

The Regular Meeting of the  
Brian Head Town Council  
Town Hall - 56 North Highway 143  
Brian Head, UT 84719  
**TUESDAY, JULY 12, 2016 @ 1:00 PM**

## **AGENDA**

- A. CALL TO ORDER 1:00**  
**B. PLEDGE OF ALLEGIANCE**  
**C. DISCLOSURES**

**D. PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items**

**E. AGENDA ITEMS:**

- 1. ADVICE & CONSENT FOR PUBLIC WORKS DIRECTOR POSITION.** Bret Howser, Town Manager. The Council will give their advice and consent to the Town Manager's recommendation for the Public Works Director position.
- 2. CONDOMINIUM OFFICE RATE DISCUSSION.** Bret Howser, Town Manager. The Council will hold discussion on the utility rates for condominium offices.
- 3. BEAR FLAT MEADOW MASTER PLAN RESOLUTION.** Bret Howser, Town Manager. The Council will consider a resolution adopting Bearflat Meadow Master Plan.
- 4. SNOWFLAKE DRIVE PAVING DISCUSSION.** Bret Howser, Town Manager. The Council will hold discussion on paving a portion of Snowflake Drive for the purpose of a transit stop/turnaround.

**G. ADJOURNMENT**

**Date: July 7, 2016**

Available to Board Members as per Resolution No. 347 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

### **CERTIFICATE OF POSTING**

I hereby certify that I have posted copies of this agenda in three public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall, Post Office and The Mall on this 7<sup>th</sup> day of July 2016 and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

\_\_\_\_\_  
Nancy Leigh, Town Clerk





## Town Council Staff Report

**Subject:** Public Works Director Appointment  
**Author:** Bret Howser  
**Department:** Administration  
**Date:** 7-12-16  
**Type of Item:** Action -- Advice & Consent

### SUMMARY:

Council may give advice regarding the Town Manager's appointed Public Works Director and should give consent by motion

### PREVIOUS COUNCIL ACTION:

N/A

### BACKGROUND:

The Town Manager is authorized by the Town Code (§1-7-11[A][5]) to appoint a Public Works Director with the "advice and consent" of the Town Council.

### ANALYSIS:

Following a lengthy recruitment process, the Town Manager is presenting Shane Williamson to the Council for advice and consent on his appointment as the Town's Public Works Director.

Mr. Williamson's resume is attached to this report and shows his management experience with the Department of Transportation over the past several years. He has positive experience leading crews in road maintenance, construction, snow removal, etc. He also has valuable knowledge of financial management, human resources, grant management, etc. He has shown an excellent mix of management acumen and hands-on ability.

The Town received nearly 40 applications for the position in early June from all over the country (and even one from Canada). After reviewing resumes, staff narrowed down the applicant pool to twelve, and subsequently conducted phone interviews to narrow the pool to five. Applicants were then interviewed in person between June 22 and July 1 with an interview panel and then one-on-one with the Town Manager. The interview panel, consisting of Mayor Deutschlander, Mac Hatch, and Chief Benson unanimously concluded that, while nearly all of the interviewed candidates were up to the challenge, Mr. Williamson displayed the best mix of desired attributes.

Shane does not have much experience with water and sewer, but he is well-versed in snow removal and pavement management. The interview panel agreed that Shane wouldn't have much trouble getting up to speed on water/sewer. It is expected that he would obtain water/sewer certifications within a reasonable timeframe.

It should be noted that Mr. Williamson is the son-in-law of the Town Treasurer, Cecilia Johnson. This does not constitute nepotism nor is it a violation of the Town's policies as Ms. Johnson will have no supervisory responsibility over Shane and cannot affect his compensation or work content. The Town Manager will ensure that this will remain the case.

DEPARTMENT REVIEW:  
Administration

FINANCIAL IMPLICATIONS:  
The negotiated salary is within the existing budget

BOARD/COMMISSION RECOMMENDATION:  
The proposed appointment is consistent with the interview panel's recommendations

RECOMMENDATION:  
Council should consent to the appointment of Shane Williamson as the Town's Public Works Director

PROPOSED MOTION:  
I move to consent to the appointment of Shane Williamson to the position of Public Works Director.

# Shane C Williamson

1029 N Plaza Dr. • Richfield, UT 84701 • United States  
(435) 477-2283 • shane.williamson27@gmail.com  
www.linkedin.com/in/shanecwilliamson

## Summary of Qualifications

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- I have over six years of managerial experience in the public sector, including four years as a Roadway Operations Manager and three years as a Contract Analyst for the Utah Department of Transportation (UDOT).
- I effectively manage supply chain for three warehouses, provide inventory management, budget management and forecasting, and personnel supervision.
- I hold strong leadership, interpersonal, communication, and team work skills that increase the collaborative process. Such skills received affirmation from my Utah Governor's Office of Management and Budget (GOMB) recognition in the Success Framework Initiative.

## Professional Experience

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**Utah Department of Transportation**, Richfield, UT, United States December 2013 – Present  
*Contract and Grant Analyst*

- Manage purchasing, warehousing, contracting, grant writing, budgets, and personnel
- Review, write, and affirm contractual document compliance
- Establish economic and financial forecasts for specified agency programs
- Manage and lead subordinate staff to achieve agency goals and align with the strategic direction of the agency
- Develop, review, allocate, and manage budgets for over six departments within the UDOT, with the total amounts reaching \$7.5 million.

