

BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, November 11th, 2025, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, November 11th, 2025, for its regular meeting at 6:30pm, in a hybrid format. In person at Fire Station 108, 7688 S Big Cottonwood Canyon Road, and electronically via Zoom.

TO JOIN THE ZOOM MEETING

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

Meeting ID: 828 2398 5587

Passcode: 785011

One tap mobile: (253) 215-8782

1. CALL TO ORDER AT 6:30 PM.

2. ANNOUNCEMENTS

- a. **Election Results** will be certified in a public Board of Canvassers meeting on Tuesday, November 18th at 3:00 PM. It will be a hybrid meeting with the anchor location at the MSD's office. See the public notice for more information.

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. Pages 14-16

4. MINUTES

Approval of Town Council Minutes for October 14th, 2025. Pages 4-13

5. UPD

Detective Anna Walker

6. UFA

Chief Craig Ellingson

7. SKI RESORTS

Solitude

Brighton

8. BUSINESS

- a. Financial Report for the period from July 1 to September 30, 2025. Presented by Stewart
P. 17-19 Okobia, Greater Salt Lake Municipal Services District (MSD). For discussion and approval.
- b. **OAM2025-001431** - An ordinance of the town of Brighton amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between "Ski Resort" and "Ski Resort Support Facilities", to define "Ski Resort Boundaries" and to establish ski resort support facilities as a conditional use in the FM and FR zones. **Planner:** Curtis Woodward
P. 20-35
- c. The South Salt Lake Valley Mosquito Abatement District Report announces its intent to levy a
P. 36-38 property tax rate that exceeds the current certified tax rate, thereby increasing the current property tax. Presented by the District's Board Representative, Jeff Bossard. Informational.
- d. Resolution 2025-R-10-1, Adopting the Hazardous Mitigation Plan presented last month. For discussion and possible action since the resolution was not available as part of the October packet.

- e. Resolution Adopting the Strategic Plan. Presented by Nate Rockwood. For discussion and possible action.
- f. Expansion of the program of the Affordable Housing Grants, Lease to Locals and Turns for Tenants. Presented by Polly McLean. For discussion and possible action.
- g. Interlocal Cooperation Agreement for Justice Court Services. For discussion and possible action.

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

10. REPORTS

- a. Mayor's Report
- b. Council Members' Reports
 - 2024 Worker's Compensation Payroll and Class Code Audit Summary. Presented by Keith Zuspan. P. 39
- c. Emergency Management Report
- d. BCCA Report
- e. Communications. Newsletter Archive link: [Town of Brighton](#)

11. PROPOSALS FOR FUTURE AGENDA ITEMS

- a. Update on the Big Cottonwood Canyon Environmental Study. Presented by the UDOT project study team. Informational.

12. CLOSED SESSION

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

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

**The audio and video were inadvertently muted for the first 5 minutes, so there is no sound at the start of the recording.*

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, MSD- Justin Smith, Tamaran Woodland, Lacie Bernardo

Partners: UPD- Anna Walker and Justin Hoyal, UFA- Craig Ellingson, Brighton Resort- Mike Doyle, Solitude Resort- Amber Broadaway, BCCA- Barbara Cameron

Public: Morgan Sigafoos, Taylor Stewart, Karin, Ryan Perkins, Angus Robertson, Scotty John, Nathaniel Dunlap, Brian Reynolds, Matti Maricq, Derrel Phippin, Jonathan Owens

ANNOUNCEMENTS. RECORDING, none/muted.

- a. Ballots were mailed out today for the general election. Those must be returned by November 4th or vote at a polling location.
- b. Funding from Trout Unlimited for more beaver damn analogues. Volunteers are needed KayleeMullen@tu.org. BDA volunteers' workday is on Sat October 25th, 8:45 am at Willow Heights Trailhead. Nicole Smeeding worked with troutunlimited.org to bring a contractor (Apex) up to Willow Heights on October 7th, where they repaired some of our BDAs and drove posts for new ones in Willow Heights Creek.

PUBLIC INPUT. RECORDING, none/muted.

- 1) Chad Smith commented about the short notice and lack of substance in the packet material. He hopes the council is better informed than the public regarding the items they will be voting on.

MINUTES. RECORDING, none/muted.

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

UFA. RECORDING 0:5:21.

Chief Craig Ellingson reported that the wildland season is winding down although there is still some fuels mitigation work to do around the station. UFA offers a community CPR course monthly, and it will be funded through 2026. Through BCCA, members of the community participated in the past. It was suggested to add a newsletter article to gauge community interest in attending a CPR course. The fire fighter chili cookoff will be on October 18th from 11am-3pm at the America First Field Pavilion in Sandy and it benefits the U of U burn camp. UFA is putting out a safety message about fire and carbon monoxide awareness. It's the time of year where there is an uptick in fire and carbon monoxide incidents as furnaces turn on. Before turning on your fireplace, UFA recommends scheduling an inspection. If something seems off, call 911 and crews can check it for safety. Check the carbon

monoxide detector expiration date and change the batteries to make sure everything is working. The third quarter report was included in the packet. Chief Ellingson noted how the call volume has gone up over the years in the canyon. There were 77 calls this year for quarter three, which was up from 59 last year, which was up from 47 the year before. This canyon is getting busier, and it's keeping our crews busier.

Mayor Knopp recognized the crew from 108 for aiding the heart attack patient. The survivor sent a letter that was shared last month expressing gratitude for their help because it's the only reason he's alive. He requested recognition in a council meeting, and that was also done in the UFA board meeting last month. Captain Alvie and Troy St. George were the crew members that were there that day. They recounted the experience. Troy knew to keep working on the patient because he kept waking up every time they did an intervention. Usually, this event is known as a widow maker because repeated irritation stops the heart. There was a sequence of events that resulted in saving his life. He was on the mountain when he began feeling short of breath, so he came to the base area. He was by the lodge talking to ski patrol about symptoms, but there was no chest pain. UFA had been dispatched but were called to be canceled. The UFA crew was only 20 seconds away when he had a cardiac arrest, so the paramedics were able to start CPR almost instantly and deliver the first electric shock within one minute. He arrested 5 times in total and was shocked 6 times. He was out of the hospital in one day, which is very rare. It was noted that from the ski patrol to the helicopter, the event aligned perfectly in his favor. Travis Hutchings and Don Levy are on this crew but were not there that day.

UPD. RECORDING 0:16:19.

Dispatch 801-840-4000

Property checks 385-468-9920

Detective Anna Walker reported 173 calls for service in the Town of Brighton. Most notably, three incidents of domestic violence and one assault, which occurred on the Lake Mary trail, three search and rescues and sadly, one death by suicide. In our town, there were four reports of shots being fired and one burglary. In that aspect, officers performed 34 citizen and motorist assists, and investigated 15 incidents of suspicious circumstances or persons, there were 2 road rages and 14 incidents of watershed violations.

SKI RESORTS. RECORDING 0:18:00.

