



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Town of Brighton Planning Commission

Public Meeting Agenda

Wednesday, November 19, 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

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) Approval of October 15, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

SUB2024-001289 - Ryan Perkins is applying for a 1 lot subdivision. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Acres:** 0.72. **Planner:** Justin Smith (Discussion/Motion)

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.



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, October 15, 2025, 6:00 p.m.

Approximate meeting length: 1 hour 13 minutes

Number of public in attendance: 25

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
Curtis Woodward	x	x
Brian Tucker	x	
Marie Schleicher	x	x
Taylor Stewart	x	x
Kara John	x	x
Polly McLean	x	x

BUSINESS MEETING

Meeting began at – 6:01 p.m.

- 1) Other Business Items. (As Needed)
Heimrich Deiters will be working with the town real estate and trail development. Worked with Nate Rockwood Polly McLean in Park City.

- 2) Election of Chair and Vice Chair 2025. (Motion/Voting)
Election of Chair for 2025

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

Motion by: Commissioner Brunhart

2nd by: Commissioner Despain

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

Election of Vice Chair for 2025

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

Motion by: Commissioner Brunhart

2nd by: Commissioner Despain

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

- 3) Approval of Minutes of September 17, 2025, Planning Commission Meeting.

Motion: To approve Minutes of September 17, 2025, Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Conway

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

PUBLIC HEARING(S)

Hearings began at – 6:08 p.m.

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)

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

Commissioners and staff had a brief discussion regarding the Nordic Center and boundaries, special use permit for winter only use, further amending the code for Nordic Center use.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Kerry Smith

Address: Solitude Village

Comments: Mr. Smith said he reiterates the maps just shown. He said he has lived in solitude village for 25 years. When he purchased here, it was his expressed understanding they owned part of the common areas, snow removal and HOA fees and title to his property. He will be unhappy if his home is included in the resort. Including in the resort gives them ability to control his building and common areas and is sure other owners feel the same.

Commissioner Machlis said being included in private property rights are set, and solitude is an overlay and can do the things allowed within their boundaries. Mr. Smith said Alterra owns some buildings, but they don't own his property. Commissioner Ward asked if exclusion of non-Solitude holdings solve the concerns. Mr. Smith said don't include in the resort.

Speaker # 2: Citizen

Name: Hilary Bishop Scott

Address: 7015 Old Stage Road

Comments: Ms. Scott said representing their property that abuts the new proposed parking lot. There is an intimate understanding going into local government. Her family supports the version of the map from the MSD. Her dad Fred said he looked at the photo and said Utah. It is in the spirit that her family underscores as written and brings this to a vote. Brings the code in alignment. The resort facilities brought her family here in the late 60's.

Speaker # 3: Citizen

Name: David Cook

Address: Solitude Village

Comments: Mr. Cook said he appreciates all the work and just learned the river is the boundary and makes sense to him the road would be the boundary. He would like to move forward and approve.

Speaker # 4: Citizen

Name: Lindsey Hale

Address: Forest Glen

Comments: Ms. Hale said she is in agreement with Kerry, Hilary, and David. Thinks the meetings have a lot of stakeholders involved in the meetings. Commend staff for including other stakeholders and they are opposed to solitude including boundaries.

Speaker # 5: Citizen

Name: Chad Smith

Address: 12287 Willow Loop Road

Comments: Mr. Smith said he is concerned about private properties and addressing that. Private properties in a Nordic Center area and clarify what's in a resort and what it means. Thanked Nathaniel Dunlap for the maps and alignment.

Speaker # 6: Solitude Ski Resort

Name: Amber Broadway

Address: 12000 Big Cottonwood Canyon

Comments: Ms. Broadway said they own the Nordic Center if they want to tear it down and remodel that could happen in the future. Solitude village and solitude own a lot of land and own the inn and administration building. Boundary maps are not giving the resort anymore authority. Trying to come up with a process. How do we address zoning and definitions. If moving forward with the map, it should include their land and acquired lands at the time of application. Make sure of risks of downgrading private lands. Please consider all resort land and ski resort facilities should be included in all the land they own.

From chat:

Lindsey Hale - that is incorrect. If they link boundaries across the road, it gives Solitude more rights to develop it.

