

BRIGHTON TOWN COUNCIL MEETING AGENDA

Tuesday, September 8th, 2026, at 6:30 pm

NOTICE is hereby given that the Brighton Town Council will meet on Tuesday, September 8th, 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 August 11th, 2026. Pages 4-18.

5. **UPD** Detective Anna Walker

6. **UFA** Chief Craig Ellingson

7. SKI RESORTS

Solitude

Brighton

8. BUSINESS

- a. MSD Quarterly Financial Report, Presented by Daniel Hoffman. Informational. Pages 19-23.
- b. Consideration of amending Section 9.90.025 of the Brighton Municipal Code to adopt the 2024 Edition of the International Wildland Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward. For discussion and possible action. Pages 24-27.
- c. Consider Approval of a Real Estate Purchase Contract for Land at 11453 E. Church Road for \$170,000. Presented by Heinrich Deters. For discussion and possible action. Page 28-29.
- d. Discussion and possible action on recommendation from subcommittee to cancel RFP for fiber due to cost and other factors.
- e. Consideration of a Resolution for the 2026 Emergency Interim Succession for Brighton. Presented by Polly McLean. For discussion and possible action. Page 30-31.

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: Presented by Keith Zuspan.
- 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 speaker and Council. If a question arises, the Mayor/Council can request staff to answer it and report back.
- 4. For items where there are several people wishing to speak, the Mayor may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
- 5. Unless otherwise allowed by the Mayor, no questions shall be asked by the speaker.
- 6. Only one speaker is permitted before the Council at a time.
- 7. The discussion must be confined to essential points about the agenda item.
- 8. The Mayor may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.

9. No derogatory or personal attacks shall be permitted, and such action shall be sufficient cause for stopping the speaker from proceeding.

10. No applause or public outbursts shall be permitted.

11. The Mayor or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.

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

ON ZOOM

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

BRIGHTON TOWN COUNCIL MEETING MINUTES

Tuesday, August 11th, 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, Kyle Morgan, Heinrich Deters

Partners: UPD- Anna Walker and Tyler Ackerman, UFA- Craig Ellingson, Brighton Resort- Mike Doyle, Solitude Resort- Ian Reddell, BCCA- Barbara Cameron, MSD- Brian Hartsell, Richard Stephens, Julia Gia

Public: Rose Rogers, Bruce Engelhard, Logan Cookler, Sarah Langridge, Angus, Kleth, Don Despain, Katherine Anderson, Jonathan Owens, Julia Gia, Jenna Malone, SH, Yeeeeeeee, Mark Brinton, Drew Hardesty

CALL TO ORDER AT 6:30PM

Due to there being a shortage of battalion chiefs due to a busy fire season, the UFA report was given first to allow Chief Ellingson to return to his duties.

UFA Report — Chief Craig Ellingson

Chief Craig Ellingson reported that Unified Fire Authority (UFA) has been extremely busy due to significant wildfire activity throughout Salt Lake County and the western United States. UFA currently has resources deployed to fires in the West, including personnel in Washington. Two nights ago, UFA led a strike team providing overnight structure protection on the Rocky Canyon Fire. It burned more than 15,000 acres, with approximately half of Henefer evacuated. Fire crews were making progress, and UFA has not yet been requested to return for additional assistance. Improved conditions and additional fire lines may allow evacuated residents to return home soon.

Chief Ellingson also addressed an emergency alert that had been inadvertently distributed to residents outside the intended evacuation area. The alert was sent through the Integrated Public Alert and Warning System (IPAWS), which can sometimes distribute alerts beyond their intended geographic area. He confirmed that the alert did **not** pertain to Big Cottonwood Canyon or the Town of Brighton and that the situation in the canyon remained normal. He encouraged council to reach out as they did with questions in those circumstances because he was able to quickly verify the information regarding the emergency alert.

Chief Ellingson stated that he had provided the Town's quarterly UFA report to Kara. Although the report had been submitted later than usual due to the unusually heavy workload, he said the report appeared normal, with activity in Big Cottonwood Canyon and the Town of Brighton remaining generally status quo.

In response to the discussion about the emergency alert, Council Member Carolyn Keigley shared that the experience prompted her to photograph and video the contents of her home for insurance and emergency preparedness purposes. Chief Ellingson agreed that the incident provided a useful reminder for residents to prepare a “go bag” and consider what would be needed in the event of an emergency evacuation. He noted that, should a wildfire occur in the canyon, residents could need to evacuate quickly.

CLOSED SESSION. RECORDING 0:4:09.

Keith Zuspan moved to enter a closed session to discuss the purchase, exchange, or lease of real property (pursuant to Utah Code Ann. §52-4-205(1)(d)). Lise Brunhart seconded the motion. The motion passed unanimously.

Keith Zuspan: Aye

Lise Brunhart: Aye

Scotty John: Aye

Jeff Bossard: Aye

Carolyn Keigley: Aye

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

ANNOUNCEMENTS. RECORDING 0:6:40

- a. Wasatch Front residents now have a free way to reach Bonanza Flat Conservation Area without driving all the way to the trailhead. Utah Open Lands’ Bonanza Shuttle runs Saturdays and Sundays through September 27 from the Big Cottonwood Park & Ride at 3865 Cottonwood Canyon Road to Bloods Lake Trailhead and Bonanza Flat Trailhead. Shuttles leave hourly on the half-hour beginning at 7:30 a.m., with the final ride down at 3:30 p.m. Each shuttle carries up to 11 passengers and seven bikes, first come, first served. The pilot is designed to reduce individual car trips, ease parking pressure, lower emissions, and support better stewardship of this beloved protected landscape. Park City Transit’s Purple Line service to Bonanza Flat Conservation Area began with an earlier UOL shuttle pilot—proof that providing a practical alternative can change how people reach the places they love. The shuttle is made possible with support from Salt Lake City, the Town of Brighton, and the Central Wasatch Commission, with service provided by Utah Mountain Shuttle. [View the full schedule and rider information.](#) The service does not stop in the town for the pilot program.

PUBLIC INPUT. RECORDING 0:8:39.

- 1) **Rose Rogers** commented on the considerable amount of money the council is considering spending on a property that is unusual as it is a rockslide area.

She also wondered if residents are allowed to have fires yet. As a property owner, she has put forth the expense to harden her burn area and supply water to ensure safety. Additionally, residents have common sense when burning in dry conditions. Scotty John noted the restrictions will remain in place due to the current fire danger conditions.

2) Bruce Engelhard read his letter:

To the Town Council and Mayor of the Town of Brighton,

We are writing this in response to the Town Council and Mayor's recent/initial/ preliminary land acquisition decision regarding the Mule Hollow property. First off, we are in total support of this program for the Town to make efforts to acquire appropriate parcels of land for conservation, protection, and needed Town projects.

