



NOTICE OF PUBLIC HEARING

COPPERTON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN Pursuant to Utah Code Title 10, Chapter 20, Section 205, that the Copperton Planning Commission (the “Commission”) will hold a public hearing on December 3, 2025, beginning at 6:00 PM at 8725 West Hillcrest Street, Copperton, 84006. The purpose of the hearing is to receive public comments regarding:

- **OAM2025-001539** - Consideration of an ordinance enacting Section 15.08.011 of the Copperton Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code and to adopt an official wildland-urban interface map for the Town of Copperton to comply with H.B. 48. **Planner:** MSD Planning (Discussion/Recommendation)
- **OAM2025-001540** - Consideration of an ordinance amending Title 18 Subdivisions and Title 19 Zoning to: eliminate reclamation bond requirements; bring performance and warranty bond procedures, and final disposition and release requirements into compliance with recent legislation; eliminate fees in lieu of the installation of subdivision improvements; eliminate the requirement for any entity to sign construction plans if that entity cannot be required to sign a final plat under Utah Code; eliminate language allowing the City to withhold permits or occupancy for the failure to install private landscaping; clarify the lot sizes for internal ADU's, attached ADU's, detached ADU's and clarifying the number of occupants allowed in an ADU; clarify that animal rights are only available to lots with at least 20,000 square feet; amending the side and rear setbacks for buildings in Manufacturing zones; and adopting additional definitions to help the public and staff interpret the subdivision and zoning ordinances. **Planner:** Brian Tucker (Discussion/Recommendation)

If members of the public wish to comment but cannot attend the meeting, comments may be sent to Wendy Gurr (WGurr@msd.utah.gov). Prior to opening the public hearing, the Planning Commission will hear a presentation from staff regarding the ordinance amendments.

The Planning Commission will act on the proposed public hearing items after taking comments from the public during the public hearing. The public is also invited to review and inspect the proposed change at <https://www.utah.gov/pmn/index.html>.

You may also submit written comments prior to the public hearing by contacting Wendy Gurr at wgurr@msd.utah.gov or (385) 391-8268. Individuals needing special accommodation (including ancillary communicative aids and services) during this public hearing should contact Ms. Gurr three days before the public hearing.