Speaker # 7: Citizen

Name: Matti Marek

Address: Forest Glen

Comments: Mr. Marek said the resort is a convolution of ski resort land and Nordic Center. Pretty complicated. The safe thing to do is be conservative. Ski resorts have acquired other lands outside of the ski resort lands. It would seem to be good to be conservative and not let everything grow just because they bought land and received all rights. Urge to adopt a more conservative map and not include other lands that will already impact the town.

Speaker # 8: Save Our Canyons

Name: Doug Tolman

Address: 3690 East Fort Union Boulevard, Suite 101

Comments: Mr. Tolman said he thanks staff and commission. He's seen the olive branch all stakeholders provided input. Supports the current iteration map and private property owners to use their property as seem fit. Solitude produced a map that included private property. Hopes the new code is passed on to council.

Speaker # 9: Wasatch Backcountry Alliance

Name: Dani Poirier

Address: 640 South 600 East

Comments: Ms. Poirier read a letter. (attached)

Speaker # 10: Utahns for better Canyons Access

Name: Craig Hale

Address: 4766 South Holladay Boulevard

Comments: Mr. Hale said somehow this action will diminish and they bought this property without access. Don't be swayed by the threat.

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

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

Speaker # 11: Brighton Ski Resort

Name: Mike Doyle

Address: 8302 South Brighton Loop Road

Comments: Mr. Doyle said through the mapping most of what occurs on that, there are private parcels not on the map and has been working with the surveyors to get that to the MSD. This doesn't lock down the ski resort through CUP.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners, counsel, and staff had a brief discussion regarding CUP's and amendments, the land of the lakes cabins within the dotted line, minor ski resort improvements within the ski resort boundary, roles of the planning commission, recommendations to the council, the achievements from a planning perspective and the goals of the general plan whether the asterisk on the map is an appropriate way to do it or a text amendment to clarify the Nordic Center area.

Motion: To recommend file #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 to the Town of Brighton Council for approval and whether they prefer the notation on the map or text amendment clarifying the Nordic Center boundary.

Motion by: Commissioner Machlis

2nd by: Commissioner Brunhart

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

MEETING ADJOURNED

Time Adjourned – 7:14 p.m.

Public Comment on Ordinance OAM2025-001431 Proposed Maps
October 15, 2025
Submitted on behalf of the Wasatch Backcountry Alliance

Dear Brighton Planning Commission,

On behalf of the Wasatch Backcountry Alliance (WBA) and the thousands of backcountry skiers, riders, and winter recreationists we represent, thank you to the Town of Brighton Planning Commission and MSD staff for your thoughtful work in developing an accurate map (with input from Forest Service, ski resorts, and Salt Lake City Department of Public Utilities) to accompany Ordinance OAM2025-001431. WBA strives to protect the *existing* balance between developed and undeveloped backcountry terrain. We believe this map is a critical component of the ordinance's intent: to clearly define what constitutes a "ski resort" and "ski resort support facilities," and to ensure that ski resort boundaries remain within their *existing* footprint.

As the Commission reviews the proposed maps, we urge you to continue recognizing the Honeycomb Cliff ridgeline as the official resort boundary, consistent with the U.S. Forest Service and Salt Lake County Special Use Permit boundaries (as well as the jurisdictional boundary between the Town of Brighton and the Town of Alta). This ridgeline has long served as a natural, geographic, and administrative boundary-separating Solitude's permitted terrain from the surrounding lands that support backcountry access.

We believe it is especially important to clarify this boundary now, given that Solitude owns parcels of land extending beyond the current resort boundary into Silver Fork. Without clear and enforceable boundaries following the Honeycomb Cliff Ridge, there is a real risk that future resort development could creep into adjacent lands, threatening the integrity of the backcountry terrain that so many people rely on for human-powered recreation. Defining this boundary supports the Town's General Plan goals to preserve open space and maintain recreational opportunities.

Along these lines, we support the proposed map excluding both of Solitude's external land holdings, which would limit the parking lot and expansion on their land holdings below Guardsman Pass. Allowing the resort boundary to expand onto Solitude's private holdings near Guardsman Pass would also be detrimental to backcountry use in that area. Such an expansion could more easily pave the way for a potential ski lift connection into Summit County, a concept that has been discussed for years and would dramatically alter the character and accessibility of the Town, which already suffers from wintertime congestion.

While we are supportive of the direction of this ordinance and the associated maps, we respectfully request that the Town provide a version of the proposed boundary map with topographic lines to help clearly visualize terrain features and ensure that boundaries align with natural ridgelines. A topographic reference would bring much-needed clarity and help all stakeholders confirm that the proposed boundaries are accurate and consistent with existing management frameworks.

