



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

Copperton Planning Commission

Public Meeting Agenda

****AMENDED****

Tuesday, September 10, 2024 6:00 P.M.

Location

BINGHAM CANYON LIONS CLUB
8725 WEST HILLCREST STREET
COPPERTON, 84006

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
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 County 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) Election of Chair and Vice Chair 2024. (Motion/Voting)
- 2) Approval of the June 13, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Discussion only - Changing the zoning for the old school property and changing the mixed use zone.
- 4) Other Business Items (as needed)

LAND USE APPLICATION(S)

PUD2024-001214 – Dale Bennett is seeking to develop a mixed-use planned unit development and will consist of 18 total units, 17 residential, and 1 commercial unit on ground level. **Acreage:** 1.53 Acres. **Location:** 8464 West State Highway. **Zone:** C-2. **Planner:** Gordon Bennett (Motion/Voting)

PUBLIC HEARING(S)

OAM2024-001253 – Proposed amendments to the Copperton Subdivision Ordinance, Title 18 of the Copperton Municipal Code, to comply with 2024 Utah Legislative Mandates. **Presenter:** Jay Springer, Attorney; Brian Tucker, Planning Manager (Discussion/Motion)

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 COPPERTON PLANNING COMMISSION MEETING Tuesday, June 13, 2023 6:00 p.m.

Approximate meeting length: 13 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Breinholt

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from MSD Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Ranuta Alder	x	x	
Ryan Taylor (Vice Chair)	x	x	
Joel Breinholt (Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of the April 11, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve the April 11, 2023 Planning Commissioner Meeting Minutes as presented.
Motion by: Commissioner Alder
2nd by: Commissioner Taylor
Vote: Commissioners voted unanimous in favor
- 2) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARING

Hearings began at – 6:35 p.m.

REZ2023-000840 - Charles Adderley is requesting a rezone to change his property's zoning classification from the C-2 (Commercial Zone) to NMU (Neighborhood Mixed Use Zone). **Acreage:** 0.92. **Location:** 8580 West State Highway. **Planner:** Jeffrey Miller (Motion/Voting)

The Planning Commission will act on the proposed Public Hearing items after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Charles Adderley

Address: 8790 West Park Street

Comments: Mr. Adderley said the main reason is they are falling apart. Hoping his son could build a house behind it, but right now doesn't think that will go through any time soon. The commercial part will be Joel's kids selling lemonade outside.

Commissioner Breinholt opened for public comment.

No one from the public present to speak.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend approval of application #REZ2023-000840 Charles Adderley is requesting a rezone to change his property's zoning classification from the C-2 (Commercial Zone) to NMU (Neighborhood Mixed Use Zone) to the Copperton Council as proposed.

Motion by: Commissioner Breinholt

2nd by: Commissioner Alder

Vote: Commissioners voted unanimous in favor

Commissioner Breinholt adjourned.

MEETING ADJOURNED

Time Adjourned – 6:43 p.m.



