

BRIGHTON TOWN COUNCIL MEETING MINUTES

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

**Approved at the December 9th, 2025, Brighton Town Council Meeting*

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, MSD- Curtis Woodward, Stewart Okobia

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

Public: Alan Sullivan, Jack Stauss, Doug Tolman, Brian Reynolds, Soraya Najjar-Keith, Scotty John, Julie Jag, Claudia Wiese, Hilary Bishop Scott, Marsha Adams, Ross McIntire, Kathy McIntyre, Don Despain, Angus Robertson, Scott Cherry, Josh Anderson, Lisa Olson, Bryan Luftglass, Jenna Malone, Kendall Phillips, Chris, JH, Laurie, Karen McShea, Jonathan Owens, Brad, Karin, Morgan Sigafoos, Ulrich Brunhart, Susan Johnson, Sarah Schuster-Johnson, Mark Brinton, David Karp, Dani Porier, Gray, Scott Leigh, Maragret's iPad, Daniel Schlehuber, Google Pixel 7a, iPhone

ANNOUNCEMENTS

- a. **Happy Veterans Day** and thank you to Keith Zuspan and all other veterans for their service.
- b. **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.

PUBLIC INPUT

- 1) **Amber Broadaway** thanked the council. She's met with most of them and engaged with members of the community in meaningful ways. Through these discussions, and over the last five years that she's been here, a lot has been learned. We've learned a lot about each other and the progress we can make when we listen and work collaboratively. Collectively, we are all stewards of Big Cottonwood Canyon, and she hopes it's apparent that Solitude and Brighton have always tried to solve a variety of issues in the spirit of collective stewardship and collaboration that was built over the years of working together alongside the partners in the town: the Forest Service, UDOT, UTA. She asks the council to not take action tonight on the ski area ordinance. She asks instead to recommit to sitting down to talk to each other in cooperative dialogue, to continue to set the best example in the state as a working group in search of a win, win for this community and Big Cottonwood Canyon. Whether or not this ordinance passes,

the issues we face don't go away with this vote. Alongside Mike and the Brighton resort, their commitment to the council is that we are aligned to work together for the betterment of Big Cottonwood in our community.

- 2) **Mike Doyle** wants to ensure there are no unintended consequences that come from this ordinance. We all realize growth is going to happen and it can happen responsibly. Growth is happening at resorts across the country and across the state. The Forest Service boundaries are also expanding. The Forest Service states there is no expansion allowed for ski resorts on Forest Service property, but it is happening at Brian Head, Nordic Valley, Sundance, Deer Valley, Snow Basin, and Powder Mountain. He agrees that it's important to understand the current boundaries of the resorts so everyone can make informed decisions going forward. He also agrees that growth on contiguous land makes sense rather than hopscotching all over the place. There is room and we should not be blocking boundaries without a future path for growth. If a conditional use permit is the path, then it should be reflected in the ordinance.
- 3) **Jack Strauss** is the new Executive Director at Save Our Canyons. He started in this role at the end of June, but he's not new to the Wasatch. He moved here in 2008 and has spent countless days in Big Cottonwood Canyon. It's a place he loves and cherishes. He's skied Brighton and Solitude and explored the back country areas. This history has led him to his role at Save Our Canyons and it's the backbone of his passion for conservation and stewardship of this area. Tonight, he voices personal support and our organizational support for the ordinance. It shows amazing due diligence. He recognized the time spent with all the stakeholders and players in the space. It's an amazing community in Brighton. He hopes the ordinance passes because it's a tool that will help the town plan for the future. After that, he hopes we'll work in good faith with all our partners to find resilient and sustainable futures for all the elements that we care about and love up here. This ordinance fits the general plan for the town quite well, and it also fits the strategic vision. It is a good synergistic piece to make all those different processes stronger. He appreciates the work that's been done and hopes the conversations keep going with the ski areas, the forest service, and the community up here. He hopes for amazing partnerships as we move forward.
- 4) **Marsha Adams** moved out of Salt Lake but has her home here and wants to stay part of the community. She learned about the building of the parking lot and taking the forest away. She supports keeping the zoning in the proper means rather than modifying for expansion. She supports buses and a limit on the number of cars coming up the canyon. Parking is an issue in general. She sent the council a letter with 5 or 6 alternatives including underground parking to keep the mountain in a natural state. A hidden parking lot is more aesthetically pleasing if more spaces must be created. If it is underground, it could more easily expand further underground parking with lower levels. She currently lives in France in a town of 125,000 where the tourist season explodes to 3 million. The only negative to underground is the financial cost. The

engineering in Europe is very good, and she encouraged exploring other options if more parking is needed.

