

BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, October 14th, 2025, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, October 14th, 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

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 September 9th, 2025. Pages 4-14

5. **UPD** Detective Anna Walker

6. **UFA** Chief Craig Ellingson
a. Recognition of crew aiding heart attack patient
b. Report

7. SKI RESORTS

Solitude

Brighton

8. BUSINESS

- a. Resolution Adopting the Hazardous Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action.
- b. Ordinance Amending the Wildland Urban Interface Code to include the area it encompasses. Presented by Polly McLean. For discussion and possible action.
- c. **REZ2025-001421** - Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5. **Parcel:** 24-21-286-025-0000. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Planner:** Justin Smith. For discussion and possible action. Pages 15-28
- d. Special Events in the Town of Brighton. Presented by Cameron Platt. For discussion.
- e. Presentation by Revel marathon. Informational.
- f. Adoption of Strategic Plan. Presented by Nate Rockwood. For discussion and possible action.
- g. Resolution to change the speed limit on S.R. 190. Presented by Cameron Platt. For discussion and possible action.
- h. Review of Lease to Locals program information. Presented by Polly McLean. For discussion.
- i. Introduction of YNWA Consulting LLC for real estate and planning services. Presented by Polly McLean. For discussion.

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

10. REPORTS

- a. Mayor's Report
- b. Council Members' Reports
- c. Emergency Management Report
- d. Community Engagement Coordinator Report
- e. BCCA Report
- f. August 2025 financial report for the period from July 1 to August 31, 2025 (16.67% of Fiscal Year 2026). Informational. Pages 29-31

11. PROPOSALS FOR FUTURE AGENDA ITEMS

12. CLOSED SESSION (if needed)

- 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))

13. ADJOURN

TOWN OF BRIGHTON – RULES OF CONDUCT AT PUBLIC MEETINGS

IN PERSON:

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

9. No derogatory or personal attacks shall be permitted, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Mayor or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Council and Staff.

ON ZOOM

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

BRIGHTON TOWN COUNCIL MEETING MINUTES

Tuesday, September 9th, 2025, at 6:30 pm

ATTENDANCE

Council: 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, Brian Tucker (MSD)

Partners: UPD- Anna Walker and Justin Hoyal, UFA- Craig Ellingson, Brighton Resort- Mike Doyle, Solitude Resort- Scott Leigh, BCCA- Barbara Cameron, WFWRD- Pam Roberts and Evan Tyrrell, UFA- Brian Buckhout

Public: Scotty John, Nathaniel Dunlap, Kendall Phillips, L. Shiner, Julie Jag, Garth Jackson, Tom Ward, Tom Fendler, Brian Reynolds, Jeff Morehouse, Angus Robertson, Jonathan Owens, Chad Smith, Mosiggy, Doug Tolman, Matti Maricq, Kathy Anderson, Margaret's iPad, Scotty John, Daniel Schlehuber, Nathaniel Dunlap, Kendall Phillips, Wendy Smith, Mark Brinton, 484-201-7233, iPhone(2), Don Despain

ANNOUNCEMENTS. RECORDING 0:0:18.

- a. Ice Cream and Candidates night: Sunday, September 14th, at 4:00 PM.

PUBLIC INPUT. RECORDING 0:0:33.

None.

See meeting packet for written comments received ahead of the meeting.

MINUTES. RECORDING 0:0:56.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on August 12th, 2025, and Jeff Bossard seconded the motion. The minutes were approved unanimously.

UPD. RECORDING 0:1:31.

Dispatch 801-840-4000

Property checks 385-468-9920

Detective Anna Walker reported:

"In the month of August 2025, there were 186 calls for service in the Town of Brighton.

Recently, the Unified Police Department has been able to identify and arrest individuals who were burglarizing vehicles and properties within our town. There are still open investigations ongoing, but our suspects have been identified, and we are in the process of writing warrants and resolving those cases.

Again, there were several cabins which had been entered and things stolen from within (which is a burglary) and the property owners did not notify police nor file a report. In many of these cases things such as liquor, pills, and odd trinkets were taken – so several property owners felt like it was insignificant. Even when there is “simple” trespassing, it is incredibly important for us to know about it. I feel like a broken record, but I don’t know how else to get people to report these incidents when they occur. Please call us. If we do not know about them, we do not have a complete understanding of what is occurring within our Canyon.

In the month of August, we served a warrant on property whose occupant we arrested for victimizing visitors of the canyon – several cases were resolved, and stolen property was recovered during the warrant service. There were six Search and Rescue operations in our Town, 47 documented proactive patrols and property checks performed, 42 traffic-stops, and 21 citizen/motorist assists. There were only three traffic accidents reported and only eight parking complaints.

There were four reports of trespassers, four reports of theft, and nine reports of suspicious circumstances. We know these numbers are under reported and hopefully with interpersonal communication and maybe something pushed out in the newsletter, we can encourage our residents to let police know when thefts and trespassing occur, so we can properly identify the hot spots and the scope of the problem.”

UFA. RECORDING 0:05:08.

Chief Craig Ellingson provided the fiscal year budget book for 2025/2026. It is a quieter time of year for crews. They’ve responded to medical calls about mountain bike crashes and assisted in search and rescues. Chief Ellingson referenced the Wildland Urban Interface codes that the town adheres to. Along with it are the Utah Wildland Risk Assessment Portal maps, and updates are due in January. The maps focus on structures and rate the exposure score from 1 to 10 for potential fire risk. There are structures rated 10 in Brighton. He will coordinate with their fire marshal, Chief Watkins, to aid in updating our maps. There are 23 new fire fighters coming out of recruit camps this month. They sent a public safety message about lithium-ion batteries because improper use is causing fires. UFA offers CPR courses to the public, so contact Kara for information. They’ve promoted 8 captains within the organization.

Mayor Knopp read a visitor letter he received from Greg Wheat of Oklahoma City. He's on the city council.

Dear mayor and council members,

Please allow me to introduce myself. My name is Greg Wheat. Over the years, I've had the privilege of serving in several leadership roles, including active member and president of Chamber of Commerce, member of the Purcell City Council and Purcell Tourism Board. For more than 20 years, my family and I have cherished the mountains of Brighton and have made wonderful skiing memories. Skiing at Brighton resort was always one of the highlights of our lives together. On March 25, 2025, while skiing at Brighton, I suffered a massive heart attack, a widow maker, 100% blockage. I died on the mountain that day, station 108 responded immediately, with my family looking on. They provided CPR on me for 20 minutes and administered six shocks to restart my heart.

They refused to give up on it. They also called for medevac, and I was directed to the University of Utah, where lifesaving surgery was performed. By the grace of God, and through the relentless efforts of station 108, I survived. Two days later, I walked out of the hospital on my own two feet. My family and I will be forever grateful. I'm writing to ask that station 108 be formally recognized by the city during a city council meeting and within the Brighton community, their bravery, persistence and commitment to saving lives deserves the highest honor. They are true heroes, not just to me and to my family, but to every family who depends on their service. Thank you for your time and thank you for considering this request."

Mayor Knopp acknowledged the great job our crews do. He forwarded the message to Chief Burchette so they can be recognized at the next UFA board meeting.

Chief Ellingson noted the expiration date for the state's stage 2 fire restrictions. The stage 1 restrictions for the Forest Service have also expired. The town ordinance passed last month is tied to the state's decision, so if Brighton wants to pass another ordinance to reinstate the fire restrictions that can be done at a special meeting.

It was noted that to become a firefighter takes about a year's worth of training to be qualified as an entry level firefighter.

SKI RESORTS

Solitude

Scott Leigh, Vice President of Recreation Services, reported in Amber's absence.

Fall hours are Friday through Sunday, 10am to 6pm through October 5th. There is an end of season party and kick off winter season at the end of September. They're about a quarter of the way through a bike trail project that will be continued next summer. Progress is on target for the snowmaking project, thanks to support from partners and Brighton resort. They are two thirds of the way done with the paver project in the village and it will be well finished by the winter season, 66 days away. They will align their parking program with the Brighton resort and town to allow continuity in the canyon for the guest experience and understanding. Parking will be free from Monday-Thursday. They're experiencing some of the highest employee return rates this season in the resort history and across Alterra resorts. Solitude is hosting the Skimo World Cup in early December thanks to the local skimo group that helped to bring it to BCC. Dan noted the contribution the town made to help get it off the ground.

