

The Regular Meeting of the
Brian Head Town Council
Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
www.Zoom.us ([Click Here](#))
Via Zoom Meeting ID# 829 9933 2653

TUESDAY, FEBRUARY 24, 2026 @ 1:00 PM

MINUTES OF THE TOWN COUNCIL

Roll Call.

Members Present: Mayor Pro Tem Duane Nyen, Council Member Freeberg, Council Member Cruz,

Members Absent: Mayor Calloway, Mitch Ricks

Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Shane Williamson, Town Treasurer; Chief Dan Benson, Public Safety Director; Greg Sant, Planning & Building Administrator; Amanda Hunter, Code Enforcement.

A. CALL TO ORDER

Mayor Pro Tem Nyen called the regular meeting of the Town Council to order at 1:02 pm.

B. PLEDGE ALLEGIANCE

Mayor Pro Tem Nyen led the Council and others in the Pledge of Allegiance.

C. DISCLOSURES

There were no conflicts of interest with today's agenda items. Mayor Pro Tem Nyen stated that the disclosure statements are on file with the Town Clerk and are available for public inspection during normal business hours.

D. APPROVAL OF THE MINUTES:

February 10, 2026, Town Council Minutes

The February 10, 2026 Town Council minutes were reviewed with no changes requested.

Motion: Council Member Freeberg moved to approve the February 10, 2026 Council minutes. Council Member Cruz seconded the motion.

Action: **Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes: Council Member Cruz, Council Member Freeberg, Mayor Pro Tem Nyen. Absent: Mayor Calloway, Council Member Ricks).**

E. REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS. Public input is limited to three (3) minutes on non-agenda items.

Nancy Leigh, Town Clerk, reported that the Brian Head Days committee will hold a townwide meeting on March 18th at 1:00 PM at town hall to gather input from residents and businesses regarding potential events and ideas for the upcoming Brian Head Days 2026 celebration.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

Bret Howser, Town Manager,

1. announced public forums scheduled for March 20th at 3:00 PM and March 23rd at 6:00 PM regarding the transportation utility fee. The format will include 30 minutes of information booths, 30 minutes of formal presentations, and 30 minutes for public input.
2. Bret also explained new state requirements for property tax increase hearings that will require an additional public hearing in May before the traditional August hearing.

No public input was received on non-agenda items.

F. AGENDA ITEMS

1. VISION IRON COUNTY - PARKS, RECREATION & OPEN SPACES PRESENTATION. A presentation on the Parks, Rec. & Open Spaces for Vision Iron County.

Bob Ballou from Vision Iron County presented information about their nonprofit organization focused on long-term planning across ten critical areas including parks, recreation, and open space. The organization received a Utah State Division of Outdoor Recreation Planning Assistance grant to conduct listening sessions in smaller communities to understand residents' wants and needs for parks and recreational opportunities.

Mr. Ballou requested the council's input and support in promoting attendance at a listening session planned for late April (avoiding conflict with the town's March forums). The session would serve Brian Head, Parowan, and Summit residents, potentially held at the county courthouse or fairgrounds. Council members expressed interest in participating and suggested the town's public safety building as an alternative venue.

The Council thanked Mr. Ballou for his time and presentation.

2. CODE ENFORCEMENT POLICY REVIEW. A review the Code Enforcement Policy for potential amendments. .

Town Manager Bret Howser presented a draft revision of the code enforcement policy based on input from the strategic planning retreat (see attached). The key changes focus on shifting from "code enforcement" to "code compliance" with emphasis on education and voluntary compliance rather than citations and penalties.

The proposed changes include adjusting the purpose statement and adding steps to prioritize education. The policy establishes an administrative hearing process with the Town Manager or designee, a Council Member, and a Planning Commission Member, followed by an Appeal Authority for unresolved cases.

Council Members discussed the composition of the hearing board, with some suggesting citizen representation for perceived fairness, while Bret recommended maintaining administrative control through appointed officials who can be trained and held accountable. The discussion concluded that the current proposed structure provides appropriate oversight while maintaining administrative consistency.

