



The Regular Meeting of the
Brian Head Town Council
Brian Head Town Hall – Council Chambers
56 North Highway 143 – Brian Head, UT 84719
[www.Zoom.us \(Click Here\)](https://www.zoom.us/j/82999332653)
Via Zoom Meeting ID# 829 9933 2653
TUESDAY, FEBRUARY 24, 2026 @ 1:00 PM

MINUTES OF THE TOWN COUNCIL

Roll Call.

Members Present: Mayor Pro Tem Duane Nyen, Council Member Freeberg, Council Member Cruz, Mayor Calloway (electronic means)

Members Absent: Council Member Mitch Ricks

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

A. CALL TO ORDER

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

B. PLEDGE ALLEGIANCE

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

C. DISCLOSURES

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

D. APPROVAL OF THE MINUTES:

February 10, 2026, Town Council Minutes

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

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

Action: **Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Council Member Cruz, Council Member Freeberg, Mayor Pro Tem Nyen. Mayor Calloway, Absent: Council Member Ricks).**

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

1 **Nancy Leigh, Town Clerk**, reported that the Brian Head Days committee will hold a townwide
2 meeting on March 18th at 1:00 PM at town hall to gather input from residents and businesses
3 regarding potential events and ideas for the upcoming Brian Head Days 2026 celebration.
4

5
6 **Bret Howser, Town Manager**,

- 7 1. announced public forums scheduled for March 20th at 3:00 PM and March 23rd at 6:00
8 PM regarding the transportation utility fee. The format will include 30 minutes of
9 information booths, 30 minutes of formal presentations, and 30 minutes for public input.
- 10 2. Bret also explained new state requirements for property tax increase hearings that will
11 require an additional public hearing in May before the traditional August hearing.
12

13 No public input was received on non-agenda items.
14
15
16

17 **F. AGENDA ITEMS**

18 19 **1. VISION IRON COUNTY - PARKS, RECREATION & OPEN SPACES** 20 **PRESENTATION.** A presentation on the Parks, Rec. & Open Spaces for Vision Iron County. 21

22 Bob Ballou from Vision Iron County presented information about their nonprofit organization focused
23 on long-term planning across ten critical areas including parks, recreation, and open space. The
24 organization received a Utah State Division of Outdoor Recreation Planning Assistance grant to
25 conduct listening sessions in smaller communities to understand residents' wants and needs for parks
26 and recreational opportunities.
27

28 Mr. Ballou requested the council's input and support in promoting attendance at a listening session
29 planned for late April (avoiding conflict with the town's March forums). The session would serve
30 Brian Head, Parowan, and Summit residents, potentially held at the county courthouse or fairgrounds.
31 Council members expressed interest in participating and suggested the town's public safety building
32 as an alternative venue.
33

34 The Council thanked Mr. Ballou for his time and presentation.
35
36

37 **2. CODE ENFORCEMENT POLICY REVIEW.** A review the Code Enforcement Policy for 38 potential amendments. . 39

40 Town Manager Bret Howser presented a draft revision of the code enforcement policy based
41 on input from the strategic planning retreat (see attached). The key changes focus on
42 shifting from "code enforcement" to "code compliance" with emphasis on education and
43 voluntary compliance rather than citations and penalties.
44

45 The proposed changes include adjusting the purpose statement and adding steps to
46 prioritize education. The policy establishes an administrative hearing process with the Town
47 Manager or designee, a Council Member, and a Planning Commission Member, followed by
48 an Appeal Authority for unresolved cases.
49

50 Council Members discussed the composition of the hearing board, with some suggesting
51 citizen representation for perceived fairness, while Bret recommended maintaining
52 administrative control through appointed officials who can be trained and held accountable.

1 The discussion concluded that the current proposed structure provides appropriate
2 oversight while maintaining administrative consistency.

3 Amanda Hunter, the Code Compliance Officer, supported the changes and confirmed most
4 violations are discovered through proactive sweeps rather than complaints. The council
5 agreed with the shift to compliance-focused language and educational approach.
6

7 Bret reported that an amended Code Compliance Policy will be presented at the next council
8 meeting in March.
9

10 11 **3. MEMORIAL PARK DISCUSSION.** A discussion on a Memorial Park

12
13 Flint Decker, Aspen Meadows, presented a comprehensive proposal for a memorial flag site and
14 potential honor trail, based on surveys conducted with current and past council members. The
15 presentation included site options, flag specifications, and design concepts (see attached).
16

17 Key findings from the survey showed universal support for an inspirational flag site honoring armed
18 forces, first responders, and citizens with past service. Preferences emerged for a location visible from
19 Highway 143, authentic mountain design rather than urban styling, and a phased approach with
20 appropriate budgeting.
21

22 Discussion focused on two primary locations: the pond area at Bristlecone Park versus the pump
23 house/water wheel area by the meadows. Council members debated the merits of each location,
24 considering visibility, accessibility, parking, and the appropriate atmosphere for reflection versus
25 activity.
26

27 Dave Mason, a resident, suggested the council construct a small pedestrian bridge over the creek that
28 is adjacent to the Bearflat pump house that could lead to a meditation area as well.
29

30 Martin Tidwell, a resident, advocated for the Bearflat pump house location, suggesting an
31 amphitheater design that would provide seating and views of Brian Head Peak while serving walking
32 traffic and being visible to incoming visitors.
33

34 **Consensus of the Council:** The council reached consensus on several elements: three flagpoles (35-40
35 feet high) in bronze or black rather than white/silver, a memorial focus rather than event venue,
36 incorporation of natural materials, and inclusion of donation opportunities through bricks or plaques.
37 The final location remained between the pond area and the Bearflat pump house area, with some
38 preference expressed for the quieter meadow location.
39
40

41 **4. DISCUSSION ON ZONING PROCESS FOR ASPEN MEADOWS.** A discussion on 42 a potential new zone designation, Resort Mixed Use. 43

44 Planning and Building Administrator Greg Sant presented three options for addressing the
45 zoning process challenge with Aspen Meadows, which currently requires rezoning with
46 each preliminary plat submission under the annex transition zone.
47

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

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

51 Option 3 would create a new resort mixed use zone.
52

Greg recommended against Option 2 as inefficient since the development agreement already establishes permitted uses and densities. The council expressed preference for Option 1, recognizing Aspen Meadows as unique and appropriate for standalone treatment while acknowledging the need to address mixed-use zoning for smaller in-town parcels separately.

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

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

5. FUTURE AGENDA ITEMS. Discussion on potential items for future Council agendas.

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

G. ADJOURNMENT

Motion: Council Member Freberg moved to adjourn the regular meeting of the Town Council. Council Member Cruz seconded the motion
Action: Motion carried 4-0-0 (summary: Yes = 4 Vote: Yes: Council Member Freeberg, Council Member Cruz, Mayor Pro Tem Nyen. Mayor Calloway, **Absent:** Council Member Ricks).

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

March 10, 2026
Date Approved

Nancy Leigh

Nancy Leigh, Town Clerk