



**Planning and Development Services**

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**MEETING MINUTE SUMMARY  
TOWN OF BRIGHTON PLANNING COMMISSION MEETING  
Wednesday, November 15, 2023 6:00 p.m.**

**\*\*Meeting minutes approved on January 17, 2024\*\***

**Approximate meeting length:** 1 hour 29 minutes

**Number of public in attendance:** 0

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Despain

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent
Donna Conway	x	x	
Don Despain (Chair)	x	x	
Ulrich Brunhart	x	x	
Tom Ward	x	x	
Ben Machlis (Vice Chair)			x
Phil Lanuette (Alternate)			x
John Carpenter (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Morgan Julian	x	x
Jim Nakamura		
Curtis Woodward	x	x
Brian Tucker	x	x
Kara John	x	x
Polly McLean	x	x

**PUBLIC HEARING(S)**

**Hearings began at – 6:01 p.m.**

**OAM2023-001014** - The Municipal Services District (MSD) planning staff is requesting a recommendation of an ordinance change to be made to the Town of Brighton Municipal Code section 19.88. This is a proposed amendment to the Nonconforming Uses and Noncomplying Structures chapter. **Presenter:** Morgan Julian (Motion/Voting)

*Greater Salt Lake Municipal Services District Long Range Planner Morgan Julian provided a presentation regarding the ordinance amendment.*

*Commissioners and staff had a brief discussion regarding FCOZ Non-Complying and Non-Conforming, structural damage and repair needing permits, increasing the footprint would require going through FCOZ, unless within the square footage and footprint. Remedy Non-Compliance within setback and move away from the creek, encroachment to the road and second story with the same footprint, proposed square footage that is non-complying needs to be less than and allow an incentive, noncompliance should be maximum height and gross square footage and should lessen the noncompliant square footage. Requirement on time limit on uninhabitable and noncomplying structures and creating pathway or transfer development rights to move water share to another lot.*

***From Chat:***

*from Curtis D. Woodward (internal) to everyone: 6:39 PM  
Salt Lake City Dept. of Public utilities will not authorize moving a water right from one property to another unless the two properties are already under the same water contract.*

*Commissioner Ward motioned to open the public hearing, Commissioner Brunhart seconded that motion.*

**PUBLIC PORTION OF HEARING OPENED**

*No one from the public was present to speak.*

*Commissioner Brunhart motioned to close the public hearing, Commissioner Conway seconded that motion.*

**PUBLIC PORTION OF HEARING CLOSED**

*Commissioners and staff had a brief discussion regarding water rights and boundaries.*

**Motion:** To recommend approval on file #OAM2023-001014 The Municipal Services District (MSD) planning staff is requesting a recommendation of an ordinance change to be made to the Town of Brighton Municipal Code section 19.88. This is a proposed amendment to the Nonconforming Uses and Noncomplying Structures chapter with amendments stated, adding graphics and scenarios and adding language regarding total gross square footage and apply with a complete application, more diligence in pursuing an application.

**Motion by:** *Commissioner Brunhart*

**2<sup>nd</sup> by:** *Commissioner Conway*

**Vote:** *Commissioners voted unanimous in favor (of commissioners present)*

**BUSINESS MEETING**

**Meeting began at – 6:49 p.m.**

- 1) Approval of Minutes from the October 18, 2023 Planning Commission Meeting.

**Motion:** To approve Minutes from the October 18, 2023 Planning Commission Meeting as presented.

**Motion by:** *Commissioner Brunhart*

**2<sup>nd</sup> by:** *Commissioner Ward*

**Vote:** *Commissioners voted unanimous in favor (of commissioners present)*

- 2) Comprehensive Code Update Forestry Zone Chapter. The Planning Commission will discuss new chapters as part of the Title 19 Zoning in the Town of Brighton Municipal Code. The Forestry Zone Chapter regulates development standards in the FR zones. Planner: Morgan Julian (Discussion) 45 minutes

*Commissioners and staff had a brief discussion regarding septic, sewer, and drain fields, requesting deletion of number two definitions limit of disturbance regarding septic tank, square footage and allowance for patios, decks, and covered porches, setbacks, and rights-of-way, propose adding water rights to the purpose statement, relief on minimum total square footage of 4,500. The Town*

*Code supersedes HOA requirements. Limiting square footage is due to water availability.*

*Adding water availability letters for connections to IADU's similar to STR's, restricting the footprint. Preexisting and converting to an IADU and sign off of Salt Lake City Public Utilities.*

3) Other Business Items. (As Needed)

*Confirmed public input and comment period in December and resume planning commission meetings in January 2024.*

*Commissioner Brunhart motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 7:30 p.m.**