

DATE W E D N E S D A Y A U G U S T 19, 2020

THE COPPERTON METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON WEDNESDAY, AUGUST 19, 2020, PURSUANT TO ADJOURNMENT ON TUESDAY, JULY 28, 2020, AT THE HOUR OF 6:30 P.M. THE MEETING WAS HELD VIA ZOOM DUE TO THE COVID-19 PANDEMIC.

COUNCIL MEMBERS

PRESENT: TESSA STITZER  
KATHLEEN BAILEY  
APOLLO PAZELL  
KEVIN SEVERSON  
SEAN CLAYTON, Chair

OTHERS IN ATTENDANCE: NATHAN BRACKEN, LEGAL COUNSEL, COPPERTON METRO TOWNSHIP



**Mayor Clayton**, Chair, presided.



*2020 Proposed Fee Schedule Resolution*

THIS BEING THE TIME heretofore set for a public hearing to receive public comments regarding the proposed 2020 fee schedule.

**Nathan Bracken** stated these are the fees the Municipal Services District (MSD) board approved for 2020. The section on business fees are removed since Copperton does not charge for business licenses. All other fees are revenue neutral.

Council Member Pazell, seconded by Council Member Bailey, moved to open the public hearing. The motion passed unanimously.

No one appeared in favor of or in opposition to the Fee Schedule Resolution.

Council Member Pazell, seconded by Council Member Bailey, moved to close the public hearing. The motion passed unanimously.

Council Member Bailey, seconded by Council Member Severson, moved to approve the following ordinance.

Ordinance No. 2020-8-01

Date: August 19, 2020

AN ORDINANCE ADOPTING A NEW PLANNING AND DEVELOPMENT SERVICES' FEE SCHEDULE; REPEALING CHAPTER 3.52 ("SUBDIVISION AND ZONING FEES") AND REPLACING IT WITH A NEW CHAPTER 3.52 THAT REFERENCES THE NEW FEE SCHEDULE; AND AMENDING SECTIONS

DATE WEDNESDAY AUGUST 19, 2020

3.48.020, 3.48.025, AND 3.48.030 OF THE ENGINEERING FEES CHAPTER TO LIKEWISE INCORPORATE PLANNING AND DEVELOPMENT SERVICES' FEE SCHEDULE.

WHEREAS, the Copperton Metro Township ("**Copperton**") contracts with the Greater Salt Lake Municipal Services District ("**MSD**") to provide planning and development services;

WHEREAS, in addition to Copperton, the MSD provides planning and development services to the other four metro townships (Emigration Canyon, Kearns, Magna, and White City) and unincorporated portions of Salt Lake County;

WHEREAS, the MSD board approved a new fee schedule for the planning and development services the MSD provides on April 8, 2020; and

WHEREAS, the Copperton Metro Township Council (the "**Council**") desires to adopt the fee schedule the MSD board approved and to make corresponding revisions to the Copperton Metro Township Code to implement the new fee schedule.

NOW, THEREFORE BE IT RESOLVED BY THE COPPERTON METRO TOWNSHIP COUNCIL:

1. The attached fee schedule is adopted pursuant to Section 3.42.040 of the Copperton Metro Township Code.

2. Chapter 3.52 of the Copperton Metro Township Code of Ordinances entitled "Subdivision and Zoning Fees," is hereby repealed and replaced as set forth herein, provided that the amendments made herein are designated by underlining the new substituted language and the language being deleted is designated by brackets and interlineations.

3. Section 3.52.010 is hereby amended as follows:

**3.52.010 - Fees as set forth in fee schedule.**

Subdivision and zoning fees shall be established in accordance with Section 3.42.040 of these ordinances. These fees shall be set out in the Planning and Development Services Fee Schedule, which shall be approved by the Metro Township Council and shall be on file with the Greater Salt Lake Municipal Service District.

4. Section 3.48.020 is hereby amended as follows:

**3.48.020-Plat filing and engineering checking fees.**

Any and all persons filing plats with the County Recorder's Office shall first have paid all fees required in Chapter 3.52. In addition, persons filing plats shall pay to the Greater Salt Lake Municipal Services District ~~an~~ the Plat Filing and ~~e~~Engineering ~~e~~Checking ~~ff~~Fee set out in the

Planning and Development Services Fee Schedule, which shall be on file with the Greater Salt Lake Municipal Service District.~~[of 6.0 percent of the performance bond amount in accordance with the following schedule:~~

