a year and included public input sessions.

Jordan Swain, from Arcadis, presented the plan. He noted they began with general concepts and then took public input, complaints, and constraints to design the actual concept and recommendations. The purpose of the plan is to explore the character and potential within and between the four nodes along Big Cottonwood Canyon Road: Cardiff, Silver Fork, Solitude Village, and Brighton loop. The goal is to unify the mobility options: active transportation, vehicular transportation, and public transportation. They thought about how to mitigate traffic and congestion on the highway to help it circulate and flow. Brighton has a unique mountain village character which is meaningful to the community and natural environment. Recreation is important to the local community and visitors alike.

Describing their observations, Cardiff is primarily a recreation node. It has a boardwalk, wetlands, and substantial parking, but the amenities could be improved. Specifically, the restrooms could be redesigned to include a plumbing system to improve the patron experience and protect the wetlands. The parking lot could be improved for efficiency and to delineate the parking area from the right of way of the highway in a safer way. The boardwalk could be expanded to be ADA accessible. The hawk signal light could be changed to beacons and a cross walk so it doesn't disturb the flow of traffic for as long.

From Silver Fork observations, they recommend a crosswalk at the lodge since parking occurs on the other side of the road. The parking lot could be redesigned for efficiency and could include ADA stalls. A comfortable waiting area could be designed since it's a popular place with waiting times up to an hour. Silver Fork Road is the only public right of way in the area, so it could be considered for trail connections and other functional purposes. The final report will include suggestions to reduce the impact of short-term rentals by way of noise and pollution, since they are so popular in the area.

Solitude Village has a complete master plan, so it was intentionally excluded from additional planning.

The Brighton loop is where most of the focus was spent. Beginning at the roundabout, it could be redesigned to be more intuitive for patrons leaving the Brighton Store. Because the loop gets so congested in the winter, reconfiguring the lanes would dedicate a lane to emergency vehicles, buses and shuttles. The parking lot could better delineate points of egress and ingress. A lot of planning work has been done in this area, so a workshop with all the stakeholders was held to not repeat the work already done. They developed concepts for a framework that was shared at an open house, which received tremendous feedback. They refined concepts and had a 3rd open house, virtually. The fourth round of engagement was through an online story map, paired with a survey. The final report will expand on these takeaways. The first of four key takeaways is the community is concerned about dramatic change to the character of the community. Knowing that, they've tried to respect the mountain village esthetic in the recommendations. Second, there is strong support for public transportation. Third, there was strong support for trail enhancements and connectivity for active transport, not just recreation. The fourth takeaway showed mixed results for a town hall or public gathering place. The final report will discuss sites that could be used for a town hall, but because of the survey results, they won't make a recommendation for one.

Regarding the lane reconfiguration around the loop, a ten-foot-wide lane around the inside of the loop would be a multipurpose trail for bicycles and pedestrians to accommodate active transportation. The next lane, in the middle, would be the dedicated bus lane, and then the outside lane would be the general-purpose lane that exists for vehicles. The south end of the loop would have a transit hub with restrooms, lockers, benches, and drinking fountains. Before entering the loop, there would be a dedicated lane that switches direction depending on the peak flow of traffic.

Regarding the node connector, it would be a mixed use, active transportation trail that is about 10 feet wide and connects the Brighton loop to Cardiff. The map suggests an alignment that uses some existing roads and trails and recommends areas that could be improved for this purpose. The report will not recommend a material to build the trail with. Gravel and asphalt have been suggested but further analysis will be needed.

Regarding the redevelopment of the Brighton Store parking lot area, it could include different uses and gathering space. There could be a two-story, low impact parking structure, with hospitality uses along the outside. There could be 6 pop up A-frames surrounding the plaza which could accommodate seasonal retail shops or restaurants. The store would remain, but in a different location. There would be an additional street added along the back of the plaza so that vehicles leaving the parking structure would not have to drive around the loop to enter the highway.

The properties considered options for a town hall show one next to the LDS church on the west side of the loop, two closer to the resort and owned by the resort, and the final spot is where a historic cabin is at the end of the loop. The final report will have more information on each of these sites, but there will be no recommendation since the public input did not strongly support a town hall.

e. Ordinance amending STR cap calculations. For discussion and possible action. RECORDING 1:17:29.

Polly McLean explained that this came from the STR subcommittee meeting and was discussed at the last council meeting. Jane Martain counted the inventory of dwellings in Silver Fork. Previously, we used the term residential properties, which wasn't defined in the code, so the terminology was changed to dwellings. Water and sewer connections are required to be considered dwellings since there is a structure that could be considered a dwelling, but it does not have a water share. It was determined that counting water connections isn't consistent to determine the number of dwellings because some homes have two connections. Jane and Jolene Despain, from the water company, counted every home with a water connection. We can't count certificates of occupancy (CO) for the initial count because some of the older homes won't have one, but moving forward we will use COs to recalculate the cap. As of May 1, 2025, there were 206 homes in Silver Fork. Fifteen percent of that is rounded up to 31, so that will be the STR license cap until it is recalculated in May 2026. It was important to update the code to include a set number so that it is clear to anyone looking it up, and it protects staff time from having to defend the calculation. In Pine Tree, it was estimated that there are 36 dwellings, but some don't have a sewer connection. It was agreed that dwellings without sewer connections should not be included in the count for total number of dwellings since they are not viable STRs. A final count will be made of Pine Tree dwellings. If the total number is lower than 36, it will reduce the number of licenses allowed. Since the cap has been met at 6 licenses, then when one of the current licenses decide not to renew the cap will reset to 5. It was clarified that in Silver Fork, there are approximately 216 water connections, but that includes applications for a connection and some of those do not have a home built yet. When the ordinance was initially adopted in 2023, there were 197 homes, which resulted in 29.55 licenses, rounded up to 30. The number of sewer connections in Pine Tree will determine the total number of dwellings. That count will be made by the next meeting to amend the ordinance. This ordinance was amended during the discussion to leave that number blank.

Jeff Bossard moved to approve Ordinance 2025-O-6-2, as amended, an ordinance amending Title Five, business license and regulations, Chapter 5.19, short term rental section 5.19.015, short term rental limits. Carolyn Keigley seconded the motion. The motion passed unanimously.

Jeff Bossard: Aye Dan Knopp: Aye Carolyn Keigley: Aye Keith Zuspan: Aye

Lise Brunhart: Aye

f. Ordinance amending STR requirements which exclude Solitude Village from water requirements on initial applications for short-term rentals. For discussion and possible action. RECORDING 1:34:16.

