



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

# Copperton Planning Commission

## Public Meeting Agenda

### Tuesday, February 15, 2022 6:00 P.M.

*Pursuant to Utah Code Ann. § 52-4-207(5), Ranuta Alder has determined in her capacity as Chair of the Copperton Planning Commission that this meeting and/or public hearing will be held electronically without an anchor location given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, which the Chair has determined to present a substantial risk to the health and safety of those who may be present at an anchor location. To participate in the meeting and to make public comments where indicated in the agenda, please use the below webinar instructions.*

### Location

#### Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/join/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

#### Tap to join from a mobile device (attendees only)

[+1-213-306-3065,961841420##](tel:+12133063065961841420) United States Toll (Los Angeles)

[+1-602-666-0783,961841420##](tel:+16026660783961841420) United States Toll (Phoenix)

#### Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

#### Join from a video conferencing system or application

Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Election of Chair and Vice Chair 2022. (Motion/Voting)
- 2) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
- 3) Approval of the September 28, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
- 4) Other Business Items (as needed)

## **PUBLIC MEETING(S)**

Pursuant with State Code 10-2-401.5, the Planning Commission is holding a public meeting to allow affected entities to review and provide comment on Copperton's Draft Annexation Policy Plan. Long Range Planner, Kayla Mauldin, will give a brief presentation on the draft. Then, the time will be opened up for affected entities to provide comment, or for staff to read written comment that has been submitted by affected entities unable to attend. **Presenter:** Kayla Mauldin (Motion/Voting)

The Planning Commission will accept input from the Affected Entities on the Annexation Policy Plan. If an affected entity or member of the public is unable to attend the public meeting, they may submit written comments on or before Friday, February 18, 2022.

## **ADJOURN**

# Rules of Conduct for Planning Commission Meetings

## PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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## **Copperton Metro Township Planning Commission 2022 Regular Meeting Schedule**

**Meeting Place:** Bingham Canyon Lions Club - 95 East Hillcrest Street  
**Time:** 6:00PM *Unless otherwise posted*

*The Public is Welcome to Attend*

Tuesday January 11, 2022

Tuesday February 15, 2022

Tuesday March 15, 2022

Tuesday April 12, 2022

Tuesday May 10, 2022

Tuesday June 14, 2022

Tuesday July 12, 2022

Tuesday August 9, 2022

Tuesday September 13, 2022

Tuesday October 11, 2022

Tuesday November 15, 2022

Tuesday December 13, 2022

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

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



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**MEETING MINUTE SUMMARY  
 COPPERTON PLANNING COMMISSION MEETING  
 Tuesday, September 28, 2021 6:00 p.m.**

**Approximate meeting length:** 1 hour 19 minutes

**Number of public in attendance:** 1

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Alder

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from MSD Planning & Development Services.

**ATTENDANCE**

| Commissioners               | Public Mtg | Business Mtg | Absent |
|-----------------------------|------------|--------------|--------|
| Ranuta Alder (Chair)        | x          | x            |        |
| Ryan Taylor                 | x          | x            |        |
| Joel Breinholt (Vice Chair) | x          | x            |        |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Travis Hair         | x          | x            |
| Nathan Bracken      | x          | x            |

**BUSINESS MEETING**

**Meeting began at – 6:08 p.m.**

- 1) Election of Chair and Vice Chair 2021. (Motion/Voting)

Election of Chair for 2021

**Motion:** To nominate Commissioner Alder as Chair for 2021, Commissioner Alder accepted that nomination.

**Motion by:** Commissioner Taylor

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

**Vote:** Commissioners voted unanimous in favor

Election of Vice Chair for 2021

**Motion:** To nominate Commissioner Breinholt as Vice Chair for 2021, Commissioner Breinholt accepted that nomination.

**Motion by:** Commissioner Taylor

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

**Vote:** Commissioners voted unanimous in favor

- 2) Approval of the September 23, 2020 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve the September 23, 2020 Planning Commissioner Meeting Minutes as presented.

**Motion by:** Commissioner Alder

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

**Vote:** Commissioners voted unanimous in favor

3) Other Business Items (as needed)

*No other Business Items to discuss.*

**PUBLIC HEARING**

**Hearings began at – 6:12 p.m.**

**OAM2021-000427** - A proposed ordinance creating Chapter 19.15 of the Copperton Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs). **Planner:** Travis Hair (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the ordinance amendment.*

*Mr. Bracken said he has changes since this “shall go into effect” will be changed as “went into effect” and change meeting date and will go into effect when the council approves. Cannot prohibit internal ADUs, built within existing footprint. Ordinance allows for both types of ADUs. 19.15.030 Smallest lot size is 6,000 square feet, can include smaller, can’t make a bigger requirement. After Zones “as long as all applicable setbacks, building code, and other requirements are satisfied”.*

*Commissioners and staff had a brief discussion regarding historic preservation, existing ADUs coming into compliance and code enforcement, water efficient requirements into building code requirements, recording with the property, taxes, parking requirements, existing garages and setbacks.*

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

**Motion:** To recommend file #OAM2021-000427 for a proposed ordinance creating Chapter 19.15 of the Copperton Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs) to the Copperton Council for approval as presented with recommended formatting and date changes discussed for consistency.

**Motion by:** Commissioner Alder

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

**Vote:** Commissioners voted unanimous in favor

**OAM2021-000429** – A proposed ordinance removing square footage limits in the R-1 Zones for accessory structures in the Copperton Code of Ordinances Section 19.14. **Planner:** Travis Hair (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the ordinance amendment.*

*Commissioners and staff had a brief discussion regarding 500-year flood plain and emergency requirements,*

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

**Motion:** To recommend file #OAM2021-000429 for a proposed ordinance removing square footage limits in the R-1 Zones for accessory structures in the Copperton Code of Ordinances Section 19.14 to the Copperton Council for approval as presented with recommended changes discussed.

**Motion by:** Commissioner Taylor  
**2<sup>nd</sup> by:** Commissioner Alder  
**Vote:** Commissioners voted unanimous in favor

**OAM2021-000428** - A proposal to amend the existing Floodplain Ordinance in Section 19.74 of the Copperton Code of Ordinances. This update will replace the existing Section 19.74 with new language that conforms with current State of Utah and FEMA requirements. **Planner:** Travis Hair (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the ordinance amendment.*

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

**Motion:** To recommend file #OAM2021-000428 for a proposal to amend the existing Floodplain Ordinance in Section 19.74 of the Copperton Code of Ordinances. This update will replace the existing Section 19.74 with new language that conforms with current State of Utah and FEMA requirements to the Copperton Council for approval as presented with recommended changes discussed.

**Motion by:** Commissioner  
**2<sup>nd</sup> by:** Commissioner  
**Vote:** Commissioners voted unanimous in favor

*Commissioner Alder motioned to adjourn.*

**MEETING ADJOURNED**

**Time Adjourned – 7:27 p.m.**