

BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, March 10th, 2026, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, March 10th, 2026, 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/88068700393>

Meeting ID: 880 6870 0393

Passcode: 119511

One tap mobile

(719)359-4580

1. CALL TO ORDER AT 6:30 PM.

2. ANNOUNCEMENTS

3. **PUBLIC INPUT** You can email your comment to townclerk@brighton.utah.gov ahead of time to be read during the public input section. You may also use the raise hand feature and wait to be called to speak at this time. All comments during the meeting shall be held until section 9.

4. **MINUTES** Approval of Town Council Minutes for February 20th, 2026. **PACKET: 4-16**

5. **UPD** Detective Anna Walker

6. **UFA** Chief Craig Ellingson

7. SKI RESORTS

Solitude

Brighton

8. BUSINESS

- a. Resolution Adopting Updates to the Multi-Jurisdictional Hazard Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action. **PACKET: 17-80**
- b. Proposed Policy Updates to Allow Certain Home Businesses to Qualify for the Affordable Housing Grants. Presented by Polly McLean. For discussion and possible action. **PACKET: 81-82**
- c. Updates to Procurement Policy. Presented by Polly McLean. For discussion and possible action. **PACKET: 83-102**
- d. Updates to the Rules of Order. Presented by Polly McLean. For discussion and possible action. **PACKET: 103-111**
- e. Resolution Amending Financial Policy for Check Writing and Disbursements. Presented by Polly McLean and Nate Rockwood. For discussion and possible action.
- f. Discussion of Budget Timeline and Calendar. Presented by Nate Rockwood. Informational.

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
 - i. MSD Standard Financial Report from 07/01/2025 to 01/31/2026: 58.33% of the fiscal year has expired. Presented by Keith Zuspan. **PACKET: 112, and 113-115**
- c. BCCA Report

11. 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))

12. ADJOURN

TOWN OF BRIGHTON – RULES OF CONDUCT AT PUBLIC MEETINGS

IN PERSON:

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

12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Council and Staff.

ON ZOOM

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

BRIGHTON TOWN COUNCIL MEETING MINUTES

Tuesday, February 10th, 2026, at 6:30 pm

ATTENDANCE

Council: Scotty John (Mayor and meeting chair)

Council Members: Keith Zuspan, Lise Brunhart, Jeff Bossard, Carolyn Keigley

Staff: Polly McLean, Nate Rockwood, Jane Martain, Kara John, Laura Bossard

Partners: UPD- Anna Walker and Tyler Ackerman, UFA- Craig Ellingson, Brighton Resort- Mike Doyle, Solitude Resort- Amber Broadaway, BCCA- Barbara Cameron, MSD- Stewart Okobia, Richard Stevens, Daniele Benigni (long range planner)

Public: Chad Smith, Brian Reynolds, Aldous, Mark Brinton, Laurie Hilyer, Jim, 801-891-2000, Wendy Fisher, Nicholas's iPhone

ANNOUNCEMENTS

Scotty John announced the council will consider an agenda item to pay for plowing on town roads later, perhaps in the summer. Looking back through the minutes, this was never agreed upon.

PUBLIC INPUT

- 1) Chad Smith, Willow Loop Road, directed a question to Polly regarding the letter to Representative Snider about last year's HB 48. He understands the letter cannot come from the council and mayor, but should come from the committee. He wants to understand the legal reasoning behind that and if there is a way to include the mayor and council since that would give it more clout than from a committee that no one has ever heard of. He's excited to get the letter out.

MINUTES. RECORDING 0:02:52.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on January 13th, 2026, and Jeff Bossard seconded the motion. The minutes were approved unanimously.

UPD. RECORDING 0:03:27.

Dispatch 801-840-4000

Property check 385-468-9920

Detective Anna Walker reported, during the month of January 2026, the Unified Police Department responded to 358 calls for service in the Town of Brighton. The most notable reports were: 14 thefts, 2 vehicle burglaries, 1 residential burglary, 5 suspicious persons, 4

vandalisms, and 1 assault. Officers performed 80 vehicle assists. They investigated 18 watershed complaints and logged 16 additional proactive patrols. Officers performed 66 traffic stops, and they issued tickets for speeding, DUIs, and reckless driving, and additionally, they issued 72 parking tickets in troubled areas. Detective Walker noted Kyle Morgan issued 5 of the parking tickets.

UFA. RECORDING 0:05:18.

Chief Craig Ellingson reported they had the Standards of Cover meeting with the mayor this month to review and interpret the data they collect as an organization.

The call volumes are high at the resorts with injuries. UFA draws ambulances from as far as Midvale to haul away patients. There was one cardiac patient last week, but primarily the incidents are injuries. Outside of the resorts, there was a call from a short-term rental about a week ago for an incipient stage fire. The cabin guests were up early and noticed smoke. They were able to get it under control until crews arrived and got the rest of it put out. He recalls the cause being heat tape. Crews were on the scene very quickly since the loop is in such proximity to the station, but he noted it takes 25 minutes for reinforcement from the valley. Chief Ellinson expressed the importance of smoke detectors and vigilance from the community.

They are issuing new key cards to replace all the old ones, so council members should let him know if theirs isn't working.

SKI RESORTS. RECORDING 0:08:51

Solitude

Amber Broadaway reported this is her 5th winter here and each one has been unique. They are excited for the second half of winter as it looks like the weather patterns are shifting. We've had incredible skiing and riding regardless of the low tide, and big thanks to locals for still coming out to support them when visitation is down.

Ketti at the Thirsty Squirrel is crushing it with cool events for 21 and up. There is a staff pool league on Mondays, Tie dye Tuesdays, and karaoke and trivia as well as a locals' paint night. Solitude lift hours will continue from 8am-4pm until they spring forward on March 9th to 9am-5pm.

Due to the snowpack, they're expecting delays in mitigation areas with new snow coming. To keep staff safe, they will take it slow, but get terrain open as quickly as possible. She asked for help spreading the word about respecting closures and to follow the uphill policy. They've given out 400 passes this year for uphill travel and want to continue supporting people earning their turns. They've had a lot of issues with people not following the policy, so check the website because routes change based on operational needs.

This is a big weekend coming up. Saturday is the Chocolate Lovers Festival, which is their longest running event. Sunday is the alpine concert, rail jam, Avy dog demo, magic show, and torchlight and fireworks. All based out of Last Chance.

The Nordic Center skiing and snowshoeing has been tremendous during this low tide season. They will continue Nordic Nights, and upcoming is Silver Lake Loppet.

They just launched a ski and scan program for IKON pass holders to earn great things through the website.

They'll be celebrating the 100th day of being open on March 8th with lift hours from 8am-5pm. Amber encouraged everyone to watch Team USA compete in the Ski Mountaineering Olympic event on February 21st. The town helped sponsor the event that took place at Solitude where the athletes qualified to compete in Italy.

Brighton

Mike Doyle agreed with Amber that it's been an interesting season so far but hopes the expected weather will make it a great weekend. They have a ton of events coming up this Friday through Monday.

Salt Flats Brewing will be up at the Sidewinder from 10:30 to 3:30pm on Friday, and Roja will be at the Alpine Rose from 10:30 to 3:30 on Saturday.

The Dopamine Machine will be playing at Molly Greens from 3-6pm on Friday night.

The Westminster collegiate rail jam is open to all college students for skiing and snowboarding.

This Sunday night will be the last Sunday night skiing for the season. This will be the fourth Sunday night skiing offered this year, and they've been successful.

On the 17th, Fat Tuesday, is the annual crawfish boil held at Millie Challet. It's \$30, all you can eat from 11am-6pm.

Mike thanked UPD for all the help because a lot of people have been crashing from the fast snow. Fresh snow will help everyone slow down a bit.

BUSINESS

a. MSD Financial Statements for December 2025. Presented by Stewart Okobia. For discussion and approval. Packet Pages 20-53. RECORDING 0:17:09

Stewart Okobia presented the first half of the town's financial statements, July-December 2025. It's expected that we should be at 50% at this point, but sales taxes are down a little bit. The budget shows a downward trend in revenues for the first half of the year, but it could be made up in the second half of the year. The other revenue categories, such as business licenses and building permits, total at about 47%. Overall, the total revenue is at 49% of what it should be. The contribution to the admin budget has been funded. Expenses are at \$410,000, which is trending at 51% of the total budget. The transfer to the MSD is \$450,000, which is lower than budgeted, but it follows sales taxes. If expenses continue with this trend, we'll be using the Fund balance to cover costs. At the beginning of the year, the fund balance was \$230,000. The Beer Tax revenue has not been received yet and is usually between \$3,000 and \$4,000. We have typically given this to UPD.

Nate Rocwood noted that our sales tax revenue comes from the state on a two-month delay, so we haven't seen revenues for December or January yet. Sewart added that sales tax is accrued based on the prior year and then the amount is adjusted when the actual numbers come in. Most of the sales tax comes in January-March, so we'll have a better understanding next quarter.

Keith Zuspan moved to approve the financial statements as presented and Jeff Bossard seconded the motion. The motion passed unanimously.

b. Consider authorizing a funding request not to exceed \$5,000 for Utah Open Lands Concept of Transit to Trails (T2T) Pilot Program. Presented by Heinrich Deters. For discussion and possible action. RECORDING 0:23:22.

Heinrich Deters, the project consultant for the town, attended with Wendy Fisher and presented the Big Cottonwood Transit to Trails program. It is a program that Utah Open Lands facilitates, but they are requesting the council consider supporting additional funding not to exceed \$5,000. This is a project that they worked on years ago in the Bonanza Flat Conservation Area and it's been a successful part of an overall comprehensive plan. Similarly, along with enforcement, incentives, and communication this would be another tool toward reducing traffic in the summer in BCC. Utah Open Lands has some funding already, and they've applied for a grant. They are also looking for financial commitment from the community as a collective effort to reduce traffic, even if canyon residents are unlikely to use the transit program. Another value to the Park City program was the robust data that was collected. This kind of information could help us with our transportation goals.

Wendy announced the success of the pilot program in Park City led to a dedicated service to Bonanza Flats called the Purple Line. The two popular trailheads that it serves are the Blood's Lake trail and Bonanza Flat trail. After Covid, this area saw a 300% increase in visitation. A survey showed that 62% of people hiking to Blood's Lake were experiencing their first ever hike in the great outdoors.

The program is suggested to open July 4th because trails in that area may be closed until then for snow or wildlife considerations. Trailhead parking at Bonanza Flats is paid parking. The goal is to reduce traffic and get people out of single occupancy vehicles on Fridays through Sundays. Utah Open Lands can cover 50% of the cost already through grant funding, and if the CWC grant that they applied for today is awarded, that would bring funding to 65% of the total cost. The bid went to two shuttle companies, and the one they are currently working with has offered a 20% donation of their service. These funding sources help leverage how the various communities can participate because the grant savings would be passed on to them. They've met with Cottonwood Heights, but they were unable to budget for a contribution at this time. They plan to meet with Sandy, Salt Lake City and Salt Lake County for additional contributions. These combined funding sources will make the shuttle free to ride.

They are considering a few places with adequate parking spaces where the shuttle could pick up riders every hour. It is unlikely to have shuttle stops at Brighton or Solitude for the pilot program because that would slow down the overall travel time for the trip and would disincentivize taking the shuttle. The goals are to manage the congestion at the Bonanza Flats parking area and to reduce single occupancy vehicles to improve traffic in the canyon. They see cars turn around at the trailhead when they can't find parking, which wastes emissions and adds to the canyon congestion. A survey showed that 40% of the visitation at Bonanza Flats comes from the Wasatch Front. Many riders drove to Park City to catch the shuttle and avoid the hassle of parking. The shuttle company selected for the program uses a reservation system where riders select departure time and return time. The drivers act as a concierge service and can communicate with passengers and can wait for late returns when possible.

The Park City program allowed dogs on the shuttle since they are allowed at Bonanza Flats trails. If they are allowed for the BCC shuttle, they could not make stops in the canyon because of the watershed ordinances.

This is an opportunity to change how people recreate and not only does it improve our carbon footprint, but it also improves the visitor experience of arriving at the trailhead.

Jeff Bossard moved to authorize the funding request, not to exceed \$5,000, for the Utah Open Lands concept of Transit to Trails Pilot Program and Lise Brunhart seconded the motion. The motion passed unanimously.

Jeff Bossard: Aye

Carolyn Keigley: Aye

Lise Brunhart: Aye

Scotty John: Aye

Keith Zuspan: Aye

Wendy added that the program in Park City initially started as a winter only shuttle for Nordic skiers before becoming a pilot program for summer. That success evolved into a dedicated summer service. They have private donors and have been able to get grants every year. Our level of community support speaks volumes to donors.

c. Authorize Mayor to purchase Tuff Shed for Mailbox Drop from Barbara Cameron in the amount of \$14,259.45 For discussion and possible action. Packet Page 54.

RECORDING 0:40:01.

Scotty John appreciated Jeff Bossard for adding this to the agenda and the rest of the council was in full support. The council thanked Barbara Cameron for taking the initiative to find a solution for package deliveries. She generously allowed the burden of the community's packages to be delivered to her driveway for so long and then she negotiated an alternative. If

the new package shed is successful, it may inspire other areas to do the same thing. Ideally, all packages, no matter what carrier, will be delivered to the shed. It doesn't have an address, which would be issued by the post office, so it was encouraged for residents to put delivery instructions for the driver on their order.

It was acknowledged that Barbara never complained about the community constantly coming to her door for packages. She admitted how she enjoyed meeting everyone this way and would allow it again. She and Bob delivered bags of bark to cover the mud and ice to improve traction at the shed; it's a work in progress. Barbara thanked the council members, especially Keith, the waterboard, and construction companies in the canyon for helping her arrange the project. Carolyn Keigley moved to pay Barbara for the costs. Lise Brunhart seconded the motion and the motion carried unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Keith Zuspan: Aye

d. Council to Affirm Letter Re: "Citizens for H.B. 48 Maintenance". For discussion and consideration. Packet Pages 55-56. Recording 0:45:19.

Lise Brunhart presented the citizen letter to Representative Snyder regarding possible amendments to last year's HB 48, the Wildland Urban Interface Bill. She explained that Daniel Schlehner and Carolyn Keigley initiated a need for a citizen committee to draft a letter addressing the good things about the new law as well as the consequences for those affected. The letter reads:

Dear Representative Snider,

We, the Citizens Committee of the Town of Brighton, are writing in regard to your Wildland Urban Interface (WUI) Modifications bill signed into law last year as HB 48. Thank you for sponsoring this bill, which was unanimously supported for good reason! Subsequent to the bill's passage, concerns from those living within the WUI have been noted, and we are hoping the law can be amended this year in ways that preserve intent while avoiding unintended consequences.

This legislation promotes goals we roundly praise, especially:

- *Educating residents in the WUI about the increasing danger of wildfires.*
- *Engendering responsibility in WUI residents for their own home-hardening, fuels mitigation, and defensible space.*

Unfortunately, the new legislation potentially generates unintended consequences that will be detrimental and even unfair to WUI residents.

We know that 85% of wildfires are human-caused, and the majority are ignited on open lands, due to recreational activities and fireworks. (The State of Utah spent \$190M fighting fires in 2025 alone) . With this in mind,we suggest the following:

1.)Require municipalities to adopt and enforce the WUI code for both homes and vacant lots.

2.)Change the property assessment fee to be a set cost, not an open-ended fee. Fee increases should be incremental, based on cost-of-living percentages.

3.)Implement an interactive website process to allow homeowners redress in the case of a High-Risk Assessment. Any changes should be reflected on the UWRAP map.

4.) The State Insurance Commission should generate a portal to collect data on claims denials and insurance policy cancelations.

5) We also ask if there is a bill specific to maintenance of H.B 48 ?

We appreciate your work on 2025's HB 48, as well as the opportunity to submit our concerns and ideas for how it might be improved this legislative session. Thank you for your service, and thank you for your help in making these new laws less onerous and unfair to those living within the WUI, while still mitigating the wildfire risk in our state.

*Sincerely,
Brighton Town Citizens Committee*

*Barbara Cameron
Kathy Anderson
Brian Reynolds
Laura Bossard*

*Daniel Schlehuber
Jane Martain
Wendy Smith
Chad Smith*

Lise thanked the committee for their help in writing the letter. Initially, they intended to ask the state to fund the program through a tax on potential fire starters such as firearms, ammunition, fireworks and cigarettes. Lise met with Jamie Barnes, the Forestry Fire and State Lands Director, and our lobbyist, Rob Jolly. Jamie didn't expect a program like that to work, so Lise came up with bullet points three and four to allow residents to show remediation on our homes and get credit for it in the form of a lower fire risk score. Scotty added that a tax like that would be a nonstarter for some places and since this law affects the entire state, we must compromise and focus on the changes most important to us.

Polly McLean referenced the public comment at the beginning of the meeting and explained that since the letter didn't have to be sent out before the council meeting there is no longer an issue with the council signing. The letter was included in the packet and in the public notice. Polly is comfortable with a motion to have the council affirm and sign on to this letter, and to authorize the mayor to make any changes that keep the letter substantially the same.

Nate noted we are taking all opportunities to explain our concerns with the decision makers. Jamie recommended that Nate Rockwood and the citizen committee meet with the state insurance commissioner for a better understanding of the catastrophes other states have had by issuing a tax like the one suggested. Representative Snyder will also meet regarding the letter now that the rules have been established. The challenge is to keep the insurance companies competitive, but ultimately, Nate sees the state on the side of the residents since there are so many areas impacted throughout the state.

Scotty is proud of the letter from the citizen committee and how proactive they were. The letter shows great representation from our community, and it could have an outsized impact on the changes made at the state level.

Lise Brunhart made a motion that the council sign on to the letter to Representative Snyder on his law, Wildland Urban Interface Modification Act, and how it affects our town and other towns in Utah. Carolyn Keigley seconded the motion. The motion carried unanimously. Carolyn Keigley noted this is the first citizen committee of the town and it sets a precedent to turn to the community in the future to come up with ideas and solve problems.

e. Discuss and Consider a Resolution to Appoint Deputy Treasurer. For possible action. Packet Page 57. RECORDING 1:00:00.

Polly McLean explained the next four items are to update our financial procedures. The recommendation is for a resolution to appoint Keith as the deputy treasurer. There is a resolution to adopt a financial policy to make sure that we have two signatories on our Zions account. There is a resolution allowing access to our PTIF account. There is also a resolution for Zion's to make sure we meet their requirements. No other discussion was needed.

Carolyn Keigley moved to adopt Resolution 2026-R-2-1 and Lise Brunhart seconded the motion which passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Keith Zuspan: Aye

f. Discuss and Consider a Resolution to Adopt Financial Policy. For possible action. Packet Page 58-60.

No discussion was needed.

Lise Brunhart moved to approve resolution 2026-R-2-2 and Jeff Bossard seconded the motion which passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye
Carolyn Keigley: Aye
Scotty John: Aye
Keith Zuspan: Aye

**This item was later amended after council reports at RECORDING 1:24:04, to remove section 3c. See additional motion and votes in minutes below.*

g. Discuss and Consider a Resolution for PTIF account. For possible action. Packet Page 61

No discussion was needed.

Lise Brunhart moved to adopt resolution 2026-R-2-4 and Carolyn Keigley seconded the motion which passed unanimously.

Lise Brunhart: Aye
Carolyn Keigley: Aye
Jeff Bossard: Aye
Scotty John: Aye
Keith Zuspan: Aye

h. Discuss and Consider a Resolution for Zion's account. For possible action. Packet Page 62-63

No discussion was needed.

Lise Brunhart moved to adopt resolution 2026-R-2-3 and Jeff Bossard seconded the motion which passed unanimously.

Lise Brunhart: Aye
Jeff Bossard: Aye
Carolyn Keigley: Aye
Scotty John: Aye
Keith Zuspan: Aye

PUBLIC INPUT

None

REPORTS. RECORDING 1:05:42.

Mayor's Report

Scotty John reported he was in frequent contact with Lise and the citizen committee regarding the letter they wrote. He can't thank them enough. It's cool to see and he's impressed.

The Standards of Cover meeting was with Chief Ellingson and Chief Dern. There are national standards that can't apply here, otherwise there would be fire stations up and down the canyon. The biggest takeaway was how critical it is to be proactive and vigilant. Ultimately, it's our responsibility as homeowners who choose to live up here to assist the crews with simple things like keeping batteries in smoke detectors to prevent major catastrophes.

Scotty attended the CWC special meeting to approve a draft letter against the proposed aggregate mine in Parley's Canyon. The commission strongly opposed the mine, and Scotty encouraged citizens to look into it for ways to support the CWC's statement.

This morning, he met with former Mayor Knopp, Nate, the MSD, and our Design Nine consultants about the conduit project. We're going to move quickly, and Keith will be working with the MSD to allocate funding appropriately so the project can begin in earnest this summer. Scotty's been reviewing the Brighton General Plan and the priorities he's focused on, such as traffic, trails, and the conduit project, are well aligned with the plan. It's not urgent, but we may want to revisit the plan this year. As a side to the conduit project, the council may want to consider appointing someone to manage the paving project and keep B. Jackson accountable as they continue from last year to properly repair our roads.

Council Members' Reports

Carolyn Keigley reported she's been occupied with writing letters and lobbying against proposed Bill 429 that would have been detrimental to SLVLESA. It has now been amended without mentioning SLVLESA. The current law states that a member of the district can't leave without a feasibility study ensuring that it won't hurt the other members since they all rely on the economy of scale. If a member left, all their assets would be reconciled with the other members of the district, but it's all hypothetical for now.

Lise Brunhart reported she's been working with the H.B. 48 committee on the letter. She also attended the COG meeting and learned the Wasatch Front Regional Council will take over as the administrative body for those meetings. However, they didn't mention the Town of Brighton when introducing the new mayors or when suggesting who could serve on various committees. Scotty expected it was because he was unable to attend. Lise enjoyed a quote by Harry Truman that the Mayor of Alta referenced: "if it's a gift, it's too much; if it's a bribe, it's not enough".

Jeff Bossard attended the Salt Lake County Animal Services meeting. They issued their 2025 report for the Town of Brighton. More than 6,000 pets went through their service last year. There were 11 total events from Brighton: 3 animals were taken in, 3 animals at large, 1 animal in a vehicle, 1 animal attack, and 3 assists for citizen queries. There were no Brighton reports with the Urban Wildlife Program. Their "Spade-ghetti" fundraiser raised \$120,000. "Petapalooza" was a successful event to help pets get adopted.

The Mosquito Abatement District met yesterday, and many newly elected people were appointed to the committee. The district has been around for 100 years. They went into the

details of what the district does, and they're already preparing for the next season. A dry winter results in more mosquitoes because as water gets more closely concentrated it becomes a huge breeding ground. The district treats sewer drains and fishponds because they become breeding grounds for mosquitoes.

Keith Zuspan reported the Zion's account has \$21,216, so we can write a check as needed. The PTIF account has \$7,080,311 which includes the interest payment from last month of \$22,584. For the 2025 calendar year, we collected almost \$270,000 in interest. In reviewing 3 years of data, this year's November distribution, which we received in January, is like the previous Novembers. Despite minimal snowfall this November, the World Cup event brought in \$152,000 in revenue from the Transient Room Tax and the Resort Tax. By the end of next month, we'll see what December revenue was, and we may see a dip in amounts because of the lack of snow.

Keith is working with Evan Tyrrel, the new General Manager with WFWRD, for a bulk waste collection for some time in August. They can't leave the containers overnight, and they want drivers to supervise the activity so it would be a single day where residents can sign up for time slots to drop off bulk waste. They're also looking at an e-waste drop off program.

RECORDING 1:24:04

Polly noted a correction to Resolution 2026-R-2-2, adopted earlier in the meeting. She intended to remove section 3c: "non-budgeted expenditures require Council approval recorded in meeting minutes".

Nate explained that the state code says the council can't approve expenditures that aren't budgeted, and so that line would contradict the state code. To approve an expenditure that is not budgeted, we'd have to go through the budget amendment process, so it makes more sense to remove this line from the policy.

Jeff Bossard moved to amend Resolution 2026-R-2-2, to remove section 3c, and Carolyn Keigley seconded the motion. The motion passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Keith Zuspan: Aye

Emergency Management Report

None. This report will only be added to the agenda as needed in the future.

BCCA Report

Barbara Cameron reported they had three guests at the BCCA meeting last night. Anna Walker from UPD is always there to give an update and people always appreciate her time and information.

Dale Keep from Sund Construction gave an update on the bidding process for the UDOT transportation project. His Company is hoping to get the bid for the underpass that will connect the parking structure at the base of the canyon to Wasatch Blvd. From there he might have an opportunity to bid for the whole project including road widening. It was exciting to get maps from UDOT and get an idea of the timetable.

The next visitor was Ed Bouchard, aka Z. He's the new owner of the Silver Fork Lodge. He wants to continue the tradition of the lodge as a community meeting place. He lives in Solitude in the winter and Hawaii in the summer. One of his Hawaiian friends, a singer named Willie K., short for Kalikimaka, meaning Christmas, gave Z his nickname, which he prefers to go by. Z encouraged us to listen to Willie K songs because of his inspiring voice and wonderful talent. Barbara encouraged people to support the Silver Fork Lodge, just as Amber encouraged us to support the great restaurants up in the resorts.

Also discussed was the BCCA budget request to the town for \$8,000 which includes costs for the Fourth of July at about \$3,800, and adopt a trail for \$2,500 which will go to Cottonwood Canyons Foundation. Insurance costs are \$1,400, and the town is appreciated for helping fund it.

The Brighton Institute voted to approve \$1,500 to support the HOP program. It stands for Human Outreach Project. This is an effort to bring young students from underserved communities into the canyon. The HOP project has been in Snowbird and Alta for the past several years. They provide two counselors from the University of Utah to bring kids up. They provide transportation, give them back packs, lunch, and a T-shirt. The Brighton Institute, BCCA and the Town of Brighton logos will be on the T-shirt. They want to promote environmental education and stewardship of our Wasatch Canyons. Also, our BI website looks glorious thanks to Allie Chai, and it includes an expanded History tab with help from Kara John.

They also talked about a possible fuels reduction project sponsored by the town where homeowners could hire commercial landscape contractors and apply for a reimbursement of two hours of defensible space work. It's something to think about as we face the consequences coming out of house bill 48 from last year.

FINANCIAL REPORT

MSD Standard Financial Report: for the period from July 1 to December 31, 2025 (50% of Fiscal Year 2026). Informational. Packet Pages 64-66

An update is included in the packet every month and will now be filed under council member reports to be shared by Keith Zuspan.

CLOSED SESSION

None

ADJOURN

Keith Zuspan moved to adjourn the meeting and Jeff Bossard seconded the motion. The meeting was adjourned at 8:03pm.

Submitted by Kara John, Town Clerk

Draft

To: Town of Brighton

From: Brian Buckhout Emergency Management Planner

Date: 03/04/2026

Subject: MSD Hazard Mitigation Annex – Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, **Updates to the Annex.**

The Brighton Hazard Mitigation Annex provides a comprehensive overview of the city’s hazard risks and outlines strategies for reducing disaster impacts as part of the countywide Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). This document serves as a framework for protecting lives, property, and critical infrastructure while supporting the city’s long-term resilience and sustainable growth.

