



**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, April 15, 2026, 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: 807 528 697#

**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 November 19, 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. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **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, November 19, 2025, 6:00 p.m.**

**Approximate meeting length:** 1 hour 8 minutes

**Number of public in attendance:** 10

**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		
John Carpenter (Alternate)			x

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

**BUSINESS MEETING**

**Meeting began at – 6:00 p.m.**

- 1) Approval of Minutes of October 15, 2025, Planning Commission Meeting.

**Motion:** To approve Minutes of October 15, 2025, Planning Commission Meeting as presented.

**Motion by:** Commissioner Conway

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

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

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

**LAND USE APPLICATION(S)**

**Hearings began at – 6:01 p.m.**

**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)

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

*Commissioners, counsel, and staff had a brief discussion regarding elevation, road widening and access, curb and gutter, right-of-way and standards for public safety, two driveways vs. one and access, pick less steep slope if only one driveway allowed by code,*

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

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Citizen

**Name:** Mark Disman

**Address:** 11472 East Mule Hollow Lane

**Comments:** Mr. Disman said three existing properties at the end of Mule Hollow I'm the furthest east and owned over 20 years. Project sounds interesting and great for the community and issues addresses. Mule Hollow Lane is narrow and there is no way to turn around and with an additional home, currently we have problems getting in and out. The fire engine coming in has a problem and must back out. Haven't seen emergency vehicles but the same thing. There must be some facility to handle particularly with additional vehicles on the road. Been lucky to this point to have nothing catastrophic. Does not need the email comments read.

**Speaker # 2:** Citizen

**Name:** Scott Heinbuch

**Address:** 11476 East Mule Hollow Lane

**Comments:** Mr. Heinbuch said he shares the concerns and comments with Mark. The road is mostly gravel on Mule Hollow Land and it feels narrow and concerned about additional traffic being handled.

**Speaker # 3:** Citizen

**Name:** Mark Disman

**Address:** 11472 East Mule Hollow Lane

**Comments:** Mr. Disman said, mentioned in his email that he thinks one thing that would make Mule Hollow more accessible and less dangerous. At the end you could put a loop to be able to come around the loop outside of the residents but requires many homeowners getting together or one homeowner doing improvements.

*Commissioner Machlis motioned to close the public meeting, Commissioner Conway seconded that motion.*

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners and counsel had a brief discussion regarding establishing a traffic and transportation plan, preliminary plat for safe access under all road conditions, most important is health, welfare, and safety. Turn around and roadway to UFA satisfaction, and satisfied conditions.*

**Motion:** To continue application #SUB2024-001289 Ryan Perkins is applying for a 1 lot subdivision to allow staff to facilitate the public hearing.

**Motion by:** Commissioner Machlis

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

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

*Commissioners discussed water shares, sewer district signature and water district signature on the plat map, recognition of easement along property lines on setbacks for utilities and could as a condition of*

*approval require sewer, home within 300 feet of the manhole, and the value in showing easements to each road to provide for road expansion as necessary.*

*Commissioner Conway motioned to adjourn, Commissioner Machlis seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 7:08 p.m.**

DRAFT



# Subdivision Staff Report

**Meeting Body:** Brighton Planning Commission

**Meeting Date:** April 15, 2026

**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
- C. Comment Sheets

## 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. This item has previously come to the Brighton Planning Commission before and is thus not required to have public noticing.

## SITE MAP

This property is straddle by 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

18.08.090.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
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 RECOMMENDATION

### **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. 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 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.. 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 to confirm the sewer and water letters already received as part of the technical approval process.

The code updates that were approved in 2024 changed the subdivision review process. The new changes require that the subdivision improvements receive technical approval. The applicant has submitted subdivision improvement plans to widen Mountain Sun Lane to the width required by Unified Fire Authority. The code update dictates that the subdivisions preliminary plat is

approved by the Town of Brighton Planning Commission, but that the final plat will be approved by the Town Administrator.

