



Planning and Development Services

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MEETING MINUTE SUMMARY COPPERTON PLANNING COMMISSION MEETING Tuesday, September 10, 2024 6:00 p.m.

****Meeting minutes approved on November 19, 2024****

Approximate meeting length: 1 hour 21 minutes

Number of public in attendance: 19

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
Apollo Pazell (Chair)	x	x	
Ryan Taylor	x	x	
Joel Breinholt (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Gordon Bennett	x	x
Curtis Woodward	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:06 p.m.

1) Election of Chair and Vice Chair 2024. (Motion/Voting)

Election of Chair for 2024

Motion: To nominate Commissioner Pazell as Chair for 2024, Commissioner Pazell accepted that nomination.

Motion by: Commissioner Taylor

2nd by: Commissioner Breinholt

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2024

Motion: To nominate Commissioner Breinholt as Vice Chair for 2024, Commissioner Breinholt accepted that nomination.

Motion by: Commissioner Pazell

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

2) Approval of the June 13, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the June, 2023 Planning Commissioner Meeting Minutes as presented.

Motion by: Commissioner Taylor

2nd by: Commissioner Pazell

Vote: Commissioners voted unanimous in favor

- 3) Discussion only - Changing the zoning for the old school property and changing the mixed-use zone.

Mr. Woodward said two things being discussed to change the zone on the large piece of property and the other is a text amendment to the mixed-use zone. Two ways we see these applications initiated, one is through an applicant applying, second, when the Council directs staff to pursue this, and things need to change. As a planning commission, would come as a public hearing. If there are thoughts and would like to have changes initiated, could be discussed at the business meeting and becomes an overall vote. Council would vote to potentially rezone or change the code. Not without precedence, have seen the community request a rezone. Commissioner Pazell said time is of the essence due to the application tonight. May forward a request that there has been a discussion. The community has addressed the residential space and is wise to rezone to a commercial for now. Happy to come up with a consensus and bring back. Commissioners and staff had a brief discussion regarding mixed use and commercial. Figure out what the community wants and request the council to change, have workshops and what the specific changes are. Councilperson is working on annexations and believes there would be new land coming in. Mr. Woodward advised the MSD has brought on an Economic Development Manager and will ask for data in terms of analysis. Ms. Stitzer said she is working with Daniel regarding the Rio Tinto property.

- 4) Other Business Items (as needed)

Commissioner Taylor publicly resigned his position on the planning commission following this meeting.

LAND USE APPLICATION(S)

Hearings began at – 6:23 p.m.

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)

Greater Salt Lake Municipal Services District Planner Gordon Bennett provided an analysis of the staff report.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Engineer and Surveyor

Name: Dale Bennett

Address:

Comments: Mr. Bennett said working with the owner with elevations and utilities, will be a beautiful project for the community.

Speaker # 2: Owner

Name: Armen Galstyan

Address: 8980 Melpury Circle

Comments: Mr. Galstyan said he is trying to give everyone what they want for commercial but doesn't know yet. Make a nice project.

Commissioner Breinholt opened the public hearing portion.

Speaker # 3: Citizen

Name: Lorri Snarr

Address: 8784 West Park Street

Comments: Ms. Snarr said she is multi-generational here. Hesitation is what is it going to be and is it going to be as it is now. Has been a problem for a while now. Wants to keep Copperton small. Need more questions answered and talking to the residents.

Speaker # 4: Citizen

Name: Wyatt Shawstead

Address: 10318 Southfork Road

Comments: Mr. Shawstead said lived there along time. Apartments are an eye sore and take more than 50% of emergency services. Low-income housing and church drives people down to go to work and new people are moving in all the time. Homeless people coming into town and state subsidized. Town Council will provide reports this complex is the biggest concern. No services for low-income. Need upstanding residents.

Mr. Galstyan said he is remodeling inside and out. Last two years have had changes. He said most everyone living in his apartments are girls.

Speaker # 5: Citizen

Name: Justin Whitmore

Address: 10346 South Apex Road

Comments: Mr. Whitmore said there is a little boy walking around the park, and he had to call the cops to pick him up. Seconds Wyatt's opinion.

Speaker # 6: Citizen

Name: DJ Schafer

Address: 10241 South Apex Road

Comments: Ms. Schafer said the apartments for the 20 plus years lived here and applauds anyone trying to clean it up and needs to see progress. Took video of two men dumpster diving and trashes can't keep up. Camper parked out there and the congregation outside of the apartments. Not to say kids don't wander but parents need to be aware. Community behind cleaning up in increments.

Speaker # 7: Citizen

Name: Rachel Homer

Address: 8620 Equinox Circle

Comments: Ms. Homer said would agree with the citizens. There needs to be clean up of what's going on now. If its explaining, how do we keep up with the owner since he doesn't know who his tenants are. Was at a meeting with riot into and one water board member told her there isn't enough water to build a pool or no more than three to five single family dwellings in that section. Now were adding units, doesn't understand how there is enough water.

Speaker # 8: Citizen

Name: Ron and Kris Johnson

Address: 8842 West Hillcrest

Comments: Mr. Johnson said he thinks what he is doing is great. Brought a little hope the mess would change. More than 50% of emergency services goes to the apartment building. A lot of drug use. A solution would be to proceed with the property they have. Finish what you started and show the community behavior and clientele that do belong in this community.

Commissioner Breinholt closed the public hearing portion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding dumpsters and clarification, sufficient parking, economic benefits, and no conflicts with the zone.

Motion: To approve application #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 with staff recommendations.

Motion by: Commissioner Taylor

2nd by: Commissioner Breinholt

Vote: Commissioners voted unanimous in favor

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)

Greater Salt Lake Municipal Services District Attorney, Jay Springer provided an analysis of the Title 18 amendments.

Commissioner Breinholt opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Gay Ann Cloward

Address: 10367 Apex Road

Comments: Ms. Cloward said she is a caretaker over at the park and two weeks ago with cement filled and garbage will not pick them up. Said he would take care of it and left by the bathroom. The other he has divided between five garbage cans. Advised to call the police or contact Wasatch Waste.

Commissioner Breinholt closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2024-0001253 proposed amendments to the Copperton Subdivision Ordinance, Title 18 of the Copperton Municipal Code, to comply with 2024 Utah Legislative Mandates for approval to the Copperton Council, including clean up and non-substantive changes.

Motion by: Commissioner Taylor

2nd by: Commissioner Pazell

Vote: Commissioners voted unanimous in favor

Commissioner Taylor adjourned.

MEETING ADJOURNED

Time Adjourned – 7:27 p.m.