The annex (extended documents specific to Brighton) identifies and prioritizes hazards using the calculated priority risk index. Wildfire poses the most significant risk to the Town of Brighton, with older structures and infrastructure particularly vulnerable to wildfire risk. Other moderate risks include seismic risk, drought, severe winter weather such as extreme heat and cold, as well as rising cybersecurity threats.

December 2025: FEMA requested some minor updates to the Jurisdiction specific Annex, these updates are now included in attached plan, and no further changes will be recommended and will be considered final until expiring in 2030.

Summary of changes to the MSD Jurisdictional Annex:

Brighton:

- The mitigation action table was updated to clearly identify a single lead agency for each action.
- Additional details were added regarding recent changes in development.

By readopting the MJHMP, these final changes will be approved, and no further revisions are anticipated.

Brighton jurisdiction most vulnerable populations include the elderly, children, low-income households. Infrastructure such as utilities, transportation corridors, and emergency response systems are also susceptible to disruption. Collectively, these vulnerabilities emphasize the importance of proactive mitigation and planning.

To address these risks, the MJHMP outlines several priority strategies. These include seismic retrofitting of critical facilities and older unreinforced masonry buildings, as well as wildfire mitigation and public education, while expanded outreach efforts will focus on drought conditions, and extreme weather preparedness. The plan also emphasizes the need for stronger emergency sheltering capacity and improved communication with vulnerable populations.

Finally, investments in cybersecurity and infrastructure resilience will help protect government operations and essential services from emerging threats.

Adopting this plan will ensure Brighton and its supported jurisdiction remains eligible for federal hazard mitigation funding, which is critical to supporting the mitigation projects and long-term investments. Council's leadership is essential for integrating hazard mitigation priorities into land use decisions, future development, and capital improvement planning. By prioritizing wildfire resilience, water resource management, and support for vulnerable populations, the town can strengthen its preparedness and improve recovery results following a disaster.

The Council is encouraged to formally adopt the final proposed Multi-Jurisdictional Hazard Mitigation Plan which includes jurisdiction specific hazard mitigation annexes to advance community safety, maintain eligibility for federal funding, and guide mitigation investments over the next five years.

TOWN OF BRIGHTON
RESOLUTION NO. 2026-R-__

**A RESOLUTION OF THE BRIGHTON TOWN COUNCIL REPLACING AND READOPTING
THE DECEMBER 2025 SALT LAKE COUNTY MULTI-JURISDICTIONAL HAZARD
MITIGATION PLAN**

WHEREAS, on November 11, 2025, the Town of Brighton originally adopted the 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (“MJHMP” or “Plan”) as Resolution No. 2025-R-10-1; and

WHEREAS, in December 2025, FEMA requested minor updates to the Brighton Jurisdictional Annex of the MJHMP, including clarification of lead agency designations in the mitigation action table and the addition of details regarding recent changes in development; and

WHEREAS, those updates have now been incorporated into the attached revised Plan dated December 2025, which is considered final and no further revisions are anticipated prior to the Plan’s expiration in 2030; and

WHEREAS, readoption of the revised MJHMP is necessary to ensure the Town of Brighton remains eligible for federal hazard mitigation funding and to formally approve the FEMA-requested updates; and

WHEREAS, the Town of Brighton is exposed to a wide variety of natural hazards including, but not limited to, earthquakes, wildfires, and severe weather events, all of which pose significant risks to life, property, and critical infrastructure; and

WHEREAS, the MJHMP provides a blueprint for assessing vulnerability, prioritizing mitigation actions, and identifying local, state, and federal funding sources to implement those actions; and

WHEREAS, after careful consideration, the Town of Brighton Council has determined that it is in the best interests of the health, safety, and welfare of the residents and businesses of Brighton to replace the previously adopted plan and readopt the revised 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan as the Town of Brighton’s hazard mitigation plan;

NOW, THEREFORE, BE IT RESOLVED by the Brighton Town Council as follows:

SECTION I. READOPTED. Resolution No. 2025-R-10-1, adopting the 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, is hereby replaced and superseded. The revised December 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan attached hereto as Exhibit A is hereby readopted as the Town of Brighton’s hazard mitigation plan.

SECTION II. EFFECTIVE DATE. This Resolution shall go into effect upon passage pursuant to Utah Code Ann. § 10-3-719.

PASSED AND APPROVED this ____ day of _____, 2026.

TOWN OF BRIGHTON

By: _____
Scotty John, Mayor

ATTEST:

Kara John, Town Clerk

Exhibit A: December 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

Town of Brighton

*Jurisdictional Annex to the
Salt Lake County Hazard Mitigation Plan*

December 2025



BRIGHTON
Utah



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Town of Brighton Annex

To participate in this multi-jurisdictional hazard mitigation plan (MJHMP) update for Salt Lake County (SLCo), the governing body of the town of Brighton passed a formal resolution, a copy of which is maintained at the local government offices.

Planning Process Contact Information

Table 1 provides information on the point of contact during the updating of the MJHMP.

Table 1: Contact Information for the Town of Brighton

Name	Contact Information
Jane Martain	Phone: 801-554-1007; email: janemartain@brighton.utah.gov

The town of Brighton has a fully integrated approach to hazard mitigation planning and program implementation. During the 2024 update process, the MJHMP participation roles in Table 2 were recorded.

Table 2: Participant List for the Town of Brighton

Name	Title	Jurisdiction
Jane Martain	City Manager	Town of Brighton

Jurisdiction Profile

Date of Incorporation

January 1, 2020

Location and Description

The town of Brighton is a newly incorporated community located at the top of Big Cottonwood Canyon. The town is approximately 15.9 square miles in area and is approximately 8,700 feet above sea level. The town of Brighton is the home of the Brighton Ski Resort and the Solitude Mountain Resort. Figure 1 is a map of the town.

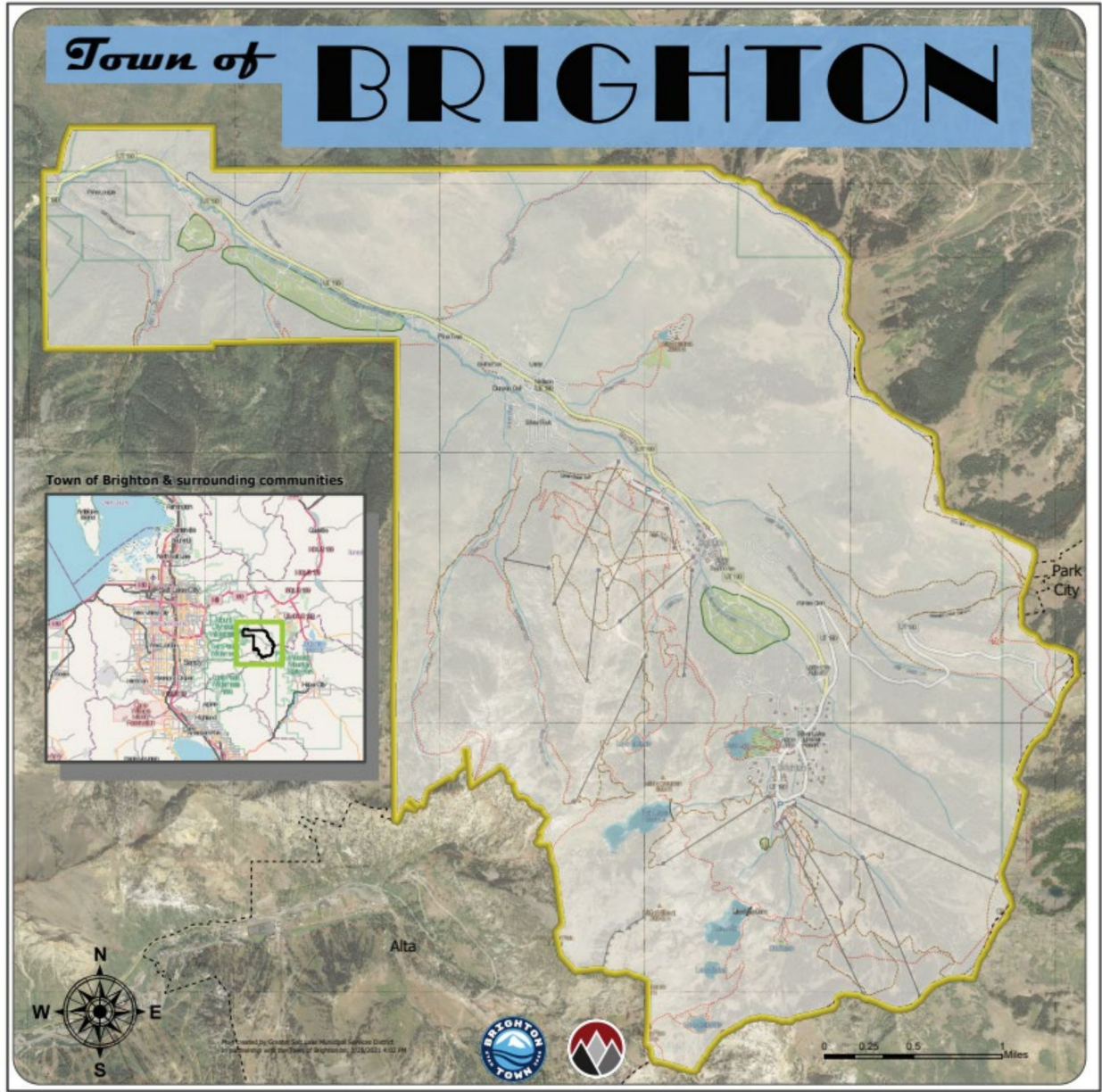


Figure 1: Map of the Town of Brighton¹

Population

The 2022 American Community Survey 5-Year Estimate from the U.S. Census Bureau records the population of the town of Brighton as 353 people.

¹ Town of Brighton Map. <https://www.brighton.utah.gov/media/2491>.

Demographics

Most of the 353 people are between the ages of 25 and 34, with a median age of 43.1; 182 (51.6%) are males and 171 (48.4%) are females. English is the primary language in 99.4% of homes.

Brief History

The town of Brighton boasts a storied history that began in 1871 with its initial settlement by Scottish immigrants William and Catherine Brighton who established a rustic hotel that quickly became a favored spot for visitors enjoying the natural beauty of Big Cottonwood Canyon. In 1936, the Brighton Ski Resort was founded, marking it as one of Utah's earliest ski destinations. As the community grew, residents voted to incorporate the town, with Brighton officially incorporating on January 1, 2020.

Climate

The town of Brighton experiences a continental climate (Dsa Köppen classification), characterized by dry, hot summers and cold winters, with significant temperature variations throughout the year. Average highs are approximately 81°F in the summer and approximately 15°F in the winter. Rain each year is approximately 15.3 inches, and snowfall averages 500 inches.

Public Services

The town of Brighton offers a wide range of public services through the Greater Salt Lake Municipal Services District (MSD). MSD provides staffing and administrative support and other services and handles planning and zoning, business licensing, code enforcement, and inspections. Public works services are contracted with SLCo Public Works, which provides construction and maintenance of roads, snow removal, and street lighting.

Governing Body

The governing body—Mayor and four council members—is responsible for making policy decisions, adopting ordinances, and overseeing the administration of the town.

Development Trends

The Brighton Neighborhood Nodes Design Plan aims to increase amenities, commercial/recreational vitality, walking facilities, and sustainability in specific areas.

Jurisdiction-Specific Hazards and Risk

The Calculated Priority Risk Index (CPRI) is a comprehensive assessment tool for evaluating and prioritizing risks in a given context. It considers various factors, such as probability, impact, and urgency, to determine the level of risk associated with events or situations. The results for each hazard, including its risk factor (RF) value, are shown in Table 3. The results are based on the criteria in Table 4 and the

equation that follows it. The CPRI helps organizations and individuals make informed decisions about risk management and mitigation strategies. It provides a systematic approach to identifying and addressing potential issues, allowing for a more efficient allocation of resources and proactive risk prevention. With the CPRI, stakeholders can prioritize their focus on the most critical risks, leading to more effective risk management and, ultimately, better outcomes.

Table 3: Calculated Priority Risk Index Values for the Town of Brighton

Type of Hazard Event	Probability of Future Events	Spatial Extent	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Avalanche	4	1	3	4	2	2	3.0
Drought	4	4	2	1	4	1	2.8
Earthquake	3	4	4	4	3	2	3.4
Extreme Heat	4	4	3	1	3	1	3
Extreme Cold	3	4	2	1	3	1	2.4
Flooding	4	3	3	3	3	1	3.1
Landslide/Slope Failure	2	1	2	4	1	2	2
Radon	4	4	2	1	4	2	2.9
Heavy Rain	4	3	2	3	1	1	2.6
High Wind	4	3	3	3	2	1	3
Lightning	4	2	2	4	1	1	2.6
Severe Winter Weather	4	3	2	2	2	1	2.6
Tornado	2	2	3	4	1	2	2.4
Wildfire	4	3	3	4	3	1	3.2
Dam Failure	2	2	3	2	2	3	2.4
Civil Disturbance	2	1	2	4	2	2	2.1
Cyber Attack	2	3	3	4	3	2	2.7
Hazardous Materials Incident (Transportation & Fixed Facility)	3	1	2	4	1	1	2.2
Public Health Epidemic/Pandemic	3	4	3	1	4	1	2.8
Terrorism	2	1	3	4	2	1	2.3

Table 4: Criteria for the Calculated Priority Risk Index

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
Probability of Future Events	1	Unlikely	Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.	30%
	2	Occasional	1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.	
	3	Likely	11 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years.	
	4	Highly Likely	91 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year.	
Spatial Extent	1	Limited	Less than 10% of the planning area could be impacted.	10%
	2	Small	10%–25% of the planning area could be impacted	
	3	Significant	25%–50% of the planning area could be impacted.	
	4	Extensive	50%–100% of the planning area could be impacted.	
Severity of Life/Property Impact	1	Negligible	Less than 5% of the affected area’s critical and non-critical facilities and structures are damaged/destroyed. Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	30%
	2	Limited	More than 5% and less than 25%percent of property in the affected area is damaged/destroyed. Complete shutdown of critical facilities for more than one day but less than one week.	
	3	Critical	More than 25% and less than 50% of property in the affected area was damaged/destroyed. Complete shutdown of critical facilities for over a week but less than one month.	
	4	Catastrophic	Over 50% of critical and non-critical facilities and infrastructures in the affected area are damaged/destroyed. Complete shutdown of critical facilities for more than one month.	
Warning Time	1	Self-defined	More than 24 hours	10%
	2	Self-defined	12 to 24 hours.	

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
	3	Self-defined	6 to 12 hours.	
	4	Self-defined	Less than 6 hours.	
Duration	1	Brief	Up to 6 hours.	10%
	2	Intermediate	Up to one day.	
	3	Extended	Up to one week.	
	4	Prolonged	More than one week.	
Response Capacity	1	High	Significant resources and capability to respond to this kind of event; staff are trained, experienced, and ready.	10%
	2	Medium	Some resources and capability to respond to this kind of staff; some staff may be trained, experienced, and ready while others may need additional support.	
	3	Low	Limited resources and capability to respond to this kind of event; additional staff or staff training needed.	
	4	None	No resources and capability to respond this kind of event; additional outside support would be required.	

RISK FACTOR (RF) EQUATION

$$RF \text{ Value} = [(Probability \times 0.30) + (Spatial \text{ Extent} \times 0.10) + (Severity \text{ of Life/Property Impact} \times 0.30) + (Warning \text{ Time} \times 0.10) + (Duration \times 0.10) + (Response \text{ Capacity} \times 0.10)]$$

Hazards with an RF value greater than or equal to 2.5 are considered high risk. Those with RF values of 2.0 to 2.4 are considered moderate risk hazards, and those with an RF value less than 2.0 are considered low risk. The highest possible RF value is 4.

Hazard Event History

Examining hazard event histories provides valuable insights to inform decision making and help prioritize resources for risk prevention and response efforts. Table 5 lists the hazard events impacting the town of Brighton planning area since the 2019 plan update, as recorded in the Storm Events Database from the National Centers for Environmental Information.

Table 5: History of Hazard Events in the Town of Brighton²

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
Avalanche			A number of avalanches have occurred over the years.	Impacted travel in the canyon if the road is closed. Affected the local economy (if the resort is closed or people cannot get up/down the canyon). There is also concern about planned detonations and the potential effect on those who are in unfamiliar terrain or unaware of planned detonations.
Drought			Concerns about the watershed if there is not enough snowpack to replenish.	2019–2022, Brighton had less annual snow compared to previous years.
Earthquake	DR-4548-UT	March 2020	5.7 earthquake near Magna	The Magna earthquake had significant impacts in the valley. No damage occurred in Brighton and shake intensity was weak.
Extreme Heat		N/A	N/A	N/A
Extreme Cold		N/A	N/A	N/A
Flooding		2023	Concerns about flooding with the amount of snow melting	Residents stockpiled sandbags and cleaned out creeks to help with water flow.
Landslide/ Slope Failure		August 2021	Debris in road caused closure.	Heavy rain and flash flooding affected the area.
Radon		N/A	N/A	28.5% of homes have greater than 4pCi/L.
Heavy Rain		N/A	N/A	Rain has contributed to landslides that have blocked roads.
High Wind			High winds can damage powerlines or prevent the lifts from running at resorts.	This has led to injuries and revenue lost at ski resorts. In addition, it might have cascading effects with a potential avalanche.
Lightning		N/A	N/A	N/A
Severe Winter Weather		2023	Death of man from heavy	Roof collapse is a concern if people do not keep up with snow clearing during the winter months.

² EAP = Emergency Action Plan, ML = local magnitude

Type of Hazard Event	FEMA Disaster #	Date(s)	Damage or Impacts	Description
			snow/roof collapse.	Heavy snow and blizzard conditions are common in Brighton.
Tornado		N/A	N/A	N/A
Wildfire		2024	There have been smaller wildfires in the forest nearby.	Road closure impacts.
Dam Failure			Lake Mary-Phoebe Dam and Twin Lakes Dam are in Brighton.	The town is behind on needed improvements due to funding/staffing issues. These are rated high hazard dams. EAPs have to be updated.
Civil Disturbance		2024	Brighton resident threatened a snowboarder who came onto his land.	Charged with third-degree felony aggravated assault.
Cyberattack		N/A	N/A	N/A
Hazardous Materials Incident (Transportation & Fixed Facility)		N/A	N/A	N/A
Public Health Epidemic/Pandemic		2020–2023	COVID-19 pandemic	The pandemic affected local businesses and ski resorts in the canyon.
Terrorism		N/A	N/A	N/A

National Flood Insurance Program Summary

The Town of Brighton participates in the National Flood Insurance Program (NFIP). Table 6 displays statistics related to the NFIP. The town of Brighton does not participate in the Community Rating System.

Table 6: National Flood Insurance Program Status for the Town of Brighton³

Init FHBM Identified	Initial FIRM Identified	Current Effective Map Date	Adopted Date	Date Joined NFIP	Tribal
N/A	12/18/1985	09/25/2009	2009	10/04/2021	No

³ FIRM = Flood Insurance Rate Map, FHBM = Flood Hazard Boundary Map

Table 7: National Flood Insurance Policies for the Town of Brighton

Community ID	Number of Losses	Total Net Payment	Active Policies	Total Coverage
490237	0	\$0	1	\$98,000

The Town of Brighton has designated the Director of Planning and Development Services as the Floodplain Administrator. The duties of the Floodplain Administrator are supported by the Greater Salt Lake Municipal Services District (MSD). The current Flood Damage Prevention and Control Ordinance was adopted on 9/14/2021. The current Flood Insurance Rate Map (FIRM) became effective 9/25/2009. The MSD is responsible for issuing floodplain permits in the SFHAs in MSD Member Communities, including Brighton. The permits include a description of all work, including the kind and type of construction, proposed intent, and location. Substantial damage/substantial improvement structures are identified through the permitting process. Structures that are determined to be substantially damaged or substantial improvements are required to come into compliance with current codes. The MSD Building Department provides guidance on how to build in accordance with existing building codes.

Jurisdiction-Specific Vulnerabilities and Impacts

Table 8 provides information on the vulnerable assets in the Town of Brighton, including its critical facilities, highlighting the town's vulnerability to identified hazards. It also describes the potential impacts on the community arising from those vulnerabilities. By understanding the risks associated with these assets, local authorities can develop proactive strategies to mitigate vulnerabilities and ensure the safety and functionality of these important assets during hazard events. These data are invaluable for decision-making and prioritizing resources for emergency response and preparedness efforts, ultimately contributing to more effective risk management and greater resilience within the community.

Vulnerable assets include the 353 residents and their homes. Brighton has one fire station. Highway 190/Big Cottonwood Canyon Road provides the primary transportation route in and out of Brighton. In the summer, Guardsman Pass Road provides a transportation link to Summit County to the east. Solitude Mountain Resort and Brighton Resort, along with associated businesses, account for significant economic assets in the town that draw significant numbers of visitors and revenue. The area also offers summer recreation through campgrounds and trails. Natural resources include forests and other vegetation, wildlife, lakes, Big Cottonwood Creek and tributaries, and the general scenery of the Wasatch Mountains.

Although this number deviates from the 353 residents reported by the 2020 U.S. Census, the Town of Brighton 2025 Community Wildfire Protection Plan reports the following: 432 full-time residents, 185 full-time housing units, 1,200 part-time residents, and 690 seasonal housing units, 875 homes, 900 buildable lots, and 5 commercial entities.

Table 8: Jurisdiction-Specific Vulnerabilities and Impacts in the Town of Brighton

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
Avalanche	People	<i>Vulnerability:</i> Backcountry outdoor enthusiasts in Brighton are most vulnerable to avalanches. This includes areas around Brighton Resort or in Big and Little Cottonwood Canyons. <i>Impacts:</i> Avalanche rescue is resource-heavy and time consuming, and it frequently results in loss of life. Skiers, other outdoor recreationists, ski patrol, and resort staff may be at risk. Residents are also at risk from roof avalanches, which occur when large slabs of snow slide off steep roofs.
	Structures	<i>Vulnerability:</i> Residences and structures located near steep slopes, especially along Guardsman Pass, Silver Fork, or slopes adjacent to the Brighton Resort are at risk from avalanches. <i>Impacts:</i> Structures can be damaged or destroyed by natural and human-caused avalanches.
	Economic Assets	<i>Vulnerability:</i> Brighton's economy depends heavily on tourism, particularly during the winter season. All local businesses are vulnerable. <i>Impacts:</i> Avalanche events can temporarily close Brighton Resort, limit road access via SR-190, and disrupt ski rental shops, lodging businesses, and restaurants. Road closures and power outages can reduce visitation, resulting in lost revenue for the local economy.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Vegetation, habitats, scenery, and historic structures are vulnerable to avalanches. <i>Impacts:</i> Avalanches in Brighton can impact alpine meadows, aspen stands, and conifer forests, resulting in habitat disruption and soil erosion. The area's natural beauty, which is a draw for recreation and photography, may suffer visible scarring after large slides. Although not widely known for historical structures, any older lodges or historic cabins in the area could be at risk if they are located in avalanche-prone terrain without modern structural protections.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> SR-190, utility systems, and fuel systems are vulnerable to avalanches. <i>Impacts:</i> Brighton's critical infrastructure includes SR-190 (Big Cottonwood Canyon Road), which is the sole access point into and out of the community. This road is frequently closed for avalanche control or recovery operations, which isolates residents and hinders emergency response. Power lines, propane storage, and water systems may also be affected by slides that damage above-ground infrastructure or block maintenance access routes. Brighton's remote location and limited-service infrastructure amplify these vulnerabilities.
	Community Activities	<i>Vulnerability:</i> Avalanche risk affects many aspects of community life in Brighton. <i>Impacts:</i> Winter events, school transportation for children living seasonally in the area, and recreational outings can be delayed or canceled due to high avalanche danger.
Drought	People	<i>Vulnerability:</i> All residents are vulnerable. <i>Impacts:</i> In Brighton, prolonged drought conditions can lead to limited access to clean drinking water, particularly for residents and seasonal