1 Amanda Hunter, the Code Compliance Officer, supported the changes and confirmed most
2 violations are discovered through proactive sweeps rather than complaints. The council
3 agreed with the shift to compliance-focused language and educational approach.
4

5 Bret reported that an amended Code Compliance Policy will be presented at the next council
6 meeting in March.
7
8

9 **3. MEMORIAL PARK DISCUSSION.** A discussion on a Memorial Park

10 Flint Decker, Aspen Meadows, presented a comprehensive proposal for a memorial flag site and
11 potential honor trail, based on surveys conducted with current and past council members. The
12 presentation included site options, flag specifications, and design concepts (see attached).
13
14

15 Key findings from the survey showed universal support for an inspirational flag site honoring armed
16 forces, first responders, and citizens with past service. Preferences emerged for a location visible from
17 Highway 143, authentic mountain design rather than urban styling, and a phased approach with
18 appropriate budgeting.
19

20 Discussion focused on two primary locations: the pond area at Bristlecone Park versus the pump
21 house/water wheel area by the meadows. Council members debated the merits of each location,
22 considering visibility, accessibility, parking, and the appropriate atmosphere for reflection versus
23 activity.
24

25 Dave Mason, a resident, suggested the council construct a small pedestrian bridge over the creek that
26 is adjacent to the Bearflat pump house that could lead to a meditation area as well.
27

28 Martin Tidwell, a resident, advocated for the Bearflat pump house location, suggesting an
29 amphitheater design that would provide seating and views of Brian Head Peak while serving walking
30 traffic and being visible to incoming visitors.
31

32 **Consensus of the Council:** The council reached consensus on several elements: three flagpoles (35-40
33 feet high) in bronze or black rather than white/silver, a memorial focus rather than event venue,
34 incorporation of natural materials, and inclusion of donation opportunities through bricks or plaques.
35 The final location remained between the pond area and the Bearflat pump house area, with some
36 preference expressed for the quieter meadow location.
37
38

39 **4. DISCUSSION ON ZONING PROCESS FOR ASPEN MEADOWS.** A discussion on
40 a potential new zone designation, Resort Mixed Use.
41

42 Planning and Building Administrator Greg Sant presented three options for addressing the
43 zoning process challenge with Aspen Meadows, which currently requires rezoning with
44 each preliminary plat submission under the annex transition zone.
45

46 Option 1 involves converting the existing mountain overlay zone to a primary zone tied to
47 the development agreement.

48 Option 2 would maintain the current process requiring council review for each plat.

49 Option 3 would create a new resort mixed use zone.
50

51 Greg recommended against Option 2 as inefficient since the development agreement
52 already establishes permitted uses and densities. The council expressed preference for

1 Option 1, recognizing Aspen Meadows as unique and appropriate for standalone treatment
2 while acknowledging the need to address mixed-use zoning for smaller in-town parcels
3 separately.
4

5 Flint Decker clarified that Aspen Meadows Mountain zoning includes more restrictive
6 requirements than town standards, including 35-foot height limits versus 45 feet in town,
7 and mandatory tree preservation setbacks. The development agreement and master plan
8 provide adequate protection against inappropriate future uses.
9

10 Council Direction: Council directed staff to proceed with Option 1 - amending the mountain
11 zone from overlay to primary zone with references to the Development Agreement,
12 followed by a general plan amendment and zone change application for all of Aspen
13 Meadows property.
14

15
16 **5. FUTURE AGENDA ITEMS.** Discussion on potential items for future Council agendas.
17

18 Nancy Leigh, Town Clerk, announced upcoming agenda items for March 10th including the
19 fiscal year 2025 annual audit and strategic plan review.
20
21

22
23 **G. ADJOURNMENT**
24

25 **Motion:** Council Member Freberg moved to adjourn the regular meeting of the Town
26 Council. Council Member Cruz seconded the motion

27 **Action:** Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes: Council Member Freeberg,
28 Council Member Cruz, Mayor Pro Tem Nyen. Absent: Mayor Calloway, Council
29 Member Ricks).
30

31 The regular meeting of the Brian Head Town Council was adjourned at 3:37 pm for February 24, 2026.
32
33
34

35 _____
36 Date Approved
37

38
39
40 _____
41 Nancy Leigh, Town Clerk