Solitude

Amber Broadway reported they wrapped up summer operations the first week of October. There were quite a few days during the leaf peeping season that felt like ski season due to crowd size. They are working to wrap up summer projects including the big piping project from Silver Lake to the base area. There's been great coordination between the Brighton Resort, SLC Public Utilities and the Forest Service. Stone House pizza is open daily from 11am to 8pm. They are trying out deliveries during the shoulder season. The village store is also open daily from 10am-6pm and it's the canyon's only liquor store. Solitude will be the new home training facility for the University of Utah Nordic team. Lodging is already being booked for the first week of December when the Skimo World Cup is here. There are no more blackout dates on the Ikon Base season pass, so it is now unlimited.

Brighton

Mike Doyle reported they are wrapping up summer projects. They hope for another week of bike park building to be ready for spring. The first drop of parking reservations begins tomorrow. Sunday was the last day of mountain biking and disc golf. Murder on the mountain dinner theater is going for the next two weekends at the Wasatch Mountain Lodge. It's been sold out every time so far, so get tickets early.

BUSINESS

a. Resolution Adopting the Hazardous Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action. RECORDING 0:22:11.

Brian Buckhout highlighted the plan that was presented in detail last month. Brighton's plan is part of a multijurisdictional, county wide plan. It is an update from 2019 and will continue until 2030. The two parts of the plan are a comprehensive base plan, which is 468 pages and meant to be a reference rather than read as a whole. There is a 68-page annex specific to each jurisdiction. It addresses local subject matter that was developed by internal interviews, by working with the emergency manager, and from resident surveys. It captures historic risk and incidences and provides actionable items to mitigate risk and reduce disaster impacts. It protects life and property, it supports the town and county's long-term strategy, and emergency preparedness makes a more resilient community. Adopting the plan maintains eligibility for federal Hazard Mitigation funding. The county adopted this in July, and the MSD adopted it in August. Per a question, it was clarified there is no cost to adopt the plan. There are recommendations in the plan about how and where to obtain grants for various mitigation projects.

Lise Brunhart moved to adopt Resolution 2025-R-10-1 and Jeff Bossard seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

b. Ordinance Amending the Wildland Urban Interface Code to include the area it encompasses. Presented by Polly McLean. For discussion and possible action. RECORDING 0:29:20.

Polly explained that from a legal perspective, this amends our ordinance with the addition that all the lands within the town limits of the Town of Brighton are designated by forestry as Wildland Urban Interface (WUI).

Wade Watkins, Fire Marshall with UFA, discussed House Bill 48 which modifies the WUI code and became law on March 3, 2025. The town already adopted the WUI code, and to comply with this bill, adopting a map of the area is required by January 20th, 2026. In the packet is the state assessed Structure Exposure Score (SES) map of the town. The state recommends a rating of 5 and above to be included in the WUI map. The entire town of Brighton has a score of 5 or above, so the fire marshal agreed to the recommendation of adopting the full town boundaries as the WUI area. It was clarified that the SES map is not being adopted. Mayor Knopp noted that the map shows the north side as having a higher rating, but that is the aspen forest side. It was clarified that the metric being used is the structure exposure score which considers ember casting. When a wildland fire happens in an environment, embers propagate the fire continue to another area; so, the map shows the direction a

fire will move based on the SES score of an area. Carolyn provided situational awareness that winds rarely travel in the direction they are expected on the map. It was noted that the assessment fee amounts and the rules for home assessments to comply with H.B. 48 have not been disclosed. The map adoption will not change much for the community since we're already implementing the building code, and we have defensible space programs. The intent of HB48 is to improve the insurability of homes in the state. Insurance companies may use the SES data on the Forestry Fire and State Lands website. Chief Ellingson will share the link. The fees are expected to go toward supporting the wildland fire response in the state. UFA's workforce that does home assessments will need to be expanded to meet these requirements.

Jeff Bossard moved to adopt Ordinance 2025-O-10-1 amending the Wildland Urban Interface Code to include the area it encompasses. Lise Brunhart seconded the motion. The motion passed unanimously.

Jeff Bossard: Aye

Lise Brunhart: Aye

Dan Knopp: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

- 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. **RECORDING 0:50:10.**

Justin Smith, MSD planner, explained the rezone application for 11456 E Mountain Sun Lane. An aerial view of the property shows that Mountain Sun Lane and Mule Hollow Lane run through the property. It is in the FR-1 zone, which has a minimum lot area of one acre, with a minimum lot width of 200 feet. The maximum density is one unit per acre, and the setback is 8 feet from property lines and 10 feet from the nearest edge of the right of way. The proposed zone is FR-0.5, and the minimum lot size is half of an acre, and the minimum lot width is 100 feet. It allows a maximum density of two units per acre, and it has the same setback requirements as the FR-1 zone: 8 feet from the property lines and 10 feet from the nearest edge of a right of way. It was clarified; the development plan is not being approved as part of the subdivision application. The bordering properties are zoned FR-1, but beyond that are FR-0.5. There is a subdivision in the middle of the FR-0.5 cluster that is zoned FR-1, and within that, two lots were rezoned FR-0.5 so there is a precedent. It was noted they only have one water share so could only put one house but could include a detached garage or shed on the lot. Further subdividing the lot was not of concern. The slope is minimal. The Brighton Planning Commission recommended approval. Staff do not have a recommendation.

Lise Brunhart moved to approve Ordinance 2025-O-10-2 and Carolyn Keigley seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Carolyn Keigley: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

- d. **Special Events in the Town of Brighton. Presented by Cameron Platt. For discussion.**
RECORDING 0:59:59.

It was decided to plan a special events meeting with the MSD to better understand the process for permitting special events and then report that back to the council. The meeting should include UFA,

UPD, the Health Department, UDOT, and UTA to make sure everyone is well coordinated. The MSD has a checklist to make sure applicants know that they need to get permits from every entity, not just the town. Lacey reaches out to the town via Kara about upcoming events. Tamaran noted that requiring another permit wouldn't change the fact that UDOT is permitting events but not notifying the town. Cameron noted that other agencies don't have a legal requirement to notify us, so in our code we put the burden on the event organizer to notify us and provide us with the permit from any adjoining agency. It is enforceable and we could have UPD break up an event that doesn't have a permit with the town or charge the organizer the cost of having UPD respond. Dan recommended we give more notice with information about how to apply for a special event within the town. Cameron added we can do the upfront work of checking event advertisements to make sure they have a permit with the town. He expects that UDOT can notify us of events they permit as a courtesy and that they can educate their applicants to also seek a permit from the town. Dan will contact whomever at UDOT can ensure this coordination.

e. Presentation by Revel marathon. Informational. RECORDING 1:13:11.

