

PATROL ACTIVITY REPORT / AUG 2026 / COPPERTON CITY
(ZONES 21)

	<u>2025</u>	<u>2026</u>											
	A	J	F	M	A	M	J	J	A	S	O	N	D
Total Calls	25	14	15	10	22	22	26	36	11				
Total No Cases (Cleared By)	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
Total Cases (GO)	7	6	2	5	9	8	7	10	3				
Calls Per Officer	8	5	5	3	7	7	9	12	4				
Patrol Allocations	3	3	3	3	3	3	3	3	3				

	A	J	F	M	A	M	J	J	A	S	O	N	D
ARSON													
ASSAULT					1			1					
BURGLARY						1							
BURGLARY ALARM													
CIVIL RIGHTS													
CONSERVATION					1		1						
CRIMES AGNST PER													
DAMAGED PROP													
DRUG COURT													
DRUGS				1				1					
ESCAPE													
EXTORTION													
FAMILY OFFENSE	2	1		2	2								
FORGERY													
FRAUD		1			1	3							
HEALTH/SAFETY													
HOMICIDE													
INV OF PRIVACY								1					
KIDNAP													
LARCENY		1						1					
LIQUOR													
MORALS	1												
OBST JUDICIAL													
OBST POLICE													
PROPERTY CRIME													
PROSTITUTION													
PROACTIVE ENF													
PUBLIC ORDER	1	2		2	1		4	4					
PUBLIC PEACE	1	1	1		3	3			1				
ROBBERY													
ROBBERY ALARM													
RUNAWAY													
SEXUAL ASLT													
SEXUAL EXPLOIT													
SEXUAL OFFENSE	1								1				
STOLEN PROP													
STOLEN VEHICLE													
TRAFFIC	1		1			1	2	2	1				
WEAPON OFFENSE													
BLANK (NO NCIC)													
TOTAL	7	6	2	5	9	8	7	10	3	0	0	0	0

	A	J	F	M	A	M	J	J	A	S	O	N	D
Booking Arrests	N/A	-	-	-	-	-	-	2	-				
Citations	3	1	-	1	-	-	-	2	-				

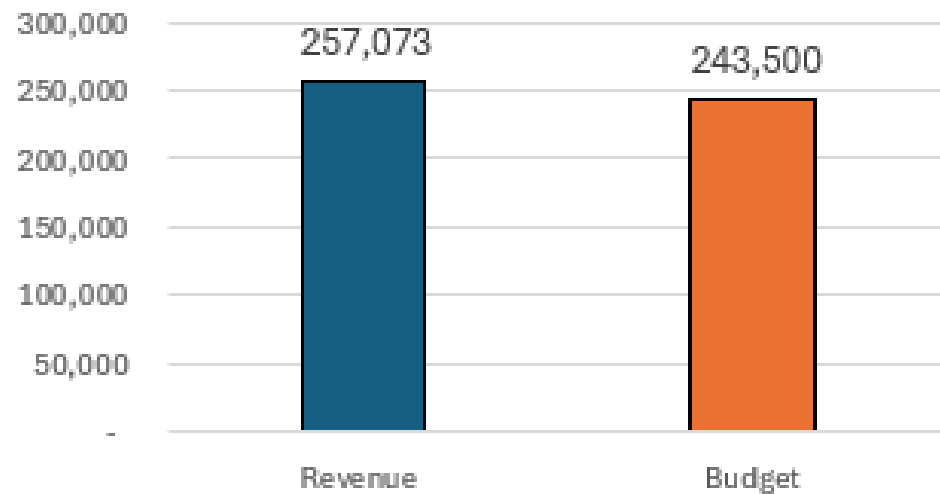
Copperton Finances

Snapshot

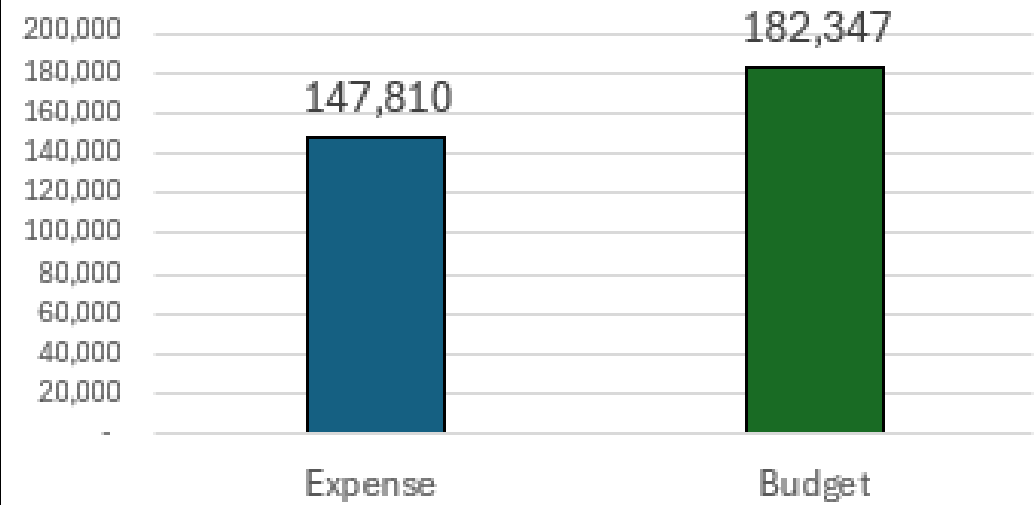
<u>FUNDS</u>	<u>AMOUNT</u>	<u>USE</u>
• Fund 30 (Copperton City Fund)		
• Unassigned Fund Balance	\$ 308,507	Council's Discretion
• Assigned Capital Fund	\$ 176,393	Infrastructure, Capital Projects
• Fund 31 (Cemetery Fund)		
• Unassigned Fund Balance	\$ 127,417	Cemetery Use
• Fund 32 (Beer Tax Fund)		
• Beer Tax Funds	\$ 1,540	Alcohol Prevention/Education
• Fund 35 (City Council Fund, MET)		
• Unassigned Fund Balance	<u>\$ 2,823</u>	Council's Discretion
TOTAL:	\$ 616,680	