Thank you again for your diligence and commitment to protecting the character of Big Cottonwood Canyon and ensuring that resort operations remain within their intended footprint.

Sincerely,
Dani Poirier & the Board of Directors
Wasatch Backcountry Alliance



Subdivision Staff Report

Meeting Body: Brighton Planning Commission

Meeting Date: November 19, 2025

File Number & Project Type:
SUB2024-001289

Perkins Subdivision – 1 Lot

Address: 11456 E Mountain Sun Lane

Planner: Justin Smith

Applicant: Stephen Burt
(Surveyor) and Ryan Perkins
(Landowner)

Staff Recommendation: Staff recommends approval of the subdivision subject to conditions.

Exhibits:

- A. Preliminary Plat
- B. Proposed Site Plan

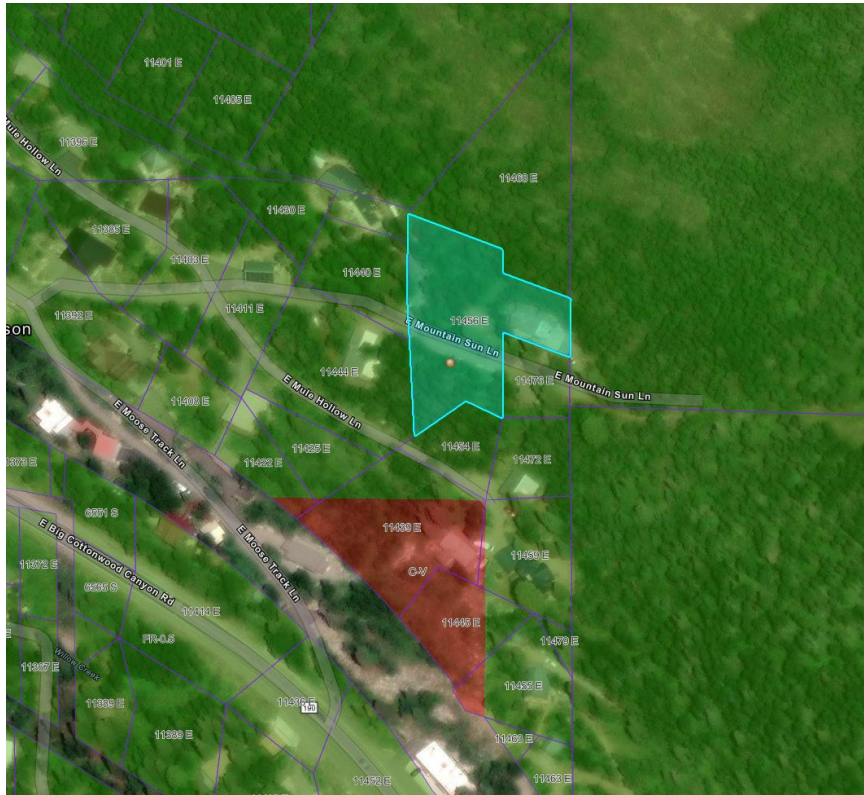
PROJECT DESCRIPTION

The owner of this property, Ryan Perkins, has been working with the surveyor, Steven Burt, to create a one-lot subdivision in the Town of Brighton. Ryan Perkins has one water share and purchased two substandard parcels and combined them together to create one parcel that is 0.72 acres in size. The property was rezoned in October of 2025 to the FR-0.5 zone to allow for this subdivision.

Typically subdivisions are thought of as a process in which a piece of land is broken up into smaller properties, but occasionally there are subdivisions in which one property must go through the subdivision plat process to become a legal lot to be developed. This subdivision would be one of those cases because the applicant is not proposing that the existing property be broken up into pieces. The existing property would keep its current dimensions and size. The FR-0.5 zoning also does not allow for this land to be further divided as there is not enough acreage to subdivide into two legal lots.

