



NOVEMBER BCCA MEETING

DATE: Monday, November 11, 2024

TIME: 7 pm

PLACE: Join Zoom Meeting <https://us02web.zoom.us/j/86508034065>

Meeting ID: 865 0803 4065 Phone: +1 253 215 8782

ANNOUNCEMENTS

BCC Environmental Study Open House ▪ Wednesday, November 13 ▪ 6:00-8:00 pm ▪ Butler Elementary School, 7000 South 2700 East.

BCC Environmental Study Virtual Open House ▪ Thursday, November 14 ▪ 6-7 pm ▪ Register Here: [BCC Study Zoom Registration](#)

Solitude's DJ & Donuts Opening Day Party ▪ Friday, November 22, 2024 ▪ Solitude's Last Chance Lodge ▪ 8 am – 4 pm

Paul Nell's Celebration of Life ▪ Saturday, November 23 ▪ 4 pm ▪ Silver Fork Lodge

Central Wasatch Symposium ▪ January 9-10 ▪ Millcreek City Hall ▪ To register and for more information, follow this link: <https://cwc.utah.gov/central-wasatch-symposium/>.

MINUTES October 14, 2024 (see page 2)

FINANCIALS Checking \$544.73 Savings \$30,784.81
Proposed Budget Request to Town of Brighton is \$6,000
(\$2500 for Adopt-A-Trail, \$3000 for 4th of July, \$500 Administrative Expenses)
See 2025 Budget Request & Annual Report in this packet.

UPD REPORT Anna Walker

BUSINESS

- Town of Brighton Update - Lise Brunhart, Caroline Keigley
- Resort Updates – Onnalea Martin, Kim Doyle
- BCCA Elections
 - Slate of Candidates
 - Forest Glen A-Jeanette Sawaya
 - Giles Flat-Peg Kramer & Angus Robertson
 - Mill D North-Jerry Snow
 - Silver Fork-Tom Loken, Jane Martain, Lise Brunhart, Barbara Cameron
- Public & Council Comments on Environmental Impact and Neighborhood Nodes Studies
- Other



BCCA MEETING MINUTES

Monday, October 14, 2024

DATE: Monday, October 14, 2024

TIME: 7 pm

PLACE: ZOOM

Join Zoom Meeting <https://us02web.zoom.us/j/86508034065> Meeting ID: 865 0803 4065

Phone: (253) 215-8782 -OR- (669) 900-9128

ATTENDANCE

Jeanette Sawaya, Kirk Nichols, Kathy Anderson, Carolyn Keigley, Lisa Sommer, Paul Kuhn, Ann Malooly, Onnalea Martin, Nick Sieckowski, Brian Reynolds, Jim Keener, Barbara Cameron

ANNOUNCEMENTS

Silver Fork Lodge Special Meeting ■ Monday, October 14 ■ 1:30 pm ■ Fire Station or Zoom

Click this link to join Zoom meeting: <https://us02web.zoom.us/j/81754838651>

Meeting ID: 817 5483 8651 Passcode: 030130 One tap mobile (253)215-8782

AGENDA

1. CALL TO ORDER by Keith Zuspan at 1:30 pm
2. 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.
3. DUE DILIGENCE. Explanation of analysis taken by the Town Council, including an independent appraisal.
4. PURCHASE AGREEMENT. Right-of-First Refusal and Purchase Agreement. For Discussion and Action.
5. ADJOURN

UDOT Sticker Program Kick-Off ■ October 17 ■ 9 am – 5 pm ■ UDOT Maintenance Shed-6601 S. 3000 E ■ Free

If you want to participate but can't attend the event, DON'T WORRY! There will be additional locations for sticker distribution throughout the winter season. A list of participating sticker inspection locations will be posted on the UDOT Cottonwoods Website, social media and emailed to past participants on October 17.

Neighborhood Nodes Virtual Open House ■ Thursday, October 24 ■ 5-6 pm ■ [Click here to join the virtual meeting](#)

Alternate Planning Commissioner Open Seat ■ For more info check this link: [Planning Commissioner](#)

Mystery Dinner Theater ■ Fridays & Saturdays in October ■ Wasatch Mountain Lodge ■ Half Price for Locals...\$47.50 each ■ To get the discount, just email dining@brightonresort.com and they will book the dinner and discount!