Copperton - Financials Q4 June 2026

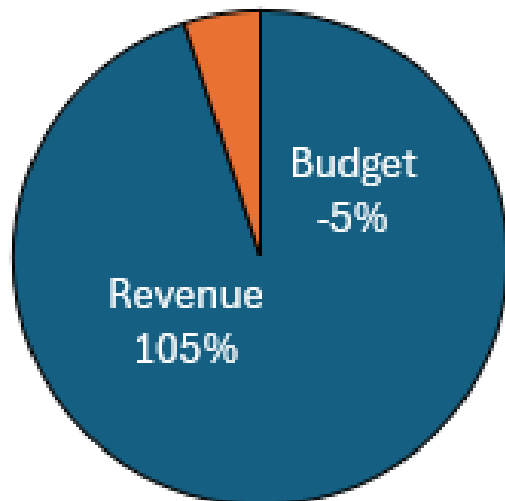
Revenue vs Budget



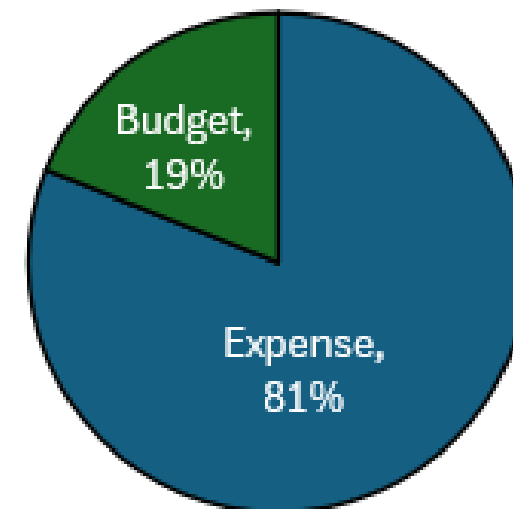
Expenses vs Budget



Revenue vs Budget Remaining

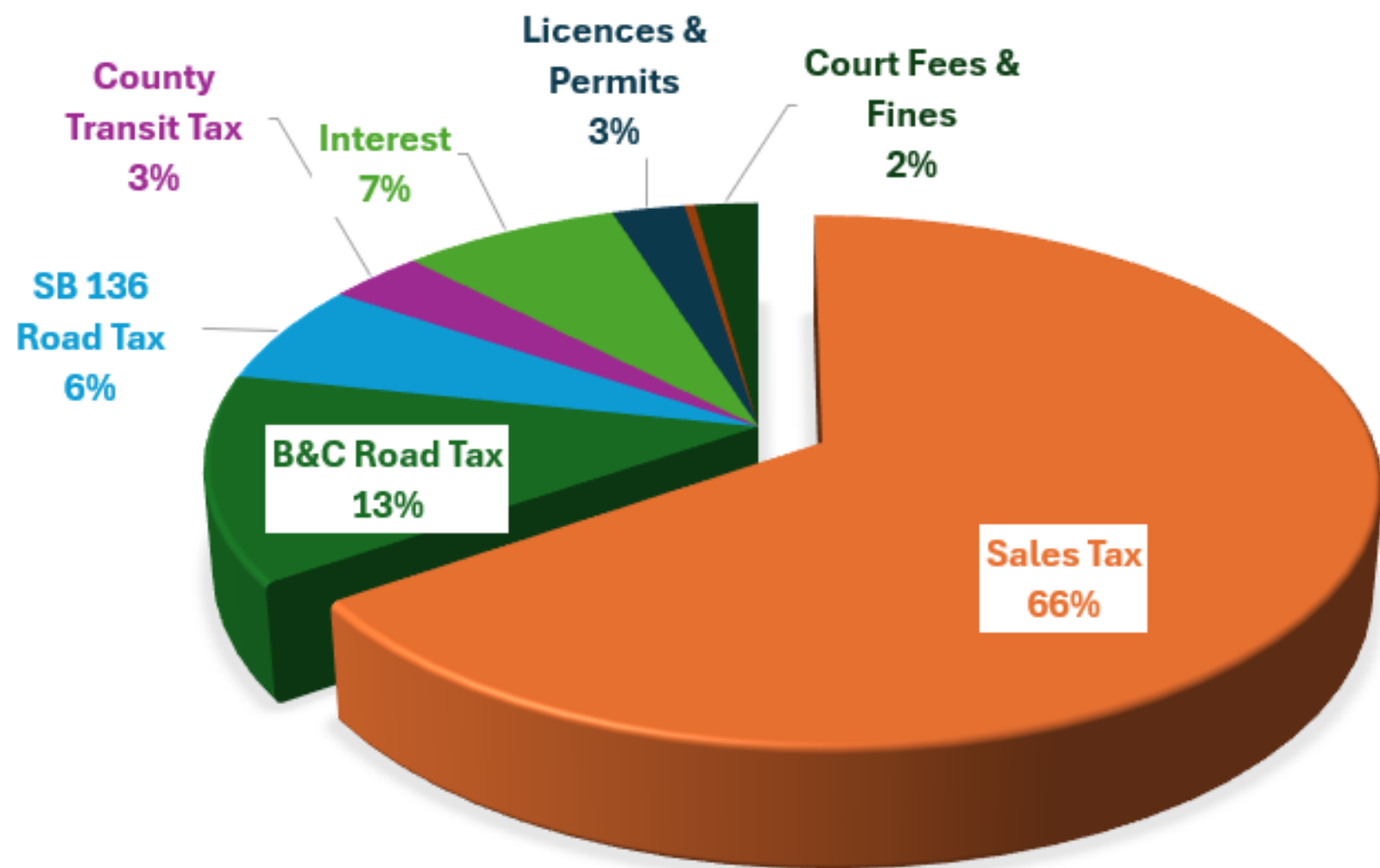


Expense Vs Budget Remaining



Revenues

Sales Tax	168,279
B&C Road Tax	32,903
SB 136 Road Tax	15,972
County Transit Tax	8,352
Interest	18,935
Licences & Permits	6,266
Eng & Planning Fees	925
Court Fees & Fines	5,359
Other	83
Totals:	257,073