**Utah Department of Transportation**, Parowan, UT, United States March 2005 – December 2013  
*Roadway Operations Manager / Transportation Technician*

- Successfully built, allocated, managed, and tracked a \$1.3 million budget
- Implemented innovative liquid de-icing agent mixtures and applications
- Estimated, coordinated, implemented, and completed five substantial projects including: barrier, guardrail, and pavement. All five projects were completed safely, timely, and under budget. All five projects included use and coordination with contracts, contractors, vendors, and other government agencies
- Successfully managed \$500K in inventory
- Received Salt Storage Awards three consecutive years for successful salt storage and usage
- Successfully managed day to day activities and trained employees
- Selected by leadership to represent UDOT Region 4 on the 2012 MMQA Plus Quality Improvement Council

## Education

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**University of Phoenix**, Phoenix, AZ, United States February 2015 – August 2016  
*Bachelor of Science in Business, Financial Planning*  
4.0 GPA

*Graduating Delta Mu Delta, International Business Honors Society*

**University of Phoenix**, Phoenix, AZ, United States May 2013 – February 2015  
*Associate of Arts in Business Management*  
4.0 GPA

## Additional Information

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- **Awards:** UDOT Employee of the Year (2015) - Saved the budget over \$500,000 over two-years by improving risk mitigation, budgetary, and contracting processes. Recognized by the Utah GOMB for innovative contracting, budgeting, and project management processes as a "Top 10" in the State (2015). ESGR Patriotic Employer - Promoted and supported the Utah National Guard through effective management of National Guard member employees (2011).
- **Volunteer Work:** Economic Impact Analyst volunteer for the Tour of Utah (20013-2015), Youth Leader for church organization (2012-2016), Youth Baseball Coach (2010-2012), High School Baseball Coach (2013-2014)



## Town Council Staff Report

**Subject:** Condo Office Utility Rates  
**Author:** Bret Howser  
**Department:** Administration  
**Date:** 7-12-16  
**Type of Item:** Discussion

### **SUMMARY:**

Council will discuss the treatment of condominium offices in the utility rate structure.

### **PREVIOUS COUNCIL ACTION:**

N/A

### **BACKGROUND:**

Condo complexes have typically had offices in them which function as property management and nightly rental businesses. As such, the Town has traditionally charged an office utility service fee in addition to residential utility service fees to condo HOAs.

Jim Ortler, manager of the Timberbrook HOA, recently brought to the Town's attention that Timberbrook HOA is being charged an office utility service rate when they don't have an office business operating on site. There is no property manager on site, no nightly rentals being conducted on site or by the HOA online. They have requested that the Town desist the office utility service charge and reimburse the HOA for past charges.

### **ANALYSIS:**

The Town's utility funds are a zero-sum game. There are no long-term profits modeled, and therefore any changes to the revenue structure of the funds must be offset either through reduced expenses or through increasing service fees on some other segment of the user base.

If the Town were to stop charging an office fee to each HOA, the estimated annual impact on the Water Fund would be \$12,600 reduction in revenue (and \$7,560 for the Sewer Fund). This would require an increase of about \$1.25 monthly on other customers' bills in order to keep the funds whole.

Alternatively, the Town could consider trying to recover the reduced revenue from just the condo population rather than all user segments. This might be done by considering condos with nightly rental business licenses as businesses rather than residential and

charging them a business rate (either the existing business rate or a modified one tailored to nightly rentals).

**DEPARTMENT REVIEW:**

Administration/Public Works

**FINANCIAL IMPLICATIONS:**

\$12,600 annual revenue in the Water Fund, \$7,500 in the Sewer Fund, and \$600 in the Solid Waste Fund

**BOARD/COMMISSION RECOMMENDATION:**

N/A

**RECOMMENDATION:**

At this point staff does not have a recommendation. Council should begin discussion on the topic and direct staff for any further information they require.

**PROPOSED MOTION:**

Discussion and direction only



## Town Council Staff Report

**Subject:** Meadow Preserve Master Plan  
**Author:** Bret Howser  
**Department:** Administration  
**Date:** July 12, 2016  
**Type of Item:** Action - Resolution

### SUMMARY:

Council should adopt the proposed Bear Flat Meadow Preserve Master Plan by resolution.

### PREVIOUS COUNCIL ACTION:

On June 14, 2016, Council reviewed the Meadow Committee's proposed master plan detailing potential limited development in the Meadow.

### BACKGROUND:

During the August 11, 2015 Town Council meeting, a public hearing was held to receive the public's input on whether the town should permanently preserve the Town Meadow; preserve it for now but leave in the Council's hand; or to allow commercial development to happen. Approximately 2,000 surveys were sent out asking the public for their opinion with the following result:

- 44% of the public who responded would like the meadow permanently preserve.
- 30% of the public would like the meadow preserved for now, but not on a permanent basis.
- 21% of the public would like to see commercial development happen in the meadow.
- 5% of the public did not have an opinion.

Based on the public's input, Council directed staff to create a committee to develop a plan which would identify what activities/restrictions would be allowed or prohibited in the Town Meadow.

On August 25, 2015, the Town Council created a committee with the purpose to review options for limited development in the town meadow and develop a Meadow master plan which would serve as the basis for a conservation easement. These types of committee are known as Ad Hoc committees or Special committee whose purpose is to research/investigate and carry out the directives of the Council and/or Town Manager for a particular question and/or project. After the issue has been addressed, then the committee will dissolve.

Members were appointed to the Meadow Committee on September 9, 2015, including Reece Wilson, Shaun Kelly, Linda Ames, Mike Pisacretta, Jeff Morgan, and John Grissinger. The committee met several times in the fall of 2015 and the spring of 2016.

On June 14, 2016, Council reviewed and discussed the committee's proposed Bear Flat Meadow Master Plan, suggesting a few small changes and directing staff to bring back the document to be adopted by resolution.

**ANALYSIS:**

The proposed Master Plan is attached. Staff does not have any further input at this time.