Big Cottonwood Winter Welcome ■ Sunday, September 29 ■ 3-9 pm ■ Solitude's Last Chance Lodge ■ Free

DJ & Donuts Opening Day Party ■ Friday, November 22, 2024 ■ Solitude's Last Chance Lodge ■ 8 am – 4 pm

MINUTES The September 9, 2024 Minutes stand approved as submitted

FINANCIALS Checking \$544.73; Savings \$30,784.8. We received \$5,000 from the Town of Brighton

ELECTIONS Currently the slate is filled, but if anyone wants to run, let Barbara know. We elect only half of our members this year. Other communities will have their elections next year. So far this year the Election Slate looks like this:

Forest Glen A-Jeanette Sawaya

Giles Flat-Peg Kramer & Angus Robertson

Mill D North-Jerry Snow

Silver Fork-Tom Loken, Jane Martain, Lise Brunhart, Barbara Cameron

UPD REPORT Anna Walker reported that UPD is gathering information on traffic flow, and urged us to get the Winter Stickers for our cars. Now that we have more officers, they will check more often. We are seeing an influx of transients more frequently in the canyon. They are using unoccupied properties. Please call UPD if this happens on your property. It will help document the problems. Please use the Updated Non- Emergency phone number: 801.840.4000

BUSINESS

- **UPD Update** - Carolyn Keigley reported that UPD is going amazingly well. We all have shared services we cannot afford, but they are available to us because of our combined contributions. Congratulations to Anna Walker, on her outstanding service citation. Anna carried a young girl to safety when the rescue vehicle team could not reach the hiker. Thank you for your service, Anna!

- **Resort Updates** Onnalea Martin noted that Pizza discounts for locals at Solitude are available at the Stone Haus which is now open year-round.

Kim Doyle reported that there is one more Murder Mystery weekend and locals can receive a half-price discount.

- **Town of Brighton Update** Lise Brunhart reported that the Silver Lake Trail is complete and the ribbon-cutting ceremony was a grand success. It is ADA-compliant. She also mentioned that the Arcadis consulting firm will report on a possible alignment for the Cardiff-to-Brighton trail during the neighborhood Nodes Virtual Open House on October 24, from 5-6 pm.

There was a meeting with the Short-term Rental Committee, the Planning Commission, and the Water Companies to discuss the importance of water conservation in handling IADUs while allowing IADUs as a part of an STR unit. The recommendations will be taken into consideration by the Planning Commission.

UDOT is providing 80 million dollars to study transportation in Big Cottonwood Canyon.

Expect some increases on UPD and UFA taxes for services in the canyon. The increase will be reflected on the 2025 tax information mailed out in July. Postcards will announce those increases.

November General Election ballots will be mailed on October 15.

Lise then reviewed the Silver Fork Lodge situation, saying that Council members had been concerned about the Lodge when it was put on the market in April. They worried that a buyer might tear it down, or a franchise could move in, or a new owner would change the use to another type of business. They wanted to investigate the best way to protect it or use it to help town needs (post office, history display, meeting space, etc). A Right of First Refusal (ROFR) agreement afforded the Council an opportunity to explore possible purchase of the historic Silver Fork Lodge.

Town Council members spent 5 months of intense due diligence research that included numerous meetings with the MSD, meetings with nearby cities that have done similar projects, an evaluation of costs for change-of-use that requires ADA upgrades, and a 100-page independent appraisal. It was a time-consuming process, made difficult by State laws that required most of the information be discussed in closed-session meetings. Understandably, residents felt excluded from knowing the extent and reasons for such a long investigation, and there was increasing pushback about the purchase.

Finally, the appraisal came in late on October 8, and details about the costs involved with a change-of-use revealed less than ideal circumstances for the Town to own the property. General disapproval of the purchase by Town residents fueled the ultimate decision to vacate the ROFR agreement before the end of the Due Diligence period on October 15.

