

BRIGHTON TOWN COUNCIL MEETING MINUTES

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

**Approved at the Brighton Town Council Meeting on April 14th, 2026*

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- Justin Hoyal, Brighton Resort- Kim Doyle, Solitude Resort- Amber Broadway, BCCA- Barbara Cameron, UFA/MSD Emergency Planner- Brian Buckhout, MSD- Richard Stephens

Public: Don, Julia Gaia, Michael, Angus, Brian Reynolds

ANNOUNCEMENTS

The town is getting a new website, and it's expected to be completed this month if it stays on schedule.

PUBLIC INPUT

None

MINUTES. RECORDING 0:01:55.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on February 10th, 2026, and Carolyn Keigley seconded the motion. The minutes were approved unanimously.

UPD. RECORDING 0:03:00

Dispatch: 801-840-4000

Property checks: 385-468-9920

Precinct Chief, Justin Hoyal, reported on behalf of Detective Walker. During the month of February, UPD engaged in 272 calls for service. Most notably, Brighton patrol officers pulled 35 vehicles out of snowbanks and ditches during snowstorms. Officers performed 38 traffic stops, issuing citations for reckless driving, violating the traction law, speeding, and improper passing. They investigated two allegations of child abuse, seven incidents of theft, five reports of trespassers, and two missing persons. There were 10 reports of parking complaints, 7 reports of reckless driving, 12 reports of a suspicious person. After the snowstorm, multiple avalanches occurred in the canyon. Tragically, multiple people were injured, and two individuals lost their lives. Several bystanders, Wasatch Backcountry Alliance, Search and Rescue, UFA and all others involved should be commended for their diligence in their efforts to perform rescue operations during these very tragic and sad situations. The hope is for people to be very careful in the back country.

UFA. RECORDING 0:04:44.

Chief Craig Ellingson was unable to attend and sent a note saying UFA is running a lot of medical calls at both ski resorts right now and they appreciate the good working relationship with resort personnel, the clinics, ski patrol, helicopters, S&R, law enforcement agencies, etc. Everyone contributes towards good outcomes for the medical patients.

SKI RESORTS. RECORDING 0:05:31.

Solitude

Amber Broadway commented how fun it was when winter showed back up last week but it has quickly run away again. 80 of 82 trails were open this past weekend, which was tremendous, and the skiing was phenomenal.

They are now in spring lift hours. Monday - Thursdays, 9am to 4pm and Friday, Saturday, Sundays, 9am to 5pm. To honor their 68th year, Tuesday tickets will cost \$68, and Ikon pass holders can use their friends and family discount of 50% off, which means there is a \$34 deal for the remainder of the season.

Last weekend was the 4th year of the Wasatch Powder Keg. There were 270 participants from 8 states. Amber thanked Sarah Cookler and Silver Fork Skimo crew. It's a heavy lift on the mountain operations team to support that, but it's been amazing to watch the sport really take off in our canyon.

For the Nordic enthusiasts, they are doing Nordic Twilights on Wednesdays until 5:30pm. March 21st is the last Solly Park Steel Showdown, which is a rail jam. The 21st will also be the kickoff to Soli Days Beach Bash at Last Chance with live music on Saturdays. The annual Bump-Off will be at the end of March to show mogul talent. Those participating in the Soli Days reward challenge may enter a raffle to win an Ikon pass. The Silver Lake Loppet is April 4th, and pond skimming is April 18th. It's all on the calendar.

Amber acknowledged Women's History Month and International Women's Day on Sunday. She made a shout out to some of the impressive women in our community that help uphold us and lead us in such a savvy way: Kara, Carolyn, Lise, Anna from UPD, Kim Doyle from Brighton, and Barbara Cameron, the queen of the canyon. She also thanked UFA and UPD because Solitude couldn't do what they do without them. They answer the phone and show up with such skilled and professional individuals. They really help Solitude guests and employees in the most vulnerable and difficult situations, and she's grateful for that partnership.

Scotty gave Amber kudos for the incredible leadership she provides.