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		visitors who rely on local groundwater wells or small-scale municipal systems.
	Structures	<i>Vulnerability:</i> Drought imposes restrictions on growth. <i>Impacts:</i> Drought indirectly restricts development and infrastructure expansion in Brighton due to limited water supply.
	Economic Assets	<i>Vulnerability:</i> Brighton is renowned for its ski resorts, which rely heavily on consistent snowfall. <i>Impacts:</i> Drought conditions can lead to reduced snowpack, adversely affecting the ski season’s length and quality. Additionally, the diminishing of the Great Salt Lake can reduce lake-effect snowfall, further impacting snow levels. This decline in snowfall can result in decreased tourist visits, affecting revenue for local businesses and employment opportunities within the community. While agriculture is minimal in Brighton itself, regional drought affects food availability and prices, indirectly impacting local businesses.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Drought places significant stress on Brighton’s high-elevation vegetation, including wildflowers, aspens, and subalpine forests. <i>Impacts:</i> This stress weakens ecosystems and increases vulnerability to pests, such as bark beetles, which thrive in dry conditions.
	Critical Facilities and Infrastructure	<i>Vulnerability:</i> Water systems are vulnerable to drought. Brighton has limited public infrastructure, making drought impacts more pronounced. <i>Impacts:</i> Local water systems may face reduced recharge rates, affecting both quantity and quality.
	Community Activities	<i>Vulnerability:</i> Recreation opportunities and household water usage are vulnerable to drought. <i>Impacts:</i> Brighton’s recreational spaces such as hiking trails, picnic areas, and campgrounds may suffer from lack of maintenance due to water restrictions or fire closures. Households may face limitations on landscaping, outdoor water use, and recreational water features. These restrictions, though necessary, can affect the community’s quality of life and seasonal aesthetics, especially in areas relying on gardens or native landscaping for erosion control and fire mitigation.
Earthquake	People	<i>Vulnerability:</i> Brighton is located within a seismically active region of Utah, and all residents are vulnerable. <i>Impacts:</i> Although Brighton’s population is relatively small, specific groups are more vulnerable to earthquake impacts. These include residents living in older cabins or lodges, many of which were constructed before modern seismic building codes. Families with young children, elderly residents, individuals with mobility or sensory impairments, and seasonal workers living in dense or shared accommodations may face challenges evacuating or accessing emergency services. Brighton residents will also be affected if access to the rest of Salt Lake County is limited by earthquake damage to roads or other lifelines. They may be cut off from outside emergency aid.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> All structures in Brighton are vulnerable to earthquakes. Many buildings in Brighton, especially historic ski lodges, vacation rentals, and cabins, were built before seismic design standards were adopted statewide.</p> <p><i>Impacts:</i> Earthquakes can cause slight to extensive damage to structures. Structures made from unreinforced masonry or with shallow foundations are particularly vulnerable. Some buildings are perched on steep or unstable slopes, where ground movement during an earthquake could trigger foundation failure or secondary hazards like landslides. Seasonal structures or those constructed for temporary use may also lack the bracing or anchoring needed to withstand seismic shaking.</p>
	Economic Assets	<p><i>Vulnerability:</i> All Brighton businesses and the town economy are vulnerable to earthquakes. Key assets include lodging facilities, restaurants, retail shops, and Brighton Resort.</p> <p><i>Impacts:</i> Brighton's economy relies heavily on tourism and outdoor recreation. An earthquake could severely disrupt these businesses, particularly if access to the area is blocked or buildings are damaged.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Natural scenery, outdoor recreation amenities, and historic structures are vulnerable to earthquakes.</p> <p><i>Impacts:</i> While Brighton is primarily a natural destination, landslides or rockfall triggered by earthquakes could alter scenic vistas, hiking trails, and alpine ecosystems. Historic cabins, community gathering spaces, and older ski infrastructure may lack seismic upgrades and be prone to collapse or structural compromise. These facilities represent important cultural and recreational value to the community and their damage would diminish both heritage and identity.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Brighton's critical facilities, including emergency access routes, power lines, and water systems, are vulnerable to earthquake-induced disruption.</p> <p><i>Impacts:</i> The community is largely accessed via SR-190 through Big Cottonwood Canyon, which includes steep slopes and rockfall-prone areas that could become impassable after a quake. Any damage to utility systems, especially during winter months, could leave residents and visitors without heat, water, or communication.</p>
	Community Activities	<p><i>Vulnerability:</i> Community life in Brighton, especially during the winter recreation season, is vulnerable due to public events, ski operations, and gatherings at lodges or resorts.</p> <p><i>Impacts:</i> Earthquakes that strike during high visitation periods pose a greater risk of casualties due to crowded spaces and limited evacuation infrastructure. Many public spaces and event venues are in older buildings or set against steep terrain, making them especially hazardous during seismic activity.</p>
Extreme Heat	People	<p><i>Vulnerability:</i> Vulnerable populations during extreme heat include adults over 65, individuals with pre-existing health conditions, and young children, as they struggle to regulate body temperature.</p> <p><i>Impacts:</i> Extreme heat can cause heat related illnesses such as dehydration, heat exhaustion, and heat stroke. Socioeconomically disadvantaged individuals may lack access to cooling resources, while</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		<p>outdoor workers are at higher risk of heat-related illnesses due to physical labor without adequate hydration and rest.</p>
	Structures	<p><i>Vulnerability:</i> Residential buildings with inadequate insulation and ventilation and commercial buildings lacking reflective roofing and proper shading may be vulnerable to extreme heat. Materials like metal and glass can amplify heat retention, while areas with limited green space typically experience higher temperatures.</p> <p><i>Impacts:</i> Structures may retain heat, increasing discomfort or illness for occupants. Increased demand can strain cooling systems and increase costs.</p>
	Economic Assets	<p><i>Vulnerability:</i> Agriculture and outdoor recreation businesses are vulnerable to extreme heat.</p> <p><i>Impacts:</i> Agricultural operations can have reduced yields and higher water demand due to heat stress. The outdoor recreation industry may see decreased participation during heatwaves, affecting local businesses that rely on visitors. In addition, the energy infrastructure could face strain from increased cooling demands, leading to outages.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Plants, wildlife, historic buildings, and parks are vulnerable to extreme heat.</p> <p><i>Impacts:</i> Local plant species and wildlife habitats can suffer from drought conditions, leading to reduced biodiversity. Historic buildings may degrade due to high temperatures, causing materials to deteriorate and paint to peel. In addition, parks and recreational areas may experience overuse and risk their preservation, as residents seek relief from the heat.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Transportation, utilities, and healthcare systems are vulnerable to extreme heat.</p> <p><i>Impacts:</i> Healthcare facilities may experience increased demand because of heat-related medical issues, while schools can suffer from the strain on cooling resources. Transportation systems are at risk of damage, such as buckling roads and warped train tracks. Power grids may be strained by higher demands for electricity for cooling, leading to potential outages.</p>
	Community Activities	<p><i>Vulnerability:</i> Activities like outdoor sports, fairs, and agricultural practices are vulnerable to extreme heat.</p> <p><i>Impacts:</i> These events can pose risks, particularly for participants such as youth athletes and elderly residents who may suffer from heat-related illnesses. In addition, high temperatures can stress crops, impacting local farming.</p>
Extreme Cold	People	<p><i>Vulnerability:</i> Brighton frequently experiences extreme cold due to its high elevation and alpine climate, especially during the peak winter season. All residents are vulnerable.</p> <p><i>Impacts:</i> Elderly residents, young children, and seasonal workers are particularly vulnerable, especially if they lack access to proper heating, insulated housing, or winter clothing. Visitors unaccustomed to high-altitude cold may underestimate the risk of frostbite or hypothermia while recreating outdoors. Individuals with pre-existing health conditions, such as respiratory or cardiovascular issues, face elevated health risks during prolonged exposure to sub-zero temperatures.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> Older structures are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Many buildings in Brighton, including older cabins, seasonal rentals, and ski lodges, may lack modern insulation or energy-efficient heating systems. Homes with drafty windows, aging furnaces, or unsealed gaps are especially prone to heat loss and frozen pipes. Unheated outbuildings like storage sheds or garages are also susceptible to structural damage from frost. Public infrastructure, such as roads and bridges, may become treacherous due to black ice and snow accumulation, posing hazards to both residents and emergency responders.</p>
	Economic Assets	<p><i>Vulnerability:</i> All businesses in Brighton are vulnerable to extreme cold.</p> <p><i>Impacts:</i> While Brighton has limited agriculture, transportation networks, utility services, and winter tourism businesses are economically vulnerable to extreme cold. Power outages caused by ice accumulation or equipment failure can disrupt operations at lodges, restaurants, and ski facilities, leading to lost revenue and reduced visitor confidence. Icy roads, especially SR-190 through Big Cottonwood Canyon, can impede supply deliveries, employee commutes, and tourist access. Energy costs spike during extended cold periods, increasing operational expenses for businesses reliant on heating systems.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Historic structures, cultural sites, local vegetation, and wildlife habitats are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Historic structures, especially those not built for severe weather, can deteriorate from below-freezing temperatures and ice. Original ski lodges or cabins are at risk if they are not maintained for extreme cold tolerance, potentially leading to foundation damage, ice dams, or roof collapse. Cultural resources, such as memorials or public art installations, may suffer from freeze-related cracking or surface degradation. Local vegetation and wildlife habitats may suffer from plant stress and reduced food availability when faced with prolonged cold.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Water and power systems and roads are vulnerable to extreme cold.</p> <p><i>Impacts:</i> While Brighton lacks major critical facilities, it does rely on a small-scale utility and water system that can be strained during extreme cold events. Frozen pipes, pump failures, and mechanical malfunctions at pump houses or storage tanks can compromise service delivery. Power infrastructure is also vulnerable, and any outage during winter could be life-threatening due to cold exposure. Emergency response capabilities may be delayed if roads become icy or blocked by snow accumulation, compounding public safety concerns.</p>
	Community Activities	<p><i>Vulnerability:</i> Outdoor events and recreation are vulnerable to extreme cold.</p> <p><i>Impacts:</i> Brighton's community gatherings, outdoor events, and ski resort activities can be significantly disrupted by extreme cold. When temperatures drop dangerously low, recreational programs and seasonal events may be postponed or canceled, affecting tourism and</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		<p>local morale. Vulnerable groups, such as the elderly, young children, and those without adequate indoor heating, may avoid public spaces entirely. Additionally, community centers or lodges that are poorly insulated or under-heated can become uncomfortable or unsafe for group gatherings.</p>
Flooding (and Heavy Rain)	People	<p><i>Vulnerability:</i> Flooding primarily affects residents in low-lying areas near rivers and streams, such as Big Cottonwood Creek, especially during heavy rainfall or snowmelt.</p> <p><i>Impacts:</i> Individuals without reliable transportation may struggle to evacuate quickly, while low-income families often lack resources for flood-prevention measures. The elderly and those with disabilities may face mobility challenges, increasing their risk during emergencies. Overall, factors such as geographic location, economic status, and physical ability contribute to the community's varying levels of vulnerability to flooding.</p>
	Structures	<p><i>Vulnerability:</i> Structures in low-lying areas near the Big Cottonwood Creek or other waterways are vulnerable to flooding.</p> <p><i>Impacts:</i> Residential properties in flood plains and commercial buildings without proper drainage systems or flood-resistant designs face significant risks during heavy rain or snowmelt. Older structures may be more susceptible due to outdated construction standards. Overall, a combination of location and construction features contributes to their vulnerability to flooding.</p>
	Economic Assets	<p><i>Vulnerability:</i> All businesses and economic activity in flood zones, near waterways, or low-lying areas are vulnerable to flooding.</p> <p><i>Impacts:</i> Commercial properties, especially retail centers and warehouses near rivers or low-lying areas, are at high risk during heavy rainfall. Residential developments in flood-prone zones also can suffer damage, impacting property values. Public infrastructure, such as roads and utilities, may experience disruptions, leading to costly repairs. Agricultural land can be affected by excess water, reducing crop yields.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Streams and habitats, as well as cultural sites, are vulnerable to flooding.</p> <p><i>Impacts:</i> Natural areas like wetlands and streams are at risk of habitat destruction, while historic sites and landmarks may sustain structural damage. Cultural resources, such as parks and public spaces, can become unusable, affecting community events. Factors contributing to their vulnerability include inadequate flood management, urban development that alters water flow, and the increasing frequency of extreme weather events due to climate change.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> No critical facilities were identified in the Special Flood Hazard Zone in Brighton. Roads and utilities may be vulnerable. Because Brighton has limited facilities, it may be vulnerable to disruptions to facilities and infrastructure in the valley.</p> <p><i>Impacts:</i> Hospitals, schools, and transportation networks are vulnerable to flooding due to their proximity to rivers and low-lying areas, which can overflow during heavy rain or snowmelt. Flooding can have cascading impacts which can disrupt emergency services. Schools or other facilities may be required to evacuate. Debris on</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		roadways or washing out roads block transportation routes and isolate communities. In addition, inadequate drainage systems and urban development encroaching on floodplains increase these risks.
	Community Activities	<i>Vulnerability:</i> Outdoor recreation and events are vulnerable to flooding. <i>Impacts:</i> Due to the area's geography and infrastructure, outdoor events, sports, and farmers' markets are vulnerable to flooding. Parks and open spaces can quickly become inundated during heavy rainfall or rapid snowmelt. Residential neighborhoods near rivers, roads, and bridges are at risk of flash floods, which can disrupt transportation and emergency services.
Landslide/ Slope Failure	People	<i>Vulnerability:</i> In Brighton, residents living in cabins or homes built along steep slopes, especially in areas like Silver Fork, near Guardsman Pass, or along SR-190, are most vulnerable to landslides and slope failures. The risk is particularly elevated during spring snowmelt and periods of heavy rain, when saturated soils become unstable. <i>Impacts:</i> Residents may be injured or displaced from homes due to landslides. Many properties in Brighton are older or seasonal and may lack modern drainage systems or slope stabilization features.
	Structures	<i>Vulnerability:</i> Homes, commercial buildings, roads, and bridges on or near steep slopes may be vulnerable to landslides because of factors like loose soil or rock geology, heavy rainfall, and poor drainage systems. In addition, inadequate construction practices and a lack of erosion control measures can increase the risk of slope failures, particularly for properties not designed with their environmental context in mind. <i>Impacts:</i> Landslide can damage or destroy structures, including homes, businesses, and auxiliary structures like storage sheds. Roads such as SR-190 through Big Cottonwood Canyon may also experience rockslides, roadbed slippage, or debris flows that can damage pavement and reduce safe access to the community.
	Economic Assets	<i>Vulnerability:</i> Brighton's economic well-being depends on tourism infrastructure, including ski resort operations, road access, and power service continuity. <i>Impacts:</i> Landslides can damage access roads, utility lines, and commercial buildings, causing service interruptions and discouraging visitor access. Homes and vacation rentals located on hillsides may also suffer property damage or depreciation if slope stability is questioned. The cost of repairs or slope stabilization measures can be significant for both public and private landowners, posing financial strain on a tourism-dependent economy.
	Natural, Historic, and Cultural Resources	<i>Vulnerability:</i> Natural ecosystems, historic sites, and recreation amenities are vulnerable to landslides and slope failure. <i>Impacts:</i> Slope failures in Brighton can lead to soil erosion, vegetation loss, and sediment runoff into alpine streams, affecting water quality and wildlife habitat in the Wasatch Mountains. Areas near historic mining sites or early settlement cabins may be particularly unstable due to old excavation practices and a lack of modern engineering reinforcement. Community assets such as recreation areas, trailheads, and alpine meadows may be damaged or rendered inaccessible by

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		landslide debris or erosion, threatening both ecological integrity and local heritage.
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Key infrastructure in Brighton—including water tanks, culverts, utility lines, and the SR-190 access road—is vulnerable to slope instability.</p> <p><i>Impacts:</i> Erosion or shifting terrain may compromise buried pipes or overhead lines, leading to service outages. Access routes for emergency vehicles may be blocked by debris flows or rockfall, hindering emergency response during storms or post-disaster cleanup.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreational activities such as hiking, skiing, and mountain biking on sloped terrain are directly affected by landslide risk.</p> <p><i>Impacts:</i> Trails may become unsafe or impassable due to ground instability or debris. Residential areas built along canyon slopes face a heightened risk of slope movement, especially during rapid seasonal changes. Infrastructure projects such as road repair or new construction can also be delayed or jeopardized by unstable soil conditions, limiting progress on critical community improvements.</p>
Radon	People	<p><i>Vulnerability:</i> In Brighton, homeowners and seasonal residents living in older cabins, lodges, and ski chalets are particularly vulnerable to radon exposure due to aging construction and limited ventilation. Many of these homes are located in areas with granitic bedrock and uranium-rich soils, which are known to emit higher levels of radon gas. According to Utah DEQ, 28.5% of homes tested in the Brighton area (zip code 84121) have dangerous levels of radon.</p> <p><i>Impacts:</i> Families with young children, seniors, and individuals with chronic respiratory conditions face elevated health risks, as prolonged exposure to radon is the second leading cause of lung cancer in the United States. Given Brighton's cold alpine climate, homes are often tightly sealed during winter, which can trap radon indoors and increase exposure.</p>
	Structures	<p><i>Vulnerability:</i> Structures with concrete slabs or basements are particularly vulnerable to radon exposure, as radon can seep in from the soil. Homes in areas with high uranium content are at greater risk, especially in older houses with inadequate ventilation.</p> <p><i>Impacts:</i> Cracks in floors and walls can allow radon to enter. Seasonal cabins and rentals that remain closed for extended periods may have even higher concentrations due to reduced air circulation.</p>
	Economic Assets	<p><i>Vulnerability:</i> Radon exposure poses economic risks to homeowners, property investors, and local business owners in Brighton.</p> <p><i>Impacts:</i> Properties found to have elevated radon levels may experience reduced market value, delays in real estate transactions, or higher insurance and mitigation costs. Commercial buildings such as lodging facilities, retail shops, and short-term rentals can also be impacted, as health concerns or required remediation may deter potential buyers or guests. The tourism-based economy could suffer if radon is perceived as a persistent health issue in indoor accommodations.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Natural environments, historic structures, and cultural sites are vulnerable to radon exposure.</p> <p><i>Impacts:</i> Brighton’s natural environment, including its granitic mountain soils and shallow groundwater sources, can accumulate and transport radon gas. Historic structures—such as older ski lodges, community buildings, or cabins built from local stone or concrete—are more likely to retain radon indoors due to limited ventilation and construction practices that predate awareness of radon hazards. Cultural sites used for gatherings or seasonal events may face indoor air quality concerns, impacting both preservation efforts and public health</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> While Brighton has limited public infrastructure, schools, health clinics, and any future municipal buildings are at risk if built in radon-prone areas without appropriate mitigation.</p> <p><i>Impacts:</i> Children are especially vulnerable due to their developing lungs and time spent indoors, making schools or daycare spaces a priority for radon testing. Healthcare providers and facilities also must ensure adequate air quality for patients and staff, particularly in lower-level spaces. A lack of regular radon monitoring or public awareness campaigns can leave critical facilities unprotected.</p>
	Community Activities	<p><i>Vulnerability:</i> Indoor gatherings are vulnerable to radon exposure.</p> <p><i>Impacts:</i> Community life in Brighton often centers around indoor winter gatherings, such as residential get-togethers, après-ski events, and seasonal functions in lodges or community halls. These activities frequently take place in basements or enclosed lower levels, where radon tends to accumulate. Without proper ventilation or testing, participants may unknowingly face increased exposure.</p>
High Wind	People	<p><i>Vulnerability:</i> In Brighton, all residents and visitors face increased risk from high wind events due to the community’s location in Big Cottonwood Canyon, where wind can be funneled and intensified by the surrounding topography.</p> <p><i>Impacts:</i> Elderly individuals and those with mobility impairments may struggle to seek shelter quickly on icy or uneven terrain, while children and tourists may underestimate the dangers posed by falling debris or windblown objects. Seasonal workers and outdoor employees, particularly those working at Brighton Resort or on trail maintenance crews, are especially at risk during sudden wind gusts, which can topple equipment and create hazardous working conditions. Wind events may also occur in conjunction with winter storms, compounding risks.</p>
	Structures	<p><i>Vulnerability:</i> Brighton’s structures, including residential cabins, ski lodges, and commercial buildings, are susceptible to damage from strong winds, especially older buildings with flat or low-pitched roofs, aging materials, or large overhangs.</p> <p><i>Impacts:</i> Structures with extensive windows or exposed signage, such as those at the resort base area, are vulnerable to glass breakage and façade damage. While the area does not contain agricultural facilities, storage sheds, equipment enclosures, and lift shacks may be lightweight and lack reinforcement, making them prone to collapse or debris loss. The lack of natural windbreaks in open areas and ridgelines further increases exposure to wind damage.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Economic Assets	<p><i>Vulnerability:</i> Brighton’s economy relies heavily on winter tourism, including the operation of Brighton Resort and supporting businesses such as lodging facilities, restaurants, gear rental shops, and transit services.</p> <p><i>Impacts:</i> High winds can lead to lift closures, temporary business shutdowns, or power outages, causing loss of revenue and service disruptions. Large signs, outdoor seating, and displays are at risk of damage, and older homes may suffer from roofing and siding failures. Windborne debris and falling tree limbs can also damage power infrastructure and canyon access roads, temporarily isolating the community and disrupting business continuity.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Brighton’s forested alpine environment is vulnerable to high winds, particularly through treefall and wind erosion.</p> <p><i>Impacts:</i> Uprooted trees can block trails, damage property, and disrupt habitats. Historic ski cabins and early recreational structures, which may not have been retrofitted for severe weather, are susceptible to structural failure.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Brighton’s critical infrastructure is relatively limited, but it includes utility lines, propane tanks, water supply systems, and SR-190, the sole road providing year-round access.</p> <p><i>Impacts:</i> High winds can topple power lines or trees, causing outages and blocking evacuation routes. Communication systems used by emergency responders and ski patrols may also be affected by damaged antennas or lines. Residential and commercial buildings without wind-resistant features or modern design standards may experience structural damage, further complicating response and recovery during severe wind events.</p>
	Community Activities	<p><i>Vulnerability:</i> Brighton’s outdoor-focused community life is especially vulnerable to disruption during high wind events.</p> <p><i>Impacts:</i> Wind can force ski lift shutdowns, trail closures, or cancellation of outdoor events, impacting community engagement and visitor experience. Tents, signs, and temporary structures used for special events are particularly prone to being overturned or damaged.</p>
Lightning	People	<p><i>Vulnerability:</i> Brighton’s location in the Wasatch Mountains and its strong focus on outdoor recreation make lightning a notable hazard, particularly during summer thunderstorms. All residents and visitors are vulnerable.</p> <p><i>Impacts:</i> Hikers, mountain bikers, and backcountry skiers on exposed ridgelines or alpine meadows are especially at risk when storms move in quickly. Visitors and locals participating in outdoor activities around Brighton Resort or in the adjacent Uinta-Wasatch-Cache National Forest may struggle to find immediate shelter in remote terrain.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> In Brighton, ski lifts, chair towers, communications antennas, and mountaintop infrastructure are particularly vulnerable to lightning strikes due to their elevation and metal components. Lodges, cabins, and other residential structures located near tall pine and fir trees are also at risk, as lightning can strike a tree and transfer energy to the nearby building.</p> <p><i>Impacts:</i> Structures without proper grounding systems or surge protection, especially older buildings or seasonal homes, are more likely to suffer electrical or fire-related damage from a strike.</p>
	Economic Assets	<p><i>Vulnerability:</i> Brighton's economic engine is its year-round outdoor recreation and tourism, making outdoor venues, resort infrastructure, and electrical systems highly susceptible to lightning-related disruptions.</p> <p><i>Impacts:</i> Power lines and lift systems may experience outages or surges, halting ski operations and affecting hospitality services. Communications towers used for emergency response and ski patrol are also exposed, with damage potentially disrupting coordination during peak tourism periods. Trail closures or safety evacuations due to lightning can lead to lost visitor revenue and additional operational costs for the resort and nearby businesses.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> The forests surrounding Brighton contain many tall, mature trees that can attract lightning strikes.</p> <p><i>Impacts:</i> These events can ignite wildfires during dry summer conditions or damage natural trails and ecosystems. Brighton's older ski lodges or historic cabins, particularly those constructed with flammable wood and lacking lightning protection, are vulnerable to ignition or structural damage.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Though limited, Brighton's critical infrastructure includes ski lift control centers, utility substations, communications towers, and the SR-190 canyon access road.</p> <p><i>Impacts:</i> Lightning strikes can disrupt power and communication, particularly during busy winter or summer seasons when visitor safety depends on real-time coordination.</p>
	Community Activities	<p><i>Vulnerability:</i> Outdoor events and recreation in Brighton are highly susceptible to lightning risk.</p> <p><i>Impacts:</i> Community and resort-hosted events in Brighton, such as outdoor festivals, concerts, and recreational competitions, are highly susceptible to lightning risk due to their exposed, high-elevation settings. These events often occur in areas with minimal shelter options, such as mountaintop lodges, trailheads, or picnic zones. Water-related recreation in nearby areas, such as Silver Lake or streamside trails, increases risk due to water's conductivity.</p>
Severe Winter Weather	People	<p><i>Vulnerability:</i> Brighton experiences long, intense winters marked by heavy snowfall, freezing temperatures, and blizzard conditions, all of which pose risks to all residents and visitors.</p> <p><i>Impacts:</i> Elderly individuals and those with mobility limitations may struggle to navigate snow-covered terrain or safely access medical care. Young children and tourists unfamiliar with mountain conditions may underestimate cold-related hazards like frostbite or whiteout disorientation. People with disabilities or chronic health conditions may</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		be more affected if caregivers or essential services are delayed due to impassable roads.
	Structures	<p><i>Vulnerability:</i> Brighton’s older ski lodges, vacation rentals, and residential cabins can be especially vulnerable during severe winter weather.</p> <p><i>Impacts:</i> Flat or low-pitched roofs are prone to dangerous snow accumulation and ice dam formation, which can lead to roof collapse or water intrusion.</p>
	Economic Assets	<p><i>Vulnerability:</i> Severe winter weather significantly impacts Brighton’s tourism-driven economy, which depends on resort operations, hospitality, and transportation.</p> <p><i>Impacts:</i> While snow attracts visitors, excessive snowfall or blizzard conditions can shut down lifts, delay travel, and deter tourists, leading to revenue loss. Retail and food service businesses may experience disruptions in supply chains, while staff shortages can occur if employees are snowed in.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Vegetation and habitat, as well as historic and cultural sites, are vulnerable to severe winter weather.</p> <p><i>Impacts:</i> Brighton’s forested slopes and alpine habitats are susceptible to treefall, branch breakage, and habitat disturbance under heavy snow. Historic ski lodges and early recreational structures, often constructed with wood, may suffer roof or foundation damage from persistent snow loads. Cultural resources, including outdoor gathering spaces, trailheads, and memorials, may become inaccessible due to deep snow or icy conditions, limiting use during winter events and holidays.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Brighton’s critical infrastructure, including roads and utilities, is particularly sensitive to severe winter weather due to its remote mountain setting and single access route (SR-190).</p> <p><i>Impacts:</i> Heavy snow and icy conditions can block or slow emergency response, supply deliveries, and evacuation routes. Utility infrastructure, including overhead power lines and water systems, may experience outages or freeze damage, especially in older systems.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreation and sport events in Brighton are vulnerable to severe winter weather disruptions.</p> <p><i>Impacts:</i> Community life in Brighton, including ski competitions, winter festivals, and resort-hosted events, is closely tied to outdoor environments and is highly vulnerable to severe weather disruptions. Whiteout conditions, road closures, or avalanche risk can result in event cancellations, low attendance, or dangerous travel conditions.</p>
Tornado	People	<p><i>Vulnerability:</i> While tornadoes are extremely rare in Brighton due to its high elevation and mountainous terrain, residents and visitors are still vulnerable to high wind events or rotational storm activity in nearby valleys that may produce localized damaging winds or downbursts.</p> <p><i>Impacts:</i> Individuals with limited mobility, such as the elderly or people with disabilities, may struggle to find shelter quickly, especially in homes without basements or safe rooms. Families with young children or seasonal visitors unfamiliar with local emergency procedures may be unprepared during fast-moving storm conditions.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Structures	<p><i>Vulnerability:</i> Brighton’s cabins, ski lodges, lift buildings, and commercial structures are not typically designed for tornado-force winds.</p> <p><i>Impacts:</i> Single-story homes and buildings with broad roof spans or flat designs are more vulnerable to uplift and structural damage from wind shear. Older, unreinforced buildings or those not built to current code standards may be at increased risk during intense wind events, especially in open or exposed ridge locations.</p>
	Economic Assets	<p><i>Vulnerability:</i> Brighton’s economy relies heavily on recreation and tourism infrastructure, including lodging, ski operations, and seasonal services.</p> <p><i>Impacts:</i> Though a direct tornado strike is unlikely, a high wind event or nearby tornadic activity could damage power lines, roads, or resort buildings, resulting in temporary closures and loss of revenue. Lift systems, communications equipment, and signs are all exposed assets that could be disrupted, while delays in road access (via SR-190) can affect business continuity.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Natural vegetation, and historic and cultural sites are vulnerable to severe storm activity.</p> <p><i>Impacts:</i> The forested slopes and alpine meadows of Brighton could suffer tree damage or debris fallout from severe storm activity, even without a tornado touchdown. Historic ski cabins or older wood-framed structures are at risk due to their age and construction materials, which are often not engineered to withstand extreme wind forces. Outdoor cultural resources, such as community gathering areas, monuments, or interpretive signage, could be damaged by falling trees or flying debris during high wind events.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Brighton’s critical infrastructure is limited but includes power lines, utility sheds, propane storage tanks, and the canyon access road.</p> <p><i>Impacts:</i> A tornado or strong convective windstorm in the canyon could block roads with fallen trees or rockfall, delaying emergency response or evacuation. Communications towers and lift operations could be damaged by wind, disrupting both emergency coordination and resort activity. Emergency shelters are not widely available in Brighton, and many buildings lack designated safe rooms or storm-resilient areas, increasing vulnerability for both visitors and residents.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreation and events in Brighton are vulnerable to severe wind or tornadic activity.</p> <p><i>Impacts:</i> Brighton’s seasonal events, outdoor recreation programs, and resort-based gatherings are held primarily in open, exposed environments, making them vulnerable to any severe wind or tornadic activity. Tents, pop-up structures, and open-air gathering spaces provide little protection, and the rapidly changing mountain weather can make it difficult to implement safety protocols in time.</p>
Wildfire	People	<p><i>Vulnerability:</i> All residents of Brighton are vulnerable to wildfire.</p> <p><i>Impacts:</i> Residents near the wildland–urban interface (WUI), individuals with physical disabilities or health issues who may struggle to evacuate, and low-income families lacking resources for fire safety measures may be vulnerable. Older adults might have reduced</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		<p>mobility, making them more dependent on others for assistance. Wildfire smoke and poor air quality can cause respiratory difficulty.</p>
	Structures	<p><i>Vulnerability:</i> Residential homes, especially those made of wood or located in heavily vegetated areas, may be vulnerable. Properties near the WUI are at higher risk due to surrounding flammable vegetation. Inadequate defensible space, such as insufficient clearing of dry grass and shrubs, increases susceptibility. Roofs made of combustible materials and buildings that lack fire-resistant features are particularly at risk during wildfire events.</p> <p><i>Impacts:</i> Property loss can occur during wildfire events. Residences, commercial structures, as well as facilities and equipment at the ski resorts, are also at risk of damage from wildfire.</p>
	Economic Assets	<p><i>Vulnerability:</i> Much of Brighton has moderate to high wildfire risk, and all structures are vulnerable.</p> <p><i>Impacts:</i> Residential properties near wildland areas are at high risk, especially if they lack defensible space and fire-resistant landscaping. Commercial assets, such as retail centers close to forested regions, can suffer damage from flames and smoke, affecting the local economy. The ski resorts could experience economic losses if structures or equipment are damaged by wildfire. Summer recreation businesses in the resort areas also could be negatively impacted by wildfire, wildfire smoke, and related closures in the area. Agricultural lands also are susceptible, as wildfires can destroy crops and livestock, leading to financial losses. Vital infrastructure, such as power lines and water pipelines, can be disrupted, causing further economic repercussions. These vulnerabilities are heightened by dry conditions and high winds, which can facilitate the spread of fires.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Vegetation, wildlife, and historic sites are vulnerable to wildfire.</p> <p><i>Impacts:</i> Natural resources like forests and grasslands are at risk because dry vegetation and accumulated brush can easily ignite. Historic sites made of wood and cultural landmarks also can be affected, particularly when located near wildland areas. The increasing frequency of drought and extreme heat, exacerbated by climate change, heightens these vulnerabilities. In addition, urban development encroaching on wildland areas increases the risk to these essential resources.</p>
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Power and gas infrastructure, and emergency response services are vulnerable to wildfire.</p> <p><i>Impacts:</i> One fire station in Brighton may be vulnerable to fire damage. If undamaged, its resources could be quickly overwhelmed. Brighton is removed from other critical facilities such as schools, hospitals, and emergency services buildings which may also be vulnerable. Utilities like power lines and gas pipelines also are at risk, as sparks or falling trees can ignite fires. Residential neighborhoods adjacent to natural landscapes are particularly susceptible to embers, making them vulnerable during dry conditions and high winds. Limited routes to and from Brighton may create challenges to provide response resources to the town or to facilitate an evacuation.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Community Activities	<p><i>Vulnerability:</i> Outdoor events and recreation are vulnerable to wildfire.</p> <p><i>Impacts:</i> Outdoor events like festivals and sports, especially during hot, windy conditions may experience risk. Recreational activities, such as hiking and camping near wooded areas, also pose risks from open flames or sparks. In addition, landscaping with dry grasses and shrubs increases susceptibility during fire season, putting local infrastructure, such as schools and neighborhoods, at risk.</p>
Dam Failure	People	<p><i>Vulnerability:</i> While Brighton itself is located at a higher elevation, there are small reservoirs and water retention systems upstream and within the broader Big Cottonwood Canyon watershed that pose dam-related risks. Dam inundation boundaries from Twin Lakes and Lake Mary-Phoebe pose high risk to Brighton.</p> <p><i>Impacts:</i> In the event of a localized dam or retention structure failure, residents and visitors in lower-lying areas of the canyon, particularly near stream channels such as Big Cottonwood Creek, could be vulnerable to rapid-onset flooding. The dams uphill from Brighton are rated as high hazard, indicating they have the potential to result in loss of life from a failure.</p>
	Structures	<p><i>Vulnerability:</i> Cabins, vacation homes, and resort buildings situated near natural drainages or creek-adjacent areas may be at risk from sudden flooding caused by dam failure.</p> <p><i>Impacts:</i> Structures can experience severe damage from rapid-onset flooding following a dam failure. Bridges along SR-190, culverts, and resort infrastructure near stream crossings could suffer structural failure or erosion. Although Brighton has no large hospitals or schools, its emergency and operational facilities, such as ski patrol buildings or maintenance centers, could be impacted depending on the location and extent of the flood path.</p>
	Economic Assets	<p><i>Vulnerability:</i> Brighton’s recreation-based economy depends on reliable access and infrastructure, which could be affected by the vulnerability of the dams in the surrounding area.</p> <p><i>Impacts:</i> A dam failure in the canyon could damage SR-190, cutting off the only access route to the community, thereby disrupting resort operations, lodging services, and deliveries. Power and communication lines running along the canyon could be washed out, compounding disruptions. Though Brighton doesn’t have agriculture, resort assets and snowmaking systems could be affected if water intake systems are damaged or silted in. Property damage from fast-moving floodwaters could result in substantial economic losses for homeowners, businesses, and public agencies.</p>
	Natural, Historic, and Cultural Resources	<p><i>Vulnerability:</i> Forests, streams, historic structures, and cultural amenities are vulnerable to dam failure.</p> <p><i>Impacts:</i> A dam failure could significantly impact Brighton’s forested landscape and alpine stream systems, causing erosion, sedimentation, and habitat destruction in the Big Cottonwood Creek corridor. Historic structures, including older ski lodges or cabins near the canyon floor, may not withstand floodwater and could suffer structural damage or loss. Parks, trailheads, and community use areas could be rendered unusable or inaccessible, especially those near water features.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Critical Facilities and Infrastructure	<p><i>Vulnerability:</i> Brighton’s critical infrastructure—including SR-190, power lines, water systems, and emergency response stations—are vulnerable to dam failure.</p> <p><i>Impacts:</i> Facilities and infrastructure could be compromised in a dam failure scenario. Downstream flooding could damage culverts, bridges, and roadbeds, isolating the community and delaying emergency response.</p>
	Community Activities	<p><i>Vulnerability:</i> Recreation and events are vulnerable to dam failure.</p> <p><i>Impacts:</i> Recreational activities, such as fishing, hiking, or snowshoeing along creeks and near reservoir areas, could be at risk during or following a dam breach. Community events or resort programming held near the canyon floor or along streambeds may be canceled or disrupted due to safety concerns. Emergency evacuations during a breach would be difficult, especially with only one road in and out of Brighton.</p>
Civil Disturbance	People	<p>Low-income individuals may lack the resources for safety, while the elderly or disabled may struggle to navigate emergencies. Young people, particularly teenagers, may be drawn into unrest, influenced by social dynamics. In addition, marginalized individuals may feel targeted or compelled to participate. A lack of community cohesion and trust in authorities can further heighten tensions.</p>
	Structures	<p>Government buildings, commercial properties, and infrastructure, such as bridges and transportation hubs may be vulnerable. Government buildings may be targeted for their symbolic authority, while retail stores can attract crowds during protests. Residential neighborhoods also can be affected, especially in areas with heightened tensions. The vulnerability of these structures stems from their visibility and importance to the community, combined with factors such as location and ongoing social issues.</p>
	Economic Assets	<p>Retail establishments, especially shopping centers, are at risk as they often become focal points for protests. Transportation systems can be disrupted by blockades, hindering access to services. Financial institutions may face vandalism or theft, while critical service providers, such as hospitals, could experience strain during unrest. Several economic assets are vulnerable to civil disturbances, primarily due to their visibility and reliance on foot traffic.</p>
	Natural, Historic, and Cultural Resources	<p>Parks and open spaces may suffer from vandalism or destruction during uncontrolled events. Historic sites can become targets, as they symbolize authority or cultural significance. Cultural resources such as community centers and places of worship may also be affected, as they play a vital role in community identity. Their vulnerability lies in the potential for damage during protests.</p>
	Critical Facilities and Infrastructure	<p>Governmental buildings, schools, and healthcare facilities may be at risk, since they often symbolize authority and serve as community hubs, making them targets during unrest. Utility infrastructure, such as water and power facilities, is also at risk of disruption. Its visibility and essential services contribute to its vulnerability during civil disturbances.</p>