- 5) **Matti Maricq** moved here about 5 years ago and lives in Forest Glen. Tonight's ordinance is not whether there will be parking or not. It doesn't preclude parking because that can be a discussion that happens in good faith with all stakeholders. The ordinance draws a boundary to define where ski areas can operate. It gives the town a tool for due diligence to check whether development meets the strategic and general plans. He encourages passing the ordinance to maintain control over lands that are not intended for skiing. They don't deserve special consideration above and beyond any other landowner.
- 6) **Allen Sullivan** lives in SLC and has a cabin in Forest Glen. He's been hiking in this canyon for over 70 years. It means a lot to him as a place of serenity. It's been managed sensibly for decades and there has been admirable cooperation between the resorts, and the community and residents. He urges the council to pass of the ordinance because a parking lot would be a horrible idea. It will create danger for pedestrians, enormous congestion, and it would be an environmental disaster. He's in favor of the ordinance because it is a sensible way to deal with the issue.
- 7) **Ross McIntire** has lived in the canyon since 1989. He's skied at Solitude and Brighton for years, but mostly skis backcountry now that the resorts are too busy. He strongly supports the ordinance. It clarifies the original intent and sets the ground rules and makes it the same for everyone outside of the resort. Boundaries could be changed in the future, but they should not be able to buy a piece of land and automatically expand the boundaries. It seems like common sense; please pass it.
- 8) **Hillary Bishop Scott** is here representing her family. They own the property at 7015 Old Stage Rd. She's been before the planning commission a few times already. She's here on her dad's behalf. He always said the highest expression of our values is how we spend our time and money. She's spent time and money coming here from Chicago to support the ordinance because it's common sense, it's environmentally sound, it's a wonderful clarification of the goals set in the town plan, and she urges the council to pass it.
- 9) **David Karp's** family has had a house at Solitude for 5 years where they enjoy skiing and summer. He supports the ordinance and has attended many of the planning commission meetings about it. He is blown away by the care put in by Curtis and everyone in the planning process. He's impressed by the work that's gone into the maps, and he thinks they're in a good place. He urges the council to move forward and approve the ordinance and maps. He realizes his two kids will grow up knowing a different canyon than he knows today, just as he never experienced the canyon that those spoke about

before him. He thinks the ordinance allows the Town of Brighton to control our destiny and make sure all the stakeholders are heard as the canyon changes over time.

10) Dani Poirier has been a resident for 21 years, skiing at Brighton, Solitude and the back country. She speaks on behalf of Wasatch Backcountry Alliance and the thousands of backcountry skiers, split boarders, snowshoers, and winter hikers that they represent. WBA strongly supports this ordinance as written by the town, and they think this is a crucial step towards aligning the town code with the general plan. She emailed comments as well, where she outlined five points within the general plan. One point expresses sustainable and responsible recreation and tourism. It's difficult to measure the economic impact, but many of WBA constituents and tourists choose to recreate at Solitude or Brighton and thus contribute to the Town of Brighton economy. That combination of world class skiing adjacent to back country terrain is super unique. It's special and something worth protecting. A lot of our residents, and some on the WBA board also value the balance between resorts and backcountry terrain, and it's one of the reasons they choose to move to Brighton. This ordinance is a great step in protecting that unique balance in Big Cottonwood Canyon, and it's been a tremendous effort in balancing stakeholder input. The town did a great job in hearing from all sides about what this ordinance should look like and ensuring that the town can control and direct growth so that it's guided by the interest of the community. They think the town should support and pass this ordinance. Through a transparent process, it strengthens the town's local land use authority and helps provide that framework, which is essential in balancing the interests of visitors, residents, resort skiers, backcountry skiers. She was thankful for the effort that's gone into this ordinance and asked the council to pass it.

11) Mark Brinton first thanked Mayor Knopp for his service, he's sad that he's leaving the mayorship, but added congratulations to Scotty John and Keith and Carolyn who were reelected in their positions on the town council. They have been great members of the town council, and he's happy that they stood for reelection. He also spoke in favor of the ordinance and agrees with many of the things that have already been said. He also appreciated the email from Sturgeon Electric a few days ago about the two-hour outages as they switch over to underground lines. He reached out to them earlier today to find out when it might be coming to his exact area. They said East Willow Fork and Central Fork at the bridge and Aspen Bend Lane are outages for tomorrow. He reinforced how important it is that city leaders work with these companies and make sure that they are letting us know when they're going to be doing things like digging up our road or shutting off our power for a couple hours. As we keep working with these entities, he asked the council to ask them to share specific details with homeowners because it is helpful. He mentioned the importance of ski buses in mitigating traffic. He wishes ski buses were more usable for him and the guests that stay at his cabin in Silver Fork. He would love to know a way to better use the buses because many times buses are already full and won't stop at Silver Fork.

