



**Planning and Development Services**  
860 Levoy Drive, Suite 300 • Taylorsville, UT 84123  
Phone: (385) 910-5600

**MEETING MINUTE SUMMARY**  
**COPPERTON PLANNING COMMISSION MEETING**  
**Tuesday, May 13, 2025, 6:00 p.m.**

**\*\*Meeting minutes approved on December 3, 2025\*\***

**Approximate meeting length:** 39 minutes

**Number of public in attendance:** 1

**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	
Jonathan Pratt	x	x	
Joel Breinholt (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Tamaran Woodland	x	x
Nathan Bracken	x	x

**BUSINESS MEETING**

**Meeting began at – 6:02 p.m.**

- 1) Election of Chair and Vice Chair 2025. (Motion/Voting)

Election of Chair for 2025

**Motion:** To nominate Commissioner Pazell as Chair for 2025, Commissioner Pazell accepted that nomination.

**Motion by:** Commissioner Breinholt

**2<sup>nd</sup> by:** Commissioner Pratt

**Vote:** Commissioners voted unanimously in favor

Election of Vice Chair for 2025

**Motion:** To nominate Commissioner Breinholt as Vice Chair for 2025, Commissioner Breinholt accepted that nomination.

**Motion by:** Commissioner Pratt

**2<sup>nd</sup> by:** Commissioner Pazell

**Vote:** Commissioners voted unanimously in favor

- 2) 2025 Planning Commission Meeting Schedule. (Discussion)

*Commissioners will obtain availability from staff and counsel. Will meet the next meeting on Wednesday, June 4<sup>th</sup>.*

- 3) Approval of November 19, 2024, Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve November 19, 2024, Planning Commissioner Meeting Minutes as presented.

**Motion by:** Commissioner Pratt

**2<sup>nd</sup> by:** Commissioner Breinholt

**Vote:** Commissioners voted unanimously in favor

4) Other Business Items (as needed)

*Mr. Bracken provided Commissioner Pazell with rules of order examples for a more established coordination process. After each legislative session, updating the code, right size zoning. A week before each planning commission meeting, we could have a pre-meeting with the chair to educate him on upcoming matters. Annual training reminder. Will be bringing legislative changes and potential rezones. Annexation policy plan being worked out.*

*Commissioner Breinholt motioned to close the business meeting, Commissioner Pazell seconded that motion.*

**PUBLIC HEARING(S)**

**Hearings began at – 6:15 p.m.**

**OAM2025-001372** – Consideration of an ordinance adopting Copperton Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Engineering Manager Tamaran Woodland provided an analysis of the Engineering standard amendments.*

*Commissioners, staff, and counsel had a brief discussion regarding the mill and grading, and driveway length.*

*No one from the public is present to speak.*

**Motion:** To recommend file #OAM2025-001372 Consideration of an ordinance adopting Copperton Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document for approval to the Copperton Council.

**Motion by:** Commissioner Breinholt

**2<sup>nd</sup> by:** Commissioner Pazell

**Vote:** Commissioners voted unanimously in favor

**OAM2025-001375** – Consideration of a resolution amending Copperton’s land use fee schedule. **Presenter:** Brian Hartsell (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Counsel Nathan Bracken provided an analysis of the land use fee schedule amendments.*

*No one from the public is present to speak.*

**Motion:** To recommend file #OAM2025-001375 Consideration of a resolution amending Copperton's land use fee schedule for denial to the Copperton Council.

**Motion by:** Commissioner Pazell

**2<sup>nd</sup> by:** Commissioner Breinholt

**Vote:** Commissioners voted unanimously in favor

**OAM2025-001376** – Consideration of an ordinance amending Title 19 of the Copperton Municipal Code to clarify when infrastructure and public improvements must be installed by a developer subject to the limitations on exactions in Utah Code. **Planner:** Brian Tucker (Discussion/Recommendation)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Title 19 amendments.*

*Commissioners and staff had a brief discussion regarding access on a limited access road. Gutter, storm drain, and contractor.*

*No one from the public is present to speak.*

**Motion:** To recommend file #OAM2025-001376 Consideration of an ordinance amending Title 19 of the Copperton Municipal Code to clarify when infrastructure and public improvements must be installed by a developer subject to the limitations on exactions in Utah Code for approval to the Copperton Council.

**Motion by:** Commissioner Breinholt

**2<sup>nd</sup> by:** Commissioner Pazell

**Vote:** Commissioners voted unanimously in favor

### **MEETING ADJOURNED**

**Time Adjourned – 6:41 p.m.**