Polly explained this item also came from the STR subcommittee meeting. The proposal to no longer require water and sewer letters on initial applications or renewals was vetted with Salt Lake City Public Utilities because all units in the Solitude Village Master Association have year-round water and sewer. The health department approval will also not be required.

Jeff Bossard moved to approve Ordinance 2025-O-6-3, and Carolyn Keigley seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye Jeff Bossard: Aye Dan Knopp: Aye Carolyn Keigley: Aye Keith Zuspan: Aye

g. Consideration for Unifying the Requirement for Property Owners to hold both Long-Term License, and Short-Term License. For discussion and possible action. RECORDING 1:39:01.

Polly McLean explained she didn't get feedback from the MSD on this item in time for the meeting. The reason to keep licenses separate would be if we want to track the number of long-term business licenses in the town. There wasn't a reason for the data from an emergency management standpoint. If someone rents longer than 30 days, then they need a long-term license. If the home is occupied for 6 months of the year, it can qualify as a primary residence and be eligible for the tax benefit, but the homeowner must work with the state on that because just having a long-term tenant doesn't automatically trigger the benefit. The current fee for a long-term business license is \$150. That could be reduced to \$25 so it's less of an impact for people getting both licenses. Jeff suggested it could cost \$5 to be non-burdensome and to encourage compliance. Since the town has tried to promote long term rentals, knowing how many there are seems like an important data point. For applicants who already have a short-term rental license, the inspections can be waived when applying for a long-term rental license. This item will be handled when the fee schedule is adopted next month. Jeff would like to hear MSD's input before making the change.

h. Ordinance on speed limit designations on town roads. For discussion and possible action. RECORDING 1:43:57.

Polly McLean explained clarification is needed before drafting this, and Cameron Platt will be working on it now that he's returned to work. It will only apply to town roads, which are residential, and it was determined that 15 miles per hour is a compromise. 25 MPH is what it is now, and it's too fast on a 12-foot-wide road. 10 MPH was considered but it was determined that it will be hard to slow people down that much. This item will continue to next month so it can be decided where the best place for the update is in the code.

i. Consideration of donating to USA Skimo for hosting the World Cup at Solitude in 2025. For discussion and possible action. RECORDING 1:45:32.

Dan Knopp prefaced the presentation to note that we have a world class SKIMO team in the Town of Brighton. One of our kids may be going to the Olympics. SKIMO will be an Olympic event when it comes to Salt Lake. This is a World Cup race and will generate a lot of tax revenue for the town.

Sarah Cookler, Head of Sport for USA Skimo, presented the background to Ski Mountaineering (SKIMO), A contract was signed with the International Ski Mountaineering Federation in addition to the World Cup coming to Solitude December 6th and 7th, 2025. The only other time a world cup event came to Utah was in 2003/4 season when Andrew and Polly McLean ran it at Alta. Some of the top Italian racers from that time are now the head of the federation and are excited to return to Utah. In the past 20 years, skimo has grown significantly worldwide. The sport will debut in the 2026 winter Olympics. It is hopeful that the sport will appear at the 2030 Olympics in France, and the 2034 Olympics in Salt Lake. The growth of the sport is coming from senior competitors of trail running, and professional Nordic skiers. Ther are also a lot of new youth teams, so the growth and visibility of Brighton is exponential. There will be spring and mixed relay events, which are spectator friendly and to be held at the Eagle lift side of Solitude. This is the first race of the season, so there is a lot of hype from participating countries. It's also the last event for the Olympics qualification. The US is bidding a spot against Canada, and Sweden and Poland are against each other. The event will be broadcast internationally across 16 different media platforms which brings a lot of exposure to the town. NBC Olympics will likely be our local broadcaster, and they reach an audience of 800,000 per event. Sarah has also been speaking with journalists from ESPN, Powder magazine, Visit Salt Lake, Utah Sports Commission, and Ski Utah which will be local promotion and bring visibility to the town. The top athletes from around the world are participating and many will visit early to acclimatize to the altitude. It aligns well because this early in the season is not a popular time for the average visitor. It's expected there will be 2000 international athletes and around 20 athletes from our national team. There may be 1,000 spectators, and half of them from out of state. These people will be looking for accommodations, food services, transportation, etc. The athletes will stay at the resort so it's all inclusive. The estimates may increase if some teams bring all their athletes rather than just the top two or three, in addition to coaches and staff.

The town's contribution is also an investment in our youth development as well as Salt Lake City, North America, and the sport in general. To host the World Cup will cost the local organizing committee \$150,000 just to bring the International Federation over. It pays for the media, media rights, electronic timing system, etc. They've reached about \$100,000 in private donations and sponsorships. There are tiers of varying donation amounts that come with different exposure levels and how the town logo could be used such as banners or as a podium sponsor. Specifically in Brighton, this may bring around \$500,000 in revenue from accommodations, lodging, food etc. for participants and spectators. Much of that will go to the resorts, but the resort community sales tax will circulate money back to the town at around \$9,000. In addition to revenue, marketing will put the town on the map domestically and internationally for backcountry and ski mountaineering. The request was for the town to contribute \$30,000 to support the event.

Jeff Bossard was hesitant to extend that amount and offered \$10,000 instead. He is a big back country skier who has watched the sport grow by multitudes and does not think the town needs more exposure.

Dan Knopp recommended splitting the difference and proposed \$20,000 since this is supporting one of our local Silver Fork kids on the national team. Carolyn Keigley agreed.

Keith Zuspan suggested that the town cover whatever the amount is that comes up short. That could commit up to \$50,000. If more sponsorship is found, the actual amount donated could be reduced.

Lise Brunhart suggested going between that at \$25,000.

It was agreed to start at a contribution of \$20,000, and if more is needed, they could request additional funds up to \$50,000 total.

Sarah was very grateful for \$20,000 and noted she is very active in the sponsorship phase. To begin, they received very generous private donations which then kick started the corporate sponsorships. The town's donation will give fuel to the fire in asking for other donations since the goal is almost reached. Visit Salt Lake has also been very generous.

It was noted that the local community may want to donate if they are notified.

Sarah will circle back later about the visibility of the town's sponsorship since Jeff would rather not have the town recognized as a contributor.

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. RECORDING 2:09:10.

Keith Zuspan opened the public hearing.