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Community Activities	Public demonstrations, parades, and local government meetings are particularly vulnerable to civil disturbances. These events often attract large crowds and can become tense, especially around contentious social or political issues. Factors such as the local demographic, economic conditions, and recent events can heighten these vulnerabilities, making it easier for conflicts to arise during passionate public gatherings.
Cyberattack	People	Older adults often lack familiarity with technology and online security, making them easy targets for phishing scams. Individuals engaging in online banking or shopping without strong security measures also face heightened risks. Families with children may be less vigilant about internet safety, allowing cybercriminals to exploit personal information. In addition, small business owners without robust cybersecurity practices are prime targets for attacks that can disrupt operations.
	Structures	Critical infrastructure, such as power plants, water treatment facilities, and transportation systems, often lack robust cybersecurity measures. Commercial businesses, especially financial institutions and healthcare providers, also are at risk due to weaker data protection and employee training. Educational institutions may be vulnerable because of limited funding for cybersecurity and outdated software. Obsolete technology and insufficient training enhance the susceptibility of these structures to cyber threats.
	Economic Assets	Financial institutions, such as banks and credit unions, are at risk of data theft and service disruption. Small and medium-sized businesses often lack robust cybersecurity measures, making them attractive targets. In addition, local government agencies and critical infrastructure, such as water treatment facilities, might have outdated security protocols, posing threats to public safety. The rise of remote work further exacerbates vulnerabilities, as employees accessing networks from home can unintentionally expose systems to risks. Overall, the combination of outdated technology and insufficient cybersecurity practices increases the vulnerability of an area's economic assets.
	Natural, Historic, and Cultural Resources	Natural resources like water management systems and wildlife databases can be compromised, disrupting ecosystems. Historic sites and museums that digitize collections are at risk of losing valuable artifacts and data. In addition, cultural organizations managing events may face threats if their systems lack adequate security. The limited resources of smaller organizations further increase this vulnerability.
	Critical Facilities and Infrastructure	Energy and utility services, such as electricity and water systems, which often rely on outdated technology, may be vulnerable. Transportation infrastructure, such as traffic management and public transit, is also at risk due to networked systems. Healthcare facilities that use electronic records and connected medical devices face vulnerabilities that can compromise patient safety.
	Community Activities	Online registration for events, local government services, and educational programs that rely on digital tools may be targeted due to inadequate security measures, outdated software, and insufficient staff training.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
Hazardous Materials Incident (Transportation & Fixed Facility)	People	Individuals with pre-existing health conditions, such as respiratory issues, and the elderly are at higher risk due to their compromised health. Children also are more susceptible. Those living near industrial areas or transport routes for hazardous materials face increased exposure risk, while low-income families may lack resources and information to effectively prepare for incidents.
	Structures	Industrial facilities, such as manufacturing plants and warehouses, often store hazardous chemicals which may leak. Residential buildings, schools, and hospitals also are at risk, particularly if located along transportation routes for hazardous materials. Older buildings may lack modern safety features, increasing their vulnerability.
	Economic Assets	Industrial facilities, transportation infrastructure, and nearby commercial properties may be affected. Industrial facilities handling chemicals are at risk of spills or leaks, while roads and railways used for transporting hazardous materials can lead to accidents and contamination. In addition, nearby commercial and residential areas face potential health risks and economic losses.
	Natural, Historic, and Cultural Resources	Waterways and habitats are vulnerable to hazardous materials incidents, which can disrupt ecosystems. Historic sites and structures may suffer damage from toxic exposure, leading to degradation over time. In addition, cultural landmarks risk losing their significance due to contamination events. The proximity of these resources to industrial areas or transport routes exacerbates their risk.
	Critical Facilities and Infrastructure	Chemical manufacturing plants, waste treatment facilities, and transportation networks, such as highways and railroads may be at risk. Their vulnerability stems from factors such as proximity to residential areas, aging infrastructure, and inadequate safety measures. Natural hazards, such as flooding and earthquakes, can further increase risks by damaging containment systems.
	Community Activities	Local markets, school events, and outdoor gatherings are vulnerable to hazardous materials incidents if they are near industrial zones and transport corridors. This risk is heightened by inadequate emergency preparedness, lack of public awareness, and the potential for spills during transport. Large crowds at events can complicate evacuation efforts, increasing the risks for participants and nearby residents.
Public Health Epidemic/Pandemic	People	Individuals with pre-existing health conditions like asthma and heart disease and adults over 65 may be vulnerable. Low-income families may struggle to access healthcare and vaccinations, increasing their risk. Marginalized communities with limited access to information and those living in high-density conditions also are at greater risk due to the rapid spread of diseases and the challenges in implementing preventive measures.
	Structures	Several structures are vulnerable to public health epidemics or pandemics, particularly due to their ability to facilitate the spread of disease. High-density residential areas, such as apartment complexes, are at risk, as close living quarters can lead to faster transmission. Public gathering spaces, such as schools and community centers, also pose significant threats because large groups are in confined spaces. Healthcare facilities can become hotspots for infections if infection

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
		control measures are insufficient. In addition, workplaces with high foot traffic, such as retail stores, contribute to vulnerability.
	Economic Assets	Small businesses in retail, hospitality, and food service are particularly vulnerable to public health epidemics or pandemics. These sectors face risks from fluctuating consumer demand and potential operational restrictions. The tourism industry also is affected, as travelers may avoid high-risk areas. Healthcare facilities can become overwhelmed, straining resources and impacting operations. In addition, local supply chains may experience disruptions, leading to shortages and inflation. Overall, the direct effects of illness, along with prolonged shutdowns and consumer hesitance, leave these economic assets exposed to significant downturns.
	Natural, Historic, and Cultural Resources	Natural resources like wildlife and ecosystems can be disrupted by increased human activity, raising the risk of zoonotic diseases. Historic sites may deteriorate due to reduced visitor access and funding, while cultural resources, such as community events, face cancelations, impacting social connections.
	Critical Facilities and Infrastructure	Public health epidemic or pandemic incidents can affect healthcare facilities, nursing homes, public transportation systems, schools, and food supply chains. Hospitals and clinics may become overwhelmed with patients, while vulnerable populations in nursing homes are at higher risk. Public transportation can facilitate the spread of disease, and schools gather large groups, thereby increasing transmission potential. These facilities often lack adequate resources, including medical supplies and testing capabilities, making them more susceptible to the impacts of a health crisis.
	Community Activities	Large gatherings like festivals and sporting events can facilitate the rapid spread of diseases due to close contact. Public transportation also is at risk, as it serves many people in confined spaces. Schools and childcare facilities are particularly susceptible, given that children can easily transmit infections. In addition, food-related events, such as farmers' markets, can pose risks if hygiene practices are not followed. The interconnectedness of community members and varying adherence to health guidelines further exacerbate these vulnerabilities.
Terrorism	People	Young children and newcomers may lack awareness of potential threats, while the elderly and individuals with disabilities may struggle to respond quickly in emergencies. Marginalized communities often face bias, making them more susceptible to targeting. In addition, those with lower socioeconomic status may lack access to security measures and emergency preparedness resources.
	Structures	Government buildings, transportation hubs, commercial centers, and public spaces are particularly vulnerable to terrorism incidents. Government buildings are symbolic targets, while transportation hubs and commercial centers are attractive due to their potential for high casualties and crowd presence. Public spaces also are at risk due to their open nature and lack of security. Their vulnerability is heightened by inadequate security measures, high occupancy rates, and their locations in densely populated areas, which can amplify the impact of incidents.

Hazard	Vulnerable Assets	Description of Vulnerability and Impacts
	Economic Assets	Infrastructure, commercial establishments, and community facilities may be vulnerable. Critical infrastructure, such as transportation networks and power grids, could disrupt the economy if targeted. Commercial establishments, especially those with high foot traffic, and community facilities like schools and hospitals also are at risk as they can provoke widespread concern and disruption. Their accessibility and interconnectivity increase vulnerability, meaning that damage to one asset can have a broader economic impact and hinder recovery efforts.
	Natural, Historic, and Cultural Resources	Natural resources like water supplies and parks could be targeted for their significance to the community. Historic sites and cultural resources, such as museums or community centers, also are at risk due to their accessibility and importance to local identity. Their vulnerability is often heightened by inadequate security measures.
	Critical Facilities and Infrastructure	Public transportation systems, healthcare facilities, schools, and utility services like water and power plants may be affected. Their vulnerability arises from high accessibility and the potential impact of an attack, as crowded transportation and public spaces can lead to mass casualties and panic. Attacking utility services could disrupt the town’s essential functions, creating chaos.
	Community Activities	Festivals, parades, and sporting events are particularly vulnerable to terrorism incidents. These events attract large crowds, making it easier for perpetrators to inflict harm and instill fear. In addition, community centers and places of worship serve as social hubs, increasing their risk. Factors such as limited security measures and open access to public spaces contribute to this vulnerability.

Jurisdiction-Specific Changes in Vulnerability

Hazard events can impact communities, infrastructures, and ecosystems. The severity of these impacts can be influenced by climate change, population patterns, and land use developments. Development is occurring in Brighton, and some land has been re-zoned for residential use. Vacation and rental properties are becoming more prevalent in the area. This heightens vulnerability to a variety of hazards due to increased exposure of structures to hazards. Visitors are not aware of the local topography, the presence of hazards in the area, or how to request assistance from public safety agencies after a disaster event.

Traffic congestion has increased in the Town of Brighton, and this places passengers in vehicles who are traveling into or out of Big Cottonwood Canyon at risk. Visitors and residents have struggled with traffic congestion and lack of parking in the canyon. Heavy or blowing snow has led to accumulation of significant amounts of snow on roadways or near buildings and has buried cars.

Increased population increases the impacts of damage or disruption to critical infrastructure from high winds and heavy snowfall. Rocky Mountain Power has a project underway to place electric lines underground in Big Cottonwood Canyon to reduce risk of service interruptions from damaging high winds. This will also reduce the risk of downed power lines sparking wildfire.

Protection of the watershed is a concern in the canyon, and dogs are not allowed in the canyon as part of this protection, but enforcement has been challenging. Radon is present in the soil and may affect new properties being built. Overall, development and increased use of infrastructure in the canyon and town have led to an increased risk to hazards.

Understanding these factors is crucial for the Town of Brighton to develop a resilient community and minimize the impacts of hazards. Table 9 displays the changes within the town and the related effects on each hazard to the Town of Brighton.

Table 9: Jurisdiction-Specific Changes in Vulnerability in the Town of Brighton

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
Avalanche	Avalanches pose a direct threat to outdoor enthusiasts, leading to injuries or fatalities. Property damage can occur at ski resorts and along transportation routes, disrupting emergency response and logistics. The local economy may suffer, especially businesses reliant on winter tourism, and there can be a psychological toll on the community, along with increased insurance costs.	Higher temperatures can lead to more rain, destabilizing snowpack and increasing the risk of wet avalanches. In addition, changes in snowfall can cause denser snow layering on slopes, making them more prone to sliding.	Avalanches can influence population patterns by deterring people from moving to or remaining in high-risk areas, leading to decreased density in these locations. The threat of avalanches prompts many to seek safer environments in urban or lower-risk regions. In addition, when avalanches occur, they can disrupt infrastructure, causing residents to relocate.	Decreased
Drought	Drought can cause water scarcity, impacting agriculture and reducing crop yields. Recreational activities may decline, harming tourism, while the risk of wildfires increases, threatening safety and property. In addition, lower water levels can lead to water quality issues and public health concerns.	Climate change affects drought incidents by altering precipitation patterns and increasing temperatures. Warmer weather can lead to longer dry periods and more severe droughts, while changes in rainfall can reduce snowpack in nearby mountains, crucial for summer water supply. Higher temperatures also increase evaporation rates, further straining local water resources.	Drought can significantly influence population patterns by impacting economic opportunities and the quality of life. Water scarcity often leads to reduced agricultural productivity, prompting residents to migrate to areas with more stable job prospects. Increased water costs can make living less affordable, driving some residents away. Conversely, efforts to address drought, such as sustainable development or improved water management, may attract newcomers, changing the community's demographic composition over time.	Increased
Earthquake	The potential impacts of earthquakes can be substantial. Immediate damage to infrastructure may disrupt	Rising temperatures can lead to glacial melting, which affects pressure on tectonic plates and may trigger seismic activity	Earthquakes can significantly alter population patterns by prompting residents to leave for safer areas after a seismic event. This migration	Stayed the same

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
Extreme Heat	<p>essential services such as water, electricity, and transportation, complicating recovery efforts. Homes and businesses might sustain significant structural damage, posing safety risks. In addition, psychological effects, such as increased anxiety, can affect the community. Economically, repairs can lead to high costs, potential declines in property values, and disruptions to local businesses, ultimately impacting job availability and the overall economy.</p> <p>Extreme heat can significantly affect public health, increasing the risk of heat-related illnesses, especially among vulnerable populations. It also strains energy resources due to higher demand for air-conditioning, potentially leading to power outages. In addition, extreme temperatures worsen air quality by raising ozone levels, which poses respiratory risks. Urban infrastructure also may suffer damage, leading to increased maintenance costs and safety concerns.</p>	<p>through isostatic rebound. In addition, increased rainfall and flooding can erode soils, weakening structural integrity and heightening vulnerability during earthquakes. Although the direct links between climate change and earthquakes are still under investigation, the environmental effects may impact the region's seismic risk.</p> <p>Climate change significantly impacts extreme heat by increasing the frequency and intensity of heatwaves. Rising global temperatures lead to longer and hotter summers, affecting residents and local infrastructure while heightening health risks, especially for vulnerable populations. Urban heat islands resulting from reduced vegetation and extensive pavement further amplify these effects.</p>	<p>can lead to changes in population density and attract new residents and businesses during the rebuilding process. The perception of the area as a safe place to live may shift, impacting long-term demographics, as some residents return to rebuild while others relocate permanently.</p> <p>By causing residents to relocate due to damaged homes or safety concerns. Some may move to areas perceived as safer or seek better job opportunities elsewhere. The economic impact and infrastructure damage can also make certain neighborhoods less desirable, leading to shifts in demographics and the socioeconomic landscape as new residents with different backgrounds move in.</p>	Increased
Extreme Cold	<p>Extreme cold can lead to health risks, such as frostbite and hypothermia, especially among vulnerable populations. Transportation may be disrupted</p>	<p>By increasing the intensity of winter storms. Warmer atmospheric temperatures allow for more moisture, resulting in heavier snowfall and potentially</p>	<p>By driving some residents to relocate to warmer areas. Harsh winters can hinder economic activities and deter new residents and businesses, influencing housing</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
	<p>due to icy conditions, affecting commutes and emergency services. Infrastructure is at risk, with water pipes potentially freezing and bursting, resulting in costly repairs. In addition, energy demands surge as residents rely on heating, straining the electrical grid and increasing utility costs. Cold temperatures can also impact local agriculture and wildlife.</p>	<p>lower temperatures during these events. In addition, fluctuations in weather patterns may disrupt seasonal cycles, leading to unpredictable periods of extreme cold mixed with warmer spells.</p>	<p>demand and the attractiveness of certain neighborhoods. This may disproportionately affect lower-income families, leading to changes in demographics and socioeconomic stratification in the community.</p>	
Flooding	<p>Damaging infrastructure, such as roads and utilities, disrupts transportation and essential services. Homes and businesses may experience costly water damage, causing potential displacement. Environmental effects include erosion and contamination of local waterways, impacting wildlife and recreation. Economically, flooding can result in lost income for businesses, increased insurance costs, and declining property values. Public health also may be compromised due to waterborne diseases and stress-related issues.</p>	<p>Higher temperatures increase the frequency and intensity of extreme weather events and alter precipitation patterns. They lead to more intense rainstorms and accelerated snowmelt from nearby mountains, raising water levels in rivers and streams. This combination raises the risk of flooding, especially in areas with inadequate drainage and urban development in flood-prone zones, heightening the potential for damage to homes and infrastructure.</p>	<p>Flooding can significantly alter population patterns by displacing residents from affected areas, leading them to seek shelter elsewhere. This may result in a population decline where flooding occurs, as individuals might hesitate to return due to ongoing risks or property damage. As neighborhoods become less desirable, people may migrate to safer areas, changing demographic trends and putting pressure on housing in those regions. Over time, these shifts can influence urban planning and development, as local governments address both flooding risks and changing population needs.</p>	Decreased
Landslide/ Slope Failure	<p>The town's steep terrain is vulnerable, especially during heavy rainfall or rapid snowmelt. Properties on slopes may suffer damage, resulting in</p>	<p>Climate change increases the risk of landslides through heavier rainfall and temperature fluctuations. Intense rain saturates soil, destabilizing</p>	<p>Landslides and slope failures can impact population patterns by making some areas unsafe, leading to displacement and lower property values. This prompts residents to</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
Radon	<p>displacement and economic losses. Transportation networks can be disrupted, complicating emergency responses. In addition, landslides can harm local ecosystems by displacing vegetation.</p> <p>Radon poses significant health risks, particularly lung cancer, as it can enter homes through foundation cracks. Many residents may not test for radon, making them unaware of dangerous levels. Increased awareness and public health initiatives are vital for protection, especially with regard to population growth. Incorporating radon-resistant construction in new developments also is essential for safety.</p>	<p>slopes, while freeze-thaw cycles weaken the ground. Changes in vegetation can also reduce stability, leading to a higher potential for landslides.</p> <p>Climate change can affect radon levels by altering soil temperatures and moisture conditions. Higher temperatures may increase radon emissions from the ground, while heavy rainfall can change groundwater and soil saturation, impacting radon migration into buildings.</p>	<p>move to safer regions, thereby increasing density in more stable areas. Concerns about future landslides may also deter newcomers from high-risk zones, shaping long-term demographic trends.</p> <p>Radon exposure can influence population patterns as increased health awareness may drive families to move away from areas with high radon levels. This shift could particularly affect vulnerable groups, changing demographics and demand in the housing market. Homes with lower radon levels may become more sought after, and public health campaigns can encourage community action, making previously undesirable areas more attractive once mitigation measures are implemented.</p>	Decreased
Heavy Rain	<p>Heavy rain can cause flash floods, particularly in low-lying areas, disrupting traffic and emergency services. It may also lead to soil erosion, infrastructure damage, and increased landslide risk in hilly regions. In addition, heavy rainfall can overwhelm waterways, resulting in water quality issues from runoff and impacting public safety, local businesses, and agriculture.</p>	<p>Climate change increases the frequency and intensity of heavy rain, as higher temperatures allow the atmosphere to hold more moisture. This leads to stronger storms, flash flooding, and overwhelmed drainage systems.</p>	<p>Heavy rain can shift population patterns by pushing residents out of flood-prone areas and attracting them to safer neighborhoods. Frequent flooding may lead to evacuations and economic disruptions, prompting relocations. Over time, ongoing heavy rains can affect housing demand and community stability, altering the town's population distribution.</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
High Wind	High winds can cause property damage to roofs and windows, topple trees and power lines, and lead to power outages. They pose hazards for pedestrians and drivers and can worsen air quality by stirring up dust and pollutants, affecting residents' health.	Climate change affects high winds by altering atmospheric patterns and increasing extreme weather events. Rising temperatures may lead to more substantial, unpredictable winds and more frequent thunderstorms, posing risks to infrastructure and air quality.	High winds can alter population patterns by making certain areas less desirable. Frequent damage may drive residents to safer neighborhoods, deter newcomers, and slow growth in affected regions.	Increased
Lightning	Lightning can have several impacts, primarily posing risks to public safety with the potential for injuries or fatalities. It can spark wildfires in nearby areas, threatening property and the environment. In addition, lightning strikes can damage infrastructure, leading to electrical surges that can cause power outages and service disruptions. This phenomenon also affects outdoor activities and tourism, while the economic burden includes increased insurance claims and repair costs.	Climate change increases temperatures and alters precipitation, leading to more intense thunderstorms and frequent lightning strikes. Urbanization can enhance this effect, posing risks to public safety and infrastructure.	Lightning can influence population patterns by causing property damage and wildfires, leading some residents to relocate. Areas with higher lightning activity may deter new residents, while safer locations could increase migration as people seek protection from severe weather.	Increased
Severe Winter Weather	Heavy snow or blizzards can disrupt transportation, hinder emergency services, and cause infrastructure damage, such as roof collapses. These conditions can lead to increased municipal costs for snow removal and have a substantial economic impact on businesses, particularly in retail and tourism. Power outages also	Climate change impacts heavy snow and blizzards by altering precipitation patterns. Higher temperatures can lead to more rain than snow, affecting snowpack levels—additionally, increased storm intensity results in heavier, more unpredictable snowfall.	Increased population equals an increased number of people needing to get to work and quicker snow removal. Heavy snow or blizzards can impact population patterns by influencing where people live and work. Transportation disruptions may lead residents to seek housing closer to jobs, increasing density in some	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
	<p>may occur, affecting heating during cold months.</p>		<p>areas while depopulating others. Families might also avoid regions with frequent heavy snowfall, shifting demand to milder areas. Over time, these trends can alter community demographics and economic activity, prompting adjustments in town planning and resource allocation.</p>	
Tornado	<p>Tornadoes can cause serious damage to property and infrastructure, leading to injuries and economic challenges. Urban areas are especially vulnerable, complicating emergency responses and disrupting essential services. The psychological impact can affect community well-being, potentially leading to changes in demographics and land use as residents seek safer locations.</p>	<p>Climate change may increase the frequency and intensity of tornadoes. Higher temperatures lead to more moisture in the air, creating conditions for severe thunderstorms. Changes in wind patterns and precipitation can also heighten tornado risks, resulting in more destructive storms and greater threats to infrastructure and communities.</p>	<p>Tornadoes can influence population patterns by prompting residents to move to safer areas after damage occurs. This can decrease density in affected neighborhoods while increasing demand for housing in safer regions. New residents may also move in for recovery opportunities, altering demographics. Over time, repeated tornado threats might push long-term residents to areas with better disaster preparedness, reshaping the town's population distribution.</p>	<p>Increased</p>
Wildfire	<p>Wildfires pose serious risks, including habitat damage, degraded air quality, and health issues for vulnerable populations. They can also lead to economic losses, property damage, and increased erosion that affects water quality.</p>	<p>By raising temperatures and creating drier conditions, prolonged droughts lead to more dry vegetation, which serves as fuel for fires. Erratic seasons extend the growing period, while more lightning strikes can ignite wildfires. These factors heighten the threat to ecosystems and community safety.</p>	<p>Displaced individuals often seek safer areas, shifting demographics, while declining property values might deter newcomers. Conversely, some may be drawn to rebuilding efforts, impacting long-term growth and community dynamics.</p>	<p>Increased</p>
Dam Failure	<p>Dam failure could lead to severe flooding, damaging homes and infrastructure, isolating</p>	<p>Climate change raises the risk of dam failure by causing heavier rainfall and rapid snowmelt.</p>	<p>Dam failure tornadoes can impact population patterns by displacing residents and altering</p>	<p>Increased</p>

