



Planning and Development Services

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

****Meeting minutes approved on November 19, 2025****

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.