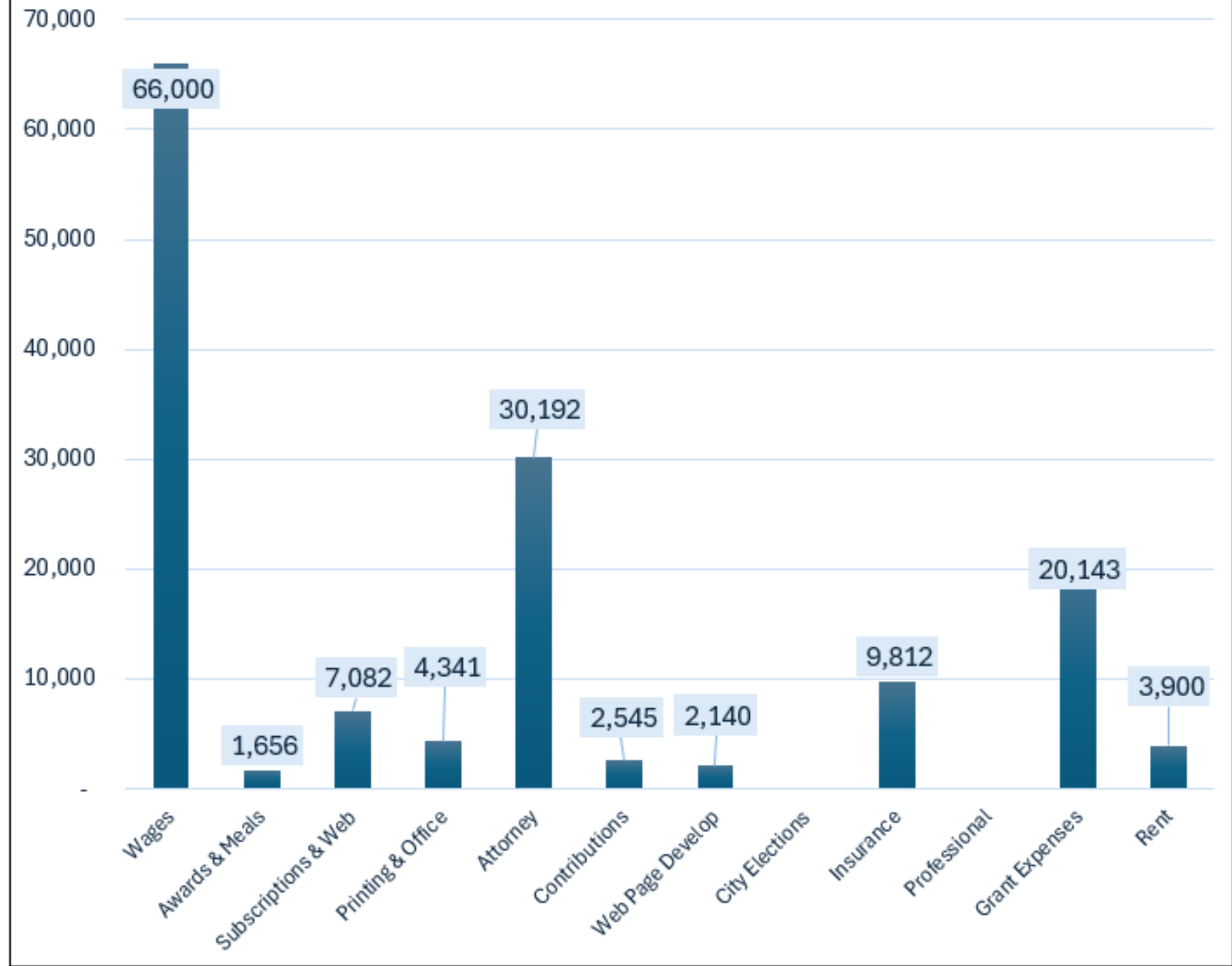
REVENUES SOURCES

Expenses

Wages	66,000
Awards & Meals	1,656
Subscriptions & Web	7,082
Printing & Office	4,341
Attorney	30,192
Contributions	2,545
Web Page Develop	2,140
City Elections	
Insurance	9,812
Professional	
Grant Expenses	20,143
Rent	3,900

147,810

Administrative Expenses



Greater Salt Lake Municipal Services District

Standard Financial Report

30 Copperton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10200 Cash - PTIF	351,205.44	456,011.77
10400 Cash - Petty Cash	1,000.00	1,000.00
10401 Zions Credit Card	0.00	(1,096.80)
10750 Undeposited Receipts	0.00	(0.08)
Total Cash and cash equivalents	352,205.44	455,914.89
Receivables		
12500 Due from Other Gov.	44,528.59	29,272.91
Total Receivables	44,528.59	29,272.91
Total Current Assets	396,734.03	485,187.80
Total Assets:	396,734.03	485,187.80
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	1,838.00	287.88
24000 Due to Other Funds	44,533.42	0.00
Total Current liabilities	46,371.42	287.88
Total Liabilities:	46,371.42	287.88
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	173,969.80	308,507.11
29010 Assigned Capital Fund	176,392.81	176,392.81
Total Equity - Fund Balance	350,362.61	484,899.92
Total Liabilites and Fund Equity:	396,734.03	485,187.80
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

30 Copperton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales Taxes					
3100.300 Sales Tax	156,030.04	168,279.23	160,000.00	(8,279.23)	105.17%
Total Sales Taxes	156,030.04	168,279.23	160,000.00	(8,279.23)	105.17%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	14,638.57	15,971.71	16,000.00	28.29	99.82%
Total SB 136 Sales Tax	14,638.57	15,971.71	16,000.00	28.29	99.82%
Total Taxes	170,668.61	184,250.94	176,000.00	(8,250.94)	104.69%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	42,135.96	32,902.78	40,000.00	7,097.22	82.26%
3100.562 County Public Transit Tax	137.92	8,351.67	0.00	(8,351.67)	0.00%
Total Road Funds	42,273.88	41,254.45	40,000.00	(1,254.45)	103.14%
Total Intergovernmental revenue	42,273.88	41,254.45	40,000.00	(1,254.45)	103.14%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	150.00	150.00	0.00	(150.00)	0.00%
Total Business licenses	150.00	150.00	0.00	(150.00)	0.00%
Building permits					
3100.260 Building Permit	6,080.09	6,115.72	10,000.00	3,884.28	61.16%
Total Building permits	6,080.09	6,115.72	10,000.00	3,884.28	61.16%
Total Licenses and permits	6,230.09	6,265.72	10,000.00	3,734.28	62.66%
Charges for services					
Charges other					
3100.420 Engineering Services	782.00	925.00	0.00	(925.00)	0.00%
3100.450 Planning Services	3,980.00	0.00	5,000.00	5,000.00	0.00%
Total Charges other	4,762.00	925.00	5,000.00	4,075.00	18.50%
Total Charges for services	4,762.00	925.00	5,000.00	4,075.00	18.50%
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	0.00	0.00	6,000.00	6,000.00	0.00%
Total Code enforcement fines and fees	0.00	0.00	6,000.00	6,000.00	0.00%
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	5,982.39	5,359.36	0.00	(5,359.36)	0.00%
Total Justice court fines/forfeitures	5,982.39	5,359.36	0.00	(5,359.36)	0.00%
Total Fines and forfeitures	5,982.39	5,359.36	6,000.00	640.64	89.32%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	10,343.51	18,934.71	6,500.00	(12,434.71)	291.30%
Total Interest	10,343.51	18,934.71	6,500.00	(12,434.71)	291.30%
Miscellaneous other					
3600.900 Other Revenue	60.63	32.97	0.00	(32.97)	0.00%
3600.902 Other Revenue - Declaration of Candidate	100.00	50.00	0.00	(50.00)	0.00%
Total Miscellaneous other	160.63	82.97	0.00	(82.97)	0.00%
Total Miscellaneous revenue	10,504.14	19,017.68	6,500.00	(12,517.68)	292.58%
Contributions and transfers					
3100.001 Operating transfers in	176,392.81	0.00	0.00	0.00	0.00%
3800.100 Contribution from GF	169,761.00	282,347.00	282,347.00	0.00	100.00%
Total Contributions and transfers	346,153.81	282,347.00	282,347.00	0.00	100.00%
Total Revenue:	586,574.92	539,420.15	525,847.00	(13,573.15)	102.58%
Expenditures:					
Administration					
4100.100 Wages	60,380.85	61,309.80	60,000.00	(1,309.80)	102.18%
4100.150 Social Security Tax	3,743.61	3,801.20	3,000.00	(801.20)	126.71%
4100.160 Medicare	875.55	889.01	1,000.00	110.99	88.90%

Greater Salt Lake Municipal Services District

Standard Financial Report

30 Copperton - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
4100.200 Awards, Promotional & Meals	680.00	1,656.00	1,000.00	(656.00)	165.60%
4100.210 Subscriptions/Memberships	2,053.00	2,553.00	4,000.00	1,447.00	63.83%
4100.220 Printing/Publications	0.00	72.96	500.00	427.04	14.59%
4100.230 Travel/Mileage	0.00	0.00	500.00	500.00	0.00%
4100.240 Office Expense and Supplies	0.00	186.33	200.00	13.67	93.17%
4100.255 Computer Equip/Software	1,011.00	2,661.71	0.00	(2,661.71)	0.00%
4100.280 Cell phone and Telephone	1,053.36	1,156.54	1,200.00	43.46	96.38%
4100.310 Attorney-Civil	42,724.50	30,192.00	40,000.00	9,808.00	75.48%
4100.360 Web Page Development/Maintenance	1,303.16	2,139.56	1,200.00	(939.56)	178.30%
4100.370 Software/Streaming	3,608.44	3,380.13	2,100.00	(1,280.13)	160.96%
4100.380 Internet Connections	0.00	0.00	1,000.00	1,000.00	0.00%
4100.390 Payroll Processing Fees	1,163.35	1,149.00	1,200.00	51.00	95.75%
4100.420 Contributions/Special Events	0.00	2,544.88	20,000.00	17,455.12	12.72%
4100.421 Copperton City Celebration	0.00	0.00	20,000.00	20,000.00	0.00%
4100.430 City Elections and Voting	200.00	0.00	0.00	0.00	0.00%
4100.510 Insurance	8,866.62	9,175.27	12,000.00	2,824.73	76.46%
4100.520 Workers Comp Insurance	0.00	636.30	1,000.00	363.70	63.63%
4100.590 Postage	497.89	263.00	300.00	37.00	87.67%
4100.600 Professional and Technical	0.00	0.00	2,000.00	2,000.00	0.00%
4100.635 Election Support Services	0.00	0.00	6,447.00	6,447.00	0.00%
4100.640 Grant Related	0.00	20,143.00	0.00	(20,143.00)	0.00%
4100.650 SL (Client) County Support Services	156.72	0.00	0.00	0.00	0.00%
4100.870 Rent	5,400.00	3,900.00	2,700.00	(1,200.00)	144.44%
4100.880 Non-Classified Expenses	0.00	0.00	1,000.00	1,000.00	0.00%
Total Administration	133,718.05	147,809.69	182,347.00	34,537.31	81.06%
Contracted Services					
Parks maintenance					
4110.863 Park Maintenance Copperton	0.00	0.00	100,000.00	100,000.00	0.00%
Total Parks maintenance	0.00	0.00	100,000.00	100,000.00	0.00%
Total Contracted Services	0.00	0.00	100,000.00	100,000.00	0.00%
Transfers					
4100.928 Contribution to General Fund	240,360.63	257,073.15	243,500.00	(13,573.15)	105.57%
48450.001 Operational Transfers out	65.31	0.00	0.00	0.00	0.00%
Total Transfers	240,425.94	257,073.15	243,500.00	(13,573.15)	105.57%
Total Expenditures:	374,143.99	404,882.84	525,847.00	120,964.16	77.00%
Total Change In Net Position	212,430.93	134,537.31	0.00	(134,537.31)	0.00%