Brighton

Mike Doyle reported on capital projects. The men's restroom project at the Brighton Center is complete. They're continuing work on two new bike trails. They have new gondola cabins as seating to place around the hotdog window. This winter they'll have a waffle cabin on the Alpine Rose deck. They had 12 new snow making machines delivered to finish up a 4-year project on Snake Creek to improve snow making. They waited two years for the transformers

that were installed last week. The lobby remodel in Brighton Lodge is well underway after 50 years. They just finished their first weekend of Not Oktoberfest, which will go until Oct. 12th. It's a fun family festival with bounce houses and games, all free of charge. Each weekend there is a different food competition. Last weekend there was a brisket competition against R & R Barbecue, Slope Side Smoke Shack, and Lush Barbecue out of Park City, and Brighton resort won. The following competitions are fried chicken sandwiches, Thai, and chili.

BUSINESS

a. Adoption of the Hazardous Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action. Pages 22-77. RECORDING 0:22:31.

Brian Buckhout, from UFA, is the Emergency Management Municipal Planner serving under the MSD. He presented the updated plan to replace the 2019 Hazardous Mitigation Plan. Hazardous mitigation is a sustained action to reduce or eliminate a long-term risk to human life and property from hazards. The town already participates in one of the best programs, Chipper Days. The 2025, multi-jurisdictional hazard mitigation plan is a 468-page detailed roadmap intended as a source of reference, like an encyclopedia. There is a specific jurisdictional annex for Brighton that is only about 68 pages. It was a yearlong project, working with consultants and collecting data. For every \$1 that is invested in hazard mitigation plans, \$6 can be saved for future disaster costs: damage, cleanup, recovery expenses, and debris removal. As a roadmap, it identifies vulnerabilities and generates strategies to reduce risk within the community and organizations. It evaluates hazards and mitigation capability goals for each jurisdiction and the county, as well as possible funding sources and lead agencies that might be able to help. This plan is for blue sky days, meaning it won't impact the comprehensive emergency management plan or any emergency annexes. If adopted, it will last until 2030. Input came from 23 cities and towns to include specific data and information. It is multijurisdictional because events don't stop at jurisdictional boundaries, and when we share risks, we share solutions. A hazardous mitigation plan is required to receive disaster assistance funding from the Stafford Act. At the state level, cost sharing is split so the state covers 75%, and the county covers 25%. If it's a federal declaration of emergency, the federal government covers 75%, the state covers 18.75%, and the county covers 6.25%. Before providing funding to a municipality, they will check for a plan in place. Brian worked with Jane and one council member to shape Brighton's specific plan. Five hazards were added to the 2019 plan: earthquake, extreme heat, extreme cold, high wind, heavy rain and lightning. The previous man-made hazards are still included: civil disturbance, terrorism, and cyber terrorism. Digital workshops and public surveys were conducted to involve the public. For Brighton, the community feedback highlighted avalanches and wildfire risks. A consultant was able to use algorithms to determine risk ratio. They incorporated response time, critical infrastructure, how many people are impacted, frequency and severity. Outreach results showed the local community is interested in efforts to identify funding sources, communicating priorities to stakeholders, and opportunities to increase community education and awareness, which is the most valuable strategy if grant funding is unattainable for reducing risk. The goal, among protecting lives, property, and the environment, is advocating for support and continued coordination and integration of planning efforts. The plan was submitted and reviewed by the state agency in May and adopted by the

state and MSD in August. The council can take time to review the plan for possible adoption next month. The annex plan is in the packet, and the full plan will be shared with council. Brian will follow up if there are any possible grants to help homeowners cover the costs for mitigation expenses such as an estimated \$2,000 for tree removal on private property. Currently, he is aware of grants to aid after an emergency only.

b. Wasatch Front Waste and Recycling District introduction of new General Manager, Evan Tyrrell. Presented by Pam Roberts. Informational. RECORDING 0:42:44.

Pam Roberts announced her retirement. She began succession planning at the beginning of the year by focusing leadership retreats on communication, accountability, and consistency. She formally announced her plan to the board in May which initiated a nationwide search. Pam is grateful that Evan applied. They previously worked together in Grand County. Evan presented his background including dual graduate degrees from Indiana University in public affairs and environmental sciences. He's served in a variety of leadership roles in the private sector. He served as the solid waste and fleet services director in Flagstaff, AZ, so he's familiar with snow. He served as the executive director of the Grand County Utah Solid Waste Special Services District servicing national parks and BLM sites. Today while driving up the canyon, they took a tour of the sites they service. Evan looks forward to continuing to provide excellent service that WFWRD has provided under Pam's leadership. Pam noted that the Trans Jordan Transfer Station opened August 27th at 8813 S 700 W Sandy, UT. They take household hazardous waste like lithium batteries for free.

c. Presentation on current Implementation of Wildland Urban Interface code. Presented by Brian Tucker, MSD. Informational. RECORDING 0:49:17.

Brian Tucker explained the state adopted the 2006 edition of the Wildland Urban Interface (WUI) Code, and the Town of Brighton adopted that as well. WUI areas include ravines, gullies, hillsides, vacant land, or mountainous areas within the town where natural vegetation exists such that a distinct fire hazard is evident to a reasonable person. These areas are designated by the Unified Fire Authority and the Utah Division of Forestry, Fire and State Lands. The new code has additional requirements for lots within WUI. These lots are required to demonstrate compliance. When an applicant applies for an FCOZ land use building permit, they must submit plans to UFA for a site plan development review, which includes a fire hazard severity form. The site plan includes topography, access, width, grade, landscape, vegetation, structures, overhead utilities, propane tanks, and defensible space. Additionally, a fire protection plan, vegetation management plan, and then the site plan also needs to include a vicinity plan for any of these items within 300 feet of the property line. Then, based on the fire severity form, the required defensible space table is used to determine the fuel modification distance. This depends on the rating of extreme, high, or moderate to determine how far the defensible space needs to be around that structure. The fire inspector then conducts a site visit to determine the level of exterior fire rated construction to be used according to the ignition resistant construction table. The level of construction depends on a combination of the fire hazard severity, the defensible space available, and the adequacy of the water supply (is it conforming/non-conforming, one

and a half times conforming). Generally, ignition resistant construction class A is one hour fire resistant for roof and exterior walls. Windows and doors are tempered or multi layered glazed panels with vents. Defensible space must be created and maintained for buildings or structures on a property. Trees are allowed within defensible space if they are 10 feet from the crown of the tree to the crown of an adjacent tree or structure or overhead power lines. Dead wood and litter must be regularly removed from the trees. Ornamental vegetation can be used as ground cover but can't transmit fire from native growth to any structure. Chimneys and other objects must have a spark arrester. Liquid petroleum gas is allowed if installed in accordance with the fire code and within the defensible space. Firewood and combustible materials can't be stored in the enclosed spaces, beneath the building, on decks or under eaves, canopies or other projections or overhangs. Storage of combustible material and firewood needs to be at least 20 feet away from the structure and separated from the crown of the trees by a minimum of 15 feet. WUI and FCOZ work together. FCOZ requires existing trees and vegetation to be preserved for visual and aesthetic purposes and to preserve the natural environment for controlling erosion, sediment runoff, slope stability, protecting wildlife, and conserving energy. In FCOZ vegetation must be protected during construction and grading activities. A revegetation and land use plan must be submitted when land is altered from its natural condition. Trees can only be removed as authorized by subsection 19.38.110. Exceptions for general safety allow removal of dead or naturally fallen trees or vegetation, or to clear visibility at driveways and intersections. FCOZ aligns with WUI in protecting structures from fire if plant material is within 30 feet of a dwelling or the property line, whichever is less, and greater than 50 feet from the ordinary high-water mark. Removal does not need permitting or approval. This applies to both new and existing construction anytime it's necessary. Trees located more than 30 feet, but no more than 100 feet from a dwelling, can only be removed for fire safety reasons if approved by the Planning Department under the following conditions: the crown of any tree proposed to be removed is located 10 feet or less from the crown of adjacent trees, structures, overhead electrical facilities, and unmodified fuel; trees are located more than 50 feet from the ordinary high-water mark of a perennial or ephemeral stream; or, the tree is dead or dying. UFA has a fire-resistant species list to be planted in defensible space which includes grasses, herbaceous perennials, shrubs and trees. It was clarified that owners must submit a plan of where trees were removed and where they will be planted, but this doesn't apply to the defensible space area.

d. Update to Fiber Conduit Project. Presented by Daniel Torres. Informational.