**DEPARTMENT REVIEW:**

Administration

**FINANCIAL IMPLICATIONS:**

Adoption of the plan would commit the Town to eventually finding a way to finance the proposed improvements. A very (very) rough estimate of the improvements would be between \$200,000 and \$400,000. Staff would look for grant funding where possible.

**BOARD/COMMISSION RECOMMENDATION:**

The Meadow Committee forwards a positive recommendation for this plan.

**STAFF RECOMMENDATION:**

Council should adopt the proposed Bear Flat Meadow Preserve Master Plan by resolution.

**PROPOSED MOTION:**

I move to adopt resolution No. 456 adopting the Bear Flat Meadow Preserve Master Plan.



# BRIAN HEAD TOWN

## RESOLUTION NO. \_\_\_\_\_

### A RESOLUTION ADOPTING THE OFFICAL NAME OF BEAR FLAT MEADOW PRESERVE AND ADOPTING THE BEAR FLAT PRESERVE MASTER PLAN.

**WHEREAS**, the Town Council identified strategies and goals in an effort to preserve the meadow located along highway 143 and Steam Engine Drive as a focal point for the guests and residents of Brian Head, Utah; and

**WHEREAS**, the Council held a public hearing to receive the public's comment on the future vision of the meadow and the majority of comments received encouraged the town to preserve the meadow for future generations with little or no development within the meadow; and

**WHEREAS**, the Town Council established a Meadow Committee consisting of local residents and business owners with the goal of making a recommendation to the Council on the preservation of the meadow. The committee directed staff to draft a comprehensive master plan with the intent of preserving the meadow along with naming the meadow "Bear Flat Meadow Preserve".

**NOW THEREFORE** be it resolved by the Brian Head Town Council of Brian Head, Iron County, State of Utah, the following attachment "A" Bear Flat Meadow Preserve Master Plan is hereby adopted:

DATED this \_\_\_\_\_ day of July, 2016

**VOTE:**

Mayor H.C. Deutschlander	Aye_____	Nay_____
Council Member Larry Freeberg	Aye_____	Nay_____
Council Member Clayton Calloway	Aye_____	Nay_____
Council Member Reece Wilson	Ay_____	Nay_____
Council Member David Bourne	Aye_____	Nay_____

**BRIAN HEAD TOWN**

\_\_\_\_\_  
H. C. Deutschlander, Mayor

**ATTEST:**

\_\_\_\_\_  
Nancy Leigh, Town Clerk

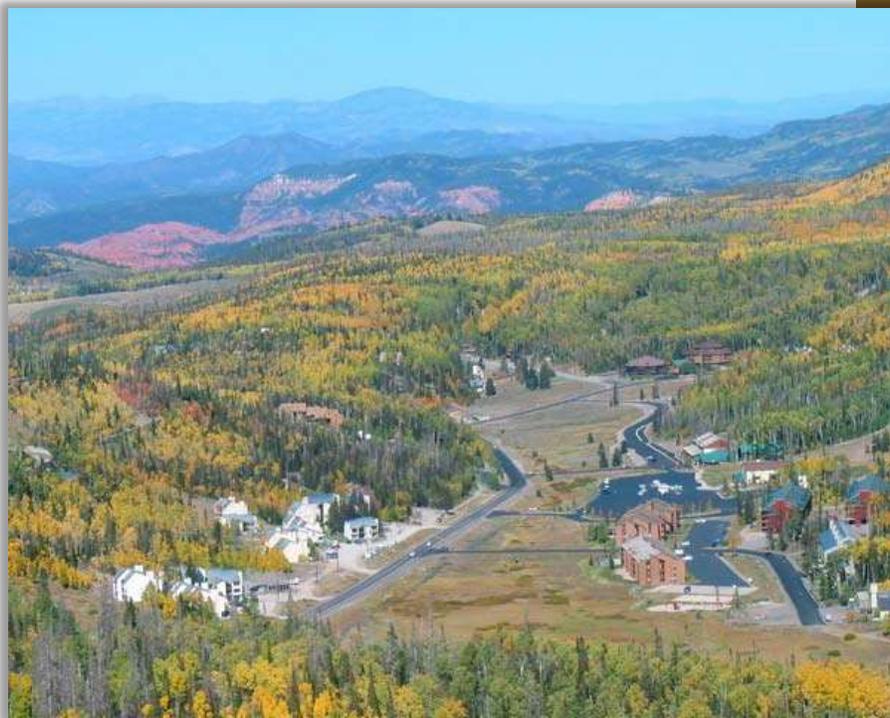
(SEAL)

Resolution No.\_\_\_\_\_



# BEAR FLAT MEADOW PRESERVE MASTER PLAN

*Adopted - July 2016*





# ACKNOWLEDGEMENTS & SIGNATURES



Thanks to Brian Head Town’s Meadow Committee:

- Reece Wilson, Committee Chair
- Linda Ames, Town Resident
- Shaun Kelly, Brian Head Planning Commission
- Jeff Morgan, Town Resident
- Michael Pisacretta, Business Owner

## TOWN COUNCIL AFFIRMATION

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H.C. “Dutch” Deutschlander, Mayor

Date

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Clayton Calloway, Town Council

Date

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Larry Freeberg, Town Council

Date

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David Bourne, Town Council

Date

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Reece Wilson, Town Council

Date



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## HISTORY OF BEAR FLAT MEADOW

The small valley that now makes up the center of Brian Head Town, once known as Bear Flat, has always been a focal point for activity in the Brian Head area. The marshy mountain meadow, known for its babbling creek and seasonal wildflowers, has an intrinsic value that is tied to its natural, scenic, and sentimental characteristics.