12) Cindy Farrido has lived in the canyon on and off for the last 15 years. She's worked at both Solitude and Brighton. She thanked the council for the hard work. There has been a lot of work that's gone into clarifying and redefining the resort boundaries. She's grateful so many people voiced concerns and opinions. She supports the zoning clarification and the requirement resort structures to be in resort boundaries. Development and expansion is inevitable, but she would like to keep our canyon from being exploited or from reaching irreparable levels of environmental impacts. The community consists of people from the resorts, council, residents, and recreators. Collaborating to shape the future of our canyon stems from the basic rule of ecology; species living in the natural world are limited by the carrying capacity and resources of the environment. What are the metrics that measure the carrying capacity of our canyon and the animals that live here. How do we work together to define and consider these metrics?

13) Josh Anderson has been a canyon resident for 10 years and a firefighter/paramedic for 20 years. He's fully supportive of the ordinance. The resorts have had many years to come up with a better plan to reduce traffic instead of a plan to destroy land and increase traffic. There were a few good years that he remembers before the Ikon pass and he expects even more before that, but we've got to be taking steps to reduce the number of cars up the canyon, not increase it. He appreciates the council's work on this.

WRITTEN COMMENTS. Received in advance. Additional letters are attached at the end of the minutes.

1) Sarah Schuster-Johnson, full-time Brighton resident.

To the Brighton Town Council and Planning Commission:

We created a petition to gather community feedback on the proposed parking lot in Big Cottonwood Canyon. Many Brighton and Utah residents, recreators, and canyon users expressed concerns about increased traffic, environmental impacts, and long-term effects on access and safety. This petition was designed to give those voices a place to be heard. The following results represent the community's input and the shared desire for more thoughtful, sustainable solutions.

We encourage you to read the public comments included with the signatures—they are thoughtful, heartfelt, and reflect a genuine sense of unity among people who care deeply about protecting a place that feels sacred to our community. These words show just how much Big Cottonwood Canyon means to those who rely on it for peace, recreation, and connection.

Attached is a document to show the petition results and public comments

Thank you for taking the time

synopsis: In just two days, 156 people signed the petition opposing the Solitude parking lot. Every single signer—100%—selected YES to oppose the project. The petition included an option to select NO in support of the lot, and not one person chose it.

More than half of the signers provided thoughtful comments expressing concerns about traffic, safety, environmental impact, and the long-term future of Big Cottonwood

Canyon. The community's stance is clear: there is **strong, unified opposition** to this development.

This petition represents only the beginning. With continued outreach, we expect the number of signatures and public comments to grow significantly. The early results demonstrate not only overwhelming opposition, but also the deep commitment and love residents and recreators have for this canyon.

Thank you for your time and for your role in representing the community. We appreciate your willingness to listen, to consider public input, and to protect the best interests of Big Cottonwood Canyon.

2) Lisa Olson

I spent quite a lot of time and money on the house to get it to meet all the requirements for a STR. I talked with Carole about the pros and cons of STR. She stated that I could get 120 days of occupancy (less wear and tear) and gross \$60K. Our family could also use it on occasion. (Reminder that we lived in the canyon for 17 years and love it.) Let me give you a little background: We have owned a condo in Park City for 20 years. We have seen the struggles that ski mountain employees have in finding affordable housing. We have housed J-1 students, Hispanic, trans people, etc. giving them an affordable, safe, long-term place to live. Sometimes people just need a break to make things happen. (especially now)

That is why we decided to help the Brighton community by doing the Lease to Locals program. It seemed like a win-win for everyone. We have 4 people (maximum) paying rent at \$1000/each. \$48,000/year. Great deal for them! We gave up our STR permit with the understanding that this was a forever program. Nothing in the paperwork to tell us differently. Certainly not for only one year!!! Norm and I would never have agreed to this. Nor 2 years. I feel that a five-year commitment from Brighton is an appropriate period of time to commit to. Otherwise, I would like to request that our STR permit be reinstated. This program also was designed to help decrease the number of cars in the canyon. I have had 2 people who volunteer at the resorts rent from me. Lease to Locals does not allow payment reimbursement for volunteers. It should!

3) Marsha Adams

Dear Council members,

I am against the proposal to create additional surface parking for Brighton Ski resort. I am for the creation of new parking space underground using the existing parking surface area.

I will state several reasons why underground parking needs to be explored. I will then state one negative for creating an underground parking space.

The first reason for creating underground parking spaces is that it will maintain the natural forest environment around the ski resort. Skiers enjoy not only skiing but the experience of being out in the mountains.

The second positive consequence of an underground parking area is that a hidden parking lot is more aesthetically pleasing than an above ground parking lot, even if only asphalt.

The next reason for creating underground parking spaces, under the current parking lot, is the proximity to the ski resort. No additional roads or access paths need to be constructed to access the ticket booths and ski lifts.

The second to the last reason for underground parking spaces is that Brighton can increase parking capacity as needed, building more underground levels. I recently parked in a multilevel underground parking lot in France in a small town of 125,000 residences. The town's population explodes during the tourist season with 3 million visitors each year. The parking lot was ingeniously constructed, so much so it was difficult to even tell there was a parking lot underneath.