SITE MAP

This property straddles Mountain Sun Lane and Mule Hollow Road. The property is towards the end of Mountain Sun Lane as it heads into US Forest Service land.
(vicinity map below)



SITE VICINITY AND DESCRIPTION

Surrounding Zoning and Use	
North	FR-1, Residence
South	FR-1, Residence
East*	FR-1, Residence
West	FR-1, Residence
Known Overlays/Site Constraints	
FCOZ	

FINDINGS AS TO APPLICABLE STANDARDS

18.08.080.B outlines the standards for approval of preliminary plats:

Standard	Finding
The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration of the project	Y
The submitted plans, documents and submission materials conform to applicable municipal standards.	Y
The proposed development conforms to municipal zoning ordinances and subdivision design standards.	Y

extent that it would make construction impossible or prohibitively expensive or destructive to the area.

The preliminary plat does not propose any new roads, but currently shows two driveways. The traffic engineer has noted that he does not have any issues with the two driveways, but only one driveway is permitted for this property. Both of the locations that are being proposed for a driveway would be suitable for parking a vehicle, but the northern location where a garage has been proposed would likely be the better location due to there being a bit more room between the proposed home and Mountain Sun Lane than there would be between Mule Hollow and the proposed home.

The preliminary plat is not proposing any public road dedications and does not give any indication that the Town of Brighton would be taking on any undue financial burden.

The location and arrangement of the lot is not changing from the configuration created by the two combined parcels. By joining those two properties to create one lot, the applicant is creating a property that is more consistent with the zoning ordinance and nearby lots. The preliminary plat will have minimal impact on traffic in the area as it is just one home and it is located towards the end of Mountain Sun and Mule Hollow just a little before US Forest Service land.

This subdivision has been sent out for review and no comments have come back suggesting that public utilities would be unable to serve this property. Planning Staff will send this subdivision to be reviewed by Steve McIntosh with Salt Lake County Service Area #3 as part of the technical approval process.

This application is specifically for the preliminary plat. The site plan and house plans would be part of a permitted use/FCOZ application that would set the limits of disturbance, the location of the home and any accessory buildings, and the access location.

Recommendation:

The MSD Planning Staff recommends that the Town of Brighton Planning Commission approve of the subdivision subject to the following conditions:

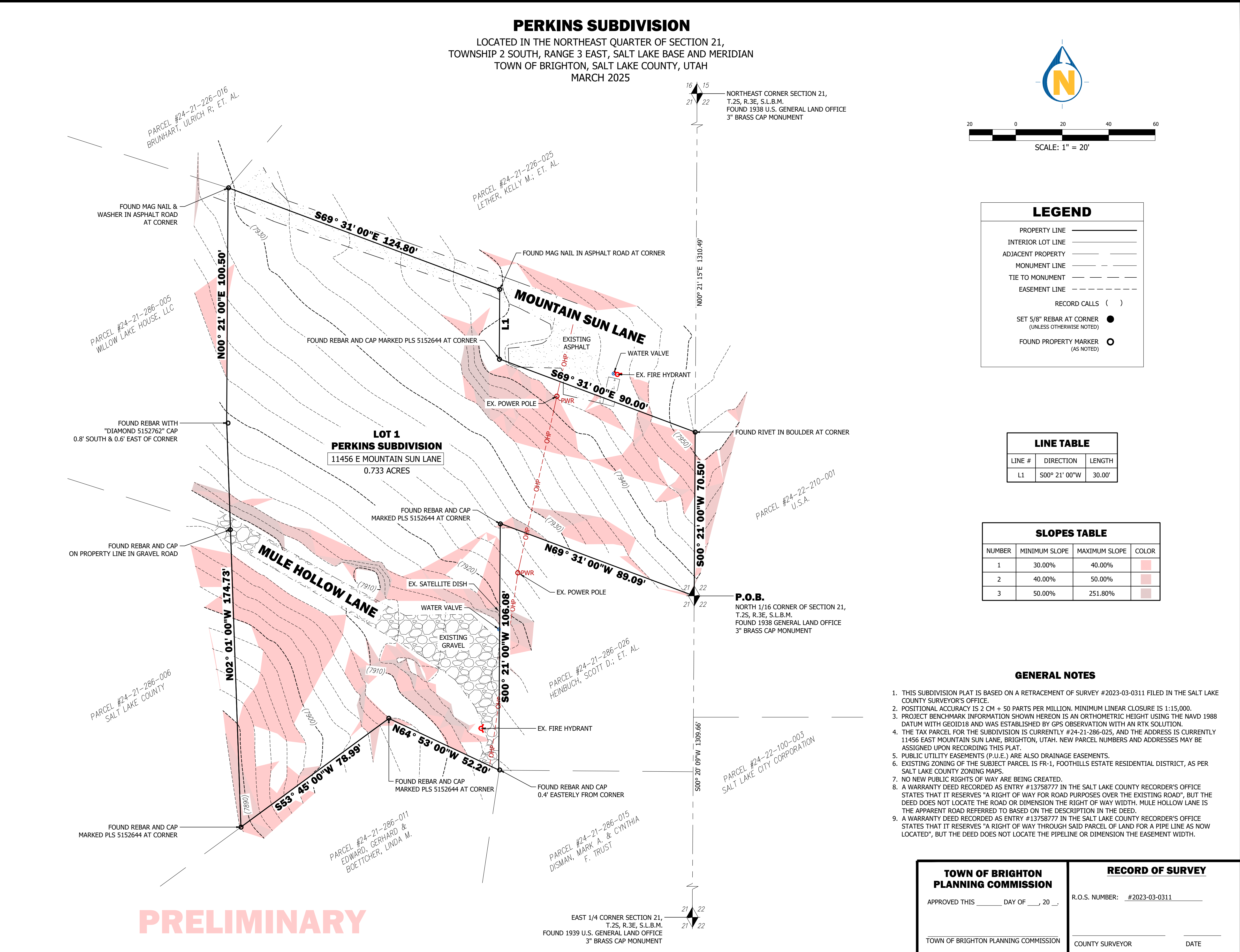
1. The applicant acquire a watershed letter from Salt Lake City Department of Public Utilities before beginning any work.
2. The applicant be required to satisfy all outstanding comments from the conceptual review.
3. The applicant be required to comply with all comments from all reviewing agencies.