The ski resort was opened in 1964, and the Town was not incorporated until 1975. In the 50 years since the resort has been here, the vast majority of the visitors have been here specifically for skiing or other outdoor recreation. Nearly all of the development in Town – cabins, condos, retail establishments, restaurants, hotels, and municipal infrastructure -- has been the byproduct of the outdoor recreation economy. Unlike many resort towns, there was no particular dominant industry in the Town prior to the advent of the outdoor recreation industry. There was no mining, as was the case in the Victorian towns turned ski towns of Colorado or Park City. There was no ranching to speak of as there was in Jackson and some of the Idaho ski towns. There was no logging or gold rush as there was in the mountain resort towns of the Sierra Nevada range.

What little usage of the area we are aware of prior to the advent of the ski industry is somewhat unclear. There is evidence that Native American tribes frequented the mountain area, possibly to escape the heat of the lower valleys in the summer and to pursue the wild game that is so prevalent at the upper elevations. When the Parowan Valley was settled by the Mormon Pioneers in 1851, they soon discovered the abundance of timber for building and rich mountain meadows to graze cattle and sheep in the summer. At some point in the early 1900's there was a small sawmill operation in what is now known as the Steam Engine area. While there is evidence of a few failed homesteads in the vicinity, there is no history of any permanent settlement. There are scattered stories of somebody operating a cottage industry making cheese in the area and storing it in nearby caves.



*Bear Flat Meadow before Development (circa 1972)*

Much of the development in the area has avoided the Meadow, probably due first and foremost to the marshy terrain which increased the cost associated with development. Community reluctance to develop in the Meadow has also likely been a factor in limiting development in the Meadow.

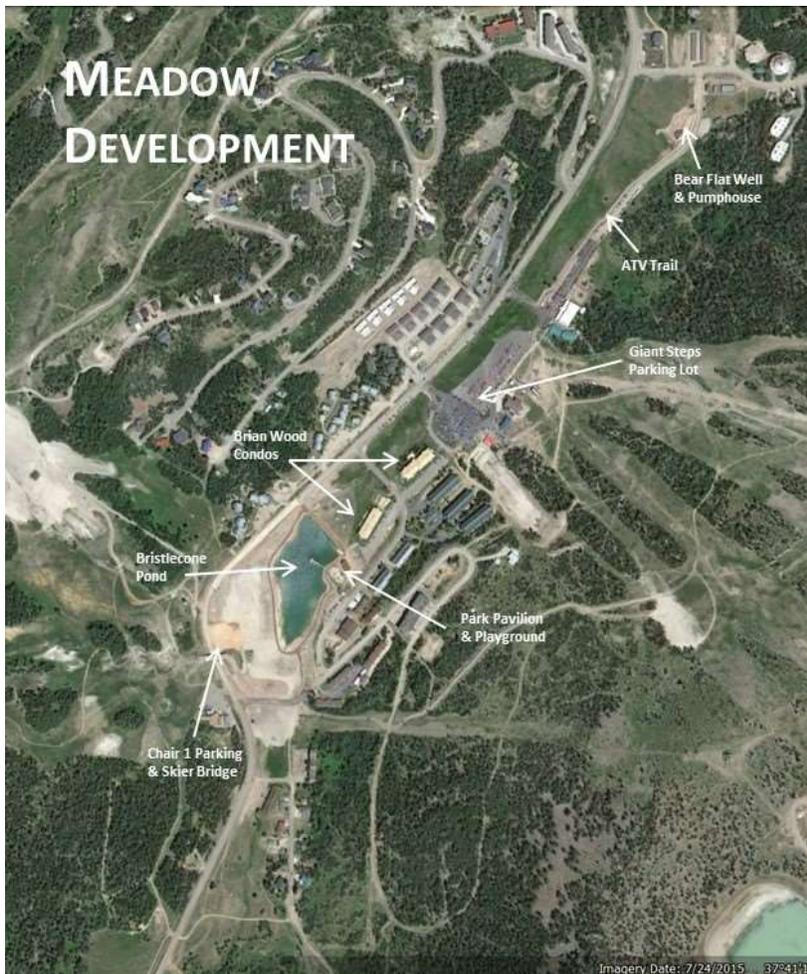
# INTRODUCTION



The first real development encroachment on the Meadow came in the mid 1970's when the ski resort built a parking lot in conjunction with chair 2 and the Giant Steps Lodge. The now 200,000 thousand square foot parking area protrudes from the east side, extending from the bottom of the ski hill about three quarters of the way through the Meadow, leaving a small strip of grassy marsh between the parking lot and the highway. This parking lot covers nearly 10% of the original Meadow.

Other developments over the years have included the following:

- Brianwood Condominiums (7% of the Meadow)
- Chair 1 Parking and Skier Bridge (2%)
- ATV Trail along Village Way (2%)
- Park pavilion and playground (1%)
- Bear Flat Well & Pump House (1%)



The most significant development, though, was the construction of Bristlecone Pond in 2013. In an effort to facilitate a change order for water rights the Town had acquired downstream and intended to employ up the mountain for municipal use, the Town Council agreed to build a retention pond in order to make the Parowan Reservoir Company whole and avoid lawsuit. The “Pond” was to be in lieu of building a well or other wet water source down in the valley to make the farmers whole. The project would be cheaper (due to available grant funding) and would be useful to the Town as a recreational feature in addition to resolving the water rights issues. However, there was much controversy among residents about

encroaching on the Meadow, which had loosely been given a protected status in the Town's General Plan. A split Town Council favored the plan, and a ballot item for general obligation bonds to fund the project was approved by voters. The project moved forward, and the pond and surrounding park now cover 31% of the original Meadow.

# INTRODUCTION



At present, only about 23 acres of the original 50 acre Meadow remain undeveloped (46%).