~~A.~~

~~Thirty five percent of the total engineering checking fee shall be paid prior to the engineer review, which consists of a technical review of the subdivision plat, a field boundary check in accordance with policies prepared by the planning and development services division and the county surveyor, and construction plan approval. If the total engineering fee cannot be estimated prior to the engineering review, the portion of the total fee paid at such time shall be ninety dollars per lot, with a minimum of one hundred eighty dollars.~~

~~B.~~

~~The remaining portion of the engineering checking fee which, when added to the portion of the fee paid pursuant to subsection A of this section, will total 6.0 percent of the performance bond amount, shall be paid for administration of the performance bond and construction inspection prior to the recording of the plat or the installation of any proposed improvement. Construction inspection shall consist of a survey check of proposed improvement grades, a survey check of monuments, and inspection of improvement construction.]~~

5. Section 3.48.025 is hereby amended as follows:

**3.48.025-Engineering checking fee for subdivisions where no plat must be recorded.**

Any person proposing to subdivide a parcel of land where no plat must be recorded (a nonregular subdivision) shall pay to the Greater Salt Lake Municipal Services District the [a] [e]Engineering [e]Checking [f]Fee for Subdivision with no plat set out in the Planning and Development Services Fee Schedule, which shall be approved by the [Metro Township] Council and shall be on file with the Greater Salt Lake Municipal Service District. [in the amount of two hundred dollars.]

6. Section 3.48.030 is hereby amended as follows:

**3.48.030-Engineering checking fees for nonsubdivision development.**

Any person proposing to develop a parcel of land, either as a permitted use[,] or conditional use, but not a [n] Planned Unit Development[, other than] or a subdivision, shall pay to the Greater Salt Lake Municipal Services District [a] the [e]Engineering [e]Checking [f]Fee for nonsubdivision development set out in the Planning and Development Services Fee Schedule, which shall be on file with the Greater Salt Lake

DATE WEDNESDAY AUGUST 19, 2020

~~Municipal Services District. [in an amount equal to 4.5 percent of the total performance bond amount for required landscaping, off site storm drainage and on site storm drainage improvements. The minimum fee shall be one hundred fifty dollars which must be paid prior to the engineering review. Any remaining portion of the fee shall be paid prior to approval by the planning and development services division of the development or installation of any of the improvements.]~~

7. This ordinance shall take effect twenty (20) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within twenty (20) days then it shall take effect immediately upon its first publication pursuant to Utah Code Ann. § 10-3-711(1) and Utah Code Ann. § 10-3-712.

APPROVED and ADOPTED this 19<sup>th</sup> day of August, 2020.

COPPERTON METRO TOWNSHIP COUNCIL

ATTEST (SEAL)

By /s/ SEAN CLAYTON  
Mayor

By /s/ SHERRIE SWENSEN  
Clerk/Recorder

The motion passed unanimously.



Community Input

*Citizen Comments*

No one appeared for Citizen Comments.



*Unified Fire Authority (UFA)*

**Ed Walden**, UFA, noted the passing of Jason Ball who worked in Copperton a few weeks before he died, and the absence of Captain Gale due to heart problems. He reminded people to be careful with ignition sources and to stay hydrated.



*Unified Police Department (UPD)*

**Detective Harry Holt**, UPD, stated programming is currently being done on the speed trailers. They are focusing on schools right now and then they will be brought to Copperton.



Council Business

*Approval of Minutes*

Council Member Pazell, seconded by Council Member Bailey, moved to approve the minutes of the Copperton Metro Township Council meetings held on July 15, 2020, and July 28, 2020. The motion passed unanimously.



*Fiscal Items – Approval of Expenditures*

**Mayor Clayton** stated the only bill received was for attorney services. The bill was small and it was put toward the retainer. Currently, there is zero balance due.



*COVID-19 Update*

**Mayor Clayton** stated the Covid cases for Copperton are low. He wanted to be sure citizens were getting all that they need. Some of the federal Covid money will go towards attorney fees, UFA, and possibly UPD to cover any pandemic related work being done. There is a substantial amount left over for the community.

**Council Member Bailey** stated a constituent told her she was contacted by someone named Todd about a small business loan through CARES. She was wondering if it was a scam. The County has funds, but she did not hear if they were reaching out to people.

**Mayor Clayton** stated that would have been Todd Andersen, the new Economic Development Director for the County's Regional Transportation, Housing & Economic Development Department. He wanted to reach out to businesses that would qualify for the County grant. It is not related to the \$23,000 Copperton is receiving. Small businesses can apply for grant funds. He will try to get something from Todd that can be put on Copperton's website and Facebook page.