RECORDING 1:00:22.

Daniel Torres was unavailable. Dan Knopp reported that he met with our consultant from Design 9 [*misnamed in the meeting as Level 9*]. They specialize in small towns and expect we saved over \$1M already with how we were able to join the RMP project. The consultant strongly recommends that the town install the actual fiber cable. That gives us control over it. If we allow individual providers to install the fiber and then we decide not to renew the franchise agreement, then they can sell the cable for any amount they want. This will be considered on next month's council agenda. The cost is around \$2 per foot to install. Then we would hire a break contractor who agrees to be on site within a certain amount of time for repairs. The

consultant will act as the owner's representative. They will provide a proposal to build out the infrastructure plan and ensure that the areas that don't have fiber conduit yet will be reached. When RMP finishes construction, they will provide us with geolocations that will be shared with the consultant to be included in the plan. It is estimated that the fiber conduit plan will be completed around February or March so that we can take bids for construction. The project will be done in logical, methodical phases over the next several years.

e. Ordinance to Amend Brighton Code 5.19.084 to remove certain requirements for applications for properties within Solitude Village Master Association. For discussion and possible action. Pages 78-79. RECORDING 1:12:32.

Polly McLean explained we previously removed the requirement for parking and water letters for homes in the Solitude Village Master Association (SVMA), but we neglected to remove it from the application. Jeff Bossard moved to approve Ordinance 2025-O-9-1, amending Brighton Code 5.19.084 to remove certain requirements for applications for properties within Solitude Village Master Association. Keith Zuspan seconded the motion. The motion passed unanimously.

Jeff Bossard: Aye

Keith Zuspan: Aye

Dan Knopp: Aye

Carolyn Keigley: Aye

Lise Brunhart: Aye

f. Follow up on Visioning Meeting Strategic Plan Outline. Presented by Nate Rockwood. For discussion. Pages 80-84. RECORDING 1:14:39.

Nate Rockwood recounted that the council hired a facilitator, Mackey Smith, in April. He reviewed the general plan initiatives; he reviewed the neighborhood nodes plan which was presented during the Strategic Plan Meeting; and he conducted individual interviews with the council members. The town needs a strategic plan as the building blocks for any budget, master plan, or study so that the goals and direction match the vision for the town. On April 7th there was a community focus group where the facilitator took feedback and information from the residents and guests that participated. On April 8th there was an all-day planning session with the council to review the community feedback and develop goals. Mackey compiled all the information into a summary with strategic goals which were included in the packet. He provided options for a mission statement, which is more concise than the general plan. There are strategic imperatives which all have different initiatives and measurable outcomes. The council has until next month's meeting to suggest edits which should be directed at Nate to make changes to the draft. When it is considered final, the council can adopt it for inclusion in the budget document, website, and eventually in the general plan.

g. Changes to the S.R.190 Speed Limit. For discussion. RECORDING 1:26:38.

Keith Zuspan considered Cameron Platt's research on the issue. Keith does not see anything illegal preventing the town from establishing a lower speed limit, but it's up to UDOT to accept it and make the adjustments. Alternatively, the council could authorize the mayor to talk to UDOT, however Dan explained he's been told no repeatedly when he's brought this up in the past. Keith suggested the council consider a resolution next month indicating the intent to lower the speed limit. If UDOT rejects it, that gives us an opportunity to work with the state legislatures for added emphasis. In addition to safety, reduced speed supports noise abatement, which is a huge concern for residents. Keith clarified this would just be for the town boundaries, mile marker 10 to the end. Keith would like to see the speed drop from 45mph to 35 mph.

Carolyn and Dan have understood that a traffic study is required to change the limit. The average speed is higher than the legal speed limit, which may end up unintentionally increasing the limit. It was unknown if that is the legal method for changing the limit when it's a safety issue of high speeds constituting reckless driving. A resolution will be considered next month.

h. July 2025 financial report for the period from July 1 to July 31, 2025 (8.33% of Fiscal Year 2026). Informational. Pages 85-88. RECORDING 1:31:28.

Informational material is required to be shared in the packet monthly. Discussion was not needed.

PUBLIC INPUT

None

REPORTS

Mayor's Report

Mayor Knopp reported nothing additional beyond what has already been stated. His time was mainly spent on the RMP project.

Council Members' Reports

Keith Zuspan reported on the financials. Zion's account has \$74,782 in cash. Our last distribution from the state was \$28,646 which was a combination of the community tax at almost \$25,000 and the TRT at \$3,700. The PTIF account currently has \$6.658M. Last month we collected about \$24,000 in interest which results in 4.4%.

Keith reminded people that the WFWRD sites are not a drop off for reuse and they're not a donation center. Items left on the ground end up discarded in the dumpster.

Everything regarding the MSD was covered in the meeting.

Keith received feedback from Google and the Utah Local Governments Trust regarding our cyber security position which is why he changed settings to require a multi-factor authentication for emails. Keith is looking into the query portion of our website with the IT department and Maridene.

Jeff Bossard reported the Mosquito Abatement meeting yesterday discussed the increase of cases of West Nile Virus this summer. The explanation for the rise in cases during a dry summer is because it's also a bird virus and the mosquitoes and birds congregate around water. When there is less water, it passes back and forth more easily. The Animal Services board has their annual Spay-ghetti fundraiser on October 10th.

Carolyn Keigley reported there were two facilitation meetings last month between the county and SLVLESA, Salt Lake Valley Law Enforcement Service Area. They are working to resolve the issue of where funding went and the amount that should go to each municipality. They may also discuss the board makeup and policies within the organization. Follow-up meetings were postponed until the county finishes their budget cycle.

Carolyn asked Chief Hoyal for thoughts on reducing the speed limit in the town. The Holladay precinct has a stealth meter that they can set up for a week to gather data showing the actual speed cars are traveling in the town.

Lise Brunhart attended the Association of Municipal Councils meeting on August 21st.

Presenting was Dorothy Adams, a water quality and hazardous waste health scientist. She talked about the county services and options for help. She presented case numbers for communicable diseases such as measles, etc., environmental public health, maternal, child, and family health, and chronic diseases. The board is made up of primarily volunteer physicians. Also discussed were radon hazards in homes. It's the second leading cause of lung cancer in the nation. You can get short- and long-term test kits. When granite breaks down, it emits radon gas. Summer is a more common time of year. Basements and partial basements are the most susceptible. Lise has been doing social media for the town. She attended the Community Threads gatherings with the Brighton Institute. The next one is a potluck on the 15th. She thanked our Forest Rangers, Zinnia and Chelsea for putting up signs at the trailheads about the fire ban. They also dismantled the fire rings and fuel sources at Willow Heights that Lise had reported.

BCCA Report

Barbara Cameron reported on the Town Hall/RMP project update that replaced the BCCA meeting last night. There were 64 people in person and 85 online. She was proud of our community for being nice, understanding, and hopeful. The original scope was for the main line undergrounding along highway 190 at \$28M. They decided to include secondary lines in the communities and now the cost is \$45M for over 130,000 feet of linear trench. They've had 42 machines on the job with multiple crews, and they're working hard to get everything buttoned up for winter. She was impressed with Richard Bardauskas from Rocky Mountain Power for standing behind the road restoration. They want to light up all the underground electric lines this fall, so our electricity will be reliable starting this winter. As Dan mentioned, the communications infrastructure will be a longer-term project. She thanked him for finding a consultant. We've been looking for someone for five or six years to do that kind of work. The fuels mitigation project finished 11 homes this year. The chipper days participation included 75 families with a combined total of 1,225 hours and \$14,150 in cash contributions. This will all be

matched in next year's chipper days program. The Beaver Symposium is tomorrow night. This coming Saturday is the Revel marathon which will impact traffic until about 11am. They do a great job up here of cleaning up, and we're proud of how they've handled the community. Last year, they contributed \$4,100 to the Brighton Institute. They're the only event in the canyon that contributes back to the community. Ice cream and Candidates is next Sunday night at 4pm. Community Threads is next Monday night. Qigong has had good participation. Brighton Resort pays for this through the Brighton Institute. This coming September 16th will be the last one. Open Mic night is September 18th from 6 to 8:30pm at Thirsty Squirrel, featuring a jam session of our talented musicians here in the canyon.