In 2014, a community conversation began to emerge regarding the potential for permanent preservation of the largest remaining contiguous area of the Meadow. Public hearings and an unscientific survey revealed a general community sentiment in favor of preservation, but there was also some strong concern over the idea of doing anything so permanent that it couldn't be undone, such as a third party easement. This plan is an attempt to strengthen the preservation effort for the remainder of the Meadow without going as far as to give away long-term control of the property.

## DESCRIPTION OF PROPERTY

The property discussed in this document is limited to the largest remaining contiguous portion of the original grassland running the center of Bear Flat. It is an approximately nine acre piece of publicly owned land, bounded on the north by Steam Engine Drive, on the east and south by Village Way, and on the north by Highway 143. The Town's ATV trail runs along the east edge of the property adjacent to Village Way, and the Bear Flat Well and Pump Station sit in the northeast corner.



## NEED FOR A MEADOW PRESERVE

For decades Town residents and businesses have discussed the potential for preserving the Meadow due to its intrinsic and scenic value. The penchant for preservation has certainly fluctuated over the years, and private ownership of property in the Meadow has allowed for small encroachments here and there. However, it seems that the majority over the years has generally supported the preservation of the Meadow. The Town's General Plan, adopted in 2010, includes a goal to:

*Ensure that the Meadow is preserved as a central focal point of the community and that improvements are only made that preserve or improve the natural habitat, encourage education and interaction between the public and the Meadow, and expand the Meadow's influence as a community resource. Development of private property within and along the periphery of the Meadow shall not detract from its beauty.*

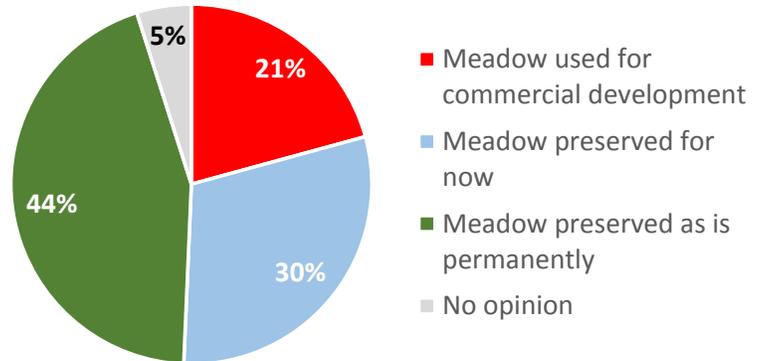
Despite this emphasis in the Town's General Plan, though, the Town Council and voters in the community elected to move forward with the development of Bristlecone Pond just a few short years later, which dug up nearly a third of the Meadow and left a good portion of it under water. While the



Town and its visitors very much enjoy the new recreational feature, this violation of the Town’s General Plan rightly called into question its strength in preserving what remains of the Meadow.

In 2015, the Town took an informal survey of property owners in Brian Head. An apparent majority of property owners (74%) support some form of preservation of the Meadow. However, only 44% supported permanent preservation in the form of a third party conservation easement. The Town Council mirrored this sentiment, unanimously supporting preservation, but split on a third party conservation easement. The Council

Public Support for Meadow Preservation



ultimately called for a committee to put together a preservation plan which could either be used as a foundation for a third-party easement or as a stand-alone preservation effort.

This document is the result of the Meadow Committee’s efforts. The primary focus is to create a clearly identifiable “Meadow Preserve” in order to affirm in the public view the protected status of the area. It is hoped that doing so will create future political encumbrances to the sale and development of the land which would be stronger than words typed in a General Plan that nobody reads. Negative public perception around development of a “Preserve” would be a stronger disincentive than what currently exists, while the development rights remain in the Town’s hands just in case some unforeseen overwhelming need arises requiring development on the property.

# VISION & GOALS



## MEADOW VISION

The Town intends to create a natural park which preserves and exhibits the native flora, fauna, and wildlife of the Bear Flat Meadow and the Brian Head area. The preserve is intended to be well utilized by the public in a limited manner that is sensitive to preservation efforts while still encouraging public usage and education.

## PLAN GOALS

1. Encourage long-term preservation of the Meadow by reshaping the public view of the property as a recognizable nature preserve
2. Educate visitors about the unique and interesting aspects of the area's mountain meadows
3. Add to the variety of recreational opportunities available to Brian Head guests



*South Meadow before Bristlecone Pond*



**Plan Elements:**

- A – Meadow Preserve Signage
- B – Parking
- C – Picnic Area & Trailhead Kiosk
- D – Boardwalk Trail & Interpretive Signage
- E – South Entrance Steps & Signage
- F – Riparian Boardwalk Loops & Interpretive Signage
- G – Snowmobile Trail





## VEGETATION

The Town should prepare a Natural Resources Inventory (NRI) as soon as funding may be allocated for the project. The NRI should provide a description of the vegetation communities, noxious weeds, and rare and sensitive plants in Bear Flat Meadow and surrounding areas. The Town will make all efforts possible to mitigate noxious weeds and invasive species in the Meadow. The NRI will map the general vegetation communities within the area and identify the dominant species and non-native species.

The priority for native vegetation management in the Bear Flat Meadow is to preserve biological diversity and to improve the condition of native plant communities, while balancing the recreational components of the area. Allowing and encouraging the function of natural processes and simulated natural processes, integrated weed management, and other restoration activities can accomplish these priorities. The coordination of land stewardship with surrounding landowners is an important component of the program.

### **Noxious Weeds**

Noxious weeds threaten native plant communities and species diversity by displacing desirable native species. Alien plants that are highly invasive do not have natural pathogens and predators to keep their populations under control. The Town will actively work to prevent and mitigate the impact of noxious weeds in the Bear Flat Meadow Preserve. The Town will implement integrated weed management within two years of the adoption of this Master Plan in order to mitigate noxious weeds.