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
	<p>communities, and hindering emergency responses. This may result in loss of life, especially among vulnerable groups, and trigger economic losses for local businesses and property values. Long-term effects could affect community stability and public health, while floodwaters may contaminate local waterways and disrupt ecosystems.</p>	<p>These changes can overwhelm dams and compromise their integrity, highlighting the need for urgent safety assessments and upgrades to protect communities downstream.</p>	<p>demographics. Evacuations can lead to an influx in safer areas, while the destruction may deter new residents and contribute to population decline. Fear of future disasters may prompt remaining individuals to relocate, changing the community's composition and affecting population density and economic activity.</p>	
Civil Disturbance	<p>Civil disturbances can result in economic losses for businesses, create social divisions, and increase tensions among community groups. They may overwhelm law enforcement, leading to fear and mistrust among residents. Essential services could be disrupted, affecting quality of life, while long-term impacts may include changes in community dynamics and public policy.</p>	<p>Climate change can increase civil disturbances by intensifying environmental stresses and social tensions. Rising temperatures may lead to droughts, wildfires, and poor air quality, particularly affecting vulnerable communities. Resource scarcity, especially water, can spark conflicts and protests. In addition, an influx of migrants from harder-hit areas may strain local resources, further escalating tensions. This cycle of unrest is driven by the impact of climate change on both the environment and community dynamics.</p>	<p>By encouraging residents to move for safety, leading to outflows and new arrivals. These events can reveal social issues, impacting community dynamics, employment, and property values, ultimately reshaping demographics, and social cohesion.</p>	Increased
Cyberattack	<p>Cyber-attacks can disrupt critical infrastructure like power and water services, complicating emergency responses. Businesses may face financial losses from downtime and data breaches, eroding consumer</p>	<p>Possible attack on the industry, which is seen as producing large amounts of greenhouse gases and burning fossil fuels. Climate change can heighten cyberattack risk by increasing vulnerabilities during extreme</p>	<p>Cyber-attacks can change population patterns by eroding trust in essential services. Compromised systems may cause residents to leave due to safety concerns, while high-profile incidents can deter businesses, leading to job losses.</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
Hazardous Materials Incident (Transportation & Fixed Facility)	<p>The public sector's trust. The public sector's essential services, including law enforcement and public health, could be compromised, leading to fear and reduced community confidence.</p> <p>Hazardous materials incidents can severely impact public health, the environment, and the economy. Health risks include serious illnesses from exposure, while environmental damage may lead to soil and water contamination. Economically, incidents can cause property damage, lower property values, and disrupt businesses. The community also faces stress from evacuations and anxiety about safety.</p>	<p>weather. Disruptions like power outages offer cybercriminals opportunities, but focusing on emergency responses can weaken cybersecurity measures. As organizations adopt new technologies to cope with climate impacts, they may unintentionally introduce additional vulnerabilities.</p> <p>Climate change elevates the risk of hazardous materials incidents by increasing extreme weather events like heavy rain and wildfires. These events can breach storage tanks and heighten material volatility. Vulnerable infrastructure can lead to more spills or accidents, while climate shifts may also introduce new challenges for managing hazardous substances and public health.</p>	<p>This perception of vulnerability may also make the town less appealing to newcomers, resulting in demographic shifts and affecting local development.</p> <p>By causing evacuations and temporary declines in density. In the long run, unsafe areas may deter new residents, affecting growth and diversity. In addition, negative perceptions can lower property values and economic prospects, leading families to relocate, which impacts local demographics.</p>	Increased
Public Health Epidemic/Pandemic	<p>Epidemics and pandemics can disrupt healthcare by overwhelming facilities and leading to resource shortages, diminishing care for all patients. Economic impacts may include business closures and job losses, particularly in hospitality and retail. The strain on public health services can affect routine care, while mental health issues may arise due to isolation and</p>	<p>By increasing the spread of vector-borne diseases and raising the risk of waterborne illnesses due to flooding or drought. Worsening air quality can also exacerbate respiratory conditions like asthma, especially in vulnerable populations.</p>	<p>By prompting migration for safety and better healthcare. Vulnerable groups may move to areas with improved services, while economic instability can drive people to seek new employment opportunities. In addition, restrictions like quarantine measures can limit movement and social interactions, reshaping the community's demographics and impacting local economies.</p>	Increased

Type of Hazard Event	Description of Potential Impacts	Effects of Climate Change	Changes in Population Patterns	Overall Vulnerability
Terrorism	<p>uncertainty. Shifts to remote learning can hinder student development, and vulnerable populations face heightened risks. The erosion of public trust in health authorities might reduce compliance with guidelines.</p> <p>Terrorism incidents can have significant impacts, including loss of life and emotional trauma for the community. Economically, they disrupt local businesses and tourism while creating fear and anxiety that affect social cohesion. Emergency services might be overwhelmed, requiring additional support, and increased security measures can alter daily life and raise concerns about civil liberties. Damage to critical infrastructure necessitates long-term repairs, and such incidents may deepen social divisions and prompt changes in security policies, highlighting the need for effective preparedness and response strategies.</p>	<p>Terroristic activity is sometimes centered around climate change. Climate change impacts terrorism incidents by creating conditions of resource scarcity and social unrest. Increased competition for essential resources like water can fuel tensions, making communities more vulnerable to extremist ideologies. Extreme weather events may disrupt social order and infrastructure, offering terrorist groups opportunities to exploit crises. In addition, climate-driven population displacement can heighten tensions in receiving areas, raising the risk of domestic terrorism. Law enforcement's focus on climate-related challenges can also limit its capacity to address terrorism threats. Ultimately, while climate change may not directly cause terrorism, its effects can create an environment conducive to extremist activities.</p>	<p>Terrorism incidents can alter population patterns by instilling fear and prompting residents to relocate to perceived safer areas, resulting in declines in property values. Some neighborhoods may see an outflow of residents, while others could experience an influx of people seeking refuge from violence. In addition, increased security measures may deter businesses and residents from certain locations, leading to long-term changes in population density and urban development patterns.</p>	<p>Increased</p>

Additional Public Involvement

The town of Brighton provided several opportunities for public participation. Figure 2 displays examples of public outreach.

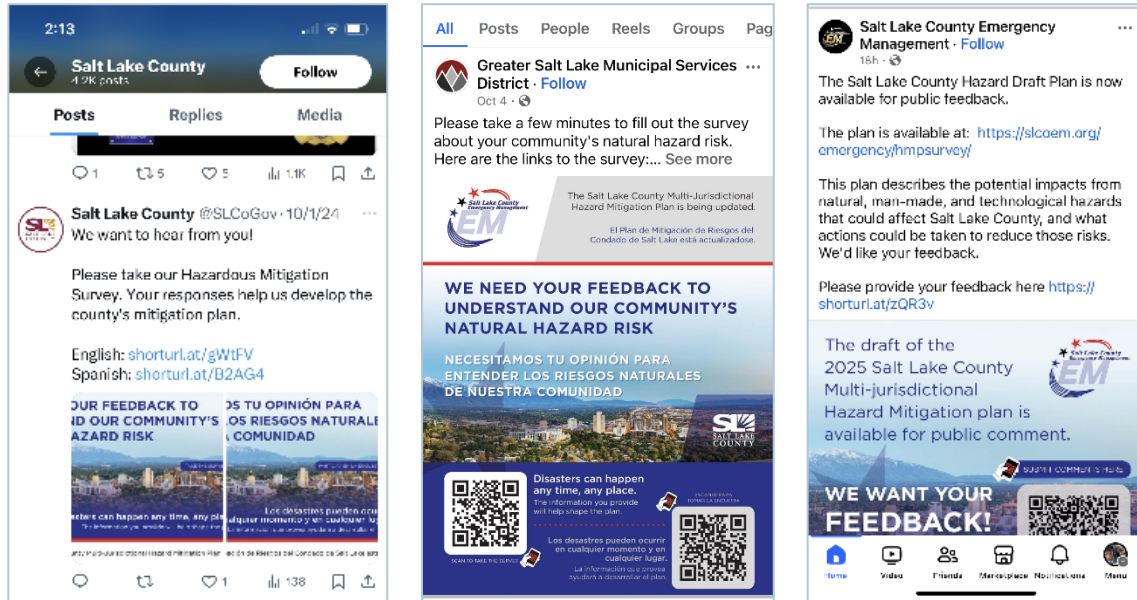


Figure 2: Social Media Posts for the Hazard Mitigation Survey (SLCo – left; MSD – middle), and the Draft Plan Review (SLCo EM – right)

Plan Integration

Incorporating the underlying principles of the Hazard Mitigation Plan and its recommendations into other plans is a highly effective and low-cost way to expand their influence. All plan participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and public service. This plan builds on the momentum developed through previous and related planning efforts and mitigation programs, and it recommends implementing actions where possible through these other program mechanisms. These existing mechanisms include the following:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

Respective planning stakeholders will conduct implementation and incorporation into existing planning mechanisms and will be done through the routine actions of:

- Monitoring other planning/program agendas
- Attending other planning/program meetings

- Participating in other planning processes; and
- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this plan will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Regular efforts should be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into planning updates. Table 10 lists existing planning mechanisms in which the Hazard Mitigation Plan has been integrated. Table 11 lists the opportunities for integrating elements of this plan into other plans

Table 10: Integration of Previous Plans by the Town of Brighton

Plan	Description
Community Wildfire Protection Plan	Includes goals to protect lives, structures, and watershed, and reduce wildfire intensity and duration and identifies mitigation actions.
Town of Brighton General Plan	Long-range planning guide for the town to address future growth and development. Addresses mitigation for wildfire, protection of waterways, avalanche, climate change and invasive species, transportation, and funding strategies for mitigation. Could be expanded to incorporate other hazards.

Table 11: Opportunities for Integration with Future Plans of the Town of Brighton

Plan	Description
Comprehensive Emergency Management Plan	Framework to prepare for, mitigate, respond to, and recover from the impact of hazards.
Salt Lake City Public Utilities Comprehensive Watershed Management Plan	Guiding document to protect canyon sources of drinking water from pollution.
Continuity Plan for Town of Brighton	Ensures the town is capable of conducting its daily operations under all threats and conditions.
Town of Brighton General Plan	Long-range planning guide for the town to address future growth and development. Addresses mitigation for wildfire, protection of waterways, avalanche, climate change, and invasive species but could incorporate other hazards.
Utah Wildlife Action Plan	Plan for managing native wildlife species and habitat.

Capability Assessment

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or could help carry out hazard mitigation activities.

Planning and Regulatory Capabilities

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

Table 12: Assessment of the Planning Capabilities of the Town of Brighton⁴

Plan	Does it address hazards? (Y/N)	How can it be used to implement mitigation actions?	When was the last update? When is the next update?
General Plan	Y	Could align mitigation actions with overarching general plan goals	Adopted November 2022.
Capital Improvement Plan	Y	Could be used to identify funding sources for mitigation actions and determine prioritization of projects	MSD Strategic Plan 2024
Climate Change Adaptation Plan	N	Could be used to develop mitigation actions through a climate-sensitive perspective	N/A
Community Wildfire Protection Plan	Y – the current MSD plan has wildfire in it.	Could be used to develop wildfire-specific mitigation actions	2023
Economic Development Plan	N	Could be used to guide funding sources and responsible agencies for mitigation actions	N/A
Land Use Plan	Y	Could be used to guide mitigation actions related to land development and building codes	Town of Brighton General Plan 2022
Local Emergency Operations Plan	Y	Could be used to outline responsible agencies for mitigation actions	2024 MSD Comprehensive Emergency Management Plan
Stormwater Management Plan	N	Could be used to determine flooding-specific mitigation actions and their funding sources	2020 MSD Stormwater Management Plan
Transportation Plan	Y – Big Cottonwood Canyon Mobility Action Plan	Could guide the development of mitigation actions	2024
Substantial Damage Plan	N	Could be used for mitigation actions	N/A

⁴ MSD = Municipal Services District.

Plan	Does it address hazards? (Y/N)	How can it be used to implement mitigation actions?	When was the last update? When is the next update?
		related to debris management	
Other? (Describe)	Y – Community Wildfire Preparedness Plan (CWPP)	Could improve mitigation actions related to wildfire	N/A

Table 13: Assessment of the Regulations and Ordinances of the Town of Brighton⁵

Regulation/ Ordinance	Does it effectively reduce hazard impacts?	Is it adequately administered and enforced?	When was the last update? When is the next update?
Building Code	Y – Town of Brighton Title 19 Building codes ensure that structures are built to standard and brought up to code when remodeling occurs. The town has adopted the current state version of the International Building Code (IBC 2021) and International Residential Code (IRC 2021) as amended.	Y	2025
Flood Insurance Rate Maps	Y – Unified Fire Authority	Y	2009
Floodplain Ordinance	N	Y	2024
Subdivision Ordinance	Y – FCOZ	Y	2024
Zoning Ordinance	Y – FCOZ	Y	2024
Natural Hazard-Specific Ordinance (Stormwater, Steep Slope, Wildfire)	Y – Wildfire risk, steep slope ordinance. Town Regulation, Forest Service, Salt Lake City Public Utilities	Y	2022
Acquisition of Land for Open Space and Public Recreation Use	Unknown	Y	2024
Prohibition of Building in At-Risk Areas	Y – FCOZ	Y	2024
Other? (Describe)	Unknown	N/A	N/A

Administrative and Technical Capabilities

Administrative and technical capabilities include staff and their skills. They also include tools that can help carry out mitigation actions.

⁵ FCOZ = Foothills and Canyons Overlay Zone.

Table 14: Assessment of the Administrative Capabilities of the Town of Brighton⁶

Administrative Capability	In Place? (Y/N)	Is staffing adequate?	Are staff trained on hazards and mitigation?	Is coordination between agencies and staff effective?
Chief Building Official	Y	Y	Y	Y
Civil Engineer	MSD	Y	Y	Y
Community Planner	MSD	Y	Y	Y
Emergency Manager	Y	Y	Y	Y
Floodplain Administrator	MSD	Y	Y	Y
Geographic Information System (GIS) Coordinator	N – MSD	Y	Y	Y
Planning Commission	Y	Y	Y	Y
Fire Safe Council	N – UFA provides fire service	N/A	N/A	N/A
CERT (Community Emergency Response Team)	N	N/A	N/A	N/A
Active VOAD (Voluntary Agencies Active in Disasters)	N	N/A	N/A	N/A
Other? (Please describe.)				

Table 15: Assessment of the Technical Capabilities of the Town of Brighton⁷

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
Mitigation Grant Writing	MSD	Identified at-risk areas in Brighton	Can be used to fund projects related to mitigation
Hazard Data and Information	MSD	Used to prioritize projects and assess risk	Can be used to prioritize specific areas and provide data for grant applications
GIS	MSD	GIS has helped generate evacuation zones	GIS future projects will plot resources that are stored or will be staged

⁶ MSD = Municipal Services District, UFA = Unified Fire Authority.

⁷ MSD = Municipal Services District.

Technical Capability	In Place? (Y/N)	How has it been used to assess/mitigate risk in the past?	How can it be used to assess/mitigate risk in the future?
Mutual Aid Agreements	MSD	Used to partner with local agencies and jurisdictions for assistance	Can be used to foster better relationships with local agencies to complete mitigation work and account for projects over time
Other? (Please describe.)			

Financial Capabilities

Financial capabilities are the resources to fund mitigation actions. Talking about funding and financial capabilities is important to determine what kinds of projects are feasible, given their cost. Mitigation actions like outreach programs are lower cost and often use staff time and existing budgets. Other actions, such as earthquake retrofits, could require substantial funding from local, state, and federal partners. Partnerships, including those willing to donate land, supplies, in-kind matches, and cash, can be included.

Table 16: Assessment of the Financial Capabilities of the Town of Brighton

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
Capital Improvement Project Funding	Y – capital fund	Town building infrastructure improvements	Y	Y
General Funds	Y – town budget	Y – fuel reduction projects, infrastructure improvements	Y	Y
Hazard Mitigation Grant Program (HMGP/404)	N	N	Y	N
Building Resilient Infrastructure & Communities (BRIC)	N	N	Y	N
Flood Mitigation Assistance (FMA)	N	N	Y	N
Public Assistance Mitigation (PA Mitigation/406)	Unknown	N	Y	N
Community Development Block Grant (CDBG)	Y	N	Y	Y

Funding Resource	In Place? (Y/N)	Has it been used in the past and for what types of activities?	Could it be used to fund future mitigation actions?	Can it be used as the local cost match for a federal grant?
Natural Resources Conservation Services (NRCS) Programs	N	N, could be used	Y	N
U.S. Army Corps (USACE) Programs	N	N, could be used	Y	N
Property, Sales, Income, or Special Purpose Taxes	Y – sales (local, resort, highway/transit)	N, could be used	Y	Y
Stormwater Utility Fee	Y	Infrastructure improvements	Y	Y
Fees for Water, Sewer, Gas, or Electric Services	Y – special districts within Brighton have these.	Maintenance of systems	Y	Y
Impact Fees from New Development and Redevelopment	Y	Operational and maintenance costs	Y	Y
General Obligation or Special Purpose Bonds	Y	Operational costs and maintenance	Y	Y
Federal-funded Programs (Please describe)	Emergency Solutions Grant; HOME Investment Partnership	Yes – infrastructure improvements	Yes – support for shelters, property acquisition and development of housing	N
Private Sector or Nonprofit Programs	N	N, could be used	Y	Y
Other?	N/A	N/A	N/A	N/A

Education and Outreach Capabilities

Education and outreach capabilities are programs and methods that could communicate about and encourage risk reduction. These programs may be run by a participant or a community-based partner. Partners, especially those who work with underserved communities, can help identify additional education and outreach capabilities.

Table 17: Assessment of the Education and Outreach Capabilities of the Town of Brighton⁸

Education and Outreach Capability	In Place? (Y/N)	Does it currently incorporate hazard mitigation?	Could it be used to support mitigation in the future?
Community Newsletter(s)	Y	Y	Y
Hazard Awareness Campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, School Programs)	Y – Brighton is a Firewise Community, Chipper Days	Y	Y
Public Meetings/Events (Please describe.)	Y	Y	Y
Emergency Management Listserv	Y	Y	Y
Local News	Y		
Distributing Hard Copies of Notices (e.g., public libraries, door-to-door outreach)	Y	Y	Y
Insurance Disclosures/ Outreach	N	N/A	Y
Organizations that Represent, Advocate for, or Interact with Underserved and Vulnerable Communities (Please describe.)	Y	Y	Y
Social Media (Please describe.)	Y – Facebook	Y	Y
Other? (Please describe.)			

Opportunities to Expand and/or Improve Capabilities

Actions that can expand and improve existing authorities, plans, policies, and resources for mitigation include budgeting for mitigation actions, passing policies and procedures for mitigation actions, adopting and implementing stricter mitigation regulations, approving mitigation updates, and making additions to existing plans as new needs are recognized. Table 18 lists the opportunities for the town of Brighton.

Table 18: Opportunities to Expand or Improve the Capabilities of the Town of Brighton

Capability	Opportunity to Expand and/or Improve
Planning and Regulations	Improvement of local knowledge and capabilities will occur with encourage of ongoing exploration and review of unknowns in the context of planning and regulations. A culture of continuous learning and capacity building among local officials, planners, and community members will occur.
Administrative and Technical	Several opportunities for improvement and expansion can be considered. For the Chief Building Official, it is essential to conduct a thorough staffing assessment to determine if the current levels are adequate. In addition, providing specialized training on hazards and mitigation strategies and enhancing coordination through regular interagency meetings would be beneficial. For the Civil Engineer, evaluating the current workload and staffing needs is crucial. Offering targeted training programs focused on hazard identification and mitigation techniques and enhancing

⁸ MSD = Municipal Services District, UFA = Unified Fire Authority.

Capability	Opportunity to Expand and/or Improve
	<p>coordination through collaborative projects could improve capabilities. The Community Planner’s effectiveness can be boosted by assessing staffing adequacy, implementing continuous professional development programs on hazard and mitigation planning, and fostering better interagency coordination through joint task forces or working groups.</p> <p>For the Emergency Manager, reviewing staffing levels, ensuring that staff are trained in the latest hazard mitigation practices, and creating a centralized communication system to streamline coordination are key steps. The Floodplain Administrator’s capabilities can be enhanced by performing a staffing review, introducing training modules covering flood hazards and mitigation measures, and organizing inter-departmental workshops to improve coordination. Hiring or training staff to manage GIS functions effectively, facilitating training sessions on GIS tools, and establishing clear protocols and regular meetings for improved coordination can strengthen the capabilities of the GIS Coordinator role.</p>
Financial	<p>Several opportunities for improvement and expansion can be considered. It is essential to conduct a comprehensive assessment to identify existing funding resources and their past use. This assessment will provide a clear understanding of which resources have been used for specific activities and can fund future mitigation actions.</p>
Education and Outreach	<p>Several opportunities for improvement and expansion. First, it is essential to conduct an in-depth assessment of current insurance disclosures and outreach practices to understand the integration of hazard mitigation information. Collaborating with insurance companies, including mitigation-related content in their communications to policyholders, can increase awareness and preparedness.</p> <p>Next, identifying and engaging with organizations that represent, advocate for, or interact with underserved and vulnerable communities is crucial. Partnering with these organizations can help tailor hazard mitigation messages to the specific needs of these communities, ensuring that critical information reaches those most at risk. This collaboration can lead to the development of targeted outreach programs and initiatives that effectively address the unique challenges faced by these communities.</p> <p>For social media, a comprehensive strategy should be developed to leverage platforms such as Facebook. This strategy should include regularly updating content, engaging with the community through interactive posts, and using social media analytics to measure the effectiveness of outreach efforts. Expanding the use of social media to other platforms can also increase the reach and impact of hazard mitigation messages.</p>

Mitigation Strategy

Mitigation strategies provide proactive measures that are designed to minimize the impacts of hazards on the town of Brighton. The Town of Brighton did not participate as a separate jurisdiction in the previous plan; therefore, no previous mitigation actions were available. Table 19 shows mitigation action alternatives, and Table 21 is the 2025 mitigation action plan for the town of Brighton.

