



Planning and Development Services

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**MEETING MINUTE SUMMARY
TOWN OF BRIGHTON PLANNING COMMISSION MEETING
Wednesday, February 15, 2023 6:00 p.m.**

****Meeting minutes approved on March 15, 2023****

Approximate meeting length: 1 hour 17 minutes

Number of public in attendance: 3

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	
Ulrich Brunhart		x	
Tom Ward			x
Ben Machlis (Vice Chair)		x	
Phil Lanuoette (Alternate)			x
John Carpenter (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Erin O’Kelley		x
Jim Nakamura		x
Brian Tucker		x
Kara John		x
Polly McLean		x

BUSINESS MEETING

Meeting began at – 6:02 p.m.

- 1) Approval of Minutes from the October 26, 2022 Planning Commission Meeting.

Motion: To approve Minutes from the October 26, 2022 Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Machlis

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

Approval of Minutes from the January 18, 2023 Planning Commission Meeting.

Motion: To approve Minutes from the January 18, 2023 Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Machlis

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

- 2) Brighton Comprehensive Code Update: For the first Comprehensive Code Update work meeting, the Planning Commission will review the Existing Conditions Report for Residential Lots presented by MSD planning staff. This meeting will review recent development projects in the canyon to

identify issues or assets provided in the Town of Brighton's Title 19 Zoning Regulations. The issues identified at this meeting will be discussed later as the Planning Commission updates Title 19 Zoning regulations as part of the comprehensive code update. **Planner:** Erin O'Kelley (Discussion)

Ms. O'Kelley provided an update of reports and methodology and provided an update to the Council.

Ms. O'Kelley provided a presentation. Commissioners, staff, and counsel had a brief discussion regarding minimum lot size half an acre, are all smaller lots grandfathered in lots of record. If already developed, as single-family and now minimum 1/2 acre, still non-conforming. Just the lot is non-conforming not the structure. Some will pre-date zoning, or old subdivision or platted and zoning came along later. Difference between one acre and 20 acres. One dwelling unit is intentional overdeveloping then is necessary. Forest service land was not included, because they aren't developed for residential lots. Private property parcels in FR-20, don't meet the 20-acre size, considered lots of record could be built on. Resorts own big pieces of land in the resort and beyond resort boundaries. Large flock of land in Cardiff fork keep recreational.

Z/C stands for zone condition, when rezoned, council imposed a special condition. Solitude village rezoned, special conditions imposed.

Would like a sense of percentage of land left to be developed. Ms. O'Kelley will provide a list of vacant parcels. Number of outstanding shares of water not being used and shares available for development is not public information. Donut Falls area southern slopes above is not part of Brighton boundaries in Cardiff Fork.

Minimum standards for detached accessory structures. Commissioners agree. Setback size, distance to main structure. Maximum building sizes. Maximum height and building footprint or lot coverage. Ms. O'Kelley can put together examples, what potential housing and how big of house spit out, multiple levels in envelope. Nothing restricted for second level. Tie to water availability or water consumption, limiting factor and trying to control water usage. FR-1, large lot pretty good footprint. 1/2 acre parcel, 22,000 square feet, 33% for residential, footprint would be 7,300 square feet. Second story is 14,000 square feet. Adjust limits of disturbance to lot size. Regulate by height and footprint, then overall square footage. Dead space, do you count basement and storage.

Incentives for adaptive reuse of existing cabins. Instead of tearing down and keep existing building. Shouldn't be required or best route for an older building. What incentives would they be. 90% of cabins were built for summer use only and much older and weren't built for energy efficiency, frozen water lines, better to tear down and rebuild more energy efficient. Sometimes better to be moved away from the stream and is purely optional. Commissioners agree not to explore this further. Make sure non-conforming uses are addressed. If tore down needs to be rebuilt with today's standards.

Councilmember Malone is working with Salt Lake City Public Utilities if she can change the dog ordinance but will be a long road ahead and will not be in discussions with the code.

Ms. O'Kelley went through the timeline of the GAANT Chart and will send out existing conditions or code itself.

3) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 7:19 p.m.