Brighton

Kim Doyle reported throughout the month of March, they're focusing on spring break and keeping things fun. There are a bunch of activities on the weekends around the resort with different beer and liquor sponsors. They always have music and DJs and stuff to do. The next big thing is the Easter Egg Hunt on Easter Sunday. They've upped their egg game this year and the Easter Bunny is going to be carrying a lot of eggs so it will be fun. She encouraged everyone to come up. It will start at 830 on the Explorer lift. There will be a pancake breakfast afterward. The last day of night skiing will be on April 4th. There may be bonus nights the following Friday and Saturday. They plan on staying open all the way through April, so she's hopeful we'll keep getting these little storms that come through and keep us all going.

BUSINESS

- a. Resolution Adopting Updates to the Multi-Jurisdictional Hazard Mitigation Plan. Presented by Brian Buckhout. For discussion and possible action. PACKET: 17-80. RECORDING 0:11:00.**

Brian Buckhout, Emergency Management Planner with the MSD, covers Brighton, White City, Emigration Canyon, and Midvale. He explained that the Multi-Jurisdictional Hazard Mitigation Plan was previously reviewed and approved by the Town of Brighton. Afterward, FEMA made a small change to all annexes, requiring him to return to present the change.

He reviewed that hazard mitigation is any sustained action to reduce or eliminate the loss of human life, or property, from hazards. The plan is a detailed roadmap that identifies vulnerabilities, generates strategies to reduce risk, and provides an organized evaluation for specific hazards. Some hazards were added to the last plan from 2019 along with an outline that specifies actions, funding opportunities, and agencies that can help. The response plan was not changed in this update. The multi-jurisdictional plan is necessary since disasters don't stop at boundaries. It won't need to be updated until 2030.

The changes FEMA made to the annexes were to clarify vague information. One example was adding an action item for a program to provide awareness to residents about sub pumps for houses to mitigate heavy rain. Another update was to designate a single lead agency per event, such as UFA or UDOT, depending on the situation. Another plan change is the removal of certain programs, such as BRIC (Building Resilient Infrastructure Communities) and this is due to FEMA undergoing an entity reorganization. The expectation is that these plans will be replaced with something else. The plan is now considered final and has been adopted by FEMA, the county, and the MSD. Brian noted the plan is like an encyclopedia to be referenced for local subject matter, rather than like a book to be read cover to cover. The plan is important because FEMA will check if the jurisdiction has one before sharing costs when disasters reach a federal declaration before providing public assistance and grants. If it's just declared at the state level, then costs are split 75/25 with the county or local jurisdiction, but if there is a presidential declaration, the feds split 75/25 with the state.

To determine which actions to prioritize an algorithm was used that includes perceived and historic risk while also considering costs. The highest priorities are the things that cost the least and help the most. Chipper Days is the biggest hazard mitigation, but the cheapest thing Brighton can do for defensible space is to empower citizens with public awareness and education.

Carolyn mentioned dams in the plan and Brian noted every damn has its own hazard mitigation plan which also accounts for aging infrastructure.

Lise inquired about cyber security disaster. The MSD was recently tested by a federal entity and found to have resilient security based on redundancy and backup. The planners are using Starlink systems in either Brighton or Emigration next month to test the recovery in a grid down scenario. With this information, we can advocate with Rocky Mountain Power to provide service in different areas or backup generators. Next month is the kickoff for the Mass Care Shelter Annex. They will develop an evacuation plan for Brighton, not just to shelter in place.

Carolyn Keigley moved to approve Resolution 2026-R-3-1, A Resolution of the Brighton Town Council Replacing and Readopting the December 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan. Lise Brunhart seconded the motion. The motion passed unanimously.

Carolyn Keigley: Aye

Lise Brunhart: Aye

Scotty John: Aye

Keith Zuspan: Aye

Jeff Bossard: Aye

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. RECORDING 0:30:25.

Jeff Bossard explained that the purpose of both grant programs is to create housing for local workers to help reduce canyon traffic. The proposed policy changes came up while reviewing an application. The tenants work in the canyon, providing services to people within the community. However, home businesses don't qualify the way the policy was written. The need for different criteria was unknown until someone applied with these circumstances. Jeff worked with Polly, Nate, and Kara to change the language to make it a program that works for the community. Polly added that originally home-based businesses weren't allowed in the program because they don't contribute to the traffic in the canyon. The policy change aligns with the intent of the program to incentivize housing for people working for a local business that services the community. The qualifying category is for home-based businesses where the tenant is physically present within the community for 20 hours a week. Encouraging the availability of local business, such as maintenance work, will reduce the number of service vehicles traveling the canyon. The program funding was reviewed and there is enough to expand the program in this way to support the purpose of the program.