*CARES Act Funds*

**Mayor Clayton** stated Copperton is close to getting funds from the CARES Act. Copperton was appropriated \$23,000. He is waiting on a Data Universal Number System (DUNS) number, which the federal government requires to have a valid grant with them. It has been hard

DATE WEDNESDAY AUGUST 19, 2020

to get the DUNS number because they do not have a physical location. He has been working with the MSD to use their address as Copperton's address.

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*Copperton Emergency Operations Plan*

**Mayor Clayton** stated the Council approved the Mitigation Plan during the last meeting. Council Members wanted more time to review the Emergency Operations Plan.

Council Member Severson, seconded by Council Member Bailey, moved to approve the Emergency Operations Plan. The motion passed unanimously.

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*Property Watch Presentation*

**Ms. Rashelle Hobbs**, County Recorder, delivered a PowerPoint presentation explaining the Property Watch program. Property Watch allows users to monitor any recorded change (such as liens, deeds, reconveyance deeds, etc.) to their property as soon as they are processed.

**Mayor Clayton** stated he would include a link to Property Watch on Copperton's Facebook page and website and include it in the newsletter.

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*Social Media Policy*

**Mayor Clayton** stated the State Auditor's Office has prepared a draft Auditor's Alert about the importance of not mixing personal or political social media accounts with government accounts, such as Copperton's. This goes directly to Copperton's Social Media Policy. If anyone wanted to submit a comment to the Auditor about the alert, they should contact him.

**Nathan Bracken** stated the Council was waiting to hire an Administrative Assistant to be the moderator of social media. They can use the Auditor's Alert and make it more explicit.

**Mayor Clayton** stated he and Mayor Kelly Bush, Kearns Metro Township, are working on an Administrative Assistant job description. They will have this job description and a posting out very soon.

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*UPD Interlocal Amendment*

**Council Member Pazell** stated the UPD meeting to approve this amendment is tomorrow. The Council should push back a vote on this for one more month.

**Nathan Bracken** stated the UPD board approved this amendment regarding weighted votes before Taylorsville announced its intention to leave. The Council was going to wait until the next meeting to see if Taylorsville's departure changes anything.

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*UFA Cares Act Funding Agreement*

**Nathan Bracken** stated Copperton approved the CARES Act funding with the idea of paying for contractually obligated expenses to service providers like UPD and UFA, which incurred unanticipated costs due to Covid. There has been some discussion on how to get that funding to UFA and UPD. The general counsel for UFA has prepared a template for all entities to use if they like. However, the funding that would go to UFA from Copperton is only about \$1,000. It is not worth it to pay him to review the agreement, even if it is just a template. This seems like an unnecessary cost given the amount of money involved.

**Mayor Clayton** stated UFA is asking for \$1197.00 and that was determined by population percentage. Funds cannot be distributed until Copperton gets its DUNS number. The Council should hold off on approving the funding until September, which is still within the spending window.

**Mr. Bracken** stated another approach would be for the Council to approve the disbursement of funds pending the finalization of the DUNS number.

Council Member Bailey, seconded by Council Member Severson, moved to approve the disbursement of \$1,197 to UPD pending the approval of the agreement. The motion passed unanimously.

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*Urban Agriculture*

No report.

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*Arborist RFP Selection*

**Council Member Bailey** stated she has received four proposals and price ranges came in where expected. One applicant wants to present his proposal in-person, and the others will do so via Zoom.

DATE WEDNESDAY AUGUST 19, 2020

**Nathan Bracken** stated the Council could create a sub-committee to do the interviews and make a recommendation to the Council.

**Council Member Bailey** stated the process would be dragged out if a sub-committee had to come back to the Council and explain the presentations.

**Mayor Clayton** stated he would schedule all four interviews for September 16, 2020.

**Mr. Bracken** suggested the Council have a working session to prepare for the interviews. One page of questions for all candidates could be prepared and then individual questions could follow the presentations.

**Council Members** agreed to hold a work session from 6:00 to 7:00 PM on September 16<sup>th</sup> and to limit the regular meeting to essential items. Suggestions for questions should be emailed to Council Member Bailey.

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*Committee/Board Updates*

- Legislative Research Committee

**Council Member Pazell** stated the legislature does not plan to extend the emergency orders that the Governor wants.

**Nathan Bracken** stated the legislature passed an annexation bill, which will allow annexations of areas that are not contiguous. This could be repealed by special session because language was added by a lobbyist for developers at the last minute that no one read.

- Bingham Cemetery Board

**Council Member Stitzer** stated there have been several interments in July and August.

- Copperton Community Council

**Council Member Stitzer** stated the Community Council did not meet tonight for lack of a quorum. Copperton Town Days will take place virtually on Friday August 28 – August 30. She will send a flyer out to the residents and email the information to Council Member Bailey to be included in the newsletter.

