

BRIGHTON TOWN COUNCIL MEETING MINUTES

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

**Approved at the Town of Brighton Council Meeting on August 12th, 2025*

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 and Justin Hoyle, UFA- Dustin Dern, Brighton Resort- Mike Doyle,

Solitude Resort- Nicholas Sieckowski, BCCA- Barbara Cameron, MSD- Curtis Woodward and

Brian Hartsell,

Public: Chad Smith, Tom Ward, Wendy Smith, Mosiggy, Mark Brinton, Kathy Anderson, Nathaniel Dunlap, Paul Warburton, Jason Warburton

ANNOUNCEMENTS. RECORDING 0:00:57.

a. Election Dates:

- August 1 Last day to register to vote
- November 4 Municipal General Election

PUBLIC INPUT. RECORDING 0:1:12.

- 1) Paul Warburton owns a cabin in Silver Fork. He purchased it last summer and the cabin sits on the eastern side of Silver Fork, abutting the Willow Heights conservation easement. Shortly after the purchase, Salt Lake City put up two signs effectively blocking his access. He's been working for over a year to file a lawsuit to regain access. Through the process, he learned that Silver Fork Rd. was originally part of the county road that predates the current highway, S.R. 190. Federal law protects these old mining roads if they've been used in the last 50 years. If the road is unused in 50 years, a private citizen can take ownership over the road by their property. Paul is considering accessing his cabin from the currently paved Silver Fork Road, rather than the old portion of road, since it is a public road. As he investigated this option, the owner at the end of the road claimed ownership over the road and did not want to allow access. State law and federal law have protected this road for public access because it is owned by the Town of Brighton. There are other areas of opportunity within the town where old roads have been used for years and could be used for trails, parking, or plow turn arounds, if the town decided to do that. The town will need to identify which roads are protected for use and assert a claim.

Mayor Knopp recommended that the town attorney get connected with Paul's attorney for further discussion.

- 2) Chad Smith was grateful that the packet was published before the 4th of July holiday. It allowed extra time for review. Regarding the fee schedule, he noticed a new fee for the SWPP site inspection for \$60 per month. If it took 3 years to complete the building, that would cost \$2,000 just for that monthly inspection. He wondered if

that fee needs to be added, and if it must cost that much. He also referenced the national bill that Mike Lee was pushing to acquire public lands and sell them off privately in a way that they would no longer have public access. This is relevant in Big Cottonwood in a few ways. Chad noticed that when we were talking about the potential parking lot on 13 acres of aspen forest that Solitude is proposing to build, that one of the arguments for building it is that it would not set a precedent, because typically, there are no other similar properties available to buy. There is no land that can be bought. But Chad pointed out that this law is kind of looming over our heads and Mike Lee has threatened to bring it back. If he does, we need to be careful about precedents and about selling land and what is done on land that was public and suddenly becomes private, with or without Brighton's control.

MINUTES. RECORDING 0:9:58.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on June 10th, 2025, with a correction to the section, Public Hearing and Resolution 2025-R-6-1 to adopt Fiscal Year 2026 Budget. The Infrastructure Improvement Projects line item should read \$1.75M. Jeff Bossard seconded the motion. The minutes were approved unanimously.

UPD. RECORDING 0:11:12.

Dispatch 801-840-4000

Detective Anna Walker reported during the month of June, in 2025, officers responded to 182 calls for service in the Town of Brighton. Most notably, there was one reported incident of domestic violence and one incident of vandalism. There were 8 documented traffic accidents, 19 parking complaints, and 29 traffic stops were performed. The Unified Police Department responded to 8 reports of suspicious persons or circumstances and performed 29 proactive patrols. Now that we have entered our new fiscal year, a few statistics were provided regarding our prior year. Over the past year, the Unified Police Department responded to 2,300 calls for service in the Town of Brighton and performed 275 documented canyon vehicle assists. These vehicle assists consist mostly of pulling vehicles out of snowbanks and back onto the road in efforts to keep traffic flowing and citizens safe. This consists of approximately 500 human hours alone dedicated to getting vehicles and ensuring the safety of occupants over the past year, the Unified Police Department's response time to calls in the Town of Brighton averages less than five minutes. UPD was thrilled to welcome two new officers to the Town of Brighton, Officers Curtis Braley and John Emery. They look forward to serving the residents and visitors of the canyon.

UFA. RECORDING 0:13:46.