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. Brighton's subdivision ordinance requires that applicants submit subdivision improvement plans to the MSD staff for review and that they must be approved and have all comments addressed. The applicant did not propose any subdivision improvements with the application as the roads were already existing. Unified Fire Authority originally gave a conceptual ok, but the new fire marshal had concern over the roadway width of Mountain Sun Lane. After the last Planning Commission the applicants engineer has provided a new site plan showing increased road width on the property owner's side of the road. The applicant has since submitted new plans with a proposal to widen their half of the right-of-way to meet the requirements of UFA. The proposal involves adding new asphalt alongside the south side of Mountain Sun Lane to meet the half-width required by Unified Fire Authority. The amount of pavement being added varies from just a few inches to a maximum of approximately 3 feet. The land across of Mountain Sun Lane is privately owned and the applicant cannot be forced to develop the turnaround on someone else's privately owned property.

In the previous Planning Commission meeting is also brought up that it would be beneficial to improve Mule Hollow Lane and potentially add a turnaround. Discussing the item with Unified Fire Authority, they consider private roads such as this with less than 5 homes as a driveway. A potential turnaround would likely have to involve multiple properties and be a joint effort. There is small intersection where it appears that there are driveway stubs that looks similar to a small or incomplete turnaround. Extending this to the south would result in the applicant having to cross slopes of 49% as measured over a 50 foot interval as defined in 19.38.

For Mule Hollow Lane, after a discussion with Engineering it was determined that under 14.12.110A.1, which states, "for the first two hundred feet of property frontage along a street, a maximum of driveways, except that single family dwellings shall be permitted only one access unless a circular driveway is utilized." 14.12.110.A.1 allows non-single family residential uses to have two accesses for the first 200 feet of street frontage along each street frontage. Planning Staff's interpretation, along with MSD Engineering, is that one driveway restriction for street frontage is limited to each street that the property fronts upon. This would limit single family uses to one driveway access for each street that the property fronts upon.

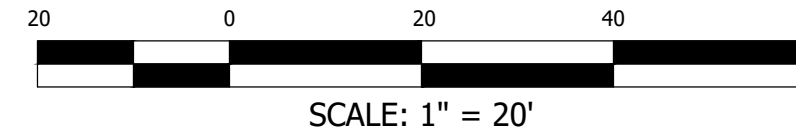
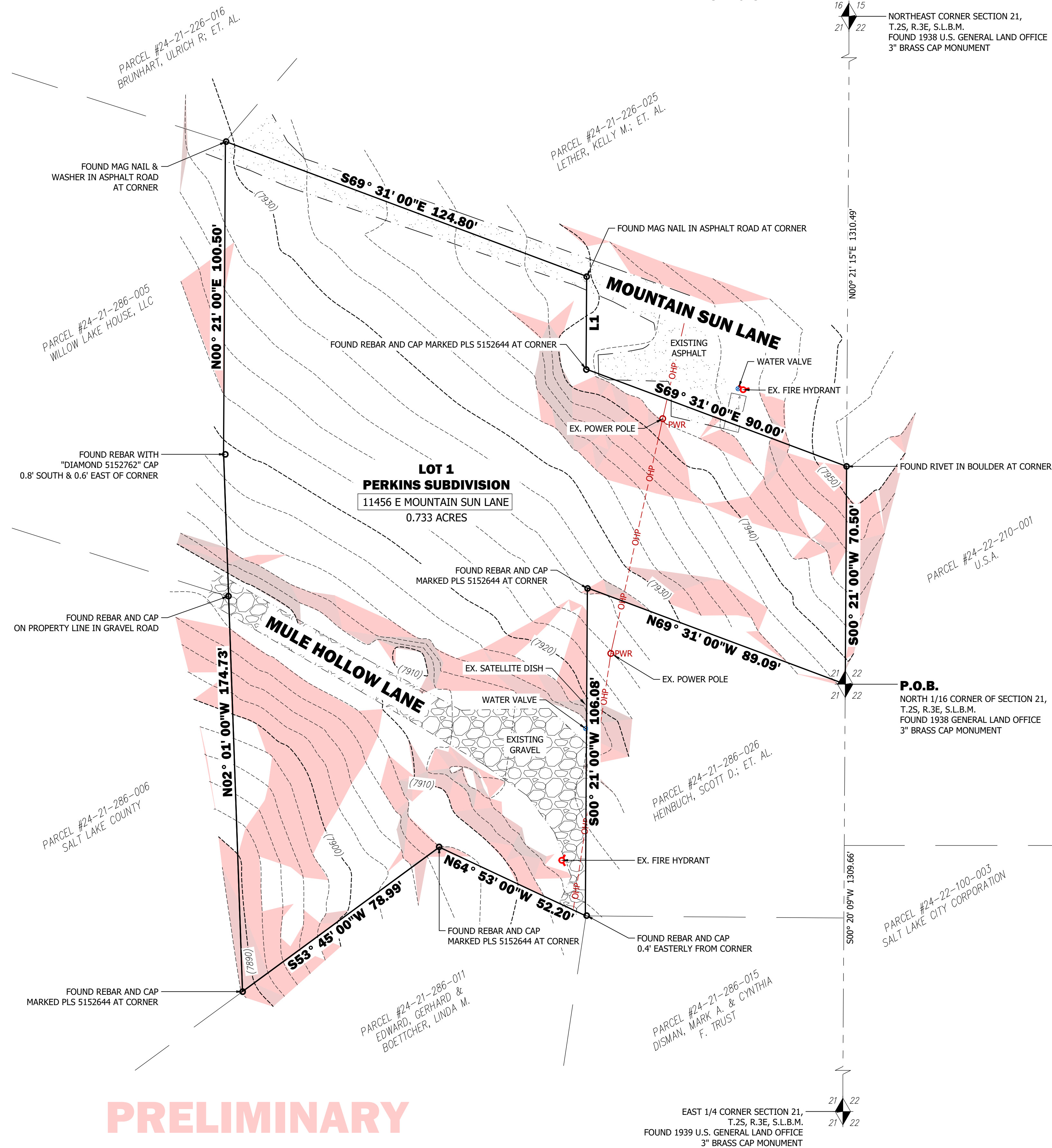
**Recommendation:**