Greater Salt Lake Municipal Services District

Standard Financial Report

31 Copperton Cemetery - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	0.00	7,450.21
10200 Cash - PTIF	69,026.24	119,966.42
10750 Undeposited Receipts	(0.01)	(0.01)
Total Cash and cash equivalents	69,026.23	127,416.62
Total Current Assets	69,026.23	127,416.62
Total Assets:	69,026.23	127,416.62
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	2,078.51	0.00
Total Current liabilities	2,078.51	0.00
Total Liabilities:	2,078.51	0.00
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	66,947.72	127,416.62
Total Equity - Fund Balance	66,947.72	127,416.62
Total Liabilities and Fund Equity:	69,026.23	127,416.62
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

31 Copperton Cemetery - 07/01/2025 to 06/30/2026

100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Charges for services					
Charges other					
3600.200 Sale of Lots	0.00	4,150.00	2,000.00	(2,150.00)	207.50%
3600.300 Grave Opening Revenues	5,600.00	1,900.00	5,000.00	3,100.00	38.00%
Total Charges other	5,600.00	6,050.00	7,000.00	950.00	86.43%
Total Charges for services	5,600.00	6,050.00	7,000.00	950.00	86.43%
Miscellaneous revenue					
Interest					
3600.100 Interest	2,508.12	3,258.69	500.00	(2,758.69)	651.74%
Total Interest	2,508.12	3,258.69	500.00	(2,758.69)	651.74%
Miscellaneous other					
3600.400 Other Cemetery Revenues	0.00	5,400.00	0.00	(5,400.00)	0.00%
3600.870 Donations - Cemetery	0.00	50,000.00	50,000.00	0.00	100.00%
Total Miscellaneous other	0.00	55,400.00	50,000.00	(5,400.00)	110.80%
Total Miscellaneous revenue	2,508.12	58,658.69	50,500.00	(8,158.69)	116.16%
Total Revenue:	8,108.12	64,708.69	57,500.00	(7,208.69)	112.54%
Expenditures:					
Administration					
4100.100 Grave Opening Expenses	0.00	1,512.27	5,000.00	3,487.73	30.25%
4100.250 Vehicle & Equip Supplies and Maintenance	3,743.51	2,727.52	0.00	(2,727.52)	0.00%
4100.600 Professional and Technical	0.00	0.00	52,500.00	52,500.00	0.00%
Total Administration	3,743.51	4,239.79	57,500.00	53,260.21	7.37%
Total Expenditures:	3,743.51	4,239.79	57,500.00	53,260.21	7.37%
Total Change In Net Position	4,364.61	60,468.90	0.00	(60,468.90)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
32 Copperton Beer Tax Special Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025	2026
	Year-End	YTD
	Actual	Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	1,019.51	1,019.51
10200 Cash - PTIF	0.00	520.43
Total Cash and cash equivalents	1,019.51	1,539.94
Total Current Assets	1,019.51	1,539.94
Total Assets:	1,019.51	1,539.94
Total Net Position	1,019.51	1,539.94

Greater Salt Lake Municipal Services District
Standard Financial Report
32 Copperton Beer Tax Special Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
State liquor fund					
3100.580 State Liquor Fund Allotment	1,019.51	515.48	600.00	84.52	85.91%
Total State liquor fund	1,019.51	515.48	600.00	84.52	85.91%
Total Intergovernmental revenue	1,019.51	515.48	600.00	84.52	85.91%
Miscellaneous revenue					
Interest					
3600.100 Interest	0.00	4.94	0.00	(4.94)	0.00%
Total Interest	0.00	4.94	0.00	(4.94)	0.00%
Total Miscellaneous revenue	0.00	4.94	0.00	(4.94)	0.00%
Total Revenue:	1,019.51	520.42	600.00	79.58	86.74%
Expenditures:					
Administration					
4100.850 Beer Funds	0.00	0.00	600.00	600.00	0.00%
Total Administration	0.00	0.00	600.00	600.00	0.00%
Total Expenditures:	0.00	0.00	600.00	600.00	0.00%
Total Change In Net Position	1,019.51	520.42	0.00	(520.42)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
35 Copperton Council Designated Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025	2026
	Year-End	YTD
	Actual	Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10101 Cash - Zions CARES	65.31	65.31
10202 Cash - PTIF 9074 CARES	23,275.02	24,223.68
Total Cash and cash equivalents	23,340.33	24,288.99
Total Current Assets	23,340.33	24,288.99
Total Assets:	23,340.33	24,288.99
Liabilities and Fund Equity:		
Liabilities:		
Deferred revenue		
23455 CARES2 Deferred Revenue	21,465.70	21,465.70
Total Deferred revenue	21,465.70	21,465.70
Total Liabilities:	21,465.70	21,465.70
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	1,874.63	2,823.29
Total Equity - Fund Balance	1,874.63	2,823.29
Total Liabilities and Fund Equity:	23,340.33	24,288.99
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District
Standard Financial Report
35 Copperton Council Designated Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

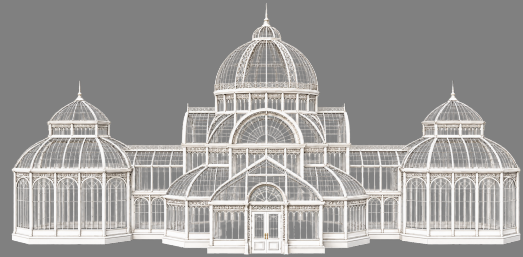
	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
CARES Act					
3100.322 ARPA Funding	98,823.00	0.00	0.00	0.00	0.00%
Total CARES Act	98,823.00	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	98,823.00	0.00	0.00	0.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	1,809.32	948.66	1,000.00	51.34	94.87%
Total Interest	1,809.32	948.66	1,000.00	51.34	94.87%
Total Miscellaneous revenue	1,809.32	948.66	1,000.00	51.34	94.87%
Contributions and transfers					
3100.001 Operating Transfers in	65.31	0.00	0.00	0.00	0.00%
Total Contributions and transfers	65.31	0.00	0.00	0.00	0.00%
Total Revenue:	100,697.63	948.66	1,000.00	51.34	94.87%
Expenditures:					
COVID Related Expenses					
4100.243 ARPA Act Expense and Supplies	98,823.00	0.00	0.00	0.00	0.00%
Total COVID Related Expenses	98,823.00	0.00	0.00	0.00	0.00%
Total Expenditures:	98,823.00	0.00	0.00	0.00	0.00%
Total Change In Net Position	1,874.63	948.66	1,000.00	51.34	94.87%

