



## Planning and Development Services

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### MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, July 16, 2025, 6:00 p.m.

**Approximate meeting length:** 1 hour 28 minutes

**Number of public in attendance:** 19

**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	x	
Ben Machlis (Vice Chair)	x	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
Justin Smith		
Curtis Woodward	x	x
Trent Sorensen	x	x
Kara John	x	x
Polly McLean	x	x

## BUSINESS MEETING

**Meeting began at – 6:00 p.m.**

- 1) Approval of Minutes from May 21, 2025, Planning Commission Meeting.

**Motion:** To approve Minutes of May 21, 2025, Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Conway

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

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

*Commissioner Conway motioned to open the public hearings, Commissioner Brunhart seconded that motion.*

## PUBLIC HEARING(S)

**Hearings began at – 6:05 p.m.**

**REZ2025-001421** - Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Planner:** Justin Smith (Discussion/Recommendation)

*Commissioner Despain opened the public hearing.*

### **PUBLIC PORTION OF HEARING OPENED**

*No one from the public was present to speak.*

*Commissioner Despain closed the public hearing.*

### **PUBLIC PORTION OF HEARING CLOSED**

**Motion:** To continue application #REZ2025-001421 Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5 to the August 20<sup>th</sup> planning commission meeting.

**Motion by:** Commissioner Machlis

**2<sup>nd</sup> by:** Commissioner Brunhart

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

**OAM2025-001431** - An ordinance of the town of Brighton amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between “Ski Resort” and “Ski Resort Support Facilities”, to define “Ski Resort Boundaries” and to establish ski resort support facilities as a conditional use in the FM-10 and FM-20 zones. **Planner:** Curtis Woodward (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the staff report.*

*Commissioners, staff, and counsel had a brief discussion regarding ski resort boundary and setting, defining support facilities, setting boundaries can be changed on a CUP and amending the map, Solitude and Brighton own parcels contiguous to forest service, if falls under a ski resort it would go through a conditional use. Anything a support facility would have to be within the ski resort boundaries. Discussed removing ski resort facilities from the table, as is misused in the table. Without the change someone will buy a lot elsewhere where they can get access. Supply clarity and resort boundaries. Discussed creating a new zone with a clear definition where a parking lot can be put but clarify a CUP.*

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

### **PUBLIC PORTION OF HEARING OPENED**

**Speaker # 1:** Brighton Ski Resort

**Name:** Mike Mulbrich

**Address:** 8302 South Brighton Loop Road

**Comments:** Mr. Mulbrich said it sounds like there is a process currently. Doesn't know what the ski resorts will look like in the future, and it's hard to think about.

**Speaker # 2:** Solitude Ski Resort

**Name:** Amber Broadaway

**Address:** 12000 Big Cottonwood Canyon

**Comments:** Ms. Broadaway said she sat here for an hour and listened to the commission and staff talk about this but finds that staff didn't spend any time talking to the two stakeholders that are affected by this, and it is a mess. An attempt to try to tie the ski resorts to the special use permit. The special use permit to the issues related to the forest, not for setting in lock and stone how a resort, private business can operate.

Solitude has owned multiple parcels outside the forest service boundary for decades. The parcels were purchased with business intent based on the zoning. She is troubled the town is moving to changing zoning after the fact of the acquisition. Encourage the forest service map is wrong, boundary changed significantly. Special use permits have changed where they want to lock boundaries. Business owners in the canyon come to them asking them to purchase their business outside their boundaries. This matter is being rushed in retaliation for the parking lot proposal. She said she understands that the parking proposal is highly unpopular. Been expected as a stakeholder for staff to meet with them how they are affected. They request proposal continued for staff to meet with them, not after the fact, but first and be involved in the conversation. We don't know what these resorts will look like, but no one cares more than the resorts, but locking boundaries is troubling. We own land outside of the boundaries. Solitude acquired a parcel at old stagecoach, and they did that based on the zoning at the time. They look forward to continuing this discussion and know they need to solve some challenges here that are troubling to them as well as community members. Please direct staff to meet with them first, so they can bring back to the commission informed details before the planning commission agrees to move forward to the council.

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

### **PUBLIC PORTION OF HEARING CLOSED**

*Commissioners had a brief discussion regarding the general plan, ski resorts with its own topic now addressed in the general plan, ski resort can apply to amend the resort as acquired through the CUP. Ski resorts have an advantage in the current code they don't have to apply for a carve out within their boundary but outside is that what they want and come to us but should be a process and not just CUP.*

**Motion:** To continue file #OAM2025-001431 An ordinance of the town of Brighton amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between “Ski Resort” and “Ski Resort Support Facilities”, to define “Ski Resort Boundaries” and to establish ski resort support facilities as a conditional use in the FM-10 and FM-20 zones to the September 17<sup>th</sup> planning commission meeting to allow staff to work with resorts and hammer out where the boundaries are and discuss the direction Solitude and Brighton should move in and where the community lies and where development will go.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Machlis

**Vote:** Commissioner Conway did not vote, all other commissioners voted unanimously (of commissioners present). Motion passed.

### **MEETING ADJOURNED**

**Time Adjourned -7:28 p.m.**