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 and comments from subsequent reviews.

3. The water letter include language that states that a minimum of 1,500 gpm of water can be provided.
4. Sewer and water approval must be shown before signing the plat.
5. The applicant be required to comply with all comments from all reviewing agencies.

**PERKINS SUBDIVISION**  
 LOCATED 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  
 MARCH 2025



**LEGEND**

PROPERTY LINE	—————
INTERIOR LOT LINE	—————
ADJACENT PROPERTY	—————
MONUMENT LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
RECORD CALLS ( )	
SET 5/8" REBAR AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S00° 21' 00"W	30.00'

**SLOPES TABLE**

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	30.00%	40.00%	Light Red
2	40.00%	50.00%	Red
3	50.00%	251.80%	Dark Red

**GENERAL NOTES**

- THIS SUBDIVISION PLAT IS BASED ON A RETRACEMENT OF SURVEY #2023-03-0311 FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
- POSITIONAL ACCURACY IS 2 CM + 50 PARTS PER MILLION. MINIMUM LINEAR CLOSURE IS 1:15,000.
- PROJECT BENCHMARK INFORMATION SHOWN HEREON IS AN ORTHOMETRIC HEIGHT USING THE NAVD 1988 DATUM WITH GEOID18 AND WAS ESTABLISHED BY GPS OBSERVATION WITH AN RTK SOLUTION.
- THE TAX PARCEL FOR THE SUBDIVISION IS CURRENTLY #24-21-286-025, AND THE ADDRESS IS CURRENTLY 11456 EAST MOUNTAIN SUN LANE, BRIGHTON, UTAH. NEW PARCEL NUMBERS AND ADDRESSES MAY BE ASSIGNED UPON RECORDING THIS PLAT.
- PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
- EXISTING ZONING OF THE SUBJECT PARCEL IS FR-1, FOOTHILLS ESTATE RESIDENTIAL DISTRICT, AS PER SALT LAKE COUNTY ZONING MAPS.
- NO NEW PUBLIC RIGHTS OF WAY ARE BEING CREATED.
- A WARRANTY DEED RECORDED AS ENTRY #13758777 IN THE SALT LAKE COUNTY RECORDER'S OFFICE STATES THAT IT RESERVES "A RIGHT OF WAY FOR ROAD PURPOSES OVER THE EXISTING ROAD", BUT THE DEED DOES NOT LOCATE THE ROAD OR DIMENSION THE RIGHT OF WAY WIDTH. MULE HOLLOW LANE IS THE APPARENT ROAD REFERRED TO BASED ON THE DESCRIPTION IN THE DEED.
- A WARRANTY DEED RECORDED AS ENTRY #13758777 IN THE SALT LAKE COUNTY RECORDER'S OFFICE STATES THAT IT RESERVES "A RIGHT OF WAY THROUGH SAID PARCEL OF LAND FOR A PIPE LINE AS NOW LOCATED", BUT THE DEED DOES NOT LOCATE THE PIPELINE OR DIMENSION THE EASEMENT WIDTH.