Community Engagement Coordinator Report

Laura Bossard reported that the Beaver Symposium was spurred by some of her family members that lost their homes in the Dixie wildfires in California. The symposium is a way to educate people about wildfires and the relation to beavers. There is a panel of 5 experts from DNR, Swaner Nature Preserve, and Sage Land Collaborative, as well as information from Lise Brunhart about her experience with Beaver Dam Analogs, BDAs. These creatures can do a lot of damage, but they do a lot of good. This is an opportunity to open dialogue for people to air concerns and solve issues so we can learn to live with them.

The newsletter has 1,270 readers with a 70% reader rate. She appreciates and enjoys working with the newsletter team. Email Laura to be added to the newsletter subscription list. It's free to sign up. On September 20th, volunteers are needed to help sand and paint 5 picnic tables at Silver Lake. Bring gloves, masks, and cordless sanders. They will provide sandpaper, snacks and water. Brian Reynolds is heading up the project. Mayor Knopp offered to have the town buy new picnic tables, but it was decided to preserve the current ones since they're cemented to the ground.

Emergency Management Report

Jane Martain thanked Brian Buckhout for coming up to present the plans and she hopes the town can adopt that next month. It's better to collaborate with the county than to do it on our own. She reiterated Anna Walker's message to report suspicious people on cameras and to report break-ins. We've included how to in our newsletter, and we'll do it again.

PROPOSALS FOR FUTURE AGENDA ITEMS

- a. Resolution Adopting the Hazardous Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action.
- b. Ordinance Amending the Wildland Urban Interface Code to include the area it encompasses. For discussion and possible action.
- c. Consideration of Town of Brighton to own and install fiber cable. For discussion and possible action.
- d. Adoption of Strategic Plan. For discussion and possible action.
- e. Resolution to change the speed limit on S.R. 190. For discussion and possible action.

CLOSED SESSION

None

ADJOURN

Keith Zuspan moved to adjourn the meeting and Jeff Bossard seconded the motion. The meeting was adjourned unanimously at 08:27pm.

Submitted by Kara John, Town Clerk



Staff Report

DESCRIPTION

Meeting Body: Brighton Town Council

Meeting Date: October 10, 2025

File Number & Project Type: REZ2025-001421

Current Zone: FR-1

Proposed Zone: FR-0.5

Address: 11456 E Mountain Sun Ln

Planner: Justin Smith

Applicant: Stephen Burt

Planning Commission

Recommendation: Approval

Exhibits:

Site Plan

Narrative

Legal Description

The applicant is seeking to rezone the property in order to proceed with their subdivision application. The applicant is wanting to rezone from FR-1 to FR-0.5 so that the minimum lot size requirements can be met. Their property is 0.72 acres in size and is made up of two separate properties that were combined.

SITE & VICINITY DESCRIPTION

Surrounding Zoning and Use

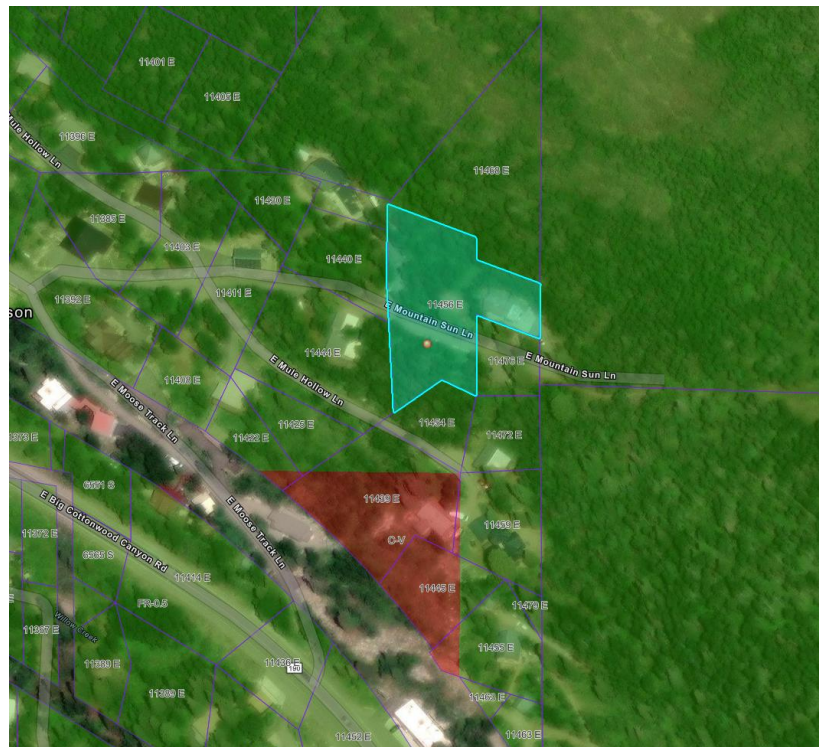
North	FR-1, Residence
South	FR-1, Residence
East*	FR-1, Residence
West	FR-1, Residence

Known Overlays/Site Constraints

FCOZ

South of Mountain Sun Lane and north of Mule Hollow Lane, just west of US Forest Service land. *East is 11476 E Mule Hollow Lane on the table.

(vicinity map below)





GENERAL PLAN CONSIDERATIONS

This property is located within the Silver Fork character area as defined by the Town of Brighton's General Plan. The General Plan calls out Silver Fork as an area that would see minimum changes in use and stay connected to the natural environment. The General Plans lists the maximum density of 2 units per acre and lists residences as one of the primary uses in the character area.

PUBLIC INPUT

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report on September 3, 2025. Any comments that are received after that date will be forwarded to the Brighton Planning Commission.

SUMMARY AND RECOMMENDATION

Background

The zoning in Brighton was set some time in the late 1960's or early 1970's. During research into the background of the zoning of the Silver Fork area the earliest found zoning map that had a zone for Brighton was from 1973. Earlier zoning maps either did not include Brighton or had it marked as unzoned. When the zoning was established in 1973, this section of Silver fork was mostly FR-1 and FR-5 with the portion south of Big Cottonwood Road being predominately zoned FR-0.5. On June 3, 1975, the Utah Supreme Court ruled that the enactment of FR zoning had not gone through the proper public notice process (*Melville v. Salt Lake County*). After publishing the required legal notice, the FR zoning for the canyons was re-adopted August 4, 1975 (zoning file 2249).