Greater Salt Lake Municipal Services District
Check Register
All Bank Accounts - 04/01/2026 to 06/30/2026

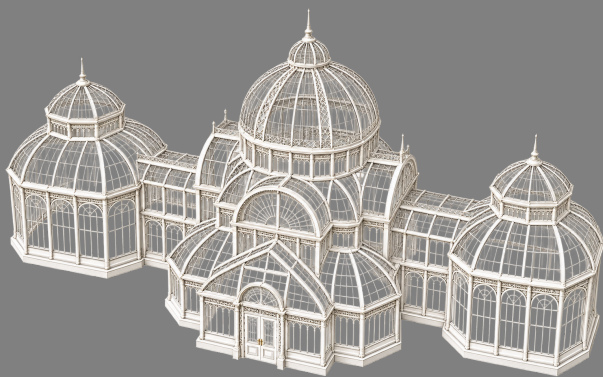
Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
Beehive Plumbing, LLC	4768	BP.LLC-041626	04/16/2026	04/22/2026	125.00	Refund Request - Application EXC26-0119	303100.420 - Engineering Services	
					\$125.00			
Google, LLC	CC - Cop SC	H475120260504h	05/03/2026	05/31/2026	198.56	Docusign software	304100.255 - Computer Equip/Softwa	
Google, LLC	CC - MSD MS	H474720260504h	05/03/2026	05/31/2026	176.00	Google workspace	304100.370 - Software/Streaming	
Google, LLC	CC-Cop SC	H475120260403o	04/02/2026	04/30/2026	198.56	DocuSign-COP	304100.255 - Computer Equip/Softwa	
Google, LLC	CC-Mark S.	PN98T	06/01/2026	06/30/2026	176.00	Google Workspace - Copperton - June 2026	304100.370 - Software/Streaming	
Google, LLC	CC-MSD MS	H474720260403s	04/02/2026	04/30/2026	176.00	Google Workspace-COP	304100.370 - Software/Streaming	
Google, LLC	CC-SC	QT1TQ	06/01/2026	06/30/2026	198.56	SC- DocuSign software - Copperton - June 2026	304100.255 - Computer Equip/Softwa	
					\$1,123.68			
National Payroll Systems Inc.		0000017487	06/15/2026	06/15/2026	107.00	Copperton Payroll Fee PPE 6-30	304100.390 - Payroll Processing Fee	
National Payroll Systems Inc.		NPS Jun 2026	06/15/2026	06/15/2026	74.08	Copperton Payroll PPE 6-30	304100.160 - Medicare	
National Payroll Systems Inc.		NPS Jun 2026	06/15/2026	06/15/2026	316.79	Copperton Payroll PPE 6-30	304100.150 - Social Security Tax	
National Payroll Systems Inc.		NPS Jun 2026	06/15/2026	06/15/2026	5,109.15	Copperton Payroll PPE 6-30	304100.100 - Wages	
					\$5,607.02			
National Payroll Systems Inc.	EFT	0000011906	04/15/2026	04/20/2026	82.00	Copperton Payroll fee Apr 2026	304100.390 - Payroll Processing Fee	
National Payroll Systems Inc.	EFT	0000017486	06/15/2026	06/15/2026	82.00	Copperton Payroll Fee PPE 5-31	304100.390 - Payroll Processing Fee	
National Payroll Systems Inc.	EFT	NPS April 2026	04/15/2026	04/15/2026	74.09	Copperton Payroll Apr 2026	304100.160 - Medicare	
National Payroll Systems Inc.	EFT	NPS April 2026	04/15/2026	04/15/2026	316.79	Copperton Payroll Apr 2026	304100.150 - Social Security Tax	
National Payroll Systems Inc.	EFT	NPS April 2026	04/15/2026	04/15/2026	5,109.15	Copperton Payroll Apr 2026	304100.100 - Wages	
National Payroll Systems Inc.	EFT	NPS May 2026	05/15/2026	05/15/2026	74.08	Copperton Payroll PPE 5-31	304100.160 - Medicare	
National Payroll Systems Inc.	EFT	NPS May 2026	05/15/2026	05/15/2026	316.75	Copperton Payroll PPE 5-31	304100.150 - Social Security Tax	
National Payroll Systems Inc.	EFT	NPS May 2026	05/15/2026	05/15/2026	5,109.15	Copperton Payroll PPE 5-31	304100.100 - Wages	
					\$11,164.01			
					\$16,771.03			
Smith Hartvigsen, PLLC	ACH.0511261212.4	74176	03/18/2026	05/11/2026	1,228.50	General Matters - Copperton - Mar 2026	304100.310 - Attorney-Civil	
Smith Hartvigsen, PLLC	ACH.0526261131.4	73712	03/31/2026	05/26/2026	868.50	Legislation Matters - Copperton - Mar 2026	304100.310 - Attorney-Civil	
Smith Hartvigsen, PLLC	ACH.0526261131.4	74240	04/30/2026	05/26/2026	1,360.50	General Matters - Copperton - Apr 2026	304100.310 - Attorney-Civil	
					\$2,229.00			
Smith Hartvigsen, PLLC	ACH.0622261125.4	74642	05/31/2026	06/22/2026	3,003.00	General Matters - Copperton - May 2026	304100.310 - Attorney-Civil	
					\$6,460.50			
State of Utah	4753	Cop-ER-032626	03/26/2026	04/09/2026	25.00	Entity Renewal - Copperton - May 2026	304100.210 - Subscriptions/Members	
					\$25.00			
Sugarhouse Industries	CC-MA	H474720260623f	06/19/2026	06/30/2026	44.88	Banners for Parades (Copperton)	304100.420 - Contributions/Special E	
					\$44.88			
United States Postal Service	CC - Cop SC	H475120260518b	05/17/2026	05/31/2026	137.00	PO box fee	304100.590 - Postage	
					\$137.00			
Verizon	CC - Cop SC	H475120260505e	05/04/2026	05/31/2026	89.32	cell phone service	304100.280 - Cell phone and Telepho	
Verizon	CC-Cop SC	H475120260406	04/05/2026	04/30/2026	89.32	Phone Service-COP	304100.280 - Cell phone and Telepho	
Verizon	CC-SC	KW558	06/03/2026	06/30/2026	89.32	Cell phone service - Copperton - June 2026	304100.280 - Cell phone and Telepho	
					\$267.96			
West Wind Litho	ACH.0623261142.422	Copperton-Post C	06/23/2026	06/23/2026	72.96	Copperton EDDM June 2026 Post Card Postage	304100.220 - Printing/Publications	
					\$72.96			
					\$25,028.01			

Conservatory *at* **COPPER CANYON**

The proposed conservatory is a masterwork of Victorian-inspired design, featuring a central Great Dome flanked by two secondary pavilions. Constructed with a refined, high-gloss white framework, the structure draws direct influence from the 'Great Conservatory' tradition of the mid-19th century.