Lastly, a well engineered underground parking system can provide additional revenues with easy to pay systems, perhaps buying a space before coming to the resort, and can be closed when not in use.

The negative consequence to creating underground parking spaces is the cost in dollars. For each parking space the cost is significantly higher than surface parking spaces.

I am asking to please consider not just the dollar cost but all the other costs incurred by creating more surface parking spaces. All the positive reasons become negative reasons if a new distant surface area is created. Stated in another way, Brighton loses all the positive reasons I mentioned above.

MINUTES. RECORDING 0:33:25.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on October 14th, 2025, and Jeff Bossard seconded the motion. The minutes were approved unanimously.

UPD. RECORDING 0:34:02.

Dispatch: 801-840-4000

Property checks: 385-468-9920

Detective Anna Walker reported during the month of October, in 2025 we had 139 calls for service in the Town of Brighton. Most notably, we had another death in our canyon and seven reports of suspicious persons. There was one incident of theft, and 16 watershed violations. Officers performed 38 motorist assists and proactive patrols. All in all, it was a quiet month for police work in the canyon. We recently ran a traffic study and have been researching the more troubled times of speeding and reckless driving in the town. In response, officers have been running daily speed and traffic enforcements in those areas. Over the past year, the drone program has been highly effective in locating missing or injured persons within our canyon. She gave special acknowledgement to those officers who have been pursuing extra training and certifications which have really benefited the residents and visitors of our canyon.

UFA. RECORDING 0:35:32.

Chief Craig Ellingson was unable to attend. He is ok but was rearended on his way to the meeting. He noted the peak season ambulance that responds from the valley will begin in about 3 weeks.

He also shared the following:

Safety Message: Thanksgiving Fire Safety

- Thanksgiving is the *#1 day for home cooking fires* in the U.S. — more than **three times the daily average**.
- **Christmas Day and Christmas Eve** rank second and third, each with *nearly double* the average number of home cooking fires.
- In **2023 alone**, U.S. fire departments responded to an estimated **1,446 home cooking fires** on Thanksgiving — **388% higher** than a typical day.
- **80%** of all structure fires on Thanksgiving start with cooking, those fires cause **40% of civilian injuries** that day.
- Overall, **cooking causes more than half (52%) of all home fires**, over a third (36%) of home fire injuries, and **16% of home fire deaths** nationwide.
- The top cause? **Unattended cooking**.

Safety Reminders

- Stay in the kitchen whenever you're cooking on the stovetop.
- Stay home while the turkey is in the oven — check on it often.
- Keep kids at least three feet away from the stove and hot foods or liquids.
- Steam, splashes, or spills from gravy, coffee, or vegetables can cause serious burns.
- Keep knives and appliance cords (electric knives, mixers, coffee makers) out of children's reach.
- Store matches and lighters high and locked: never within reach of kids.
- Don't leave children alone in rooms with lit candles.
- Keep floors clear of toys, bags, and clutter to prevent tripping while carrying hot food.
- Test your smoke alarms before the big day — make sure they're working by pressing the test button.

SKI RESORTS. RECORDING 0:37:36.

Solitude Amber Broadway noted Mother Nature has not shown up, but she believes she's coming. They are trying to open this weekend if there is the ability to "Link" some turns. Check the website for updates. The ski mountaineering World Cup is in the first week of December. Athletes from 21 countries begin to arrive next week. She hopes the community will come to support the event.

Brighton Mike Doyle reported they're getting ready and waiting for snow. They will try and get practice terrain open for the skimo teams coming at the end of next week. They are hosting Thanksgiving at the Milly Chalet. You can register for different time slots throughout the day. That weekend, the Wasatch Mountain Lodge will be open as a holiday house with decorations and Santa Claus. It's free to the public.

BUSINESS

- a. Financial Report for the period from July 1 to September 30, 2025. Presented by Stewart Okobia, Greater Salt Lake Municipal Services District (MSD). For discussion and approval. RECORDING 0:39:26.**

Stewart Okobia, MSD Director of Finance, explained that staff will present the financial report once a quarter. Tonight will be to review the first quarter of the financial statement for the 2026 fiscal year, which covers July 1 to September 30th, 2025. Cash equivalents will fluctuate, but at the end of the quarter there was about \$618,000 in assets and around \$17,000 in liabilities. At the end of the 2025 fiscal year, June 30th, 2025, there was a fund balance of \$244,000. For revenues, there is \$59,000 in sales taxes, which is only 6.35% of the estimated budget of \$935,000. We are only through 25% of the budget and this is the off season. Most sales taxes come in the winter months. Total revenues for the year including business licenses and building permits are \$692,000.

Expenses in the first quarter come to \$332,000. That is a \$359,000 difference, so adding that to the previous fund balance brings the fund balance to \$603,000. Stewart added there are no financial concerns and everything is in line with our budget. There is a beer tax that hasn't been received but is usually given to UPD.