- **Rocky Mountain Power Update** Representatives from Forest Glen, Mill D, and Mount Haven reported on the progress of placing underground electrical conduit in their respective communities. We learned a lot about this process; the project manager has been excellent. However, the information we received from Rocky Mountain was sometimes confusing and inaccurate. Private and Forest Service grounds have different permissions and agreements. We suggest HOA's work out agreements before they start trenching. Rocky Mountain Power is trenching the main road, but private owners are responsible for trenching to their homes. Beware of the cost of this project. Communication is the key. We highly recommend making one person the point of contact in each neighborhood.

- **Public Comments** ▪ Other

Motorcycles in the canyons—We have increased the number of officers in the canyon to help with motorcycle issues. Noise and erratic behaviors seem to be the biggest issues.

The meeting was adjourned at 7:58

Resources: ▪ [Dispose of a Mattress](#) ▪ [Landfill Voucher](#)



**2025 Budget Request to Town of Brighton
from
Big Cottonwood Community Council**

Adopt-A-Trail	\$2500.00
<p>Cottonwood Canyons Foundation sponsors an annual Adopt-A-Trail Program which maintains popular local trails. BCCA would like to support the Butler Fork Trail again in 2024. Amount spent in 2024: \$2500</p>	
4th of July Event	\$3000.00
<p>Big Cottonwood Community Council sponsors the July 4th celebration in Brighton, which includes a breakfast for approximately 700 people and a parade. Hundreds more come to the parade. BCCA offers a free breakfast to breakfast volunteers, UFA, UPD. Also we would like to offer \$300 to the SkiMo team to help with table and chair set-up. Amount spent in 2024: \$3958.55</p>	
Administrative Costs	
Costs include ACCT and Utah Neighborhood dues (\$40), business license (\$10), Zoom (\$130), Website (\$180)	\$ 500.00
Amount spent in 2024: \$ 360.00	
TOTAL REQUEST	\$6,000.00

Thank you for your support of Big Cottonwood Canyon Community Council
See the BCCA Annual Report below:

Big Cottonwood Community Council

Annual Report 2024



INCOME

- \$5,000 from the Town of Brighton for administrative and project purposes.

FUNDED PROJECTS

- \$2,500 to the Cottonwood Canyons Foundation to Adopt the Butler Fork Trail.
- \$3,958.55 for 4th of July Expenses
- \$360.00 Administrative Expenses
- TOTAL EXPENDITURES \$6,818.55

SERVICE PROJECTS

- **4th of July Breakfast and Parade.** Cost \$3,958.55. 450 people were served breakfast, with many more in the parade (Thanks Kim Doyle, Carolyn Keigley, Bryan Luftglass, Kathy Anderson, Sarah Cookler, Mike Doyle, Dan Knopp, Kara John, Lisa Sommer, Jane Martain, UFA and UPD!)
- **Chipper Days.** 110 families signed up for Chipper Days, representing 1,550 hours contributed by local homeowners for a value of \$42,625. That amount will be used as in-kind match for next year's grant (1,550 hrs. x \$27.50 volunteer hour value). Thanks to Jane Martain for wrangling this project.
- **Adopt-A-Highway** The 37th year of this project was coordinated by Tom Loken.
- **Fuels Reduction Project.** 105 families are enlisted for the Fuels Reduction Project being run by UFA. Crew members visit with homeowners to decide which trees and brush need attention, and then they perform the work on-site. 37 properties were completed in 2022, 11 properties in 2023, 12 properties in 2024. 45 properties remain. All families commented about the outstanding work done by UFA.
- **Firewise Community.** Hosted an Annual Firewise Community meeting in May. It was a Chili Supper at the Fire Station with UFA and State officials as speakers. Posted 2 Firewise Community signs along the highway.

2025 GOALS & SUGGESTIONS

- Continue Fuel Mitigation projects (Chipper Days and Fuel Reduction Project).
- Advocate for buried electric lines in canyon communities.
- Promote improved fiber and internet connections.
- Encourage the installation of improved restrooms at Cardiff Fork.
- Continue to support USFS Trails Master Plan for Natural Surface Trails in the canyon.

OTHER

- Current BCCA Finances. Checking \$544.73; Savings \$30,784.8.
- Meetings are the 2nd Monday of the month at 7 pm, on Zoom.
- Website: <http://www.bigcottonwood.org/>