



Planning and Development Services

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MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, July 17, 2024 6:00 p.m.

****Meeting minutes approved on August 21, 2024****

Approximate meeting length: 19 minutes

Number of public in attendance: 5

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	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

Commissioners and Staff:

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

PUBLIC HEARING(S)

Hearings began at – 6:04 p.m.

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)

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding the existing zoning condition and confirmed there were not any specific reasons for the condition.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicants

Name: Barbara and Bob Cameron

Address: 11185 Mountain Sun Lane

Comments: Mr. and Mrs. Cameron read a statement (attached).

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

No one from the public was present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #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) to the Town of Brighton Council for approval as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Despain

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

BUSINESS MEETING

Meeting began at – 6:22 p.m.

- 1) Approval of Minutes from the March 20, 2024 Planning Commission Meeting.

Motion: To approve Minutes from the March 20, 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)

No other business items to discuss.

Commissioner Conway motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 6:23 p.m.

HISTORY OF ZONING REQUEST FOR 11185 MOUNTAIN SUN LANE

The Purchase. We purchased a 2.25 acre parcel (Parcel #24-21-202-023 @ 11185 E. Mountain Sun Lane) from Jane Middleton in 1995 for \$200,000. Then purchased a water share from Dean Roberts in 1995 for \$20,000.

The Architect. We lived in Abilene, Texas at the time, but had traveled to ski in the Cottonwoods about two times a year for 22 years. We knew we would live in the mountains when we retired. In 1997, we hired an architect (Prescott Muir) to start house plans in Silver Fork, although we wouldn't be able to move for another year. Muir and Associates began the building permit application for the same year that FCOZ officially began. We were in the first cohort of FCOZ applicants. Our architect attended a couple of planning commission meetings, and each time the building permit was denied, once for an insufficient survey, and again because the County said we were in an FR-5 Building Zone which rendered the lot unbuildable.

Fired! After several more attempts to obtain a building permit, Prescott Muir fired us, saying he had never experienced such a complicated building application process. (Hello FCOZ!)

The Zoning Misprint. We moved back to Utah in summer 1998, and noticed that on the attached map, given to us by the architect, our neighborhood was circled with a thick line obscuring the dot that said it was in an FR.5 Zone. But the County claimed it was an FR-5 Zone, and therefore not buildable. Most of the surrounding properties are FR.5, so we assumed our property must be FR.5 also. Besides, there were no FR-5 Zones anywhere on the map. When we protested, the planning commission inexplicably gave us an FR-1 Zone, in spite of the fact the surrounding parcels were zoned FR.5. They added a ZC (zoning condition) limiting the property to one structure, presumably because we only had one water share.

New Watershare Purchase. In 2023, we were able to purchase another water share and decided to subdivide the parcel into two almost equal parts, each of which would fit easily into the FR-1 Zone.

Zoning Request. We're not asking for a complete zoning change, just a change to remove the ZC (Zoning Condition) so it would be 1 home per acre like other FR-1 Zones. Or, you could consider restoring it to the originally intended FR-.5 Zone like it was always supposed to be.

