



## Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

# Town of Brighton Planning Commission

## Public Meeting Agenda

**\*\*AMENDED\*\***

**Wednesday, October 15, 2025, 6:00 pm**

### Location:

#### Microsoft Teams Meeting

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YjFmZTlkYzAtMDQ3YS00MWU2LWI1MjAtZDE4MjI0ZTQzZDNI%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjFmZTlkYzAtMDQ3YS00MWU2LWI1MjAtZDE4MjI0ZTQzZDNI%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d)

Meeting ID: 269 615 453 839 6

Passcode: B8RV2HS2

#### Dial in by phone

[+1 213-357-4434,,807528697#](tel:+12133574434807528697) United States, Los Angeles

Phone conference ID: 801 528 697#

### Anchor Location: Big Cottonwood Fire Station

**7688 South Big Cottonwood Canyon Road**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.*

*TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Election of Chair and Vice Chair 2025/2026. (Motion/Voting)
- 2) Approval of September 17, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Other Business Items. (As Needed)

### **PUBLIC HEARING(S)**

**OAM2025-001431** – Discussion/Recommendation regarding the appendices referenced in 19.04.070.CD of the proposed ordinance amendment as presented in the September 17, 2025,

meeting, which appendices are the maps of the outer boundaries of the Brighton and Solitude Ski Resorts. **Planner:** Curtis Woodward (Discussion/Recommendation)

**ADJOURN**

# **Rules of Conduct for Planning Commission Meetings**

## **PROCEDURE FOR PUBLIC COMMENT**

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## **CONDUCT FOR APPLICANTS AND THE PUBLIC**

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



# Ordinance Amendment Staff Report

**Meeting Body:** Planning Commission

**Meeting Date:** October 15, 2025

**File Number & Project Type:**  
OAM2025-001431

Clarification of ski resort boundaries.

**Planner:** Curtis Woodward, Senior Planner

## Key Findings:

Finding 1: On September 17, 2025, the planning commission recommended approval of an ordinance amendment clarifying the definition of "ski resort" and including a definition of "ski resort support facilities," but continued action regarding the maps of the ski resort boundaries.

Finding 2: The planning staff has reached out to the Forest Service, ski resorts, and Salt Lake City Department of Public Utilities to get input on resort boundaries and to create an accurate map.

## Exhibits:

- A. Proposed resort boundaries map

## PROJECT DESCRIPTION

On September 17, 2025, the Brighton Planning Commission recommended approval of an ordinance amendment that included the following changes:

1. It removed paragraph 5, "Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort," from the definition of "Ski Resort," and clarified that Ski Resorts must be within the Ski Resort Boundary.
2. It created a new definition of "Ski Resort Support Facilities" to include the items listed in paragraph 5 (above), adding the clarification that they are "located within the ski resort boundaries..."
3. It defined the "ski resort boundaries" of each resort in the Town of Brighton by map adopted by ordinance.
4. It separated "Ski resort and ski resort facilities" into two separate uses on the table in 19.24.030: "Ski resort," and "Ski resort support facilities."
5. It designated "Ski resort support facilities" as a conditional use in all FR and FM zones.

The planning commission continued action on the ski resort boundaries maps referred to as "Appendix 'A' and 'B'" in the definition of ski resort boundaries to allow planning staff to work with the Forest Service, Ski Resorts, and other stakeholders to develop an accurate set of maps.