Jeff Bossard moved to approve the changes to both the Lease to Locals and Turns for Tenants program. Carolyn Keigley seconded the motion, and it passed unanimously.

c. Updates to Procurement Policy. Presented by Polly McLean. For discussion and possible action. PACKET: 83-102. RECORDING 0:35:53.

Polly McLean explained that this was originally adopted when the town was incorporated six years ago. Parts of it were removed for being outdated, such as requiring newspaper notice, and petty cash since this account was never established. Instead, purchasing cards were included with a process for use. With inflation and costs, it was suggested to increase the amount the mayor can spend from \$2,500 to \$5,000. Council approval and two price quotes are now required for purchases between \$5,000 and \$30,000. Quotes over \$30,000 require a formal invitation for bid or request for proposal. Polly recommended the thresholds based off research of other Wasatch municipalities of similar size. There is a section that addresses routine expenditures, so once we enter a contract, ongoing expenses can be paid despite the amount. Rather than making policy changes only, Polly recommended formally adopting it as an

ordinance; it goes beyond the state procurement policy, and an ordinance makes it easier for the public to find. The renovation is to revisit the policy every five years.

Lise Brunhart moved to adopt Ordinance 2026-O-3-1, 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. Keith Zuspan seconded the motion.

Lise Brunhart: Aye

Keith Zuspan: Aye

Scotty John: Aye

Carolyn Keigley: Aye

Jeff Bossard: Aye

d. Updates to the Rules of Order. Presented by Polly McLean. For discussion and possible action. PACKET: 103-111. RECORDING 0:43:02.

Polly McLean explained that the council adopted the Rules of Order when we became a town, so this is being revisited to adopt some updates. It was proposed to include a consent agenda so that if there are several non-controversial items to approve that don't need much discussion such as minutes or contracts, they could be done all at once. Any council member has the right to pull one of the items off the consent agenda if they want more discussion. It may not be used often, but it's a tool for when we have large agendas.

The Rules of Order will be posted on our website and will be available in the conference room where meetings are held.

Some of the other changes are to formalize conflict-of-interest disclosures, which we already do. More structure was added around public comment. It was clarified that electronic comments received in advance of the meeting will be included in the minutes and will be read aloud or summarized according to the mayor's discretion. This may arise when comments exceed several pages. The section on subcommittees is already being followed but the rules were clarified that a subcommittee with three or more council members must be a noticed public meeting. If the subcommittee has one or two members, we are careful not to allow a third member to participate. The public hearing procedures were formalized with a standing order: staff presentation, applicant presentation, public comment, close hearing, council deliberation and action. Polly recommended these changes based on things she saw in other cities and towns. It was agreed that these changes make things much cleaner.

Keith Zuspan moved to adopt Resolution 2026-R-3-2, A Resolution of the Brighton Town Council Amending and Adopting Rules of Order and Procedure for Town Council Meetings. Lise Brunhart seconded the motion.

Keith Zuspan: Aye

Lise Brunhart: Aye

Scotty John: Aye

Carolyn Keigley: Aye

Jeff Bossard: Aye

e. Resolution Amending Financial Policy for Check Writing and Disbursements. Presented by Polly McLean and Nate Rockwood. For discussion and possible action. RECORDING 0:49:11.

Polly McLean explained this was adopted last month but is being amended because an error was noticed in two places where it says "Treasurer," but it should read "Deputy Treasurer." No further discussion was needed.

Keith Zuspan moved to adopt Resolution 2026-R-3-3, A Resolution of the Brighton Town Council Amending a Financial Policy for Check Writing and Disbursement. Jeff Bossard seconded the motion. The motion carried unanimously.

Keith Zuspan: Aye

Jeff Bossard: Aye

Scotty John: Aye

Lise Brunhart: Aye

Carolyn Keigley: Aye

f. Discussion of Budget Timeline and Calendar. Presented by Nate Rockwood. Informational. RECORDING 0:50:55.