Table 19: Mitigation Action Alternatives for the Town of Brighton

Action	Type of Action	Selected for inclusion in the plan?	If not selected, why not?
Public education	Education and Awareness Programs	Public education	
Severe weather that shuts down roads/ access for residents	Natural Systems Protection	Severe weather that shuts down roads/ access for residents	
Brighton Bridge Improvements	Structure and Infrastructure Projects.	Brighton Bridge Improvements	

Table 20: Status of Prior Mitigation Actions of the Town of Brighton⁹

Action	Hazard(s)	Agency Lead	Support Agency(ies)	Status Update (if ongoing, explain)
Remove debris from the 14 miles of Big Cottonwood Creek to enhance the natural flow.	Flood (Riverine), Flooding (Urban/Flash Flooding), Severe Thunderstorm, Severe Winter Storm	Brighton	Neighboring jurisdictions, Salt Lake County	Ongoing. 2022 cleanup removed debris.
Install three (3) horn notification/ warning systems.	All hazards	Brighton	N/A	Implemented new notification system in 2021 using IPAWS. Action not carried forward to 2025 due to existing technology that is available for public notification during emergencies.
Bury powerline to decrease power outage potential and to mitigate the potential for wildfires.	All hazards	Brighton	Utilities	Ongoing. 35 miles of lines that will be placed underground.
Continue to participate in Firewise, including strict fire codes and programs within the fire department.	Wildfire	Brighton	UFA	Ongoing 35 miles of lines will be placed underground.
Trim trees to reduce potential to spark fires and decrease power outage potential.	All hazards, especially Wildfire	Brighton	UFA	Ongoing. UFA conducts information outreach on wildfire safety and home hardening for residents.

⁹ IPAWS = Integrated Public Alert and Warning System, Unified Fire Authority.

Table 21: 2025 Mitigation Action Plan for the Town of Brighton¹⁰

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
1	Enhance security at critical infrastructure locations to prevent potential for terrorist acts.	Terrorism	Town of Brighton EM	SLCo EM, UPD, UFA, MSD, SLCo IT, SLCo PW, SLCo Clerk's Office, Sheriff's Office	Increased security protocols (both in technology and policy) for staff/first responders, clear expectations/ understanding for local jurisdictions and the public	Low	Brighton General Fund, MSD general funds, SHSP grant, EOC grant	Short term	Medium	
2	Develop and implement public education programs on disaster awareness and mitigation.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	MSD, SLCo EM, UFA, UPD, Sheriff's Office, SLCo PW	Improved understanding of local resources, improve relationships with the public and stakeholders. Outlined plans/SOPs for digitally and in-person on topics such as how to complete non-structural retrofits on homes to reduce the risk of earthquakes and home weatherization for extreme cold/severe winter weather events.	Low	Brighton General Fund, SLCo EM budget, BRIC grant, HMGP	Short term	Medium	
3	Integrate WebEOC, Crisis Track, GIS, and other technological enhancements throughout the county.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	MSD, SLCo EM, UFA, UPD, SLCo PW, SLCo Health Department	Common operating platform for stakeholders, increased situational awareness, improved response time.	Medium	Brighton General Fund, SLCo EM Budget, UFA grant, BRIC grant, SHSP grant	Medium Term	Medium	Existing software that we just need to inform documentation/training on.
4	Enhance and continue to promote the implementation of CERT and SAFE Hubs.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	MSD, SLCo EM	Improved awareness of local resources	Medium	Brighton General Fund, SLCo EM budget, SHSP grant, BRIC grant	Short term	Medium	SAFE Hubs (previously S.A.F.E. Neighborhoods) is currently going through a rebrand with new public awareness campaign and information for all partners.
5	Establish an access registry and improve incorporation of those with access and functional needs in plans.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	MSD, SLCo EM, MSD, UFA, UPD, SLCo Sheriff's Office, SLCo Health Department	Improved situational awareness for the public and stakeholders, greater understanding of resources available for those with access and functional needs.	Low	Brighton General Fund, SLCo EM budget, MSD budget	Short term	High	The State of Utah's Access and Functional Needs Registry dissolved in early 2025. The town needs a way to account for those with access and functional needs, including incorporation into plans/SOPs.

¹⁰ ATF = Bureau of Alcohol, Tobacco, Firearms and Explosives, CWPP = Community Wildfire Protection Plan, DHS = Department of Homeland Security, FBI = Federal Bureau of Investigation, FMA = Flood Mitigation Assistance, GIS = Geographic Information System, HHPD = High Hazard Potential Dams, LEPC = Local Emergency Planning Committee, MSD = Municipal Services District, NWS = National Weather Service, SIAC = Statewide Information and Analysis Center, SLCo EM = Salt Lake County Emergency Management, SLCo IT = Salt Lake County Information Technology, SLCo PW = Salt Lake County Public Works, SOP = Standard Operating Procedure, UDOT = Utah Department of Transportation, UFA = Unified Fire Authority, UPD = Unified Police Department.

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
6	Construct snow sheds for avalanche mitigation in Big Cottonwood Canyon.	Avalanche	UDOT	Town of Brighton EM, SLCo EM, MSD, UFA, UPD, SLCo Sheriff's Office	Diminish road closure time, preserve life and safety from avalanches (personal injuries, car/infrastructure damage, safety of first responders and UDOT staff)	High	UDOT Operational Budget, Brighton Capital Improvement Fund, MSD Capital Improvement Funds, HMGP	Long term	Medium	
7	Bring deficient high hazard dams up to current industry standards.	Dam Failure	Dam owners	Town of Brighton EM, SLCo EM, MSD, SLCo PW	Life and safety (personal injuries, safety of first responders), damage to critical infrastructure	High	SLCo General Fund, Dam owner budgets, or general funds, Salt Lake City Public Utilities Capital Improvement Fund, Brighton Capital Improvement Fund, HHPD	Long term	High	
8	Procure generators and transfer switches for public facilities and critical facilities.	Extreme Heat, Extreme Cold	Town of Brighton EM	MSD, SLCo EM, SLCo Parks and Recreation, school districts.	Provide backup generators for cooling centers and code blue centers. Accurate inventory of what the county has to provide to other agencies or jurisdictions as needed.	Medium	Brighton General Fund, SLCo General Fund, MSD General Fund, HMGP, BRIC grant	Long term	Medium	
9	Increase the size of culverts and bridges.	Flooding	MSD	SLCo EM, SLCo PW, UDOT	Allow for larger runoff during the spring melt season, reduce the amount of debris buildup.	Medium	SLCo PW Capital Projects Fund, UDOT operational budget, MSD Capital Improvement Funds, Surface Transportation Block Grant, Federal Sewer Overflow and Stormwater Grant		Medium	
10	Coordinate with SLCo EM to understand and procure FMA grants.	Flooding	Town of Brighton EM	SLCo EM, SLCo PW, MSD	Improved understanding of grants available and how money can be used for mitigation efforts.	Low	SLCo EM General Fund, Brighton General Fund, MSD General Fund, FMA	Medium term	Medium	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
11	Develop an enhanced emergency notification communication system for the county.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	SLCo EM, MSD, UFA, UPD, UDOT	Early notification of impending wildfire to decrease loss of life. Improved relationships with the public and stakeholders. Faster delivery of information with templates/plans ready to go.	High	SLCo EM General Fund, MSD General Fund, Brighton General Fund	Short term	Medium	
12	Promote the Firewise Initiative and regularly review/update the Community Wildfire Protection Plans (CWPP) for at-risk communities.	Wildfire	UFA	SLCo EM, MSD, Town of Brighton EM	Increased awareness of plans (for the public and stakeholders), improved eligibility for grants/other funding sources, and regular review of CWPP.	Low	UFA budget, SLCo EM General Fund, MSD General Fund, Brighton General Fund	Short term	Medium	
13	Conduct public awareness campaign on Tier 2 reporting software for chemical reporting.	Hazardous Materials Incident	UFA	SLCo EM, MSD, UPD, Town of Brighton EM, LEPC	Improved understanding of Tier 2 reporting and how local agencies/jurisdictions can find and submit information. A common operating platform for hazardous materials reporting.	Low	SLCo EM General Fund, MSD General Fund, Brighton General Fund, UFA budget, SHSP grant, BRIC grant, HMGP	Long term	Medium	
14	Enact countywide regulations and codes for development to reduce landslide and slope failure damage to critical infrastructure and buildings.	Landslide and Slope Failure	MSD Planning and Zoning	SLCo EM, UFA, MSD, Town of Brighton Administration	Reduce the likelihood of landslides and critical infrastructure/building damage. Ensure that future development is up to code and follows policy to avoid repetitive loss properties.	Low	MSD General Fund, Brighton General Fund	Long term	Medium	
15	Leverage WebEOC and GIS to track the spread of contagious disease.	Public Health Epidemic/Pandemic	Town of Brighton EM	SLCo EM, UFA, MSD, UPD, SLCo Sheriff's Office, Town of Brighton EM, SLCo Health Department	Use GIS and WebEOC software to maintain situational awareness and track illnesses throughout the county.	Low	SLCo EM General Fund, MSD General Fund, Brighton General Fund, SLCo Health Department (SLCo General Fund), HMGP, BRIC grant, SHSP grant	Short term	Medium	This is software that the town already has. Documentation and training need to be improved.

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
16	Create public awareness campaigns and public education programs on radon risks and provide home testing for radon.	Radon	Town of Brighton EM	SLCo EM, MSD, SLCo Aging and Adult Services, SLCo Health Department	Decrease radon-caused cancer deaths. Increase engagement/understanding with the public about what SLCo can do or help with.	Low	SLCo EM General Fund, MSD General Fund, Brighton General Fund, BRIC grant	Short term	Low	
17	Develop a road resurfacing project, including permeable pavement for areas with rain-based flooding.	Heavy Rain	MSD	UDOT, SLCo EM, Town of Brighton EM, SLCo Public Works	Reduce pollutants discharged in runoff, reduce maintenance time/costs on roads, improve traction on roads.	Medium	SLCo Public Works Capital Projects Fund, UDOT operational budget, MSD Capital Improvement Funds, Surface Transportation Block Grant, Federal Sewer Overflow and Stormwater grant, Brighton and SLCo EM general funds	Long term	Low	
18	Create a public education program for property owners to learn about tree maintenance and high-strength windows.	High Wind	Town of Brighton EM	SLCo EM, SLCo Aging and Adult Services, UFA, MSD	Reduce damage during high wind events to critical infrastructure. Prevent personal injuries (people driving on roads or walking in neighborhoods). Improve relationships with stakeholders and the public.	Low	SLCo EM General Fund, SLCo General Fund, MSD General Fund, Brighton General Fund, General Fund,	Short term	Low	
19	Develop a severe winter weather mitigation program to maintain access to primary roadways and evacuation routes.	Severe Winter Weather – Heavy Snow, Blizzard, Extreme Cold	Town of Brighton EM	SLCo EM, MSD, UDOT, NWS, UPD, SLCo Sheriff's Office	Emergency services like police, fire, and paramedics can use roads to provide their services.	Low	MSD General Fund, SLCo EM and Town of Brighton General Funds	Short term	High	A severe winter storm with heavy snowfall requires operators and equipment to clear roads and streets for public and emergency vehicle access. The primary effort will be to keep the roads open by clearing snow.
20	Conduct a public awareness campaign about lightning safety.	Lightning	Town of Brighton EM	SLCo EM, SLCo Parks and Recreation, UFA, SLCo PW, MSD	Lightning strike awareness for the public	Low	MSD General Fund, SLCo EM and Town of Brighton General Funds	Short term	Low	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
21	Improve outreach for "See Something, Say Something" QR code to deter terrorist acts.	Terrorism (including Cyberattack)	Town of Brighton EM	SLCo EM, UPD, UFA, MSD, Town of Brighton EM, SLCo IT	Ensure that residents and local agencies/jurisdictions are aware of local intelligence resources and ways in which they can report suspicious activity. Encourage QR code use/outreach at special events throughout the county.	Low	MSD General Fund, SLCo EM and Town of Brighton General Fund, SHSP grant	Short term	Medium	
22	Participated in the countywide intelligence group/division to monitor and analyze threats before an incident occurs.	Terrorism (including Cyberattack)	Town of Brighton EM	SLCo EM, SLCo Sheriff's Office, SIAC, DHS, ATF, FBI		Medium	MSD General Fund, SLCo EM and Town of Brighton, SHSP grant, General Funds, SHSP grant	Short term	Medium	This would be a core group of stakeholders that meet on a regular basis to share and collaborate on intelligence data.
23	Review critical infrastructure facilities to ensure that building materials are up to code and are tornado resistant.	Tornado	MSD	Town of Brighton EM, SLCo EM	Ensure that critical infrastructure facilities are operational/functional in the event of a disaster. Preserve life and safety.	Low	MSD General Fund, SLCo EM and Town of Brighton General Funds, SHSP grant	Short term	Low	
24	Enhance interoperable radio communications systems throughout the county.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Town of Brighton EM	SLCo EM, UFA, UPD, Sheriff's Office	Improved communication between different agencies, common operating platform.	Medium	MSD General Fund, SLCo EM and Town of Brighton General Funds, SHSP grant	Short term	Medium	
25	Develop a countywide single source of information sharing/gathering for intelligence.	Civil Disturbance, Terrorism	Town of Brighton EM	SLCo EM, SLCo Sheriff's Office, SIAC	Improved coordination between local agencies/jurisdictions.	Medium	MSD General Fund, SLCo EM and Town of Brighton General Funds, SHSP grant	Short term	Medium	Have one common operating platform to be used by all agencies in Salt Lake County to collect suspicious activity reports. Develop a public awareness campaign to educate the public on how and what to report.
26	Install xeriscaping on government-owned buildings to combat drought conditions and conserve water.	Drought	Town of Brighton EM	MSD, SLCo EM, UDOT	Decrease the cost of landscape irrigation, decrease water use	Medium	MSD General Fund, SLCo EM and Town of Brighton General Funds	Short term	Low	

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
27	Improve communication to the public and stakeholders on resources available when Code Blue is in effect during severe winter weather.	Severe Winter Weather	Town of Brighton EM	SLCo EM, MSD, SLCo Office of Homeless and Criminal Justice Reform	Prevents further damage to critical infrastructure, ensures that homeless individuals have warming resources available, offloads some of the pressure on local homeless resource providers with standard protocols to follow with Code Blue.	Low	MSD General Fund, Town of Brighton General Fund, SLCo EM General Fund	Short term	Low	
28	The town would like to increase its monitoring of earthquake/seismic movement through strategic sensor placement.	Earthquake	Town of Brighton EM	MSD, SLCo EM	Sensor equipment can help forewarn the public and scientists in advance of ground shifting and seismic activity which could save lives.	High	Town of Brighton General Fund, BRIC grant, HMGF grant, MSD general funds	Medium term	Medium	
29	Increase shelters to accommodate for extreme cold conditions that affect the public.	Extreme Cold	Town of Brighton EM	SLCo EM, MSD	Shelters are instrumental in saving lives during extreme cold events for individuals that do not have permanent housing, or individuals whose heat is not working.	High	Town of Brighton General Fund, SLCo EM General Fund, MSD General Fund	Medium term	High	
30	Remove debris from the 14 miles of Big Cottonwood Creek to enhance the natural flow.	Flooding, Severe Thunderstorm, Severe Winter Storm	MSD	SLCo EM, UDOT, Town of Brighton EM	Natural flow helps reduce the risk of potential flooding. Some areas have been completed but may need a repeat effort.	Low	MSD General Fund, Town of Brighton General Fund	Short term	Medium	Ongoing. 2022 cleanup removed debris.
31	Bury power lines to decrease power outage potential and mitigate the potential for wildfires.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Rocky Mountain Power	Town of Brighton Administration, MSD, SLCo EM, UDOT	Reduces risk of power lines and other utility damage during high wind events. Reduces risk of sparking fires and power outages.	High	Town of Brighton General Fund, MSD General Fund, RMP budget	Long term	Medium	Ongoing. Thirty-five miles of lines that will be placed underground.
32	Continue to participate in Firewise, including strict fire codes and programs within UFA.	Wildfire	UFA	Town of Brighton EM, SLCo EM	Reduces risk of loss of life and property damage from wildfires. Requires ongoing activity.	Low	UFA Budget, Brighton General Fund, MSD General Fund, WUJPPM grant, CWDG	Ongoing	Medium	Ongoing.

#	Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Timeframe	Priority	Comments
33	Trim trees to reduce the potential to spark fires and decrease power outage potential.	Avalanche, Civil Disturbance, Dam Failure, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide, Lightning, Public Health Epidemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	UFA	Town of Brighton EM, SLCo EM, Rocky Mountain Power	Reduces risk of power line and other utility damage during high wind events. Reduces risk of sparking fires and power outages.	Medium	UFA Budget, Brighton General Fund, MSD General Fund, WUJPPM grant, CWDG, RMP budget	Short term	Medium	Ongoing. UFA has regular chipper days and completes home assessments with homeowners.
34	Enhance the spillway capacity of the Lake Mary-Phoebe Dam structure.	Dam Failure	Salt Lake City Corporation	SLCo EM, Utah Division of Water Rights Dam Safety Section, Town of Brighton Administration	Upgrade spillway capacity to manage extreme flood events, as suggested in the dam safety inspection and construction reports and reduce potential losses from failure.	High	HHPD Grant, HMGP Grant, Town of Brighton capital improvement funds, SLCo Corporation capital improvement funds	Short term	Medium	
35	Implement seepage control measures for Lake Mary-Phoebe Dam.	Dam Failure	Salt Lake City Corporation	SLCo EM, Utah Division of Water Rights Dam Safety Section, Town of Brighton Administration	Implement pressure grouting to reduce seepage, as outlined in the Lake Mary-Phoebe Dam inspection and annual reports.	Medium	HHPD Grant, SLCo Corporation capital improvement funds, MSD capital improvement funds, Brighton capital improvement funds, HMGP	Short term	High	
36	Rehabilitate or complete other safety projects for high hazard potential dams (HHPDs) based on dam safety reports or risk studies.	Dam Failure	Salt Lake City Corporation	SLCo EM, Town of Brighton Administration, Utah Division of Water Rights Dam Safety Section,	Reduce potential losses from failure of HHPDs.	High	HHPD Grant, HMGP Grant, SLCo Corporation capital improvement funds, MSD capital improvement funds, Brighton capital improvement funds	Long term	High	New

**TOWN OF BRIGHTON
STAFF REPORT**

To: Mayor and Town Council

From: Polly McLean, Town Attorney

Date: March 2, 2026

Re: Proposed Updates Allow Certain Home Businesses To Qualify For The Affordable Housing Grants (Turns For Tenants/Lease For Locals)

Background

The Town received a request to apply the affordable housing grant to workers of a home based business which physically serve the Brighton community. Staff and a council member reviewed the purpose of the program and is recommending these updates. The revisions are to allow for certain home based businesses that meet the purpose of the program. The changes would apply both programs.

Summary of Redlined Changes

- Purpose Statement: Clarifies that the program is intended to reduce vehicle traffic by encouraging rentals to individuals who must be physically present in Brighton for at least 20 hours per week to perform employment duties.
- Clarifies that the program is only for those who have to be physically present in the Town.
- Allows for qualification of certain home based businesses specifically Local Service Home-Based Business (LSHBB). Adds a new category defining qualifying local service home-based work, including verification requirements such as weekly hour reporting and notarized affidavits to support eligibility determinations.

IV. Definitions and Intent of Program

1.. Purpose:

To reduce vehicle traffic in the canyon by encouraging renting to tenants who must be present in Brighton for more than 20 hours a week in order to perform their duties.

Definitions:

A-2. Qualifying Tenants:

a. A child or children (under 18 years old) in the household can be considered as one additional qualifying tenant (even if there is more than one child).

b. A qualifying tenant(s) employee may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) or the significant other or a member in the household of the owner.

c. Qualified tenant shall be an employee who must be physically present within the Town of Brighton and works at least 20 hours per week for an employer located within the Town of Brighton. While tenant adults not working locally can live at properties participating in the program, only locally employed adults count towards the grant received by the property owner.

B3. Employee

a. An employee of a business located in the Town of Brighton. (proof of employment will be required) who works at least 20 hours per week.

b. The following do not qualify as employees:

i. Home businesses except workers of Local Service Home Based Business as defined below.

ii. Remote workers

iii. Workers who work less than 20 hours per week for a business in the Town of Brighton.

4. Local Service Home Based Business (LSHBB)

a. A home based business where the work physically takes place outside the home but within the Brighton Town limits and serves the Brighton community.

b. Workers must physically work outside the home and within the town limits for 20 hours or more a week.

c. The owner shall email the Town Clerk with the weekly hours. Workers only qualify for the weeks when they work 20 hours or more a week.

d. A worker of LSHBB shall submit a notarized affidavit from the Owner that confirms that the hours submitted are correct. The Owner of the LSHBB Business is eligible to qualify for this program if they meet the criteria above.

TOWN OF BRIGHTON STAFF REPORT

To: Mayor and Town Council
From: Polly McLean, Town Attorney
Date: March 2, 2026
Re: Updates to Procurement and Purchasing Policy and conversion to an Ordinance.

Background

On January 6, 2020, the Brighton Town Council adopted **Resolution 20-5**, establishing the Town's procurement policy. Staff is recommending the Council supersede Resolution 20-5 by adopting these rules as a municipal ordinance, codified as Title 3, Chapter 75 of the Brighton Municipal Code. Codification gives them more gravitas and makes them easier to publicly access

Key Changes from Resolution 20-5

- **Revised thresholds.**
 - Purchases \$5,000 or less: Mayor approval only (prior \$2,500 sub-threshold eliminated).
 - Purchases \$5,000–\$30,000: two independent price quotes required.
 - Purchases over \$30,000: formal Invitation for Bids or RFP (raised from prior \$5,000 threshold).
- **Council approval formalized.** New explicit requirement for Council approval on all contracts or purchases exceeding \$30,000
- **Newspaper notice removed.** Resolution 20-5 required publication in a newspaper of general circulation. The ordinance replaces this with posting on the Town website and Utah Public Notice Website, consistent with current state practice.
- **Purchasing cards replace petty cash.** Resolution 20-5's petty cash section (\$25 limit, \$100 with mayoral variance) is removed and replaced with a new purchasing card framework covering authorization, spending limits, documentation, monthly reconciliation, and revocation.

Attachments

- Ordinance #2026-3-0-__ with Exhibit A (Chapter 3.75 – Procurement and Purchasing)
- Redlined of Procurement Policy adopted by Resolution 20-5 (January 6, 2020)

Procurement Policy Redline from Resolution 20-5

I. Scope.

A. This policy shall, except where otherwise noted, govern the acquisition of property services, supplies, equipment, and related contractual obligations.

B. No purchases shall be made and no encumbrances shall be incurred for the benefit of the Town except as provided in this policy.

C. No purchase shall be made and no encumbrance shall be incurred unless funds sufficient to cover the purchase or encumbrance have been budgeted and are available within the approved budget.

D. Notwithstanding the provisions above, whenever any purchase or encumbrance is made with state or federal funds and the applicable state or federal laws or regulations are in conflict with this policy to the extent that following the provisions of this policy would jeopardize the use of those state or federal funds, such conflicting provisions of this policy shall not apply and the Town officials making such purchases shall follow the procedure required by the state or federal laws or regulations.

II. Definitions.

Unless the context requires otherwise, the following terms shall have the following meanings:

A. "Encumbrance" means an obligation of the Town.

B. "Professional Services" means professional and other skilled services such as auditing, architecture, engineering, surveying, appraisals, legal service, or counseling, sought or obtained from sources other than regular Town employees.

C. "Nonprofessional Services" means services other than professional services.

D. "Supplies" shall mean any and all tangible articles or things, materials or equipment which shall be furnished to or used by any Town department or employee within the scope of his employment with the Town.

E. "Invitation for Bids" means solicitation (including soliciting documents) of competitive sealed bids for procurement of services, supplies and equipment. An invitation for bids should be used as determined by the Mayor when the Town is capable of specifically defining the scope of work for which the services, supplies and equipment are required or when the Town is capable of establishing precise specifications defining the actual commodity or group of commodities required.

F. "Request for Proposals" means solicitation (including soliciting documents) of competitive proposals for procurement of services, supplies and equipment. The request for proposals should be used as determined by the

Mayor when there may be a need for price and service negotiations, there may be a need for negotiations during the performance of a contract, whether the relative skill and expertise of the offer or needs to be evaluated, whether costs are secondary to the characteristics of the product or service sought (for example, in a work of art), and whether the conditions of the service, product or delivery conditions are unable to be sufficiently described in the invitation for bids or not suitable for an invitation for bids

III. Responsibility for budgetary compliance.

A. The Mayor shall require all Town expenditures to conform to budget and other requirements of the Uniform Fiscal Procedures Act for Utah ~~Cities~~Towns. Approval of a budget by the Council that includes an amount for acquisition of nonprofessional services, equipment, and supplies or building improvements or professional services constitutes authorization to acquire and to make payments for such, provided the nonprofessional services, equipment, and supplies, building improvements, or professional services are acquired as set forth in this chapter and payment request and checks that exceed \$5,000 have at least two authorized signatures.

B. Contracts or purchases exceeding \$30,000 shall require approval of the Town Council

IV. Acquisition of services and supplies, in the amount of ~~\$30,000~~~~\$5,000~~ or less.

A. Except as provided herein, whenever the total price of a contract for services or supplies is estimated to be ~~\$530,000~~ or less, the following procedures shall apply:

1. Where the amount to be paid by the Town is ~~\$2,500~~\$5,000 or less, a purchase order, service request, check request, or check may be approved by the Mayor.

2. Where the amount to be paid by the Town is greater than ~~\$2,500~~\$5,000, but ~~\$530,000~~ or less, at least two independent price quotes shall be obtained prior to such acquisition and a purchase order, service request, check request, or check must be approved by the Mayor.

3. For purposes of determining the amount to be paid for the purchase order or service request, a single purchase, or what would commonly be considered a single purchase, shall not be subdivided into component parts to avoid the authorization limits.

B. Approval of a contract for services or supplies by the Town includes authorization to make payment to the contractor or vendor in the amount of the original contract.

C. Change orders may be approved by the person in the amounts indicated provided the total contract price, including the change order, is within the original budget amount; provided, however, the Mayor shall provide a full and complete accounting and description to the Council for any change order or series of change orders with respect to a project that are \$5,000 or less.

V. Acquisition, services, and supplies in an amount of greater than \$530,000.

Commented [PM1]: Most Utah municipalities have a threshold of \$25-50K

Except as provided herein, whenever the total price of a contract for services or supplies is estimated to be greater than \$5,000 other than for professional services, an invitation for bids or a request for proposals shall be issued prior to acquisition and the following procedures shall apply:

A. The Mayor or his designee shall develop the appropriate plans and/or specifications for each such acquisition or project.