Jeff Bossard moved to approve the financial report and Carolyn Keigley seconded the motion. The motion carried unanimously.

Jeff Bossard: Aye

Carolyn Keigley: Aye

Dan Knopp: Aye

Keith Zuspan: Aye

Lise Brunhart: Aye

**Item f. was addressed after item a. to include Stewart Okobia in the discussion since he helps to administer the program.*

- 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. RECORDING 0:44:32.**

**This portion of the audio recording is incomplete. The Zoom program stopped responding on the computer that was hosting the meeting, which then muted the meeting room and didn't allow sound to be captured on the recording for a few minutes. This happened intermittently during this agenda item until the meeting host was changed to a different computer. A 5-minute break was taken after this agenda item to fix the technical issue.*

Polly McLean explained this was discussed at the last meeting after receiving communications about confusion with the Lease to Locals program. Polly met with Jeff Bossard and Nate Rockwood to update the program details, included in the packet.

Jeff Bossard originally created the program and noted that when something is new, we don't find what's wrong with it until somebody uses it and reports issues to the council. The Lease to Locals program is to urge short-term rental owners to give up their license and become long term rental landlords. The grant amounts are substantial, especially when there are more tenants on the lease. Originally, the term was for one year, but it was unclear and after the first recipient reached the end, they would have never given up their short-term rental permit if they'd known that was the extent. It was reconsidered to extend the term to three years total. It's designed as an affordable housing program for employees who work at least 20 hours at a business within the town, not just the ski areas. Volunteers at the ski resorts don't qualify toward the program.

Jeff thanked the ski areas for contributing a season pass or lift tickets as additional incentive to the Turns for Tenants program. Jeff noted the seasonal homes that are dormant during the wintertime, and he'd like to see some of those provide affordable housing in exchange for rental income and the eligibility for the town grant at \$200 per month per tenant. It was noted that relatives and significant others of the landlord do not qualify as tenants. Landlords are also compensated for the children living with qualifying tenants. A big change to this program is to allow anyone with an existing long-term rental to participate instead of excluding it to new long-term rentals only.

Jeff shared thoughts on how to better publicize it and get more people involved, and Polly encouraged the resorts to share the information with their employees so that as they are looking for housing near where they work, they can help educate homeowners about the value of renting to local employees.

Dan thinks the current participants will be happy with these changes and acknowledged the possibility to further refine things as needed in the future.

Stewart noted the seasonal nature of the resorts and wondered if there are occasions where employment is shorter than 6 months; Lise suggested a month-to-month option for the lease. Polly explained that a minimum of a 6-month lease allows us to prorate. It was determined not necessary to show proof of rental activity for applicants giving up their STR license because there have been licenses issued to people with no intention to rent, but rather wanted to take up a spot in the STR license cap.

- 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. RECORDING 1:02:48.**

Curtis Woodward presented the reason for the proposed changes. The current code definition of ski resorts includes snow related activities, accessory year-round/ or non-snow related activities, and the part being discussed tonight, associated facilities and improvements. It includes lodging, food, retail, recreational and fitness facilities, parking, accommodations, etc. In the current land use table, ski resorts and ski resort facilities are a conditional use in the forestry zones; however, the term ski resort facilities is not a defined term in the code. Associated facilities and improvements are listed, but not ski resort facilities, so it creates some ambiguities and begs the question, are ski resort facilities separate land use, and if so, why is it not defined? Or is that parenthetical to being part of a ski resort? A code amendment is needed to clarify the ambiguities. In process of creating amendments, the town council's preference was for ski resort boundary adjustments to come before the town council, rather than the planning commission because the scale of the ski resorts impact the town.

The proposed code removes associated facilities and improvements and creates a definition of ski resort support facilities based on what was removed and clarifies that these facilities are located within the ski resort boundaries. This necessitates a definition of ski resort boundaries. The ski resort boundaries are defined based on the maps attached to this ordinance in appendix A and B. Adopting this ordinance would set ski resort boundaries, making them subject to a legislative process for future amendments. In the land use table, ski resort support facilities are proposed as a conditional use in the various zones and would go before the planning commission.

The proposed maps are adjusted from the Forest Service Special Use Permit maps. The Solitude Village was added to the map, but Giles Flat and the townhomes were excluded. The private condos had to be included to include the village, and there is a note on the map that this does not change ownership or control of those properties. The access road is designated on the map, which allows exceptions under FCOZ, opposed to calling it a public road. The Nordic area is marked with a dashed line opposed to a maroon line like the rest of the resort since it is winter only, with limited uses. This area is merged as one on the Forest Service permit boundary. There is an area of overlap showing the same land owned by both resorts because this is where snowmaking water is accessed as a joint venture. Brighton maps were also reviewed and include areas that Brighton owns that are outside of the resort boundary. The planning commission's review of the ordinance began in July. They voted to approve the text but continued the maps so they could be further improved. With input, Mary Schneider from the MSD GIS team developed the maps. The parcel layer data is off due to the issue with various surveys. That data is owned by Salt Lake County because the county surveyor and recorder are legally responsible for maintaining the data. They have purchased 3D topography software to make it more accurate in the next year. Polly added that last month, the planning commission continued lengthy discussion and reviewed much public input. They recommended approval to the council for the ordinance and maps as presented in the packet because it solidifies the intent and common understanding of the resort boundaries. It's a living document that can be amended through the legislative process with input from the resorts.

