



Planning and Development Services

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MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, May 21, 2025, 6:00 p.m.

****Meeting minutes approved on July 16, 2025****

Approximate meeting length: 2 hours 30 minutes

Number of public in attendance: 18

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
Brian Reynolds (Alternate)	x	x	
John Carpenter (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Tamaran Woodland	x	x
Kara John	x	x
Polly McLean	x	x

BUSINESS MEETING

Meeting began at – 6:01 p.m.

1) Election of Chair and Vice Chair 2025. (Motion/Voting)

Election of Chair for 2025

Motion: To nominate Commissioner as Chair for 2025, Commissioner accepted that nomination.

Motion by: Commissioner

2nd by: Commissioner

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

Election of Vice Chair for 2025

Motion: To nominate Commissioner as Vice Chair for 2025, Commissioner accepted that nomination.

Motion by: Commissioner

2nd by: Commissioner

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

2) Approval of Minutes of April 16, 2025, Planning Commission Meeting.

Motion: To approve Minutes of April 16, 2025, Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Reynolds

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

3) Other Business Items. (As Needed)

No other business items to discuss.

LAND USE APPLICATION(S)

Hearings began at – 6:04 p.m.

PER2024-001227– Jamie Longe (owner) is requesting a slope waiver to develop on slopes over 30% (under 40%) for development of a new single-family dwelling. **Acreage:** 0.64 acres. **Location:** 11323 East Mule Hollow Lane. **Zone:** FR-1. **Planner:** Jim Nakamura (Motion/Voting)

Commissioner Brunhart recused himself because he is Jamie Longe contractor.

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Speaker # 1: Applicant

Name: Jaime Longe

Address: 2557 East Valley View Avenue

Comments: Mr. Longe said fire destroyed the structure and the road is steep. Certain exposure of the lower lot that gets icy. He tried to figure out access to the property. Tried to figure out designs. Higher on the road and pitches off. Can build on one level and bedrooms below. Comes in on one level and main floor and bedrooms on the main floor and below. Demolition was carried out on lot 7 and has no plans to build there. Abandonment time is a year and may not be able to build wear the structure was.

Commissioners and staff had brief discussion regarding paved and private road, and slopes, utilities, retaining wall encroachments.

Motion: To approve application #PER2024-001227 Jamie Longe (owner) is requesting a slope waiver to develop on slopes over 30% (under 40%) for development of a new single-family dwelling with staff recommendations.

Motion by: Commissioner Reynolds

2nd by: Commissioner Despain

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

CUP2023-000988 – Troy Benson is requesting Conditional use approval for a Verizon Wireless “monopine” communication facility (67’ tall stealth monopole). **Parcel Area:** .16 acres. **Location:** 11332 East Big Cottonwood Canyon. **Zone:** C-V (FCOZ). **Planner:** Jim Nakamura (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding monopole or monopine, moving 7 feet from structure, the antenna lowered three feet and reduced lightning rod from six feet to three feet, preferred in a snow country, stealth monopole difference, height relative to the surface of the parking lot, 86 decibels 20 feet away, but proposal to put generator in side of concrete shelter to remove the noise, provider

coverage, a/c unit locations, construction length three weeks and tree replacement, and antenna diameter atop.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicants

Name: Andy Rotenstreich, J.D. Kesler, and Troy Benson

Address: 1901 Sixth Avenue North, Suite 2600, Birmingham, AL

Comments: Mr. Rotenstreich advised reducing the lightning rod from six feet to three feet. Little less coverage but make sure taking off the towns plate to explain. Trying to move as monopine away from the house, but restricted. Can go either way, fine with the monopine and preferred. More structure with a monopine and more area for snow accumulation and Verizon will maintain it. Monopole is a simpler structure and will offer either. Stealth monopole and pine are the same structure except for fake branches. The pole is 10-15 feet below grade. Generators show without cover, just the motor emits 26 decibels, 28 feet away. Will be housed in the concrete shelter. If other carriers' coverage is good enough, they might be asked to come up here. Verizon was asked to come up here. Crown Castle may own the structure, but Verizon will own the antennas. Construction will take place over two to three weeks.

Commissioner Brunhart motioned to open the public hearing.

Speaker # 2: Citizen

Name: Michael Howell

Address: 11333 East Silver Fork Road

Comments: Mr. Howell said he is concerned with visual and detrimental impact hasn't been looked at. Distance of noise can be mitigated by the bubble. He asked what the fuel source was. Confirmed diesel. Microwaves on the tower. May use microwave or fiber. Personnel to work on would need to be deenergized. It has no room to move away from the structure and all the snow comes out of the parking lot and it is better to be a solid concrete bunker.

Speaker # 3: Citizen

Name: Kurt Slaughter

Address: 11273 Silver Fork Road

Comments: Mr. Slaughter said he built a new home plus from down silver fork. Doesn't want to look at it or the health concerns. Dan wants to tower to upset the neighbors. Found out the reason for talking about this tonight, because the council didn't buy silver fork. Taking an easy way out. Easy power, easy access. Dan wants to make his neighbors mad, and they have other locations to put this up. No other cell phone carrier needs tower up. Adamantly against it and has been here for 35 years and he doesn't want to see it and start a lawsuit against it.