G R E A T E R S A L T L A K E
**Municipal Services
District**

Copperton Planning Commission Meeting September 10, 2024

File # PUD2024-001214

Planned Unit Development Summary and Recommendation

Request: Mixed Use Planned Unit Development

Parcel ID: 26083770100000, 26083770110000

Current Zone: C-2

Property Owner: Willow Starwood, LLC

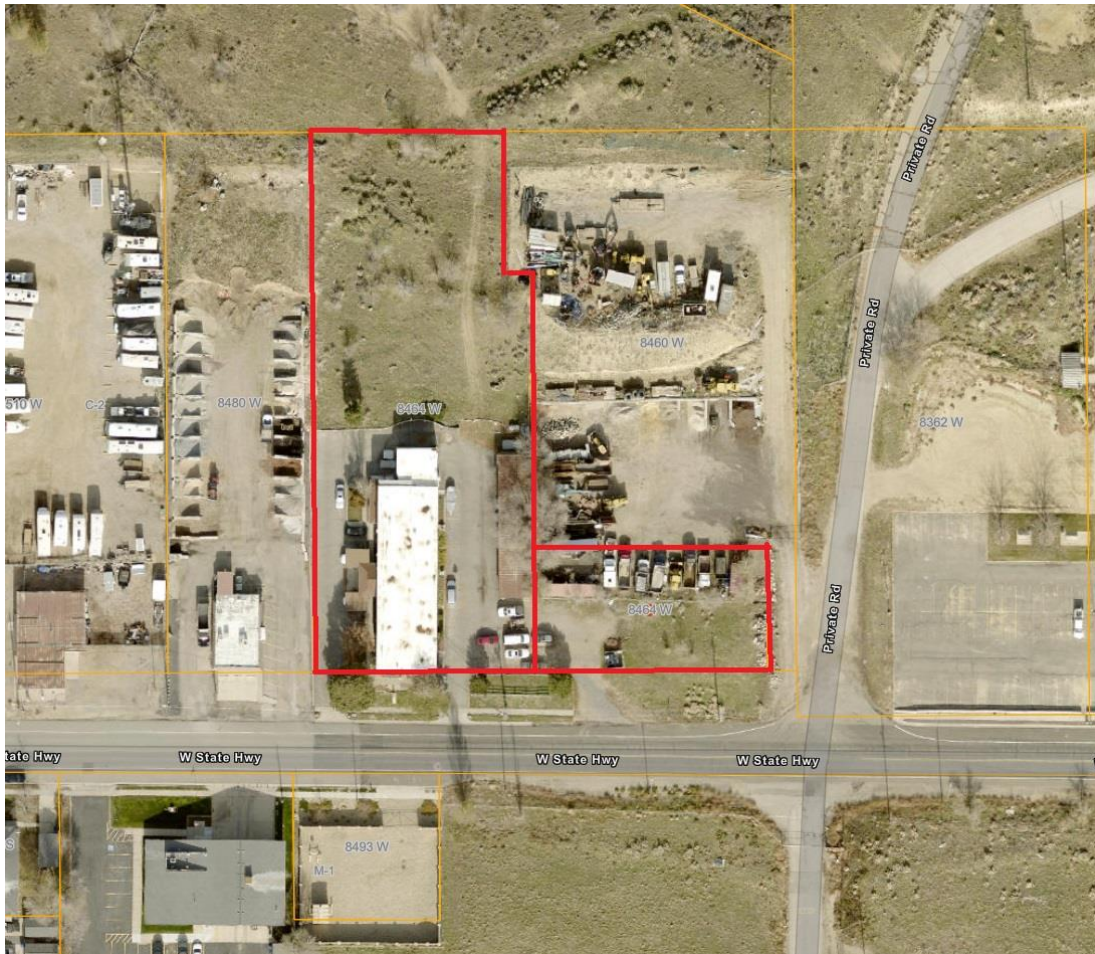
Applicant/Representative: Dale Bennett

Property Address: 8464 W State Highway, Copperton, UT 84006

Property Area: 1.53 Acres

Planner: Gordon Bennett

Summary of Recommendation:



PROJECT DESCRIPTION

Description of Request: The applicant, Dale Bennett, is requesting the development of a mixed-use development planned unit development on 8464 West State Highway in Copperton. This proposed mixed-use planned unit development will incorporate the existing apartment building to the west, Canyon Apartments. The proposed planned unit development would consist of a total of 18 units, 17 residential units, and 1 commercial unit. The one commercial unit is to be located on the southwestern corner of the first level of the new development, with 5 residential units located east and north of the commercial space on the ground floor, and on the entire second and third floors.

Neighborhood Character

Surrounding Properties	Zone	Land Use
North	A-2 & C-2	Agricultural
South	M-1, M-2	Manufacturing
East	C-2	Commercial
West	C-2	Commercial
General Plan Designation	Interactive District, which encourages mixed-use development (pgs. 64-67)	

ISSUES OF CONCERN/PROPOSED MITIGATION

In order to accommodate a transition to a mixed-use area in harmony with the General Plan’s designation, staff is recommending that the five residential units on the first floor be designated “flex space.” This would allow these residential units easy to be converted into commercial space as appropriate based on market conditions. This would allow the owner to provide commercial space for tenants who may be looking for a place to open shop and/or run their business to help support local community businesses. Another issue of concern is that although the two parcels share the same address, they are still separate parcels and therefore should be consolidated so that the proposed mixed-use PUD itself can be integrated with the existing apartment structure to the west, eliminating the property line immediately adjacent to the west of the proposed new building.

REVIEWING AGENCIES RESPONSE

The reviewing agencies have given conceptual approval of the project. Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval. Please refer to the agency review comments page at the bottom of this document for their detailed comments.