Front view



1/4 aerial view

While many early 19th-century glasshouses utilized dark cast iron, the move toward white-painted framework became a hallmark of the high Victorian and Edwardian eras. This aesthetic choice, popularized by structures like the Palm House at Kew Gardens and the New York Crystal Palace, was designed to dissolve the boundary between the interior and the sky. By utilizing a white finish, the intricate filigree and structural ribs are highlighted against the light, creating a sense of weightless elegance that dark metals often lack.



Interior view

COPPER CANYON

Junior Horticulturist Program

Introducing the Junior Horticulturist Program at Copper Canyon Botanical Garden. This initiative is designed for middle and high school students to dive into plant sciences, urban agriculture, and conservation. By blending hands-on cultivation with professional mentorship, students build valuable skills in environmental stewardship, botany, and green industry careers.

Some of the topics we will cover

Planting

(As per USDA)

Trees, Shrubs, Perennials: B&B, container, bare root. When and how to stake a tree. The proper use of mycorrhizae and how to water.

Annuals: The thrills, fills, and spills.

Planting hacks to avoid planting shock



Pruning

When and how

The D's of tree pruning: Diseased, Damaged, Directional, density, Design, Diminish.

Shrubs: to reduce size, renew growth, increase flowering, shaping.

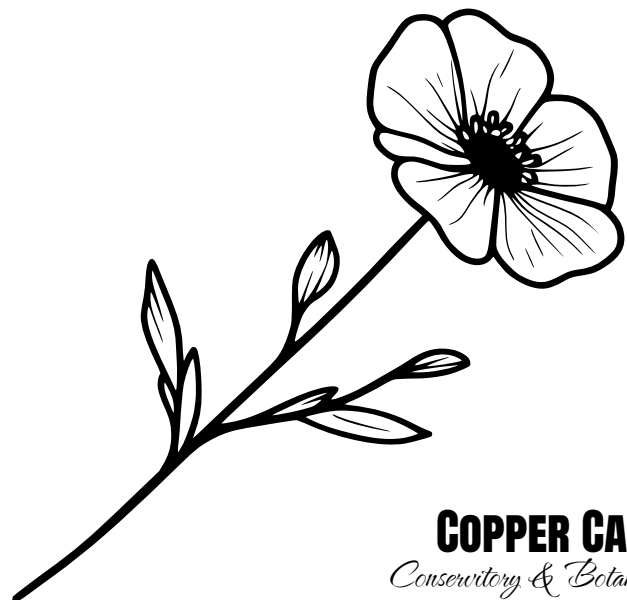
Fertilizing

When and with what.



Landscape Design

Different styles, The rule of 3, composition, questions to ask client, plant selection.



COPPER CANYON

Botanical Garden layout

Walking Path

Summer
Flower bed

Autumn
Flower bed

Sensory
Flower bed

Color
Flower bed

Color
Flower bed

Shade
Flower bed

Wounded
Flower bed

Color
Flower bed

Color
Flower bed

Topiary
Flower bed

Topiary
Flower bed

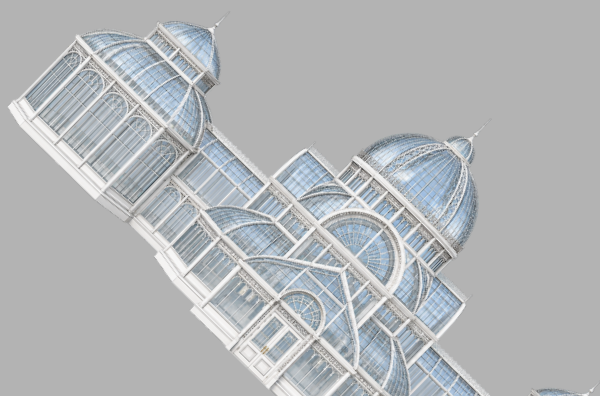
Spring
Flower bed

Winter
Flower bed

Walking Path

Access road

Access road



COPPER CANYON
Conservatory & Botanical Garden



Bingham City Cemetery

Jencks Family of Utah • Preserve • Honor • Connect

A 20+ Year Preservation Effort

Slide 1 — Bingham City Cemetery



Photograph: Bingham City Cemetery entrance/gate looking into the cemetery

Discussion: Bingham City Cemetery — a historic cemetery preserving generations of history, diversity and family stories.

Slide 2 — Where It Began



Photograph: Historic headstone surrounded by a rusty, broken fence

Discussion: This is one of the many headstones that drew our family to the cemetery and showed us the need for preservation while it was owned by Jordan School District.

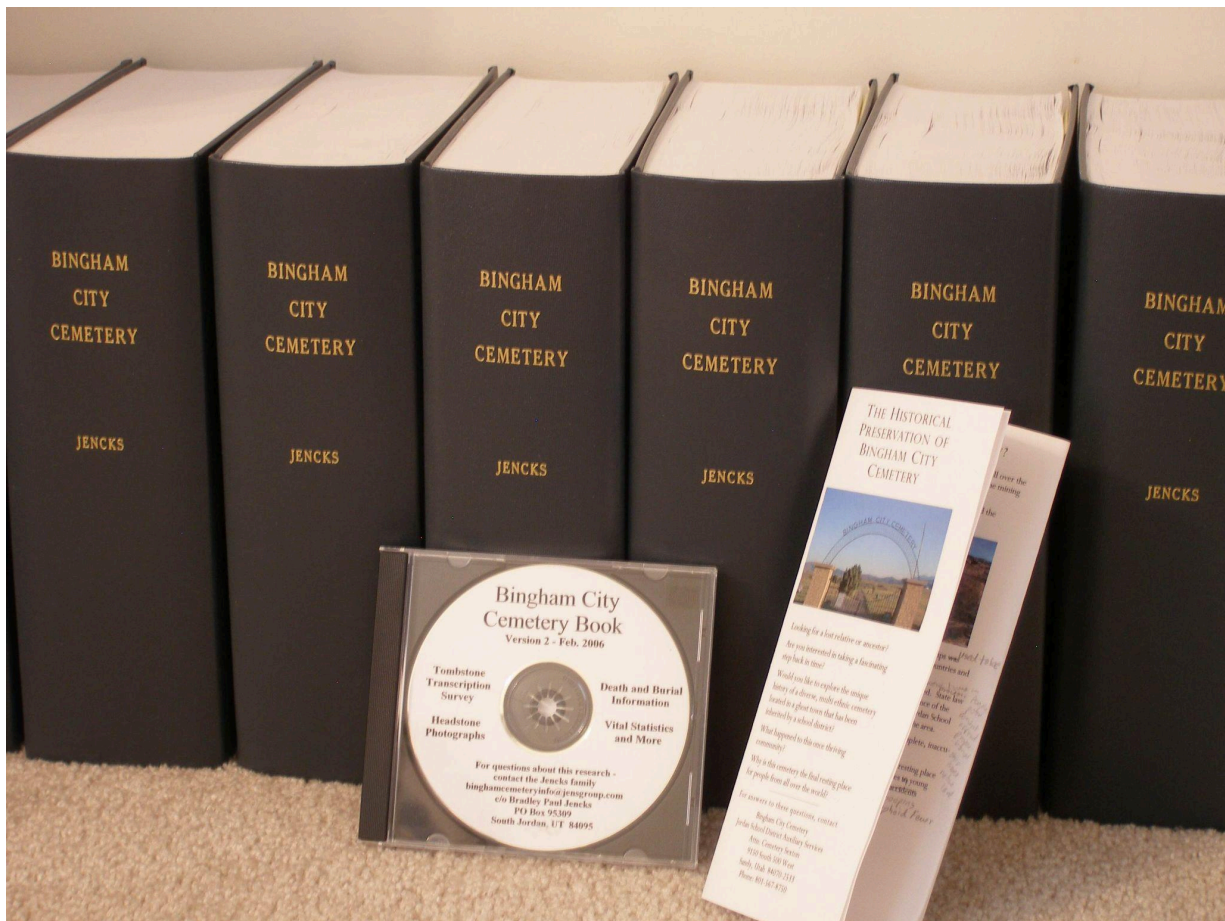
Slide 3 — Where It Grew



Photograph: Jencks family

*Discussion: Our son Brad's Eagle Scout project grew into **2,790 hours of mapping, photography and research**, supported by thousands of volunteers.*