Unfortunately, the recent decision regarding the Mule Hollow property, also known as "Angela's", is ill advised and completely unnecessary. We do not need or want yet another inappropriate \$100,000 giveaway/gift. This property is totally landlocked with no legal access, and the owner currently has no water rights. It is surrounded by other pieces of private property. It is on totally unusable steep terrain that offers no benefits for our community. It is hard to believe it is even valued at \$80,000 in our small area of Silver Fork, and offering any money at all, let alone more than the assessed value, is totally unacceptable and fiscally irresponsible. The parcel does not meet the criteria of the Notice of Intent. Even though the initial decision was made before the NOI was issued, the NOI goals should serve as guiding principles for the Council's actions. The Council is setting a terrible precedent with this decision.

We have no issues with the landowner attempting to legally pursuing due process in their attempt to make this property usable. The rest of us have had to follow all the rules and regulations, being respectful in the process, to pursue our dreams and develop our properties. The Town of Brighton needs to allow this property owner to continue to pursue this process and not offer any money for this landlocked and presently unusable parcel. Again, we totally support land acquisition that benefits our community, the Canyon, and preservation of our beautiful resources. Please reconsider your initial decision and make more sound and fiscally responsible choices, adhering to your fiduciary duties, in allocating the Town's limited resources in ways that are truly in the community's best interest.

MINUTES. RECORDING 0:16:08.

Lise Brunhart moved to approve the minutes for the Town Council Meeting on July 14th, 2026, and Carolyn Keigley seconded the motion. The minutes were approved unanimously.

UNIFIED POLICE DEPARTMENT (UPD) REPORT. RECORDING 0:16:36

Dispatch 801-840-4000

Brighton Town Council Minutes
August 11th, 2026
Page 3

Property checks call, 385-468-9920

a. Report

Detective Anna Walker reported on Unified Police Department (UPD) activity in the Town of Brighton during July 2026. There were 236 calls for service, including five search and rescue operations, three disorderly conduct incidents, and 31 documented watershed violations. Officers conducted 64 traffic stops and issued citations for violations including speeding, reckless driving, and improper passing. Officers also responded to 14 parking complaints and issued 58 parking citations, with most occurring in the Donut Falls and Guardsman Pass areas. UPD responded to seven traffic accidents, two of which involved hit-and-run investigations.

Detective Walker reported three burglaries and one additional theft from a residential yard during July. She noted that this time of year historically has the highest incidence of burglaries and reminded residents to lock their doors and secure their property. Residents may request a property check when they are going to be out of town. Residents may email her through the contact information listed on the Town's website, and UPD officers will check the property and surrounding area during their shifts.

b. Introduction Lieutenant Lavin and Chief Lovato

Chief Ackerman introduced the new Lieutenant, Aaron Lavin. He brings a wealth of knowledge and experience and will be a fantastic addition to the Holladay and Brighton precinct. Lieutenant Lavin added that he's been in law enforcement for 20 years. He's had varied assignments throughout the valley, but he'd never been to Holladay or Brighton. He appreciated the council's time and looks forward to working in Brighton.

At a future meeting, Chief Lovato will attend to present his initiatives for the town as the new Chief of Investigations and how the department intends to strengthen and support its partnerships through the shared-services model.

Chief Ackerman informed the council and residents of the opportunity to attend a Citizen's Academy training in mid-September. It's completed over a series of 8 sessions on Wednesdays from 6PM to 9PM. The academy will provide information about the services offered by UPD and will include practical scenarios designed to give participants an understanding of the experiences and responsibilities of police officers. Participants will also tour UPD's logistics building where evidence is stored and potentially visit the police range. Participants will also experience an active-shooter training exercise for hands-on involvement in an emergency-response scenario.

SKI RESORTS

Solitude

Ian Reddell representing Solitude Mountain Resort, provided updates on behalf of Amber Broadaway, who was unable to attend the meeting.

He thanked the community and stakeholders who participated in Solitude's annual Summer Fest. He noted that the event returned to the village this year, restoring some of its original charm and character, and said Solitude looks forward to expanding the event next year. He shared several current promotions for canyon residents including a 50% discount on breakfast at St. Bernard's for the remainder of the summer. Solitude is also offering 30% off the food portion of wine-pairing dinners. Ikon Passes holders of the 2026–27 season receive monthly resort credits—\$25 for full Ikon Pass holders and \$10 for Base Pass holders—that may be used at resort retail locations and selected food outlets. The credits expire at the end of each month.

Regarding summer mountain operations, Riddell reported that Solitude will adjust its schedule as children return to school. Beginning Monday, August 18, operations will move from daily service to Thursday through Sunday. Twilight operations will continue through Labor Day weekend. After Labor Day, the resort will operate Friday through Sunday, 10:00 a.m. to 6:00 p.m., with no twilight operations. Movies, music, and yoga programming will continue through the end of August. Visit Solitude's events website for current schedules and updates. Solitude's next major community event will be the State of Solitude presentation on Friday, September 25; the time had not yet been determined. A Mountain Bike Jump Whip-Off and Winter Welcome Fest are tentatively scheduled for Saturday, September 26.

Regarding mountain improvements, Riddell reported that Solitude is replacing portions of its aging snowmaking system on Easy Street and Main Street. The improvements are anticipated to be operational for the upcoming snowmaking season and are intended to provide additional early-season snowmaking capacity on Main Street and help the resort open more lifts simultaneously at the beginning of the season.

Ian thanked local stakeholders for their strong collaboration during the summer concerning wildfire preparedness and elevated fire restrictions, noting the exceptionally dry conditions. Finally, he reported that many of Solitude's winter seasonal positions have been posted and encouraged community members to refer qualified candidates.

Brighton Resort

Mike Doyle reported that they recently hosted the U.S. Women's National Disc Golf Championship, which attracted approximately 109 professional women from nine countries. The event had great success, and Brighton may pursue additional large-scale events in the future.

The regular concert and barbecue series at the Alpine Rose will conclude this week, followed by the Not Oktoberfest series, which will run through October 12. The resort is also awaiting delivery of new custom-built bounce houses, including a large black Labrador-themed bounce house. In the meantime, rental equipment will be used as needed.

Brighton reported continued progress on its mountain biking program. The resort opened its first expert-level (black) mountain bike trail two weeks prior and the trail has been well received. Construction is underway on a second expert-level trail, which is anticipated to be completed within approximately three weeks, with the goal of opening it before the end of the mountain bike season. The resort now offers trails ranging from beginner through expert levels.