Nate Rockwood explained that the town and the MSD must follow the code when doing budgets and the timeline is almost the same; so, the MSD would like all the cities and towns to submit budgets to them sooner to improve their budget process. We will follow our same budget process, but it will be moved up by one month. The council will adopt the tentative budget in April. Nate will work with the mayor on this since it's the mayor's budget that is presented to the town. Nate will share the tentative budget with the MSD at the end of March to meet their timeline. After the tentative budget is adopted, the council can adjust it, and the MSD will adjust their budget accordingly. The budget hearing and final budget adoption will be in May. The final budget doesn't have to be adopted until June, so there will be plenty of time to make changes as needed. The tricky thing is adjusting the current budget because we won't have the actual revenue amounts for the final months of the winter season until the end of the budget process because of the two-month delay. Nate has been focusing on revenues and the fund balance. The mayor has already provided priorities, and Nate has already included grant funding for the requests from the nonprofit organizations.

PUBLIC INPUT

None

REPORTS. RECORDING 0:56:33

Mayor's Report

Mayor Scotty John acknowledged the nationwide avalanche fatalities over the last month and admitted how hard it is to put into words. There were four fatalities in the Wasatch and two of those were in Big Cottonwood Canyon, in our town boundaries. All incidents were complete

and utter tragedies, but to lose a child is especially heart-rendering. He is uncertain if additional action will come out of this from a town perspective, but it may be discussed more.

Scotty met with both ski areas and had productive conversations, and he feels great about our partnerships. Despite the season, Brighton is seeing record skier visits.

He attended the UFA/UFSA budget meeting but didn't have much to report because he attended virtually while terribly sick.

Polly added that a legislative session overview will be given next month, but a bill was passed that will push back implementation of the WUI modifications, formerly HB 48, to 2027.

Everything that passed during the session becomes effective on May 6th as long as it's not vetoed by the governor.

Scotty met with the new traffic engineers at UDOT, and he is grateful for their adjustments. They changed the HAWK traffic signal so that pedestrians can only push the button to cross every 60 seconds instead of 40 seconds. In reviewing the data, they determined this change will make a meaningful impact on the bottleneck that the crosswalk creates. Scotty feels this will move us in the right direction and it was just the beginning of more conversations toward improving transportation.

He attended the first and second subcommittee funding meetings with the CWC. They are looking for ways to raise more capital. He's unsure how that will affect what they ask for from us. He noted we're punching above our weight already, but it's consequential to our community. Another funding idea is a license plate program where the funds go to the CWC when one is purchased.

There was a roundtable meeting this month for the CWNCRA, which is an ongoing discussion about what the conservation area would look like, where the boundaries would be, and whether the federal government would be the sponsor.

Scotty has a meeting tomorrow with Nate, the consultants from Design 9, the MSD, and possibly Mayor Knopp to discuss the plan for the fiber undergrounding project. The goal is for an RFP to go out this spring to pull fiber and potentially to bury additional conduit in areas of the canyon that don't have it yet. Per Lise's question, permanent paving will come at the end of the project, but the timeline is unknown since some of the conduit for communications still needs to be buried for the full project to be completed. Staff at the MSD have the expertise to inspect the paving and compaction. It's a permanent project that must be done correctly, so we'll have to be certain on who we engage with to inspect the project. Lise added that the state the roads were in before winter has affected plowing. Holly has been stuck on Mountain Sun Lane twice because sewer manholes are sticking out, so she can't plow properly so the machine gets compacted ice and slides. Lise witnessed one slide that was really scary. This is one of Scotty's priorities, and although he doesn't have the background to oversee the work, he'll oversee the people checking the work.

Council Members' Reports

Carolyn Keigley spent time at the capital for the bills relating to SLVLESA.

The UPD budget process is in progress, and she'll meet with the Financial Committee tomorrow. UPD has 13 new hires, which is amazing to have that many in this climate. Half were recruits from the academy and the rest were lateral hires from other departments.

UPD was contacted by LDS hospital about their interest in joining as members of the district.

There were trespassers in Forest Glen looking in windows recently, which has residents concerned after the break-ins last summer. There are backcountry skiers coming through as well as Solitude resort skiers who park on the guard road and ski through the neighborhood to get down to the resort when they don't have parking passes. They're working on signage to help mitigate this.