PLANNING STAFF ANALYSIS

The planning staff finds that this application meets the definition of a Mixed-Use PUD, which is defined by Copperton Municipal Code as **“developments containing both residential land use and non-residential land use within the same integrated plan. The residential and commercial land uses shall be within the same building unless demonstrated that all buildings in the proposed development plan are integrated into a shared campus of common areas and amenities. The minimum area for a Mixed-Use PUD is one (1) acre.”**

We find that the proposed Mixed-Use PUD is in compliance with the following PUD development standards as stated in Chapter 19.18.030 of the Copperton Municipal Code: ("MU" is for Mixed Use, and "All" applies to all PUD's)

A. Ownership (All). The property shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property

Both parcels within the proposed PUD are owned by Willow Starwood, LLC., which is to our understanding a corporate property investment company.

C. Interior Streets (RN, RC, MU). The design of public and private streets within a development shall follow standards for roadway development adopted by the municipality. Private streets shall be subject to the same inspections and construction standards as required for public streets. The municipality shall be granted a utility easement for the entire interior street system in a development project. All private streets shall be conveyed to a private association.

The staff have found there to be no private streets within the proposed mixed-use PUD. The PUD would be accessible via the existing parking lot.

D. Garbage and Recycling (All). The development shall be designed to accommodate and efficiently manage the collection, storage, and removal of garbage in harmony with the neighborhood so as to minimize detrimental effects of the collection, storage, and removal on any residence within the development or abutting neighborhoods. If dumpster enclosures are provided for the development, no refuse dumpster or dumpster enclosure structure shall be located closer than ten feet to any perimeter property line. Enclosure structures must have a minimum of three sides that reflect or emulate the materials, design, and quality of the overall development. All developments shall provide recycling services.

The site plan appears to show the garbage and recycling facilities to be located near the northeast corner of the existing building in compliance with this requirement.

E. Parking (All). Parking shall comply with Chapter 19.48 of this Title.

Although there is no indication of garages or covered parking in the site plan, which are encouraged but not required under Copperton's Municipal Code, we find that the site plan meets the minimum required number of off-street parking spots for every residential unit that is listed on the site plan, as well as the minimum number of required parking spaces for the one commercial unit.

F. Building Materials (ID, RC, RN, MU, C). Exterior materials of a durable or resilient nature such as brick, stone, stucco, prefinished panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics shall be used. No single material may exceed fifty percent (50%) of the surface area on street-facing facades. Other materials may be considered for soffits, or as an accent or architectural feature. Twenty-five-year guarantee architectural shingles and/or other longer lasting roof materials are required.

We find that the proposed mixed-use PUD meets the required standards for building materials, which will be confirmed as construction drawings are reviewed at the time of building permit application.

G. Landscaping on Public Right-of-Way (All). With the exception of Forestry Zones, where a development is adjacent to a public right-of-way, a permanent open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures (except

fences, as per Chapter 19.50, and approved by the Planning Commission), and permanently maintained with street trees and other landscaping, screened or protected by natural features, as per Chapter 19.50. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped as per Chapter 19.50 with a five-foot landscaped area. Aesthetic entrance features are encouraged. Additional landscape treatments or buffers may also be required with width and landscaping specifications as per Chapter 19.50.

We find that the proposed planned unit development meets the landscaping requirements as stated above and is compliant with the landscaping standards as stated in Chapter 19.50 of the Copperton Municipal Code.

(19.18.030.K.2-Maximum Height) b. The height of structures in all other planned unit developments (*Commercial or mixed-use*) shall conform to the applicable zone.

The C-2 zone has a maximum height of 35 feet, measured from the lowest point on original ground surface to a point midway between the peak and the top plate of the wall. The building elevations submitted comply with the C-2 height limit.

19.18.040 Planned Unit Development Mixed-Use

"In a PUD, vertical mixed-use is allowed in zones that allow both residential and commercial and/or office uses, provided it meets the following requirements, in addition to the other requirements in this chapter. For purposes of this section, vertical mixed-use means commercial or office uses sharing the same building as residential uses. PUDs in mixed-use zones shall comply with the standards of that zone."

The proposed PUD appears to be a vertical mixed-use development allowing both residential and commercial development, both of which share the same building.

A. The property is abutting or contiguous to a corridor as defined in the general plan, or major or minor arterial ("street").

With being located on West State Highway, we find that the proposed mixed-use PUD is within a major arterial ("street").

B. Commercial uses shall only be allowed on the first floor of buildings fronting on the street. Office uses may only be on the first and second floor of buildings fronting on the street. Entrances to the first floor of these buildings shall front on the street. Windows shall make up at least fifty percent (50%) of street-facing facades of these floors. These floors shall have architectural differentiation from the other floors in the building.

