



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Copperton Planning Commission

Public Meeting Agenda

Wednesday, June 3, 2026, 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 2026. (Motion/Voting)
- 2) 2026 Planning Commission Meeting Schedule. (Discussion)
- 3) Approval of December 3, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items (as needed)

PUBLIC HEARING(S)

OAM2026-001628 – A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Copperton zoning ordinance to limit the exemptions for single-family dwellings in harmony with the original intent of the adopted ordinance. **Planner:** Brian Tucker (Discussion/Recommendation)

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

860 W Levoy Drive • Taylorsville, UT 84126

Phone: (385) 391-8268

Copperton Planning Commission 2026 Regular Meeting Schedule

Meeting Place: Bingham Canyon Lions Club – 8725 West Hillcrest Street
Time: 6:00PM *Unless otherwise posted*

The Public is Welcome to Attend

Wednesday January 7, 2026

Wednesday February 4, 2026

Wednesday March 4, 2026

Wednesday April 1, 2026

Wednesday May 6, 2026

Wednesday June 3, 2026

Wednesday July 1, 2026

Wednesday August 5, 2026

Wednesday September 2, 2026

Wednesday October 7, 2026

Wednesday November 4, 2026

Wednesday December 2, 2026

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268. TTY USERS SHOULD CALL 711.

The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.



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MEETING MINUTE SUMMARY
COPPERTON PLANNING COMMISSION MEETING
Wednesday, December 3, 2025, 6:00 p.m.

Approximate meeting length: 42 minutes
Number of public in attendance: 2
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
Claire Gillmor	x	x

BUSINESS MEETING

Meeting began at – 6:00 p.m.

- 1) 2026 Planning Commission Meeting Schedule. (Discussion)

Discussed the 2026 Planning Commission Meeting Schedule. Commissioners will review and vote at the January meeting.

- 2) Approval of May 13, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve May 13, 2025, Planning Commissioner Meeting Minutes as presented.

Motion by: Commissioner Breinholt

2nd by: Commissioner Pratt

Vote: Commissioners voted unanimously in favor

- 3) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:02 p.m.

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)

Greater Salt Lake Municipal Services District Planning Manager, Brian Tucker provided an analysis of the H.B. 48, Section 15.08.011 enactment.

Commissioners, counsel, and staff had a brief discussion regarding insurance policy cancellation and difficulty finding insurance, map accuracy questionable, benefit of accepting the map, and current WUI Code used by the state.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Randy Johnson

Address: 8735 West State Highway

Comments: Mr. Johnson said a few people were cancelled by their insurance companies, because the insurance company thought the risk was high. Nothing formal that the insurance companies were using before.

Speaker # 2: Citizen

Name: Kevin Severson

Address: 10162 South Solstice View Drive

Comments: Mr. Severson confirmed this is a recommendation to the Council.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding centralized control, data and information inaccuracy.

Motion: To recommend file #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 for denial to the Copperton Council.

Motion by: Commissioner Breinholt

2nd by: Commissioner Pratt

Vote: Commissioners voted unanimously in favor

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)

Greater Salt Lake Municipal Services District Planning Manager, Brian Tucker provided an analysis of the H.B. 368, Title 18 Subdivisions and Title 19 Zoning amendments.

Commissioners, counsel, and staff had a brief discussion regarding water master consideration; how effective bond requirements are regarding reclamation bonds.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Kevin Severson

Address: 10162 South Solstice View Drive

Comments: Mr. Severson said this is ludicrous. shouldn't be mandated and doesn't agree with the state.

Speaker # 2: Citizen

Name: Randy Johnson

Address: 8735 West State Highway

Comments: Mr. Johnson said it's like the horse following the wagon. Opportunity for insurance companies to have a broader range than now.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #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 for denial to the Copperton Council.

Motion by: Commissioner Pazell

2nd by: Commissioner Pratt

Vote: Commissioners voted unanimously in favor

Commissioner Pratt adjourned.

MEETING ADJOURNED

Time Adjourned – 6:42 p.m.



Ordinance Amendment

Meeting Body:

Planning Commission

Meeting Date:

June 3, 2026

File Number & Project Type:

OAM2026-001628

Amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single and two family dwellings.

Planner: Curtis Woodward

Key Findings:

1. The original intent of 19.50.020 was to require a minimum landscape requirement for homes.
2. Generally applicable regulations were added to Chapter 19.50 that should also apply to single and two family dwelling lots.

Staff Recommendation:

Staff is asking for a positive recommendation to the Council.

Exhibits:

Proposed ordinance

PROJECT DESCRIPTION

This ordinance amendment clarifies that new single- and two- family dwellings constructed in Copperton are required to comply with basic front yard landscaping requirements but are exempt from the irrigation zone/water budget standards and the landscape design standards. The ordinance also clarifies that they are not exempt from landscape maintenance ordinances, including weed abatement and tree trimming within or adjacent to the public right of way.

ISSUES/CONCERNS**Issue:**

The original intent of 19.50.020.D was to limit the landscaping installation requirement for new single- and two- family dwellings to basic landscaping in front yards and street-facing side yards as set forth in 19.50.040.C of the code. However, other sections of Chapter 19.50 address issues of ongoing yard maintenance, including weed abatement and keeping trees trimmed away from sidewalks and streets.

Analysis:

The proposed amendment is intended to clarify the requirements that apply minimum requirements for landscaping at the time of new home construction, while also holding property owners responsible for cutting down/removing weeds and keeping trees trimmed as to not interfere with sidewalk or roadway use.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16-2 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.
The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

To date, no public input has been received regarding this proposed amendment.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The proposed amendment is in harmony with the original intent of the adopted ordinance, while removing any ambiguity as to whether ongoing maintenance provisions are applicable to existing properties.