B. The Mayor or his designee shall cause notice of invitation of bids or responses to requests for proposals (including a general description of the items to be procured, the work to be done and the time and place for the opening of bids or proposals), published on the Town website ~~and, to be published in at least one newspaper of general circulation within the Town~~ and published on the Utah Public Notice Website ~~created by Utah Code Ann. Section 3M-1-701.~~

~~C. The Mayor or his designee may determine a non-refundable fee to be charged to each prospective bidder who desires a set of plans and/or specifications.~~

Commented [PM2]: This is an old requirement from the paper era

D. Bids or proposals shall be invited from vendors deemed to be appropriate and responsible.

E. Bids shall be sealed and delivered to the location or person designated by the bid notice before the time and date specified. At the appointed time, the Mayor or his appointee will open and read aloud all the bids ~~in a manner open to the public, with bid amounts recorded.~~

F. If the estimated cost of a building improvement or public works project exceeds the bid limit (all as defined in Utah Code Ann. Section 11-39-101, et seq.), the Town shall request bids as required in Utah Code Ann. Section 11-39-101, et seq. or its successor.

G. For purposes of determining the estimated total price of a contract for services or supplies, what would commonly be considered a single purchase shall not be subdivided into component parts to avoid authorization limits.

H. Approval of a contract for services or supplies includes authorization to make payment to the contractor or vendor in the amount of the original contract.

I. Change orders may be approved by the person in the amount indicated provided the total contract price, including change orders, is within the

original budget amount provided, however, the Mayor or his designee shall provide a full and complete accounting and description to the Council of any change orders that exceed \$5,000.

J. Notwithstanding the above, if the Mayor determines in writing, a copy of which shall be given to the Council at the next regular Council meeting, that the method described above is either not practical or not advantageous to the Town, a contract may be entered into as provided in Utah Code Ann. § 63G-6a-101 et seq., Utah Procurement Code.

K. Notwithstanding the above, the Mayor may (i) purchase services or supplies from the vendor who has submitted the lowest bid price for such items to the State of Utah Purchasing Office at the quoted price, without any solicitation, price quotation, request for proposals, or invitation to bid, or (ii) purchase nonprofessional services, equipment, or supplies from the vendor who has submitted the lowest bid price for such items to a government entity at the quoted price, provided that the government entity used a solicitation process that is the same or similar to the solicitation process described herein, without any solicitation, price quotation, request for proposals, or invitation to bid. For such purposes, the quoted price shall be deemed to be the lowest price available for such items and need not follow the solicitation procedures otherwise required by these rules.

L. Notwithstanding the above, the Mayor may (i) purchase services or supplies from vendors to assure standardization of supplies or services, provided that such standardization is in the public interest, (ii) purchase services or supplies which can be procured from only one manufacturer, or distributor, (iii) purchase services or supplies from vendors based on a continuation of services or supplies, provided that such combination is in the public interest; or (iv) purchase services or supplies from other government entities pursuant to Utah Code Ann. §11-13-101, et seq., (Interlocal Cooperative Act).

VI. Acquisition of Professional Services.

Professional services may be procured as negotiated based on demonstrated qualifications and at a fair and reasonable price. [Selection may consider qualifications, experience, and suitability in addition to price.](#) Procurement of professional services must be approved by the Mayor.

VII. Emergency acquisitions.

In case of an actual emergency, the Mayor may purchase directly any supplies or services whose immediate procurement is essential to prevent any delays in the work of the using agency that may vitally affect life, health, safety or welfare of the public. The Mayor shall promptly send the Council a full written report of the circumstances of the emergency.

VIII. Conditions of acceptance.

A. The Town reserves the right to reject any and all bids. No bidder shall have any right, legal or equitable, or claim against the Town for any expense or cost incurred by him in the preparation or submission of his bid, which is rejected, regardless of the reasons for the rejection.

B. The Town expressly reserves the right to waive minor or slight irregularities in a bid which in the judgment of the Mayor are in the best interest of the Town. The decision of the Mayor on irregularities on a bid shall be final and conclusive and shall not create any right to bidders. Further, the Town reserves the right to amend, modify or waive any provision in a request for proposal or invitation for bids.

C. Except as otherwise provided herein, supplies and services shall be obtained from the lowest responsible bidder. In determining the lowest responsible bidder, the Town may consider, in addition to price:

1. The ability, capacity and skill of the bidder to perform the service
Required;
2. Whether the bidder can perform the contract or provide his services
Promptly, or within the time specified without delay or interference;
3. The character, integrity, reputation, judgment, experience and efficiency of
The bidder;
4. The quality and performance of previous services by the bidder;
5. Previous and existing compliance by the bidder with the laws and Ordinances relating to contractor services;
6. Sufficiency of the financial resources of the bidder to perform the contract or
Provide the services;
7. Quality, availability and adaptability of the supplies or contractual services to the particular use required;
8. The ability of the bidder to provide future maintenance and service;
9. The number and scope of conditions attached to the bid or price quotation;
10. Such other factors as the Mayor shall determine, including inventory, mechanic's expertise and ease of maintenance; and
11. The value provided to the Town.

IX. Protest.

A. Persons who are aggrieved over an invitation for bids or a request for proposals may file a protest with the Mayor.

B. A protest in regard to specifications of an invitation for bids or request for proposals shall be submitted, in writing, prior to opening of bids or proposals. All other protests shall be submitted, in writing, within five working days after the aggrieved person knows or should have known that it was the Town's intent to award the bid or contract.

C. If a protest is received before the award, the Town shall not proceed further in its attempt to acquire the services, supplies and equipment until the protest is resolved by the Mayor. The Mayor may, however, make a written determination that the award of contract, without delay, is necessary to protect the interest of the Town.

D. Protests must specifically state the facts which constitute error in the award and the desired remedy.

E. In the event the award is not given to the bidder submitting the lowest price, any bidder may submit a written protest to Mayor within five working days after the bidder knows or should have known that it was the Town's intent to award the bid or contract. In response, the Mayor shall prepare a complete statement and reason for placing the order elsewhere and shall file the statement with the other papers relating to the bid solicitation.

F. The Mayor, together with the attorney, shall investigate the protest. After investigation of the protest, the Mayor shall report the results of such investigation to the Council and the Council will make a decision on the protest.

X. Petty cash accounts. PURCHASING CARDS

~~A. Petty cash accounts may be established in such amounts as are determined by the Mayor. The Town's petty cash accounts shall be administered by the Town treasurer. Department heads may authorize using such petty cash funds to purchase supplies, materials and equipment when the cost thereof does not exceed \$25 and when documentation of the purchase is maintained. Supplies, materials and equipment regularly purchased and available through the Town's regular purchasing channels shall not be purchased using said petty cash funds.~~

~~B. The Town treasurer shall reconcile the petty cash funds at least monthly.~~

~~C. The Mayor may authorize a variance to exceed the \$25 limitation outlined above. However, such variance shall not exceed \$100~~

A. Authorization.

The Mayor may authorize the issuance of purchasing cards to Town employees for official Town business when such use is determined to be efficient and in the best interest of the Town.

Commented [PM3]: Replacing petty cash with pcards. The process will be established with an administrative policy so it can be more easily updated based on actual practice.

B. Permitted Use.

Purchasing cards shall be used only for authorized Town purchases and shall not be used for personal expenses.

C. Spending Limits.

Individual card limits and transaction limits shall be established administratively by the Mayor or Treasurer.

D. Documentation.

Receipts or other supporting documentation shall be required for all purchases made with a purchasing card.

E. Reconciliation.

Purchasing card statements shall be reviewed and reconciled monthly by the Treasurer or designee.

F. Compliance with Procurement Policy.

Use of purchasing cards shall not be used to circumvent procurement thresholds or approval requirements established by this policy.

G. Revocation.

The Mayor may suspend or revoke purchasing card privileges for misuse or failure to comply with Town procedures.

XI. Blanket purchase order.

The Mayor is authorized to arrange with suppliers blanket purchase orders which shall authorize continuing charges against the Town. Such purchase orders shall be reviewed and renewed at least once each fiscal year. The Mayor shall, in advance of any transaction negotiated upon such blanket purchase order, notify the merchant or supplier of the specific Town employee authorized to take delivery and sign the purchase order. No billing against the Town shall be valid as applied against the purchase order unless the person taking delivery was authorized to do so and the supplier can provide the Town with a signature and printed name of that person.

XII. Payment of routine expenditures.

The Mayor is authorized to approve payments for routine expenditures such as utility bills, leases, and payroll related expenses, provided that such expenditures are referenced in the then approved budget, that the funds are available for such expenditures, and that sufficient documentation is provided concerning such expenditures. The Mayor is authorized to approve payments for supplies, materials and payments on Town-approved contracts, provided that such expenditures are referenced in the then approved budget, that the funds are available for such expenditures, and that sufficient documentation is provided concerning such expenditures.

XIII. Payment of payroll obligations.

The Mayor is authorized to approve payroll checks, if the checks are prepared in accordance with a salary schedule established by the Council.

XIV. Administrative regulations and policies.

The Mayor may prescribe administrative regulations and procedures, including property acquisition which are consistent with the provisions of this policy and other written financial procedures approved by the Council.

XV. Claims.

A. Whenever payment is requested from the Town that is not provided for by contract, purchase order, service request, check requisition or other requisition process described in these rules, the payment shall be processed as a claim under this provision.

B. The Mayor shall review all claims for services, supplies and equipment.

C. The Mayor shall report the results of his review to the Council and the Council will make a decision with respect to the Town

D. All claims for services, supplies and equipment must describe in detail the basis for the claim including the following: names, dates, services, supplies and equipment rendered, and to whom the services, supplies and equipment were furnished.

E. All claims must be presented to the Town within one year of the last date that the services, supplies and equipment subject to claim were rendered or provided. If the Mayor rejects a claim because it is not properly made out, the Town shall give written notice to the claimant or agent and allow a reasonable time for clarification or further itemization or substantiation. Further time allowed hereunder shall toll the one year limitations but not to exceed thirty (30) days from the date of the Town's written notice.

XVI. ~~Sanctions~~Prohibited Activity.

A. It is unlawful:

1. For any bidder or prospective bidder, or any Town employee or Town officer thereof, in restraint of freedom of competition or otherwise, by agreement with any other person, bidder, or prospective bidder, to bid a fixed price, or to "rotate" bidding practices among competitors;

2. For any person to offer or to give to any employee of the Town or any member of his immediate family, any gain, whether in the form of money, services, loan, travel, entertainment, hospitality, promise, or other form, under circumstances in which it could reasonably be intended to influence him or could reasonably be expected to influence him in his duties concerning the award of any contract or order of purchase, or for any Town employee to directly or indirectly solicit or directly or indirectly accept any such gift for such purpose;

3. For any Town employee or Town officer to disclose, in advance of the opening of the bids, the content of any bid invited through the formal competitive bidding procedure;

4. For any Town employee or Town officer to actively participate in the awarding of a contract from which he will directly benefit; and

5. For any Town employee or Town officer or other person to appropriate for personal or private use any item of public property.

B. Any Town employee or Town officer committing any of the foregoing acts may be discharged or suspended from employment, and the Town may seek additional appropriate legal redress.

C. At the discretion of the Council, the following contracts are voidable:

1. Contracts which result from a conflict of interest under this policy or other applicable law;

2. Contracts awarded to a person or firm that tried to influence the award of such contract by offering something of value to any Town officer or Town employee; and

3. Contracts awarded by a Town officer or Town employee circumventing the requirement of this policy or other applicable statute.

The Council hereby declares its intent that such contracts would not have been entered into on behalf of the Town if such misconduct had been discovered prior to the execution of the contract. In this regard, the Council further states that no Town officer or Town employee has authority, either actual, apparent or implied, to negotiate or execute any such contract and that such contract shall, at the discretion of the Council, be voidable, unless the action of the Town officers or Town employees in executing the contract is ratified by affirmative action of the Council after the misconduct was discovered and made known to the Council.

D. All persons or firms responsible for any misconduct prohibited by this section shall be liable to the Town for any losses incurred by the Town resulting from any contract awarded due to such misconduct

TOWN OF BRIGHTON

ORDINANCE #2026 – 3 – O-_____

AN ORDINANCE ADOPTING TITLE 3, CHAPTER 75, PROCUREMENT AND PURCHASING, ESTABLISHING PROCEDURES FOR THE ACQUISITION OF GOODS AND SERVICES AND RELATED FINANCIAL CONTROLS OF THE BRIGHTON MUNICIPAL CODE

WHEREAS, the Town of Brighton Town Council (“Council”) wishes to promote fiscal responsibility, transparency, and accountability in Town purchasing and contracting; and,

WHEREAS, the Council finds that adoption of clear procurement procedures protects public funds and ensures fair and competitive purchasing practices; and,

WHEREAS, the Council desires to codify procurement policies into the Brighton Municipal Code to provide consistent standards for acquisition of supplies, services, equipment, and professional services;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF BRIGHTON, UTAH, AS FOLLOWS:

SECTION I: Adoption. Title 3, Chapter 75 Procurement and Purchasing of the Brighton Municipal Code is hereby adopted as attached hereto as **Exhibit A**.

SECTION II: Effective Date. This ordinance shall go into effect after publication and posting as required by Utah Code Title 10, Chapter 3.

PASSED AND ADOPTED by the Town Council of Brighton, Utah, this ___ day of _____, 2026.

TOWN OF BRIGHTON

Scotty John, Mayor

ATTEST:

Kara John, Town Clerk

Exhibit A:

Chapter 3.75 – PROCUREMENT AND PURCHASING

3.75.010 Purpose and Intent

The purpose of this chapter is to establish uniform procedures governing the acquisition of supplies, equipment, services, and professional services by the Town.

3.75.020 Scope and Applicability

- A. This Ordinance shall, except where otherwise noted, govern the acquisition of services, supplies, equipment, and related contractual obligations by Brighton Town.
- B. No purchases shall be made and no encumbrances shall be incurred for the benefit of the Town except as provided in this Ordinance.
- C. No purchase shall be made and no encumbrance shall be incurred unless funds sufficient to cover the purchase or encumbrance have been budgeted and are available within the approved budget.
- D. Notwithstanding the provisions above, whenever any purchase or encumbrance is made with state or federal funds and the applicable state or federal laws or regulations are in conflict with this Ordinance to the extent that following the provisions of this Ordinance would jeopardize the use of those state or federal funds, such conflicting provisions of this Ordinance shall not apply and the Town officials making such purchases shall follow the procedure required by the applicable state or federal laws or regulations.

3.75.030 Definitions

Unless the context requires otherwise, the following terms shall have the following meanings:

- A.. "Encumbrance" means an obligation of the Town.
- B.. "Professional Services" means professional and other skilled services such as auditing, architecture, engineering, surveying, appraisals, legal service, or counseling, sought or obtained from sources other than regular Town employees.
- C.. "Nonprofessional Services" means services other than professional services.
- D.. "Supplies" means any and all tangible articles or things, materials, or equipment which shall be furnished to or used by any Town department or employee within the scope of employment with the Town.
- E.. "Invitation for Bids" means a solicitation, including soliciting documents, of competitive sealed bids for procurement of services, supplies, and equipment. An

Invitation for Bids should be used as determined by the Mayor when the Town is capable of specifically defining the scope of work for which the services, supplies, and equipment are required, or when the Town is capable of establishing precise specifications defining the actual commodity or group of commodities required.

- F.. "Request for Proposals" means a solicitation, including soliciting documents, of competitive proposals for procurement of services, supplies, and equipment. A Request for Proposals should be used as determined by the Mayor when there may be a need for price and service negotiations; there may be a need for negotiations during the performance of a contract; the relative skill and expertise of the offeror needs to be evaluated; costs are secondary to the characteristics of the product or service sought (for example, in a work of art); or the conditions of the service, product, or delivery are unable to be sufficiently described in an Invitation for Bids or are not suitable for an Invitation for Bids.

3.75.040 Budgetary Compliance and Authority

- A.. The Mayor shall require all Town expenditures to conform to budget and other requirements of the Uniform Fiscal Procedures Act for Utah Towns. Approval of a budget by the Council that includes an amount for acquisition of nonprofessional services, equipment, and supplies, building improvements, or professional services constitutes authorization to acquire and to make payments for such items, provided the acquisitions are made as set forth in this Ordinance and payment requests and checks that exceed \$5,000 have at least two authorized signatures.
- B.. Contracts or purchases exceeding \$30,000 shall require approval of the Town Council.

3.75.050 Small Purchases (Up to \$30,000)

Except as provided herein, whenever the total price of a contract for services or supplies is estimated to be \$30,000 or less, the following procedures shall apply:

- 1.. Where the amount to be paid by the Town is \$5,000 or less, a purchase order, service request, check request, or check may be approved by the Mayor.
- 2.. Where the amount to be paid by the Town is greater than \$5,000 but \$30,000 or less, at least two (2) independent price quotes shall be obtained prior to such acquisition and a purchase order, service request, check request, or check must be approved by the Mayor.

- 3.. For purposes of determining the amount to be paid, a single purchase, or what would commonly be considered a single purchase, shall not be subdivided into component parts to avoid the authorization limits set forth herein.
- B.. Approval of a contract for services or supplies by the Town includes authorization to make payment to the contractor or vendor in the amount of the original contract.
- C.. Change orders may be approved by the Mayor in the amounts indicated, provided the total contract price including the change order is within the original budget amount; provided, however, the Mayor shall provide a full and complete accounting and description to the Council for any change order or series of change orders with respect to a project that are \$5,000 or less.

3.75.060 Formal Procurement (Over \$30,000)

Except as provided herein, whenever the total price of a contract for services or supplies is estimated to be greater than \$30,000, other than for professional services, an Invitation for Bids or a Request for Proposals shall be issued prior to acquisition, and the following procedures shall apply:

- A.. The Mayor or his or her designee shall develop the appropriate plans and/or specifications for each such acquisition or project.
- B.. The Mayor or his or her designee shall cause notice of the Invitation for Bids or Request for Proposals (including a general description of the items to be procured, the work to be done, and the time and place for the opening of bids or proposals) to be published on the Town website and on the Utah Public Notice Website.
- C.. Bids or proposals shall be invited from vendors deemed to be appropriate and responsible.
- D.. Bids shall be sealed and delivered to the location or person designated by the bid notice before the time and date specified. At the appointed time, the Mayor or his or her appointee shall open and read aloud all bids in a manner open to the public, with bid amounts recorded.
- E.. If the estimated cost of a building improvement or public works project exceeds the bid limit as defined in Utah Code Ann. § 11-39-101 et seq., the Town shall request bids as required by Utah Code Ann. § 11-39-101 et seq. or its successor.
- F.. For purposes of determining the estimated total price of a contract for services or supplies, what would commonly be considered a single purchase shall not be subdivided into component parts to avoid authorization limits.
- G.. Approval of a contract for services or supplies includes authorization to make payment to the contractor or vendor in the amount of the original contract.

- H.. Change orders may be approved by the Mayor provided the total contract price, including change orders, is within the original budget amount; provided, however, the Mayor or his or her designee shall provide a full and complete accounting and description to the Council of any change orders that exceed \$5,000.
- I.. Notwithstanding the above, if the Mayor determines in writing, a copy of which shall be provided to the Council at the next regular Council meeting, that the competitive bidding method described above is either not practical or not advantageous to the Town, a contract may be entered into as provided in Utah Code Ann. § 63G-6a-101 et seq. (Utah Procurement Code).
- J.. Notwithstanding the above, the Mayor may: (i) purchase services or supplies from the vendor who has submitted the lowest bid price for such items to the State of Utah Purchasing Office at the quoted price, without any solicitation, price quotation, Request for Proposals, or Invitation for Bids; or (ii) purchase nonprofessional services, equipment, or supplies from the vendor who has submitted the lowest bid price for such items to another government entity at the quoted price, provided that the government entity used a solicitation process that is the same or similar to the solicitation process described in this Ordinance, without any solicitation, price quotation, Request for Proposals, or Invitation for Bids. For such purposes, the quoted price shall be deemed to be the lowest price available for such items.
- K.. Notwithstanding the above, the Mayor may: (i) purchase services or supplies from vendors to assure standardization of supplies or services, provided that such standardization is in the public interest; (ii) purchase services or supplies which can be procured from only one manufacturer or distributor; (iii) purchase services or supplies from vendors based on a continuation of services or supplies, provided that such continuation is in the public interest; or (iv) purchase services or supplies from other government entities pursuant to Utah Code Ann. § 11-13-101 et seq. (Interlocal Cooperation Act).

3.75.070 Professional Services

Professional services may be procured on a negotiated basis, based on demonstrated qualifications and at a fair and reasonable price. Selection may consider qualifications, experience, and suitability in addition to price. Procurement of professional services must be approved by the Mayor.

3.75.080 Emergency Purchases

In case of an actual emergency, the Mayor may purchase directly any supplies or services whose immediate procurement is essential to prevent any delays in the work of the using agency that may vitally affect the life, health, safety, or welfare of the public. The Mayor shall promptly provide the Council with a full written report of the circumstances of the emergency.

3.75.090 Bid Evaluation and Acceptance

- A.. The Town reserves the right to reject any and all bids. No bidder shall have any right, legal or equitable, or claim against the Town for any expense or cost incurred in the preparation or submission of a bid that is rejected, regardless of the reasons for rejection.
- B.. The Town expressly reserves the right to waive minor or slight irregularities in a bid which, in the judgment of the Mayor, are in the best interest of the Town. The decision of the Mayor on bid irregularities shall be final and conclusive and shall not create any right in bidders. Further, the Town reserves the right to amend, modify, or waive any provision in a Request for Proposals or Invitation for Bids.
- C.. Except as otherwise provided herein, supplies and services shall be obtained from the lowest responsible bidder. In determining the lowest responsible bidder, the Town may consider, in addition to price, any of the following:
 - 1.. The ability, capacity, and skill of the bidder to perform the service required;
 - 2.. Whether the bidder can perform the contract or provide the services promptly, or within the time specified, without delay or interference;
 - 3.. The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
 - 4.. The quality and performance of previous services by the bidder;
 - 5.. Previous and existing compliance by the bidder with laws and ordinances relating to contractor services;
 - 6.. Sufficiency of the financial resources of the bidder to perform the contract or provide the services;
 - 7.. Quality, availability, and adaptability of the supplies or contractual services to the particular use required;
 - 8.. The ability of the bidder to provide future maintenance and service;
 - 9.. The number and scope of conditions attached to the bid or price quotation;
 - 10.. Such other factors as the Mayor shall determine, including inventory, mechanical expertise, and ease of maintenance; and
 - 11.. The value provided to the Town.

3.75.100 Protests

- A.. Persons aggrieved over an Invitation for Bids or a Request for Proposals may file a written protest with the Mayor.
- B.. A protest regarding specifications of an Invitation for Bids or Request for Proposals shall be submitted in writing prior to the opening of bids or proposals. All other protests shall be submitted in writing within five (5) working days after the aggrieved person knows or should have known of the Town's intent to award the bid or contract.
- C.. If a protest is received before the award, the Town shall not proceed further in its attempt to acquire the services, supplies, and equipment until the protest is resolved by the Mayor. The Mayor may, however, make a written determination that award of the contract without delay is necessary to protect the interests of the Town.
- D.. Protests must specifically state the facts which constitute error in the award and the desired remedy.
- E.. In the event the award is not given to the bidder submitting the lowest price, any bidder may submit a written protest to the Mayor within five (5) working days after the bidder knows or should have known of the Town's intent to award the bid or contract. In response, the Mayor shall prepare a complete statement of the reasons for placing the order elsewhere and shall file the statement with the other papers relating to the bid solicitation.
- F.. The Mayor, together with the Town Attorney, shall investigate the protest. After investigation, the Mayor shall report the results to the Council, and the Council shall make a decision on the protest.

3.75.110 Purchasing Cards

- A.. **Authorization.** The Mayor may authorize the issuance of purchasing cards to Town employees for official Town business when such use is determined to be efficient and in the best interest of the Town.
- B.. **Permitted Use.** Purchasing cards shall be used only for authorized Town purchases and shall not be used for personal expenses.
- C.. **Spending Limits.** Individual card limits and transaction limits shall be established administratively by the Mayor or Deputy Treasurer.
- D.. **Documentation.** Receipts or other supporting documentation shall be required for all purchases made with a purchasing card.
- E.. **Reconciliation.** Purchasing card statements shall be reviewed and reconciled monthly by the Deputy Treasurer or designee.
- F.. **Compliance.** Use of purchasing cards shall not be used to circumvent procurement thresholds or approval requirements established by this Ordinance.

G.. **Revocation.** The Mayor may suspend or revoke purchasing card privileges for misuse or failure to comply with Town procedures.

3.75.120 Blanket Purchase Orders

The Mayor is authorized to arrange with suppliers blanket purchase orders which shall authorize continuing charges against the Town. Such purchase orders shall be reviewed and renewed at least once each fiscal year. The Mayor shall, in advance of any transaction negotiated upon such blanket purchase order, notify the merchant or supplier of the specific Town employee authorized to take delivery and sign the purchase order. No billing against the Town shall be valid as applied against the purchase order unless the person taking delivery was authorized to do so and the supplier can provide the Town with a signature and printed name of that person.

3.75.130 Routine Expenditures

The Mayor is authorized to approve payments for routine expenditures such as utility bills, leases, and payroll related expenses, provided that such expenditures are referenced in the then approved budget, that the funds are available for such expenditures, and that sufficient documentation is provided concerning such expenditures. The Mayor is authorized to approve payments for supplies, materials and payments on Town-approved contracts, provided that such expenditures are referenced in the then approved budget, that the funds are available for such expenditures, and that sufficient documentation is provided concerning such expenditures.

3.75.140 Payment of payroll obligations.

The Mayor is authorized to approve payroll checks, if the checks are prepared in accordance with a salary schedule established by the Council.

3.75.150. Administrative regulations and policies.

The Mayor may prescribe administrative regulations and procedures, including property acquisition which are consistent with the provisions of this chapter and other written financial procedures approved by the Council.

3.75.160 Claims

- A. Whenever payment is requested from the Town that is not provided for by contract, purchase order, service request, check requisition or other requisition process described in these rules, the payment shall be processed as a claim under this provision.
- B. The Mayor shall review all claims for services, supplies and equipment.

C. The Mayor shall report the results of his review to the Council and the Council will make a decision with respect to the Town's payment of the claim

D. All claims for services, supplies and equipment must describe in detail the basis for the claim including the following: names, dates, services, supplies and equipment rendered, and to whom the services, supplies and equipment were furnished.

E. All claims must be presented to the Town within one year of the last date that the services, supplies and equipment subject to claim were rendered or provided. If the Mayor rejects a claim because it is not properly made out, the Town shall give written notice to the claimant or agent and allow a reasonable time for clarification or further itemization or substantiation. Further time allowed hereunder shall toll the one year limitations but not to exceed thirty (30) days from the date of the Town's written notice.