Nate Rockwood presented the final budget. The budget timeline had the council adopt the tentative budget at the May meeting and a time and place were set for the final budget public hearing, which is the current step. Notice was given on the Utah Public Notice website, the town website, and printed for the fire station wall. Changes can be made to the final budget. Nate shared an update to the graph which included revenues that came in from March. Revenues for the ski season were strong with estimated sales at \$130M in the town in 2025. The graph shows the various sales tax amounts that people pay. There is a state tax, county tax, and then three amounts that come to the town. The 1% local option is divided by point of sale and population, meaning the town gets 50% of the 1% at point of sale because there isn't enough population to bring back money for the population calculation. It gets distributed across the state instead. The 1.1% Resort Community Sales tax comes solely to the town and is not part of the MSD money. The same is true for the Municipal Transient Room Tax. The forecast for the 2026 FY budget is calculated at a 2% increase from the 2025 budget to account for growth. The town does not collect property tax. Property owners pay a large amount of property taxes to the Canyons School District, another large amount to public safety for fire and police. Just under a quarter of the sales tax goes to SL County. There aren't any amendments to the current year's budget. There also were no changes from last month's tentative budget to this month's final budget. Expenses were added to the new budget to include wages for the outreach coordinator, and a transfer of \$1.75M to the capital fund because there is a certain amount that can be saved in the general fund. The water meter

incentive program was set for \$80,000, and the lobbyist for \$60,000. The town doesn't provide many services directly. We partner with a lot of different organizations that provide those services. For this reason, nonprofit requests are a big part of town funding. Right now, there's \$172,000 which are in two different budget line items. One is contributions and special events, which has a budget of \$112,000 and the other is the US Forest Service Ranger budget, which is \$60,000. The proposals were in last month's packet as part of the tentative budget. State code requires these contributions to go through a study process and a noticing process with a public hearing, or they need to be done as part of the budget process. The amounts are \$8,700 to BCCA for adopt a trail program at Butler Fork, and the 4th of July; to Cottonwood Canyons Foundation there is \$15,000 for weed mitigation, \$30,000 for Silver Lake Naturalist, \$23,500 for defensible space and fire mitigation (it was noted fire mitigation is being paid in other parts of the budget to other entities), \$2,500 to CCF for adopt a trail at Mill D, and \$60,000 to CCF to fund the Forest Ranger that will be managed by the Forest Service. The last nonprofit item is for Skimo contribution. The amount in the budget for the public hearing was \$10,000, and that amount can't be changed without holding another public hearing and going through the study process. Since the council agreed to give \$20,000, there will be another public hearing to amend the budget next month. Other expenses include a membership line item that includes Utah Leagues of Cities and Towns, Greater Salt Lake Clerks and Recorders Association, and Central Wasatch Commission.

Regarding the capital fund, the town is allowed to save 100% of its annual revenue in a general fund, and then anything above must be transferred to a capital improvement fund. The accumulated balances in the capital fund are \$5,000,130. In the generic category for Infrastructure Improvement Projects, there is \$101.75M. When it's decided what to spend the money on the amounts can be moved around. For the conduit project that was accepted as a capital improvement, \$105,000 was dedicated based on the estimate, plus a contingency of 8%. Dan clarified that was the cost estimate for installation and we'll still have to pay for the conduit itself. The cost may be spread over several years as the project gets completed. Nate noted the MSD is also accumulating a fund balance for the town and he recommended that those funds be used for the powerline project.

Time was given for public comment, but no comments were made.

Lise Brunhart moved to close the public hearing and Jeff Bossard seconded the motion. The public hearing was closed unanimously.

Jeff Bossard moved to approve the resolution to approve the final budget with the annotation of adjustment to \$20,000 for Skimo sponsorship. Carolyn Keigley seconded the motion. The motion passed unanimously.

Keith Zuspan: Aye Jeff Bossard: Aye Carolyn Keigley: Aye Lise Brunhart: Aye Dan Knopp: Aye

PUBLIC INPUT. RECORDING 2:34:37

- 1) Chad Smith commented on agenda item 8e, STR cap calculations. His concern was about the process, not the adoption of the ordinance. It's frequent and almost typical that agenda items are vague and don't have supporting elaboration in the packet. This doesn't allow the public to make an educated comment before the meeting. The recommendation was created entirely by staff without the council's prior knowledge, and it was presented, discussed, and adopted without significant time to consider it and without public comment. He wonders why we can't get the ordinances written and in the packets before the meeting. He appreciates the repeated calls for packets to be posted in a timely manner with more than a minimum of 24 hours before the meeting. He wonders if we're waiting for the day before the meeting to draft the ordinances. He thinks there are good intentions to be transparent, and he asks that we do better.
- 2) Mark Brinton echoed Chad's comment and considered two things that could be done. For one, more specificity in the agenda titles, and the value in sharing a draft of ordinances ahead of time. Even an hour or two ahead is still enough time for some to review the material. It would add transparency to those outside the council.

CHAT BOX COMMENT

03:21:19 Barbara Cameron: June 12 ACCT Meeting at the VECC (Valley Emergency Communications Center), 5360 South Ridge Village Drive, West Valley City (near the USANA Amphitheater), 6 pm.

REPORTS. RECORDING 2:39:38

Mayor's Report

Dan Knopp reported he had a ride around with Sean Wright from UDOT looking at the No Parking signs that have been knocked down and need to be replaced. He will also put up our Town of Brighton signs.

Rocky Mountain Power continues to trench the canyon. They're in Silver Fork right now and will eventually get to Brighton Loop. It's been messy, and they're faced with the challenge of 12-foot-wide roads. He emphasized the great job they are doing. They will have the roads cleared off for Father's Day and the 4th of July.

He attended a presentation from UDOT EIS. It is pretty much everything we asked for in our request. They're moving ahead with the parking structure at the mouth of the canyon because it's been removed from the lawsuit. The Walker family are the current owners, and they will move forward with Geotech. The garage will be built in a few years.

The resorts have agreed upon the final design for the transit hubs.

They will postpone the construction at the mouth of the canyon because despite improving the intersection, the traffic still reduces to one lane causing a backup. When the garage lot is developed, they will improve the ingress and egress as well as the lanes on Wasatch Blvd. Near the loop just below the Guardsman Pass Road, a bus lane will be added. A final plan for this is still being discussed in the Transportation Committee at CWC.

The Transportation Committee met last week to discuss plans for the Olympics for the Wasatch back.