Upcoming events include the Majestic Scramble on August 22, a children's 2K obstacle-course race from the top of Majestic to the Alpine Rose. The event was held for the first time the previous year and was well attended. The Murder on the Mountain dinner theater series will begin October 2 at Wasatch Mountain Lodge and continue through the end of October, with performances scheduled each Friday and Saturday.

Regarding construction, Brighton Resort is continuing work on additional mountain bike trails. Construction has also begun on an addition to the vehicle maintenance facility, with footings expected to be poured during the week of the meeting. The resort hopes to have the addition enclosed before the winter snow season.

BUSINESS

Keith Zuspan anticipated that much of the public present are likely interested in business item d., so Mayor Scotty John decided to address it first.

- d. Consider Approval for a Real Estate Purchase Contract for Land at 11249 E. Mountain Sun Lane for \$99,000. Presented by Heinrich Deters. For discussion and possible action. RECORDING 0:32:39.**

Heinrich Deters presented the proposed purchase of the **Mule Hollow parcel at 11249 E. Mountain Sun Lane for \$99,000**, noting that the matter had been continued from the July Council meeting to allow additional due diligence.

Deters reported that the seller had signed the agreement extending the due-diligence period through **August 13** to allow additional time to review and address title issues. However, efforts to resolve those issues had been difficult. Although some documents were reportedly in escrow, recent communications raised concerns regarding the seller's performance under the agreement.

Deters explained that unresolved title issues could prevent the Town from obtaining **clear title and title insurance**. Based on the current circumstances, he advised the Council that he had serious concerns about proceeding with the purchase.

Deters outlined the Council's options under the existing due-diligence period. The Council could continue the matter and seek to amend the real estate purchase contract to allow additional time for due diligence, or it could terminate the contract. If the Council elected to terminate the agreement, the mayor would sign the document on behalf of the Town. A state-approved

termination form was available and had been reviewed with the town attorney, Polly McLean. From a legal perspective, Polly did not recommend moving forward with the current title issues.

Deters acknowledged that the community had provided input regarding the property at the July and August meetings.

Jeff Bossard moved to withdraw, and Lise Brunhart seconded the motion.

Further discussion, Carolyn Keigley wanted the public to understand the council hadn't fully decided at the July meeting because more time was needed to consider the purchase. She had mixed feelings about it then and supports withdrawing. She thanked the public for giving valuable input. The council wants to be transparent when considering properties to consider public input alongside the research we're doing.

Scotty John agrees in this case, and noted for the public that potentially, there will be times in the future where the council makes decisions that are unpopular among the community regarding land acquisition now that the NOI program is in place.

Lise Brunhart provided the merits of the purchase and why it would have been good. The property is certainly not usable for building, hiking, parking, or coffee houses. It's a natural open space on the perimeter of our town. The rock field is valuable to the watershed. If we acquire enough of these types of properties, we can form an aggregate that is a valuable offering to Salt Lake Public Utilities in exchange for land that might be usable. These are the reasons she thought it would be a good purchase, but because of the title encumbrances, she agreed to move on.

Vote. The motion passed unanimously.

Carolyn Keigley added that the earnest money the town spent would be returned since we are still within the due diligence period.

a. Consideration of an Ordinance Adopting the 2026-2027 Fiscal Year Fee Schedule for the Town of Brighton. Presented by Curtis Woodward/Brian Hartsell. For discussion and possible action. PACKET 22-45. RECORDING 0:39:12.

Brian Hartsell presented updates to the fee schedule. It's a routine exercise the MSD does for member communities annually. There's a core fee schedule that's common among all member entities within the district, and there are unique elements that are customized for each individual city and town. Staff and legal counsel reviewed the proposed changes, which were summarized in the staff report in the packet. Brian noted we've moved into fiscal year 2027, but the fee schedule notes calendar year 2026.

Brian explained that several changes are routine annual updates. The valuation table used to calculate building permit fees is updated annually to match the International Code Council (ICC) and was revised accordingly. Other proposed amendments include minor changes to reinspection fees, and removal or modification to other fees. The Town periodically refines the fee schedule based on experience in administering its programs and identifying areas where additional clarity is needed.

One clarification addressed the application of the administrative determination fee regarding non-conforming uses. Staff explained that while the fee had previously been understood to apply in these circumstances, the language was not sufficiently clear. The revision expressly identifies that non-conforming use determinations are subject to the administrative determination fee.

Another addition is for an expedited filing fee of \$500 for late Special Event applications.

Lise Brunhart moved to approve Ordinance 2026-O-8-1 and Jeff Bossard seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

b. Authorize the Mayor to Purchase a Vehicle Under State Contract in the amount of \$49,268. Presented by Keith Zuspan. For discussion and possible action. RECORDING 0:47:10.

Keith Zuspan presented a request to purchase a Ford F-150 Super Crew for the Town's operations. The existing Ford Ranger, purchased previously for municipal operations, has proven to be too limited in size and capability for the range of work required during the winter. This will improve the ability for Kyle to better complete field activities.

Keith evaluated several vehicle options, including an F-150 with a smaller engine, but determined that the F-150 Super Crew with a V8 engine and towing package would provide the necessary capacity and capability for the Town's operational needs, including assisting with vehicles that may become stuck or disabled on roads.

The vehicle would be purchased through the State of Utah cooperative purchasing contract, which establishes a contracted price regardless of the dealership. Staff explained that because the vehicle is being purchased under the state contract, a separate competitive bidding process is not required.

The contracted purchase price is \$49,268. Staff noted that the final cost will be somewhat higher because the Town will add a bed cap and safety equipment, like the equipment installed on the existing Ford Ranger. The same individuals who outfitted the Ranger will complete the additional work on the new truck.

Keith Zuspan moved to authorize the mayor to purchase a vehicle under state contract in the amount of \$49,268. Lise Brunhart seconded the motion, which passed unanimously.

Keith Zuspan: Aye

Lise Brunhart: Aye

Scotty John: Aye

Jeff Bossard: Aye

Carolyn Keigley: Aye

c. Authorize the mayor to pay B. Jackson for fiber conduit installation in the amount of \$114,245.10 For discussion and possible action. RECORDING 0:51:37.

Scotty John explained that this second invoice amount covers the remaining 20% of the total cost for the fiber conduit that was previously installed by B. Jackson. It does not account for the work to still be done.

Lise Brunhart moved to pay B. Jackson what we owe them, and Carolyn Keigley seconded the motion. The motion passed unanimously.

Lise Brunhart: Aye

Carolyn Keigley: Aye

Scotty John: Aye

Jeff Bossard: Aye

Keith Zuspan: Aye

e. Authorize the purchase of two sheds (package pick up/ storage) for the Old Fire Station property. Presented by Jeff Bossard. For discussion and possible action. RECORDING 0:54.53.

