



Planning and Development Services

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**MEETING MINUTE SUMMARY
TOWN OF BRIGHTON PLANNING COMMISSION MEETING
Wednesday, November 19, 2025, 6:00 p.m.**

****Meeting minutes approved on April 15, 2026****

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

2nd 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

2nd 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.