Council Members' Reports

Jeff Bossard congratulated all candidates who put their names in for council or mayor positions. He was unable to attend the Mosquito Abatement meeting yesterday. He attended the MSD board meeting last week on Keith's behalf.

Carolyn Keigley reported she attends 9 meetings per month. The county will be hiring a facilitating firm to conduct interviews with members of SLVLESA and UFSA. Afterward they will come together with the county to help settle the conflict of where funds should be going. They are also in their budget process.

Jason Mazarin, Police Chief, commented that the split from the Sheriff's office has required them to get a new building. They were able to work with the Granite School District to find a decommissioned school in Kearns. It's a 30-year lease and it will be good for the neighborhood. It's north of the high school. It will serve all the cities and towns. They aim to move out by July 1st.

Lise Brunhart reported that she gave a town update at the BCCA meeting last night. She also met with the newsletter committee. She went to the CWC transportation meeting where they're still working with the rental car companies to get traction devices on rental cars. They were in favor of the Wasatch Transportation Solution which considers tunneling through the mountains and the cost of a train vs the gondola.

She continues to run 4 social media accounts for the town.

Lise brought up the public request to know if we can register our licenses plates with Park City to get free parking at Bloods Lake and Bonanza Flats. It was expected that because the town didn't contribute anything to those parking areas in Wasatch County that we wouldn't be eligible for the benefit.

Lise mentioned the intent for UPD to get license plate readers. Lieutenant Ackerman clarified these cameras can connect to a county wide system with the other police departments for investigative purposes. There must be a criminal investigation to access the records. They're able to search the data and locate vehicles connected to a crime. They are not intended for traffic citations. There are other cameras that can measure decibel levels and record licenses plates. Before UPD enlists these cameras and asks the town to fund this, more research needs to be done to know if a judge will consider this reliable technology or if they will just throw out the case.

Keith Zuspan reported on the financials. The current balance at Zion's bank is almost \$238,000. The PTIF account has \$6.3M. We accrued interest of almost \$24,000, which amounts to 4.5% annually.

Emergency Management Report

Jane Martain also collaborated on the newsletter which included information about fires and chipper days. She also asked people to send her contact information. The website has a place to sign up to order a new address sign. Jane emphasized she is a resource on number of homes, but she doesn't collect information on short- or long-term rentals. She collects contact information for emergencies so that she knows who to contact.

BCCA Report

Barbara Cameron reported that at the BCCA meeting last night they spent time formulating a position on the proposed Solitude parking lot. They urge Solitude to support our vision in the Brighton General Plan that they helped us create in 2022. Additional visitor parking was never a part of that general plan. We need Solitude to continue the vision with us, preserve our partnerships and honor the shared and splendid Big Cottonwood Canyon. The Aspen Forest should be protected and preserved. They have an invitation through ACT, the Association of Community Councils, to tour the reverse 911- call center (June 12 ACCT Meeting at the VECC (Valley Emergency Communications Center), 5360 South Ridge Village Drive, West Valley City (near the USANA Amphitheater), 6PM). It's an important part of public safety for Salt Lake Valley.

Brighton Institute has also agreed to continue the community support programming that was featured with the Living with Loss seminar with Nicole Merges in May because it was well attended. Future subjects could include some things like help for caregivers, health and wellness, and issues like dealing with scams and online safety. The Qigong class this morning was at 9am at the Millie chalet, and it was outstanding to be outside on the deck where you feel like a million dollars in the mountain morning. It happens every other Tuesday, sponsored by the Brighton resort. It is the season of working with our volunteers planning the Fourth of July and Brighton days. Barbara offered a huge shout out, and thanked Laura Bossard, our new Community Engagement Coordinator. She's talented, energetic, creative, and so very appreciated in this busy volunteer summer.

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.
- b. Fee schedule
- c. Discuss marathons in the canyon
- d. Public hearing for Skimo funding.

CLOSED SESSION

None

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Carolyn Keigley moved to adjourn the meeting and Jeff Bossard seconded the motion. The motion passed unanimously.

Submitted by Kara John, Town Clerk



Meeting Body: Brighton Town Council

Meeting Date: June 10th, 2025

Planner: Curtis Woodward, Senior

Planner

Project Name and File Number: OAM2025-001354

Project Type:

 Amend an existing chapter of the Town Code to include a new section

Areas Affected: Town of Brighton

Recommendations:

Council makes a motion to adopt the proposed ordinance amendments for OAM2025-001354



EXECUTIVE SUMMARY

In Title 18 "Subdivisions", the Town of Brighton has adopted Section 18.14.030 Public Sanitary Sewer, that requires that "where public sewer service is available to or within three hundred feet (300') of the property line of any proposed subdivision lot a public sanitary sewer system... shall be constructed throughout the entire subdivision in accordance with plans and technical standards required by the entity providing public sewer service to the subdivision and shall be connected to the public sewer system." This follows Salt Lake County Health Regulation 13, Section 4.11. "Mandatory Connection to Sewer" that states "the owner of real property shall connect [a] building to the sewer system within 60 days after receiving written notice of the sewer connection availability, if any part of the sewer conveyance system is situated within 300 feet of any point of the property line." Furthermore, the Big Cottonwood Canyon Improvement District (BCCID) that provides sanitary sewers to the Town, mandates that a property owner must connect to the sewer system and utilize its' services if said property is within 300 feet of the sewer line.

However, the Town's ordinance does not expressly specify that all construction or development that meets the 300' criteria must connect to the public sanitary sewer line as is intended by both Salt Lake County Health Regulations and mandates of the BCCID. To ensure this regulation is followed by not only new subdivisions but also any building in the Town, Staff recommends adding language in Title 15 Building and Construction of the Town of Brighton Municipal Ordinance on standards regarding public sanitary sewer connection that reflects what has already been adopted in Title 18, Salt Lake County Health Regulations, as well as provisions mandated by the Big Cottonwood Canyon Improvement District.

RECOMMENDATION

MSD Planning Staff recommends that the Council adopts the proposed ordinance amendment for OAM2025-001354.

ATTACHMENTS

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

1. **OAM2025-001354** AMENDING CHAPTER 15.16 OF THE TOWN OF BRIGHTON MUNICIPAL CODE

ORDINANCE 2025-___

File No._OAM2025-001354 Date: _____

AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING CHAPTER 15.16, "ADDITONAL TECHNICAL BUILDING CODE" OF TITLE 15 "BUILDING AND CONSTRUCTION" TO INCLUDE SECTION 15.16.040 "PUBLIC SANITARY SEWER".