**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 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 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

**TOWN OF BRIGHTON PLANNING COMMISSION**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN OF BRIGHTON PLANNING COMMISSION

**RECORD OF SURVEY**

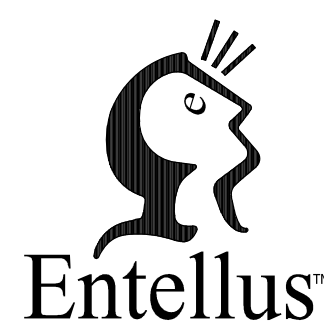
R.O.S. NUMBER: #2023-03-0311

COUNTY SURVEYOR      DATE

**PERKINS SUBDIVISION**

LOCATED 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

NUMBER \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 SHEET 1  
 OF 1 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

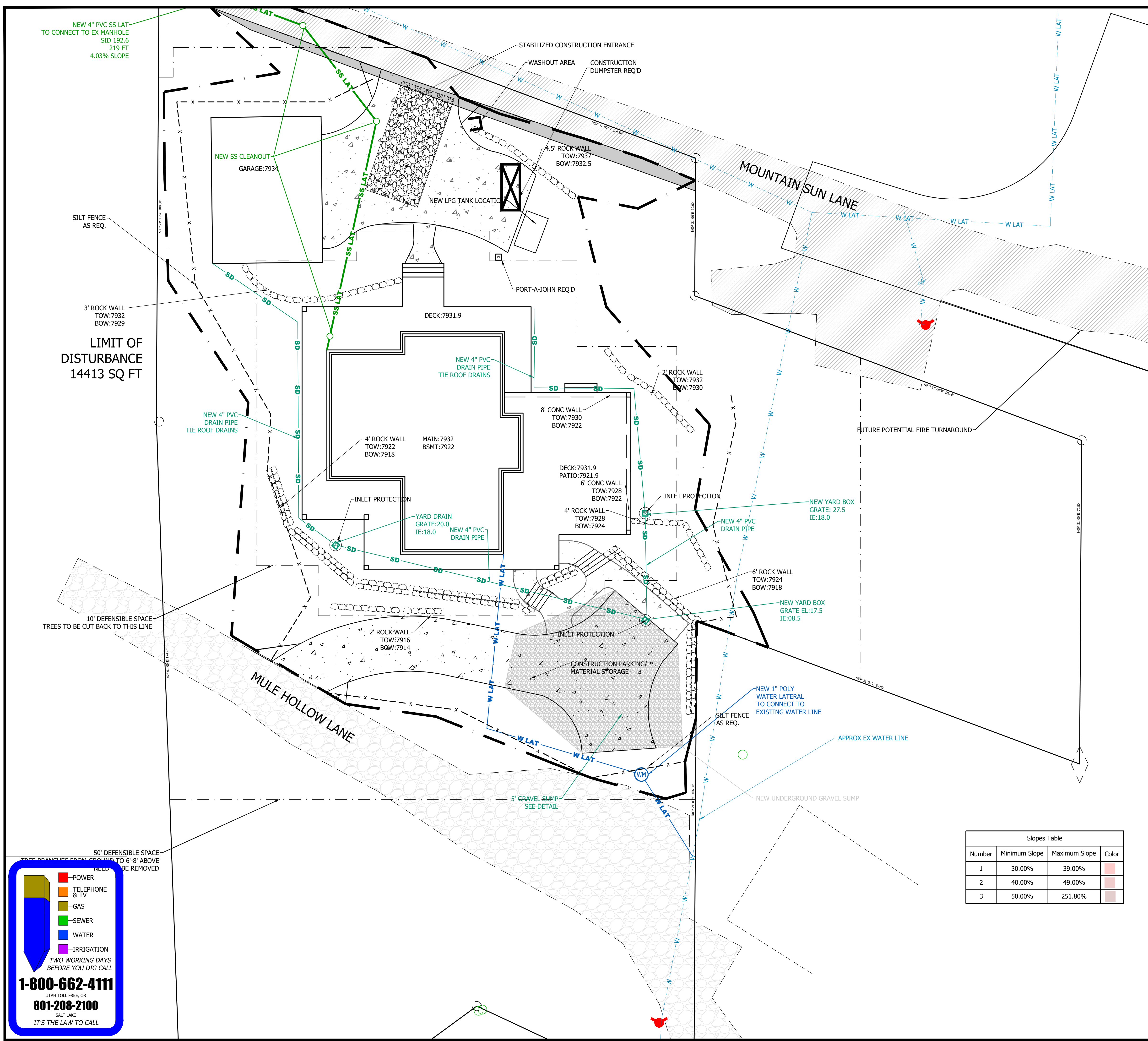
**SALT LAKE COUNTY RECORDER**

ENTRY No. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
 RECORDED FOR: \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER: \_\_\_\_\_  
 BY: \_\_\_\_\_

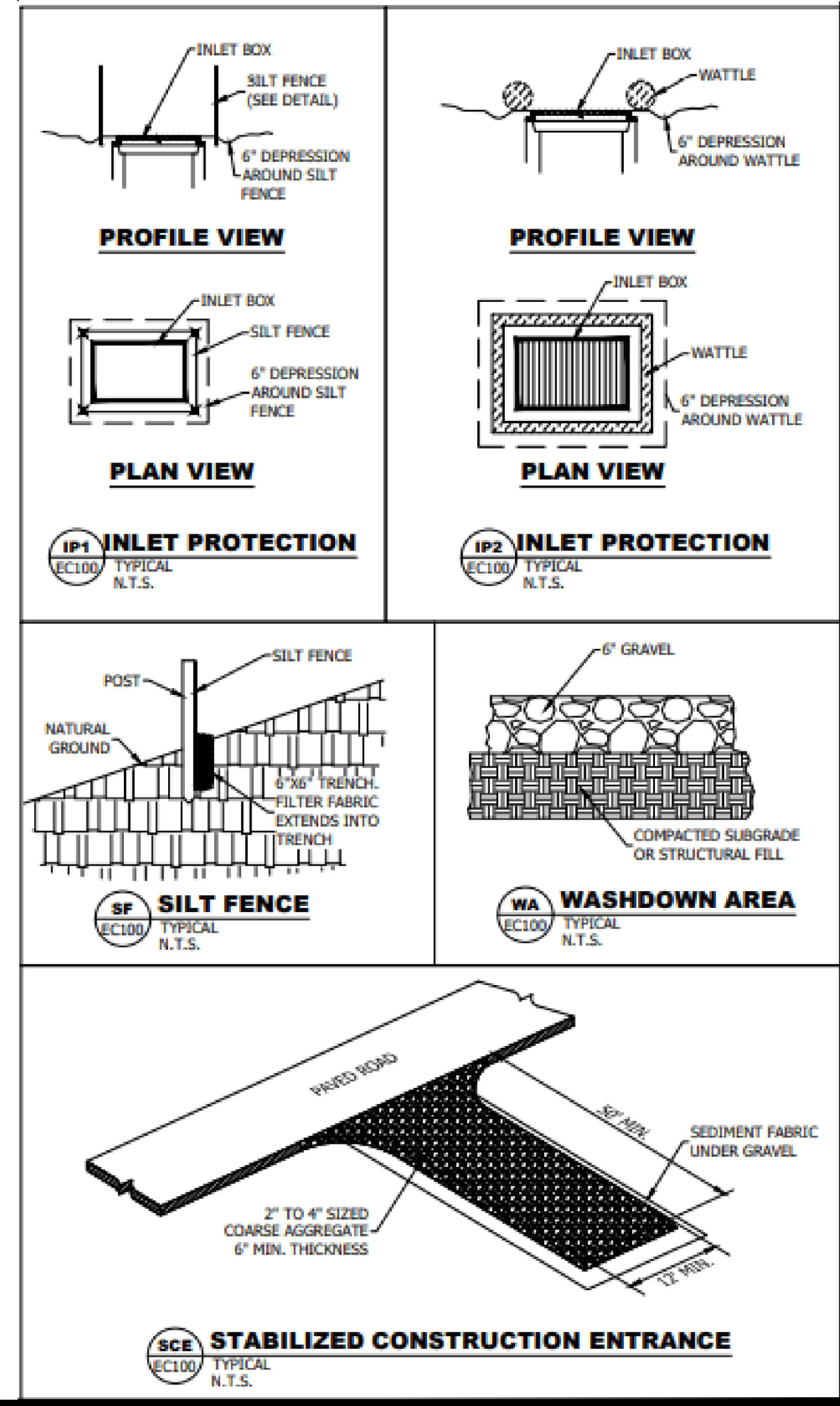
NUMBER \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 SHEET 1  
 OF 1 SHEETS