### **Integrated Weed Management**

The Town will utilize Integrated Weed Management (IWM) techniques to control noxious and invasive species. When used together, these techniques are the least harmful and most beneficial methods for weed control.

The Town will accomplish noxious weed control in the Meadow through several applications and focus on long-term prevention or suppression of undesirable species while reducing the impact that control techniques may have on the environment, human health, and non-target plants and animals.

Weed management is potentially the most serious management issue the Town will face with the Bear Flat Meadow. Noxious weed management should be integrated into every aspect of land management.

### **Revegetation**

The major purposes of revegetation are: 1) to control sediment erosion and transport, 2) enhance habitat, and 3) provide viable habitats for species that are in decline. Vegetation is critical in stabilizing soil materials. The roots of vegetative material bind soil on hillsides and the leaves intercept rainfall, thereby cushioning the raindrop impact on the soil and reducing the amount of water available for overland flow. Establishing an appropriate vegetative community in a disturbed area creates habitat for



species that may not have been present prior to restoration, either because exotic and/or opportunistic species crowded them out or because the physical conditions of the site were different enough from the natural conditions to preclude successful habitation.

Before revegetation efforts are initiated in the Bear Flat Meadow, it is important to ensure that the physical characteristics of the landscape (e.g., slope, aspect, soil texture, organic material content, and depth of water table) are appropriate for the site location and will serve as a suitable planting medium for the desired vegetative community. It is worth putting money and effort into site preparation as it will pay off in revegetation success. Expert advice should be sought to identify the complexity of re-establishing native plants, particularly native wildflowers. An expert may help address soil preparation (including amendments such as fertilizer, mulch, and lime), seed mix choices, transplanting, wildflower seeding, and monitoring.

### **Soils**

Soils are a determining factor in selecting and planting vegetation and constructing trails, and they are the medium that will be manipulated for planting, storing and transmitting water, and supporting diverse plant communities. Good soil conditions exist when water, air, plant roots and microorganisms are able to move freely through and within the root zone of the soil. Due to the fact that soil characteristics vary across any landscape, it is important to understand the soil characteristics of the property. Prior to revegetation of upland areas, a thorough soil analysis should be conducted.

### **WETLANDS/RIPARIAN AREAS**

Wetlands are often thought of as marshy or swampy areas while riparian areas are the narrow, thickly vegetated strips along streams and the edges of ponded water, typified by plants and trees that require higher amounts of soil moisture than exists in surrounding uplands. Riparian areas are a type of wetland, which is generally defined by the presence of hydric soils, hydrophytic (“water-loving”) plants, and semi-annual inundation by surface water. In addition to serving as habitat for many species of plants and wildlife, wetland and riparian areas filter runoff and protect the water quality of reservoirs and creeks. A major feature of the Bear Flat Meadow is the riparian area on the west edge of the Meadow that runs along either side of Parowan Creek.

Management of riparian areas should focus on protecting undeveloped areas, preventing further degradation and, where possible, restoring natural systems to a functional condition. Future trails should avoid significant wetlands, and passive recreational use should be compatible with wetland and riparian corridor preservation. The critical factor in assessing wetland and riparian areas is their condition. Opportunities to restore or enhance degraded wetland and riparian areas within Bear Flat Meadow should be explored. Knowledge of the amount of water available to plants will be critical in any future efforts to restore native vegetation in the Meadow. The amount of water combined with soil texture and organic material ultimately determines moisture availability. Sources of water are rainfall, surface water runoff from adjacent lands, and the water table.

### **WILDLIFE**



Given its small size and the surrounding development, Bear Flat Meadow is not considered a critical area for wildlife. It is known to be a habitat for yellow-bellied marmot and various species of birds and rodents. It is also an area frequented by mule deer and red fox. Prior to human settlement in Brian Head, black bears would occasionally be seen in the Meadow. It is important to note that management actions, such as restoration and domestic animal control, will support and may even increase the overall variety and number of wildlife species in the Meadow.



Intentional or inadvertent feeding of commensal species is often the major cause of wildlife conflicts. Feeding red foxes also can inadvertently attract other large predators, such as coyote. Because of its adaptability, the coyote is presently one of the few mammals whose range is increasing despite increasing human impacts on its habitat. Over time, coyote or other predators, such as bears and mountain lions, become less wary and more emboldened. They are more apt to attack pets and people, and when that happens, the bears or mountain lions usually are destroyed to ensure public safety.

### WILDFIRE

Given the size and location of the Bear Flat Meadow Preserve, most wildland fire prevention work will be done outside of the Meadow area. Any wildfire mitigation should be done in accordance with existing wildfire mitigation plans set forth by the Brian Head Town Public Safety Department.

However due to the risk associated with a large area of dry grasses, measures should be taken to prevent a wildland fire from starting in the Meadow itself. While Bear Flat Meadow is designated non-motorized recreation, precautions need to be taken by maintenance and trail crews when driving and parking on or near dry grasses. Caution must also be exercised by maintenance crews operating gas power equipment such as brush cutters during periods of high fire danger. People recreating in the Meadow must be reminded not to have any open flames or use fireworks during times of high fire danger.

# RECREATION & ENHANCEMENTS



In order to facilitate a public awareness of the Meadow Preserve, certain recreational improvements should be incorporated to enhance the recreational user experience. Currently, very few visitors venture into the Meadow area as it's difficult to traverse the marshy terrain, thus limiting its value to scenic only. The Town hopes to alter this by adding recreational features that integrate the area into our visitors' outdoor recreation experience.