The council agreed to move forward with ordering and purchasing two package sheds. The dimensions for both will be 10' by 20'. One will be for USPS mail delivery, and one will be used in two parts: half for package delivery and half for storage. Jeff Bossard is working with the supplier to change the design so that the man door and garage door are on the short end that doesn't shed snow. He will ensure the roof is metal rather than shingles as in the invoice description. He will also verify with the mail carrier that additional mailboxes can be placed inside. Heinrich and Jim Nakamura will review the necessary building and land use permits for the sheds to be placed on the old fire station property. The council will further discuss the need for security cameras in the area. It was noted this is a temporary solution while planning continues for a permanent multi-purpose building. It was noted that the package shed is for residential deliveries only.

f. Consider Ordinance to delegate to the mayor authority to enter into heightened fire restrictions. For discussion and possible action. PACKET 46-54. RECORDING

Polly McLean presented an ordinance intended to provide a more timely and efficient process for implementing heightened fire restrictions within the Town of Brighton. The proposed ordinance would delegate authority to the mayor to increase fire restrictions when specific conditions warrant immediate action, recognizing that wildfire conditions can change rapidly. Under the ordinance, the mayor would be authorized to issue an order elevating the Town to **Stage 2 fire restrictions** when either of the following conditions occurs:

- The surrounding area is elevated to **Stage 2 restrictions**; or
- Following consultation with the Town's **Fire Marshal** confirming that conditions warrant heightened restrictions within Brighton.

The ordinance also provides a mechanism for rescinding heightened restrictions when conditions improve. For example, if significant precipitation substantially reduced the fire danger, the mayor could rescind Stage 2 restrictions after the applicable conditions had been met, including consultation with the Fire Marshal and/or a reduction or removal of corresponding State fire restrictions.

The ordinance brings the Town's code into closer alignment with the State's Stage 1 fire restrictions, including provisions that were not previously addressed in the Town's code, such as requirements concerning spark arrestors. The intent is for the Town's baseline restrictions to correspond more closely with the State's Stage 1 requirements.

The ordinance eliminates the need for the Council to take annual action before May 1 to prohibit fireworks throughout the summer based on environmental conditions, including restrictions covering the Fourth of July and July 24. The mayor would instead have authority to implement those restrictions after the required consultation with the Fire Marshal and consideration of the applicable fire-restriction map and conditions.

Staff emphasized that the mayor's authority would be subject to specific triggers and would not permit restrictions to be imposed solely at the mayor's discretion. The **town council retains the authority to override the mayor and make its own determination**, with council action taking precedence.

Orders issued by the mayor would require **Class A public notification**, including posting through the town's public notice system, and Council Members would be notified directly of the order.

Council discussion supported the proposed ordinance.

Lise Brunhart moved to approve Ordinance 2026-O-8-2 for fire restrictions and delegation of authority to mayor on those fire restrictions. Jeff Bossard seconded the motion, which passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

PUBLIC INPUT. RECORDING 1:15:31.

- 1) **Sarah Langridge** supports the idea of a package shed but encouraged colors and a design that is cohesive with Brighton's property values. Rather than materials that resemble a garden shed, it could be done in corrugated metal and logs to be fashioned more like a barn.

REPORTS

Mayor's Report

Scotty John provided several updates on current Town initiatives and regional matters.

Fiber Internet Project. The Town had received responses to the Request for Proposals (RFP) for the fiber internet project and they're in the process of evaluating and scoring the submissions. An update is expected at the next Council meeting. The town has approximately 10 days remaining to complete the current response process and emphasized the importance of taking sufficient time to carefully evaluate the proposals given the significance of the project for the community.

Transportation. Scotty reported attending a transportation meeting sponsored by **State Senator Kirk Cullimore**, which included representatives of the Central Wasatch Commission (CWC) and other stakeholders. Senator Cullimore is interested in helping advance transportation solutions at the state legislative level and is seeking greater consensus among the affected communities and stakeholders. Scotty recognized **Mayor Dan Knopp** for requesting that the ski resorts be included in future transportation discussions. One resort representative attended the meeting, and Scotty anticipates Brighton Resort and Solitude Mountain Resort will be invited to participate in future meetings.

UFA/UFSA. No significant new updates regarding his board roles with the Unified Fire Authority (UFA) and Unified Fire Service Area (UFSA). The mayor acknowledged the ongoing demands associated with the active wildfire season and commended UFA for its work. **Eagle Mountain** has begun the process of withdrawing from the UFSA but intends to contract for services from UFA. The potential effects in Brighton from this change remain uncertain, and additional information will be provided as the process develops.

Central Wasatch Commission. The CWC is increasing its efforts concerning the proposed **Central Wasatch National Conservation and Recreation Area (CWNCRA)**. A half-day retreat is scheduled for the following Monday, with the goal of developing consensus regarding what a national conservation and recreation area could look like. Scotty met with **Ben McAdams**, a candidate for Utah's First Congressional District, to discuss potential legislation related to the proposed conservation and recreation area. He said McAdams expressed interest in building consensus regarding the proposal and potentially supporting or sponsoring future legislation.

Canyon Noise-Camera Technology. Noise from vehicles and mufflers in the canyon continues to be a concern for residents Mayor Bennion of Cottonwood Heights has expressed similar concerns. Technology is now available to monitor vehicle noise through noise cameras. State Representative John Arthur has convened a group to explore how this technology could potentially be used in Utah. Scotty participated in an initial discussion regarding possible

approaches. He emphasized that the concept is still exploratory and that the Town would prefer a measured approach rather than automatically issuing citations based on camera readings. He compared the concept to speed-display signs that inform drivers of their speed without automatically issuing a ticket. The issue is being explored at the state legislative level.

Micro transit. The mayor met with representatives of **Utah Mountain Shuttle** to discuss the possibility of implementing a micro transit service in the canyon. The company has a connection to the Brighton community and expressed strong interest in exploring a partnership with the Town. The discussion was preliminary, with both parties considering how a micro transit system could work in practice. The mayor indicated that Heinrich Deters may become involved in further discussions due to his familiarity with the company.

UDOT Lane Expansion. Scotty attended a meeting of the Brighton Community Association to provide an update and answer questions regarding the proposed UDOT lane expansion. He described the project as a work in progress and acknowledged that it will affect the Town. UDOT is expected to provide more substantive updates within the next several months, although the project is currently in a holding pattern.