PLANNING COMMISSION OPTIONS:

Subdivision:

As the administrative approval authority for subdivisions, the planning commission has the following options:

1. **Approval:** The planning commission finds that subdivision application SUB2024-001289 complies with all applicable standards as proposed and approves the preliminary plat.
2. **Approval with conditions (Staff Recommendation):** The planning commission finds that upon compliance with the following conditions, subdivision application SUB2024-001289 will comply with all applicable standards, and approves the plat subject to the following conditions:
 - a. The applicant acquire a watershed letter from Salt Lake City Department of Public Utilities before beginning any work.
 - b. The applicant be required to satisfy all outstanding comments from the conceptual review.
 - c. The applicant be required to comply with all comments from all reviewing agencies.
3. **Denial:** The planning commission finds that subdivision application SUB2024-001289 does not comply with the following applicable standards and therefore denies the application.
 - a. Issue #1
 - b. Issue #2, etc.



SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 70987762201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS PERKINS SUBDIVISION.

PRELIMINARY

STEPHEN M BURT, P.L.S. UT #70987762201 DATE

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF BRIGHTON, SALT LAKE COUNTY, UTAH, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE U.S. GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID CORNER IS ALSO KNOWN AS THE NORTH 1/16 CORNER BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION BASED ON SURVEY #2023-03-0311 FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE NORTH 69°31'00" WEST 89.09 FEET; THENCE SOUTH 00°21'00" WEST 106.08 FEET; THENCE NORTH 64°53'00" WEST 52.20 FEET; THENCE SOUTH 53°45'00" WEST 78.99 FEET; THENCE NORTH 02°01'00" WEST 174.73 FEET; THENCE NORTH 00°21'00" EAST 100.50 FEET; THENCE SOUTH 69°31'00" EAST 124.80 FEET; THENCE SOUTH 00°21'00" WEST 30.00 FEET; THENCE SOUTH 69°31'00" EAST 90.00 FEET TO THE SECTION LINE; THENCE SOUTH 00°21'00" WEST 70.50 FEET ALONG SAID LINE TO THE NORTH 1/16 QUARTER AND TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.733 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

RYAN PERKINS AND JOLENE PERKINS, THE OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS PERKINS SUBDIVISION, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

