



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, September 16, 2026, 6:00 pm

Location:

Microsoft Teams Meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjFmZTlkYzAtMDQ3YS00MWU2LWI1MjAtZDE4MjI0ZTQzZDNI%40tHread.v2/0?context=%7b%22id%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 August 19, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

OAM2026-001672 – (Continued from August 19, 2026) - Amendments to sections 19.24.050, 19.24.060, and 19.46.070 to create clear standards to protect roadways from snow shedding off rooftops in the Town of Brighton. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

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, August 19, 2026, 6:00 p.m.

Approximate meeting length: 1 hour 17 minutes

Number of public in attendance: 0

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		
Don Despain (Chair)	x	x	
Ulrich Brunhart	x	x	
Tom Ward (Vice Chair)	x	x	
Ben Machlis	x	x	
Brian Reynolds (Alternate)			x
John Carpenter (Alternate)	x	x	

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

BUSINESS MEETING

Meeting began at – 6:02 p.m.

- 1) Approval of Minutes of July 15, 2026, Planning Commission Meeting.

Motion: To approve Minutes of July 15, 2026, Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Ward

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.

OAM2026-001644 – (Continued from July 15, 2026) - Consideration of amending Section 9.90.025 of the Brighton Municipal Code to adopt the 2024 Edition of the International Wildland Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

Commissioner Carpenter motioned to open the public hearing, Commissioner Brunhart seconded that motion.

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

Commissioners and staff had a brief discussion regarding interface with USFS.

Commissioner Despain opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001644 Consideration of amending Section 9.90.025 of the Brighton Municipal Code to adopt the 2024 Edition of the International Wildland Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah to the Town of Brighton Council for approval, amending 9.90.025.3 reflecting Utah to International 2024 edition and change city recorder to town clerk.

Motion by: Commissioner Ben

2nd by: Commissioner Brunhart

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

OAM2026-001672 – Amendments to sections 19.24.050, 19.24.060, and 19.46.070 to create clear standards to protect roadways from snow shedding off rooftops in the Town of Brighton. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

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

*Commissioners and staff had a brief discussion regarding remove vehicular right-of-way to say “right-of-way, adjoining driveways, and adjoining properties”. Discussed setbacks and right-of-way, building official, new construction and remodel, neighbor shed clause, retention devices, height of eve above grade, minimum height of the wall times 1.75 your eve at the highest point for setback. **Roof Cleats, building higher rating, projection of roofline to the ground and multiply by 1.5, anything other than a flat roof and identify not shedding on to neighbor’s property and road or snow brakes, subsection G.b i, either no brakes or an engineering survey.***

Commissioner Ward advised it would be great to include one of the great diagrams the MSD does to include profile elevation of the roof, projection of snowshed, setback, etc. showing what we mean. I would like that included in the motion/ordinance

Commissioner Brunhart motioned to open the public hearing, Commissioner Carpenter seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

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

PUBLIC PORTION OF HEARING CLOSED

Motion: To continue file # OAM2026-001672 Amendments to sections 19.24.050, 19.24.060, and 19.46.070 to create clear standards to protect roadways from snow shedding off rooftops in the Town of Brighton with recommendations to staff to bring back with schematics, engineering consultations how snow brakes work, what would be a safe distance with or without the snow brakes for a safe distance and Building official for safety to the September planning commission meeting.

Motion by: Commissioner Brunhart

2nd by: Commissioner Carpenter

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

Commissioner Brunhart adjourned.

MEETING ADJOURNED

Time Adjourned – 7:19 p.m.



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: September 16, 2026

File Number & Project Type:

OAM2026-001672

Amendments to sections 19.24.050, 19.24.060 and 19.46.070 to create clear standards to protect roadways from snow shedding off rooftops in the Town of Brighton.

Planner:

Curtis Woodward

Key Findings:

- Current code does not create clear expectations for applicants or staff.
- The proposed amendment establishes clear, enforceable standards.

Staff Recommendation:

Positive recommendation to the Council

Exhibits:

- A. Illustrations
- B. Proposed ordinance

PROJECT DESCRIPTION

Sections 19.24.050.D and 19.24.060.D of the Brighton code currently state, "Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official." The wording of this provision is problematic in that neither the International Building Code nor International Residential Code provide specific requirements for snow release from roofs. The proposed ordinance amendment establishes a clear purpose, "to prevent snow shedding off the roof onto a right of way or onto adjoining property." It also sets a standard that "buildings shall be designed with roofs that shed snow away from any right of way, adjoining property, or driveway on adjoining property," with a relief clause applicable to properties where this is not feasible.

PUBLIC INPUT

On August 19, the planning commission held a public hearing on the proposed amendment. Although there were no comments received from the public, various options to the relief clause requiring additional setback distance were discussed by the planning commission members. The optional requirements are outlined below:

Option 1 (original draft) – requires 5 additional feet in setback distance per story and installation of snow brakes on the roof.

Option 2 – requires a setback distance of 1.75 times the height of the edge of roof from grade.