Commissioner Conway asked what the lawsuit would be based on. Mr. Slaughter said he doesn't want to look at it and Commissioner Conway said to look legalities.

Speaker # 4: Citizen

Name: Gwyn Gushee

Address: 11333 East Silver Fork Road

Comments: Ms. Gushee said lowering the tower and getting worse coverage, what is the purpose of putting it in this place.

Speaker # 5: Citizen

Name: Nathaniel Dunlap

Address: 11315 East Silver Fork Road

Comments: Mr. Dunlap said, read the MSD conclusion and disagrees and a lot of things brushed off and ignored. It doesn't address a flaw of the site. Verizon's site survey said property boundaries are unclear. He just bought property three weeks ago. Boundary line dispute between his property and silver fox. There has been a year to figure it out, the dispute is six to eight feet difference. We should not be able to elevate the interest of telecommunications and inconvenience the wellbeing of people living there. Exposing the town to legal risk and litigation. The survey goes back 20-30 years and doesn't know where the line is. Computer rendered images they did degrade the natural scenery. There is an opportunity to do somewhere else.

Speaker # 6: Citizen

Name: Brent Ludlow

Address: 11256 Silver Ford Road

Comments: Mr. Ludlow said he lived here for forty years. His concern is known need coverage up here, but he sees numerous sites like outside the fire building, down there where the glacier was and the monopine looks good there. There is a study of radiation being around there. If could be moved out of the community, would feel better. Silver fork is getting a lot of children, and they are affected by that, and the studies are true. It's an issue and people are looking into it, and it is getting worse. Look at other locations, if you need power guardsman pass has electrical equipment. Putting it in the center of their community doesn't make them feel good. If there's a better, higher location much prefer that. Conflict of interest, dan has pushed for \$24,000 a year. Same thing when looking at buying the lodge and it isn't right.

Speaker # 7: Citizen

Name: Nima Mahak

Address: 11457 East Willow Fork Lane

Comments: Mr. Mahak said young children and community are at risk. Confused with the ordinance and why something this tall is allowed. So many rules in place to preserve this community and surprised this is being entertained at Silver Fork. Other ways of doing this and he would push to the ski resorts and any places to provide power. When will they get air permits for having generators up here.

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

Commissioner Ward motioned to reopen the public hearing, Commissioner Brunhart seconded that motion.

Speaker # 8: Citizen

Name: Tom Loken

Address: 6532 South Moose Creek Lane

Comments: Mr. Loken said Verizon is being misleading of closeness to residents. Diameter of antennas and bring down to ground level, probably at 54 feet, and doesn't think appropriate to subject themselves to it. Five years ago, Brighton became a town of their own destiny. A cell tower within 54 feet of a home is no way within standards. Pad the generator will sit on will be four feet from the lot line.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding standards in the code, compliance, height measured 61 feet 9 inches of the face, aspens 45 to 50 feet in the area, and noise.

Motion: To approve application #CUP2023-000988 Troy Benson is requesting Conditional use approval for a Verizon Wireless “monopine” communication facility (67’ tall stealth monopole) and ask staff the ways we might change current ordinance for cell tower and utilities with staff recommendations and conditions that the pole should be a monopine, that the generator is inside the building, new trees are bigger than seedlings one to one and a half inch caliber, and that the tower will be shared with other providers.

Motion by: Commissioner Ward

2nd by: Commissioner Brunhart

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

Commissioner Conway excused herself at 7:49pm, Commissioner Brunhart will now chair the meeting.

PUBLIC HEARING(S)

OAM2025-001372 – Consideration of an ordinance adopting Town of Brighton Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Engineer Manager Tamaran Woodland provided an analysis of the Engineering Standards and Specifications ordinance amendment.

Commissioners and staff had a brief discussion regarding cold patches, UDOT standards, UDOT, private roads and Brighton roads, Class C needs to be updated from County Class B to Town Class C, adding no curb, gutter, and sidewalks, no streetlights, discussed storm drain basin, variances and exceptions, and Title 14 amendment.

Commissioner Brunhart opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Brunhart closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001372 Consideration of an ordinance adopting Town of Brighton Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document to remove curb, gutter, and sidewalks and the streetlights approval to the Town of Brighton Council.

Motion by: Commissioner Reynolds

2nd by: Commissioner Ward

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

OAM2025-001375 – Consideration of a resolution amending Town of Brighton’s land use fee schedule.

Presenter: Brian Hartsell (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Land Use Fee Schedule amendment.

Commissioner Brunhart opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Brunhart closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2025-001375 Consideration of a resolution amending Town of Brighton's land use fee schedule for approval to the Town of Brighton Council.

Motion by: Commissioner Reynolds

2nd by: Commissioner Despain

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

MEETING ADJOURNED

Time Adjourned – 8:31 p.m.