- Planning Commission

**Council Member Severson** stated the commission did not meet last month.



DATE WEDNESDAY AUGUST 19, 2020

**Mikala Jordan**, Long Range Planner, Municipal Services District, delivered a PowerPoint presentation. She updated the Council on the progress with the General Plan, and reviewed responses to the Amenities & Priorities Survey. She reviewed the timeline for finishing the General Plan, which will culminate with a Council vote on October 21, 2020.

**Council Member Severson** asked how a person could be approved to sit on the Planning Commission.

**Nathan Bracken** stated the Council is the appointing authority for the Planning Commission. The applicant should be noticed on the next Council agenda for an interview.

**Mayor Clayton** asked that Mr. Severson bring the applicant to the next meeting.

- Annexation Committee

No report.

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*Copperton Metro Township Council Member Reports*

- Council Member Clayton

Greater Salt Lake Municipal Services District (MSD)

**Mayor Clayton** stated the MSD is now focused on budgets and heard presentations by the various providers. Copperton submitted the same budget as last year. He will bring the report to the next Council meeting.

Council of Governments (COG)

**Mayor Clayton** stated COG will meet next week.

- Council Member Pazell

Unified Police Department (UPD)  
Salt Lake Valley Law Enforcement Service Area (SLVLESA)

**Council Member Pazell** stated UPD and SLVLESA will meet tomorrow.

- Council Member Bailey

Unified Fire Authority (UFA)

**Council Member Bailey** stated hiring for UFA has been up with approximately 600 applicants. This is likely due to pay policies and the determination to have 4-man stations.

DATE WEDNESDAY AUGUST 19, 2020

UFA is also pushing Behavioral Health & Wellness updates because of the traumas experienced by firefighters.

Unified Fire Service Area (UFSA)

**Council Member Bailey** stated the UFSA held a lengthy discussion about Riverton leaving. Herriman has announced that they will vote on leaving, mostly likely to avoid being on any future bonds. Any separation must come to terms with how much of the fund balance the departing city will get, what happens to the fire stations, etc. A compromise was reached, so that there is a roadmap if this happens again.

- Council Member Stitzer

Wasatch Front Waste & Recycling District (WFWRD)

**Council Member Stitzer** stated the July meeting was cancelled; there is nothing to report.

**Mayor Clayton** asked if they have heard of any landfill issues.

**Council Member Stitzer** stated each Council Member should have a supply of updated vouchers for the landfill. Please let her know if supplies dwindle and she will get more.

- Council Member Severson

Salt Lake County Animal Services Advisory Council

**Council Member Severson** stated in the last meeting there was a lot of discussion about dogs being off leash in parks. Animal Services is working on this serious issue. However, he has not heard any concerns about dogs off leash in Copperton Park.

Animal Services has received calls about rattle snakes. They do not handle rattle snakes but will recommend wranglers who will remove the snakes for a fee.

The Annual Spay-ghetti and No Balls fundraiser brought in \$56,000 this year.



Other Announcements

**Nathan Bracken** stated under the new electronic meetings requirements, if Copperton is holding a meeting without an anchor location, a statement needs to be read at the beginning of each meeting indicating why the meeting is being held without an anchor location. The statement also needs to appear on the agenda.

**Mayor Clayton** read the following statement:

DATE WEDNESDAY AUGUST 19, 2020

*Pursuant to Utah Code Ann. §52-4-207(4), I, Mayor Sean Clayton, have determined that the Copperton Metro Township Council will hold its regular Council meeting and a public hearing on the proposed 2020 fee schedule on August 19, 2020 at 6:30, without an anchor location due to the COVID 19 pandemic and the risk it poses to health and safety. This written determination shall expire 30 days from today.*

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**Council Member Bailey** noted the passing of Dorothy Peterson. There will not be a public service, but the viewing will be at Larkin Mortuary.

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**Mayor Clayton** stated he received an email requesting someone to be interviewed for the This is the Place podcast.

**Council Member Stitzer** stated Council Member Pazell would be good at this because of his history in Copperton and his speaking ability.

**Council Member Bailey** stated she would be the backup person if Council Member Pazell was unavailable.

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Closed Session

Council Member Stitzer, seconded by Mayor Clayton, moved to close the open session of the Copperton Metro Township Council Meeting to discuss reasonably imminent litigation. The motion passed unanimously. Council Member Pazell was absent for the vote.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

SHERRIE SWENSEN, METRO TOWNSHIP CLERK

By \_\_\_\_\_  
Deputy Clerk

DATE WEDNESDAY AUGUST 19, 2020

CHAIR, COPPERTON METRO TOWNSHIP COUNCIL

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