



Planning and Development Services

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**MEETING MINUTE SUMMARY
TOWN OF BRIGHTON PLANNING COMMISSION MEETING
Wednesday, October 26, 2022 6:00 p.m.**

Approximate meeting length: 1 hour 46 minutes

Number of public in attendance: 20

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	x		
Ben Machlis (Vice Chair)	x		
Phil Lanuette (Alternate)			x
John Carpenter (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Erin O’Kelley	x	x
Kayla Mauldin	x	x
Kara John	x	x
Cameron Platt	x	x
Polly McLean		

BUSINESS MEETING

Meeting began at – 6:08 p.m.

- 1) Approval of Minutes from the September 21, 2022 Planning Commission Meeting.
Motion: To approve Minutes from the September 21, 2022 Planning Commission Meeting as presented.
Motion by: Commissioner Brunhart
2nd by: Commissioner Carpenter
Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items (as needed)
No other business items to discuss.

Commissioner Brunhart motioned to close the business meeting and open the public hearing portion of the meeting, Commissioner Carpenter seconded that motion.

PUBLIC HEARING(S)

Hearings began at – 6:10 p.m.

Town of Brighton General Plan

The Planning Commission will hear a request to consider making a recommendation on a proposed General Plan for the Town of Brighton, the first since the Town's incorporation. This public hearing comes after one year of working on the General Plan with the steering committee and hosting four open houses with the public. The General Plan would affect all areas within the Town of Brighton's jurisdiction, and includes the following chapters: Introduction, Community Background, Public Outreach and the Planning Process, Land Use, Transportation, Housing, Natural Resources / Recreation / Tourism, Resilience and Infrastructure, and the Work Plan. The Planning Commission may make a recommendation to the Council after taking comments from the public during the public hearing. Public comments may be provided pursuant to the Planning Commission's rules of conduct, which are attached to the back of this agenda. All are welcome to attend to learn about future land use, transportation, natural resources, and housing goals for the Town and provide feedback to further guide the document. **Long Range Planner:** Erin O'Kelley (Motion/Voting)

Greater Salt Lake Municipal Services District Long Range Planner Erin O'Kelley provided a presentation regarding the recommendation of the general plan.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Big Cottonwood Community Council

Name: Barbara Cameron

Address: 11185 Mountain Sun

Comments: Ms. Cameron asked if anything about the action plans on dog ordinance. Action items aren't in any priority order. Can address some and some aren't ongoing right now. Town council to hear from the public. Ms. Cameron said a lot of history and comprehensive well-done document.

Ms. O'Kelley said action A says review IADU ordinance and no harm in consider a dog ordinance for the community implementation. Ms. O'Kelley said she has a list of additions for action items and other discussion items. Commissioner Carpenter said goal #5 calls out water conservation and water preservation. Commissioner Machlis confirms, and council is already talking about it and on the radar and another appropriate vehicle rather than putting in a document around for 5 to 7 years. Ms. Cameron said will be an issue with watershed and in discussions with watershed and other stakeholders. Commissioner Ward asked if there was a recommendation for historic preservation and would require preservation. Could add as an action.

Speaker # 2: Town of Brighton Council

Name: Carolyn Keigley

Address: Not provided

Comments: Ms. Keigley said could be said to review current dog ordinance of the watershed. If in the general plan shows and guides inquiring on a property for purchase and preserving green space.

Ms. O'Kelley read two comments she received online from citizens. Update Mt. Haven and Cardiff are more developed than stated. Update the graphic on STR from individuals, clear up comments and post "Public comments or comments received from individuals". Add action item to update lines in the surveyors office important to be transparent on if buying a lot, you can't develop unless you have a water share, and all surveyor, plan on redoing the survey as a policy and realtors disclosures.

Speaker # 3: Citizen

Name: Bryon Prince

Address: 8011 South Brighton Loop Road

Comments: Mr. Prince asked at incorporation was the county code adopted. Visions for Brighton loop, vision by nature is conceptual and not perfectly defined. Brighton loop vision is specific goals and diverse. Code wouldn't enable the vision to be fulfilled, misalignment with a vision and unlikely that property owners and stakeholders have tools to enable in and fulfill the vision. Code today will encourage investment in buildings but hard to incentivize mixed use or property development.

Ms. O'Kelley advised in the middle of doing comprehensive code update and this community is waiting until the general plan is adopted. Main zones and development considerations. Commissioner Carpenter said to highlight action item 44 as a high priority.

Speaker # 4: Town of Brighton Council

Name: Jeff Boussard

Address: Not provided

Comments: Mr. Boussard said thinking ahead as community grows and is there anywhere in the plan of putting a public school. Alta has a school, used to run a bus up here but don't do that anymore.

Ms. O'Kelley said hasn't been discussed but can discuss. Commissioner Machlis said as a town could advocate find specific interest. Ms. O'Kelley said resilience goals can be added as advocate for education.

Additional Public Comments:

Comment #1:

I love all the research and information gathered for the plan. However, I do not like the verbiage to "ban" short term rentals or to "eliminate" them. This is not a healthy attitude or approach for this. We have to be careful not to violate peoples private property rights. We want to maintain the community feel so they definitely need to be regulated by enforceable rules. I think the town of Brighton already has a very nice set of regulations for short term rentals and if enforced they will help maintain that sense of community.

Comment #2:

My wife and I are owners and year-round residents of a single-family home in Giles Flat. On page 64, Giles Flat is included as one of the "Residential Areas of Dispersed Population (Green and Brown). While there may be residents that live full-time or seasonally in these places, it is unlikely these areas will expand or change over time based on development complications, water availability, and land management." The map on Page 63 shows it in Yellow as a Residential Areas of Concentrated Population. I believe this is the more appropriate designation as Giles Flat is a small pocket of land surrounded by Solitude Village that has seen development over recent years. Including ours, there are four large single-family homes that have been built since the early 2000s and 3 more are under construction or are planned. There are a handful of other lots that are either vacant or have cabins on them, that could be redeveloped in future, as they have water rights.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding the recommendations and removing the dog ordinance and surveyor and updating boundary lines H3.

Motion: To recommend a request to consider making a recommendation on a proposed General Plan for the Town of Brighton, the first since the Town’s incorporation. This public hearing comes after one year of working on the General Plan with the steering committee and hosting four open houses with the public. The General Plan would affect all areas within the Town of Brighton’s jurisdiction, and includes the following chapters: Introduction, Community Background, Public Outreach and the Planning Process, Land Use, Transportation, Housing, Natural Resources / Recreation / Tourism, Resilience and Infrastructure, and the Work Plan. The Planning Commission may make a recommendation to the Council after taking comments from the public during the public hearing. Public comments may be provided pursuant to the Planning Commission’s rules of conduct, which are attached to the back of this agenda. All are welcome to attend to learn about future land use, transportation, natural resources, and housing goals for the Town and provide feedback to further guide the document to the Town of Brighton Council for approval with revisions and recommended changes with the revisions as discussed with the exception of dog ordinance and support exception of surveyor.

Motion by: Commissioner Machlis

2nd by: Commissioner Carpenter

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

Commissioner Brunhart motioned to adjourn the public meeting, Commissioner Carpenter seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:54 p.m.