Dan Knopp introduced Derrel Phippin, the Revel marathon representative. They met with UPD recently to discuss the challenges the community had with being unable to exit the canyon during this year's event, and the possibility of not allowing it next year. Derrel expressed gratitude for the 13 years they've been able to run in the canyon, and he highlighted the benefit to the participants to be able to share the canyon for this experience. The race has grown every year and this year there were 4,700 people total. Revel donated \$4,700 to the Brighton Institute as a contribution for allowing the race to run down the canyon. They continually look to improve the experience, including changing the course to better fit the communities in Salt Lake. There are 1,500 runners staged at Guardsman's Pass for the start of the marathon, which is tight, so they would like to reduce the number to 1,200. The half marathon had 3,400 and they expect to reduce it to 3,000 which amounts to 4,200 runners' total. That is a 20% reduction. There is usually a 5-8% no-show rate as well. The half marathon begins 15 minutes before the marathon so that 2/3 of the runners can be out of the canyon before the marathon catches up. They can stage the half marathon to start in waves so that every 3 minutes a few hundred runners are released. Tyler Ackerman relayed his experience while helping to execute the race. The lane kept for vehicles was 8 feet wide. That makes it very difficult for cars to pass. He recommended making a narrower race lane to allow traffic to travel in both directions, led by a pilot car. Runners can be disqualified for being in the lane of traffic. There were 90 police officers involved in this event. Officers receive the assignment a week in advance, and it is well-coordinated. Derrel recognized the frustrations residents had about being stuck in the canyon and not being able to make it to a flight. They will improve race day communication and will give UPD the event organizers phone number to give to travelers to help solve their needs. They will continue coordinating with all entities as they apply for next year's permit. Carolyn noted how courteous runners are when she volunteered at the water table.

f. Adoption of Strategic Plan. Presented by Nate Rockwood. For discussion and possible action. RECORDING 1:47:52.

Nate Rockwood explained this is a follow up to last month's presentation of the draft plan. He received council feedback and has made updates. The final mission statement was not decided, so he will ask each council member for their preference. Jeff wants to see stronger language to protect wildlife, so Nate will send that around as well. The purpose of the strategic plan is to review the goals at the beginning of every budget process and to adopt those goals with the tentative budget, so that

everything ties to it. It was recommended to bring this back next month so the final version can be included in the packet with a resolution for adoption.

g. Resolution to change the speed limit on S.R. 190. Presented by Cameron Platt. For discussion and possible action. RECORDING 1:51:41.

Polly McLean explained this was recommended from last month's discussion and as the local jurisdiction, we can present a resolution to UDOT since it is ultimately their road and their decision. The recommendation is to lower the speed limit to 35 mph within the town. Dan received an email from a resident concerned that this would increase their commute time. Keith noted the change would only affect mile marker 10-15 and reducing that by 10 mph will result in less than 5 minutes. UPD completed a study last month with a stealth stat machine. The data helps to find the 85th percentile which determines a safety threshold and it's how state highway speeds are determined. It was placed at two discrete locations to catch the speeds going up and down the canyon. The average speed was 48mph in the posted 45 mph zone. The speeding wasn't too egregious except for the one-off speeds that reached 100 mph. The max speed was around 130 mph. These speeds are what cause excessive noise in the canyon. Reducing the speed could help both safety and noise. Carolyn noted how cars use the straightaways on the Guardsman Pass road as a raceway and the limit there is 25 mph. UPD is planning a lot of big enforcement to help get the word out. If they are double the speed limit, they'll be cited with wreck less driving. Polly and Cameron will work with Mayor Knopp to draft a letter to send to UDOT along with the resolution.

Keith Zuspan moved to adopt Resolution 2025-R-10-2 and Jeff Bossard seconded the motion. The motion passed unanimously.

Keith Zuspan: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Lise Brunhart: Aye

Carolyn Keigley: Aye

h. Review of Lease to Locals program information. Presented by Polly McLean. For discussion. RECORDING 2:04:02.

Mayor Knopp explained this agenda item came up when one of the program participants called him after having learned it was a one-year program, but they had to give up their short-term rental license to qualify for the grant and they want the program extended.

Polly McLean explained there are two grant programs that each last for one year. Lease to Locals requires people to give up their short-term rental license, but if they have the maximum number of tenants, they can earn up to \$18,000 from the town. They can reapply for an STR license after the program, but if there is a waitlist they'll have to wait until one becomes available. The Turns for Tenants program is set up so the town gives the owner \$200 for every tenant that is employed by a business within the town, and they can also choose a ski pass from one of the resorts. Someone who participates in Lease to Locals can participate in Turns for Tenants the following year. These programs are both intended to incentivize long-term rentals for local employees. So far there has been one participant in each program and the budget to cover the program is for \$50,000. Neither participant was aware of the one-year program term. Nate noted that as new programs are initiated it is common to find questions within the process, but it's important to evaluate if the program is successful at incentivizing what it was set up to do. With only two people in the programs and no others going for it, the incentive may need to be richer, or it may need to be communicated and advertised better.

Dan would like to see Norm allowed one more year in the Lease to Locals program since he didn't know that giving up his STR license was only for one year worth of payments. He can also apply for an STR license in hopes that one becomes available when the program is wrapping up.

The grant programs are on the website under the government tab, but Lise recommended a tab on the front page, "Affordable Housing Opportunities." Polly recommended sending the program details out to the list of short-term rentals. They could participate for one year in each program to give up their license. Nate noted that two years of grant money may not incentivize 5 years without an STR license, imagining that's how long it could take for a license to become available. The value of the program vs the license depends on how long the waitlist is. It needs to be determined when someone is eligible to enter the grant program again after reapplying for an STR license. Polly will make refinements to the programs for the next meeting.

i. Introduction of YNWA Consulting LLC for real estate and planning services. Presented by Polly McLean. For discussion. RECORDING 2:24:46.

Polly introduced Heinrich Deters who she and Nate have worked with before. His unique skill set was outlined in a proposal to the mayor that will help the town with real estate and trail decisions. Heinrich explained he worked with Nate at Park City Municipal, but for the last 17 years, he was the property real estate trails and open space manager for thousands of acres and was responsible for 200 miles of trails. Closest to us in his region was Bonanza Flats. He loves doing research and admin work. He read our Neighborhood Nodes study already. He has experience working with UDOT and their property disposition companies, as well as special events, and grant applications for trails infrastructure. It was very successful and the residents in Park City supported it with general obligation bonds. They were successful in acquiring property as open space. Brighton is surrounded by federal land in the resorts, so it's a little bit different. Heinrich has relationships, the process, and the administrative understanding of obligations for landowners and their plats through the planning and regulatory process.

In addition to a trail to connect all the communities in the town, Dan is interested in him helping to identify land to buy whether it's public or private. He would be our representative, paid by the hour. Dan recommended working groups to get things started.

PUBLIC INPUT. RECORDING 2:32:23.

- 1) Chad Smith said that it's disappointing to sit through a meeting with multiple ordinances that are not available to the public until in the meeting and after public comment is done. We've talked about this, and I know the sincerity of this Council's belief in transparency and fostering community involvement, and so it pains me to feel like it reflects poorly on the town in general when we don't have that. And I know there are some people that get their assignments, and they've got a month to do it, and they get it done in the first week and it's ready to go. And when those are the people doing stuff, we get our packet a week before, and it's awesome. And I think you're better prepared, and the public's better prepared, and we just feel better about it. There are other people that are just chronically late. I think you need to demand something that's going to stick better than in the past and request that we get these things in a timely fashion. I think it's only professional. He understands moving targets, but this is a chronic issue to be solved.