## ISSUES/CONCERNS

### Issue:

The planning staff engaged the help of the MSD GIS analyst to create a map comparing the boundaries of the ski resorts from various different sources. On September 22<sup>nd</sup>, planning staff contacted the Brighton and Solitude ski resorts, US Forest Service, and Salt Lake City Department of Public Utilities to provide a link to the electronic map, to get input and to understand the reasons for discrepancies between the maps. Although meetings with the Forest Service and Salt Lake City have occurred, the planning staff and resort representative have not met to discuss the maps due to

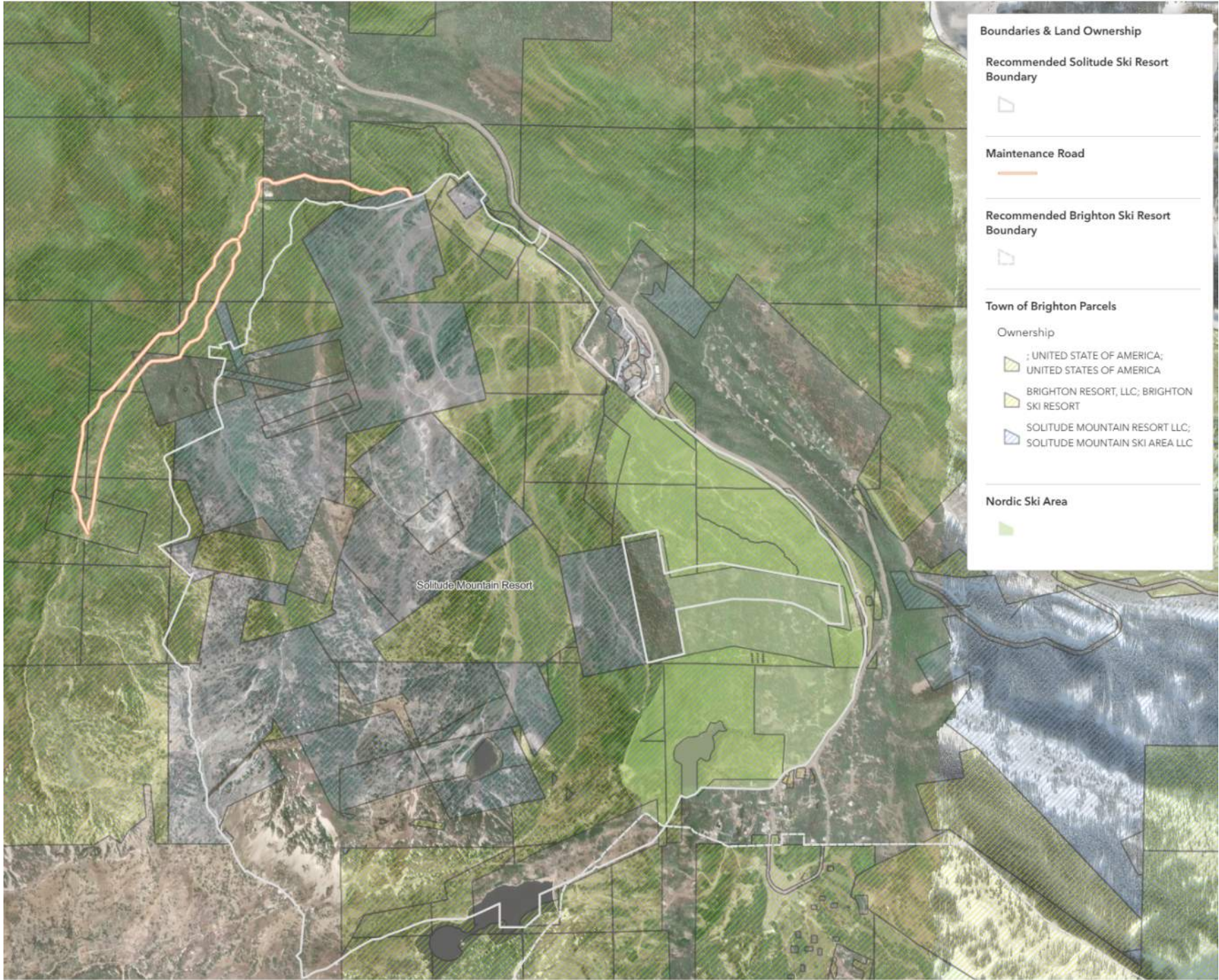
scheduling conflicts. Because those conflicts have made meeting prior to the October planning commission meeting difficult, Solitude requested this item be continued for one more month to allow for meetings with staff. The MSD planning staff will continue to work with Brighton and Solitude to set up meetings and will provide a status update at or prior to the October 15 meeting.

