



**Planning and Development Services**

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050  
 Phone: (385) 468-6700 • Fax: (385) 468-6674

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

**\*\*Meeting minutes approved on February 15, 2022\*\***

**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.**