



Planning and Development Services

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MEETING MINUTE SUMMARY COPPERTON PLANNING COMMISSION MEETING Tuesday, November 19, 2024 6:00 p.m.

****Meeting minutes approved on May 13, 2025****

Approximate meeting length: 41 minutes

Number of public in attendance: 6

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Pazell

***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	
Joel Breinholt (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Bianca Paulina	x	x
Daniel Torres	x	x
Brian Tucker	x	x
Clayton Preece	x	x

BUSINESS MEETING

Meeting began at – 6:03 p.m.

- 1) Approval of the September 10, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To table the September 10, 2024 Planning Commissioner Meeting Minutes to the December 9th meeting.
Motion by: Commissioner Breinholt
2nd by: Commissioner Pazell
Vote: Commissioners voted unanimous in favor
- 2) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:06 p.m.

OAM2024-001298 - Consideration of an ordinance amending the setback requirements other location provisions for accessory structures in residential zones. **Planner:** Brian Tucker (Discussion/Motion)

Commissioner Pazell provided the red line with change proposals to the ordinances.

Commissioner Pazell opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Tessa Stitzer

Address: 8659 West State Highway

Comments: Ms. Stitzer said Copperton is a neighborhood and a town. When types of businesses are restricted, the homes are all different and lots are different sizes. The planning board and staff are aware this is unique, solely relying on retail and business. Limits when you can only use a garage as a garage. Setbacks with hundreds of detached structures that have been there a long time. Not a great way to say everyone is out of compliance, but for them to do what they need to do. Her shed is behind a six-foot fence, how is her building going to hurt pedestrians and she already talked to fire. There are inspectors that look at the buildings to determine if this is safe. To start now, to stay this is inappropriate and the community needs to decide what they want here.

Commissioner Pazell asked the public to raise their hands if they were for these changes, and then opposed, as there was no one else wanting to speak.

Commissioner Pazell closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding the redline changes on the ordinance amendments to the setback requirement.

Accessory Structure Development Standards - Six foot or three-foot distance from the dwelling, side yard and front yard setback eliminates, corner lot building height, accessory buildings in rear yard and site triangle, storm drainage and impervious coverage.

Home Occupations – Retail and living in your business, welding, manufacturing, and assembly, appointment only and group lessons, signage, and map for interior and accessory structures.

Motion: To recommend file #OAM2024-001298 Consideration of an ordinance amending the setback requirements other location provisions for accessory structures in residential zones to the Copperton Town Council for approval. All other discussion items are tabled to the December 9th planning commission meeting.

Motion by: Commissioner Breinholt

2nd by: Commissioner Pazell

Vote: Commissioners voted unanimously in favor

MEETING ADJOURNED

Time Adjourned – 6:44 p.m.