Chief Dusty Dern reported on the budget adoption at the end of June, which started July 1. The biggest impact in Brighton is adding a fourth battalion chief that will be stationed out of Cottonwood Heights. That position will be in place by July 16. There will be interviews this week to promote some battalion chiefs to be in service by July 16. They are changing the liaison program. Starting next month, one of the new battalion chiefs will be the new liaison in Brighton. Dusty has been the liaison since 2015. He will now oversee 5 communities, and everything needed for Brighton will be reported to him. He will still visit periodically. On June

28th, the State Foresters put in stage one fire restriction for unincorporated counties statewide. Brighton may need to implement that before next month's meeting. It's a little early in the canyon, but they'll keep an eye out and try to time when it's appropriate and consistent. It's difficult crossing one municipal line and having a different set of rules. Stage one restricts campfires or recreational fires to improved fire pits where there's running water. This applies to campgrounds and residents. You can't do any sort of hot work or metal work, or smoke outside in dry vegetation. The rain on the 4th of July kept call volumes down in the whole county. It's been busy already this wildland season. Crews have been catching fires before they've become too big and challenging. The fuels crews have been part of the initial attack in addition to all the fuel work they've been doing.

SKI RESORTS

Solitude. RECORDING

Nick Sieckowski reported in Amber's absence. He thanked everyone who attended the annual State of Solitude meeting. There was a lot of participation, and it was a great conversation. Since then, they've been open for operations seven days a week, including two Twilight nights per week where they stay open later for mountain biking. Overall, the mountain bike park has been an absolute hit. It's the first year the whole park has been open since the beginning of the season. In the Adventure Park, there's a new ninja course that's been well received by kids and adults. Little Dollies at Moonbeam offers quick service tacos this summer. Honeycomb Grill and St. Bernards have awesome menus in both locations. St Bernards offers 50% off for locals for breakfast all summer. It's open till 11 weekdays and 12 on weekends. At Honeycomb Grill, they're doing a buy one, get one half off on Thursday nights. Beginning in August, St. Bernards is doing wine pairing with dinners. They'll be offering free rides on Link for fun or for commuting from Moonbeam up to the village. Thursday nights are outdoor movies, yoga is on Saturdays, and concerts are Sundays. Concerts have been moved down to moonbeam this year, because of the big paver project taking place in the village. There is other construction this summer. Rocky Mountain Power is over on the mountain side after having finished up on the village side last week. They're working across the bridge and then the mountainside down towards Moonbeam. There will be closures associated with that. Up on the hill, there is a new snow making line that's coming from Twin Lakes and down the Solbright, so there will be trail closures over there, most notably, the Silver Lake to Lake Solitude trail. They are working closely with Cottonwood Canyons Foundation and the Forest Service on those. In addition, they must blast a little bit on the Solbright in some rocky sections. Ian Reddell, who's coordinating this project, is working with the necessary agencies for approval and communications. The Wildflower Festival is coming up this weekend, based out of Last Chance. The Total Archery Challenge is the weekend after, and the Pro Downhill, a new mountain bike race, is the weekend after that. Finally, Summer Fest is the first Sunday in August.

Brighton. RECORDING 0:26:54.

Mike Doyle reported he's attended various ski industry events that have conflicted with the town council meeting over the last few months. He thanked everyone for the 4th of July parade. It appeared to run more smoothly than in years past. It went well, there were a ton of people, and it was a lot of fun. This was also the day they opened mountain biking for the season on

Majestic with two intermediate trail options. They hope to have a bike trail off Crest by the 24th of July. Other things going on, Campfire Cookouts begin July 11, Cooking in the Cottonwoods classes begin July 17th and August 23rd. Majestic Scramble is a family friendly 2K race.

Participants will ride the chair lift to the top of Majestic and come down the service road through an obstacle course. This weekend is Brighton Days and the Wildflower Festival. The Women's Disc Golf tournament is on Saturday morning, starting at 9am and it will not affect anything else. The Sunday flea markets are well underway. They've grown quite a bit with about 50 vendors a day. On Saturdays and Sundays is the Majestic Griddle, it's a great breakfast, reasonably priced and served at the side of the Blind Miner coffee shop. The Total Archery Challenge is the weekend of the 18th, 19th, and 20th. Scenic lift rides on Majestic will be open during the Total Archery challenge, but there will be no disc golf or mountain biking on those days. The 26th is the Women's Epic race. August 2nd is the Majestic Open Disc Golf Tournament, which is relatively large with a few hundred participants. For summer projects, the men's bathroom is being remodeled this year. Additional mountain bike trails will be built, as well as a waffle cabin that sits on the Alpine Rose deck. They are also doing an addition to the vehicle shop, which is just laying the groundwork so that when UDOT has money for mobility hubs, they can tear down the vehicle maintenance shop to build it.