RYAN PERKINS JOLENE PERKINS

ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED RYAN PERKINS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE PERKINS SUBDIVISION AND ACKNOWLEDGE HE EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED JOLENE PERKINS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE PERKINS SUBDIVISION AND ACKNOWLEDGE HE EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS	 1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com PROJECT #1021054 2024/09/17 CES 2024/10/02 JJS 2025/08/26 JJS	PLANNING & DEVELOPMENT SERVICES DIVISION APPROVED THIS ____ DAY OF _____, 20____, BY THE BRIGHTON CITY PLANNING DEPARTMENT PLANNING & DEVELOPMENT SERVICES DIVISION	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, 20____ SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAILS THIS ____ DAY OF _____, 20____. DIRECTOR, BRIGHTON PUBLIC UTILITIES	TOWN ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____, 20____. TOWN OF BRIGHTON ATTORNEY	TOWN OF BRIGHTON MAYOR PRESENTED TO TOWN OF BRIGHTON THIS ____ DAY OF _____, 20____, AND IS HEREBY APPROVED. TOWN OF BRIGHTON MAYOR: _____ TOWN OF BRIGHTON RECORDER: _____	SALT LAKE COUNTY ENGINEERING I HEREBY CERTIFY THAT I HAVE HAS THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE CITY ENGINEER: _____ DATE _____ CITY ENGINEER: _____ DATE _____	SALT LAKE COUNTY RECORDER ENTRY No. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____ RECORDED FOR: _____ SALT LAKE COUNTY RECORDER: _____ BY: _____	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>1</u> SHEETS
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Planning and Development Services

2001 S State Street N3-600

Salt Lake City, UT 84190-4050

Phone: (385) 468-6700

www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Urban Hydrology Comments

Reviewer Name: **Jacob Harris**

Phone Number: **385-584-7488**

Email Address: **jaharris@msd.utah.gov**

Date of Review: **02/18/2025**

Comments on Conceptual Plans:

1. Please provide a civil drainage or grading and drainage plan for review which addresses all of the items below.
2. Identify any ephemeral/intermittent streams or wetlands within 50' of the proposed subdivision.

Comments and Items for Technical Review:

1. Follow final drainage and grading plan approved during building review process.
2. Provide calculations, showing how storm water from the 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system at a rate of 0.2 cfs/acre or less. Provide details of how flows from the 100 year storm will be directed safely away from adjoining properties. It is recommended to use NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES.
3. Provide details of any and all proposed detention basin(s) or swale(s) including volume, side slope, high-water mark and freeboard.
4. Show percentage of grade with direction of flow of all storm water.
5. How is storm water quality being addressed?
6. Suggest using Low Impact Development BMPs to manage storm water.
7. Show existing and proposed contours.
8. Geographic Information Systems (GIS) data is due prior to final approval. After drawings are approved please submit GIS data for review and approval (Section 17.20.150.A.2 & 17.20.540.A.2). Contact Jacob Harris at Jaharris@msd.utah.gov or 385-584-7488 regarding data type and format.
9. Provide an engineer's estimate of all public and private, storm drain and transportation improvements for bond estimate after plans are finalized.
10. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
11. How is added storm water from the roof drains being directed? Where are the roof drain outlet(s) located?



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Surveyor Comments

Reviewer Name: Daniel Murray

Phone Number: 385-468-8254

Email Address: dmurray@saltlakecounty.gov

Date of Review: 12/17/2024

Comments on Conceptual Plans:

Technical Review Required

Comments and Items for Technical Review:



Planning and Development Services

2001 S State Street N3-600

Salt Lake City, UT 84190-4050

Phone: (385) 468-6700

www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Unified Fire Authority Comments

Reviewer Name: Shawn Peterson, Area Fire Marshal

Phone Number: 385-290-2883

Email Address: slpeterson@unifiedfire.org

Date of Review: 12/12/2024

Comments on Conceptual Plans:

Comments and Items for Technical Review:



Planning and Development Services

2001 S State Street N3-600

Salt Lake City, UT 84190-4050

Phone: (385) 468-6700

www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments

Reviewer Name: [Brad Johnson](#)

Phone Number: [385-468-3898](tel:385-468-3898)

Email Address: bradjohnson@saltlakecounty.gov

Date of Review: [12/4/2024](#)

Comments on Conceptual Plans:

Concept OK. In addition to the water availability letter a sewer availability letter is also required.

A watershed letter from Salt Lake City Public Utilities is required.

Comments and Items for Technical Review:

Water and Sewer availability letters are required for the Health Department to sign the plat (mylar). Please schedule the plat (mylar) signing by calling or emailing the Water Quality Bureau at 385-468-3862 or waterquality@saltlakecounty.gov.