Attached to this report are the resort boundary maps being proposed by the planning staff. Some minor formatting modifications to clarify some of the data layers may be made prior to the Planning Commission meeting and to add appropriate explanatory footnotes as necessary.

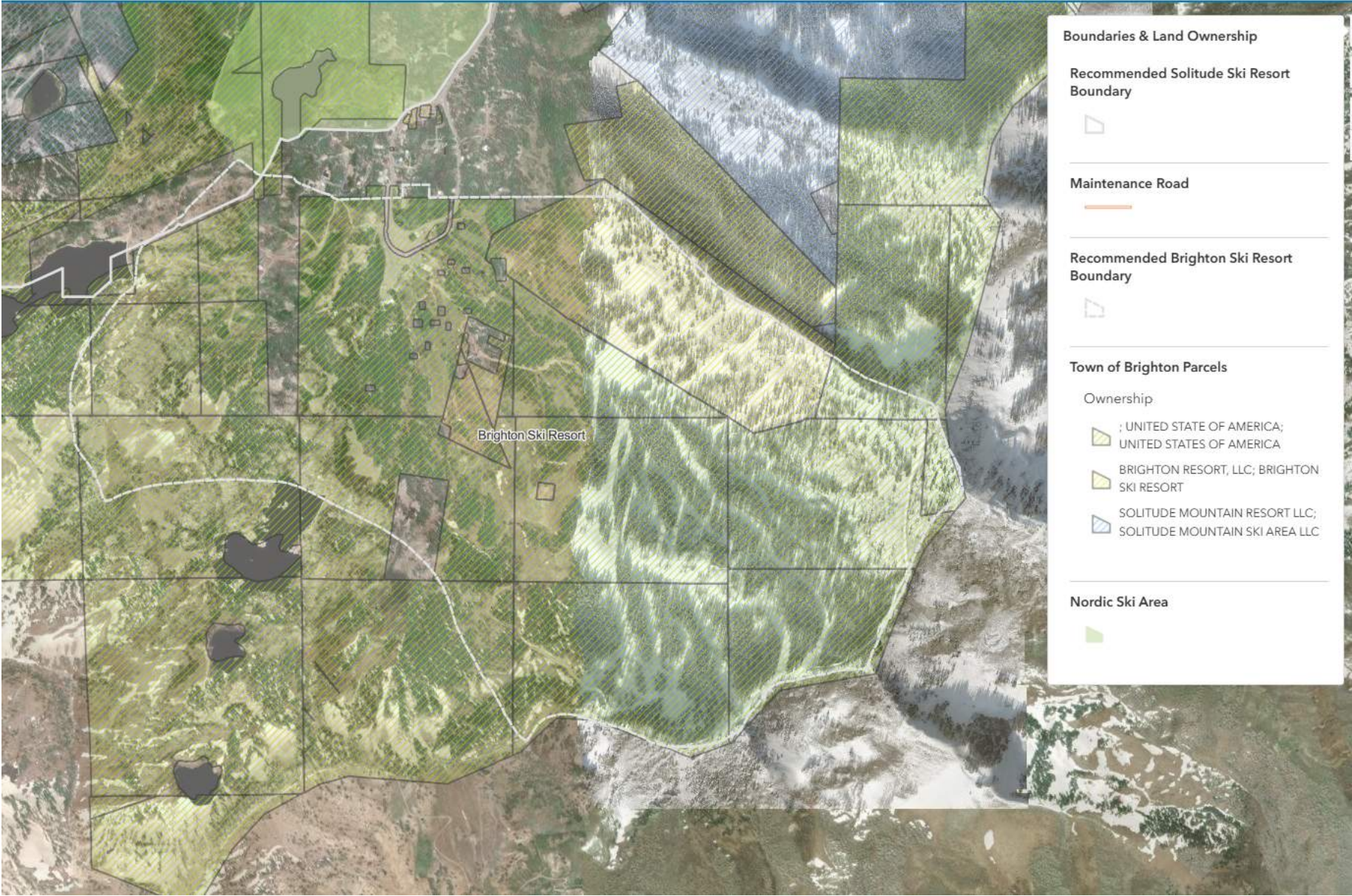
#### **ATTACHMENTS:**

1. Proposed Resort Boundary maps
2. Public comments received by the Town.











**From:** [pete vordenberg](#)

**To:**

[Wendy Gurr](#)

**Subject:** Cardiff Fork Resident in Support of OAM2025-001431

**Date:** Wednesday, September 17, 2025 4:58:24 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

My name is Pete Vordenberg. I live in the Cardiff neighborhood with my wife and two daughters. We are alpine skiers, backcountry skiers, and cross-country skiers. We alpine ski primarily at Solitude among other places. I am writing in support of OAM2025-001431. This town of Brighton ordinance amending section 19.04.070 and 19.24.030 will make clear what a ski resort is as opposed to what ski resort facilities are. In addition it will set a conditional use in FM 10 and 20 zones for these support facilities. This is important as it helps make Brighton's town plan a reality. Specifically, LU1: Regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape. LU1-O1 Restore healthy and resilient trees and forests through land-use regulations. NR1-O2 Review ordinances for compatibility with preservation efforts. And, NR1-O4 Preserve open lands that are crucial for wildlife and reduce the potential for open lands to be developed for housing or urban growth. No one should be allowed to build in these forest zones, not even ski areas. Obviously an example of this type of building is the parking lot proposed by Solitude. This lot is in opposition to the Town of Brighton's General plan, and if they were allowed to do this would put the ski areas above all other entities. This opens the door to unmanaged building for and potentially beyond the ski areas. We cannot support Solitudes plan and must keep them within existing boundaries. Even if only this lot were to be allowed it is still too much damage to be considered in line with the wishes of the Town of Brighton.