Fire Restrictions and Outdoor Fire Pits. The mayor addressed ongoing requests from residents to permit responsible outdoor fires in residential fire pits, particularly where a water source is readily available. He acknowledged the concerns of residents who believe that appropriate precautions could make such fires safe but stated that, given the current extreme fire conditions and continued wildfire activity, he did not believe it was appropriate to consider moving away from **Stage 2 fire restrictions** at this time. Even a carefully managed fire can create a hazard through **ember casting**, which can spread beyond the immediate fire pit regardless of the precautions taken.

Conservation and Property Acquisition. The mayor also addressed the Town's interest in acquiring properties and placing conservation easements on them. He acknowledged that such purchases may not always appear to provide the strongest return on investment, particularly given the high cost of property in the canyon. However, he noted that the Council will need to make decisions based on the Town's broader goals and that those decisions may not always satisfy everyone in the community. The Council will continue to consider conservation opportunities and other matters in the broader public interest, even when individual decisions may be unpopular with some residents.

Council Members' Reports. RECORDING 1:27:18

Carolyn Keigley met with Chief Ackerman, and the current **Revel marathon** director, who is new to Utah and unfamiliar with the canyon issues. They discussed the upcoming marathon event in the canyon and reached an agreement on how to operate in a better way. Although the event organizers had previously indicated that they would reduce the number of participants, they ultimately did not reach the anticipated participation level. As a result, the event will have approximately 1,000 fewer participants, which is expected to help reduce traffic impacts and make event-day traffic more manageable. Reduction in marathon participation is partly related to changes affecting the race's status as a Boston Marathon qualifying event. Organizers advised the Town that fewer runners are expected to participate as a result, which

should help alleviate some of the traffic-management challenges associated with the event. A significant operational change for this year's event will be the ability to meter traffic at the S-curve and Split Rock. The Council Member explained that managing traffic through these locations is particularly challenging because there is effectively only one lane of travel through the affected areas. The event will also have four additional officers equipped with specialized radios capable of transmitting through the canyon's communication dead zone, which is expected to substantially improve coordination and traffic flow. It was emphasized to the organizers that Big Cottonwood Canyon has only one route in and out, and that event closures affect not only residents but also businesses, the two ski resorts, condominiums, and short-term rentals. The canyon's visitation has also expanded beyond the winter ski season, with mountain biking at both resorts drawing significant weekend traffic. A complete canyon closure, as had initially been contemplated by the event organizers, could therefore have a substantial impact on the resorts' summer operations. The event will take place on September 12th.

Carolyn reported that Salt Lake County passed a resolution last month to withdraw from the Salt Lake Valley Law Enforcement Service Area (**SLVLESA**). The SLVLESA board voted against the proposal and instead, they're requiring a feasibility study. The study will be jointly selected by Salt Lake County and SLVLESA and is intended to provide an independent assessment of the potential effects of the County's withdrawal, including whether withdrawal would negatively affect the remaining district members.

Registration is open for the **Mountain Towns Conference** in Banff and Carolyn encouraged members of the council to attend if they haven't yet taken the opportunity.

Jeff Bossard reported the **Mosquito Abatement** meeting was postponed until next week. **Animal Services** met last week, but he was unable to attend. They will have their annual fundraiser in November.

Jeff also represented the council in attending the annual **Brighton Community Association** meeting. He demonstrated the Town website and since they were unable to use Wi-Fi, the group participated by navigating through the mobile website on their cell phones.

Lise Brunhart represented the council at the **BCCA** meeting last night and reported on the council's work session, goal setting, and priorities. She encouraged the community to respond with suggestions for how the council should organize priorities.

Mike Swinsick and Josh Malaera, with the **Utah Forestry Fire and State Lands**, reported at the BCCA meeting that the WUI regulations are still in process to be carried out. They are moving forward on creating a buffer zone by mitigating fuels around homes if their property borders the Forest Service land

Social Media- Instagram, FB, and Bluesky. Lise continues to post daily including a recent post about a lost teenager.

Wasatch Front Waste and Recycling District (**WFWRD**) – The district had to discontinue the bulk waste drop off event due to lack of interest. Lise posted an update about this and will attend the upcoming board meeting and relay additional information.

Keith Zuspan reported Salt Lake County is also withdrawing from the Municipal Services District (**MSD**). It will become effective July 1st, 2027, which gives time for planning and working through the issues that may come through this process. The MSD staff and board members are confident that the district will be able to support itself by contracting services and having control over the process.

Financial Update. Keith noted that the Town's resort community tax and transient room tax revenues totaled \$16,248 for the month. This represented a significant decrease from the comparable period, with revenues approximately 50% lower than the previous July and 36% lower than 2025. The Town is currently behind its expected revenue curve, but Keith characterized the decrease as part of the normal fluctuations associated with resort-related revenues. He noted Nate's earlier budget discussion and expressed confidence that the Town's financial position remains manageable barring an extended period of exceptionally poor snowfall.

In anticipation of upcoming payments, funds had been transferred to the Zions Bank account, which now holds approximately \$600,000. As a result, the PTIF balance was reduced to approximately \$7.721M. Upcoming payments include \$114,425.10 to B. Jackson, an additional \$312,400 to B. Jackson, and approximately \$50,000 for the Town truck purchase. Following payment of these obligations, any remaining excess funds in the Zions Bank account will be transferred back into the PTIF to maximize the Town's interest earnings.

MSD Standard Financial Report we are at 98.3% of our overall budget and we're on track with matching revenues to exceed expenses. Daniel Hoffman presented to the council last month on overall expenditures and revenues with the MSD, and he'll return next month to present the final fiscal year report.

BCCA Report. RECORDING 1:43:19.

Barbara Cameron

Brighton Community Picnic. The Brighton Institute discussed reviving the community picnic tradition. Nicole Merges and Joan Hadley have organized a Brighton Community Picnic for September 18 at the Milly Chalet. The event is planned for approximately 4:00 to 7:30PM and will provide an opportunity for residents and families to gather and connect. Kim Doyle offered to provide barbecues. Attendees will be encouraged to bring an entrée to grill, along with a side dish or dessert to share. Additional information will be provided as the event approaches.

Wildfire Mitigation Assistance. BCCA hosted Josh Malera with the Utah Division of Forestry, Fire and State Lands (FFSL), who discussed a program assisting property owners whose homes border U.S. Forest Service land. Malera is contacting affected property owners to provide guidance regarding defensible space and coordinate opportunities for his team to perform mitigation work on qualifying properties. The work is being funded through a federal grant obtained for the community by Mike Swinsick the previous year. Property owners whose land borders Forest Service property were encouraged to arrange an assessment to determine whether work could be performed. Josh Malera – jmelara@utah.gov or 801-691-2529. Malera had already scheduled visits with several property owners during the week of the meeting.