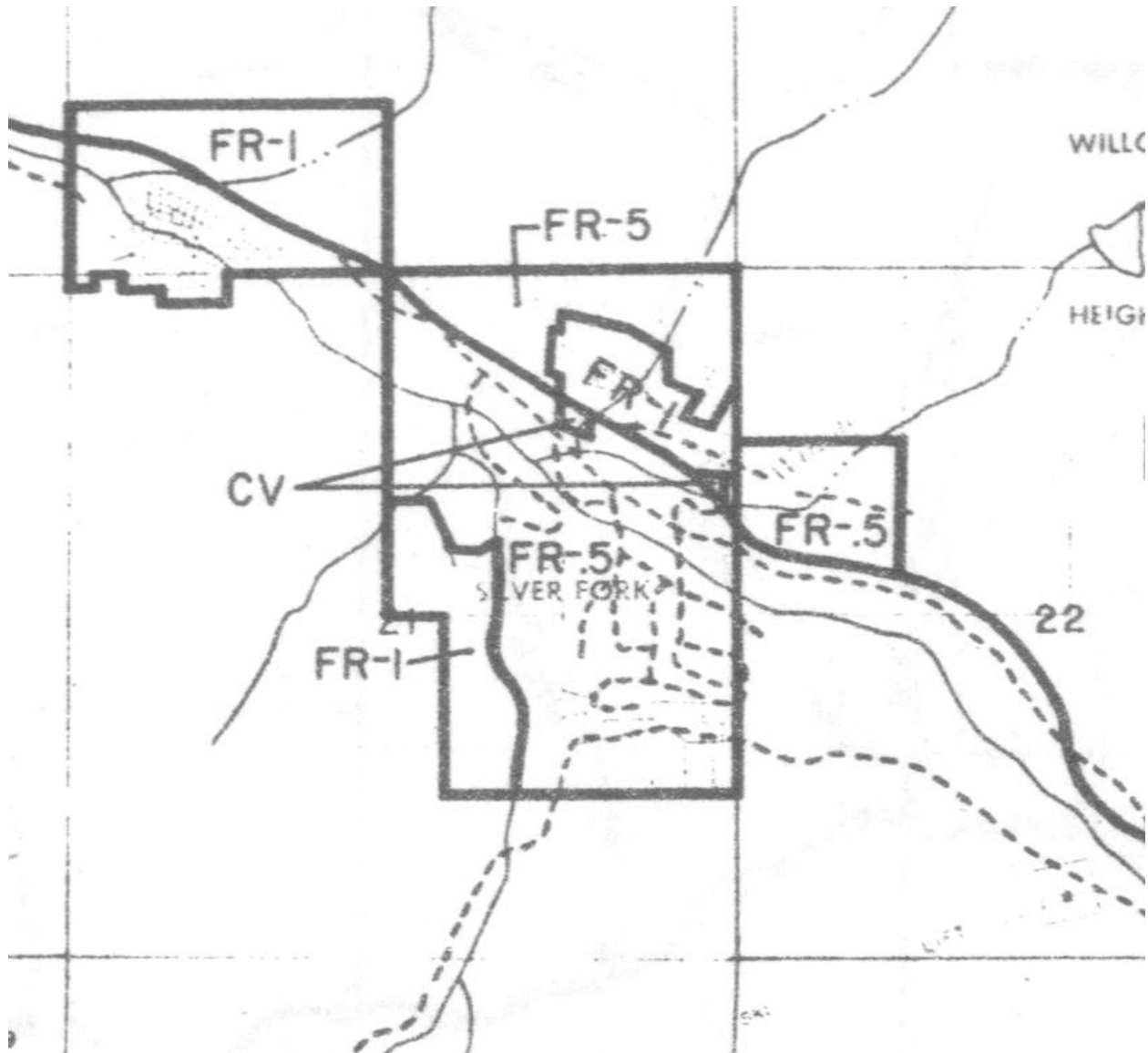


Figure 1. Screenshot of 1973 zoning map highlighting the area of this rezone application.

By 1983, several of the lots to the western end of this area north of Big Cottonwood Road had been rezoned from FR-5 to FR-0.5 as well as a few properties located in the middle of the FR-1 zoned portion. It is unclear as to how and why many of the FR-5 zoned properties in Silver Fork were rezoned to FR-0.5. A copy of the July 29, 1975 Salt Lake County Commissioners Meeting minutes mentions the Silver Fork and Reynolds Flat areas as being zoned FR-1 and FR-5.

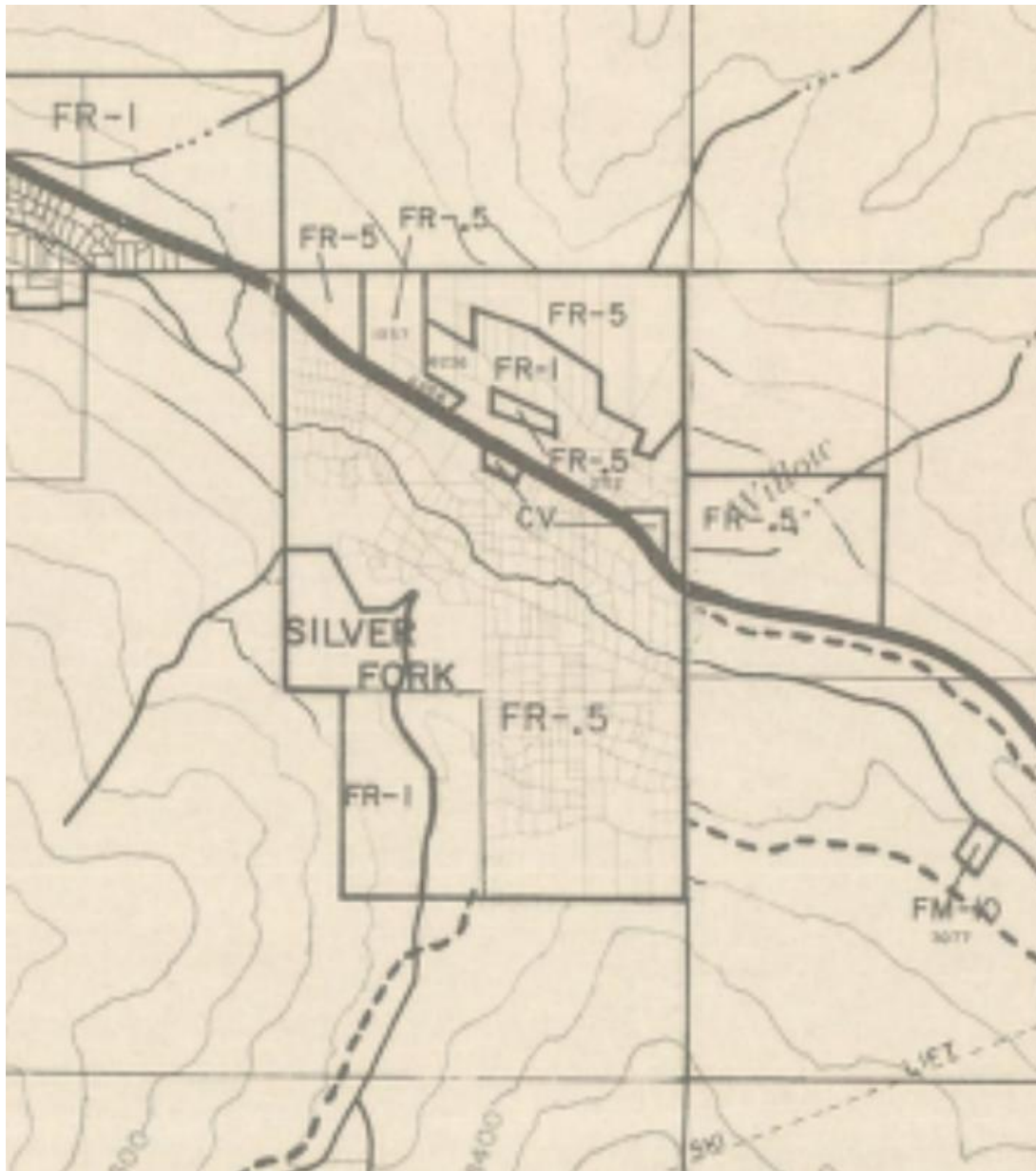


Figure 2.

Screenshot of the 1975 zoning map (updated to 1983) highlighting the area of the rezone application.

The 1999 zoning map shows that many of the FR-5 lots along the northern edge of this area were rezoned to FR-0.5. Many of the zone changes that occurred have numbers next to the zone that reference the rezone application number. Despite that, the FR-5 to FR-0.5 zone change does not have an application or planning file number attached to it. This could have been the result of a mistake or error at some point. In addition, a few other properties were also rezoned to FR-0.5 along Big Cottonwood Road. Two of these properties are part of the Larry Rogers Subdivision and had to be rezoned as part of the subdivision application. The Larry Rogers Subdivision created two lots that are 0.5 acres in size and the land was rezoned on May 6, 1998. The rezone was approved by the Salt Lake County Commissioners due to it being similar to other development in the area.