Council discussion:

Carolyn Keigley commented that when we became a town in 2020, we adopted Salt Lake County's code. Since then, we've been amending it to match our reality; there are no laundromats, sidewalks, etc. Carolyn joined the BCCA 15 years ago along with a representative from each resort. This ordinance reflects the understanding of what the resorts are from that time, as well as from what the public was saying about the resorts when the town was incorporated. For due diligence, Carolyn reviewed the general plan to confirm these clarifications line up with the vision of the canyon. She is open to changes in the future if one of the resorts presents an idea that doesn't fit within the ordinance but is good for the canyon visitors and residents. Years ago, the BCCA enlisted the University of Utah to administer a study, which is when the priorities of the three Ts, toilets, trails and transportation, were developed. Transportation is the most important, and our situation is unique from other mountain towns because we are so closely situated to a major metropolitan area with a road that is limited by the narrow and steep nature of the canyon. When carefully considering the traffic problem, the safety issue is more important than the congestion issue of sitting in the "red snake." Every car in the canyon impacts the ability of ambulances to navigate the road and transport patients.

Lise Brunhart thanked the planning commission for crystalizing this ordinance. She noted her husband is on the planning commission, so she attended the meetings about this virtually. It's a difficult issue and she wants to find fairness for the resorts and citizens. The council received over 120 letters, and now a petition of 156 people wanting to preserve what's in the Town of Brighton general plan. As an independent person, she is in support of the ordinance, and open to changes in the future as needed.

Jeff Bossard thanked the planning commission, MSD, and Amber from Solitude for all the hours and discussions that went into this. The responsibility of an elected official is to preserve the community which this ordinance does. He agrees with what has been said and recognizes this preserves the general plan. This is not the end; it's the beginning of the town and resorts working together. With transportation being the biggest thing, he applauds Solitude's vision for wanting to get parking off the road. There is a lot of room to partner and work together on things that fit for everyone.

Keith Zuspan applauded the efforts and reviewed everything from the planning commission, and what was put together by Curtis and Polly. He doesn't have any problem with the overall thought process. He would have preferred to stick with the original Forest Service boundary and doesn't fully understand excluding the Giles Flat area from the boundary since he understands that all areas are prominently managed by the resort. It is a living document, and the future purchase of property wouldn't be rolled into the boundary unless justified. He noted the traffic and parking issues have been happening for decades and are up to UDOT and UTA to help us solve.

Dan Knopp commented that he first skied at Solitude in 1978. He knows it and thinks the maps are close to accurate of the big picture. He would be ok with the resorts wanting to adjust small changes to the boundaries in the future as long as it's contiguous to the ski area. If they end up owning land on Guardsman's Pass, then that should probably not be included. He expects he's had more calls and emails on this than anyone. He's read and listened to them all even if he didn't respond. Not one person has been opposed to these changes. In the last 6 years as mayor, he's tried to stay in the middle and represent both sides. Considering everything, he agrees with passing this ordinance.

Lise Brunhart moved to approve OAM2025-001431, 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

c. The South Salt Lake Valley Mosquito Abatement District Report announces its intent to levy a 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. RECORDING 1:39:05

As the town's representative on the Mosquito Abatement board, Jeff Bossard presented the tax increase on behalf of the district. It was presented a few months ago, but with a public hearing coming up, it is being shared again. This is the first tax increase since 2012, and it is only \$0.77 per homeowner. The public hearing A Public Hearing regarding this proposed tax increase will be held on December 8th, 2025, at 6:00 p.m. at the District Offices.

Ross McIntire asked what the Mosquito Abatement does in Brighton. Jeff explained they treat the wetlands in our area but are limited in what they can do in a watershed. Our season starts later than in the valley. Jeff keeps in communication with them and encourages residents to reach out about areas with standing water so Jeff can report those areas to the district for treatment.

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. RECORDING 1:41:48.

No discussion was needed since this was housekeeping. It was presented in the last two meetings, but the actual resolution was not in the packet until this month.

Jeff Bossard moved to adopt Resolution 2025-R-10-1, Adopting the Hazardous Mitigation Plan.

Lise Brunhart seconded the motion and the motion passed unanimously.

Jeff Bossard: Aye

Lise Brunhart: Aye

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

e. Resolution Adopting the Strategic Plan. Presented by Nate Rockwood. For discussion and possible action. RECORDING 1:42:42.

