

BRIGHTON, UTAH
ORDINANCE NO. 2025-O-4-2

AN ORDINANCE AMENDING SECTIONS 5.02.030, 5.19.030 AND CHAPTER 15.04 TO
REQUIRE WATER COMPANY APPROVAL OF FLOOR PLANS FOR ALL BUSINESS
LICENSES AND BUILDING PERMITS

RECITALS

WHEREAS, The Town of Brighton is a municipality and has authority to adopt zoning, business licensing, and building permit regulations; and

WHEREAS, The Town of Brighton acknowledges that drinking water is a finite resource within Big Cottonwood Canyon not directly regulated by the Town, but by various private water companies working under contract with the Salt Lake City Department of Public Utilities; and

WHEREAS, The Town of Brighton finds that maintaining an adequate water supply is in the best interest the health, safety, and welfare of residents and visitors to the town; and

WHEREAS, the Town of Brighton recognizes the need of the water companies to review floor plans of proposed construction in fulfilling their obligation to provide water to shareholders within their respective water provision areas;

NOW, THEREFORE, BE IT ORDAINED by the Brighton Town Council that:

Section 1. Amended. Sections 5.02.030, 5.19.030, and Chapter 15.04 of the Brighton Code of Ordinances are amended as shown in the attached Exhibit 1.

Section 2. Effective Date. This ordinance shall go into effect upon publication.

PASSED AND APPROVED THIS 8th Day of April, 2025.



TOWN OF BRIGHTON

By:



Dan Knopp, Mayor

ATTEST



Kara John, Town Clerk

5.02.030 License - Application - Contents

- A. In the absence of clear provisions to the contrary in specific chapters of this title, all applications for licenses and permits required by ordinance shall be made in writing to the license official. Each application shall provide all the following information:
 - . The name of the business;
 - . The name of the applicant;
 - . The permit or license desired;
 - . The location to be used, if any;
 - . The time covered and the fee to be paid;
 - . The name and address of the business agent residing in the town who is authorized to receive:
 - . Service of process, and
 - . Any communication regarding applicant's license via certified mail, return receipt requested.
 - . **A site plan of the subject property; including property lines, building location, vehicular access, dimensioned parking spaces, and other physical features such as streams, wetlands, and mapped geographic hazards;**
 - . **A floor plan which has been approved by the water provider of the building or portion of building proposed for business use.**
 - . Such additional information as may be needed to assist license official in issuing the permit or license.
- B. Any change in the above information furnished by the license applicant shall be forwarded, in writing, within ten calendar days of the change, to the license official.
- C. Forms for all license and permits, and applications therefor, shall be prepared and kept on file by the license official.

5.19.030 License - Application - Contents

1. Applications shall contain the following information:
 1. The location of the short-term rental,
 2. The number of rooms therein contained,
 3. The number of persons the short-term rental will accommodate,
 4. The name of a property manager,
 5. A sales tax collection and accounting number,
 6. The name, address and telephone number of a local responsible party who is available by telephone twenty-four hours per day,
 7. A diagram of parking locations and the number of parking spots,

8. A floor plan of the short-term rental including the number of bedrooms and bathrooms, and which has been approved by the water provider verifying the availability of water necessary to accommodate the licensed use.
 - 8.
 9. Proof of Insurance as set forth in Section 5.19.061, and
 10. Such other information as the license official shall from time to time require.
2. The application shall include a statement by the applicant affirming that the property has received its certificate of occupancy and the applicant is currently in compliance with all legal requirements and has paid all applicable taxes, fees, and other charges, including but not limited to the transient room tax.

15.04 GENERAL PROVISIONS

15.04.030 Complete Building Permit Application

Applications for building permit shall be evaluated for completeness prior to acceptance by the building official or designee as established in 10-5-132 (8) of the Utah Code.

15.04.040 Plan Review

A building permit may not be approved unless the applicant submits the following documents as part of the application :

- A. A copy of the land use approval verifying compliance with the Brighton zoning ordinance, including Foothills and Canyons Overlay Zone; and,
- B. A copy of the proposed floor plan(s) that have been approved by the water provider verifying the availability of water necessary to accommodate the proposed construction
- C. A copy of the proposed floor plan(s) that have been approved by the sewer district, verifying Access to the sewer system necessary to accommodate the proposed construction