3.75.170 Prohibited Conduct and Sanctions

A. It is unlawful:

1. For any bidder or prospective bidder, or any Town employee or Town officer thereof, in restraint of freedom of competition or otherwise, by agreement with any other person, bidder, or prospective bidder, to bid a fixed price, or to "rotate" bidding practices among competitors;

2. For any person to offer or to give to any employee of the Town or any member of his immediate family, any gain, whether in the form of money, services, loan, travel, entertainment, hospitality, promise, or other form, under circumstances in which it could reasonably be intended to influence him or could reasonably be expected to influence him in his duties concerning the award of any contract or order of purchase, or for any Town employee to directly or indirectly solicit or directly or indirectly accept any such gift for such purpose;

3. For any Town employee or Town officer to disclose, in advance of the opening of the bids, the content of any bid invited through the formal competitive bidding procedure;

4. For any Town employee or Town officer to actively participate in the awarding of a contract from which he will directly benefit; and

5. For any Town employee or Town officer or other person to appropriate for personal or private use any item of public property.

B. Any Town employee or Town officer committing any of the foregoing acts may be discharged or suspended from employment, and the Town may seek additional appropriate legal redress.

C. At the discretion of the Council, the following contracts are voidable:

1. Contracts which result from a conflict of interest under this Chapter or other applicable law;

2. Contracts awarded to a person or firm that tried to influence the award of such contract by offering something of value to any Town officer or Town employee; and

3. Contracts awarded by a Town officer or Town employee circumventing the requirement of this Chapter or other applicable statute.

4. The Council hereby declares its intent that such contracts would not have been entered into on behalf of the Town if such misconduct had been discovered prior to the execution of the contract. In this regard, the Council further states that no Town officer or Town employee has authority, either actual, apparent or implied, to negotiate or execute any such contract and that such contract shall, at the discretion of the Council, be voidable, unless the action of the Town officers or Town employees in executing the contract is ratified by affirmative action of the Council after the misconduct was discovered and made known to the Council.

D. All persons or firms responsible for any misconduct prohibited by this section shall be liable to the Town for any losses incurred by the Town resulting from any contract awarded due to such misconduct

TOWN OF BRIGHTON STAFF REPORT

TO: Mayor and Town Council
FROM: Town Attorney
DATE: February 25, 2026
RE: Proposed Amendments to Rules of Order and Procedure

BACKGROUND

The Town of Brighton is considering updates to its Rules of Order and Procedure. The proposed revisions intend to clarify meeting practices, improve efficiency, align procedures with current Utah law, and provide clearer guidance for council members, staff, and the public. Attached is a redlined version of the Rules adopted in 2020 and a proposed Resolution with the clean copy of the Rules.

SUMMARY OF PROPOSED CHANGES

- **Rule 2 -Consent Agenda (New):** Introduces a consent agenda process for routine, non-controversial items. Any Council member may remove an item for separate discussion without a motion.

WHAT IS A CONSENT AGENDA?

A consent agenda is a procedural tool used widely by municipal governing bodies to handle routine, non-controversial items efficiently. Rather than debating and voting on each item individually, the Council groups them together and acts on all with a single motion and vote. Common examples include approval of meeting minutes, standard administrative actions or routine contracts.

Any Council member may pull an item from the consent agenda for separate discussion and action—no motion or second is required.

- **Rule 9 – Public Availability of Rules (New):** Requires the Rules of Order and Procedure to be posted on the Town’s official website and made available at Council meetings, consistent with § 10-3-606(2)(a)(iii).
- **Rule 12 – Conflict of Interest Disclosure (New):** Formalizes the requirement for Council members to disclose conflicts of interest on the record prior to discussion or voting, in accordance with the Municipal Officers’ and Employees’ Ethics Act (§§ 10-3-1304 through 10-3-1308).
- **Rule 14 – Public Comment (New):** Establishes a structured framework for public comment, including a default three-minute per-speaker limit, a general public comment period for non-agenda items, and provisions permitting electronically submitted comments at the Town Clerk’s designation.
- **Rule 15 – Public Hearing Procedure (New):** Codifies a standard order of proceedings for public hearings (staff presentation, applicant presentation, public comment, close hearing, Council deliberation and action) while preserving the Council’s flexibility to continue or reopen hearings as permitted by law.

RECOMMENDATION

I recommend the Council review the proposed Rules of Order and Procedure and, if acceptable, adopt them. Staff is available to answer any questions regarding the proposed changes.

Exhibit A:

**TOWN OF BRIGHTON
RULES OF ORDER AND PROCEDURE
(~~AMENDED FEBRUARY 3, 2020~~)**

Pursuant to Utah Code 10-3-606, the Town of Brighton hereby adopts the following rules of order and procedure to govern its meetings.

RULE 1. AGENDA

A written Agenda, published in advance, shall guide the meetings. Items may only be placed on the Agenda by the Mayor or any two Council members. [Agenda items must be submitted to the Town Clerk no later than 10 days before the scheduled meeting.](#) A Resolution or Ordinance must be published in writing before a vote is taken on it. Matters not on the Agenda may be discussed, but no final action is taken on matters not on the Agenda.

RULE 1A. CONSENT AGENDA

[Routine and non-controversial items may be placed on a consent agenda and acted upon by a single motion. Any Council member may request that an item be removed from the consent agenda for separate discussion and action without the need for a motion.](#)

RULE 2. ORDER AND PROCEDURE

Council meetings are chaired by the Mayor and will follow a simplified Roberts Rules of Order. Agenda items are usually considered in the order listed but may be reordered with consent of Council members. [Electronic Meetings are permitted and are stated in a separate resolution.](#)

RULE 3. QUORUM

A quorum consists of three Council members, including the Mayor.

~~RULE 103A.~~ MAYOR PRO TEMPORE

The Town Council shall elect one of its members as Mayor Pro Tempore [annually](#) to preside at the Town Council Meeting or attend a required Board Meeting in the case the Mayor is unable to attend the meeting. [§ 10-3b-402](#)

RULE 4. VOTING

The minimum number of votes required to pass any action is ~~a majority~~[three](#), even if there are absences or vacancies on the Council. [Any action of the council having fewer favorable votes than three is defeated and invalid.](#) A roll call vote will be taken and recorded for all Resolutions, Ordinances, ~~and or~~ any actions that would create a liability against the town. Otherwise, the Council may vote as a group, and the vote shall be recorded. The Mayor ~~will~~ [votes](#) and shall have no veto power. ~~(Amended 1-6-2020)~~ [Utah Code §10-3-507.](#)

RULE 5. RECONSIDERATION

Any action taken by the Council may not be reconsidered or rescinded at a special meeting unless the number of Council members at the special meeting is equal to the number of members present at the meeting when the action was approved. [§ 10-3-508](#)

RULE 6. MEETING MINUTES

A written draft of the Meeting Minutes will be made available to Council members and the public within 7-30 days after the meeting for review and comment. They shall be designated as a draft copy until formally approved by the Council as a public document and filed in the official records of the Town. Approved minutes shall be posted on the Utah Public Notice Website within three business days after approval (Utah Code §52-4-203).

RULE 6A. PUBLIC AVAILABILITY OF RULES

These Rules of Order and Procedure shall be made available to the public at Town Council meetings and posted on the Town's official website. § 10-3-606(2)(a)(iii)

RULE 7. OPEN MEETINGS

All meetings of the Town Council shall be held in compliance with the provisions of Title 52, Chapter 4, Utah Open and Public Meetings Act.

RULE 8. ETHICAL REQUIREMENTS

The Mayor and Council members must comply with the Municipal Officer's and Employees' Ethics Act described in Utah Code §§ 10-3-1301 to 10-3-1312.

(http://le.utah.gov/code/TITLE10htm/10_03_130100.htm)

RULE 8A. CONFLICT OF INTEREST DISCLOSURE

Council members shall disclose any conflict of interest as required by the Municipal Officers' and Employees' Ethics Act. The disclosure shall be stated on the record prior to discussion or voting, and the member may abstain from participation as required by law. Utah Code §§10-3-1304 through 10-3-1308.

RULE 9. RULES OF DECORUM

- A. Council members shall treat each other with respect and act in a civil and courteous manner to each other and the public.
- B. Public remarks must not be personal, impertinent, unduly repetitive, slanderous, profane, threatening, abusive, or otherwise impeding the orderly conduct of a Council meeting.
- C. A time limit may be established for public comments that address the Council on any item, even if it is not on the Agenda. Generally, members of the Council will not comment on the public comments. If they are administrative issues, the issue is typically referred to the Town Manager.
- D. At the discretion of the Mayor or upon a 2/3 vote of the Council, any person who ~~fails to observe the rules of decorum will~~ is disorderly during the meeting may be asked to leave the meeting room. § 10-3-607
- E. ~~If a person is removed from the meeting room for disorderly conduct, the Council may decide to postpone voting on the issue of concern in order to avoid the appearance of retaliatory action.~~

RULE 10. PUBLIC COMMENT

- A. Public comment may be provided on agenda items at the time designated by the Mayor.
- B. Public comment on non-agenda items may be permitted during a general public comment period.
- C. Individual comments may be limited to a reasonable time, generally three minutes per speaker, unless modified by the Mayor or majority vote of the Council.
- D. The Council may establish an overall time limit for public comment.
- E. Public comment closes upon commencement of Council deliberation unless reopened by majority vote.

F. The Town may allow public comments to be submitted by electronic or recorded means when designated by the Town Clerk. Submitted comments may be summarized or read into the record at the discretion of the Mayor.

RULE 10A. PUBLIC HEARING PROCEDURE

Unless otherwise required by law, public hearings shall generally proceed in the following order:

1. Staff presentation
2. Applicant presentation (if applicable)
3. Public comment
4. Close public hearing
5. Council deliberation and action

The Council may continue or reopen a public hearing as permitted by law.

RULE 11. COMMITTEES

The Town Council may establish committees, as it deems appropriate. Such committees meetings may be held at any time for the purpose of study, discussion, investigation, or inquires, workshops, training, or presentations by or responses from citizens or other interested persons or groups.

When establishing a committee, the Council may establish the committee's membership, the purpose of the committee, who may vote on recommendations passed on to the whole Council, the duration of the committee, and any other parameter regarding the committee the Town Council may wish to establish.

All committees may have up to two Town Council members appointed to sit on the committee.

No official action may be taken in committee meetings other than the adoption of non-binding recommendations to the Town Council. Committees shall not expend, disburse, or be supported in whole or in part by tax revenue.

The public is welcome to attend committee meetings as a courtesy but committees that adhere to the requirements above are not public bodies and do not have to adhere to Open Public Meeting Act requirements. However, if a committee meets the definition of a "public body" under the Utah Open and Public Meetings Act then the committee shall comply with all applicable requirements of that Act.

TOWN OF BRIGHTON

RESOLUTION NO. 2026-R-__ -__

A RESOLUTION OF THE BRIGHTON TOWN COUNCIL AMENDING AND ADOPTING RULES OF ORDER AND PROCEDURE FOR TOWN COUNCIL MEETINGS

WHEREAS, Utah Code §10-3-606 authorizes the legislative body of a municipality to adopt rules of order and procedure for the conduct of its meetings; and

WHEREAS, the Town Council finds it necessary and appropriate to establish clear rules governing agendas, voting, public participation, meeting conduct, and other procedural matters to promote orderly, efficient, and transparent public meetings; and

WHEREAS, the Town Council has reviewed the Rules of Order and Procedure, including provisions for consent agendas, public comment, ethics, and meeting administration; and

NOW, THEREFORE, BE IT RESOLVED by the Brighton Town Council as follows:

SECTION 1. Adoption. The Rules of Order and Procedure to govern Town meetings are adopted as follows:

RULE 1. AGENDA

A written Agenda, published in advance, shall guide the meetings. Items may only be placed on the Agenda by the Mayor or any two Council members. Agenda items must be submitted to the Town Clerk no later than 10 days before the scheduled meeting. A Resolution or Ordinance must be published in writing before a vote is taken on it. Matters not on the Agenda may be discussed, but no final action is taken on matters not on the Agenda.

RULE 2. CONSENT AGENDA

Routine and non-controversial items may be placed on a consent agenda and acted upon by a single motion. Any Council member may request that an item be removed from the consent agenda for separate discussion and action without the need for a motion.

RULE 3. ORDER AND PROCEDURE

Council meetings are chaired by the Mayor and will follow a simplified Roberts Rules of Order. Agenda items are usually considered in the order listed but may be reordered with consent of Council members. Electronic Meetings are permitted and are stated in a separate resolution.

RULE 4. QUORUM

A quorum consists of three Council members, including the Mayor.

RULE 5. MAYOR PRO TEMPORE

The Town Council shall elect one of its members as Mayor Pro Tempore annually to preside at the Town Council Meeting or attend a required Board Meeting in the case the Mayor is unable to attend the meeting. § 10-3b-402

RULE 6. VOTING

The minimum number of votes required to pass any action is three, even if there are absences or vacancies on the Council. Any action of the council having fewer favorable votes than three is defeated and invalid. A roll call vote will be taken and recorded for all Resolutions, Ordinances, or any actions that would create a liability against the town. Otherwise, the Council may vote as a group, and the vote shall be recorded. The Mayor votes and shall have no veto power. Utah Code §10-3-507.

RULE 7. RECONSIDERATION

Any action taken by the Council may not be reconsidered or rescinded at a special meeting unless the number of Council members at the special meeting is equal to the number of members present at the meeting when the action was approved. § 10-3-508

RULE 8. MEETING MINUTES

A written draft of the Meeting Minutes will be made available to Council members and the public within 30 days after the meeting for review and comment. They shall be designated as a draft copy until formally approved by the Council as a public document and filed in the official records of the Town. Approved minutes shall be posted on the Utah Public Notice Website within three business days after approval (Utah Code §52-4-203).

RULE 9. PUBLIC AVAILABILITY OF RULES

These Rules of Order and Procedure shall be made available to the public at Town Council meetings and posted on the Town’s official website. § 10-3-606(2)(a)(iii)

RULE 10. OPEN MEETINGS

All meetings of the Town Council shall be held in compliance with the provisions of Title 52, Chapter 4, Utah Open and Public Meetings Act

RULE 11. ETHICAL REQUIREMENTS

The Mayor and Council members must comply with the Municipal Officer’s and Employees’ Ethics Act described in Utah Code §§ 10-3-1301 to 10-3-1312.

RULE 12. CONFLICT OF INTEREST DISCLOSURE

Council members shall disclose any conflict of interest as required by the Municipal Officers’ and Employees’ Ethics Act. The disclosure shall be stated on the record prior to discussion or voting, and the member may abstain from participation as required by law. Utah Code §§10-3-1304 through 10-3-1308.

RULE 13. RULES OF DECORUM

- A. Council members shall treat each other with respect and act in a civil and courteous manner to each other and the public.
- B. Public remarks must not be personal, impertinent, unduly repetitive, slanderous, profane, threatening, abusive, or otherwise impeding the orderly conduct of a Council meeting.
- C. A time limit may be established for public comments that address the Council on any item, even if it is not on the Agenda. Generally, members of the Council will not comment on the public comments. If they are administrative issues, the issue is typically referred to the Town Manager.

- D. At the discretion of the Mayor or upon a 2/3 vote of the Council, any person who is disorderly during the meeting may be asked to leave the meeting room. § 10-3-607

RULE 14. PUBLIC COMMENT

- A. Public comment may be provided on agenda items at the time designated by the Mayor.
- B. Public comment on non-agenda items may be permitted during a general public comment period.
- C. Individual comments may be limited to a reasonable time, generally three minutes per speaker, unless modified by the Mayor or majority vote of the Council.
- D. The Council may establish an overall time limit for public comment.
- E. Public comment closes upon commencement of Council deliberation unless reopened by majority vote.
- F. The Town may allow public comments to be submitted by electronic or recorded means when designated by the Town Clerk. Submitted comments may be summarized or read into the record at the discretion of the Mayor.

RULE 15. PUBLIC HEARING PROCEDURE

Unless otherwise required by law, public hearings shall generally proceed in the following order:

- 1. Staff presentation
- 2. Applicant presentation (if applicable)
- 3. Public comment
- 4. Close public hearing
- 5. Council deliberation and action

The Council may continue or reopen a public hearing as permitted by law.

RULE 16. COMMITTEES

The Town Council may establish committees, as it deems appropriate. Such committees meetings may be held at any time for the purpose of study, discussion, investigation, or inquires, workshops, training, or presentations by or responses from citizens or other interested persons or groups.

When establishing a committee, the Council may establish the committee's membership, the purpose of the committee, who may vote on recommendations passed on to the whole Council, the duration of the committee, and any other parameter regarding the committee the Town Council may wish to establish.

All committees may have up to two Town Council members appointed to sit on the committee. No official action may be taken in committee meetings other than the adoption of non-binding recommendations to the Town Council. Committees shall not expend, disburse, or be supported in whole or in part by tax revenue.

The public is welcome to attend committee meetings as a courtesy but committees that adhere to the requirements above are not public bodies and do not have to adhere to Open Public Meeting Act requirements. However, if a committee meets the definition of a “public body” under the Utah Open and Public Meetings Act then the committee shall comply with all applicable requirements of that Act.

SECTION 8. EFFECTIVE DATE

This Resolution takes effect upon adoption.

PASSED AND APPROVED this ___ day of _____, 2026.

TOWN OF BRIGHTON

By: _____
Scotty John, Mayor

ATTEST:

Kara John, Town Clerk

TOWN OF BRIGHTON

RESOLUTION NO. 2026-R-X

A RESOLUTION OF THE BRIGHTON TOWN COUNCIL ADOPTING A FINANCIAL POLICY FOR CHECK WRITING AND DISBURSEMENTS

WHEREAS, Utah Code Title 10, Chapter 5 (Uniform Fiscal Procedures Act for Utah Towns) requires towns to maintain proper fiscal controls and accounting procedures; and

WHEREAS, Utah Code §10-5-115 requires that expenditures be limited to adopted budget appropriations and prohibits drawing a check until a claim is processed as provided by law; and

WHEREAS, Utah Code §10-5-123 requires claims against the town to be pre-audited and approved prior to payment; and

WHEREAS, the Town Council of the Town of Brighton desires to adopt clear internal controls to safeguard public funds;

NOW, THEREFORE, BE IT RESOLVED by the Brighton Town Council as follows:

SECTION 1. PURPOSE

This policy establishes internal controls for disbursement of Town funds to ensure lawful expenditures, accountability, and transparency.

SECTION 2. APPLICABILITY

This policy applies to all Town funds, accounts, officials, and employees involved in disbursements.

SECTION 3. AUTHORIZATION OF EXPENDITURES

- A. All expenditures must serve a public purpose.
- B. Expenditures must be within the adopted budget pursuant to Utah Code §10- 5-115.

SECTION 4. CLAIMS AND DOCUMENTATION

- A. Each disbursement must be supported by itemized invoices or claims pursuant to Utah Code §10-5-115 and 10-5-123.
- B. Documentation must include evidence of receipt and approval.
- C. Claims shall be pre-audited before payment as required by §10-5-123

SECTION 5. ELECTRONIC REQUIREMENTS

- A. Clerk shall review invoice request, review contract or invoice, and prepare payment request.
- B. Deputy Treasurer shall review and approve.
- C. Mayor shall review and approve.
- D. Clerk shall send email request for funds and either show approval by Mayor and Deputy Treasurer or copy them on the email.
- E. Electronic payments must meet the same approval standards as checks and maintain audit trails.

SECTION 6. CHECK PREPARATION

- A. Checks shall be prepared by the Town Clerk or designee.
- B. Blank checks must be securely stored.
- C. Voided checks must be retained.
- D. Checks shall not be issued until claims are processed as required by §10-5-115 and §10-5-123.

SECTION 7. SIGNING AUTHORITY

- A. Authorized signers are the Mayor and Deputy Treasurer.
- B. Two signatures are required for all checks.
- C. No individual shall sign a check payable to themselves without a second signer.
- D. Pre-signed blank checks are prohibited.

E. Check signing shall comply with Utah Code §10-5-127, requiring the deputy treasurer to determine sufficiency of funds before signing

SECTION 8. EFFECTIVE DATE

This Resolution takes effect upon adoption.

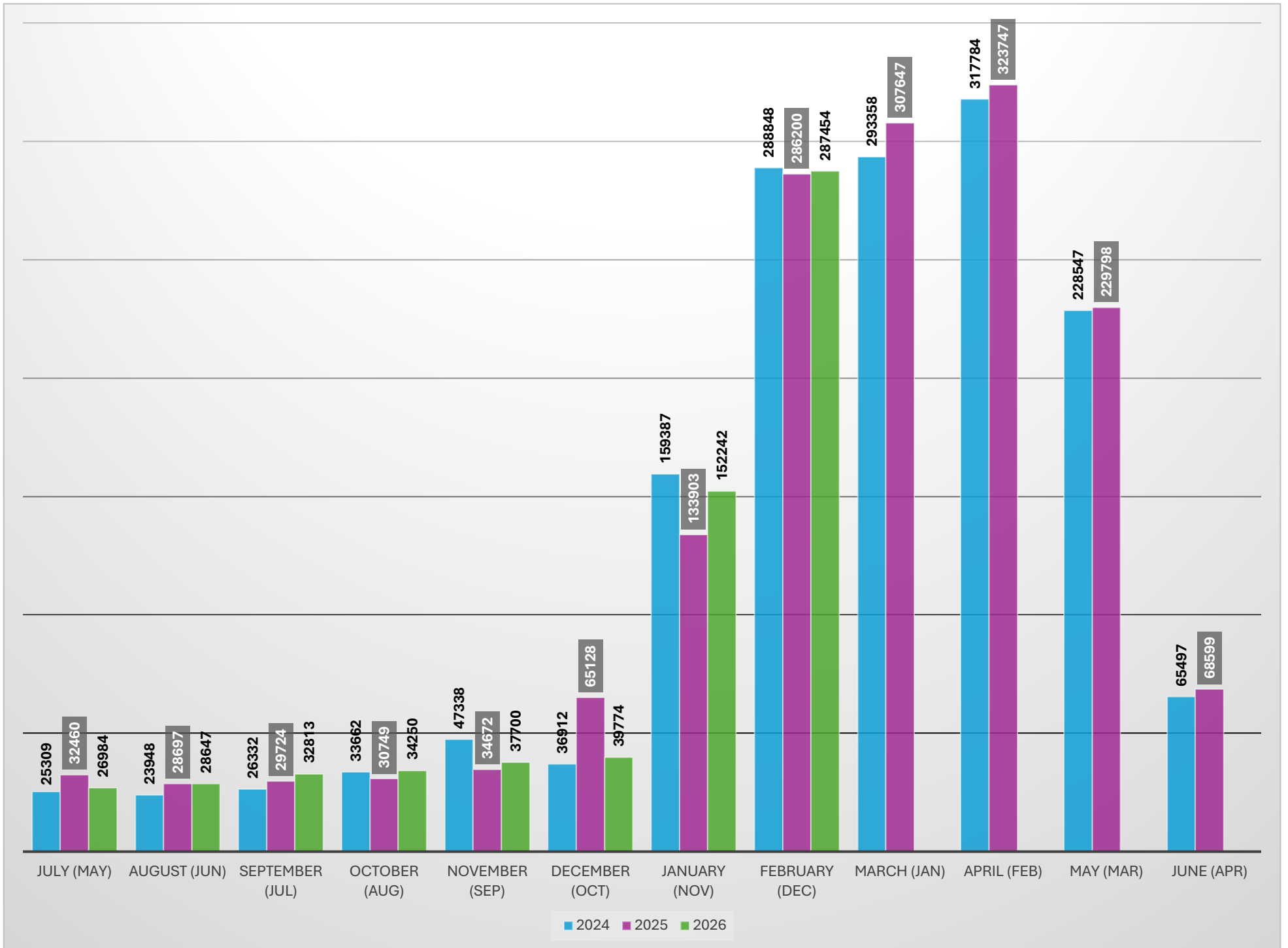
PASSED AND APPROVED this 10th day of February, 2026.

TOWN OF BRIGHTON

By: _____
Scotty John, Mayor

ATTEST:

Kara John, Town Clerk



Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 01/31/2026

58.33% of the fiscal year has expired

	<u>2025</u> Year-End Actual	<u>2026</u> YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	277,527.16	64,519.98
Receivables	35,841.29	278,877.70
Other current assets	1,826.80	0.00
Total Current Assets	<u>315,195.25</u>	<u>343,397.68</u>
Non-Current Assets		
Restricted assets	2,640.00	2,640.00
Total Non-Current Assets	<u>2,640.00</u>	<u>2,640.00</u>
Total Assets:	<u>317,835.25</u>	<u>346,037.68</u>
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities	87,396.20	17,052.41
Total Liabilities:	<u>87,396.20</u>	<u>17,052.41</u>
Equity - Fund Balance	230,439.05	328,985.27
Total Liabilities and Fund Equity:	<u>317,835.25</u>	<u>346,037.68</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 01/31/2026

58.33% 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	403,101.89	850,000.00	446,898.11	47.42%
SB 136 Sales Tax	71,148.99	39,591.00	85,000.00	45,409.00	46.58%
Total Taxes	780,609.19	442,692.89	935,000.00	492,307.11	47.35%
Intergovernmental revenue					
Road Funds	22,778.40	18,188.32	20,000.00	1,811.68	90.94%
Total Intergovernmental revenue	22,778.40	18,188.32	20,000.00	1,811.68	90.94%
Licenses and permits					
Business licenses	44,948.50	27,049.50	40,000.00	12,950.50	67.62%
Building permits	121,094.05	45,091.27	100,000.00	54,908.73	45.09%
Total Licenses and permits	166,042.55	72,140.77	140,000.00	67,859.23	51.53%
Charges for services					
Charges other	15,221.67	8,145.00	50,000.00	41,855.00	16.29%
Total Charges for services	15,221.67	8,145.00	50,000.00	41,855.00	16.29%
Fines and forfeitures					
Justice court fines/forfeitures	3,144.17	887.69	4,000.00	3,112.31	22.19%
Total Fines and forfeitures	3,144.17	887.69	4,000.00	3,112.31	22.19%
Miscellaneous revenue					
Interest	14,402.41	8,333.14	6,000.00	(2,333.14)	138.89%
Miscellaneous other	47,962.50	69,015.63	50,000.00	(19,015.63)	138.03%
Total Miscellaneous revenue	62,364.91	77,348.77	56,000.00	(21,348.77)	138.12%
Contributions and transfers	472,024.00	551,209.00	799,368.00	248,159.00	68.96%
Total Revenue:	1,522,184.89	1,170,612.44	2,004,368.00	833,755.56	58.40%
Expenditures:					
Administration	489,742.33	452,162.78	799,368.00	347,205.22	56.57%
Transfers	1,050,162.71	619,903.44	1,205,000.00	585,096.56	51.44%
Total Expenditures:	1,539,905.04	1,072,066.22	2,004,368.00	932,301.78	53.49%
Total Change In Net Position	(17,720.15)	98,546.22	0.00	(98,546.22)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
22 Brighton Beer Tax Special Fund - 07/01/2025 to 01/31/2026
58.33% 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%