The one designated commercial unit of this PUD meets the above criteria. We find that the windows make up 50% of the street-facing façade as it features a glass door and large windows. The entrance also faces the street.

C. Parking is not allowed between the building(s) and the street.

Referring to the site plan, there appears to be no parking between the buildings and the street.

D. The front yard setback shall be fifteen feet (15'), except as provided in subsection (E), and the side and rear yards shall be twenty feet (20') minimum. Corner lots are deemed to have two (2) front yards.

Referring to the site plan, we find that the front yard of the PUD meets the 15' front yard setback and 20' rear yard setback requirement as stated above.

E. The front yard setback is the build-to-line. At least fifty percent (50%) of the front elevation of the building(s) must be built within ten feet (10') of the build-to-line or as approved by the Planning Commission. A build-to-line is defined as the line at which construction of a building façade is to occur on a lot, running parallel to the front property line, and ensuring a uniform (or more or less even) building façade line on the street.

We find that the front of the property line faces the façade of the building, and therefore meets these minimum requirements as stated above.

F. Landscaping along the street shall comply with this chapter and Chapter 19.50.

We find that the landscaping as shown in the landscaping plan complies with landscaping standards as stated in Chapter 19.50 of the Copperton Municipal Code.

G. Signage for commercial or office uses shall be limited to signs on the building(s) that comply with Chapter 19.52.

It appears that the applicant has no indicated plans of placing a sign on the proposed mixed-use PUD. Currently, there are three existing signs around the existing structure: an "Entrance Only" sign, an "Exit Only" sign, and a concrete monument sign that faces the front of the existing structure to the west.

PLANNING STAFF RECOMMENDATION

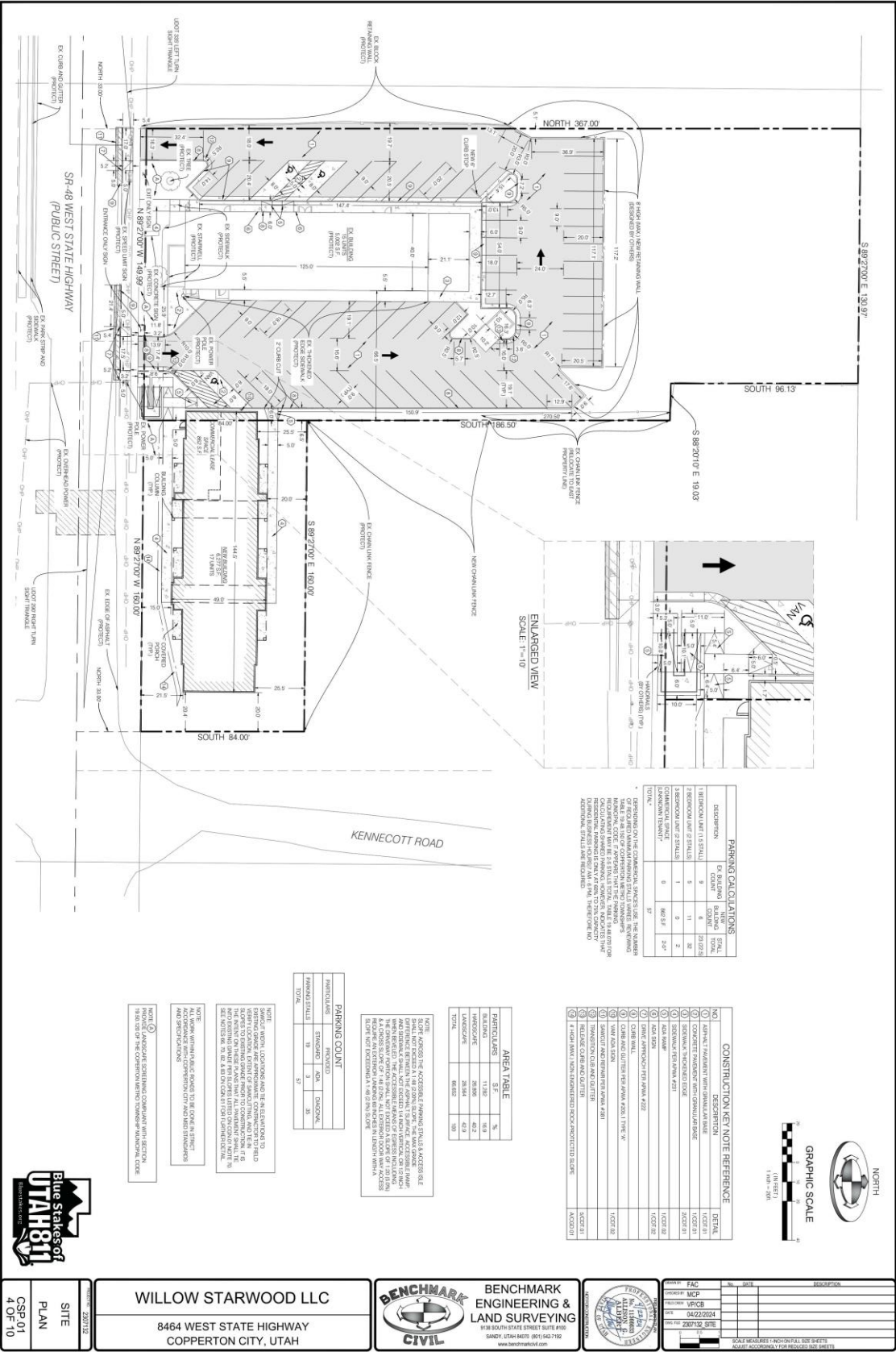
The planning staff recommends approval of the proposed mixed-use planned unit development subject to the following conditions:

1. Final plans and construction drawings shall be consistent with all of the requirements for mixed-use planned unit developments as stated in the cited chapters and sections of the Copperton Municipal Code, including setbacks, landscaping standards, off-street parking requirements, and structural design and height requirements.
2. The first floor residential units in the proposed new building shall be flex spaces, which will allow for the residential units to be converted into commercial spaces.

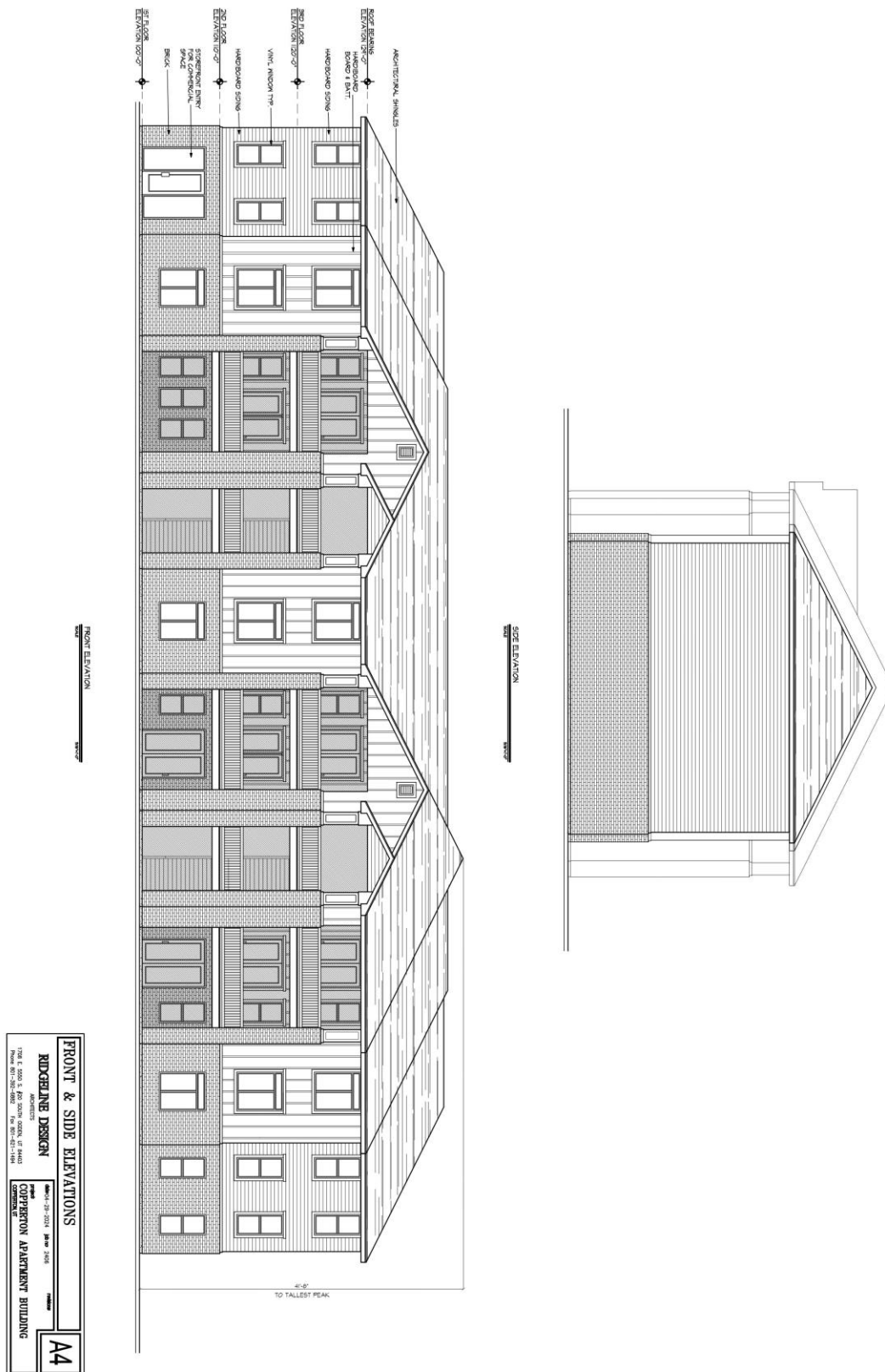
Attachments:

Site Plan
Elevation
Landscaping Plan
Agency Review Comments

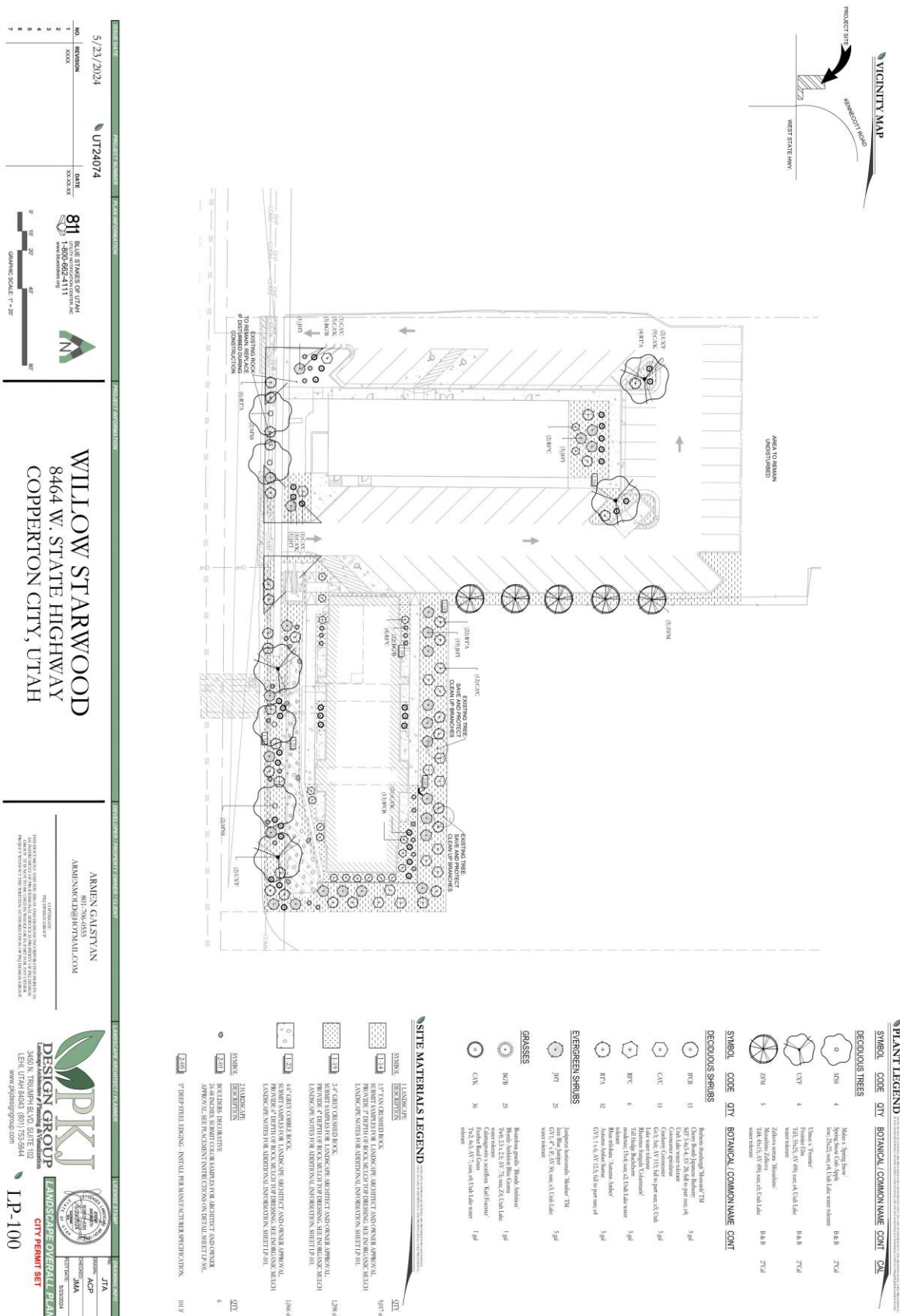
Site Plan



Elevations



Landscaping Plan



Agency Review Comments



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Planning Comments

Reviewer Name: **Gordon Bennett**
Phone Number: **385-468-8714**
Email Address: **gbennett@msd.utah.gov**
Date of Review: **8/28/2024**

Comments on Conceptual Plans:

On the southeast corner of the parking lot which I have marked with the red square, does that intend on being part of the handicapped parking spot to the south of it? The minimum width required for regular parking stalls is 9 feet.

Please consider making the residential units of the first level of the PUD into "flex spaces", which would allow for the residential units to be easily converted into commercial uses.

For the technical review, please show the front signage, including the elevation, width, length, and square footage.

Comments and Items for Technical Review:



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

☒ Plans are Conceptually O.K.

☐ Revisions Required

☐ Additional Items Required

Agency Review Comment Sheet

Application #: 001214

Geology Comments

Reviewer Name: Jefferson Thomson

Phone Number: 385-468-6614

Email Address: jethomson@slco.org

Date of Review: 8/26/2024

Comments on Conceptual Plans:

Footing and foundation excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms or rebar.

Comments and Items for Technical Review:

Same As Above

**Planning and Development Services**

2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

☐ Revisions Required☐ Additional Items Required**Agency Review Comment Sheet**

Application #: 001214

Urban Hydrology Comments

Reviewer Name: Jefferson Thomson

Phone Number: 385-468-6614

Email Address: jethomson@slco.org

Date of Review: 8/26/2024

Comments on Conceptual Plans:

1. The drainage calculations appear to assume that the existing runoff is being properly detained and/or that "pre-development" is defined as conditions prior to the current development only. Both of these assumptions are incorrect and both the design and calculations need to be revised. See Sheet CGD.01 for more detailed comments.
2. How is storm water quality being addressed before storm water enters the proposed detention basin?
3. Suggest using Low Impact Development BMPs to manage storm water
4. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