REPORTS

Mayor's Report

Dan Knopp reported that the CWC meetings this month addressed some house keeping things. UTA will have surge bussing again like last year, which worked well. Next month they'll meet about the CWNCRRA. Dan has told them he can't support it with the current boundaries. They haven't been presented with a clear map to focus on refining it, but there are two arms that come into the town. UFA was uneventful this month. Code enforcement was busy with a property owner who dug swimming holes in the creek and made camp sites on his undeveloped land. The MSD and SLCDPU responded. There was another issue of a 14-foot retaining wall being built without a permit on Balsam Forest Lane. Dan spoke to him about getting a permit, but he continued building and added a pad and concrete slab. They got a stop work order but took that down and kept working. Dan's been working with B. Jackson on the underground powerline project. At this point in the season, they can't do permanent paving with the weather and low temperatures. He directed them to patch the trenches with asphalt and return next summer for permanent paving. He's unhappy with the contractors and paving company's performance. He gives full support to Rocky Mountain Power for spending the money on this project, but it has not gone well. RMP dedicated \$22M, but so far it has cost \$48M.

Council Members' Reports

Carolyn Keigley reported that she's had 8 to 10 meetings a month for SLVLESA and UPD. The next one is tomorrow. She drives down to all of them. Dan recommended she report her mileage for reimbursement. She went to Whistler for the Mountain Resort Town Summit. She hopes each council member and mayor can go to it. The keynote speaker was the Whistler mayor. He said, "dream impossible things, then plan for those dreams, then go to work, then don't give up". Another thing he said was "when you have an opportunity, use your leverage." This was in context of when they hosted the Olympics. They used the upcoming opportunity to improve their road and build housing for athletes that were later repurposed for workers. He also discussed the importance of being able to pivot while planning and to preserve what the community loves and protect what matters. He instructed them to take politicians and legislators on a "learning journey." Carolyn writes to legislators about the traffic problem and invites them up to witness it, but it was suggested that she find someone to donate a helicopter or use a news source to show them how big the impact is from the air. She attended the breakout sessions that focused on transportation and emphasized solving for 20-30 years down the road, not just immediate needs. One community reported STRs use 30-40% more water. The environmental stewardship session showed a hardened trail around a lake, smaller than Silver Lake, with a conduit under the trail to allow the toads to pass through to the wooded area without being trampled by hikers. Whistler community has quarterly public meetings that are designed for the council to listen to the community members.

Lise Brunhart spoke on the panel at the Beaver Symposium. It was the best attended Brighton Institute event so far. She worked with the newsletter committee and reported on town business at the BCCA meeting last night. She continues to run social media pages.

Jeff Bossard thanked the candidates who are running for office. He encouraged everyone to vote and get their ballots in the mail. It's the one opportunity to voice who you want running the town. He attended a meeting to see the transit hub plans that UDOT is proposing for Solitude and Brighton. The MSD is meeting with Wasatch Front Regional Council this month and will see how to include the Neighborhood Nodes study.

Keith Zuspan reported on the financials. Cash in Zion's bank account is \$107,694, which includes the \$32,813 from the resort community tax and short-term rentals. At the end of September, the PTIF account was \$6.682M which includes \$24,000 in interest, which equates to an interest rate of 4.3%.

Emergency Management Report

Barbara Cameron reported that she attended the Emergency Management Weather report on Friday, and they were accurate on the big storm. Jane's been working hard on evacuation locations. She's also been coordinating with Brian Buckhout on the Hazardous Mitigation Plan, and Community Wildfire Prevention Plan. She's currently traveling in Belgium.

Brighton Institute Report

Barbara Cameron thanked the Revel for their donation of \$4,700 last month. They are the only special event group that gives back to the community to compensate residents for their difficulty in their travel experience on highway 190. This donation has been used in the past year to fund the BI website, community building events like a potluck supper, and open mic nights that feature local musical talent. We've had science lectures about avalanches and stars. This year, we've helped with noxious weed pulling events, trail maintenance, and promoting beaver dams. 48 people attended the wonderful Beaver Dam symposium, promoted by Laura Bossard and Lise Brunhart. We're also chronicling the history of Big Cottonwood Canyon, so we're grateful for Revel's support. There are at least two other marathons in the canyon that have not contributed.

BCCA Report

Barbara Cameron reported that BCCA voted to give an award certificate to our wonderful station, 108 fire crews, and another award certificate in appreciation for Joe Busby, who spent hours of his time cleaning up around the dumpsters and mailboxes in Silver Fork. Several people expressed concern about illegal dumping there and hope the infrastructure could be addressed as the town grows and our dumpsters overflow. Also, thanks to Brian Reynolds for coordinating the picnic tables painting event at Silver Lake. It was a wonderfully attended event. Richard Bardascus was one of the volunteers that brought several friends and family. He is the manager of the Rocky Mountain Power undergrounding project. It's very gracious of him to volunteer in one of our local projects. BCCA will donate \$300 to the skimo team this year to help with the upcoming World Cup at Solitude in December. And lastly, there might be a spontaneous no kings gathering on Saturday, October 18, from 11 o'clock to noon in the

Brighton Store parking lot. Weather dependent. It's intended as a casual gathering for people concerned about recent events in our country. Bring a sign, frog suit or a flag.

Community Engagement Coordinator Report

Laura Bossard thanked people for attending events. This summer had the biggest turnout. She appreciates the comments she's received about the newsletter. She enjoys and appreciates working with the newsletter group. If you don't receive the newsletter, contact laurabossard@brighton.utah.gov. There has been a problem of people not receiving the newsletter. The next event is the BDA project at Willow Heights on October 25th and sign-ups are needed.

FINANCIAL REPORT

August 2025 for the period from July 1 to August 31, 2025 (16.67% of Fiscal Year 2026).
Informational. Provided in the packet; no discussion needed.

PROPOSALS FOR FUTURE AGENDA ITEMS

1. Special Events.

CLOSED SESSION

Lise Brunhart moved to open the closed session and Jeff Bossard seconded the motion, and the motion passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

Carolyn Keigley: Aye

ADJOURN

Carolyn Keigley moved to close the closed session and Lise Brunhart seconded the motion, which passed unanimously.

Jeff Bossard moved to adjourn the council meeting and Carolyn Keigley seconded the motion. The meeting was adjourned unanimously at 9:53 pm.

Submitted by Kara John, Town Clerk

FW: Parking lot potholes VOTE “NO”

2 messages

Wendy Gurr <wgurr@msd.utah.gov> Wed, Oct 29,
To: "karajohn@brighton.utah.gov" <karajohn@brighton.utah.gov>

I don't know if you want this for your packet.



WENDY GURR
Planning Coordinator
(385) 391-8268
(385) 321-8712
Wgurr@msd.utah.gov

GREATER SALT LAKE
MUNICIPAL SERVICES
DISTRICT
860 W. Levoy Dr. Suite 300
Taylorsville, UT 84123

*Providing municipal services to Brighton, Copperton, Emigration Canyon,
Kearns, Magna, White City and unincorporated Salt Lake County.*

From: Peg Kramer <pegkramer1@gmail.com>
Sent: Tuesday, October 28, 2025 6:45 AM
To: Wendy Gurr <wgurr@msd.utah.gov>; Jim Nakamura <jnakamura@msd.utah.gov>; danknopp@brighton.utah.gov; Trent Sorensen <tsorensen@msd.utah.gov>
Subject: Parking lot potholes VOTE “NO”

Even UDOT knows about parking lots, and accepts that parking lots need TLC. Solitude does not accept the realities of parking lots, and should not be approved to build a new parking lot.



udotcottonwoods 3h

Watch full reel >



If you like taking the ski bus but don't like parking lot potholes, we've got you covered!



We love carpoolers and bus riders!!
Crews repaved portions of
the park and ride lot to make winter
trips smoother.

Potholes at Solitude. They were repaired a year ago, but the fix didn't hold. They are a menace to cars and skiers, alike. See below:

Thanks, Peg



IMG_3018.jpeg
9922K

Kara John <karajohn@brighton.utah.gov>
To: Wendy Gurr <wgurr@msd.utah.gov>

Wed, Oct 29, 2025 at 10:39 AM

Thanks, I will.

Kara John
Brighton Town Clerk
801-870-4497



www.brighton.utah.gov

[Quoted text hidden]

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 09/30/2025

25.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	277,527.16	564,931.37
Receivables	35,843.11	39,998.53
Other current assets	15,459.52	13,632.72
Total Current Assets	328,829.79	618,562.62
Non-Current Assets		
Restricted assets	2,640.00	2,640.00
Total Non-Current Assets	2,640.00	2,640.00
Total Assets:	331,469.79	621,202.62
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities	87,396.20	17,634.91
Total Liabilities:	87,396.20	17,634.91
Equity - Fund Balance	244,073.59	603,567.71
Total Liabilites and Fund Equity:	331,469.79	621,202.62
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 09/30/2025

25.00% 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	54,046.81	850,000.00	795,953.19	6.36%
SB 136 Sales Tax	71,148.99	5,344.96	85,000.00	79,655.04	6.29%
Total Taxes	780,609.19	59,391.77	935,000.00	875,608.23	6.35%
Intergovernmental revenue					
Road Funds	22,778.40	4,537.19	20,000.00	15,462.81	22.69%
Total Intergovernmental revenue	22,778.40	4,537.19	20,000.00	15,462.81	22.69%
Licenses and permits					
Business licenses	44,948.50	13,961.50	40,000.00	26,038.50	34.90%
Building permits	121,094.05	33,776.95	100,000.00	66,223.05	33.78%
Total Licenses and permits	166,042.55	47,738.45	140,000.00	92,261.55	34.10%
Charges for services					
Charges other	15,221.67	3,115.00	50,000.00	46,885.00	6.23%
Total Charges for services	15,221.67	3,115.00	50,000.00	46,885.00	6.23%
Fines and forfeitures					
Justice court fines/forfeitures	3,145.99	887.69	4,000.00	3,112.31	22.19%
Total Fines and forfeitures	3,145.99	887.69	4,000.00	3,112.31	22.19%
Miscellaneous revenue					
Interest	14,402.41	3,374.26	6,000.00	2,625.74	56.24%
Miscellaneous other	47,962.50	22,113.00	50,000.00	27,887.00	44.23%
Total Miscellaneous revenue	62,364.91	25,487.26	56,000.00	30,512.74	45.51%
Contributions and transfers	472,024.00	551,209.00	799,368.00	248,159.00	68.96%
Total Revenue:	1,522,186.71	692,366.36	2,004,368.00	1,312,001.64	34.54%
Expenditures:					
Administration	476,109.61	191,714.88	799,368.00	607,653.12	23.98%
Transfers	1,050,162.71	141,157.36	1,205,000.00	1,063,842.64	11.71%
Total Expenditures:	1,526,272.32	332,872.24	2,004,368.00	1,671,495.76	16.61%
Total Change In Net Position	(4,085.61)	359,494.12	0.00	(359,494.12)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
22 Brighton Beer Tax Special Fund - 07/01/2025 to 09/30/2025
25.00% 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%



Ordinance Amendment Staff Report

Meeting Body: Town Council

Meeting Date: November 11, 2025

File Number & Project Type:
OAM2025-001431

[Clarify the difference between "Ski Resort" and "Ski Resort Support Facilities", define "Ski Resort Boundaries" (including an adopted map), establish ski resort support facilities as a conditional use in FR and FM zones,]

Planner: Curtis Woodward, Senior Planner

Key Findings:

Finding 1: The current definition of "ski resort" includes: "Associated facilities...authorized in conjunction with the operation of a year-round resort."

Finding 2: The original intent of listing "ski resorts and ski resort facilities" was to acknowledge those associated facilities within the resort boundaries.

Finding 3: Amending the ordinance to clarify these terms consistent with the original intent.

Recommendation: The ordinance as recommended by the Planning Commission is attached.

Exhibits:

A. Proposed ordinance

PROJECT DESCRIPTION

The proposed ordinance amendment makes the following changes:

1. It removes paragraph 5, "Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort," from the definition of "Ski Resort."
2. It creates a new definition of "Ski Resort Support Facilities" to include the items listed in paragraph 5 (above), adding the clarification that they are "located within the ski resort boundaries..."
3. It creates a definition of "ski resort boundaries," which includes maps of said boundaries to be adopted as part of the ordinance.
4. It separates "Ski resort and ski resort facilities" into two separate uses on the table in 19.24.030: "Ski resort," and "Ski resort support facilities."
5. It designates "Ski resort support facilities" as a conditional use in the FR and FM zones.

ISSUES/CONCERNS

Issue:

19.24.030 of the Brighton code lists "Ski Resorts and Ski Resort Facilities" as conditional uses in the Forestry zones. However, "Ski Resort Facilities" is not a defined term in the code. Staff wanted to clarify that the reason the original code listed "ski resorts and ski resort facilities" in the land use table was because those associated facilities are located within the resort boundaries.

Analysis:

Although "Ski Resort Facilities" is not defined in Brighton's code, the definition of "Ski Resort" includes under #5: "Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort." Because the above listed items are facilities found in and are accessory to a ski resort, it is reasonable to assume that "Ski Resort Facilities" as listed

in 19.24.030 is referring to paragraph 5 of the “Ski Resort” definition. This is supported by the fact that “Ski resort and ski resort facilities” is listed as one line item in the land use table rather than being listed on separate lines.

Issue:

10-9a-306 of the Utah code states that “If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.” In other words, if there is ambiguity in the code, the regulation is interpreted in favor of an applicant.

Analysis:

Although the intent of the code is that “ski resort facilities” are those facilities contained within the resort itself (associated facilities being contained within the definition of “ski resort” itself) and argument could be made that the code is ambiguous. The solution is to amend the code to remove any ambiguity in the code to clearly define these facilities and to specify where they are allowed, consistent with the original intent.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16-2 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.
The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

Public comments were received by the planning commission prior to their July 16 and October 15 public hearings. Other public comments received by planning staff for consideration by the Town Council are attached to this report. Other public comments received by the Town Clerk will be provided to the Council by the Clerk.

ANALYSIS AND PLANNING COMMISSION RECOMMENDATION

Planning Commission Recommendation:

On [July 16, 2025](#), the Brighton Planning Commission unanimously voted to recommend approval of the ordinance amendment text, but continued action on the ski resort boundary maps referenced as “Appendix A and B” to allow planning staff to reach out to ski resorts, forest service, and other stakeholders and refine the maps. On [October 15, 2025](#), the Planning Commission unanimously voted to recommend approval of the mapped boundaries as presented by the planning staff.