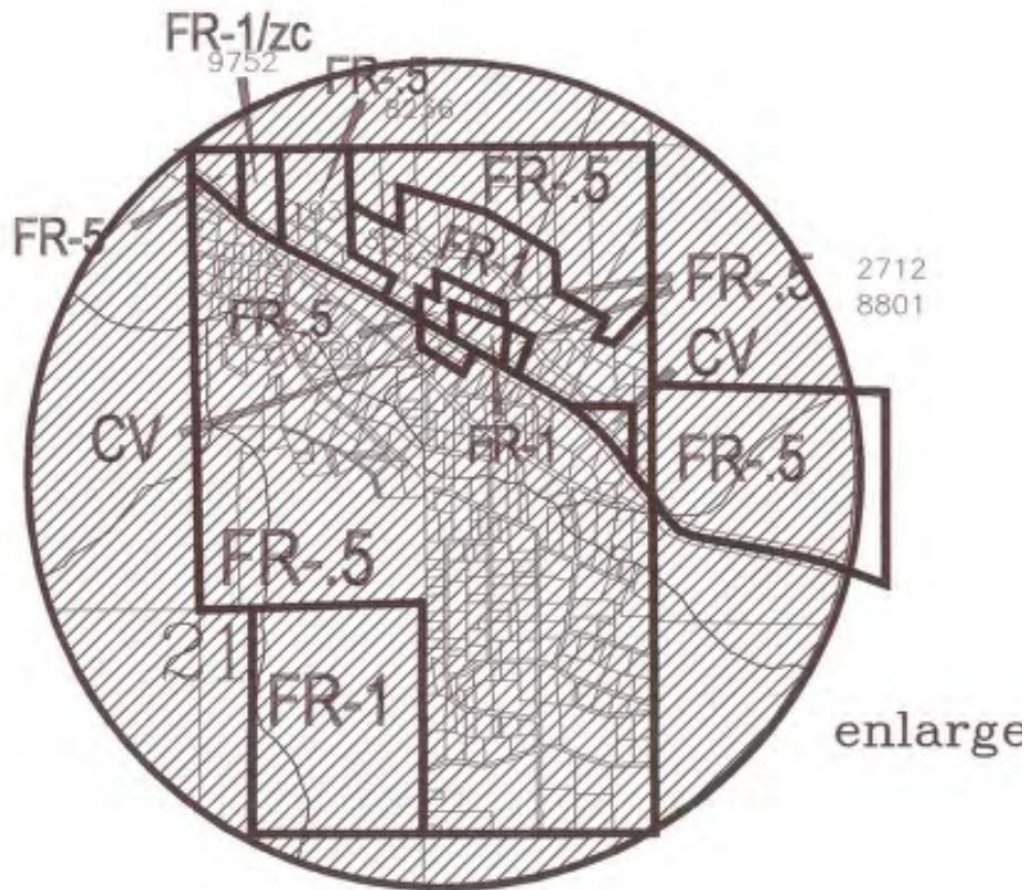


Figure 3.

Screenshot of an enlargement of Silver Fork from the 1998 Big and Little Cottonwood Canyons Zoning Map.

11185 E Mountain Sun Lane was rezoned in 1986 from FR-5 to FR-1/zc, but in 2024 there was another rezone to remove the zoning condition. That zoning condition restricted the maximum density to one unit per 2.25 acres until its removal.

11267 E Mule Hollow Lane was rezoned at some point between 1975 and 1998 and a search of the Salt Lake County Recorder's Office's records did not find anything and the book and page references in the legal description did not relate to any zone changes. This property is Lot 10 of the Utley Subdivision and was the lot was legal at the time of its creation. It is unclear why this property was rezoned.

11245 E Big Cottonwood Road has split zoned since 1975. It was originally FR-5 and FR-1, but the FR-5 was changed to FR-0.5 by 1998 along with many of the other parcels that were zoned FR-5 in 1975.



11341 E Mule Hollow Lane, 11435 E Mountain Sun Lane, 11405 E Mountain Sun Lane, 11351 E Mountain Sun Lane, 11339 E Mountain Sun Lane, 11249 E Mountain Sun Lane, 11247 E Mountain Sun Lane, 11267 E Mule Hollow Lane, 11211 E Mountain Sun, 1192 E Mountain Sun Lane, 11202 E Mountain Sun Lane, and the southern half 11245 E Mountain Sun Lane were originally zoned FR-5, but were at some point all rezoned to the FR-0.5 zone.

There were 65 parcels that were counted being north of Big Cottonwood Road in Silver Fork. Of the 65 parcels, there were 26 parcels that are zoned FR-0.5, 16 parcels have been zoned FR-0.5 since 1975. Of the remaining 39 parcels that are zoned FR-1 there are only 4 parcels that meet the minimum lot size requirement of 1 acre. An area rezone has been proposed as part of this application and would include the property that is part of the original rezone application. A description of the parcels and properties that are included in that proposed area rezone is at the very beginning of the "Area" section of the Summary of Issues piece. Of the lots that are included in that area rezone there are none that none that exceed one acre in size.

Eight of the parcels that are zoned FR-0.5 have residences or cabins located on-site. The oldest one is located at 11435 E Mountain Sun Lane which was built in 1954. This structure is older than the subdivision ordinance and would have been constructed before this area was assigned a zone. The next oldest structure was built in 1979 at 11315 E Mountain Sun Lane. 11315 E Mountain Sun Lane was originally zoned FR-1 in 1973, but had been rezoned to FR-0.5 by 1975. When this home was built in 1979, it would have met the minimum lot size requirement. 11245 E Big Cottonwood Road has a home that was built in 1986. This parcel was originally zoned FR-5 in 1973, but the zone was changed to FR-0.5 by 1975. 11221 E Big Cottonwood was originally zoned FR-5 in 1973, but the zone was changed to FR-0.5 by 1975. The home on this property was built in 1992. 11233 E Mountain Sun Lane was built in 1994. This parcel was originally zoned FR-5, but was rezoned to FR-0.5 by 1975. 11211 E Mountain Sun was originally zoned FR-5 in 1973, but was rezoned to FR-0.5 by 1975. The home was built in 1999. 11388 E Mountain Sun was originally zoned FR-1 and is lot 3 of the Larry Rogers Subdivision. The home was built in 2002. All of the lots that are zoned FR-0.5 and have residences meet the minimum lot size requirement of 0.5 acres except for 11329 E Mountain Sun Lane which is 0.1 acres in size.

Summary of Issues:

There are eight guidelines for potential consideration a rezone application in the Town of Brighton and they are included in the table on the next page.



Table 19.16-2: GUIDELINES for CONSIDERING Zoning MAP & TEXT Amendments		
FACTORS	MAP AMENDMENTS	TEXT AMENDMENTS/ LAND USE REGULATIONS
1. The proposed amendment is compatible with the Adopted General Plan.	X	X
2. The proposed amendment promotes the public health, safety and welfare.	X	X
3. The proposed amendment is a more suitable zoning classification for the property than the current classification.	X	
4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.	X	X
5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.	X	X
6. The proposed amendment benefits the citizens of the Town of Brighton as a whole.	X	X
7. The proposed amendment does not create a significant number of nonconformities.	X	X
8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.	X	

The original rezone application was made by Stephen Burt on behalf of Ryan Perkins and this application was only for 11456 E Mountain Sun Lane. There was some concern of the potential ramifications of a spot zone to rezone the property from FR-1 to FR-0.5. Because of that this staff report will briefly touch on both.

11456 E Mountain Sun Lane is owned by Ryan Perkins who is wanting to build a home on this property. Ryan Perkins is required to complete a one-lot subdivision so that he has a legal and subdivided lot instead of two properties that have been joined together.

The Town of Brighton's zoning ordinance has a table that lists the guidelines for considering zoning map and text amendments. Not all of the guidelines are applicable to every rezone as some guidelines are for correcting errors and such. In addition, the Planning Commission and the Town Council are not required to consider every guideline, but may consider one or more of them.

The first guideline is whether or not the proposed amendment is compatible with the Adopted General Plan. The Town of Brighton's Adopted General Plan includes the area north of Big Cottonwood Road with the rest of the Silver Fork area to the south. The Adopted General Plan states that the maximum allowable density in Silver Fork is 2 dwelling units per acre. Two dwelling units per acre would be consistent with the FR-0.5 zone as it requires a half-acre minimum for a dwelling unit.

The second guideline is that the proposed amendment promotes the public health, safety, and welfare. There have not been any issues brought in any of the reviews of either the rezone or the subdivision that hint at potential safety, health, or welfare issues.

The third guideline is whether the proposed amendment is a more suitable zoning classification for the property than the current classification. The current zoning application does not allow the land to be developed. The rezone application meets this standard due to the property not meeting the minimum area of 1 acre of the current FR-1 zone. This property exceeds the minimum area requirement and exceeds the minimum lot width requirement.



The fourth guideline is whether the amendment is compatible with the intent and general purposes of this Ordinance. Section 19.02.030 of the Town of Brighton Zoning Ordinance lists the purpose of the Zoning Ordinance. The seven purposes 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.

The applicant has previously created applications for a subdivision as well as an FCOZ application for a cabin/home. The applicant has made an effort to comply with all of the requirements set by the Town of Brighton. In addition, the applicant is pursuing a rezone to build a home/cabin that complies with FCOZ requirements that are set forth in the Zoning Ordinance.

The fifth guideline is to correct an error or omission may apply to this application. It is unclear exactly why this lot is left alone or why it was zoned FR-1 when it is clearly under one acre in area and have been for a period of time. Rezoning this would correct the zoning classification for this property.