5. How is added storm water from the roof drains being directed? Where are the roof drain outlet(s) located?
6. See Sheet CGD.01 for additional comments.

Comments and Items for Technical Review:

1. Geographic Information Systems (GIS) data is due prior to final approval. After drawings are approved please submit GIS data for review and approval (Section 17.20.150.A.2 & 17.20.540.A.2). Contact Azahara Bayon at ABayon@slco.org or 385-468-6600 regarding data type and format.
2. Provide an engineer's estimate of all public and private, storm drain and transportation improvements for bond estimate after plans are finalized.

Items required for final approval:

1. Sign Urban Hydrology Agreement (forthcoming in an email to applicant) and return original copy to Jefferson Thomson.
2. Pay Engineering Fees
3. Submit 2 copies 24x36 plan drawings with Engineer's stamp and electronic copy
4. Post bond for project



Planning and Development Services

2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Grading Comments

Reviewer Name: Alex Rudowski

Phone Number: 385.468.6681

Email Address: arudowski@msd.utah.gov

Date of Review: 08/20/2024

Comments on Conceptual Plans:

1. Inlet protection is shown on legend of erosion control plan, but they are not annotated on the plan
2. The toe of all graded slopes must be setback a minimum of 2' from the property line
3. Sections of rockery wall appear to hold surcharge. This requires a separate permit.
4. Show where overflow will occur after retention basin capacity is exceeded

Comments and Items for Technical Review:

- Geotech report is required. The report should include recommendations for the proposed retaining wall
- Additional requirements at time of building permit



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Surveyor Comments

Reviewer Name: **Cameron Lister**
Phone Number: **385-468-8251**
Email Address: **clister@saltlakecounty.gov**
Date of Review: **8/29/2024**

Comments on Conceptual Plans:

Conceptual plans are OK. I am checking in our office to see if the ALTA survey that is attached was ever filed in our office. If not, the ALTA survey needs to be filed in our office.

I found the filed survey in our office. We have it marked as PENDING because the description of a found monument doesn't match the description we have of record. Surveyor needs to correct the description of the found monument and submit a revised survey.