The discussion regarding the language of the Ordinance was focused on limiting ski resort support facilities to the resort boundaries. There was some discussion of whether they should be limited to base areas or not and the consensus of the Planning Commission was not to limit the use so long as it is within the resort boundaries and the conditional use and other agency review was required.

The [maps](#) presented to the Planning Commission at the October meeting were based on prior applications from the resorts for resort development to Salt Lake County, the special use permits granted by the US Forest Service, discussions with the resorts, and review of State maps. The Planning Commission recommended the attached maps along with the disclaimers.

The Planning Commission discussed how to treat the Solitude Nordic Center. The original application for the Master Planned Development for Solitude didn’t include the Nordic Center, nor did the original special use permit from the USFS. However, in 2018, the Nordic Center was included with the resort center in the USFS special use permit for Solitude. Because the Nordic Center use is limited to winter use, includes a majority of public land and easements over private land and there are no existing year-round facilities other than the silver fork ranger station, the Planning Commission recommended limiting the Nordic center to its current use which is winter use only and limited to ticket sales, rentals, lessons and grooming/maintenance of Nordic skiing and snowshoeing. The Nordic Area is marked by the white dotted line on the solitude map (exhibit B).

The maps (exhibit A and exhibit B) show the resort boundaries to the current usage of the resorts and limit the boundaries to those understood areas. However, amendments to those boundaries are contemplated and can be amended by going through the legislative process (Planning Commission and Council).

RECOMMENDATION

ALTERNATIVES

Approval

Approval with changes

Denial

ORDINANCE 2025-_____

File No. OAM2025-001431

Date: _____

AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTION 19.04.070 USE DEFINITIONS AND 19.24.030 SCHEDULE OF USES TO CLARIFY THE DIFFERENCE BETWEEN “SKI RESORT” AND “SKI RESORT SUPPORT FACILITIES”, TO DEFINE “SKI RESORT BOUNDARIES” AND TO ESTABLISH SKI RESORT SUPPORT FACILITIES AS A CONDITIONAL USE IN THE FM-10 AND FM-20 ZONES

RECITALS

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

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

WHEREAS, Section 19.24.030 of the Brighton zoning ordinance currently lists, “Ski Resorts and Ski Resort Facilities” as a conditional use in the forestry (FR and FM) zones within the Town of Brighton; and

WHEREAS, the Town Council finds that the original intent of “Ski Resort Facilities” as included in the current code was to allow structures, uses and facilities that are contained within and clearly accessory to a ski resort base area in the forestry zones; and

WHEREAS, the Town Council finds it necessary to clarify the original intent by defining “ski resort support facilities” and specifying the zones in which they are allowed in order to remove any perceived ambiguity in the code.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. Sections 19.04.070 and 19.24.030 are amended as attached hereto as **Exhibit A**. The amendments made therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this _____ day of _____ 2025.

BRIGHTON TOWN COUNCIL

By: Dan Knopp, Mayor

ATTEST

Kara John, Clerk

Voting:

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

EXHIBIT A

19.04.070 USE DEFINITIONS

CC. “Ski Resort” means:

1. Any publicly or privately developed recreational use permitted by relevant local, state, and federal authorities, for snow-related activities, accessory year-round or non-snow related activities **located within Ski Resort Boundaries.**~~[,—and associated facilities and improvements.]~~
2. Such uses, activities, and facilities may be conducted on a commercial or membership basis, solely on privately-owned property or on privately-owned lots or parcels interspersed with public land under a special use permit from the U.S. Forest Service or other public agency, primarily for the use of persons who do not reside on the same lot or parcel as that on which the recreational use is located.
3. Snow-related activities include but are not limited to: downhill skiing, cross-country skiing, snowboarding, snow shoeing, snowmobiling, or other snow-related activities.
4. ~~[Accessory y]~~ Year-round and non-snow related activities include but are not limited to: alpine recreational activities; cultural events and festivals; and conference events.
5. ~~[Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort.]~~

CD. “Ski Resort Boundaries” means the outer boundaries of each ski resort as illustrated in Appendix “A” and “B” attached to this ordinance.

CE. “Ski Resort Support Facilities” means facilities and improvements accessory to, and located within “Ski Resort Boundaries” of a “Ski Resort,” including, but not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort.

~~C[D]E.~~ “Ski Run” means a groomed path on a slope for the purpose of skiing; typically associated with a ski resort.

~~C[E]G.~~ “Solar Energy System, Accessory” means a roof-mounted, wall mounted, or ground mounted panel, the primary purpose of which is to provide for the

collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating of buildings located on the same property.

C[F]H. “Swap Meets And Flea Markets” means a market operating for the sale or exchange of merchandise at retail by many sellers within a parking lot or enclosed building. This does not include garage sales.

C[G]I. “Tavern” means the same as “Bar.”

C[H]J. “Temporary Sale, Farm Products” means a type of temporary use that is less than six hundred square feet (600 sq. ft.) and at least seventy-five percent (75%) of the products sold are farm products or value-added farm products.

C[H]K. “Tiny Home” means a dwelling less than four hundred square feet (400 sq. ft.) in size, not including loft space, that meets building code requirements and is on a permanent foundation. A tiny home is either a single-family dwelling or an accessory dwelling unit. A tiny home used as the primary residential use on a lot or parcel is a single-family dwelling for the purposes of this Ordinance. A tiny home used as an accessory dwelling is prohibited in the Town of Brighton.

C[H]L. “Impound Lots” means the temporary storage of vehicles that have been towed, carried, hauled, or pushed from public to private property for impoundment in a public or private impound yard. These uses are prohibited in Brighton.

C[K]M. “Twin Home” means the same as “Dwelling, Two Family.”

C[L]N. “Vertical Indoor Agriculture” means growing crops in vertically stacked layers indoors, often incorporating controlled-environment agricultural techniques and soilless farming techniques such as hydroponics, aquaponics, or aeroponics.

C[M]O. “Water Pumping Plant and Reservoir” means a natural or artificial water storage basin with a pumping station to distribute potable or irrigation water.

C[N]P. “Water Treatment Facility” means the facility or facilities within the water supply system which can alter the physical, chemical, or bacteriological quality of the water.

19.24.030 SCHEDULE OF USES

Use Categories	FR-0.5	FR-1	FR-20	FM-10	FM-20
Residential:					
Accessory Structures (shall be reviewed based on underlying use)	P	P	P	P	P
Accessory Dwelling Unit, Internal; subject to 19.42	P	P	P	P	P
Dwelling, Multi-Family	X	X	X	C	C
Dwelling, Single-Family	P	P	P	P	P
Other:					
Child Care subject; to 19.42	P	P	P	C	C
Home Occupation; subject to 19.42	P	P	P	X	X
Minor Ski Resort Improvements; subject to Section 19.42.300. G.	P	P	P	P	P
Public or Quasi-Public Use	C	C	C	C	C
Residential Facility for Elderly Persons	C	C	C	P	P
Residential Facility for Persons with a Disability; subject to 19.42	P	P	P	P	P
Short-term Rentals	P	P	P	P	P
Ski Resorts [and Ski Resort Facilities]	C	C	C	C	C
<u>Ski Resort Support Facilities</u>	<u>C¹</u>	<u>C¹</u>	<u>C¹</u>	<u>C¹</u>	<u>C¹</u>

Water pumping plant and reservoir	C	C	C	X	X
Water Treatment, water storage, and watershed management facilities	C	C	C	X	X
Wireless Telecommunications Facilities, subject to Chapter 19.42	C	C	C	C	C

1. Only allowed within resort boundaries, in accordance with the definition of Ski Resort Support Facilities established under 19.04.070.CE

SUMMARY OF
BRIGHTON
ORDINANCE NO. 2025-

On _____, 2025, the Brighton Town Council enacted Ordinance No. 2025-____, amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between “ski resort” and “ski resort support facilities”, to define “ski resort boundaries” and to establish ski resort support facilities as a conditional use in the FM-10 and FM-20 zones.

