



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](#))
Via Zoom Meeting ID# 865 4384 0583
TUESDAY, OCTOBER 14, 2025 @ 1:00 PM

MINUTES OF THE TOWN COUNCIL

Members Present: Mayor Calloway, Council Member Freeberg, Council Member Nyen, Council Member Ricks (arrived at 1:41pm)
Absent: Council Member Tidwell.
Staff Present: Bret Howser, Town Manager; Nancy Leigh, Town Clerk; Jon Ficken, Public Works Director; Greg Sant, Building/Planning Administrator; Chief Dan Benson, Public Safety Director;

A. CALL TO ORDER

Mayor Calloway called the regular meeting of the Town Council to order at 1:00 pm.

B. PLEDGE ALLEGIANCE

Mayor Calloway led the Council and others in the Pledge of Allegiance.

C. DISCLOSURES

There were no conflicts of interest with today's agenda items. Mayor Calloway 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:

1) August 26, 2025, Town Council Meeting

Mayor Calloway entertained a motion to approve the minutes from the August 26, 2025, Town Council Meeting. No changes or corrections were noted.

Motion: Council Member Nyen moved to approve the August 26, 2025, Town Council minutes. Council Member Freeberg seconded the motion.

Action: **Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes:** Council Member Freeberg, Council Member Nyen, Mayor Calloway. **Absent:** Council Member Ricks, Council Member Tidwell).

2) September 23, 2025, Town Council Meeting

Mayor Calloway then entertained a motion to approve the minutes from the September 23, 2025, Town Council Meeting. No changes or corrections were noted.

Motion: Council Member Nyen moved to approve the August 26, 2025, Town Council minutes. Council Member Freeberg seconded the motion.

Action: **Motion carried 3-0-0 (summary: Yes = 3 Vote: Yes:** Council Member Freeberg, Council Member Nyen, Mayor Calloway. **Absent:** Council Member Ricks, Council Member Tidwell).

1
2
3 **E. REPORTS / PUBLIC INPUT ON NON-AGENDA ITEMS.** Public input is limited
4 to three (3) minutes on non-agenda items.
5

6 **Nancy Leigh, Town Clerk,** reported that the election ballots were mailed yesterday from Salt Lake
7 City and should be in residents' PO boxes by Friday.

8 **Mayor Calloway** commented that it was a beautiful fall season and the leaves lasted longer than
9 expected.

10 **Council Member Freeberg** noted that snow was expected.

11 **Greg Sant, Planning & Building Administrator,** reported that the construction mitigation permits
12 for the upcoming winter right-of-way will be available as of November 1st. Those interested will
13 need to submit an application to him. Greg reported that he has not received any applications as of
14 yet.

15 **Bret Howser, Town Manager,**

- 16 1. reported on the streetlights and street signs installation. He mentioned that there had been
17 comments about the street signs not being reflective, and plans were in place to use
18 reflective material over the lettering to make them more visible, particularly for signs not
19 directly under a streetlight. Council Member Freeberg suggested adding reflective tape
20 around the base of the streetlights as well.
- 21 2. Bret also updated the Council that three beautification projects (streetlights, street name
22 placards, and trail lights) had been completed. The remaining beautification projects
23 (exterior remodel on the town building, shuttle stops, and crosswalks) would be bid out in
24 the next 2-3 weeks once final approvals from UDOT were received.
- 25 3. Bret Howser also reported on the fall community hike, which saw a record turnout of
26 approximately 45 people compared to the usual 8-14 participants in previous years. The
27 hike featured the new overlook on the Manzanita Trail and concluded with refreshments
28 at the overlook.

29 **Chief Dan Benson, Public Safety Director,**

- 30 1. Invited everyone to attend Deputy Marshall Jared Burton's retirement celebration that
31 afternoon from 4-6 PM at the firehouse, honoring his 22.5 years of service with Brian
32 Head and nearly 25 years in public safety.
- 33 2. The fuels projects would be delayed until winter or early spring, as the state had not yet
34 put the project out to bid due to various delays including government shutdowns.