Option 3 – requires the setback to be measured based on a projection of the roof line to the point where it intersects grade.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

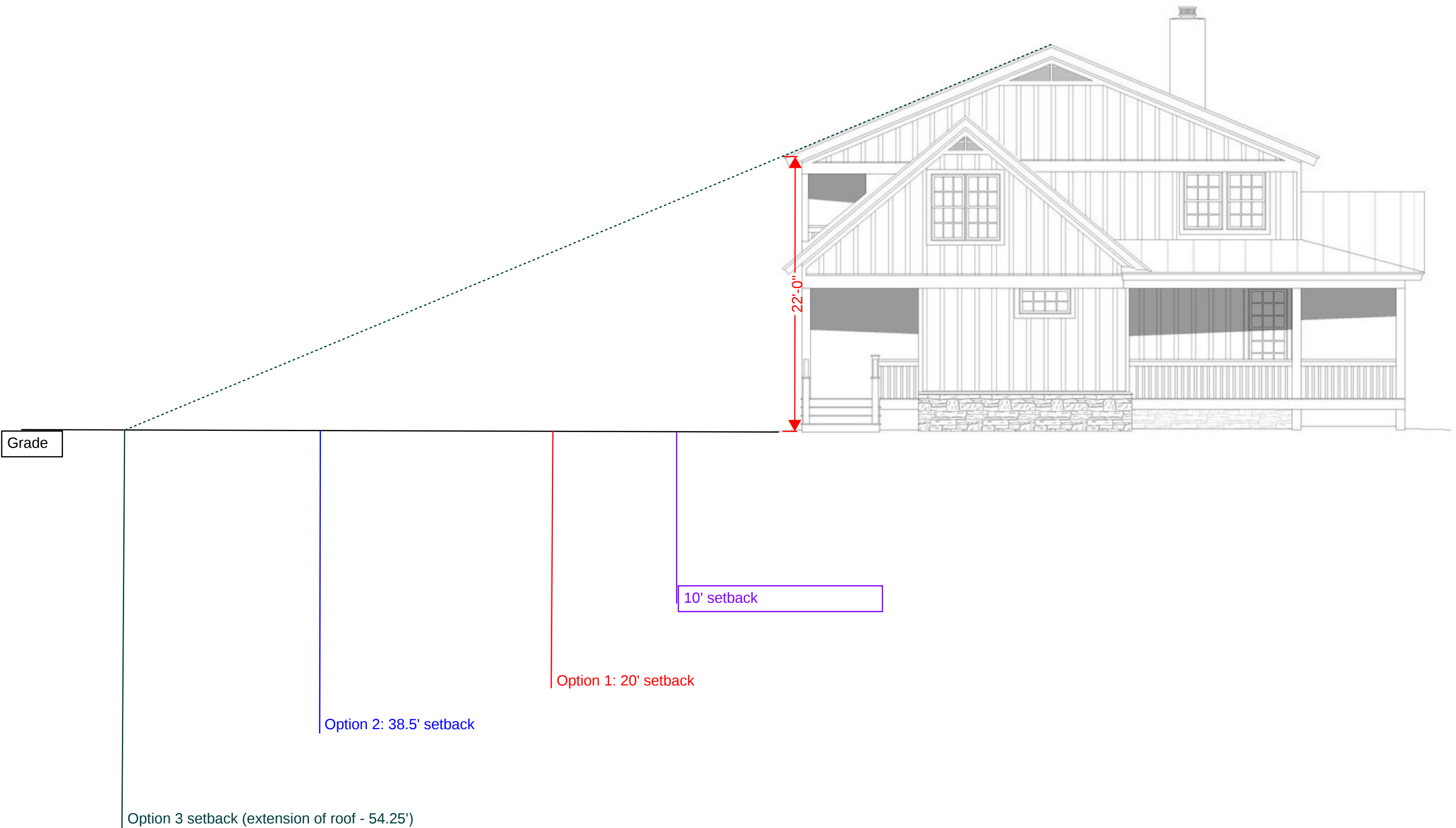
The risk of snow shedding from roofs causing injury to persons and/or blocking vehicular access ways is a concern that Brighton would like to address in the ordinance. Attached to this staff report is a graphic showing the setback for the 3 options discussed above using a two-story and single-story home. The roof on the 2-story home (upper gable) is a 5/12 pitch, and the roof on the single-story home is a 6/12 pitch.