RECITALS

WHEREAS, the Town of Brighton is a municipality and has authority to require connection to the sewer system if the sewer is available and within 300 feet of the property line of a property with a building used for human occupancy pursuant to Utah Code Ann. Subsection 10-8-38(2a); and

WHEREAS, the standards for public sanitary sewer connection not only impact subdivisions, but building within three hundred feet (300') of a public sanitary sewer, the Town of Brighton finds it imperative to include this section so as to more accurately reflect Salt Lake County Health Regulation and provisions of the Big Cottonwood Canyon Improvement District.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

- 1. Section 15.16.040 is amended and read 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	L
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

15.16 ADDITIONAL TECHNICAL BUILDING CODES

15.16.040 PUBLIC SANITARY SEWER.

- A. The wastewater drainage system of each dwelling, building or premises shall receive all wastewater (including but not limited to bathroom, kitchen, and laundry wastes) and shall have a connection to a public sewer except when such sewer is not available or practicable for use as determined by the Health Department, in which case connection shall be connected to an onsite wastewater system found to be adequate and constructed in accordance with the requirements of Utah Administrative Code R317-4.
- B. The owner of real property shall connect the building to the sewer system within 60 days after receiving written notice from the public sewer system of the sewer connection availability if any part of the sewer conveyance system is situated within 300 feet of any point of the property line.
- C. If connection to the sewer system is required pursuant to subsection 15.16.040 (A) or (B) above, the owner shall, within 30 days of connecting to the sewer, pump and abandon any septic tank, wastewater holding tank, or privy vault; remove any outhouse; fill with earth any cesspool located on his property; and make no further use of those or any other privately owned wastewater disposal system. The abandonment of any septic tank shall be performed in accordance with Utah Administrative Code R317-4 as administered by the Health Department.

SUMMARY OF BRIGHTON ORDINANCE NO. 2025-

On, 2025, the Bright	nton Town Cou	ncil enacted Ordinance No. 2025
amending Chapter 15.16, "Add	ditional Technical	Building Code", of Title 15 "Building and
Construction", to include secti		
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BRIGHTON TOWN COUNC	IL	
By: Dan Knopp, Mayor		
A TOTAL COM		A DDD OLUED A C TO FORM
ATTEST		APPROVED AS TO FORM:
Kara John, Clerk		METRO TOWNSHIP ATTORNEY
Kara John, Cicik		
Voting:		
Council Member Bossard	voting	
Council Member Brunhart	voting	
Council Member Keighley	voting	
Council Member Knopp	voting	
Council Member Zuspan	voting	
-	~	
		is available in the office of the Greater
Salt Lake Municipal Services	District, 860 Le	voy Drive, Suite 300, Taylorsville, Utah
84123		

Fee Schedule for the Town of Brighton

adopted and effective May 14, 20245

2024





TOWN OF BRIGHTON

Contents

Address Fees	3
Business License Fees	3
General Business Licenses	3
Short-term Rental Licenses	3
Alcohol-Related Licenses	4
Sexually-oriented Business Licenses	4
Building Permit Fees	4
Construction Valuation Tables	<u>7</u> 6
Supplemental Construction Valuation Tables	<u>10</u> 7
Building and Inspection Fee Calculation	<u>10</u> 7
Plan Check Fees	<u>11</u> 8
Stormwater Pollution Prevention Plans (SWPPP)	<u>11</u> 8
SWPPP Fees	<u>11</u> 8
SWPPP Control Measures	<u>11</u> 8
SWPPP Illicit Discharge	<u>12</u> 9
Land Use Fees	<u>12</u> 9
Conditional Use Permits	Error! Bookmark not defined.9
Permitted Uses	<u>12</u> 9
Subdivision Permits	<u>13</u> 10
Ordinance Adjustments	<u>13</u> 10
Other Land Use Applications	<u>14</u> 10
Code Enforcement Fees	<u>15</u> 11
Bond Administration Fees	<u>15</u> 11
Miscellaneous Service Fees	<u>16</u> 12
Engineering Fees	<u>16</u> 12
	1814

The Town of Brighton contracts with the Greater Salt Lake Municipal Services District ("MSD") to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Town of Brighton.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The <u>Director of Engineering</u>, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD's General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot a; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Temporary and Seasonal Business License	For business operations of up to 180 days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Business License Renewals	All license renewals including Short Term Rentals	\$150.00
Business License Appeal		\$1,000.00

Notes regarding business license fees:

- 1. Withdrawn applications are subject to a charge of 25% of the fee amount.
- Licenses must be renewed prior to the expiration date.
 Licenses renewed within 30 days of expiring will not be charged a penalty.
 Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee
- 3. For appeals, if the appeal is found in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Short-term and Long Term Rental Licenses

Fee Type	Description	Amount
Short-term Rental License	For rentals less than 30 consecutive days (includes land use review)	\$325.00
Long term Rental License	For rentals 30 consecutive days or more	\$150.00
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer	·	\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee		\$70.00

Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fee	s	
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$50.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation. Example, if the permit fee would have been	200% of permit fee, plus 1% of permit fee

\$100 then building or grading without a normit would	per day (\$50 max per
\$100, then building or grading without a permit would result in a \$200 permit fee.	dav)
result in a \$200 permit ree.	uay)

- Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.
- ^b Permit fees for grading are based on the number of cubic yards of earth cut or filled.
- Permit fees for retaining walls are based on the size of the project in lineal feet.
- Permit fees for demolition and window/door replacement are based on declared valuation.
- Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

onstruction Valuation Tables	
he valuations below are used to determine construction valuations for building permit fee calculations. The valuations ill be updated automatically as new standards are published by ICC, which is usually twice per year.	
in be updated automatically as new standards are published by 100, which is disdally twice per year.	

