



Planning and Development Services

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MEETING MINUTE SUMMARY

TOWN OF BRIGHTON PLANNING COMMISSION MEETING

Wednesday, September 17, 2025, 6:00 p.m.

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

Approximate meeting length: 2 hours 11 minutes

Number of public in attendance: 39

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Ward

***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
Ulrich Brunhart	x	x	
Tom Ward	x	x	
Ben Machlis (Vice Chair)			x
Brian Reynolds (Alternate)	x	x	
John Carpenter (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Curtis Woodward	x	x
Justin Smith	x	x
Brian Tucker	x	
Kara John	x	x
Polly McLean	x	x

BUSINESS MEETING

Meeting began at – 6:01 p.m.

Due to the absence of Chair and Vice Chair, Commissioner Brunhart motioned Commissioner Ward as Chair Pro Tem, Commissioner Reynolds seconded that motion. Commissioner Ward accepted and the commissioners voted unanimously in favor (of commissioners present).

- 1) Approval of Minutes of July 16, 2025, Planning Commission Meeting.
Motion: To approve Minutes of July 16, 2025, Planning Commission Meeting as presented.
Motion by: Commissioner Brunhart
2nd by: Commissioner Reynolds
Vote: Commissioners voted unanimously in favor (of commissioners present)
- 2) Other Business Items. (As Needed)
No other business items to discuss.

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. **Parcel:** 24-21-286-025-0000. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Planner:** Justin Smith (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Rose Rogers

Address: 11385 East Moose Track Lane

Comments: Ms. Rogers said she opposes, and her concern is if rezoned to two parcels it means they can build two homes with more occupancy and already difficulty with traffic, especially in the wintertime. Confirmed rezone is to build one home.

Speaker # 2: Owner

Name: Ryan Perkins

Address: 11456 East Mountain Sun Lane

Comments: Mr. Perkins said the plan is to build one home on the lot. He wanted to have two lots for a better view. Looking at proposal allows us to build consistent with other homes in the area. Never planned to rent out but used for his family and fits within general plan. Already nearby parcels zoned 0.5 and don't see new non-conformities with it. Confirmed they have a water share.

Speaker # 3: Citizen

Name: Nancy Talby

Address: 11396 East Mule Hollow Lane

Comments: Ms. Talby asked if the two lots will be combined into one lot and confirmed two homes won't be built.

Mr. Smith confirmed it will come back to the planning commission for the subdivision.

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

PUBLIC PORTION OF HEARING CLOSED

Ms. McLean confirmed staff has been working with the owners and is sub-standard because it is less than one acre. Sits in the middle of other FR-1 and will open the door to others. Will have a challenge with a spot zone.

Commissioners and staff had a brief discussion regarding surrounding 0.5 in Silver Fork and the area is messy and aside from zoning issue, there aren't any exceptions with setbacks and slope. The town has clustered residential areas and is consistent with the general plan target.

Motion: To recommend application #REZ2025-001421 Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5 for approval to the Town of Brighton Council and to meet current setbacks, size and height restrictions.

Motion by: Commissioner Reynolds

2nd 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 ordinance amendment.

Commissioners and staff had a brief discussion regarding maps and overlay, corrections seeking on forest service maps including the village, non-solitude property near the Nordic center. Three issues include village and other resort boundaries, Nordic center and trails not on the map, and solitude has other holdings in the canyon not shown on the maps. Agreements between the maps and resorts and setting resort boundaries. Discussed set boundaries for the support facilities separate from the resorts and how they are affected. Provide the council three maps, recognized by the forest service and county, Town of Brighton showing in color, and something between staff and the resorts.

Commissioner Carpenter recused himself from voting, conflict due to his spouse's business relationship with Solitude.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Solitude Ski Resort

Name: Amber Broadaway

Address: 12000 Big Cottonwood Canyon

Comments: Ms. Broadaway said clear small communities are tight knit. Maps in the canyons are challenging and there are a variety of maps presented and would like to have collaboration. Forest service draws boundaries, and they have a lot of privately owned land. Important to understand and always talking about options. Interior of boundary shared with the forest service and always talking about taking over. Purchased two parcels outside of forest service boundary one owned for over a decade with the intent of future development. Appreciate the opportunity to meet with staff and thought there would be more back and forth before today. Hoped before a vote there was more. If there is something tied to maps, it is important to make sure they're right and who are the stakeholders. Roundhouse is private land and own parcels within the private land. Solitude parking lot has caused concerns because people love the canyon and look forward to continuing the relationship. Regardless of the parking proposal with have an economic impact and make sure this is slow rolled and get it right before there is something in place with negative impacts. Largely the end is very similar to what the community wants.

Commissioners and staff had a brief discussion regarding the public comments received and time limit per speaker.

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

Speaker # 2: Solitude Ski Resort

Name: Wade Budge

Address: 12000 Big Cottonwood Canyon

Comments: Mr. Budge said what is not before the town is not the parking lot. Two ways to have the council changed will only be done by the council and work on the map and language they propose if expansions or boundaries are made will be smaller through subsequent approvals. They may provide two or three different options. Solitude comes as a stakeholder and respects the town's roles.