35
36
37 **F. AGENDA ITEMS:**

- 38 1. **CROOKED RIVER HOMEOWNERS' ASSOCIATION REQUEST.** A request from the
39 Crooked River Homeowners Association.

40
41 Greg Sant, Building/Planning Administrator, provided background on the Crooked River
42 Homeowners' Association situation. The original plat was recorded in 2006, and permits
43 were issued in August 2021 for lots 11-16, which is the unfinished building with 6 units that
44 is the focus of the discussion. The town attorney has recommended that due to ongoing
45 litigation, the town should not take any action other than enforcing safety issues. The
46 developer has addressed the safety concerns that have been raised so far.

Gina McClane, President of the Anderson Crooked River HOA, stated that the buildings in question have been sitting dilapidated for 3-4 years at the end of their community. Gina expressed frustration that despite multiple attempts to address the situation, they continue to face roadblocks. Gina emphasized three main concerns:

- The buildings are a fire hazard, safety hazard, and eyesore.
- Property values in the community are plummeting, with homeowners having to appeal to Iron County for tax reassessments.
- The development is visible when entering Brian Head, negatively impacting the town's appearance.

McClane requested help, ideas, and collaboration to resolve the situation. She noted that homeowners do not want construction to continue on the current structures as they appear unsafe, particularly with landslide concerns on the backside of the property. Gina also mentioned that the developer owns other lots in Brian Head and appears to be building on those while leaving these unfinished.

Bret Howser, Town Manager, provided an update on the litigation, stating that the town is being sued, but the case is in a holding pattern. The developer's insurance company and subcontractor's insurance company have apparently resolved their issues and now plan to proceed with suing other parties. The town's attorney is waiting for the case to proceed to a point where he can file for dismissal. The lawsuit involves disagreement about what caused a slope to fail near the property.

Mayor Calloway expressed sympathy for the HOA's situation but explained that the town's options are limited while the litigation is ongoing. Council Member Freeberg suggested ensuring that the orange safety fence is placed completely around the building and adding warning signage as additional safety measures.

McClane also raised concerns about a plat map issue, explaining that the recorded plat map shows only 4 units per building, but 6 units were built in each. This has created confusion with legal descriptions and property ownership.

Bret Howser explained that several years ago, the developer received approval for a plat amendment to increase from 4 to 6 units per building but never completed the process by getting the necessary signatures from the HOA and/or property owners to record the amended plat. Instead, they used a "record of survey" process that created overlapping documentation - the old plat showing 4 units and the record of survey showing 6 units. From the town's perspective, the developer needs to restart the plat amendment process and properly record it.

Gina stated that she believed she could now get all homeowners to sign off on a corrected plat map, but the developer would need to create it, which would be costly.

Mayor Calloway confirmed that when the building permit for the unfinished building expired, the developer would need to obtain a new permit before continuing construction.

2. CITIZENS' VOICE AD HOC COMMITTEE UPDATE. Skyler Bennett, Committee Member. The Citizens' Voice Ad Hoc Committee will give an initial update on a survey study.

Skyler Bennett, member of the Citizens' Voice Ad Hoc Committee, provided an update on their progress. The committee consists of six residents: himself, Troy Benson, Steve Singer, Logan Cruz, Wendy Weatherwax, and Don Evans. The committee's goal is to conduct three

different surveys: one for residents/property owners, one for business owners, and one for town leadership.

Skyler explained that the committee has spent considerable time developing the citizen survey, which is nearly complete. The business survey questions have been finalized, and interviews with local businesses have begun. Council Member Nyen and Council Member Ricks were assigned as Town Council liaisons to the committee to ensure proper procedures are followed.