The sixth guideline is whether the proposed amendment benefits the citizens of the Town of Brighton as a whole. This rezone would allow for one property to be developed on.

The seventh guideline is whether the rezone would not create a significant number of nonconformities. This rezone would not create any non-conformities but would eliminate the non-conformity of the property being 0.72 acres in size in a zone that requires a minimum of one acre.

The eighth guideline is that the proposed amendment is compatible with the trend of development, if any, in the general area of the property in question. There is development in this area and what the owner has proposed is consistent with the development in the area. The owner is looking to build one residence on 0.72 acres for a density of approximately 1.44 units per acre. 1.44 units per acre complies with what the Adopted General Plan calls for in the Silver Fork Area. Every lot in the Utley Subdivision is between 0.5 and 1 acre in size. None of the Utley subdivision lots have the required 200 feet lot width. Only one lot of the Neilson Subdivision is over half an acre in size.

Furthermore, in 1998 two properties were rezoned from FR-1 to FR-0.5. These two properties were on the east and west sides of the Larry Rogers Subdivision and were roughly 0.5 acres in size. The rezone was approved by the Salt Lake County Commissioner due to the FR-1 to FR-0.5 rezone being consistent with the general development in the area.



Area

After the application was submitted and reviewed there was some concern over the possibility of spot zoning. In order to alleviate that concern, it has been recommended that an area rezone also be considered. This area rezone would rezone several properties that are currently zoned FR-1 to FR-0.5. Several of these properties are located within the Utley and Neilson subdivisions or have existing residences or cabins built on them.

Out of caution, an area rezone has been proposed. The proposed area for the rezone would include the properties starting from the northwestern corner of the Utley Subdivision down to Big Cottonwood Canyon Road and then east to the US Forest Service land east of Silver Fork, but going around the portion that is zoned C-V. It would then run north and include and run around the property addressed as 11468 E Mountain Sun Lane (Parcel ID 24-21-226-025-0000). It would then include 11405 E Mountain Sun Lane and 11401 E Mule Hollow Lane before running along the rear property line of the Utley Subdivision lots located on the north side of Mule Hollow Lane. For lots that are interior to the area that I have described, there are ten properties that are not included in this. The first is 11355 E Big Cottonwood Canyon Road, which is Lot 1 of the Larry Rogers Subdivision. This lot is not included because it complies with the requirements of the FR-1 zone. The other properties are 11388 E Mountain Sun Lane, 11311 E Big Cottonwood Canyon Road, 11329 E Mountain Sun Lane, 11267 E Mule Hollow, and the three properties that are addressed as 11315 E Mountain Sun Lane. These properties are excluded from the rezone because they are already zoned FR-0.5. The last two properties are 11439 E Big Cottonwood Canyon Road and 11445 E Big Cottonwood Canyon Road. These two properties have large portions of land that is zoned C-V. The property addressed as 11445 E Big Cottonwood Canyon Road is the site of a commercial building.

The first guideline is whether or not the proposed amendment is compatible with the Adopted General Plan. Rezoning properties from FR-1 to FR-0.5 would increase the density to a maximum of 2 units per acre, but steep slopes and other challenges would likely reduce the density due to unbuildable areas.

The second guideline is that the proposed amendment promotes the public health, safety, and welfare. There have not been any comments that are opposed to the rezone on the grounds of public health or safety. There has been one comment regarding the property 11444 E Mule Hollow Lane. This land is owned by Salt Lake County and it is unclear why or how Salt Lake County got ownership of the property. The land was owned by a private owner until the 1980's when the Internal Revenue Service (IRS) placed a tax lien on the property as part of a tax fraud case. It is unclear from that point when the ownership of the property was changed to Salt Lake County. It was commented that this property is undeveloped and left in a natural state that is enjoyed by the people of the community. If this property were to be rezoned to the FR-0.5 zone then it may be a property that could be developable in the future. This property does not appear to be a lot of record and as such would most likely be required to go through the subdivision process for a one-lot subdivision before anything could be done. There also appear to be steep slopes on this property that show it being in the 25-35% slope range with decent sized portions being over 35% slope. It is unclear exactly what the slope is on this property, but if the slope were under 30% then it could become a buildable lot.

The third guideline is whether the proposed amendment is a more suitable zoning classification for the property than the current classification. The FR-0.5 zone is more appropriate for a the majority of the properties in Silver Fork on the north side of Big Cottonwood Road. The entire Utley and



Neilson Subdivisions do not meet the required area requirements set by the FR-1 zone. The FR-1 zone requires a minimum lot width of 200 feet and a minimum area of 1 acre. Many of the Utley Subdivision lots would be able to meet the FR-0.5 width requirements and all meet the FR-0.5 area requirements. None of the Neilson Subdivision properties meet the area or width requirements of the FR-1 zone and in addition, several of them do not meet the required area and width of the FR-0.5 zone either, but are closer in compliance to FR-0.5 than the FR-1 zone.

The fourth guideline is whether the amendment is compatible with the intent and general purposes of this Ordinance. Section 19.02.030 of the Town of Brighton Zoning Ordinance lists the purpose of the Zoning Ordinance. The seven purposes 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,
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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.

Many of these properties have already been developed although there are many that have not. The properties that have not been developed would still be required to go through the FCOZ process before being able to apply for a building permit.

The fifth guideline is to correct an error or omission may apply to this application. Similar to 11456 E Mountain Sun Lane, it is unclear why much of this area is zoned FR-1 when the majority of the properties do not meet the size requirements of the FR-1 zone. Both the Utley and Neilson Subdivisions had been approved and recorded before zoning was adopted in Brighton.

The sixth guideline is whether the proposed amendment benefits the citizens of the Town of Brighton as a whole. This rezone would bring several properties into zoning compliance and would also bring several properties closer to compliance.

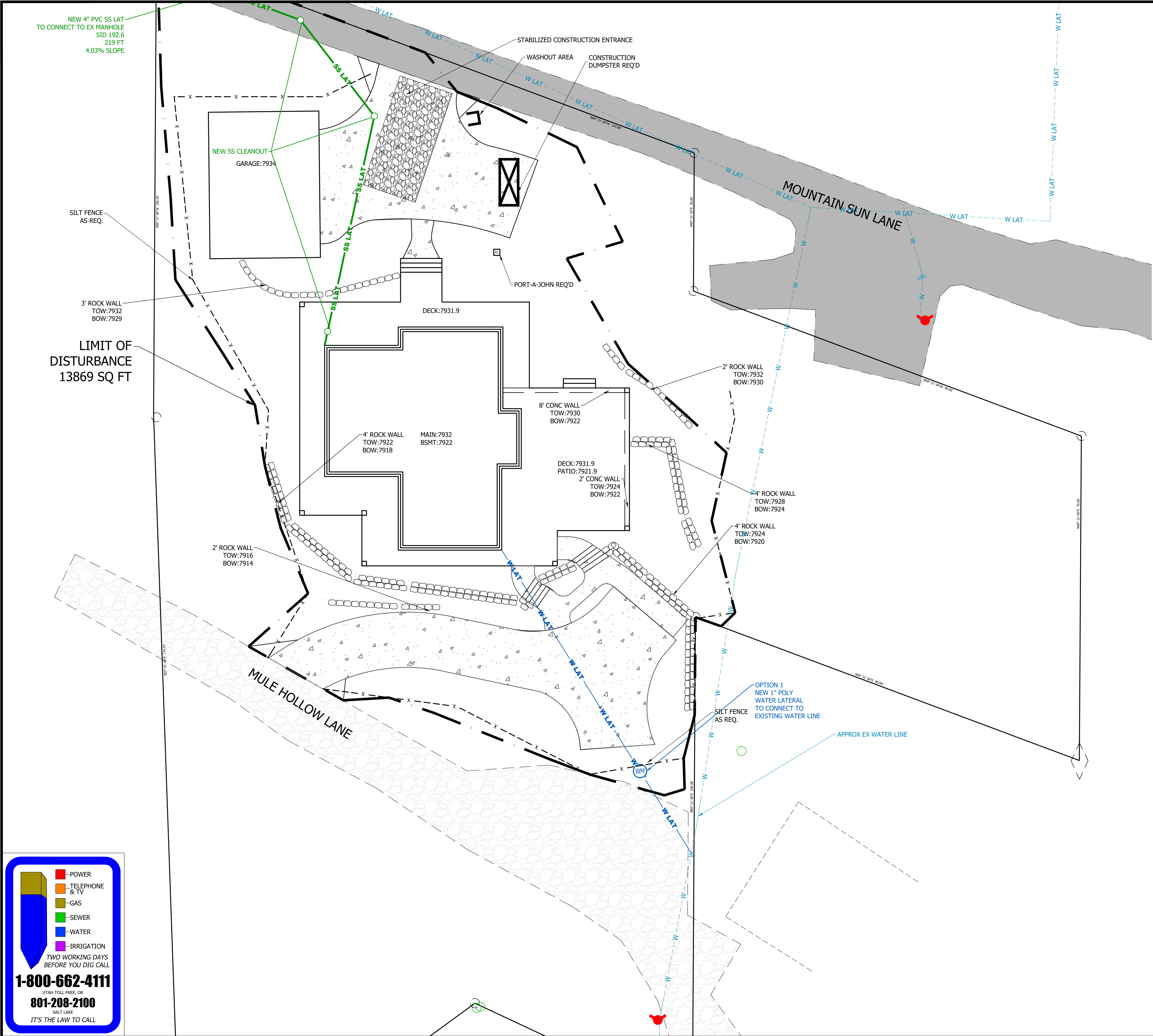
The seventh guideline is whether the rezone would not create a significant number of nonconformities. This rezone would not create any non-conformities but would eliminate several non-conformities of existing parcels and lots.