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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Building Comments

Reviewer Name: Michalina Fa'amausili

Phone Number: 385-468-6676

Email Address: mfaamausili@msd.utah.gov

Date of Review: 12/10/24

Comments on Conceptual Plans:

Plans are conceptually O.K

Comments and Items for Technical Review:

Plan review for code compliance will not be completed at this time. That being said, please note the following:

1. Building permits are required for the construction of the new building. Provide complete building plans and documents showing compliance with current building code. Please refer to the website for instructions on how to submit your plans for review and a checklist for the required documentation that must be submitted for your building permit.
2. Provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.
3. This property is located within a Wildland Urban Interface Area. Any fire rated construction requirements designated by Unified Fire Authority from their review will need to be clearly designated on the plans at time of building permit application.
4. Plans will need to show how the ignition resistant construction requirements of the building will meet the class requirement designated by the fire department during the land use process. Plans need to show the IR class rating and any sprinkler requirements on the cover page.
5. If the proposed structure is not using an existing foundation, provide a geotechnical report for the property.
6. Separate building permit applications are required for the installation/construction of any site retaining walls over 4' or supporting a surcharge.



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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Addressing Comments

Reviewer Name: Marie Schleicher

Phone Number: (385)468-6684

Email Address: maschleicher@msd.utah.gov

Date of Review: 12/03/2024

Comments on Conceptual Plans:

Please include the address of the property on the subdivision map as per markup. Address for property already exists as Single Family home. The address still works when considering point of entry to property, therefore no further addressing needs to be provided.

Comments and Items for Technical Review:



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Traffic Comments

Reviewer Name: **Ian Hartman, PE, PTOE**

Phone Number: **385-522-5725**

Email Address: **ihartman@msd.utah.gov**

Date of Review: **02/19/2025**

Comments on Conceptual Plans:

At this time MSD Engineering is recommending the applicant pursue an ordinance exception for the comments made on the Traffic Comments sheet of the "001289_Conceptual Comments 12.17.24.pdf". MSD Engineering has written an exception recommendation letter to support the applicants ordinance exception. (See "001289_Ordinance Exception Recommendation letter"). However if Unified Fire does not approve of the exception to widening the roadway width, MSD Engineering will require the design to meet the standards shown in ordinance 14.12.130

See additional comments on sheet C400

Comments and Items for Technical Review:

The combination of natural or manmade conditions, encumbrances, easements, setbacks, geometry, or the dimensions of the lot leave an adequate buildable area for a reasonably sized main structure.	Y
The natural or manmade conditions exist on or in the vicinity of the site defined in the preliminary plat that, without remediation, do not render part or all of the property unsuitable for development.	Y
The preliminary plat provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	Y
The preliminary plat does not impose an undue financial burden upon the municipality.	Y
The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the preliminary plat are consistent with the municipality 's general street system, transportation master plan and/or applicable elements of the general plan.	Y
The preliminary plat recognizes and accommodates the existing natural conditions.	Y
The public facilities, including public utility systems serving the area defined in the preliminary plat are adequate to serve the proposed development.	Y
The project contemplated in the preliminary plat conforms to the purposes and intent of this Title as stated in Chapter 18.02.	Y

SUMMARY AND RECOMMENDTAION

Summary of issues:

The applicant has submitted all of the required documents to this point, including a water availability letter from the Silver Fork Pipeline Corporation and a sewer availability letter from the Big Cottonwood Canyon Improvement District. A preliminary plat and a site plan have been submitted as well.

The submitted preliminary plat has received a conceptual approval from the Salt Lake County Surveyor's Office. The site plan has had comments from a few departments and will need revisions to be fully compliant with Town of Brighton ordinances. The primary issue is the site plan showing two proposed driveways and the lack of a full grading and drainage plan. A condition requiring that the plans be compliant with Town of Brighton ordinances and that all agency comments must be satisfied has been added to the approval conditions.

The proposed subdivision does conform to municipal zoning standards. The property was recently rezoned by the Brighton Town Council in October to the FR-0.5 zone. The FR-0.5 zone requires that properties be a minimum of 100 feet wide and 0.5 acres in size. The property exceeds both of those dimensions. The property also has sufficient land that is of a 30% slope or less and the applicant is currently proposing a home that is under the maximum 4,000 square feet.

This property is fairly flat for the area and has very few areas that are in excess of 30% slope. There is a central spot that is under 30% and has been chosen to be the site of the home. The edges of the property have steeper slopes, but the slopes are not excessive or steep to the