



Planning and Development Services

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

****Meeting minutes approved on July 17, 2024****

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 Lanuoette (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

2nd 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

2nd 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

2nd by: Commissioner Conway

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

- 2) Other Business Items. (As Needed)

Discussed next meeting April 17th and will go to council in April.

MEETING ADJOURNED

Time Adjourned – 7:22 p.m.