Square Foot Construction Costs * *.*

Group (2021 International Building Code)	IA.	18	IIA.	18	IIIA	118	W	VA.	VS
A 1 Assembly, theaters, with stage	338.88	327.46	319.78	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, throtims, without stage	310.12	298.70	291.00	278.67	280.66	251.71	269.48	239.62	231.07
A-2 Assembly, night falls.	275.08	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, resistants, bars, barquet halls	274.09	285.93	257.34	249.54	232.96	227.28	240.54	211.57	205.65
A-3 Assembly, churches	344,65	303,24	285,53	203,41	265,65	256,70	274.02	244,61	236.00
A-3 Assembly, general, community halbs, libraries, misceums	288.44	257.02	248.32	237,48	218,26	210,31	227.00	187,22	109.60
A-4 Assembly, arrests.	309.12	287.70	289.00	277.87	258,86	250,71	268.48	237.62	230.07
Sitemen	283.16	253.51	244.15	233,85	213.00	204.65	224.67	187.98	179.49
F Fd scational	200.42	270,83	263.70	252,34	235.54	223,64	243.64	205.07	189.45
F-1 Factory and Industrial, modernte hazzed	101.70	154.21	144.70	139.94	124.72	118,51	183.72	103,40	99.83
F-2 Factory and industrial, low hazard	190.70	193.21	144.70	138,94	124.72	117.51	132.72	103,40	95.83
H-1 High Hazzard, explosives	150.85	143.36	100.00	129 08	115.17	107.96	122.07	93.06	N.P.
HZ54 High Hazard	150.85	143,36	134.84	129.08	115.17	107.98	122.87	93,86	80.28
HSHM	283.18	253.51	244.15	20.05	213 00	204.85	224.87	107.90	179.49
H institutional, supervised environment	284.90	255.57	246 04	285.11	217.69	211 K3	288.15	19510	189 87
12 Institutional, Pospilars	438.20	428.62	419.20	408.96	389.98	N.P.	309.78	361.97	N.P.
12 Institutional, nursing hories	304.88	285.22	205.08	275.55	258.23	NP	268.37	231.21	NP
1-3 institutional, restrained	298.67	289.02	279.66	209,36	260.30	240.95	200.18	225,29	214.80
14 Institutional, day care facilities	284 93	255.57	248.84	238.11	217.84	211.83	238.15	195 82	189.87
M Mercandile	205.72	197.08	108.47	100 87	184.53	159 13	171.67	143 44	137.53
H 1 Residential, notes	207.42	258.06	249.33	240.60	220.62	214.60	240.64	198,79	192,64
R-2 Residential, multiple family	223 61	214.25	205 52	198 79	177.77	171.78	198 82	155.95	149.80
R-3 Residential, one- and two-family *	211.77	205,84	200.99	197.13	190,36	183,32	193,76	177.67	167.37
H 4 Hiesderbal, cardiassisted living facilities	264.93	266.67	246,84	238.11	217.64	211.63	238.16	195.82	189,67
S-1 Storage, moderate hazard	149.85	142.38	132.84	128 08	113.17	108.98	121.87	91.86	85.28
8.2 Storage, low hazard	148,86	141.36	132,84	127.08	113,17	105,96	120.87	91.96	84.28
U Utility, miscellaneous	115.48	108.95	102.84	98.13	88.49	81.89	93.88	69.76	68.48

- u. Hirede Caragos use Udity, respectiveness in the state only humany, conset au percent in NP not seember in Uniformed busements (Group R-3) = 501,50 per eq. ft.

Square Foot Construction Costs * 5.5

Group (2024 International Building Code)	JA	IB.	IIA	IIB	IIIA	IIIB	IV:	VA.	V8
6-1 Assembly, theaters, with stage	337,41	325,40	315.80	303.35	283,46	275.24	292.98	264.14	254.04
Art Assembly, therefor, wittour stage	309,77	297.75	288.10	275.71	256.07	247.85	265.35	235.75	225.65
4-2 Assembly, nightclubs	289.42	281.52	253.31	243.65	228.21	222.01	235.29	207.53	199.88
And Assessed by producers in the state that a part halfs.	268,42	260.62	251.31	242,95	226.21	221.01	234.29	205.63	198.66
4-3 Amenbly, drurbes	314.40	302.40	282.80	280.35	260.82	252.51	269.90	241.51	231.40
4-5 Amenday, general, community half a Morania resource	264.03	252.03	241.42	229.98	209,33	202.12	219.61	190.01	180.51
A 4 Reventity, enema	308.77	298.78	286.16	274.71	254.07	248.85	264.35	234.75	225.85
R Bucinitiss	298.43	287.83	277.50	265.76	242.70	234,06	255.55	216.90	206.96
E Educational	282.05	272.25	253.55	252.74	235,87	223.82	244.04	205.65	200.02
F-I Factory and Inclusion, moderate hazard	164.17	198.25	146.41	140.89	125,45	119.36	134.33	104.02	96.87
F-2 Factory and Industrial, by Factor	183.17	155.25	146.41	139,59	125,45	118.38	133.23	104.02	95.87
H. S. High Hazard, copioswos.	153.17	145.25	136,41	129,89	115.76	108.67	123.33	94.33	N.P.
H23d High Harvet	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	85.17
H-S HPM	285.43	207.03	277.50	280.76	242.70	234.06	205.05	216.90	205.95
F1 multiplianar, supervised environment.	274.98	265.13	255.56	246.00	225.17	219.12	245.49	202.80	195.56
(-2 metarions, hospitals	469.15	455.55	446.25	436.51	411,45	N.P.	426.30	385.65	N.P.
12 halbutoral, naming horses	323.85	313.08	302.75	291.01	268.45	MP	280.80	243.85	N.P.
(A) netherons, wetnined	314.93	304.33	294.00	252.26	261.70	252.06	272.06	255,55	223.95
14 multiplicant day ones facilities	274.85	285.13	255.66	246.00	225.17	219.12	245 48	202.80	195.58
M Mexicality	201.08	193.18	183.97	175.31	159.52	154.32	168.95	138.84	131.97
R - Residential hotels	278.14	268.29	258.82	249.16	227.83	221.78	248,64	205.46	198.22
6-2 Besidential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
B 3 Residental, one prietag Conte 1	215.90	210.16	205.11	200.73	194,02	187.11	204.78	180.41	169.09
R-4 Residential core/essisted living facilities.	274.95	265.13	255.56	246.00	226.17	219.12	245.49	202.00	195.55
9.1 Storage, receivate to zone.	152.17	144.25	134.41	128,89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, love harrant	151.17	143.25	134.41	127.59	113.76	106.67	121.33	92.33	84.17
U Utility, reposit a recus	117.65	110.72	103.00	98.58	87.79	82.02	98.88	69.49	66.20

- Private Gerages and Utility, recontaments
 Per shell only backings declared 20 percent
 N.P. not permitted
 shell sheet national reconstructions 8 (for \$251.60 period.)