Skyler acknowledged there had been some confusion about roles and responsibilities between the committee and liaisons. After discussion with Council Member Ricks, it was clarified that the committee is responsible for the survey content, while the council liaisons provide advice when requested and ensure proper procedures are followed.

The committee recommended mailing out the citizen survey the next day. Skyler explained they would review the feedback from Council Member Nyen and Council Member Ricks, possibly implementing some suggestions, before finalizing the survey. Bret Howser confirmed he had prepared a mailing list from the county assessor's office with approximately 1,395 property owners and could include an additional 300 landowners if desired. The committee requested all property owners be included.

Regarding the employee survey, Skyler clarified that these would be leadership feedback reports designed to gather information about the roles and responsibilities within the town. The committee is working on the HR and Public Safety surveys first, with others to follow. Skyler emphasized that these surveys would give town employees an opportunity to make their voices heard, which is important for providing a complete picture to the Town Council.

Council Member Freeberg asked about the committee's timeline, and Skyler confirmed they could still meet their deadline if the citizen survey went out the next day as planned.

3. BRIAN HEAD RESORT MID-WEEK OPERATIONS. An update on the Resort's mid-week operations.

Bret Howser, Town Manager, introduced the agenda item concerning the initiative to extend Brian Head Resort's operations to seven days a week during the summer. Previously, full resort operations were offered only Friday through Sunday. This initiative, funded by grants from the town and tourism bureau, was implemented to offset the anticipated operating loss from running midweek operations.

Jaxon Haderlie from Brian Head Resort reported that this was the first year of seven-day operations at the resort. During the 37 additional weekday operating days, they saw 1,624 guests engage with lift services (mountain biking, hiking, scenic rides) and estimated an additional 800-1,000 guests who utilized restaurants and retail spaces.

Jaxon noted that they saw momentum around events hosted by both the town and the resort, with the strongest visitation on Wednesdays through weekends. Mondays and Tuesdays had lower attendance. Jaxon also reported that the Brian Head Lodge, which is under shared management, saw record occupancy with high ADR (Average Daily Rate), which they believe correlates to the added operational days.

The resort requested continuing the program for a second year, as they believe one year was not sufficient to fully evaluate its potential. Jaxon mentioned that while they learned a lot in the first year, another year would help them better address midweek activity and evaluate

growth potential. He noted that learnings from this initiative is being shared within their collective of resorts.

Council Member Nyen expressed support, noting he had observed more weekday visitors at Bristlecone Park than ever before. Council Member Freeberg also supported continuing the program, stating that word-of-mouth marketing takes time to develop, likely 2-3 years.

Bret Howser clarified that the town's contribution was \$60,000 last year, and they were proposing the same amount for the coming year, which could be funded from the operating surplus from fiscal year 2025. He also mentioned that approximately \$50,000-\$60,000 from the marketing co-op was dedicated to summer marketing efforts.

Council Member Ricks asked about visitor demographics and marketing effectiveness. Haderlie indicated that most summer visitors were from within Utah, with about 85% coming from outside Iron County. Council Member Ricks also expressed interest in seeing sales tax data to evaluate the economic impact of the extended operations.

Mayor Calloway and all council members expressed support for continuing the program for another year.

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

Nancy Leigh, Town Clerk, noted there would be a budget adjustment for fiscal year 2026 on the next agenda, as well as a transportation utility fee study.

Bret Howser, Town Manager, mentioned that the trail committee appointments originally scheduled would be moved to December for January 1st appointments, to better align with the appointment cycle. He also noted that a planning commission appointment would be coming up, as Cecile had completed her term and was not seeking reappointment.

G. ADJOURNMENT

Motion: Council Member Ricks moved to adjourn the regular meeting of the Town Council. Council Member Freeberg seconded the motion.

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

The regular meeting of the Brian Head Town Council was adjourned 2:27 pm on October 14, 2025.

October 28, 2025

Date Approved

Nancy Leigh, Town Clerk