BRIGHTON TOWN COUNCIL

By: Dan Knopp, Mayor

ATTEST

Kara John, Clerk

Voting:

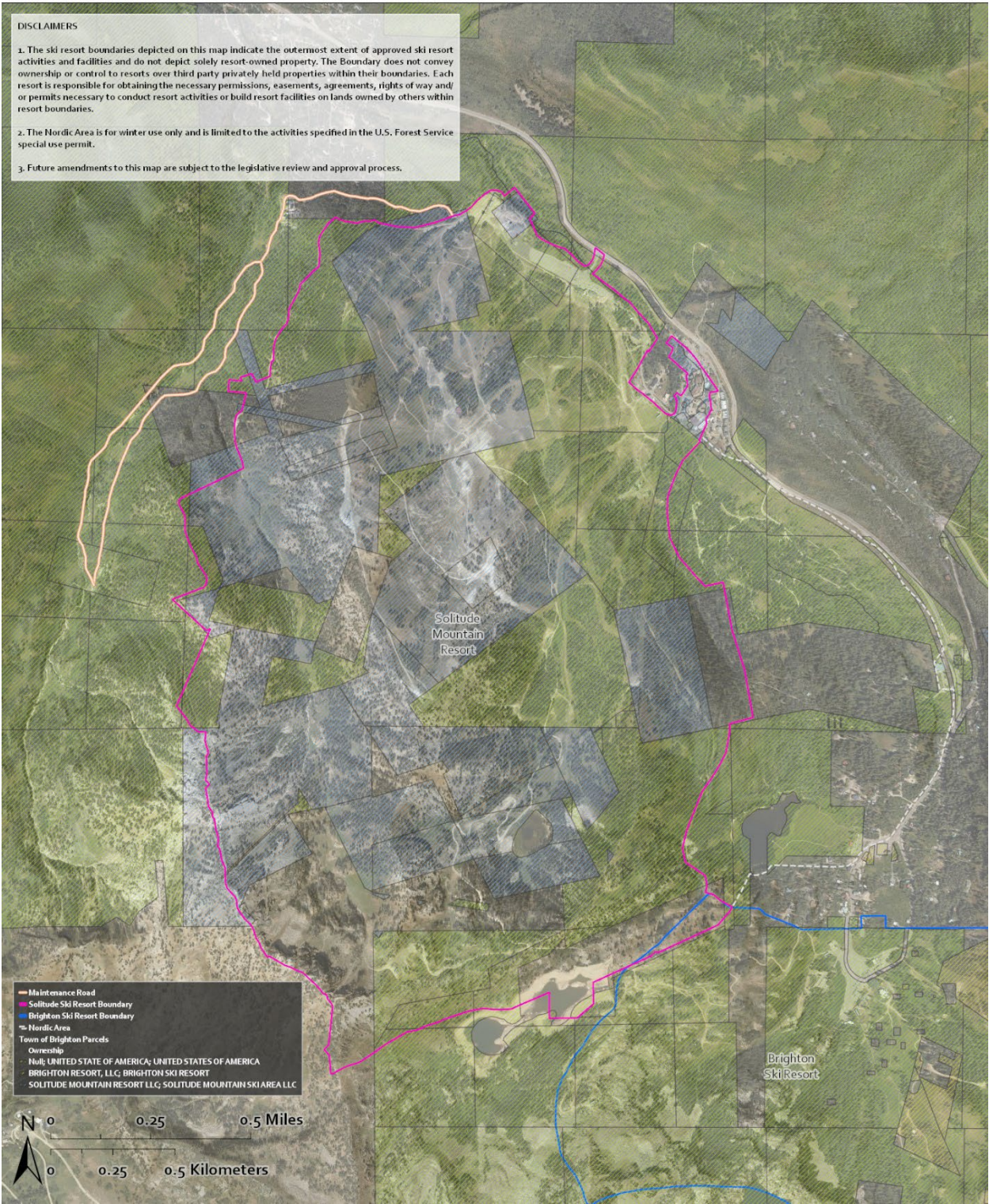
Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member Keighley	voting ____
Council Member Knopp	voting ____
Council Member Zuspan	voting ____

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





Ski Resort Boundary:
Solitude Mountain Resort



I have owned a condo at Solitude since 2004 as a second home. I love the resort and Big Cottonwood Canyon. I was not able to attend the meeting yesterday but wanted to forward my comments on the proposed Solitude parking lot.

My knee jerk reaction when I heard this was staunch opposition. After hearing Solitude's reasoning, I remain opposed, but I am sympathetic to their argument which is basically that this proposed lot is to protect the resort if the Forest Service and UDOT eliminate off road parking. I understand the safety and better plowing conditions that eliminating road parking will bring, but to do this without provisions to offer other parking lots or greatly improved public transportation is not right.

It would impact not just Solitude and Brighton's business, but backcountry access for those who don't visit the resorts. At some point, I could see Solitude and Brighton only offering parking to drivers with lift tickets, which would severely crimp backcountry access.

The proposed Solitude lot is not optimal. It is across the road from the resort and will snarl traffic even more, and be an eyesore from the ski slopes.

The problem I see here is the Forest Service appears opposed to allowing expanded parking lots anywhere in the Canyon on Forest Service land, and will not entertain any land swap proposals that would offer a much better parking solution.

The Forest Service should realize that their inaction is causing much more damage to the Canyon, and hurting both resort and backcountry visitors.

Some sort of land swap or lease to expand Moonbeam parking if the road parking is eliminated seems to me to be a good solution. There are probably other, better ideas, that would eliminate road parking but replace those spaces with resort or even public parking on forest service land.

Sincerely yours,
John Risner

From: [Wendy Gurr](#)



Subject: Parking lot potholes VOTE "NO"

Even UDOT knows about parking lots, and accepts that parking lots need TLC. Solitude does not accept the realities of parking lots, and should not be approved to build a new parking lot.




udotcottonwoods 3h
Watch full reel >



If you like taking the ski bus but don't like parking lot potholes, we've got you covered!





**We love carpoolers and bus riders!!
Crews repaved portions of
the park and ride lot to make winter
trips smoother.**

Potholes at Solitude. They were repaired a year ago, but the fix didn't hold. They are a menace to cars and skiers, alike. See below:

Thanks, Peg

Public Comment on Ordinance OAM2025-001431 Proposed Maps
October 15, 2025
Submitted on behalf of the Wasatch Backcountry Alliance

Dear Brighton Planning Commission,

On behalf of the Wasatch Backcountry Alliance (WBA) and the thousands of backcountry skiers, riders, and winter recreationists we represent, thank you to the Town of Brighton Planning Commission and MSD staff for your thoughtful work in developing an accurate map (with input from Forest Service, ski resorts, and Salt Lake City Department of Public Utilities) to accompany Ordinance OAM2025-001431. WBA strives to protect the *existing* balance between developed and undeveloped backcountry terrain. We believe this map is a critical component of the ordinance's intent: to clearly define what constitutes a "ski resort" and "ski resort support facilities," and to ensure that ski resort boundaries remain within their *existing* footprint.