Lise Brunhart complimented Scotty on his mayor's message in the newsletter. It was a really good letter about the tragedy of young Madeline.

Early in the month, there were concerns about Senate Bill 284, land use modifications because it appeared land use authority was being taken from small municipalities. She met with Senator Reibe about the troublesome lines in the bill, but everything that had been concerning had already been changed.

In the BCCA meeting, it was noted the WUI modifications, HB48, can't be implemented in its current form because they have property inspectors trained so they won't be collecting fees. Lise met with the "Media Moguls," Jane, Kara, Barbara, and Laura, to review other ski towns to get ideas for how to reorganize the town website. They will meet again on the 25th.

Lise continues to maintain social media pages.

Keith Zuspan shared the TRT distribution for the current year. We have \$14,908 in our Zion's bank account. We received December's distribution in February in the amount of \$287,445, which is in line with the previous three years. Next month, we'll see if there was a change in visitor visits to the resorts which would change the amounts. The distribution from public transit was \$6,411, which is banked for something in the future. The PTIF account includes the state distribution and is slightly over \$7.4M. Last month we gained \$20,814, which is slightly down on an annualized basis at 3.85%. The MSD Standard Financial Report shows we are at 58% of our 2026 budget, which is in line with past cycles.

Keith is continuing to work with Evan at WFWRD for a clean up event. They are looking to reserve two weekend dates in August for three bulk trailers. Residents can sign up for a drop off time to unload bulk items into rear-opening dump trucks. Appliances like freezers will be crushed to increase the capacity in the trailer to haul away as much as possible. Three compacting dump trucks equate to nine trash trailers. If allowed, a truck could be stationed at each resort. Simultaneously, Keith is working with Momentum to see if we can incorporate an e-waste recycling program.

The MSD is suggesting a survey at the end of Silver Fork Drive to better understand where our obligations end so we can determine how to address the culver situation.

The MSD will have an audit report next month that reviews all their financials. The MSD has been working on their computer systems over the last several years. They will bring all our work computers under their Microsoft platform. We'll transition from Gmail to Outlook. This will provide more stability with the monitoring systems. Our appliances and accounts will be set up with antispyware, virus, and intrusion detection that will be managed through the MSD portal. With Office 365, there is a centralized share point to house all town documents. Anyone not using a town computer can still be issued one.

Jeff Bossard is out of town and was unable to attend the in-person Mosquito Abatement meeting yesterday. Nothing more to report.

BCCA Report

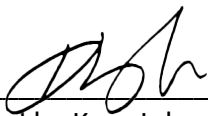
Barbara Cameron reported on the amazing presentation at the BCCA meeting last night by Dr Scott Hotaling from Utah State University. He talked about rock glaciers and the future of mountain communities in the face of global warming. He noted that Big Cottonwood has around 11 rock glaciers, and for decades, they haven't changed much in size. We're lucky to have them, because they help keep our river flowing and our water companies in business. He also mentioned that the ski resorts, strangely enough, are about 91% of their usual goal on snow. But here in Silver Fork, where we have mostly mud, it's kind of a surprise. He said that's what's going to keep happening going forward. The resorts will probably still get snow as the warming creeps up. He urged us to support energy conservation, public transportation and anything to do with the Great Salt Lake. Barbara sent out a video of the presentation and encouraged everyone to take a look; it's a little bit inspiring and a little bit curious. There's a public wildfire meeting on Monday, May 11, at 6pm in the fire station. We've asked the federal, state, and local fire officials to answer questions about last year's HB 48, Wildland Urban Interface modifications, and this year's House Bill 41 pushed back the enforcement on that until January 2027. The meeting will be in person and zoom. Our history committee has been actively updating its website, and we're getting some oral history interviews done. Barbara was pleased that Avis Lite, Kelly Leather, and Rose Rogers are some of the people that have been interviewed. They're working on the Fourth of July and Brighton days, which are just around the seasonal corner.

CLOSED SESSION

None

ADJOURN

Keith Zuspan moved and Lise Brunhart seconded the motion. The meeting was adjourned at 7:59 pm.



Submitted by Kara John, Town Clerk