Slide 4 — Preserving the History



Photograph: 1,500-page Bingham Cemetery research book

*Discussion: Brad authored the **1,500-page Bingham Cemetery research book**, with print and digital copies donated to historical and genealogical repositories.*

Slide 5 — Honoring Those Who Served



Photograph: Veterans Memorial

*Discussion: A permanent Veterans Memorial and more than **20 years of placing flags and flowers on Memorial Day and Veterans Day** honoring veterans and fallen officers.*

Slide 5 — Honoring Those Who Served (continued)



Photograph: VA replacement headstones

Discussion: Worked with the VA to obtain replacement military headstones.

Slide 5 — Honoring Those Who Served (continued)



Photograph: Fallen officers' headstones and flags

Discussion: More than 20 years of placing flags and flowers on Memorial Day and Veterans Day honoring veterans and fallen officers.

Slide 6 — Honoring 30 Nations



Photograph: International Monument

*Discussion: Our research identified people representing **30 nations and 38 states**, reflecting the diversity of the Bingham Canyon community.*

Slide 7 — Unknown But Loved



Photograph: "Unknown But Loved" memorial headstones

Discussion: Memorial headstones created to honor individuals whose identities or burial information had not previously been documented.

Slide 8 — Documenting & Rediscovering



Photograph: GPS map

*Discussion: Our research identified **1,100+ previously unrecorded or unmarked burials** and documented more than **1,800 people** buried here.*

*The cemetery has been mapped in detail **four times**, continually improving burial-location accuracy in the historic section.*

Slide 9 — The Existing Memorial Pavilion



Photograph: Existing Memorial Pavilion

*Discussion: The **Memorial Pavilion** already exists and is under construction.*

*Our family raised **more than \$30,000** toward the pavilion and related improvements, including ADA access.*

*Our goal is to complete it with **three granite memorial benches, a granite cemetery-history memorial and appropriate memorial elements** to help people rediscover, remember and honor those who came before them.*

*More than **1,800 people** are buried here, with only approximately **700 having headstones**—underscoring the importance of name recognition for everyone laid to rest here.*

PRESERVE - HONOR - CONNECT

501(c)(3) Private Foundation

Discussion: Continuing the historical preservation and global genealogy work and supporting completion of the Memorial Pavilion.

More than 20 years of family commitment, volunteer service and community support—a true labor of love and family legacy.

MOVING FORWARD TOGETHER

Discussion: We are excited about Copperton's evolving Master Plan and its short- and long-term vision for Bingham City Cemetery.

We are excited to partner with Copperton, MSD, the Cemetery Board, the Master Plan team and other professionals and contribute what we have learned through more than two decades of preservation work.

We are here to pledge our time, talent and resources—not to dictate the vision, but to provide depth and breadth, answer questions and share resources that may help bring proper honor and respect to this historic cemetery.

A cemetery filled with history, diversity and beautiful stories. We want those memories to live on.

Slide 12 — Walking Together



Photograph: Bingham City Cemetery entrance/gate

LET'S WALK THE CEMETERY TOGETHER

**Mayor Clayton • Town Council • MSD • Cemetery Board • Master Plan Team •
Interested Professionals**

On-site conversation. Questions. History. Existing resources. Future possibilities.

COPPERTON TOWN COUNCIL

ORDINANCE NO. 2026-O-04

DATE: September 16, 2026

AN ORDINANCE ADOPTING THE 2026-2027 FEE SCHEDULE FOR THE TOWN OF COPPERTON

RECITALS

WHEREAS, the Town of Copperton (“**Copperton**”) is a municipality and political subdivision of the state of Utah; and

WHEREAS, the Copperton Town Council (“**Council**”) desires to adopt a new fee schedule for the 2026-2027 fiscal year pursuant to Section 3.42.060 of the Copperton Municipal Code, which states that all “fees or charges for services provided ... shall be set by the council;” and

WHEREAS, Copperton contracts with the Greater Salt Lake Municipal Services District (“**MSD**”) to provide its administrative, planning and development, business licensing, and code enforcement services (the “**Services**”); and

WHEREAS, the MSD Board of Trustees approved the attached fee schedule to cover the Services the MSD will provide to Copperton during the 2025-2026 fiscal year; and

WHEREAS, the Copperton Planning Commission attempted to hold duly noticed public hearings for three consecutive months to take public comment on those fees, but was not able to convene a quorum of planning commissioners for any of those three consecutive meetings; and

WHEREAS, the Copperton Planning Commission was unable to give recommendations to Council regarding those fees within the proposed 2026-2027 fee schedule that govern the development of land; and

WHEREAS, the Council desires to adopt the attached fee schedule for the 2025-2026 fiscal year.

NOW, THEREFORE, BE IT ORDAINED by the Copperton Town Council that:

1. The attached fee schedule is adopted as the Copperton fee schedule for the 2026-2027 fiscal year.
2. Copperton staff are authorized and directed to file this ordinance and the attached fee schedule with the Copperton Town Clerk.
3. Copperton staff are authorized and directed to post this ordinance and the attached fee schedule for the 2026-2027 fiscal year to the Copperton website and to the “Fee Schedule” book within Copperton’s Municode page.
4. This ordinance shall take effect as soon as it is posted pursuant to Utah Code §10-

3-711, deposited, and recorded in the office of the Copperton Town Clerk.

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council
on this 16th day of September, 2026.

TOWN OF COPPERTON

By: _____
Sean Clayton, Mayor

ATTEST

Copperton Town Clerk

VOTING:

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

**SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO. 2026-O-04**

On September 16, 2026, the Copperton Town Council enacted Ordinance No. 2026-O-04 to adopt the Town of Copperton's fee schedule for the 2026-2027 fiscal year, which will take effect upon posting as stated in the posted ordinance.

COPPERTON TOWN COUNCIL

By: _____
Sean Clayton, Mayor

ATTEST:

By: _____
Diana Baun, Clerk

COPPERTON TOWN COUNCIL VOTE:

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

A complete copy of Ordinance No. 2026-O-04 is available in the office of the Copperton Town Clerk, 800 W. Levoy Dr., Suite 300, Taylorsville, UT 84123.



Fee Schedule for the Town of Copperton

adopted

effective date

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The Town of Copperton contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Town of Copperton.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Director of Engineering, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD’s General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	General License Fee (optional for businesses that request a business license)	\$150.00
Accessory Dwelling Unit (ADU) License		\$50.00

Short-term Rental Licenses

To the extent allowed under Municipal Code the following applies for the Town of Copperton:

Fee Type	Description	Amount
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00

Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee		\$70.00
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d

Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$100.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$150.00 (Per hour)
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit or violating a stop work order.	Base fee equal to \$250 for first offense, \$500 for second offense in 12 months, and \$1,000 for third offense in 12 months or 100% of the building permit fee, whichever is greater; plus daily fees commencing 15 business days after notice of violation has been issued if issue not resolved or permit has not been obtained.	Base fee plus \$50 max per day

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

^b Permit fees for grading are based on the number of cubic yards of earth cut or filled. [Base fee is \\$243 for cut fill operations under 1400 cubic yards](#)

^c Permit fees for retaining walls are based on the size of the project in lineal feet.