## PARK & PICNIC AREA

A one-third acre area surrounding the Bear Flat Well and Pumphouse has already been disturbed and developed. It is unlikely that this area will be easily restored to its natural state. Thus, it's recommended that the most impactful enhancements be concentrated within this area.

The disturbed area around the Bear Flat Pumphouse should be landscaped and improved into a small picnic area. Elements of the picnic area may include:

- Tread enhancements (covering the exposed dirt with sod, bark, or another groundcover)
- Shrubbery or hedges to delineate between the picnic area and the Preserve
- A few non-invasive trees
- Wood picnic tables
- Rustic log seating
- Water spigots and drinking fountains
- Restrooms incorporated into the existing pumphouse
- Multi-paneled, sheltered information kiosk (such as the one pictured here)



The Town Council should set aside park improvement funding as it becomes available for these enhancements prior to or concurrent with proceeding with other recreational improvements identified in this plan. Operating expense budgets should be put in place to allow sufficient maintenance of the park and picnic area.

## PRESERVE IDENTIFICATION SIGNAGE

Clear, attractive identification signage should be placed in the northwest and southeast corners of the Preserve. These should be free-standing monument signs, and should be constructed of very sturdy and attractive material. The idea is to draw public attention to the fact that this is not just a park or piece of undeveloped land; it is a *nature preserve*. The northeast corner sign will be the most important, and should be large enough to easily read when passing in a vehicle. The southeast corner sign should be attractive but more geared toward





pedestrian traffic. The southeast sign may be in conjunction with an entrance to the Preserve.

## TRAILS & TRAILHEAD



It is important to invite the recreational user to interact with the Meadow, which has been historically difficult due to the wet and marshy conditions. If the Town is to improve the recreational experience in the Meadow, a small trail system must be put in place in the Meadow.

However, in order to avoid dewatering some of the areas for trails, the Town should consider raised boardwalk

trails (such as those pictured here) that provide both a unique and interesting user experience while having a low impact on native plants and wildlife. These trails would be more visible and attractive to area visitors, inviting them to come explore. Simultaneously, they communicate to the recreational user the importance of remaining sensitive to the delicate plant life. Such trail systems are commonly used in marshy or sandy areas with fragile ecosystems because the relatively unusual and fun experience of walking on a boardwalk encourages users to stay on the trail. While the trail is raised to protect the Meadow, it should remain as low-profile as possible to avoid detracting from the aesthetic value of the area.

The expense to construct and maintain such a trail far outweighs the cost of a traditional dirt trail. But given the conditions and the goal to publicly drive home the message that this area is protected, this may be one of the most important steps to realizing this plan. The Town should explore the potential for grant funding to bring this aspect of the project about. Also, the Town may consider low-maintenance materials (such as Trex) to mitigate ongoing maintenance costs.

***Construction of a trails system should be conducted in a manner that does not result in significant disturbance to the Meadow.*** Heavy equipment should be avoided in the construction of the trail. Every effort should be made to find a contractor who can guarantee minimal impact. If the Town cannot find a way to construct the trail without causing significant damage to the Meadow, the trail should not be built.

The placement of the trails is loosely suggested in the Master Plan Overview. Positioning should be finalized at a later point, but efforts should be made to ensure that trails in the Meadow have ingress and egress points that are at least somewhat aligned with existing trails and pedestrian walkways outside the Meadow, such as those that may someday be part of a Village Core development.

# RECREATION & ENHANCEMENTS



## INTERPRETIVE SIGNAGE (ENVIRONMENTAL EDUCATION)

The recreational user experience may be further enhanced through special signage interspersed along the trail system designed to help the user interpret natural, cultural, and historic features both in the Bear Flat Meadow as well as in the Brian Head area in general. Interpretation tells a story and brings meaning and interest to a subject for the enjoyment of the visitor. It does not just provide facts. The mounted signs may tell stories of the area, describe preservation efforts, or otherwise illuminate to the recreational user the significance of the area with which they are interacting.

Interpretive signs may be incorporated into a boardwalk trail system through bulb-outs (as depicted in the photo here). The signs should be based on Tilden’s interpretive principles. These principles state that interpretation must:



- Catch the attention or arouse the curiosity of the audience
- Relate the message to the everyday life of the audience
- Reveal the essence of the subject through a unique viewpoint
- Address the whole by showing logical significance of an object to a higher level concept or story line
- Strive for message unity by use of a sufficient but varied repetition of cues to create and accentuate a particular mood, theme, aura, or atmosphere

## UTILITIES

Overhead utilities run within the Utah Department of Transportation right-of-way on the west side of the Meadow along Highway 143. This negatively impacts the aesthetic and intrinsic value of the Meadow and detracts from the preservation message that is being instilled in the public by each of the other proposed enhancements in this plan.

The Town should do all in its power to work with UDOT, Rocky Mountain Power, and any other utility companies involved to move toward relocating utilities to the west side of Highway 143, to the degree that this may be done without adversely impacting vegetation and wildlife in the Meadow.

## PERIMETER

The Town may look to construct a “zig zag” fence along the boundary of the Meadow approximating the style of ranching fence that was once found in the Meadow. This may be difficult



## RECREATION & ENHANCEMENTS



to construct on the west edge of the Meadow due to the dropoff between the UDOT right-of-way and the creek. Alternatively the Town may build smaller stretches of fence for decorative purposes, perhaps incorporated into Preserve identification signage.

### PARKING

It is not anticipated that more than three or four parking spaces will be required to accommodate visitors. The Town should look to construct a small number of end-to-end parking spaces in the shoulder along Village Way just north of the entrance to the pump house. If future utilization of the Preserve requires additional parking, end-to-end parking should be redesigned to angle parking in order to create more spaces. No portion of the Meadow should be encroached to create parking.