Property Insurance. Following the wildfire mitigation presentation, BCCA members discussed challenges related to obtaining and maintaining property insurance in the canyon. The representative expressed appreciation to residents who had shared information and experiences regarding insurance options, including Sarah Langridge and others. The representative noted that residents remain concerned about upcoming insurance assessments and the changing insurance environment. BCCA is exploring whether there may be opportunities for residents to work together to better protect the community and address insurance challenges, with additional information potentially available next year.

CLOSED SESSION. RECORDING 1:47:56.

Lise Brunhart moved to enter the closes session and Jeff Bossard seconded the motion, which passed unanimously.

Lise Brunhart: Aye

Jeff Bossard: Aye

Scotty John: Aye

Carolyn Keigley: Aye

Keith Zuspan: Aye

ADJOURN

Keith moved to close the closed session and Jeff Bossard seconded the motion, which passed unanimously.

Keith Zuspan moved to adjourn the meeting, and Jeff Bossard seconded the motion. The meeting was adjourned unanimously at 9:02PM.

Submitted by Kara John, Town Clerk

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	0.00	(26,626.02)
10200 Cash - PTIF	277,527.36	(13,982.62)
10401 Zions Credit Card	0.00	(94.33)
10750 Undeposited Receipts	(0.20)	(0.27)
Total Cash and cash equivalents	277,527.16	(40,703.24)
Receivables		
11530 Accounts Rec. -	1,973.30	153.00
12500 Due from Other Gov.	33,867.99	32,697.11
Total Receivables	35,841.29	32,850.11
Other current assets		
12600 Prepaid	1,826.80	992.25
Total Other current assets	1,826.80	992.25
Total Current Assets	315,195.25	(6,860.88)
Non-Current Assets		
Restricted assets		
10102 Cash - Zions Bond Escrow	2,640.00	2,640.00
Total Restricted assets	2,640.00	2,640.00
Total Non-Current Assets	2,640.00	2,640.00
Total Assets:	317,835.25	(4,220.88)
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	48,913.09	30,436.83
23450 Performance Bonds Payable	2,640.00	2,640.00
24000 Due to Other Funds	35,843.11	0.00
Total Current liabilities	87,396.20	33,076.83
Total Liabilities:	87,396.20	33,076.83
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	230,439.05	(37,297.71)
Total Equity - Fund Balance	230,439.05	(37,297.71)
Total Liabilites and Fund Equity:	317,835.25	(4,220.88)
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales Taxes					
3100.300 Sales Tax	709,460.20	722,975.67	850,000.00	127,024.33	85.06%
Total Sales Taxes	709,460.20	722,975.67	850,000.00	127,024.33	85.06%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	71,148.99	72,459.23	85,000.00	12,540.77	85.25%
Total SB 136 Sales Tax	71,148.99	72,459.23	85,000.00	12,540.77	85.25%
Total Taxes	780,609.19	795,434.90	935,000.00	139,565.10	85.07%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	22,698.37	18,718.54	20,000.00	1,281.46	93.59%
3100.562 County Public Transit Tax	80.03	36,350.48	0.00	(36,350.48)	0.00%
Total Road Funds	22,778.40	55,069.02	20,000.00	(35,069.02)	275.35%
Total Intergovernmental revenue	22,778.40	55,069.02	20,000.00	(35,069.02)	275.35%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	44,948.50	43,424.50	40,000.00	(3,424.50)	108.56%
Total Business licenses	44,948.50	43,424.50	40,000.00	(3,424.50)	108.56%
Building permits					
3100.260 Building Permit	121,094.05	74,549.02	100,000.00	25,450.98	74.55%
Total Building permits	121,094.05	74,549.02	100,000.00	25,450.98	74.55%
Other license and permits					
3100.2653 Floodplain Development Permit Fee	0.00	75.00	0.00	(75.00)	0.00%
Total Other license and permits	0.00	75.00	0.00	(75.00)	0.00%
Total Licenses and permits	166,042.55	118,048.52	140,000.00	21,951.48	84.32%
Charges for services					
Charges other					
3100.420 Engineering Services	1,300.00	425.00	0.00	(425.00)	0.00%
3100.450 Planning Services	13,921.67	12,815.00	50,000.00	37,185.00	25.63%
Total Charges other	15,221.67	13,240.00	50,000.00	36,760.00	26.48%
Total Charges for services	15,221.67	13,240.00	50,000.00	36,760.00	26.48%
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	0.00	3,077.95	0.00	(3,077.95)	0.00%
Total Code enforcement fines and fees	0.00	3,077.95	0.00	(3,077.95)	0.00%
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	3,144.17	7,293.05	4,000.00	(3,293.05)	182.33%
Total Justice court fines/forfeitures	3,144.17	7,293.05	4,000.00	(3,293.05)	182.33%
Total Fines and forfeitures	3,144.17	10,371.00	4,000.00	(6,371.00)	259.28%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	14,402.41	10,928.04	6,000.00	(4,928.04)	182.13%
Total Interest	14,402.41	10,928.04	6,000.00	(4,928.04)	182.13%
Miscellaneous other					
3100.875 Event Revenue	0.00	50.00	0.00	(50.00)	0.00%
3600.900 Other Revenue	0.00	952.00	0.00	(952.00)	0.00%
3600.910 Other Revenue - Parking Violations	47,962.50	131,001.50	50,000.00	(81,001.50)	262.00%
Total Miscellaneous other	47,962.50	132,003.50	50,000.00	(82,003.50)	264.01%
Total Miscellaneous revenue	62,364.91	142,931.54	56,000.00	(86,931.54)	255.23%
Contributions and transfers					
3800.100 Contribution from GF	472,024.00	551,209.00	551,209.00	0.00	100.00%
3800.900 Contribution from Fund Surplus	0.00	0.00	248,159.00	248,159.00	0.00%
Total Contributions and transfers	472,024.00	551,209.00	799,368.00	248,159.00	68.96%
Total Revenue:	1,522,184.89	1,686,303.98	2,004,368.00	318,064.02	84.13%
Expenditures:					