Nate Rockwood presented the Strategic Plan as provided in the packet for adoption. It will be used to inform any changes to other plans and will be used to prepare the budget each year to make sure the council stays true to strategic goals. The content of the strategic plan will also be reviewed with the budget and changes can be made to it at that time. The mission statement is to preserve our rustic quality of life through thoughtful investment in our community, environment, infrastructure and people. There are four strategic imperatives supported by key initiatives and what success looks like. First is to preserve our rustic community and environment. The second is to help maintain or help manage our resort economy. The third, build a connected community through communication and transparency. And fourth is to focus on public safety services. The facilitator that was hired to develop the document took comments from stakeholders and the community through discussions at public meetings. The input was followed by a council retreat to further develop the plan. It was first reviewed two months ago and has been edited from feedback. Nate noted the key initiative to develop an environmental preservation strategy and the key outcome is to evaluate all decisions with environmental stewardship and to continue to develop additional strategies. It puts the responsibility on the council to adopt specific environmental initiatives toward environmentalism.

Carolyn Keigley was happy we did this and included the word rustic and environmental preservation strategies with stewardship as an outcome. It aligns with the general plan and the ordinance passed tonight. She would like the newsletter committee to get this out to the public.

Lise thanked Nate for making the changes, particularly making the environmental language stronger.

Lise Brunhart moved to adopt the Strategic Plan as presented by Nate Rockwood. Carolyn Keigley seconded the motion. The plan was adopted unanimously by Resolution 2025-R-11-2.

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

g. Interlocal Cooperation Agreement for Justice Court Services. For discussion and possible action to authorize the Mayor to sign the agreement subject to revisions by legal counsel referencing state code. RECORDING 1:53:05.

Dan Knopp noted we are losing justice court services from the county. He began meeting with the Holladay Justice Court a few months ago about partnering for these services. They took time to determine their loads before consideration.

Keith Zuspan explained that currently, the MSD is paying for justice court services with the county and then they charge it back to each town or city separately.

Polly McLean explained that the agreement addresses distribution, gross revenues, and indigent services. The budget is determined by Holladay. Every three months, they will review and compare the cost of services for Brighton to pay. It will come out of the MSD budget since they currently pay for these services.

Carolyn and Chief Hoyal noted that the current members of this justice court are Cottonwood Heights, Millcreek, and Holladay and the pay based on the number of cases. They all voted to include Brighton. When finalized, officers issuing citations, arrests, or class B misdemeanors in Brighton will refer to Holladay Justice Court instead of the county.

Polly added that when Cameron reviewed the ILA, there were things referring to old law, so the approval of the ILA will be subject to legal revisions.

Keith Zuspan moved to allow the mayor to enter into the agreement. Jeff Bossard seconded the motion. The motion passed unanimously.

Keith Zuspan: Aye

Jeff Bossard: Aye

Dan Knopp: Aye

Carolyn Keigley: Aye

Lise Brunhart: Aye

PUBLIC INPUT

None

REPORTS. RECORDING 2:00:19.

Mayor's Report

Dan Knopp reported that B. Jackson agreed to charge the town \$6 per lineal foot to install fiber conduit for 15,000 lineal feet since the trench was already open for the power conduit. It would have cost us \$40 per lineal foot to do it as a separate project. The conduit costs \$0.31 per lineal foot, and we'll pay SenaWave for what they paid to put in. It comes in 7,000-foot rolls. B.

Jackson ended up installing 61,000 feet in total. Dan's concern was that the fiber conduit may have been placed in areas where it won't be used. He intends to only pay for the areas it is usable, and we need the as-builts first to be able to determine this. They should have it in time for winter. With this information, we can geolocate the entire system on a GIS file. The MSD has been inspecting sections of it. When we have the completed GIS file, we can give that to the consultant to analyze for the fiber infrastructure plan. The goal is to have the project ready for bids in early March so work can begin next summer. The town will own the conduit and lease out the fiber to various internet providers at a reasonable rate so they can provide reliable internet service to the community. To install the fiber, it will cost \$2 per linear foot. A contractor will install the fiber, and we'll have a break agreement for maintenance or repairs.

They got way behind on paving and rehab on the neighborhood roads. Since it was so late in the season, the trenches were wet and everything would fail. He instructed them to patch the roads before winter and return for complete paving next year. Some of the trenches weren't back filled with the proper material, so all the roads will be milled out and done under the guide of a soil consultant.

Dan spoke with the Forest Service about the community trail from Cardiff to Brighton. It's part of their plan and the Wasatch Front Regional Council plan. Dan expects the town could contribute \$1M for the trail and he sees it as a legacy project.

Dan has an exit interview planned with UFA Chief Don Burchet. In 3-5 years, we'll be looking for a new chief. There is a very good protocol in place for the board to consider a new chief.

The CWC Symposium will be in the middle of January and Dan encouraged all council and new mayor to attend.