This canyon is a huge reason why we all live in Utah and the Wasatch front. It is a beautiful, natural and wild place with activities for families of all kinds. The more we open the door to some to bulldoze for the sake of their business the more we steal from everyone else who enjoys these mountains, including the wildlife itself. We must think beyond the next dollar bill and look out for the habitat of all animals - ourselves included.

Thank you for your consideration,

Pete Vordenberg and family



**From:** [Peg Kramer](#)  
**To:** [danknopp@brighton.utah.gov](mailto:danknopp@brighton.utah.gov); [Wendy Gurr](#); [Jim Nakamura](#); [Trent Sorensen](#)  
**Subject:** Vote "no" on the proposed parking lot  
**Date:** Monday, September 29, 2025 1:26:11 PM

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Solitude is not able to take care of the parking areas, right at the resort.

An off-site location was be a disaster in terms of trash, storm water, the list goes on and on.

The below pictures show trash and drains that have been uncared for, all summer.

Please vote "no" on this proposal.

Thank you,

Peg











**From:** [Peg Kramer](#)  
**To:** [Wendy Gurr](#); [Trent Sorensen](#); [Jim Nakamura](#); [danknopp@brighton.utah.gov](mailto:danknopp@brighton.utah.gov); [Peg Kramer](#)  
**Subject:** Town of Brighton Fire Ban  
**Date:** Friday, September 26, 2025 12:16:02 PM

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Throughout the summer, we have had fire bans enforced.

Why would Solitude propose to cut down a healthy grove of trees, that serve as a natural firebreak, and, are just gorgeous?

Please vote “NO” on Solitude’s parking lot proposal.

Respectfully,

Peg Kramer  
Solitude, UT