### IMPLEMENTATION

#### Funding

In addition to public funding deemed appropriate by the Town Council, the Town will seek out alternative methods to supplement project funding. These methods may include, but are not limited to, 1) a donation box adjacent to the information kiosk, 2) events (such as a Meadow Preservation Day), 3) in-kind donations from local residents and businesses, and 4) volunteer services.

#### Timing

**As soon as possible:** Picnic Area & Park, Parking, Identification Signage, Relocation of Utilities

**Coordinated with Village Core Development:** Boardwalk Trails, Interpretive Signage, Zig-Zag Fence



## MONITORING

Resource monitoring is performed to determine how well management objectives and goals are being met. Monitoring becomes a key element in order to measure success and provides a feedback mechanism for decision making that keeps the plan active and adaptive. Monitoring provides information on what changes are occurring within the Bear Flat Meadow Preserve. Some resources may be adversely affected resulting in a change in management. Other resources may improve as a result of management activities. Monitoring (e.g., visitor use patterns, user conflicts, etc.) should also influence access and recreation management. Techniques for monitoring the overall landscape include photo monitoring, vegetation and landscape mapping, and wildlife and field surveys.

- Vegetation Monitoring
  - Photos and mapping of known infestations should be updated every three years and used annually in field reviews to track the success of control efforts.
  - Recreational trails and trail margins should be surveyed annually for weed infestations.
  - Areas to be revegetated or restored.
- Wildlife Monitoring
  - Conduct routine surveys to document wildlife populations and occurrences.
  - Monitor changes in the condition of important habitat areas and their use by wildlife.
  - Conduct a review of regulatory signage.
  - Work with DWR to continue mapping wildlife habitats and migration corridors.
- Environmental Education and Outreach Monitoring
  - Communicate annually with other agencies (such as the Dixie National Forest and Cedar Breaks National Monument) to coordinate education and outreach opportunities of mutual interest.
  - Explore the use of informal visitor surveys to quantify visitor familiarity with and effectiveness of environmental education and interpretive outreach efforts prior to and after visitation.
- Visitor Use, Recreation, Trails, and Signage
  - Monitor service levels and visitor use patterns at points of access to identify changing needs. Quantifying changes in visitor use can be carried out through annual visitor surveys.
  - Monitor visitor use and evaluate recreational impacts on wildlife, vegetation, and wetlands.



## REGULATIONS

1. No motorized vehicles will be allowed on trails with the exception of vehicles for maintenance use. This prohibition includes ATVs and UTVs, motorcycles, gas-powered skateboards, and four-wheel drive vehicles. Snowmobiles are permitted for winter access.
2. Use or discharge of fireworks, even legal fireworks, is not permitted in the Meadow.
3. Camping in the Meadow is strictly prohibited.
4. Plants, animals or other natural features are not to be disturbed, removed, or destroyed unless authorized by the Town.
5. Disposing, burying, and burning trash in the Meadow is prohibited. Trash includes yard waste such as grass clippings and gardening and pruning remnants.
6. Discharging of firearms and hunting is prohibited.
7. Open Space hours are dawn to dusk.
8. Town Council has the ultimate authority of use in the Bear Flat Meadow. Any use which may disrupt reasonable normal use of the area by others requires Town Council permission. (events, volunteer days)
9. Any rerouting, relocation or construction of new trails and other facilities is prohibited without prior permission from Town Council.
10. Domestic animals are required to remain on leash in the Meadow.
11. Wildlife watching can be fun and is encouraged, but it is illegal to capture, harass, or disturb wildlife, including any nesting and denning site within the Meadow. Feeding of wildlife is prohibited.





## Town Council Staff Report

**Subject:** Snowflake Drive Paving  
**Author:** Bret Howser  
**Department:** Administration  
**Date:** 7-12-16  
**Type of Item:** Discussion/Direction

### SUMMARY:

Council should consider adding an action step to the FY 2017 Strategic Plan to pave a portion of Snowflake Drive for a transit stop and turnaround.

### PREVIOUS COUNCIL ACTION:

N/A

### BACKGROUND/ANALYSIS:

In late June, members of the Kristi Condominium HOA Board approached the Town to ask for financial assistance paving the portion of Snowflake Drive (approximately 200 ft) between Hwy 143 and the Kristi. While the Town hasn't in the past paid for paving a non-collector road at an individual's or HOA's request, staff recommends pursuing this particular opportunity as the proposed project could serve as a transit stop and turnaround, improving the delivery of transit service in Town.

Staff reviewed alternatives for the project with the Kristi HOA, UDOT, and Salt Lake Express (our contracted bus provider who brought up a bus to test the turning radius), and have come to a tentative bus stop and turnaround design.



The Kristi had a quote for \$6,000 to do the pavement for 200 feet. The proposed design would only go for 125 feet, but would include a bulb-out, so it's estimated that the pavement cost would be between \$4,000-\$5,000. The HOA board has agreed to pay half of that amount and the Town would contribute manpower to do the prep work.

Options for funding the project include:

- A General Fund budget adjustment (basically pay for it with property tax/sales tax)
- RDA funds (current balance in excess of \$380,000 and \$31,500 budgeted for RDA improvements)
- General Fund Contingency (\$39,000 budgeted)

DEPARTMENT REVIEW:

Administration

FINANCIAL IMPLICATIONS:

\$2,000 to \$2,500 anticipated financial impact

BOARD/COMMISSION RECOMMENDATION:

N/A

RECOMMENDATION:

Staff recommends proceeding with the project and spending the funds out of the existing RDA budget.

PROPOSED MOTION:

This action only requires direction to staff at this point.