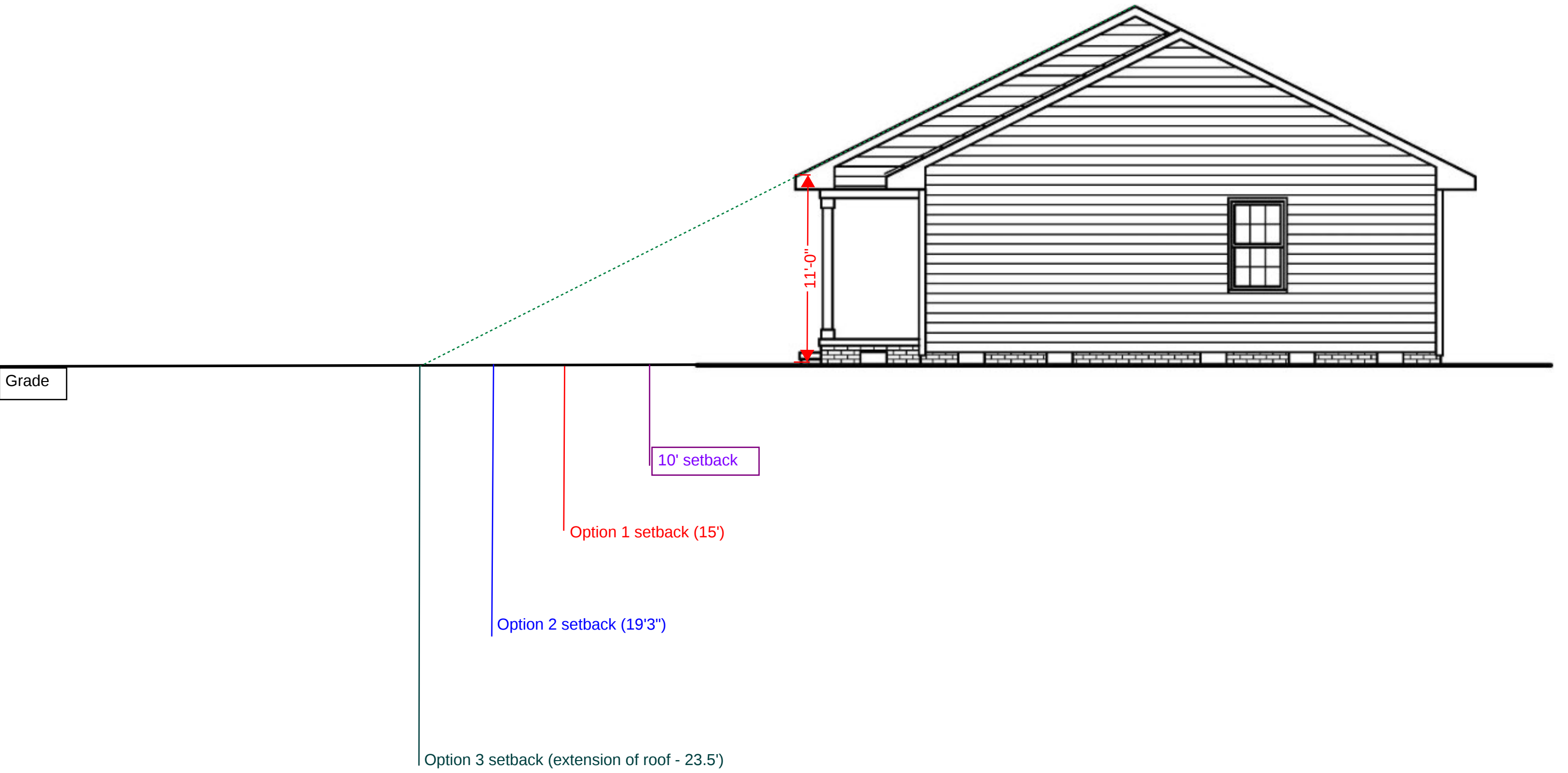
Based on the discussion at the August meeting, the planning commission may wish to consider other factors, such as roofing materials (snow tends to shed off a metal roof quicker than it would off a shingle roof) and whether the ground slopes downhill away from the home. The ordinance could potentially contain provisions increasing the required setback for metal roofs with no snow brakes or for property that slopes downhill 15% or greater between the house and right of way. The increased setback could be a set increase (such as an additional 5-10 feet) or a percentage increase of the calculated setback distance.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2026-001672 to amend Sections 19.24.050.D, 19.24.060.D, and 19.46.070.G of the Brighton code as proposed.
Staff Recommendation
2. **Approval with changes:** The planning commission recommends approval of application OAM2026-001672 to amend Sections 19.24.050.D, 19.24.060.D, and 19.46.070.G of the Brighton code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2026-001672 to amend Sections 19.24.050.D, 19.24.060.D, and 19.46.070.G of the Brighton code as proposed.





OPTION 1

ORDINANCE 2026-____

File No. OAM2026-001672 Date: _____

**AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTIONS
19.24.050, 19.24.060 AND 19.46.070 TO CREATE STANDARDS TO PROTECT
ROADWAYS AND DRIVEWAYS FROM SNOW RELEASE FROM ROOFS.**

RECITALS

WHEREAS, the Town of Brighton is a municipality and has authority to regulate land uses and development pursuant to Utah Code Ann. Subsection 10-20-101(2); and

WHEREAS, Section 19.02.030.A(4) of the Brighton code states that one of the purposes of the Brighton Zoning Ordinance is “To regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape;” and

WHEREAS, Sections 19.24.050.D and 19.24.060.D of the Brighton code state, “Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official;” and

WHEREAS, The Town Council finds it necessary to set clearer standards to prevent snow release from rooftops from creating public safety issues on roadways.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. Section 19.24.050, 19.24.060, and 19.46.070 are amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this _____ day of _____ 2026.

OPTION 1

BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

Kara John, Town Clerk

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member John	voting ____
Council Member Keighley	voting ____
Council Member Zuspan	voting ____

OPTION 1

EXHIBIT A

19.24.050 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS IN THE FORESTRY ZONES

- A. Gross Square Feet of the Combined Primary and Accessory Structures. The maximum gross square feet of the combined primary and accessory structures on a property shall be five thousand square feet (5,000 sq. ft.).
- B. Setbacks. The minimum setback shall be eight feet (8') from all property boundaries and ten feet (10') from the nearest edge of any right-of-way.
 - 1. Garages Fronting the Street. If the garage entrance is facing the front lot line with a minimum setback of ten feet (10') the area between the front of garage and the right-of-way may not be used for parking of extra vehicles, unless to meet minimum parking requirements for single-family lots.
 - 2. Snow Storage. Adequate snow storage must be provided in the front yard setback for all parking, vehicle entrances and walkways. Snow storage must be provided on the property.
- C. Building Height. Except as otherwise specifically provided in this Title, no building or structure shall exceed thirty feet (30') The elevation shall be determined using a certified topography survey with a maximum contour interval of two feet (2').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release ~~[issues]~~ to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.

19.24.060 DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES IN THE FORESTRY ZONES

- A. Building Footprint. The maximum building footprint allowed for an accessory structure shall be eight hundred square feet (800 sq ft).
- B. Setback from Primary Structure. An accessory structure shall be set back at least six feet (6') from the primary structure on the lot.
- C. Building Height. The maximum height for an accessory structure shall be twenty feet (20').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release ~~[issues]~~ to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.
- E. Accessory structures shall not encroach on any required easement or right-of-way.