Greater Salt Lake Municipal Services District

Standard Financial Report

20 Town of Brighton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Administration					
4100.100 Wages	139,510.52	200,368.87	169,200.00	(31,168.87)	118.42%
4100.130 Employee Benefits	0.00	0.00	28,000.00	28,000.00	0.00%
4100.150 Social Security Tax	8,649.64	12,422.88	8,000.00	(4,422.88)	155.29%
4100.160 Medicare	2,022.90	2,905.36	2,000.00	(905.36)	145.27%
4100.180 Medical Insurance	30,202.76	22,438.92	0.00	(22,438.92)	0.00%
4100.181 Retirement Contribution	0.00	71.10	0.00	(71.10)	0.00%
4100.190 FUTA	0.00	1,425.18	0.00	(1,425.18)	0.00%
4100.200 Awards, Promotional & Meals	17.96	439.95	500.00	60.05	87.99%
4100.210 Subscriptions/Memberships	7,358.58	8,405.42	43,000.00	34,594.58	19.55%
4100.220 Printing/Publications/Advertising	344.52	833.41	3,000.00	2,166.59	27.78%
4100.230 Travel/Mileage	1,912.01	5,022.15	1,200.00	(3,822.15)	418.51%
4100.240 Office Expense and Supplies	421.11	94.33	2,000.00	1,905.67	4.72%
4100.255 Computer Equipment	0.00	0.00	3,000.00	3,000.00	0.00%
4100.280 Cell phone and Telephone	1,912.23	1,592.94	1,300.00	(292.94)	122.53%
4100.300 Attorney-Land Use	6,237.00	0.00	0.00	0.00	0.00%
4100.310 Attorney-Civil	92,326.00	101,778.50	67,000.00	(34,778.50)	151.91%
4100.312 Lobbyist Services	0.00	45,000.00	0.00	(45,000.00)	0.00%
4100.330 Training and Seminars	949.39	2,327.60	2,000.00	(327.60)	116.38%
4100.350 Budget and Auditing	0.00	5,750.00	5,000.00	(750.00)	115.00%
4100.360 Web Page Development/Maintenance	3,792.03	0.00	5,800.00	5,800.00	0.00%
4100.370 Software/Streaming	4,575.17	11,081.79	2,500.00	(8,581.79)	443.27%
4100.380 Internet Connections	1,896.36	1,990.91	2,000.00	9.09	99.55%
4100.390 Payroll Processing Fees	1,113.70	2,055.70	2,000.00	(55.70)	102.79%
4100.420 Contributions/Special Events	35,500.00	162,457.59	67,000.00	(95,457.59)	242.47%
4100.430 City Elections and Voting	200.00	400.78	0.00	(400.78)	0.00%
4100.510 Insurance	4,517.24	4,098.30	5,500.00	1,401.70	74.51%
4100.520 Workers Comp Insurance	77.44	979.30	3,500.00	2,520.70	27.98%
4100.590 Postage	307.30	346.61	200.00	(146.61)	173.31%
4100.600 Professional and Technical	73,774.00	78,928.00	50,000.00	(28,928.00)	157.86%
4100.601 Contracted Services	26,960.00	21,650.00	110,000.00	88,350.00	19.68%
4100.625 UFA Emergency Management	0.00	0.00	30,000.00	30,000.00	0.00%
4100.627 UFA fuel Reduction/Urban Interface Fire Pr	19,875.54	0.00	30,000.00	30,000.00	0.00%
4100.635 Election Support Services	0.00	0.00	3,318.00	3,318.00	0.00%
4100.641 Grant - Lease to locals	18,025.00	19,000.00	54,000.00	35,000.00	35.19%
4100.650 Recorder Services	0.00	0.00	3,850.00	3,850.00	0.00%
4100.740 Equipment, Computer Purchases	0.00	16,232.10	3,000.00	(13,232.10)	541.07%
4100.871 Utilities	778.11	960.18	0.00	(960.18)	0.00%
4100.872 Water Meter Incentive Program	0.00	75,800.00	80,000.00	4,200.00	94.75%
4100.970 Rent	11,735.82	12,087.89	11,500.00	(587.89)	105.11%
Total Administration	494,992.33	818,945.76	799,368.00	(19,577.76)	102.45%
Transfers					
4100.928 Contribution to General Fund	1,050,162.71	1,135,094.98	1,205,000.00	69,905.02	94.20%
Total Transfers	1,050,162.71	1,135,094.98	1,205,000.00	69,905.02	94.20%
Total Expenditures:	1,545,155.04	1,954,040.74	2,004,368.00	50,327.26	97.49%
Total Change In Net Position	(22,970.15)	(267,736.76)	0.00	267,736.76	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
22 Brighton Beer Tax Special Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>2025 Year-End Actual</u>	<u>2026 YTD Actual</u>
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10200 Cash - PTIF	0.00	18.70
10750 Undeposited Receipts	0.00	0.01
Total Cash and cash equivalents	<u>0.00</u>	<u>18.71</u>
Total Current Assets	<u>0.00</u>	<u>18.71</u>
Total Assets:	<u>0.00</u>	<u>18.71</u>
Liabilites and Fund Equity:		
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	0.00	18.71
Total Equity - Fund Balance	<u>0.00</u>	<u>18.71</u>
Total Liabilites and Fund Equity:	<u>0.00</u>	<u>18.71</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>

Greater Salt Lake Municipal Services District
Standard Financial Report
22 Brighton Beer Tax Special Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
State liquor fund					
3100.580 State Liquor Fund Allotment	6,869.81	4,431.23	5,000.00	568.77	88.62%
Total State liquor fund	6,869.81	4,431.23	5,000.00	568.77	88.62%
Total Intergovernmental revenue	6,869.81	4,431.23	5,000.00	568.77	88.62%
Miscellaneous revenue					
Interest					
3600.100 Interest	0.00	18.71	0.00	(18.71)	0.00%
Total Interest	0.00	18.71	0.00	(18.71)	0.00%
Total Miscellaneous revenue	0.00	18.71	0.00	(18.71)	0.00%
Total Revenue:	6,869.81	4,449.94	5,000.00	550.06	89.00%
Expenditures:					
Administration					
4100.850 Beer Funds	6,869.81	4,431.23	5,000.00	568.77	88.62%
Total Administration	6,869.81	4,431.23	5,000.00	568.77	88.62%
Total Expenditures:	6,869.81	4,431.23	5,000.00	568.77	88.62%
Total Change In Net Position	0.00	18.71	0.00	(18.71)	0.00%

TOWN OF BRIGHTON COUNCIL

ORDINANCE NO. 2026-O-XXXX

DATE: XXXXX, 2026

AN ORDINANCE AMENDING SECTION 9.90.025 OF THE BRIGHTON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41

WHEREAS, on October 16, 2025, the Town of Brighton Council (“**Council**”) adopted Ordinance 2025-O-10-1 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-10-1 enacted Section 9.90.025 of the Brighton Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Brighton Planning Commission held a duly noticed public hearing on August 19, 2026, to consider amending Section 9.90.025 of the Brighton Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Brighton Planning Commission issued a favorable recommendation to the Council; and

WHEREAS, after considering the Brighton Planning Commission’s recommendation, the Council desires to amend Section 9.90.025 of the Brighton Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Town of Brighton Council:

1. Amendment: Section 9.90.025 of the Brighton Municipal Code is repealed in its entirety and amended to read as follows:

9.90.025 Wildland-Urban Interface Code

- A. The International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, is hereby adopted as the Wildland-Urban Interface Code of the Town of Brighton for the regulation and governance of the mitigation of hazard to life and property from the intrusion of wildland exposure, fire from adjacent structures, and prevention of structure fires from spreading to wildland fuels in town.
- B. International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, together with any future amendments thereto shall, be maintained as public records with the Town Clerk are incorporated as a part of this Section.
- C. All the lands within the town limits of the Town of Brighton are designated by the Utah

Division of Forestry, Fire and State Lands as Wildland-Urban Interface.