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Construction Type Unit				
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above			
Basements – Finished	Square Foot	\$41.00			
Decks (any type)	Square Foot	\$22.00			
Carport/Covered Patio	Square Foot	\$22.00			
Roof Conversions	Square Foot	\$22.00			
Fence (any type)	Lineal Foot	\$20.00			
Retaining Wall (any type)	Lineal Foot	\$59.00			
Exterior Finish	Square Foot	\$5.00			
Fire Sprinklers	Square Foot	\$6.00			
Remodel/Alteration	Square Foot	\$39.00			
Basement TI	Square Foot	\$28.00			
Grading	Cubic Yard Cut and Fill	Equation			
Tenant Improvements	Calculated	35% of the valuation for new construction			
Shell Only	Calculated	80% of the valuation for new construction			

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction		40% of building permit fee
Plan Check Fee – commercial construction		65% of building permit fee
Plan Check Fee – smaller projects		\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review - base fee	Base fee per project.	\$200.00
Stormwater Review - per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00
SWPPP Oversite Inspection – per month	Sites with an NOI are inspected on a monthly basis until project is complete and applicant applies for an NOT	<u>\$60.00</u>

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	А	mount
Primary Boundary Control ViolationWorking without an approved stormwater permit	Per day per violation.occurence and then for each business day beginning the day after the day on which fine was issued	\$ 1,000.00 500.00	
Secondary Boundary Control ViolationTracking mud on road	Per day per violation. Per occurrence and then for each business day beginning the day after the day on which fine was issued	<u>\$530000.00</u>	

Exit Control ViolationFailure to clean up or report spills	Per day per violation. Per occurrence and then for each business day beginning the day after the day on which fine was issued	<u>\$2550</u> 0.00
Waste Control Violationfailure to conduct stormwater inspections	Per day per violation. Per occurrence and then for each business day beginning the day after the day on which fine was issued	<u>\$1500.00</u>
Material Storage Control Violationfailure to use general bestmanagment practices as determined by the authority	Per day per violation. Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued -	<u>\$250.00</u>

SWPPP Illicit Discharge

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00

Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Conditional Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Simple Boundary Adjustment	Includes limited staff review.	<u>\$110.00</u>
Full Boundary Lot Line Adjustments	Includes limited staff review. <u>Applicable when amended</u> plat not necessary	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Commented [BH1]: Distinction between simple and full lot line adjustment as required by SB104.

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre

Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre
Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.

Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, special exception, etc.	\$1,000.00 a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All violations unless specified otherwise including Operating a Business (other than a short term rental) without a current license or with an expired license, noise and nuisance violations). See below for Short term rental license fees.	\$300.00 per violation
Civil Penalty	Violations of zoning regulations.	\$300.00 per violation per day
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up/Abatement Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$300.00 plus actual costs
Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation
Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short- term rental – first violation		\$650.00 per infraction per day
Holding special event at short- term rental – subsequent violations		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies ^a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost ^b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee °
Postage	For noticing mailings, postage is charged per meeting.	Actual cost ^b
Newspaper Notices	Notices of meetings before Councils.	Actual cost ^b

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated ^a
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$150 upon submittal then Calculated ^b
Other Fees		Amount

b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Road Dedication (non- subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third- party review plus \$300.00 agency review
Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third- party review plus \$100 agency review

Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.

Public Works – Engineering Special Events

Special Events within the Town of Brighton require the submittal of an application:

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees (for municipalities within the District)		
# of Participants	Fee per day	
0 to 100	\$50.00	
100 to 200	\$100.00	
200 to 400	\$200.00	
400 to 600	\$500.00	
Over 600	\$1,000.00	
Filming Fees	\$200.00	

- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States
 Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit with the application form a traffic detour and parking
 plan that will accommodate affected residents and emergency access. Barricades and security are the
 responsibility of the applicant.

b Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus \$150 fee already paid.

The following are exempt from Special Event fees pursuant to Brighton Code 14.56.090 (D):

- 1. Political Events;
- 2. Parades of less than one mile in length;
- 3. Events sponsored in whole or in part by the town;
- 4. Private non-commercial weddings;
- 5. Block parties: and
- 6. Revenue-raising events where the revenue flows to the direct benefit of the town.

Glossary of Terms

<u>Condominium Plat</u>: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

<u>Director</u>: The Director of Planning and Development or designee.

<u>General Plan Amendment</u>: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

<u>Home Daycare I Pre-school Application Fees</u>: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

<u>MSD</u>: Means the Greater Salt Lake Municipal Services District, which the Town of Brighton has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review)and technical work (Technical Review) for map and index work).

<u>Signs</u>: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

<u>Subdivision</u>: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.

BRIGHTON, UTAH

ORDINANCE NO. 2025-O-6-2

AN ORDINANCE AMENDING TITLE 5 BUSINESS LICENSES AND REGULATIONS CHAPTER 5.19 SHORT TERM RENTAL SECTION 5.19.015 SHORT TERM RENTAL LIMITS.

WHEREAS, as more dwellings receive certificates of occupancy;

WHEREAS, the intent of the Town Council, with input from the Short Term Rental Subcommittee, is to limit the number of short term rentals to 15% of the dwellings within Silver Fork Community and 15% of the dwellings within the Pinetree Community.

WHEREAS, the Town Council wishes to set the maximum number of short term rentals based upon the numbers of dwellings which have water connections within each subdivision on May 1 of each year;

WHEREAS, as of May 1, 2025 there are 206 dwellings with water and sewer connections within the Silver Fork Community;

WHEREAS, as of May 1, 2025, there are __ dwellings with water and sewer connections within the Pine Tree Community;

WHEREAS, the Town intends to update this number annually;

NOW, THEREFORE, BE IT ORDAINED by the Brighton Town Council that:

Section 1. Amended. Title 5, Chapter 19, Section 015 of the Brighton Town Code is hereby amended as follows:

5.19.015 Short-Term Rental Limits

Short term rental properties licenses are limited in the following areas of the Town:

1. Silver Fork Community–[See Map attached as Exhibit 1]

No more than 15% of residential properties dwellings with water and sewer connections within this area as of January 1, 2023 May 1, 2025, may be used as short term rentals, rounded up to the nearest natural number. The number of licenses for the community, until this ordinance amended, is thirty-one (31).

2.—Pine Tree Community—[See Map attached as Exhibit 2] No more than 15% of residential properties dwellings with water and sewer connections within this area as of January 1, 2023 May 1, 2025, may be used as short term rentals, rounded up to the nearest natural number. The number of licenses for this community, until this ordinance is amended is six (6).