Recommendation:

Staff recommends approval as drafted.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Copperton code. **Staff Recommendation**
2. **Approval with changes:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Copperton code with the following changes:
 - a. ...
 - b. ...

3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the Copperton zoning ordinance, the planning commission recommends denial of application OAM2026-001628 to amend Title 19 of the Copperton code.

ORDINANCE 2026-____

Ordinance No. _____

Date: _____

AN ORDINANCE OF THE COPPERTON COUNCIL AMENDING SECTION 19.50.020 OF THE ZONING ORDINANCE TO CLARIFY THE EXEMPTIONS FROM LANDSCAPING REQUIREMENTS THAT APPLY TO SINGLE AND TWO FAMILY DWELLINGS NOT WITHIN A PLANNED UNIT DEVELOPMENT OR PLANNED COMMUNITY

RECITALS

WHEREAS, the Town of Copperton is a municipality and has authority to adopt land use regulations pursuant to Utah Code § 10-20-101 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Chapter 20, Utah Code; and

WHEREAS, the Council deems it necessary to amend its land use ordinances to clarify that single and two family dwellings are subject to minimum front yard landscaping requirements but are exempt from irrigation system and detailed landscape design requirements, and for the protection and preservation of the public health, safety and general welfare;

WHEREAS, the Copperton Planning Commission held a public hearing on June 3, 2026 to consider amending 19.50.020.D to clarify the single and two family dwelling exemptions to landscaping requirements in accordance with Utah Code §§ 10-20-302 and 10-20-503; and

WHEREAS, the Planning Commission has recommended that the Council (approve/deny) the ordinance amendment as drafted.

BE IT ORDAINED BY THE COPPERTON COUNCIL as follows:

1. Section 19.50.020 is hereby amended as set forth in Exhibit A.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date. This Ordinance will take effect immediately pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 17th day of June 2026.

COPPERTON COUNCIL

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey	voting	___
Council Member Clayton	voting	___
Council Member McCalmon	voting	___
Council Member Severson	voting	___
Council Member Stitzer	voting	___

(Complete as Applicable)

Date ordinance summary was posted to the Copperton website, the Utah Public Notice website, and in a public place within Copperton per Utah Code §10-3-711: _____

Effective date of ordinance: _____

EXHIBIT A

19.50.020 Scope And Applicability

The standards of this Chapter apply to:

- A. **New Development.** Any new development and/or off-street parking facilities shall comply with the provisions of this Chapter. Existing landscaping must be made to conform to the provisions of this ordinance when landscaping for public agency projects, or private commercial, industrial, or multifamily projects are modified or rehabilitated. Routine maintenance does not qualify as a modification or rehabilitation.
- B. **Building Additions.** Building additions which increase building coverage by twenty percent (20%) or more require the entire property to fully comply with this Chapter. Single and two-family dwellings are subject to this part only if more than fifty percent (50%) of the front and side yard area is disturbed. The Director or designee may grant relief from full compliance based on exemption factors cited in Subsection 19.50.020.G.
- C. **Building Renovations.** Building renovations, whether involving interior or exterior work, do not trigger a requirement for the property to fully comply with this ordinance. However, if such work involves the removal of existing plants, new plants shall be installed that create comparable landscape design value.
- D. **Residential Properties.**
 1. **Single and Two-Family Dwellings.** Single and two-family dwellings, except where located within a planned unit development or master planned community, shall comply with 19.50.050.A(1), but are exempt from [~~all other~~] sections **19.50.030 and 19.50.040** of this Chapter.
 2. **Fewer than Five (5) Units.** Residential properties with fewer than five (5) units shall comply with the provisions of this Chapter for front yards and side yards [~~only~~]. The rear yard is not subject to the requirements of **sections 19.50.030 and 19.50.040 of** this Chapter.
 3. **Five (5) or More Units.** Residential properties or developments with five (5) or more units are subject to all provisions of this Chapter, including rear yards.
- E. **Off-Street Parking Expansions.**
 1. **Fifty Percent (50%) or less.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or less requires that the newly established expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter.
 2. **Fifty Percent (50%) or more.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or more requires that the entire expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter. The pre-existing parking area, while not required to be retroactively brought into compliance with this Chapter's interior parking area landscape requirements, shall be made to conform to exterior/perimeter area landscape standards.
 3. **Repeated Expansions.** Repeated expansions of parking facilities over time are combined in determining whether the fifty percent (50%) threshold has been reached.
- F. **Exemptions.** The provisions of this Chapter do not apply to the following:

1. Exemption for Historic District Contributing Buildings. Properties listed on either the State of Utah or National Historic Registers may be exempt from these regulations, subject to review by the Director or designee.
2. Exemptions from Water Allowance Limitations. Areas dedicated and used for the following specific purposes are exempt from the landscape water allowance limitations of this Chapter:
 1. Sports fields;
 2. Turf areas within public parks;
 3. Golf courses; and
 4. Cemeteries.
3. Limits to Exemptions. Although exempt from landscape water allowance limitations, all other provisions of this Chapter apply. In particular, landscaping shall be provided in the interior and perimeter areas of off-street parking facilities, adjacent to buildings, and along walkways.

SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO.

On June 17, 2026, the Copperton Council enacted Ordinance No. _____, amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single family dwellings not within a planned unit development or planned community.

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey	voting	___
Council Member Clayton	voting	___
Council Member McCalmon	voting	___
Council Member Severson	voting	___
Council Member Stitzer	voting	___

A complete copy of Ordinance No. _____ is available in the office of Copperton Town Clerk, 860 West Levoy Drive, Suite 300, Taylorsville, Utah.