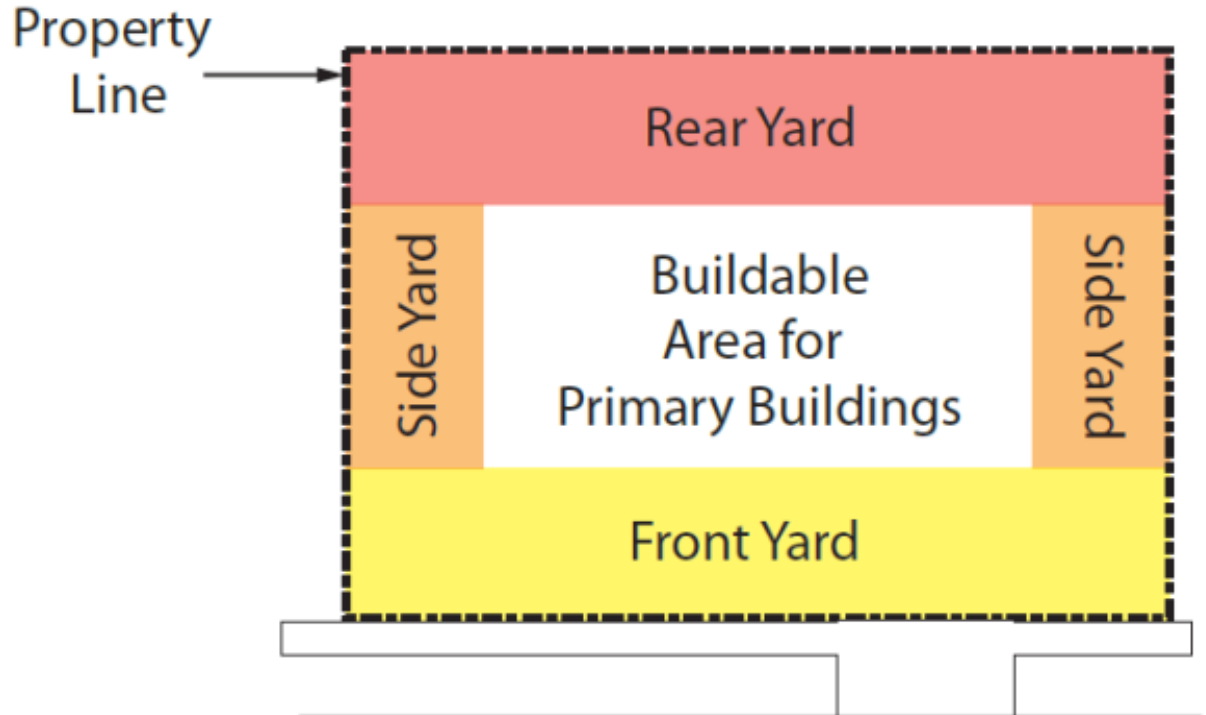
19.46.070 GENERAL SITE STANDARDS

OPTION 1

- A. Lot Frontage Required. Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than half of the minimum lot width required in the zone as measured at the front property line except for lots that have been approved as a flag lot.
- B. Yards and Setbacks Measurement.
 - 1. Yards and setbacks shall be measured according to the lengths required in the underlying zone.
 - 2. Yards and setbacks shall be measured from the property's boundary line, as determined by the legal description or subdivision plat on record at the Salt Lake County Recorder's Office, to the exterior foundation of the proposed or existing building.
- C. Required Yards for One Building Only.
 - 1. No required yard or setback area for a lot or building shall be considered as providing the required yard or setback for any other lot or building.
 - 2. No area required to meet the lot width, area, setback, or other requirements of this Ordinance for any lot or building may be divided, sold, or leased separate from such lot or building.
- D. Required Yards to be Unobstructed.
 - 1. All required setback areas shall be open to the sky and unobstructed except for permitted and approved accessory structures and structures and for projections allowed under section 19.46.080 (I.) Projections.
 - 2. Walls and fences, complying with the requirements of this Ordinance and required approval by a Land Use Authority, as provided herein may encroach into required yards.
- E. Buildable Area. Every lot or parcel created after the effective date of this Ordinance shall have a buildable area sufficient to establish a building or structure thereon, which meets the minimum standards of the Zone in which the lot or parcel is located. Buildable areas shall be required to be identified for each lot on all subdivision plats and plans for the purposes of ensuring that an adequate buildable area is provided, and to inform future owners of the allowable buildable area. Any area located within an easement may not be included within any buildable area unless the easement beneficiary executes and records a release of the easement in a form acceptable to the Municipal Attorney.

OPTION 1

F. Figure 19.46.1: Buildable Area, Required by the Underlying Zone



- G. ~~[Snow Storage and Drainage. Where snow removal and storage may pose a problem to traffic circulation or reduce the amount of adequate parking for winter business, the property owner shall designate a snow storage area and remove snow as necessary.~~
- ~~1. Required Area: Snow storage areas not less than thirty-three percent (33%) of the parking, sidewalk, and driveway areas shall be incorporated into the site design.~~
 - ~~2. Location:~~
 - ~~a. Snow storage shall be located to avoid piling of snow against significant trees.]~~
- G. Snow Storage, Removal and Release. Because snow storage and removal and the release of snow from roofs may pose problems to traffic circulation, parking, and public safety, the property owner shall design the site to accommodate for the removal and storage of snow as well as the release of snow from building roofs as set forth below:
1. Snow storage. Commercial properties are required to incorporate into the site design area(s) totaling not less than thirty-three percent (33%) of the parking, sidewalk and driveway areas for snow storage. Snow storage shall be located to avoid piling of snow against significant trees.
 2. Snow removal. Snow may not be removed from any property in such a manner as to deposit snow onto a right of way.
 3. Snow release. Impacts of snow release from roofs shall be mitigated through the following:

OPTION 1

- a. Except as allowed below, buildings shall be designed with roofs that shed snow away from any right of way, adjoining property, or driveway on an adjoining property.
 - b. If design and orientation of the roof as outlined above is not feasible due to the property's proximity to multiple streets, driveways, or shared rights of way (or any combination thereof), the following shall be implemented:
 - i. The required setback from the facade(s) of the building on which roof slopes downward toward the driveway, right of way or adjoining property shall be increased by five feet (5') for every story of the building above grade, and,
 - ii. If the roof pitch is 7/12 or steeper, snow brakes shall be installed on the roof to slow the shedding of snow toward the abutting driveway, adjoining property or right of way. The snow brakes are subject to the permit and inspection requirements of the International Residential Code.
- H. Buildings to be on Lots. All buildings and structures, as defined herein, shall be located and maintained on a separate legal lot, such lot meeting all requirements of ~~the~~ Title 19, including the requirements of the Zone in which the lot is located.
- I. Fencing.
1. Fencing Setbacks. A fence, hedge, wall, column, pier, post or any other similar structure for fencing or any combination of such structures is permitted in the required setback if it meets the following conditions:
 - a. No fence, hedge, or wall extends beyond or across a property line without a recorded agreement with the abutting property owner; and
 - b. Only one fence or wall shall be allowed per property line. Double fences, walls, or combination thereof are prohibited.
 2. Fencing Materials.
 - a. Fencing materials shall be made of high quality, durable, materials that require minimal maintenance. All fencing shall follow the design requirements set forth in Chapter 19.38 Foothills and Canyons Overlay Zone of this Title.
 3. Prohibited Fencing Materials. The following fencing materials are prohibited:
 - a. Materials not typically used or designated/manufactured;
 - b. Scrap material;
 - c. Security wire; or
 - d. Electrified fencing.
- J. Landscaping. Landscaping shall follow the requirements set forth in Chapter 19.38 Foothills and Canyons Overlay Zone of this Title.
- K. Accumulation of Junk.
1. The accumulation of junk is prohibited in the municipality unless occurring in a fully enclosed and permitted structure.
 2. Exceptions. The following exceptions apply:

OPTION 1

- a. A property owner may have up to two (2) inoperable vehicles on their property, provided
 - 1) The vehicle(s) are parked on private property on parking surface in compliance with Chapter 19.48;
 - 2) The vehicle(s) are secured with the windows closed, the trunk and hood closed, and the doors locked, and all four tires shall be on the ground;
 - 3) The vehicle(s) are not exposing jagged metal or other safety hazards due to damage;
 - 4) The vehicle(s) are completely on private property and not encroaching on any sidewalk, park strip, or public street; and
 - 5) The vehicle(s) do not visibly drip any fluids such as oil, transmission fluid, brake fluid, or coolant onto the parking surface or its surroundings; and
 - b. A property owner may have up to (2) two inoperable vehicle that do not meet the requirements of Subsection 19.46.070.J.2.a. Subsections ii. and iii. for a total of fourteen (14) days while the vehicle is undergoing major engine, transmission or similar work. At the end of the fourteen (14-day timeframe, the vehicle shall be brought back into compliance with Subsection 19.46.070.J.2.a.
- L. Signs. Any development shall follow the sign standards set forth in Chapter 19.52 of this Title.

OPTION 1

SUMMARY OF
BRIGHTON
ORDINANCE NO. 2026-

On _____, 2026, the Brighton Town Council enacted Ordinance No. 2026-_____, amending Sections 19.24.050, 19.24.060 and 19.46.070 to create standards to protect roadways and driveways from snow release from roofs.

BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

APPROVED AS TO FORM:

Kara John, Town Clerk

TOWN ATTORNEY

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member John	voting ____
Council Member Keighley	voting ____
Council Member Zuspan	voting ____

A complete copy of Ordinance No. 2026-_____ is available in the office of the Town Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah, 84123.

OPTION 2

ORDINANCE 2026-____

File No. OAM2026-001672 Date: _____

**AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTIONS
19.24.050, 19.24.060 AND 19.46.070 TO CREATE STANDARDS TO PROTECT
ROADWAYS AND DRIVEWAYS FROM SNOW RELEASE FROM ROOFS.**

RECITALS

WHEREAS, the Town of Brighton is a municipality and has authority to regulate land uses and development pursuant to Utah Code Ann. Subsection 10-20-101(2); and

WHEREAS, Section 19.02.030.A(4) of the Brighton code states that one of the purposes of the Brighton Zoning Ordinance is “To regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape;” and

WHEREAS, Sections 19.24.050.D and 19.24.060.D of the Brighton code state, “Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official;” and

WHEREAS, The Town Council finds it necessary to set clearer standards to prevent snow release from rooftops from creating public safety issues on roadways.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. Section 19.24.050, 19.24.060, and 19.46.070 are amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this _____ day of _____ 2026.

OPTION 2

BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

Kara John, Town Clerk

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member John	voting ____
Council Member Keighley	voting ____
Council Member Zuspan	voting ____

OPTION 2

EXHIBIT A

19.24.050 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS IN THE FORESTRY ZONES

- A. Gross Square Feet of the Combined Primary and Accessory Structures. The maximum gross square feet of the combined primary and accessory structures on a property shall be five thousand square feet (5,000 sq. ft.).
- B. Setbacks. The minimum setback shall be eight feet (8') from all property boundaries and ten feet (10') from the nearest edge of any right-of-way.
 - 1. Garages Fronting the Street. If the garage entrance is facing the front lot line with a minimum setback of ten feet (10') the area between the front of garage and the right-of-way may not be used for parking of extra vehicles, unless to meet minimum parking requirements for single-family lots.
 - 2. Snow Storage. Adequate snow storage must be provided in the front yard setback for all parking, vehicle entrances and walkways. Snow storage must be provided on the property.
- C. Building Height. Except as otherwise specifically provided in this Title, no building or structure shall exceed thirty feet (30') The elevation shall be determined using a certified topography survey with a maximum contour interval of two feet (2').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release ~~[issues]~~ to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.

