



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Copperton Planning Commission

Public Meeting Agenda

Wednesday, July 1, 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)

OAM2026-001636 - Consideration of a resolution amending Copperton's land use fee schedule.
Presenter: Brian Hartsell (Discussion, Hearing, Action)

OAM2025-001539 - Consideration of amending Section 15.08.011 of the Copperton Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Brian Tucker (Discussion, Hearing, Action)

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, Hearing, Action)

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.



Planning and Development Services
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Phone: (385) 910-5600

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: July 1, 2026

File Number & Project Type:

OAM2026-001636

Adoption of the 2026-2027 fee schedule

Planner: Jeff Miller, Planner II

Key Findings:

- Per Utah Code, planning commission is required as part of the land use fee schedule adoption process.

Staff Recommendation:

Recommendation of approval to the Council

Exhibits:

- A. Explanation Memo
- B. Proposed Fee Schedule

PROJECT DESCRIPTION

Each year, the Council adopts a fee schedule for all fees collected by the MSD in behalf of Copperton, including land use, business license, building permit, code enforcement, and engineering fees. Per Utah Code, fees specific to land use applications must be considered by the planning commission for recommendation prior to the Council taking action to adopt the fee schedule. The adoption of the fee schedule is based on the fiscal budget year (July 1 – June 30).

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review at the public hearing on July 1.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The only change to the “Land Use” application fee section of the fee schedule is to change “Simple Conditional Use Permit” to “Simple Land Use Permit” in the fee table. This is due to the fact that most of the applicable uses on the list are now either permitted uses or are covered under the “temporary uses” chapter of the code.

Recommendation:

Planning staff recommends that the planning commission forward a recommendation for approval to the Council.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.

2. **Approval with changes:** The planning commission recommends approval of the 2026-2027 land use fee schedule with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.



GREATER SALT LAKE Municipal Services District

STAFF REPORT ADDENDUM

Date: June 8, 2026

From: Brian Hartsell, Associate General Manager, MSD

RE: Fee Schedule Update

Issue Summary

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

Last year, after careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, beginning last year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

Fee Schedule Updates

A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC). This is a regular and predictable update to the schedule.
- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150. These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.
- Adding "or violating a stop work order" to "building or grading without a permit" as a reason for a fee to be assessed. Also, changing the base fee to \$1,000 or 200%, which ever is greater. 200% of a very small base fee may not be seen as a deterrent in some cases. Fees are not intended as a revenue generator, but to encourage compliance.



G R E A T E R S A L T L A K E

Municipal Services District

- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.
- Change Simple Conditional Use Permit to “Simple Land Use Permit” since many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Clarification on Stormwater Pollution Prevention Plans (SWPPP) oversight inspections, including impact of seasonal closures.
- Adding parking violation fee updates where applicable
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).
- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code. Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2026 at the earliest or the date of the meeting approved in if later. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.



Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: July 1, 2026

File Number & Project Type:
OAM2025-001539

Amending 15.08.011 of the Copperton Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner: Jeff Miller

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation: Positive recommendation to the Council

Exhibits:

- A. Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Copperton Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 1.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

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 OAM2025-001539 to amend Title 15 of the Copperton code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Copperton code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 15 of the Copperton code as proposed.

COPPERTON TOWN COUNCIL

ORDINANCE NO. 2026-O-XXXX

DATE: July 15, 2026

AN ORDINANCE AMENDING SECTION 15.08.011 OF THE COPPERTON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41

WHEREAS, on December 17, 2025, the Copperton Town Council (“**Council**”) adopted Ordinance 2025-O-07 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-07 enacted Section 15.08.011 of the Copperton Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Copperton Planning Commission held a duly noticed public hearing on July 1, 2026, to consider amending Section 15.08.011 of the Copperton Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Copperton Planning Commission issued a [favorable] recommendation to the Council; and

WHEREAS, after considering the Copperton Planning Commission’s recommendation, the Council desires to amend Section 15.08.011 of the Copperton Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Copperton Town Council:

1. Amendment: Section 15.08.011 of the Copperton Municipal Code is repealed in its entirety and amended to read as follows:

15.08.011 2024 International Wildland-Urban Interface Code

The 2024 International Wildland-Urban Interface Code, along with any amendments, shall apply to those areas within the Town that the Council designates as wildland-urban interface areas in the Town’s official Wildland-Urban Interface Map.

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 Mayor and Staff: The Mayor and 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 shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council
on this ____ day of _____, 2026.

COPPERTON TOWN COUNCIL

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey voting	_____
Council Member Clayton voting	_____
Council Member McCalmon voting	_____
Council Member Pratt voting	_____
Council Member Stitzer voting	_____

(Complete as Applicable)

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

Effective date of ordinance: _____

**SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO. 2026-O-XXXX**

On July 15, 2026, the Copperton Town Council enacted Ordinance No. 2026-O-XXXX, which amends Section 15.08.011 of the Copperton Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

COPPERTON TOWN COUNCIL

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Council Member Bailey voting	_____
Council Member Clayton voting	_____
Council Member McCalmon voting	_____
Council Member Pratt voting	_____
Council Member Stitzer voting	_____

A complete copy of Ordinance No. 2026-O-XXXX is available in the office of the Copperton Town Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.



Ordinance Amendment

Meeting Body:

Planning Commission

Meeting Date:

July 1, 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 15th day of July 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 July 15, 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.