Section 3. Effective Date. This ordinance shall go into effect upon publication.

PASSED AND APPROVED THIS 10th Day of June, 2025.

TOWN OF BRIGHTON

By:

Dan Knopp, Mayor

ATTEST

Kara Yohn, Town Clerk

Town of Brighton July 8, 2025

Amount: \$20,000 - FY2026 - Silverfork Skimo

Town of Brighton Funds Allocations Study: A study for the allocation of Town funds to sponsor the 2025 Salt Lake City Skimo World Cup with Silverfork Skimo, a 501-(c)3 non-profit organization.

As required by State Code 10-8-2, the Town of Brighton must provide at least a 14-day notice and a study which analyzes and demonstrates the purpose for an appropriation of any expenditure or non-monetary assistance provided or paid to a nonprofit entity, whether or not the municipality receives consideration in return. These funds must satisfy that their use meets the definition of the corporate purpose of the Town. It is considered a corporate purpose to appropriate money for any purpose that, in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality.

The Town of Brighton would like to consider providing \$20,000 in assistance to Silverfork Skimo by providing a sponsorship contribution towards the Salt Lake City Skimo World Cup which will be held in the Town of Brighton at Solitude Mountain Resort in December 2025.

The study must analyze and demonstrate that the use of the funds are suitable for the appropriation. The study should demonstrate that the appropriation satisfies elements from the following 3 factors:

- What identified benefit the municipality will receive in return for any money or resources appropriated.
- The municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality.
- Whether the appropriation is necessary and appropriate to accomplish the reasonable
 goals and objectives of the municipality in the area of economic development, job creation,
 affordable housing, elimination of a development impediment, job preservation, the
 preservation of historic structures and property, and any other public purpose.

On June 10th as part of the regular Town Council meeting Alyssa Erickson, Local Organizing Committee President for Silverfork Skimo presented event specifics and sponsorship benefits for the Town of Brighton and asked that the Town provide a sponsorship of the event. The Town Council expressed a desire to provide a sponsorship in the amount of \$20,000. These funds are available and allocated within the Fiscal Yar 2026 Adopted Budget. Attached is a copy of the presentation which details the event specifics and economic impacts as prepared by the event organizing committee (see attachment).

Municipality Public Purpose: This study finds that the allocation would satisfy the town goals related to economic development. As detailed in the presentation, the event organizing committee estimates that the event will provide an economic impact to the Town economy of \$610,000 in direct sales and lodging.

While all sales and lodging related to the event may not occur within the town limits, it is anticipated that a significant portion will occur at the resort base and surrounding locations. The stated goals and priorities of the town located within the adopted General Plan are:

- 1. To promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of Brighton,
- 2. To support small-scale economic opportunities and business that promote outdoor recreation, community services for residents, environmental preservation, or sustainable transportation,
- 3. To support sustainable and responsible recreation and tourism,
- 4. To regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape,
- 5. To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies and efficient delivery of municipal services.
- 6. To preserve existing residential properties that embody Brighton's Mountain community,
- 7. To regulate housing and development to reduce impacts on the environment.

For a full list and description of the Town's Community Vision and Priorities see pages 46-47 of the adopted General Plan.

Event activities at the Solitude resort base align with a majority of the economic oriented land use goals and the priorities listed in the General Plan (#1, 2, & 3). The event is happening at the resort base which has the capacity to accommodate events. The event will take place at the beginning of the winter season in December, which has shown to typically be one of the lower revenue generating months of the winter season, especially in the early weeks of December.

As seen below, total sales in the Town of Brighton average an estimated \$24 million annually in taxable sales in the month of December. This equates to approximately \$280,000 in sales tax to the Town. The impact of an additional \$610,000 in sales would generate approximately \$10,500 in direct sales tax to the Town of Brighton. The event itself would provide additional nonquantifiable benefits to the town, resorts, and ski industry in Utah. These benefits are in line with the Town's economic goals and in the long-term interests of the Town and the Utah ski industry.





Ski Mountaineering [Skimo]

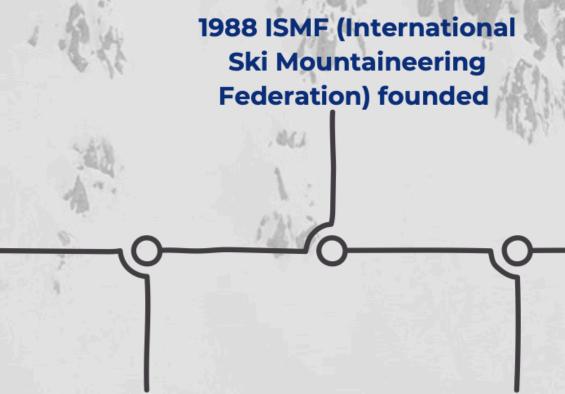
... is growing significantly in recent years, both in terms of participation and recognition on the competitive sports stage. What once was a niche sport, is experiencing a rebirth into mainstream sports and will make its Olympic debut at the 2026 Winter Olympics in Milan-Cortina, Italy.





Evolution of Skimo

'Skimo' is short for ski mountaineering



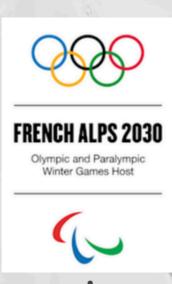
1926 Skimo in

Chamonix Olympics

2020 1st Youth Olympics, Lausanne

2016 IOC Recognition

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



Skimo Sprint and Mixed Relay to debut at Milano Cortina 2026





ISMF now hosts

48 countries

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.



BROADCASTINGWORLD 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



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 / accomodation / 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

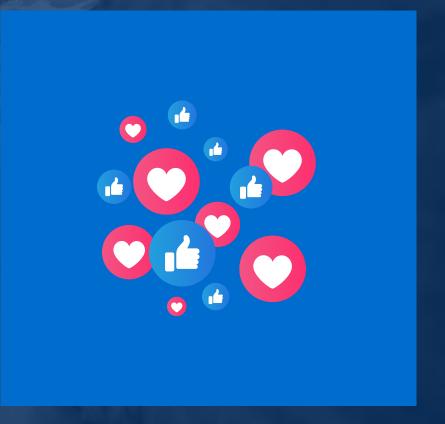
\$30,000

- 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 differerent 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
- (the state of the state of the
- 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