As the Commission reviews the proposed maps, we urge you to continue recognizing the Honeycomb Cliff ridgeline as the official resort boundary, consistent with the U.S. Forest Service and Salt Lake County Special Use Permit boundaries (as well as the jurisdictional boundary between the Town of Brighton and the Town of Alta). This ridgeline has long served as a natural, geographic, and administrative boundary-separating Solitude's permitted terrain from the surrounding lands that support backcountry access.

We believe it is especially important to clarify this boundary now, given that Solitude owns parcels of land extending beyond the current resort boundary into Silver Fork. Without clear and enforceable boundaries following the Honeycomb Cliff Ridge, there is a real risk that future resort development could creep into adjacent lands, threatening the integrity of the backcountry terrain that so many people rely on for human-powered recreation. Defining this boundary supports the Town's General Plan goals to preserve open space and maintain recreational opportunities.

Along these lines, we support the proposed map excluding both of Solitude's external land holdings, which would limit the parking lot and expansion on their land holdings below Guardsman Pass. Allowing the resort boundary to expand onto Solitude's private holdings near Guardsman Pass would also be detrimental to backcountry use in that area. Such an expansion could more easily pave the way for a potential ski lift connection into Summit County, a concept that has been discussed for years and would dramatically alter the character and accessibility of the Town, which already suffers from wintertime congestion.

While we are supportive of the direction of this ordinance and the associated maps, we respectfully request that the Town provide a version of the proposed boundary map with topographic lines to help clearly visualize terrain features and ensure that boundaries align with natural ridgelines. A topographic reference would bring much-needed clarity and help all stakeholders confirm that the proposed boundaries are accurate and consistent with existing management frameworks.

Thank you again for your diligence and commitment to protecting the character of Big Cottonwood Canyon and ensuring that resort operations remain within their intended footprint.

Sincerely,
Dani Poirier & the Board of Directors
Wasatch Backcountry Alliance

South Salt Lake Valley Mosquito Abatement District

2026 Proposed Tax Increase

Public Hearing December 8th, 2025 at 6:00 p.m. (District Offices)

Virtual Link (Zoom: <https://us02web.zoom.us/j/81630315463>)

Proposed Increase: \$320,000

Proposed 2026 Property Tax Revenue: \$1,420,000

Background Points

- No change in rate since 2012
- No effective change in rate since 2002 (prior to tax increase and tax lower for building construction)
- Population growth of over 200,000 individuals and 72,000 homes with same tax rate
- Inflation and price increase (over 6% in 2024)
- Innovation stagnation

Tax Increase Utilization

Cost Stabilization for Essential Services:

\$160,000

- Sustain current service levels without interruption (assessed at 4 years)
- Operate above negative net position.
- Integrate Public Relations and Black Fly Programs back into operation.
- Maintain Financial Health

Operational Enhancements:

\$100,000

- Expand to drone-based surveillance and treatment.
- Upgrading data system for faster response and better tracking.
- Implementing ecologically conscious targeted control measures.

Capital Increase:

\$60,000

- Meet the needs of future capital projects
- Modernize fleet and equipment
- Expand laboratory

Cost To Average Home Owner

Average Home Cost: \$600,000

Current Tax Rate: \$2.64 (yearly)

Proposed Tax Rate: \$3.41 (yearly)

Tax Increase:

\$.77 increase (yearly)

Paid with residential property taxes

Cost to Business Owners

Average Business Property: \$600,000

Current Tax Rate: \$4.80 (yearly)

Proposed Tax Rate: \$6.20 (yearly)

Tax Increase:

\$1.40 increase (yearly)

Paid with business property taxes

NOTICE OF PROPOSED TAX INCREASE

SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT is proposing to increase its property tax revenue.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 residence would increase from \$2.64 to \$3.41, which is \$0.77 per year.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 business would increase from \$4.80 to \$6.20, which is \$1.40 per year.

If the proposed budget is approved, SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT would receive an additional \$320,000 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT would increase its property tax budgeted revenue by 29.09% above last year's property tax budgeted revenue excluding eligible new growth.

The SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 12/8/2025 6:00 pm

Location: District Offices Conference Room
7308 Airport Road
West Jordan

Virtual Meeting Link: <https://us02web.zoom.us/j/81630315463>

To obtain more information regarding the tax increase, citizens may contact the SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT at 801-255-4651 or visit sslvmad.utah.gov

Tax Increase Instructions

The advertisement shall be published be published **for at least 14 days before** the day on which the taxing entity conducts the public hearing in the following locations:

- 1) Electronically in accordance with Section 45-1-101: on a website established by the collective efforts of Utah newspapers. **www.utahlegals.com**
- 2) On the Utah Public Notice Website under Section 63A-16-601 **www.utah.gov/pmn/**
- 3) As a Class A notice under Section 63G-30-102.
- 4) Publish the public notice on the entitiy's official website.

The advertisement shall state that the taxing entity will meet on a certain day, time, and place in the advertisement. The exact wording for the advertisement can be found in 59-2-919.

The scheduled hearing shall not be held less than **ten (10) days after** the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget.

The hearing shall begin at or after **6:00 PM**

The public hearing must be open to the public and held at a meeting with no other items on the agend other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, budget,or a special districts fee implementation.

The public hearing needs to be available for individuals to attend or participate either in person or remotely through electronic means.

If another meeting is needed to finalize the tax increase, the details of the meeting (place, date, time) must be announced at the end of the public hearing.

Please see our website for more information.

<https://propertytax.utah.gov/tax-increases/>

Premium Summary

Member:

Brighton Town

Policy Number:

20090-WC

Policy Period:

4/1/2024 - 6/30/2025

Class Code	Code Description	Estimated Payroll	Actual Payroll	Payroll Difference	Rate Per \$100	Estimated Premium	Actual Premium	Premium Difference
8810	Clerical Office Employees	\$50,000	\$59,228	\$9,228.00	0.05	\$31.23	\$29.61	(\$1.62)
9417	Municipal Employees	\$93,000	\$112,123	\$19,123.00	0.90	\$1,045.68	\$1,009.11	(\$36.57)
	Total Payroll	\$143,000	\$171,351	\$28,351		\$1,076.91	\$1,038.72	(\$38.19)

	Estimated Values	Actual Values	Estimated Premium	Actual Premium	Premium Difference
Experience Modifier	1.000	1.000	-	-	-
Total Schedule Rating	1.000	1.000	-	-	-
Premium Size Discount	0%	0%	-	-	-
TRIPRA	0.01%	0.01%	17.86	17.14	(0.72)
Catastrophe	0.01%	0.01%	17.86	17.14	(0.72)
Total Premium			\$1,112.63	\$1,073.00	(\$39.63)