Speaker # 3: Utahns for better Canyons Access

Name: Craig Hale

Address: 4766 South Holladay Boulevard

Comments: Mr. Hale said what is the staff concern for misinterpretation behind the definitions. The proposal is to clarify what the intent is. It is intended to be within the ski boundaries. Trying to clarify original intent is simple and wants to make sure the ski areas are accessible but why do you need a map clarifying the existing boundaries. It's clear what they are, but it's not clear what they are not, and it isn't difficult to come to a decision based on staff recommendation.

Speaker # 4: Citizen

Name: Lindsey Hale

Address: Forest Glen

Comments: Ms. Hale said she agrees with everything that was said and listened to COO clarify the maps, but boundary included the new area that was recently purchased. Salt Lake City owns the swap of land between. There is no connection, and it is dangerous when there is a map that is incorrect. Need to be careful at the scale of the maps.

Speaker # 5: Citizen

Name: Ross McIntyre

Address: Forest Glen

Comments: Mr. McIntyre said his concern is whether to separate the base of the facilities out. Base facilities don't believe they need special exceptions to build. Tried to buy where the proposed parking is but couldn't make stuff work and concerned with what the ski resorts can do outside of the rest of the canyon and not follow the rest of the rules.

Speaker # 6: Citizen

Name: Matti M

Address: Forest Glen

Comments: Said he doesn't understand the history the ski resorts have special exceptions to build without zoning and approvals. They buy a parcel not within the ski resort boundary and can put whatever they want on it. What if Walmart came and decided to put whatever they wanted with the same rights. Why would there be a differentiation between two different businesses. Now there's a general plan and insights and desires and oversight.

Speaker # 7: Citizen

Name: Chad Smith

Address: 12287 Willow Loop Road

Comments: Mr. Smith said we're not talking about parking lots and are aware that making plans from going from public to private and we don't know what lots will be available and what precedent is being settled.

Speaker # 8: Citizen

Name: Kerry Smith

Address: Solitude Village

Comments: Mr. Smith said he lives here full-time and lives on private property and is not included on ski resort boundary. Isn't interested in seeing his property integrated into the ski resort. He can see why they want that to happen; it helps get that much closer to the property across the street. When the DeSeelhorst made it possible that across is the resort and his side is private property and would like to see it remain.

Speaker # 9: Save Our Canyons

Name: Jack Stauss

Address: Salt Lake City

Comments: Mr. Stauss said he had a long comment written and wants the town and community to support the town of Brighton to control the ski resort boundaries and original ordinance accomplished. Hopes as this progresses the original ordinance is upheld and the town controls what the boundaries are. Interested in working with the town.

Speaker # 10: Citizen

Name: Hilary Bishop Scott

Address: 7015 South Old Stage Road

Comments: Ms. Scott said she lives near where the new parking lot is proposed to be built. She would like to have the ordinance remain.

Speaker # 11: Citizen

Name: Keith Duffy

Address: Forest Glen

Comments: Mr. Duffy said he would like to raise points. Park city has decided to preserve open space; in this case they have done the right thing. He proposes the same thing, raising funds and protecting wild spaces. Have other solutions that make more sense than parking lots.

Speaker # 12: Citizen

Name: Lindsey Hale

Address: Forest Glen

Comments: Ms. Hale said she feels like the ordinance change was to allow more changes later and something was snuck in and taking the time to investigate and does not like congestion. Language allows that to happen.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding resorts and resort boundaries definition, permit maps, solitude village, corrections of what shouldn't be included. Engagement with forest service, Salt Lake City, inholdings proposed boundaries, and defining the process for future changes. Understanding the limitations of the special use permits. The code should reflect more legislative and not administrative, ski area boundaries, resort patrols, modifying boundaries, create a zone and what happened to the mountain

resort zone and define, conditional use permits terminated in residential areas, and private property owners rights.

Motion: To recommend application #OAM2025-001431 on the text as proposed by staff with one change: that “Ski Resort Support Facilities” be listed as a conditional use, with a footnote added to indicate that they are allowed only within the resort boundaries (in accordance with 19.04.070.CD – definition of “Ski Resort Support Facilities.” to the Town of Brighton Council for approval.

Motion by: Commissioner Brunhart

2nd by: Commissioner Reynolds

Vote: Commissioner Carpenter abstained; all other Commissioners voted in favor (of commissioners present). Motion passed.

Motion: To continue application #OAM2025-001431 on the maps to the October 15th Town of Brighton Planning Commission Meeting to allow staff to introduce a plan to work towards a resort zone (start with the County’s MRZ zone; distribute to resorts and go from there) and in order to allow staff to:

A. Create a set of maps comparing/contrasting:

- i. the 2002 master plan map boundaries
- ii. the 2018 Forest Service SUP map boundaries
- iii. the MSD GIS mapped boundaries
- iv. the “future” boundaries proposed by the resorts
- v. discrepancies in ownership (USFS, Resort, Other private, etc.)
- vi. seasonal vs. year-round use areas

B. Meet with the Forest Service, SLC Water, and the Resorts

C. Propose final boundary maps based on the above meetings

Motion by: Commissioner Brunhart

2nd by: Commissioner Reynolds

Vote: Commissioner Carpenter abstained; all other Commissioners voted in favor (of commissioners present). Motion passed.

MEETING ADJOURNED

Time Adjourned – 8:12 p.m.