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). RECORDING 31:23.**

Curtis Woodward, Municipal Services District, explained how this amendment to the Brighton code adds a requirement to the building permit as it's stated in the the requirement from health regulation 13. It requires people to hook into a sewer if they are within a proximity of 300 feet of a sewer line. The state code is getting more specific regarding what municipalities can and cannot require at the time of a building permit. It's very helpful for the MSD and Brighton to have this provision in the code instead of in a health regulation. It's easier for the MSD to enforce when people apply for building permits, and it's pretty much the same verbiage out of that health regulation.

Jeff Bossard moved to approve Ordinance 2025-O-7-1, 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". Carolyn Keigley seconded the motion. It passed unanimously.

Jeff Bossard: Aye

Carolyn Keigley: Aye

Dan Knopp: Aye

Lise Brunhart: Aye

Keith Zuspan: Aye

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). RECORDING 0:34:00.

Brian Hartsell presented a background. The MSD administers the fee schedules to its member communities and makes annual updates which are presented to the council. The fee schedules are customized to each member community. This year, the fee schedule was presented to the Brighton Planning Commission because there were changes made to land use fees for things such as building permits. There was a public hearing when the PC reviewed the changes, and they recommended these to the council for consideration and approval. One of the changes was an updated valuation table to calculate building permit fees as provided by the International Code Council. There was a reduction of the storm water review and inspection fees, as required by Senate Bill 220. Also, Senate Bill 104 requires the separation of fees for boundary line adjustments into simple and full, rather than one consolidated boundary line adjustment. The other change was to the long-term rental business license fee which was reduced from \$150 to \$50. It was noted that change was not reflected in the draft posted in the packet. Regarding the SWIPP, NOI (notice of intent) and NOT (notice of termination), it was clarified that SWIPP inspections are billed monthly until the project is complete. This is a way to encourage project closeout. Tom Ward, Planning Commissioner, recommended changing the storm water fee to per inspection rather than per month since there will be no inspections in the winter. It was noted the chart on pages 34 and 35 of the packet are illegible due to a formatting error. It was confirmed this chart was taken from the IDC with no changes and it will be replaced with a clear copy.

Lise Brunhart moved to approve Ordinance 2025-O-7-2, the Fee Schedule for the Town of Brighton, with alterations to change the long-term rental fee to \$50 from \$150; to change the SWIPP monthly fee to per inspection, and to allow administrative changes to improve legibility. Jeff Bossard seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

Carolyn Keigley: Aye

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). RECORDING 0:47:45.

Polly McLean explained that in the last month, Jane Martain counted the number of homes with both water and sewer connections in Pine Tree. Silver Fork was counted before the last meeting, so this update will ratify the ordinance that was approved last month. In Pine Tree, there were 27 dwellings, so at 15% the STR license cap would be 4.05, rounded up to the next whole number is 5. Since there are currently 6 licenses, they will all be grandfathered in and permitted to continue. When one of those licenses is given up, then the limit will be kept at 5.

Carolyn Keigley moved to approve Ordinance 2025-O-7-3, Amending Title 5 Business Licenses and Regulations Chapter 5.19 Short Term Rental Section 5.19.015 Short Term Rental Limits. Jeff Bossard seconded the motion. The motion passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

d. Discussion on marathons in the canyon. RECORDING 0:50:54.

Carolyn Keigley explained this discussion came up at the BCCA meeting. It was noted that the Revel Marathon has stopped giving money to the BCCA for the volunteer help given. The BCCA has decided to no longer provide volunteers since they don't contribute for the use of the canyon despite the disruptions to residents and businesses due to set up the day before, the road closure the day of, cleanup, in addition, pre-race training that draws runners. There are multiple events like this that UDOT approves, and it was questioned if the town could limit these or at least provide input. If an event has over 600 participants, the town fee schedule requires \$1,000. Polly will follow up with Daniel Torres from the MSD to see how the permit process has been working. The town adopted a well thought out ordinance for special events. Previously, Salt Lake County Engineering was processing our special event permits, and it has recently changed to the MSD's oversight. It was noted that the events at the resorts are permitted by the Forest Service since it's part of their resort operations. Event organizers have been coordinating with UPD, but the town hasn't been included in the process. It was decided to continue this item next month so that the permitting process can be reviewed alongside the fee schedule. Big events bring a big impact to the town, and a sliding scale can be implemented so that the more people participating, the fee will increase accordingly.

e. Legislative amendments for speed limit designations and town road speed limits. For discussion. RECORDING 0:58:18.