2. Severability: If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this Ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the Ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date: This Ordinance shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Town of Brighton Council
on this ____ day of _____, 2026.

TOWN OF BRIGHTON COUNCIL

By: Scotty John, Mayor

ATTEST

Kara John, Clerk

Voting:

Council Member Bossard voting	_____
Council Member Brunhart voting	_____
Council Member John voting	_____
Council Member Keigley voting	_____
Council Member Zuspan voting	_____

(Complete as Applicable)

Date ordinance summary was posted to the Brighton website, the Utah Public Notice website, and
in a public place within the City of Brighton per Utah Code §10-3-
711: _____

Effective date of ordinance: _____

**SUMMARY OF
CITY OF BRIGHTON
ORDINANCE NO. 2026-O-XXXX**

On XXXXX, 2026, the Town of Brighton Council enacted Ordinance No. 2026-O-XXXX, which amends Section 9.90.025 of the Brighton Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

TOWN OF BRIGHTON COUNCIL

By: Scotty John, Mayor

ATTEST

Kara John, Clerk

Voting:

Council Member Bossard voting	_____
Council Member Brunhart voting	_____
Council Member John voting	_____
Council Member Keigley voting	_____
Council Member Zuspan voting	_____

A complete copy of Ordinance No. 2026-O-XXXX is available in the office of the Town of Brighton Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.

11453 Church Road Property Acquisition

On August 14, 2026, the Town of Brighton entered into a Real Estate Purchase Contract (REPC) with The Gilmer J. Hendry Living Trust dated September 16, 1999, for the acquisition of Parcel No. 24-21-435-007, located at 11453 Church Road, for a negotiated purchase price of \$170,000. Pursuant to Addendum No. 2, Water Share No. 979 of the Silverfork Pipeline Company is specifically included in the sale.

Staff recommends approval of the Real Estate Purchase Contract and authorization to proceed with the acquisition.



Due Diligence and Considerations

The contract is subject to Brighton Town Council review and approval. The Due Diligence Deadline is September 10, 2026, and settlement is required to occur no later than September 11, 2026.

If approved, settlement is required to occur no later than September 11, 2026.

Staff has reviewed the title commitment in consultation with the Town Attorney, and no material title concerns have been identified that would prevent the Town from moving forward with the acquisition.

Staff has also confirmed that Silver Fork Pipeline Corporation Water Share No. 979 is valid and may be transferred within the Silver Fork Pipeline Company service district at any time. The transfer is subject to a minor administrative fee.

The property is being acquired in its current "as-is" condition. The Seller makes no representation that the property constitutes a buildable lot.

Valuation

The negotiated purchase price for the property is \$170,000.

Evaluating the value of vacant land in Brighton can be challenging due to factors including water availability, legal access, topography, utilities, development potential, and the limited number of directly comparable transactions. In addition to the underlying real estate value, the inclusion of a valid Silver Fork Pipeline Corporation water share provides the majority value to the acquisition.

Considering the negotiated purchase price, the associated water share, and the long-term public benefits of Town ownership, staff concludes that the purchase price of \$170,000 is reasonable.

In June 2026 the Town Council adopted the 2026 Budget and Capital Improvement Plan (CIP), which includes funds for property acquisition. These funds are sufficient and have been approved for strategic acquisitions of property which advance the goals and objectives of the Town as outlined by the Mayor and Town Council.

Recommendation

Staff recommends that the Brighton Town Council approve the August 14, 2026 Real Estate Purchase Contract for the acquisition of Parcel No. 24-21-435-007, located at 11453 Church Road, for a purchase price of \$170,000, and authorize the Mayor to execute all documents necessary to complete the acquisition, including the transfer of Silver Fork Pipeline Corporation Water Share No. 979. The recommendation is made in the public interest and complies with [UCA 10-8-2 \(1\)\(a\)\(iii\)](#)

**TOWN OF BRIGHTON
RESOLUTION NO. 2026-R-9-____
A RESOLUTION DESIGNATING EMERGENCY INTERIM SUCCESSORS,**

WHEREAS, the Town of Brighton (“Town”) is subject to natural, technological, and human-caused hazards that may require continuity of governmental authority and emergency communications;

WHEREAS, Utah Code § 53-2a-807 requires a political subdivision, by July 1 each year, to designate three emergency interim successors and the order of succession for each officer and the emergency manager, identify its alerting authority and individuals authorized to send emergency alerts, maintain an emergency alert plan, and provide the required information to the Utah Division of Emergency Management;

WHEREAS, on December 10, 2024, the Town adopted Resolution 2024-R-12-1, adopting the Greater Salt Lake Municipal Services District Comprehensive Emergency Management Plan (“CEMP”) which contains the emergency alert plan and establishing an order of succession for Town officials; and

WHEREAS, the Town Council desires to update the Town’s annual designations as required under Utah Code § 53-2a-807;

NOW, THEREFORE, BE IT RESOLVED BY THE BRIGHTON TOWN COUNCIL AS FOLLOWS:

SECTION 1. EMERGENCY MANAGER ORDER OF SUCCESSION.

1. Jane Martain (Emergency Manager for the Town of Brighton)
2. Mayor Scotty John
3. Councilmember Jeff Bossard
4. Councilmember Keith Zuspan

SECTION 2. EMERGENCY ORDER OF SUCCESSION. The emergency interim successors and order of succession is as follows:

1. Mayor Scotty John;
2. Mayor pro tempore Jeff Bossard;
3. Council members in order of seniority, then alphabetically for members who began at the same time;
 - a. Carolyn Keighly
 - b. Keith Zuspan
 - c. Lise Brunhardt
4. Chief Tyler Ackerman

SECTION 3. EFFECTIVE DATE. This Resolution takes effect upon passage.

PASSED AND APPROVED this ____ day of _____, 2026.

TOWN OF BRIGHTON

By: _____
Scotty John, Mayor

ATTEST:

Kara John, Town Clerk