

Town of Brighton

Planning Commission 09/18/24

Ordinance 19.42.030 amendment Comments

Thank you for the opportunity to comment on the proposed Ordinance Amendment regarding IADU's and STR's

I write in support of amending ordinance 19.42.030 regarding Internal Accessory Dwelling Units.

A typical resident in the canyon is extremely well versed in the concept of water conservation and acts accordingly.

A Short-Term Rental however, typically, has less motivation for water conservation due to a lack of knowledge regarding the finite quantity of culinary water in the canyon.

My understanding of the proposed ordinance is you can have one or the other, ie: an IADU or a Short-Term Rental, but not both. Furthermore, the Property Owner must reside in the main dwelling as their primary residence when there is an IADU and we are in agreement with that.

I urge you, to support this ordinance clarifying that when an IADU is present there cannot be a Short-Term Rental overlaid on the property.

The modification of the ordinance provides two benefits in my opinion: the first being the introduction of more affordable housing which theoretically can bring down the State of Utah MAGI for the Town of Brighton thereby making funding more accessible and secondly: allows the flavor and character of the community to continue and we, as water companies, remain reasonably confident of the ability to continually provide culinary water.

This ordinance requires the property owner to make a choice as to their best interest but they cannot have both. I am happy to discuss this further with any of you if you desire.

Thank you again for the opportunity to comment,

Steve McIntosh

Cottonwood Canyon Water LLC