Polly explained, Cameron Platt researched the issue and drafted the resolution. It was noted that this item has been on the agenda for the last three months and with approval, the mayor can act. This would apply to the town roads and would set the speed limit at 15 MPH. Keith will follow up with the MSD for signs to be made. Carolyn Keigley recognized that this sets a precedent for the other communities that don't have town owned roads to help them keep the speed limit the same.

Jeff Bossard moved to approve Resolution 2025-R-7-1, Resolution Setting Speed Limit on Municipal Roads. Carolyn Keigley seconded the motion. The motion passed unanimously.

Jeff Bossard: Aye

Carolyn Keigley: Aye

Lise Brunhart: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

Keith Zuspan recommended for next month to look at House Bill 235 for changing the speed limit on Big Cottonwood Canyon Road.

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)

Lise Brunhart moved to open the public hearing and Carolyn Keigley seconded the motion. The hearing was opened.

Public Input

Carolyn Keigley supports this but does not want very much advertising for the town.

No other public comments were made.

The public comment period was closed.

Lise Brunhart does not want the town name on the podium. Dan added that there are kids living in our community that are on the US Skimo team, and this is money well spent to support our kids. Nate Rockwood explained this money was approved during the 2026 budget adoption because there was a motion made to allocate \$20,000. There was a different amount in the original budget notice, so this was the public hearing to allow comment on the amount of \$20,000.

PUBLIC INPUT

- 1) Chad Smith commented that the MSD did give them inspections every single month during the winter and the note on every inspection report said, "site is covered in snow", but then everything was marked passing. He was unsure if anyone visited the site, but his assumption is they would have been charged \$60 every month this winter, even though they didn't have a building permit and nothing going on. They applied for the NOI without knowing it would kick in the inspections, even though they didn't have the permit yet. He emailed a copy of the inspection report that can be shared with the council.

REPORTS

Mayor's Report

Dan Knopp reported that the CWC had their regular meeting. He met with the Forest Service regarding the Tri Canyon Trails Master Plan. Their website has information for the upcoming presentations. They have an ambitious schedule for the next few years.

Dan met with Adam Shaw, the head forester, he presented a 7-year fuels reduction plan that will be made public next month. Now the entities working on fuels reduction are Forest Service (FS), Unified Fire Authority (UFA), Salt Lake City Public Utilities (SLCPU), and Cottonwood Canyons Foundation (CCF). Dan directed Adam to begin with the neighborhoods and work out

from there. They will be spending about \$1M per year. Dan decided not to sign the agreement for the Verizon cell tower in the interest of harmony in the community. Solitude may have a location that will work, so Dan will put them in touch. If that doesn't work, Verizon will walk away from the effort since there are no other suitable places that aren't around people. The EIS was presented and includes the things that were asked for. At the bottom of the canyon, the Walker family is working on the Geotech so that construction can start sooner. Carolyn and Dan are working on getting moved over to Holladay's justice court.

SenaWave wants to be good partners and has agreed to sell the conduit to the town for 36 cents per foot. They have four 7,000-foot rolls, so Dan will work on making that payment. They will also help by providing tools and labor to get the conduit from the main line to the homes, or the homeowner can take it on and have ownership. Dan has had many discussions with B. Jackson including reimbursing the Mill D owners. There was a section in Cardiff that never got finished, so Dan authorized them to continue work to fill that gap. It's an advantage to have lines buried. He directed Polly to write a long-term lease for the conduit.

Council Members' Reports

Keith Zuspan reported the PTIF account was \$6.224M. We earned \$22,197 in interest, which equates to 4.5% on an annualized basis. Zion's bank account has a little over \$305,000. Part of this is our state distribution for Resort Community Tax at \$62,750 and Transient Room Tax at \$5,800. With all the construction going on, Keith asked Wasatch Front Waste to provide a 4th container. There were a lot of home furnishings in the dumpster, and he encouraged people to find ways to donate. The MSD is moving toward reducing their meeting schedule from two meetings a month to one by adopting different bylaws to allow the general manager to sign off on change orders up to \$50,000 and authorizing the chair up to \$100,000. They are already budget established, so some things won't have to go in front of the entire board. Someone vandalized the camera at the trash cans, and it might be worth investing in cameras for all three locations.