19.24.060 DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES IN THE FORESTRY ZONES

- A. Building Footprint. The maximum building footprint allowed for an accessory structure shall be eight hundred square feet (800 sq ft).
- B. Setback from Primary Structure. An accessory structure shall be set back at least six feet (6') from the primary structure on the lot.
- C. Building Height. The maximum height for an accessory structure shall be twenty feet (20').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release ~~[issues]~~ to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.
- E. Accessory structures shall not encroach on any required easement or right-of-way.

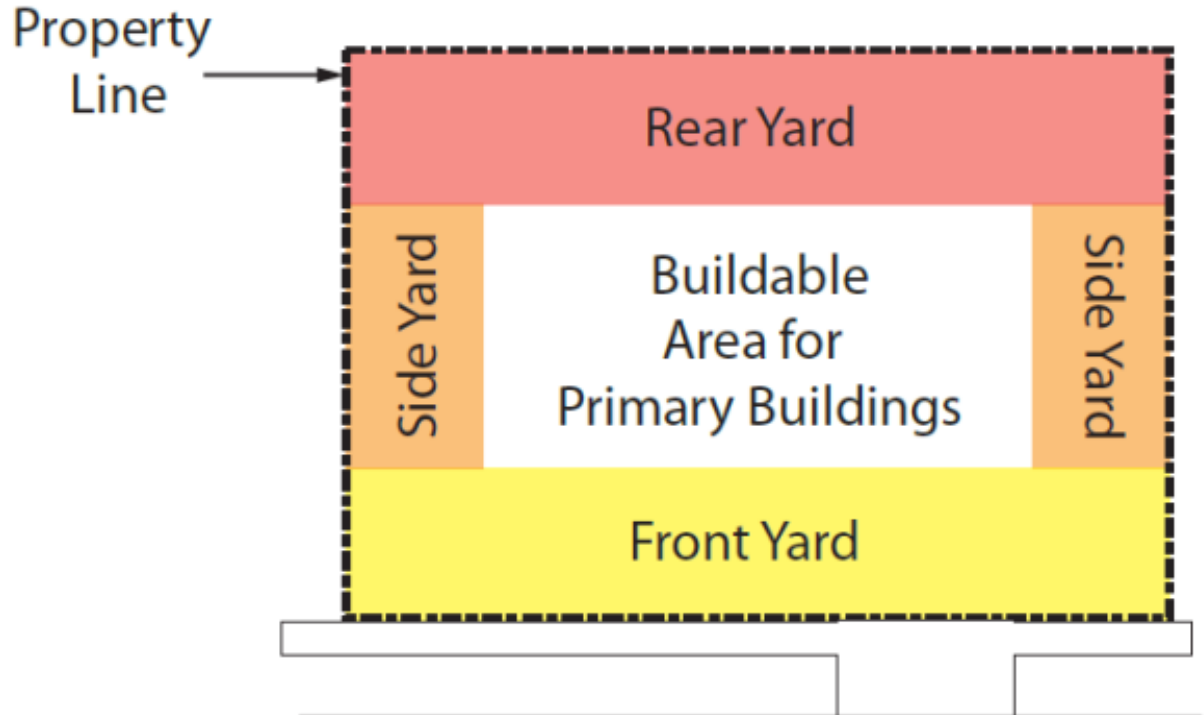
19.46.070 GENERAL SITE STANDARDS

OPTION 2

- A. Lot Frontage Required. Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than half of the minimum lot width required in the zone as measured at the front property line except for lots that have been approved as a flag lot.
- B. Yards and Setbacks Measurement.
 - 1. Yards and setbacks shall be measured according to the lengths required in the underlying zone.
 - 2. Yards and setbacks shall be measured from the property's boundary line, as determined by the legal description or subdivision plat on record at the Salt Lake County Recorder's Office, to the exterior foundation of the proposed or existing building.
- C. Required Yards for One Building Only.
 - 1. No required yard or setback area for a lot or building shall be considered as providing the required yard or setback for any other lot or building.
 - 2. No area required to meet the lot width, area, setback, or other requirements of this Ordinance for any lot or building may be divided, sold, or leased separate from such lot or building.
- D. Required Yards to be Unobstructed.
 - 1. All required setback areas shall be open to the sky and unobstructed except for permitted and approved accessory structures and structures and for projections allowed under section 19.46.080 (I.) Projections.
 - 2. Walls and fences, complying with the requirements of this Ordinance and required approval by a Land Use Authority, as provided herein may encroach into required yards.
- E. Buildable Area. Every lot or parcel created after the effective date of this Ordinance shall have a buildable area sufficient to establish a building or structure thereon, which meets the minimum standards of the Zone in which the lot or parcel is located. Buildable areas shall be required to be identified for each lot on all subdivision plats and plans for the purposes of ensuring that an adequate buildable area is provided, and to inform future owners of the allowable buildable area. Any area located within an easement may not be included within any buildable area unless the easement beneficiary executes and records a release of the easement in a form acceptable to the Municipal Attorney.

OPTION 2

F. Figure 19.46.1: Buildable Area, Required by the Underlying Zone



- G. ~~[Snow Storage and Drainage. Where snow removal and storage may pose a problem to traffic circulation or reduce the amount of adequate parking for winter business, the property owner shall designate a snow storage area and remove snow as necessary.~~
- ~~1. Required Area: Snow storage areas not less than thirty-three percent (33%) of the parking, sidewalk, and driveway areas shall be incorporated into the site design.~~
 - ~~2. Location:~~
 - ~~a. Snow storage shall be located to avoid piling of snow against significant trees.]~~
- G. Snow Storage, Removal and Release. Because snow storage and removal and the release of snow from roofs may pose problems to traffic circulation, parking, and public safety, the property owner shall design the site to accommodate for the removal and storage of snow as well as the release of snow from building roofs as set forth below:
1. Snow storage. Commercial properties are required to incorporate into the site design area(s) totaling not less than thirty-three percent (33%) of the parking, sidewalk and driveway areas for snow storage. Snow storage shall be located to avoid piling of snow against significant trees.
 2. Snow removal. Snow may not be removed from any property in such a manner as to deposit snow onto a right of way.
 3. Snow release. Impacts of snow release from roofs shall be mitigated through the following:

OPTION 2

- a. Except as allowed below, buildings shall be designed with roofs that shed snow away from any right of way, adjoining property, or driveway on an adjoining property.
 - b. If design and orientation of the roof as outlined above is not feasible due to the property's proximity to multiple streets, driveways, or shared rights of way (or any combination thereof), the following shall be implemented:
 - i. The required setback from the facade(s) of the building on which roof slopes downward toward the driveway, right of way or adjoining property shall be equal to 1.75 times the vertical distance between the bottom of the eaves and the lowest point of grade directly below the eave.
 - ii. If the roof pitch is 8/12 or steeper, snow brakes shall be installed on the roof to slow the shedding of snow toward the abutting driveway, adjoining property or right of way. The snow brakes are subject to the permit and inspection requirements of the International Residential Code.
- H. Buildings to be on Lots. All buildings and structures, as defined herein, shall be located and maintained on a separate legal lot, such lot meeting all requirements of [the] Title 19, including the requirements of the Zone in which the lot is located.
- I. Fencing.
 1. Fencing Setbacks. A fence, hedge, wall, column, pier, post or any other similar structure for fencing or any combination of such structures is permitted in the required setback if it meets the following conditions:
 - a. No fence, hedge, or wall extends beyond or across a property line without a recorded agreement with the abutting property owner; and
 - b. Only one fence or wall shall be allowed per property line. Double fences, walls, or combination thereof are prohibited.
 2. Fencing Materials.
 - a. Fencing materials shall be made of high quality, durable, materials that require minimal maintenance. All fencing shall follow the design requirements set forth in Chapter 19.38 Foothills and Canyons Overlay Zone of this Title.
 3. Prohibited Fencing Materials. The following fencing materials are prohibited:
 - a. Materials not typically used or designated/manufactured;
 - b. Scrap material;
 - c. Security wire; or
 - d. Electrified fencing.
- J. Landscaping. Landscaping shall follow the requirements set forth in Chapter 19.38 Foothills and Canyons Overlay Zone of this Title.
- K. Accumulation of Junk.
 1. The accumulation of junk is prohibited in the municipality unless occurring in a fully enclosed and permitted structure.
 2. Exceptions. The following exceptions apply:

OPTION 2

- a. A property owner may have up to two (2) inoperable vehicles on their property, provided
 - 1) The vehicle(s) are parked on private property on parking surface in compliance with Chapter 19.48;
 - 2) The vehicle(s) are secured with the windows closed, the trunk and hood closed, and the doors locked, and all four tires shall be on the ground;
 - 3) The vehicle(s) are not exposing jagged metal or other safety hazards due to damage;
 - 4) The vehicle(s) are completely on private property and not encroaching on any sidewalk, park strip, or public street; and
 - 5) The vehicle(s) do not visibly drip any fluids such as oil, transmission fluid, brake fluid, or coolant onto the parking surface or its surroundings; and
 - b. A property owner may have up to (2) two inoperable vehicle that do not meet the requirements of Subsection 19.46.070.J.2.a. Subsections ii. and iii. for a total of fourteen (14) days while the vehicle is undergoing major engine, transmission or similar work. At the end of the fourteen (14-day timeframe, the vehicle shall be brought back into compliance with Subsection 19.46.070.J.2.a.
- L. Signs. Any development shall follow the sign standards set forth in Chapter 19.52 of this Title.

OPTION 2

SUMMARY OF
BRIGHTON
ORDINANCE NO. 2026-

On _____, 2026, the Brighton Town Council enacted Ordinance No. 2026-_____, amending Sections 19.24.050, 19.24.060 and 19.46.070 to create standards to protect roadways and driveways from snow release from roofs.

BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

APPROVED AS TO FORM:

Kara John, Town Clerk

TOWN ATTORNEY

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member John	voting ____
Council Member Keighley	voting ____
Council Member Zuspan	voting ____

A complete copy of Ordinance No. 2026-_____ is available in the office of the Town Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah, 84123.

OPTION 3

ORDINANCE 2026-____

File No. OAM2026-001672 Date: _____

**AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTIONS
19.24.050, 19.24.060 AND 19.46.070 TO CREATE STANDARDS TO PROTECT
ROADWAYS AND DRIVEWAYS FROM SNOW RELEASE FROM ROOFS.**

RECITALS

WHEREAS, the Town of Brighton is a municipality and has authority to regulate land uses and development pursuant to Utah Code Ann. Subsection 10-20-101(2); and

WHEREAS, Section 19.02.030.A(4) of the Brighton code states that one of the purposes of the Brighton Zoning Ordinance is “To regulate responsible alteration and development of land that promotes safety for people, wildlife, water, and the natural landscape;” and

WHEREAS, Sections 19.24.050.D and 19.24.060.D of the Brighton code state, “Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official;” and

WHEREAS, The Town Council finds it necessary to set clearer standards to prevent snow release from rooftops from creating public safety issues on roadways.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. Section 19.24.050, 19.24.060, and 19.46.070 are amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this _____ day of _____ 2026.