The eighth guideline is that the proposed amendment is compatible with the trend of development, if any, in the general area of the property in question. A lot of these properties have been built on or are facing challenges related to things other than zoning like slope or a lack of access to water. Of the existing development many of it is built on lots and parcels that are less than 1 acre in size with many also being under 0.5 acres in size. The FR-0.5 zone would be more compatible to the area than the FR-1 zone due to 200 foot width requirement of the FR-1 zone in addition to the 1 acre area requirement.



Recommendation:

The Brighton Planning Commission recommended approval of the rezone application from FR-1 to FR-0.5 on September 17, 2025.



SCALE: 1" = 10'

CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
- CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
- CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
- ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
- ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
- A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.
- INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.
- ALL SLOPES GREATER THAN 25% ARE TO BE RE-SEEDED WITH DEEP ROOTED VEGETATION. ALL TREES IN PROPOSED LANDSCAPED AREAS ARE TO BE REPLACED WITH EQUIVALENT TREES

PROFILE VIEW

PLAN VIEW

IP1 INLET PROTECTION
EC100 TYPICAL N.T.S.

PROFILE VIEW

PLAN VIEW

IP2 INLET PROTECTION
EC100 TYPICAL N.T.S.

SILT FENCE
EC100 TYPICAL N.T.S.

WASHDOWN AREA
EC100 TYPICAL N.T.S.

STABILIZED CONSTRUCTION ENTRANCE
EC100 TYPICAL N.T.S.

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01/06/2025
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: Perkins
Contact: Ryan Perkins
Phone #:
Address:
Email: perkmdb@bellsouth.net

PERKINS CABIN

11456 EAST MOUNTAIN SUN LANE
PARCEL #24212860250000
LOCATED IN THE ### 1/4 OF SECTION ###, T. ##, R. ##, S.L.B.&M.
BRIGHTON CITY, SALT LAKE COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: CSA
APPROVED: STA
PROJECT #: 1021054
24-12-19.dwg

EC100
EROSION CONTROL

Entellus was contacted by the property owner's architect for survey and engineering services. As part of those services, Entellus has been acting as the applicant for a subdivision application for the proposed Perkins Subdivision. Justin Smith, a planner from the Greater Salt Lake Municipal Services District, reached out to request that the property be rezoned from an FR-1 to the FR-0.5 zoning based on the fact that total acreage of the property is less than 1-acre. This application is being submitted based on that request.

DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF BRIGHTON, SALT LAKE COUNTY, UTAH, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE U.S. GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID CORNER IS ALSO KNOWN AS THE NORTH 1/16 CORNER BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION BASED ON SURVEY #2023-03-0311 FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE NORTH 69°31'00" WEST 89.09 FEET; THENCE SOUTH 00°21'00" WEST 106.08 FEET; THENCE NORTH 64°53'00" WEST 52.20 FEET; THENCE SOUTH 53°45'00" WEST 78.99 FEET; THENCE NORTH 02°01'00" WEST 174.73 FEET; THENCE NORTH 00°21'00" EAST 100.50 FEET; THENCE SOUTH 69°31'00" EAST 124.80 FEET; THENCE SOUTH 00°21'00" WEST 30.00 FEET; THENCE SOUTH 69°31'00" EAST 90.00 FEET TO THE SECTION LINE; THENCE SOUTH 00°21'00" WEST 70.50 FEET ALONG SAID LINE TO THE NORTH 1/16 QUARTER AND TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.733 ACRES.

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 08/31/2025

16.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	277,242.78	591,707.25
Receivables	35,843.11	64,351.72
Other current assets	15,459.52	13,632.72
Total Current Assets	328,545.41	669,691.69
Non-Current Assets		
Restricted assets	2,640.00	2,640.00
Total Non-Current Assets	2,640.00	2,640.00
Total Assets:	331,185.41	672,331.69
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities	87,396.20	35,893.74
Total Liabilities:	87,396.20	35,893.74
Equity - Fund Balance	243,789.21	636,437.95
Total Liabilites and Fund Equity:	331,185.41	672,331.69
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 08/31/2025

16.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales taxes	709,460.20	32,000.00	850,000.00	818,000.00	3.76%
SB 136 Sales Tax	71,148.99	3,200.00	85,000.00	81,800.00	3.76%
Total Taxes	780,609.19	35,200.00	935,000.00	899,800.00	3.76%
Intergovernmental revenue					
B&C Road Fund Allotment	22,778.40	4,000.00	20,000.00	16,000.00	20.00%
Total Intergovernmental revenue	22,778.40	4,000.00	20,000.00	16,000.00	20.00%
Licenses and permits					
Business licenses	44,948.50	12,974.00	40,000.00	27,026.00	32.44%
Building permits	121,094.05	26,899.05	100,000.00	73,100.95	26.90%
Total Licenses and permits	166,042.55	39,873.05	140,000.00	100,126.95	28.48%
Charges for services					
Charges other	15,221.67	2,530.00	50,000.00	47,470.00	5.06%
Total Charges for services	15,221.67	2,530.00	50,000.00	47,470.00	5.06%
Fines and forfeitures					
Justice court fines/forfeitures	3,145.99	643.99	4,000.00	3,356.01	16.10%
Total Fines and forfeitures	3,145.99	643.99	4,000.00	3,356.01	16.10%
Interest	14,402.41	1,177.22	6,000.00	4,822.78	19.62%
Miscellaneous revenue					
Miscellaneous other	47,962.50	11,303.00	50,000.00	38,697.00	22.61%
Total Miscellaneous revenue	47,962.50	11,303.00	50,000.00	38,697.00	22.61%
Contributions and transfers	472,024.00	551,209.00	799,368.00	248,159.00	68.96%
Total Revenue:	1,522,186.71	645,936.26	2,004,368.00	1,358,431.74	32.23%
Expenditures:					
Administration	476,109.61	158,560.26	799,368.00	640,807.74	19.84%
Transfers	1,050,447.09	94,727.26	1,205,000.00	1,110,272.74	7.86%
Total Expenditures:	1,526,556.70	253,287.52	2,004,368.00	1,751,080.48	12.64%
Total Change In Net Position	(4,369.99)	392,648.74	0.00	(392,648.74)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
22 Brighton Beer Tax Special Fund - 07/01/2025 to 08/31/2025
16.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
State liquor fund	6,869.81	0.00	5,000.00	5,000.00	0.00%
Total Intergovernmental revenue	6,869.81	0.00	5,000.00	5,000.00	0.00%
Total Revenue:	6,869.81	0.00	5,000.00	5,000.00	0.00%
Expenditures:					
Administration	6,869.81	0.00	5,000.00	5,000.00	0.00%
Total Expenditures:	6,869.81	0.00	5,000.00	5,000.00	0.00%
Total Change In Net Position	0.00	0.00	0.00	0.00	0.00%