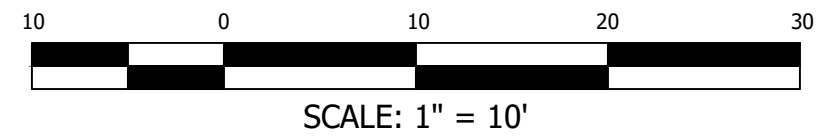
- ### CONSTRUCTION NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
  - CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
  - CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
  - CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
  - ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
  - ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
  - A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
  - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.
  - INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
  - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.
  - ALL SLOPES GREATER THAN 25% ARE TO BE RE-SEEDED WITH DEEP ROOTED VEGETATION. ALL TREES IN PROPOSED LANDSCAPED AREAS ARE TO BE REPLACED WITH EQUIVALENT TREES.



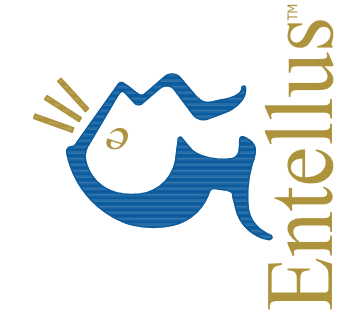
Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	30.00%	39.00%	[Red]
2	40.00%	49.00%	[Orange]
3	50.00%	251.80%	[Yellow]

TWO WORKING DAYS BEFORE YOU DIG CALL
   
**1-800-662-4111**
  
 UTAH TOLL FREE, OR
   
**801-208-2100**
  
 SALT LAKE
   
 IT'S THE LAW TO CALL



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client: Perkins  
 Contact: Ryan Perkins  
 Phone #:  
 Address:  
 Email: perkm@dellsouth.net

**PERKINS CABIN**  
 11456 EAST MOUNTAIN SUN LANE  
 PARCEL #2422860250000  
 LOCATED IN THE NE 1/4 OF SECTION 21, T.2S., R.3E., S.1.B.&M.  
 BRIGHTON CITY, SALT LAKE COUNTY, UTAH

DATE	COMMENT	REV #

DRAWN: CSA  
 APPROVED: STA  
 PROJECT #: 1021054  
 1021054 SITE PLAN.dwg  
**EC100**  
 EROSION CONTROL





**Planning and Development Services**

860 Levoy Drive, Suite 300

Taylorsville, UT 84123

Phone: (385) 910-5600

www.msd.utah.gov

Refer to application # SUB2024-001289  
when reaching out to MSD staff  
regarding comments

**Circle as Applicable:**

Plans are Approved

Revisions Required

Additional Items Required

**Technical Review Comment Sheet**

Planning Comments

Reviewer Name: Justin Smith

Phone Number: 385-459-7602

Email Address: jsmith@msd.utah.gov

Date of Review: 3/30/26

**Comments and Items for Technical Review:**

Will need technical approval for the final plat



**Planning and Development Services**  
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Taylorsville, UT 84123  
Phone: (385) 910-5600  
www.msd.utah.gov

Circle as Applicable:

Plans are Approved

Revisions Required

Additional Items Required

**Technical Review Comment Sheet**

Unified Fire Authority Comments

Reviewer Name:	David Bradley
Phone Number:	(801) 750-9476
Email Address:	dbradley@unifiedfireut.gov
Date of Review:	03/18/2026

**Comments and Items for Technical Review:**

- Letter from the water department stating they can supply 1,500 gpm.
- Upgrade water system or residential sprinklers to meet fire flow requirements.
- ~~50' Defensible Space or to property line~~
- IR – 2 building construction material for exterior walls listed in plans.
- Class A roofing materials listed in plans.
- ~~Vegetation Plan with fire resistance plants native to Utah.~~
- Sit Plan with location of LPG tank with relation to structures and property line.