



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, April 15, 2026, 6:00 p.m.

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

Approximate meeting length: 50 minutes

Number of public in attendance: 5

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Machlis

***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	x	
Brian Reynolds (Alternate)	x		
John Carpenter (Alternate)			x

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

BUSINESS MEETING

Meeting began at – 6:03 p.m.

- 1) Approval of Minutes of November 19, 2025, Planning Commission Meeting.

Motion: To approve Minutes of November 19, 2025, Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Conway

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 – 6:04 p.m.

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)

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

Commissioners and staff had a brief discussion regarding the south side of mull hollow, emergency services will not be able to access, potentially wrapped around. What is the instrument or trigger and when does that get built. Make it a loop rather than a back in and out. The area below is tight and in the winter is even more tight. There is a way to get a turnaround, but it would be on Mr. Perkins ground and would be an investment and benefit everybody. Proposal is to acquire the portion below for a turnaround area. On us to acquire these things to benefit the turnaround. It is not uncommon to have onsite requirements for health and safety from the fire department. Polly would support what the fire department is recommending, don't think they would sign off if the safety requirements aren't met. Burden should be shared by everyone the benefits which include the other three properties. The normal vehicle for mandatory services will make it, but a fire truck will not.

This application has already been heard and public hearing opened and closed, therefore the hearing will not be opened for public comment again.

Motion: To approve application #SUB2024-001289 Ryan Perkins is applying for a 1 lot subdivision as presented with staff recommendations and an additional strong recommendation that Mr. Perkins will contact the three surrounding neighbors on the southern and eastern of the property to come to an agreement to make the turnaround below or up above more feasible.

Motion by: Commissioner Brunhart

2nd by: Commissioner Ward

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

Commissioner Brunhart motioned to adjourn, Commissioner Conway seconded that motion.

MEETING ADJOURNED

Time Adjourned – 6:53 p.m.