Jeff Bossard asked about the follow-up to the visioning meeting. Nate will return feedback on bullet points that Macky sent and then get the final report to the council.

UDOT will install our town signs when Dan gives them the signs.

The quarterly animal services meeting is next Monday. Compliments to everyone on the 4th of July.

Lise Brunhart reported on the 4th and noted problems with candy throwing and some communication issues. She hopes we find a way to allow candy throwing for the kids. She attended the State of Solitude meeting on June 13th and noticed great communication. She attended the Association of Municipal Councils, run by Ellen Burrell with Kristen Swinyard presenting on job creation and the need for industries to be nonpolluting, lower water consumption, be less than a 60-mile commute and have salaries greater than \$60,000 per year. The industry groups were financial services, software services, therapeutic diagnostics, medical device manufacturing and advanced materials and aerospace. All of these pay from 83 to around 150,000 a year in jobs that they create. Cameron Segura from the Workforce

Development for Salt Lake County presented a construction apprenticeship program that they're starting for people looking for a new career. Lise attended the newsletter meeting and noted the great job Laura is doing and the potential to change from Mailchimp because of formatting issues. The social media pages are picking up with 323 new followers, 140 new posts and 193 reactions. People in Silver Fork are commenting on the dog waste not being picked up. Lise encouraged owners to pick up after their dogs and protect the watershed. The latest Cottonwood Heights newsletter discussed the overwhelming number of issues coming up and encouraged residents to just pick one issue to work on.

Carolyn Keigley shared the UPD budget presentation. The back page of property taxes shows what entities charge taxes. Town of Brighton has 0% taxes. SLVLESA's taxes go to paying Unified Police Department. The amounts paid to each district are all online on each of the districts' websites. This year, UPD added an extra officer in Brighton bringing it to 8.15 sworn officers in the canyon. The budget explains what is being paid for.

Chief Hoyal explained Brighton pays for 20 % of the budget and Holladay pays for 80%. Through this exchange Brighton receives 20% services of chief, lieutenant, office coordinator, victim advocate, also $\frac{1}{4}$ of a sergeant, and 6 full time officers. Brighton's assessment is \$1,970,000, but the actual amount spent is about \$2,000,000, so SLVLESA kicks in the rest. Emigration and Magna are paying more than their assessment, which supports the district model.

UPD also moved all their property and evidence to a new location at a school in Kearns. When construction is complete, staff will move in as well.

Emergency Management Report

Jane Martain did not have any news to report.

BCCA Report

Barbara Cameron reported on the wonderful Fourth of July breakfast, thanks to Kim Doyle at the Brighton resort and a wonderful parade thanks to Laura Bossard, who coordinated the whole thing. We couldn't have done it without UPD, UFA and a host of other hard-working volunteers. This coming weekend is the Brighton Days, Wasatch Wildfire Flower Festival. There are 25 exhibitors, and over 1,000 visitors expected each day. Saturday at Brighton, Sunday at Solitude. It's a celebration of nature and history in Big Cottonwood Canyon. In addition, the Brighton Institute will be sponsoring open-mic nights at Solitude's Thirsty Squirrel, on July 17, August 21 and September 19, at 6pm. Every third Thursday, come for stone house pizza and beer and lively locals' music. Thanks to Lise Brunhart for coordinating this fun event. Qigong classes are another thing that Brighton Institute sponsors, along with the Brighton Resort at the Millie Chalet every other Tuesday. So come up for some low impact exercise through beautiful imagery. Finally, Brighton Institute is sponsoring a series of three events called Community Threads. Locals, Nicole Merges and Joan Hadley will host a tea and talk session about the importance of community belonging and how the town could foster stronger connections among its citizens. Sessions will be at the fire station at 6:30 on July 21 August 18 and September 15. Also, live music concerts at Brighton and Solitude and the outdoor cinema at Solitude.

PROPOSALS FOR FUTURE AGENDA ITEMS

- 1) Fire Restrictions
- 2) Changes to the S.R. 190 speed limit
- 3) Special Event Process and associated fees
- 4) Adding Holiday to CWC

CLOSED SESSION

None

ADJOURN

Keith Zuspan moved to adjourn the meeting and Carolyn Keigley seconded. The meeting was adjourned at 8:14pm.



Submitted by Kara John, Town Clerk