



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

# Town of Brighton Planning Commission

## Public Meeting Agenda

### Wednesday, July 17, 2024 6:00 pm

#### Location:

##### Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

##### Tap to join from a mobile device (attendees only)

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Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

**Anchor Location:**           **Big Cottonwood Fire Station**  
**7688 South Big Cottonwood Canyon Road**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

### PUBLIC HEARING(S)

**REZ2024-001150** – Barbara Cameron is requesting approval to rezone a property from the FR-1/zc Forestry Recreation to FR-1 Forestry Recreation removing the existing zoning condition (max density of 1 dwelling unit per 2.25 acres). **Acreage:** 2.20 acres. **Location:** 11185 East Mountain Sun Lane. **Planner:** Jim Nakamura (Motion/Voting)

## **BUSINESS MEETING**

- 1) Approval of the March 20, 2024 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) Other Business Items. (As Needed)

## **ADJOURN**

# **Rules of Conduct for Planning Commission Meetings**

## **PROCEDURE FOR PUBLIC COMMENT**

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## **CONDUCT FOR APPLICANTS AND THE PUBLIC**

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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**MEETING MINUTE SUMMARY  
TOWN OF BRIGHTON PLANNING COMMISSION MEETING  
Wednesday, March 20, 2024 6:00 p.m.**

**Approximate meeting length:** 1 hour 9 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	x	
Don Despain (Chair)	x	x	
Ulrich Brunhart	x	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	x
Morgan Julian	x	x
Jim Nakamura		
Curtis Woodward	x	x
Kayla Mauldin	x	x
Kara John	x	x
Polly McLean	x	x

**PUBLIC HEARING(S)**

**Hearings began at – 6:13 p.m.**

**OAM2023-001056: Public Hearing on Drafted Title 19 (Zoning).** A potential amendment to Section 19.24.050 A, Gross Square Footage of the Combined Primary and Accessory Structures, of the Town of Brighton Land Use Ordinance as remanded by the Brighton Town Council **Planner:** Morgan Julian (Motion/Voting)

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

*Commissioners, counsel, and staff had a brief discussion regarding, including the garage and accessory structure in the gross square footage. They discussed 4500 sf and excluding porches and covered balconies and include accessory buildings in the whole.*

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

## PUBLIC PORTION OF HEARING OPENED

**Speaker # 1:** Citizen

**Name:** Chad Smith

**Address:** 12275 Willow Loop Road

**Comments:** Mr. Smith touched on wife Wendy's email the planning commissioners received and read. Goals are very good and shares concerns not the best way to address the goals or focus on one community. Appreciates sharing the averages of homes and unapplicable to different areas in the canyon. One standard is problematic and requires planning. Look at larger maximum square footage if it is for the entire town. The council expected no restriction. Worried about unintended consequences of measuring height and can't change the pitch on the roof.

**Speaker # 2:** Citizen

**Name:** Tara Paras

**Address:** 12271 Willow Loop Road

**Comments:** Ms. Paras asked what other areas are doing maximum square footage on a single-family residence. Wants to know where the Data is on stopping and water usage.

*Ms. Julian explained other states with limitations.*

**Speaker # 3:** Citizen

**Name:** Joel Delin

**Address:** 12282 Willow Loop Road

**Comments:** Mr. Delin said all places have a level of bureaucracy and make it difficult to live there. How much do we want to regulate and understand there are times. Worries about too much that neighbors can do and should be able to do what they want and how much is being harmed by building large houses. Dangerous territory when over regulated and worries about property values and this is a big change to assumptions. 40 lots left and solving a real problem. Don't put regulation or increase and move to square footage and have a chance to build dream homes.

**Speaker # 4:** Citizen

**Name:** Wendy Smith

**Address:** Not provided

**Comments:** Ms. Smith said she agrees with Joel and reduce to half and 40 lots in Silver Fork and limits to building, FCOZ restrictions and regulated by HOA, because there is different density, needs to be high not average. A huge concern with water, making decisions and being concerned when we don't have data and should be generous with square footage. Put out 6,000 square feet, 60% of 10,000 square feet.

*Chad Smith from chat -*

*SLE1 water system is currently unmetered. We're in the process of getting meters for our source and our tank. Carmie Hull and I have each measured it manually by capturing overflow from the holding tank with a 5-gallon bucket. No one outside our HOA, including our watermaster, has data on our water system capacity. I know we're an anomaly, and we're working to correct that.*

*Commissioner Brunhart motioned to close the public hearing.*

## PUBLIC PORTION OF HEARING CLOSED

*Commissioners, staff, and counsel had a brief discussion. Ms. McLean reviewed the minutes from the Council meeting. Discussed water data, remove covered balconies and porches, and buildable area.*

**Motion:** To recommend file #OAM2023-001056 Public Hearing on Drafted Title 19 (Zoning). A potential amendment to Section 19.24.050 A, Gross Square Footage of the Combined Primary and Accessory Structures, of the Town of Brighton Land Use Ordinance as remanded by the Brighton Town Council back to the Brighton Town Council for approval with all things limited to 5000 square feet and removing porches.

**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 – 7:20 p.m.**

- 1) Approval of Minutes from the January 17, 2024 Planning Commission Meeting.

**Motion:** To approve Minutes from the January 17, 2024 Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

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

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

Approval of Minutes from the January 31, 2024 Planning Commission Meeting.

**Motion:** To approve Minutes from the January 31, 2024 Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

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

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

- 2) Other Business Items. (As Needed)

*Discussed next meeting April 17<sup>th</sup> and will go to council in April.*

### **MEETING ADJOURNED**

**Time Adjourned – 7:22 p.m.**