Dan and Nate met with Heinrich Dieters, the new trail and real estate consultant. He will take direction from the council about opportunities to consider. He will also meet with the Forest Service on how to partner on the Cardiff to Brighton trail.

Council Members' Reports

Carolyn Keigley reported the SLVLESA situation is ongoing. There is a strategy meeting tomorrow. This next Thursday is a tentative budget meeting and she expects tension. The facilitator meetings have ended. The county revealed that in three years their end goal is to move out of the districts for SLVLESA, UFSA, and MSD. Carolyn would like to see the council focus on having a community shuttle for the neighborhoods.

Lise Brunhart attended the Association of Municipal Councils meeting. Chris Stavros, county assessor, informed them property valuations aren't arbitrary; there is truth in taxation. Also, Stavros is working to mitigate the residential tax burden. Recent taxing trends have moved to tax increases to residents and away from businesses, and he's trying to move that back.

On November 4th, Lise attended the fuels mitigation meeting at the fire station with Chief Widdison. Another future agenda item is to make an incentive program for residents who need to remove fuels on their properties. It may be possible to hire a commercial contractor and then reimburse property owners with a grant for some of the projects.

Lise attended the November 6th meeting on House Bill 48. There were 300 people there, and more than 300 people online. There was some hysteria about what may happen when H.B. 48 is activated. To start the WUI program, there will be fees between \$20 and \$100 based on square footage of the structure. Lots that are empty without structures will not be assessed. In 2028 things will change once the lot and property assessors individually inspect and assess each property in the WUI and rate the structure exposure score, SES. Mr. Schlehuber, who ran for council, has been active in these meetings and he may have more to share with us.

Greg Wheat, whose life was saved by our paramedics, was excited to see the Facebook post about his incident and he further shared the story.

Lise thanked all who ran for office and acknowledged the courage it takes to do so.

Jeff Bossard thanked all who ran for office and congratulations to those who were elected. He also acknowledged the veterans, in the community, including Keith.

He attended a meeting with the MSD to see the transit hub proposal for each resort. There are still details to be figured out, but they're looking good.

He attended the quarterly Animal Services meeting which didn't have much pertaining to us.

He met with Nate and Polly about the agenda.

Regarding the government shutdown, he encouraged the federal employees who live in the town to reach out to us if it becomes a financial problem because they should not go hungry.

Nate is looking into how we could have a town shuttle. We may be able to support it with transient taxes.

Through Brighton Institute there is interest in a community tree lighting event at the firestation.

They are looking into insurance requirements and hiring someone to professionally light it.

Keith Zuspan reported the Zion's bank account has \$40,560. PTIF has \$6.76M the interest payment was 24,287 which is a valuation of 4.27%. Through the month of October, we are currently at \$223,676 in interest for the calendar year.

Keith attended the H.B.48 meeting. In speaking with Lori Stringham after, it is uncertain how the county will be handling this. The county passed the 5th quarter which was designed for transportation, police, and fire services. Keith has not seen when or how these funds will be distributed to us, but it may help in future conversations.

Regarding the newly appointed contractor helping with trails and real estate, Keith finds it positive that he can help acquire land that will allow us to expand services for mail and packages.

Regarding the MSD, he appreciates how hard they work for us. With elections, the MSD board will see a full turnover of mayors except for Sean Clayton from Copperton. It will be the board's decision about who sits on the trustee board.

Emergency Management Report

Barbara Cameron gave a reminder from Jane Martain to check carbon monoxide detectors and be careful when cooking turkeys. Chief Widdison plans to continue Chipper Days in the last few weeks of July, but they will not be able to cover the requirements that come with H.B.48. They will support us in finding independent help that we can pay for.

BCCA Report

Barbara Cameron noted the Salt Lake County Watershed Symposium is on November 19th and 20th, and she encouraged attendance at the CWC Symposium meeting which highlights important things to our community. Last night there was a lot of angst about H.B.48 with residents concerned about being able to afford to harden their house and create defensible space. Some felt they shouldn't be punished for their neighbors since it doesn't apply to vacant

lots or public lands. We can use code enforcement on vacant lots to help harden our community. Several people are excited to go to the legislature to strengthen the bill to work for us. Barbara checked on federal employees in the town, and they expect to be paid, but they will check with the council if needed.

Communications. Newsletter Archive link: [Town of Brighton](#)

Let Laura Bossard know if you're not receiving the newsletter.

PROPOSALS FOR FUTURE AGENDA ITEMS

- a. Update on the Big Cottonwood Canyon Environmental Study. Presented by the UDOT project study team. Informational.
- b. Shuttle for canyon communities
- c. Ideas for forest mitigation as it relates to H.B.48 legislation.
- d. Payroll budget adjustments for council and mayor.

CLOSED SESSION

None

ADJOURN

Lise Brunhart moved to adjourn the meeting and Jeff Bossard seconded the motion. The motion carried unanimously, and the meeting adjourned at 9:05pm.



Submitted by Kara John, Town Clerk