^d Permit fees for demolition and window/door replacement are based on declared valuation.

^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction	Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	40% of building permit fee
Plan Check Fee – commercial construction	Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	65% of building permit fee
Plan Check Fee – smaller projects	Includes residential solar plan check	\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
Working without an approved stormwater permit	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$500.00
Tracking mud on road	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$300.00
Failure to clean up or report spills	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00
Failure to conduct stormwater	Per occurrence and then for each business day beginning	\$100.00

inspections	the day after the day on which fine was issued	
Failure to use general best management practices as determined by the authority	Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00

SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Land Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00

Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00
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Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayor's meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Simple Boundary Adjustment	Includes limited staff review.	\$110.00
Full Boundary Adjustments	Includes limited staff review. Applicable when amended plat not necessary.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre

Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.
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Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs

Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation

Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations (individual)		\$1,000.00 per infraction per day
Holding special event at short-term rental – subsequent violations (non-individual)		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Copperton Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit for approval	\$150
Mixed Zones MD's S-1-G NMU	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit or approval	\$200
Commercial/Manufacturing Zones C's M's	Conditional use without a permit Other violations	\$150
	Non-permitted use Violation of permit or approval	\$300

Agricultural Zones A's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit or approval	\$150
Other Zones P-R OS	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit for approval	\$200
Overlay Zones AOZ	Violation of provisions	\$200

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b
Newspaper Notices	Notices of meetings before Councils.	Actual cost b
Candidate Filing Fee	Fee for declaration of candidacy in a Municipal Election	\$50.00

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development– Master Planning	Engineering check fee, reviewing master planning for subdivision development	\$500 plus \$50/dwelling unit or lot
For Subdivision Development – Final	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$500 plus \$125/dwelling unit or lot
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$1,000 plus \$500 per acre
Excavation Permit Fees		Amount
Excavation within asphalt or concrete		\$0.50 per square foot \$250 minimum
Excavation within dirt		\$0.25 per square foot \$125 minimum
Road Closures or Obstructions caused by Excavation Permits		\$50 per day per lane or partial lane closed or obstructed for more than 72 hours
Permit Extension		Fee equal to one-half of the original fee
Excavation Work Without Permit Penalty	A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty	Penalty Fee equal to two times the normal permit fee
Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00

Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of Copperton has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required, and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.



Fee Schedule for the Town of Copperton

adopted

effective date

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The Town of Copperton contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Town of Copperton.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Director of Engineering, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD’s General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	General License Fee (optional for businesses that request a business license)	\$150.00
Accessory Dwelling Unit (ADU) License		\$50.00

Short-term Rental Licenses

To the extent allowed under Municipal Code the following applies for the Town of Copperton:

Fee Type	Description	Amount
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00

Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee		\$70.00
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d

Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$100.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$150.00 (Per hour)
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit or violating a stop work order.	Base fee equal to \$250 for first offense, \$500 for second offense in 12 months, and \$1,000 for third offense in 12 months or 100% of the building permit fee, whichever is greater; plus daily fees commencing 15 business days after notice of violation has been issued if issue not resolved or permit has not been obtained.	Base fee plus \$50 max per day

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

^b Permit fees for grading are based on the number of cubic yards of earth cut or filled. [Base fee is \\$243 for cut fill operations under 1400 cubic yards](#)

^c Permit fees for retaining walls are based on the size of the project in lineal feet.

^d Permit fees for demolition and window/door replacement are based on declared valuation.

^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction	<u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u>	40% of building permit fee
Plan Check Fee – commercial construction	<u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u>	65% of building permit fee
Plan Check Fee – smaller projects	Includes residential solar plan check	\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
Working without an approved stormwater permit	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$500.00
Tracking mud on road	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$300.00
Failure to clean up or report spills	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00
Failure to conduct stormwater	Per occurrence and then for each business day beginning	\$100.00

inspections	the day after the day on which fine was issued	
Failure to use general best management practices as determined by the authority	Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00

SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleanders	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Land Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00

Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00
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Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayor's meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Simple Boundary Adjustment	Includes limited staff review.	\$110.00
Full Boundary Adjustments	Includes limited staff review. Applicable when amended plat not necessary.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Commented [BH1]: Distinction between simple and full lot line adjustment as required by SB104.

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre

Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.
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Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs

Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation

Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations (individual)		\$1,000.00 per infraction per day
Holding special event at short-term rental – subsequent violations (non-individual)		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Copperton Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit for approval	\$150
Mixed Zones MD's S-1-G NMU	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit or approval	\$200
Commercial/Manufacturing Zones C's M's	Conditional use without a permit Other violations	\$150
	Non-permitted use Violation of permit or approval	\$300

Agricultural Zones A's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit or approval	\$150
Other Zones P-R OS	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit for approval	\$200
Overlay Zones AOZ	Violation of provisions	\$200

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b
Newspaper Notices	Notices of meetings before Councils.	Actual cost b
Candidate Filing Fee	Fee for declaration of candidacy in a Municipal Election	\$50.00

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development–Master Planning	Engineering check fee, reviewing master planning for subdivision development	\$500 plus \$50/dwelling unit or lot
For Subdivision Development – Final	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$500 plus \$125/dwelling unit or lot
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$1,000 plus \$500 per acre
Excavation Permit Fees		Amount
Excavation within asphalt or concrete		\$0.50 per square foot \$250 minimum
Excavation within dirt		\$0.25 per square foot \$125 minimum
Road Closures or Obstructions caused by Excavation Permits		\$50 per day per lane or partial lane closed or obstructed for more than 72 hours
Permit Extension		Fee equal to one-half of the original fee
Excavation Work Without Permit Penalty	A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty	Penalty Fee equal to two times the normal permit fee
Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00

Commented [LA2]: Excavation Permit Fees are currently in Municode Title 14.16. We want all the fees in the fee schedule instead of buried in the code.

Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of Copperton has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required, and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.

TOWN OF COPPERTON

Ordinance No. 2026-O-02

Date: September 16, 2026

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 attempted to hold duly noticed public hearings for three consecutive months to take public comment to consider amending 19.50.020.D to clarify the single and two family dwelling exemptions to landscaping requirements but was not able to convene a quorum of planning commissioners for any of those three consecutive meetings; and

WHEREAS, the Planning Commission was unable to give recommendations to Council regarding 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 16th day of September 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. 2026-O-02

On September 16, 2026, the Copperton Council enacted Ordinance No. 2026-O-02, 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. 2026-O-02 is available in the office of Copperton Town Clerk, 860 West Levoy Drive, Suite 300, Taylorsville, Utah.

COPPERTON TOWN COUNCIL

ORDINANCE NO. 2026-O-05

DATE: September 16, 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 attempted to hold duly noticed public hearings for three consecutive months to take public comment on amending Section 15.08.011 of the Copperton Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code, but was not able to convene a quorum of planning commissioners for any of those three consecutive meetings; and

WHEREAS, the Copperton Planning Commission was unable to give recommendations to Council regarding those fees within the proposed 2026-2027 fee schedule that govern the development of land; and

WHEREAS, 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 16th day of September, 2026.

COPPERTON TOWN COUNCIL

By: Sean Clayton, Mayor

ATTEST

Diana Baun, Clerk

Voting:

Mayor Clayton	voting	_____
Council Member Bailey	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-05**

On September 16, 2026, the Copperton Town Council enacted Ordinance No. 2026-O-05, 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:

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

A complete copy of Ordinance No. 2026-O-05 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:
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.