Comments and Items for Technical Review:

**Planning and Development Services**

2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

☐ Revisions Required☐ Additional Items Required**Agency Review Comment Sheet**

Application #: 001214

Traffic Comments

Reviewer Name: Jefferson Thomson
Phone Number: 385-468-6614
Email Address: jethomson@slco.org
Date of Review: 8/26/2024

Comments on Conceptual Plans:

1. Provide a Traffic Impact Study for review, which meets the requirements of the "Traffic Impact Study (TIS) Minimum Requirements for Submittal to Salt Lake County" document. Contact Jefferson Thomson with any questions.
2. Per Section 19.46.120 of Copperton's ordinance: "The minimum requirements for public improvements shall be a combination of standards set forth in Title 14 Highways, Sidewalks, and Public Places and applicable standards set forth in this Title or adopted in the municipality's Master Transportation Plan." Per Copperton (SLCo) Standard Plan #110, curb, gutter, and sidewalk is required along all public roadways, please show these required improvements on the plans along the entire subject property's frontage (SR-48 West State Highway).
3. Ensure that the proposed improvements and modifications within the West State Highway are in compliance with UDOT requirements.
4. Additional street lighting is required along SR-48 West State Highway, please provide an additional street light on the existing pole located near the existing property boundary between the two subject parcels and show this on the plan(s).
5. See Sheets CSP.01 and CGD.01 for additional comments.

Comments and Items for Technical Review:

All roadway improvements, private and public, must comply with Copperton standards. (See Copperton Ordinance Chapter 14.12 and Salt Lake County Standard Plans for Public Works Construction). A performance bond is required for all improvements. A right-of-way excavation permit is required for all cuts into roadway for utility connections or for any other purpose.



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Unified Fire Authority Comments

Reviewer Name:

Phone Number:

Email Address:

Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments

Reviewer Name: Brad Johnson

Phone Number: 385-468-3898

Email Address: bradjohnson@saltlakecounty.gov

Date of Review: 8/20/2024

Comments on Conceptual Plans:

Concept OK. Water and Sewer availability letters are required.

Comments and Items for Technical Review:



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Building Comments

Reviewer Name: **Lori Jessop**
Phone Number: **385-468-6705**
Email Address: **ljessop@msd.utah.gov**
Date of Review: **8/16/24**

Comments on Conceptual Plans:

Plan review for code compliance will not be completed at this time. At the time of building permit application, please provide the following:
Fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines.
Plans that show compliance with current building code requirements. Plans must clearly show all fire-resistance rated assemblies and each applicable listing on the plans.
Designate on the plans which units are Type A and Type B dwelling units.
The geotechnical report for this site with each building permit application.
Survey certificates will be required to be provided at the footing inspection for buildings located 6' or less from a property line or 12' or less from another building.
Separate permits are required for any retaining walls.
Separate permits are required for fences over 7 feet tall.

Comments and Items for Technical Review:



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

PER2024-001214 - Bennett -
Copperview

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Public Utility Comments

Reviewer Name: **Nikole Bench**

Phone Number: **801-483-6735**

Email Address: **nikole.bench@slc.gov**

Date of Review: **9/3/24**

Comments on Conceptual Plans:

The property is not located within the Salt Lake City Watershed area. It is recommended that stream setbacks required by FCOZ, Flood Control and Health Department be required.

Comments and Items for Technical Review:



Planning and Development Services
2001 S State Street N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700
www.msd.utah.gov

Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Addressing
Other Comments

Reviewer Name: **Marie Schleicher**
Phone Number: **385-468-6684**
Email Address: **maschleicher@msd.utah.gov**
Date of Review: **08/19/2024**

Comments on Conceptual Plans:

Please include updated addresses for the commercial space and the residential units (inc. table below and labels on Copperton APT SET file). The address will change from the duplicated 8464 W STATE HWY to 8462 W STATE HWY. Please markup location of main residence entrance(s) on either document.

Address	Space	Unit Type	Full Address
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 101
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 102
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 103
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 104
8462 W STATE HWY	Commercial	Commercial	8462 W STATE HWY 105
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 106
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 201
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 202
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 203
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 204
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 205
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 206
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 301
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 302
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 303
8462 W STATE HWY	Residential	1 bedroom	8462 W STATE HWY 304
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 305
8462 W STATE HWY	Residential	2 bedroom	8462 W STATE HWY 306

Comments and Items for Technical Review: