



**Planning and Development Services**

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**MEETING MINUTE SUMMARY  
TOWN OF BRIGHTON PLANNING COMMISSION SPECIAL MEETING  
Wednesday, January 31, 2024 6:00 p.m.**

**Approximate meeting length:** 2 hours 16 minutes

**Number of public in attendance:** 6

**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		
Don Despain (Chair)	x		
Ulrich Brunhart	x		
Tom Ward	x		
Ben Machlis (Vice Chair)	x		
Phil Lanuette (Alternate)			x
John Carpenter (Alternate)			x

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

**PUBLIC HEARING(S)**

**Hearings began at – 6:02 p.m.**

**OAM2023-001056 – (Continued from January 17, 2024)** The Planning Commission has been working with staff over the past year to draft amendments to Title 19 (Zoning) of Town of Brighton Municipal Code. This amendment affects all areas within the Town of Brighton. The drafted sections of Title 19 will be proposed as a repeal and replacement of existing Title 19 of Municipal Code. This item covers ordinance text amendments ONLY. There are no map amendments proposed. **Planner:** Morgan Julian (Motion/Voting)

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

*Commissioners, staff, and counsel had a brief discussion regarding irrigation and landscape permanent systems, new plants and shrubs, retroactive applications regarding PUD, Bed and breakfast should be removed from Forestry Zone and added to Commercial, Dwelling groups should have two water shares and should be added to the Commercial zone, potentially remove from the code, and add back in if there is a need for it. Relief for setback from perennial streams from 50 feet to 100 feet, and remodels covered under noncomplying within footprint of home.*

*Commissioners and staff had a brief discussion regarding hotels and motels and single-family dwellings within Commercial zones, keep commercial snowblower or small engine repair and remove vehicle engine repair, hot tubs allowed on sewer, removing 19.42.180A.3, Keep some specifics from existing 19.76.190 and add to proposed 19.46.090 J.2, memorial lights can be an exception for night lighting, duty of approval to town council for murals, remove pole signs, not change the monument signs height and make permitted use instead of nonconforming.*

**Comments from chat:**

*from Chad Smith to everyone: 6:57 PM*

*Please clarify whether wetlands (in addition to perennial streams) are being considered for change here. The redline document I read only changed perennial streams. This slide also only refers to perennial streams. But people keep referring to perennial streams and wetlands both being impacted. Thanks.*

*from Chad Smith to everyone: 7:57 PM*

*No applications. One of the purchasers just met with Jim Nakamura onsite as part of his due diligence in October. No time for an application yet. Still designing.*

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

**PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** Save our Canyons

**Name:** Grace Tyler

**Address:** Not provided

**Comments:** Ms. Tyler said does support the proposal to change stream setbacks. Think about water quality and more of a buffer between streams and homes. Riparian habitat is important and confirmed submitted a letter.

**Speaker # 2:** Citizen

**Name:** Chad Smith

**Address:** Not provided

**Comments:** Mr. Smith said cares about riparian habitat and drinking water. Council discussion had a lot to do with septic versus sewer and unsure the council liked what is in here. Verbiage doesn't talk about wetlands or riparian streams. Questions about cases and applying for waivers, two people in his neighborhood who purchased the last two years and could build within 50 feet of the wetlands. Asked about the dark skies chapter, is string lights prohibited, but there is a curfew.

**Speaker # 3:** Citizen

**Name:** Bryan Reynolds

**Address:** 12274 East Willow Loop

**Comments:** Mr. Reynolds said he submitted formal comments and paraphrased and added additional comments.

*Commissioner Conway motioned to close the public hearing.*

**PUBLIC PORTION OF HEARING CLOSED**

*Commissioners, staff, and counsel had a brief discussion regarding setback from perennial streams from 50 feet to 100 feet 19.38.130 D.1, recommend proposed language 19.46.090 J.2.*

**Motion:** To recommend file #OAM2023-001056 The Planning Commission has been working with staff over the past year to draft amendments to Title 19 (Zoning) of Town of Brighton Municipal Code. This amendment affects all areas within the Town of Brighton. The drafted sections of Title 19 will be proposed as a repeal and replacement of existing Title 19 of Municipal Code. This item covers ordinance text amendments ONLY. There are no map amendments proposed to the Town of Brighton Council for approval.

**Motion by:** Commissioner Ward

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

**Vote:** Commissioner Conway voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

*Commissioner Brunhart motioned to adjourn, Commissioner Conway seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 8:18 p.m.**