OPTION 3

BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

Kara John, Town Clerk

Voting:

Council Member Bossard	voting ____
Council Member Brunhart	voting ____
Council Member John	voting ____
Council Member Keighley	voting ____
Council Member Zuspan	voting ____

OPTION 3

EXHIBIT A

19.24.050 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS IN THE FORESTRY ZONES

- A. Gross Square Feet of the Combined Primary and Accessory Structures. The maximum gross square feet of the combined primary and accessory structures on a property shall be five thousand square feet (5,000 sq. ft.).
- B. Setbacks. The minimum setback shall be eight feet (8') from all property boundaries and ten feet (10') from the nearest edge of any right-of-way.
 - 1. Garages Fronting the Street. If the garage entrance is facing the front lot line with a minimum setback of ten feet (10') the area between the front of garage and the right-of-way may not be used for parking of extra vehicles, unless to meet minimum parking requirements for single-family lots.
 - 2. Snow Storage. Adequate snow storage must be provided in the front yard setback for all parking, vehicle entrances and walkways. Snow storage must be provided on the property.
- C. Building Height. Except as otherwise specifically provided in this Title, no building or structure shall exceed thirty feet (30') The elevation shall be determined using a certified topography survey with a maximum contour interval of two feet (2').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release [issues] to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.

19.24.060 DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES IN THE FORESTRY ZONES

- A. Building Footprint. The maximum building footprint allowed for an accessory structure shall be eight hundred square feet (800 sq ft).
- B. Setback from Primary Structure. An accessory structure shall be set back at least six feet (6') from the primary structure on the lot.
- C. Building Height. The maximum height for an accessory structure shall be twenty feet (20').
- D. Snow Release. Site plans and building designs must ~~[resolve]~~ account for snow release [issues] to prevent snow shedding off the roof onto a right of way or onto adjoining property as set forth in 19.46.070.G~~[the satisfaction of the Chief Building Official]~~.
- E. Accessory structures shall not encroach on any required easement or right-of-way.

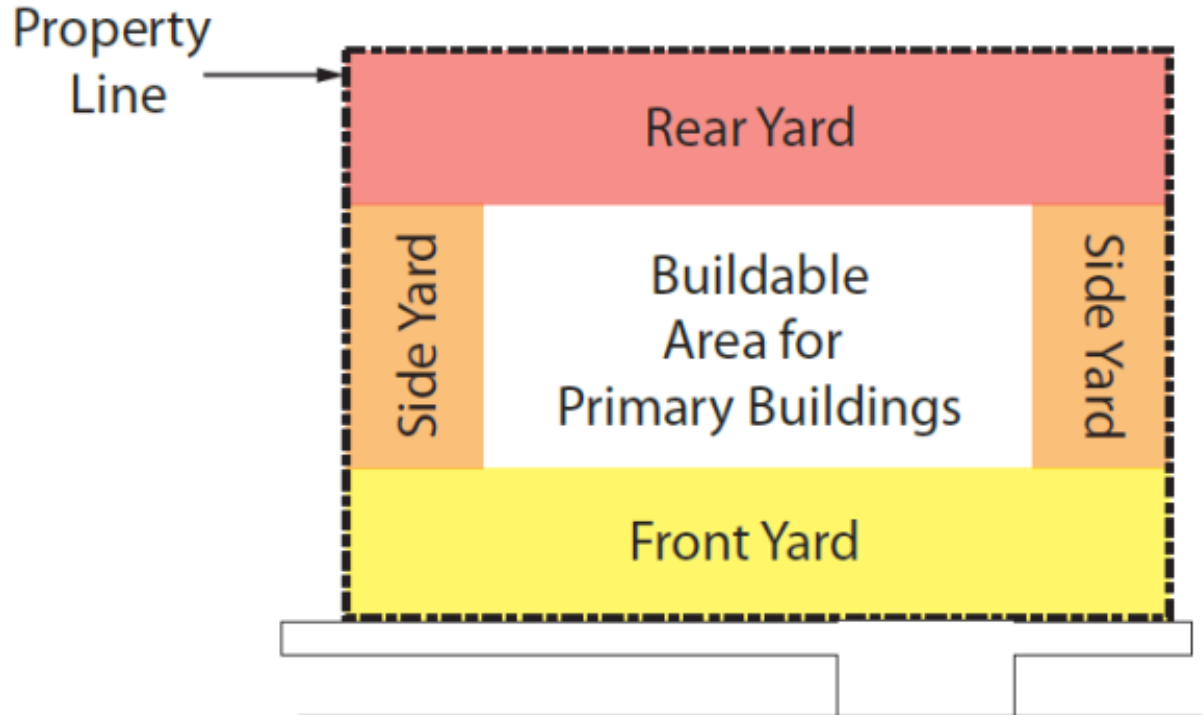
19.46.070 GENERAL SITE STANDARDS

OPTION 3

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 - 2. Walls and fences, complying with the requirements of this Ordinance and required approval by a Land Use Authority, as provided herein may encroach into required yards.
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F. Figure 19.46.1: Buildable Area, Required by the Underlying Zone



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OPTION 3

- a. Except as allowed below, buildings shall be designed with roofs that shed snow away from any right of way, adjoining property, or driveway on an adjoining property.
 - b. If design and orientation of the roof as outlined above is not feasible due to the property's proximity to multiple streets, driveways, or shared rights of way (or any combination thereof), the minimum building setback shall be equal to the furthest point at which the projection of the downward sloping roofline intersects with the ground.
- H. Buildings to be on Lots. All buildings and structures, as defined herein, shall be located and maintained on a separate legal lot, such lot meeting all requirements of [the] Title 19, including the requirements of the Zone in which the lot is located.
- I. Fencing.
 1. Fencing Setbacks. A fence, hedge, wall, column, pier, post or any other similar structure for fencing or any combination of such structures is permitted in the required setback if it meets the following conditions:
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OPTION 3

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BRIGHTON TOWN COUNCIL

By: Scotty John, Mayor

ATTEST

APPROVED AS TO FORM:

Kara John, Town Clerk

TOWN ATTORNEY

Voting:

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Council Member Zuspan	voting ____

A complete copy of Ordinance No. 2026-_____ is available in the office of the Town Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah, 84123.