

DATE W E D N E S D A Y O C T O B E R 19, 2022

THE COPPERTON METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON WEDNESDAY, OCTOBER 19, 2022, PURSUANT TO ADJOURNMENT ON SEPTEMBER 21, 2022, AT THE HOUR OF 6:30 P.M. AT THE BINGHAM CANYON LIONS CLUB, 8725 W HILLCREST ST., COPPERTON, UTAH.

COUNCIL MEMBERS

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

EXCUSED: DAVE OLSEN

OTHERS IN ATTENDANCE: NATHAN BRACKEN, LEGAL COUNSEL  
CURTIS WOODWARD, GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT.  
KAYLA MAULDIN, GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT.  
SHERRIE SWENSEN, METRO TOWNSHIP CLERK  
By: NICHOLE WATT, DEPUTY CLERK  
AMY PITT, DEPUTY CLERK

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

**Mayor Clayton**, Chair, presided.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Council Working Session

*Copperton Code Rewrite*

**Nathan Bracken**, Legal Counsel, stated the most important part of the revisions is Title 19. The goal is to make sure Title 19 is updated to conform to the General Plan and character areas. It is a two-step process: first rewrite the code and then do the zoning changes. There will not be many zoning changes for Copperton due to its size. The Greater Salt Lake Municipal Services District (MSD) staff has taken the lead in drafting the template to change Title 19. They are now taking the draft to the various MSD entities to get their take on how to make Title 19 fit what their city needs.

**Curtis Woodward**, Greater Salt Lake Municipal Services District, stated the project was broken down into three phases. The first phase was all the zones – commercial and residential. There are several proposed changes to simplify those chapters. There was discussion on determining if there are areas to be annexed. The second phase on the project focuses on design standards; things like parking and landscaping code. Those can be tailored to the individual community’s needs. The third phase is mostly the administrative chapters.

DATE W E D N E S D A Y O C T O B E R 19, 2022

**Mayor Clayton** stated Council Member Stitzer worked on Copperton’s annexation policy plan and wondered if Copperton will be incorporated into the rewrite.

**Mr. Woodward** stated that Kayla Mauldin tailored that part of the plan into the rewrite.

**Mayor Clayton** asked if, in looking at the annexation plan, it would be better to remove all the areas Copperton thinks it will not need with the possibility of adding them later, or if it should keep those areas in the plan as a precaution. His overall concern is that other municipalities vying for the same land might be timelier than Copperton. If there were areas that did not want to be part of the County any longer, he would want to be prepared.

**Kayla Mauldin**, Greater Salt Lake Municipal Services District, stated when she was packaging the first phase for Copperton, she took out the zones she did not think Mayor Clayton would want and left in what she felt he would. The zones in phase one are what staff has recommended. That could be a good starting point. She also mentioned the possibility of setting the number of planning commissioners at five as that is a recommended best practice. Copperton currently only has three.

**Council Member Stitzer** stated Copperton has failed to fill those positions numerous times and would not recommend changing the code.

**Nathan Bracken** reopened the conversation from the last meeting about using an administrative law judge (ALJ) as opposed to a land use hearing officer, there could be a pool that Copperton uses.

The Council agreed to have a land use hearing officer for variances and if the decision needs to be appealed, it can go to an ALJ.

Regular Council Meeting

Community Input

*Recognize Visiting Officials*

There were no visiting officials.

-----

*Citizen Comments*

There were no citizen comments.

-----

DATE WEDNESDAY OCTOBER 19, 2022

*Unified Fire Authority (UFA)*

**Ed Walden**, UFA, stated UFA is working on the Copperton station. The roof is stripped, and snow is coming over the weekend. UFA has four stations under construction. The station in Midvale will be complete this year and the others will be finished next year. Jennifer Bevin will be the new Midvale station chief. She is transferring from Kearns. Father Gregory passed away.

-----

*Unified Police Department (UPD)*

**Detective Harry Holt**, UPD, stated there were thirty-one calls for service resulting in seven cases. UPD has had problems with teenagers loitering in the park in the middle of the night. *Shop With the Shield* is coming up, and Council Members who have suggestions should let him know.

**Council Member Stitzer** asked if UPD could provide a little extra patrol around the cemetery during Halloween.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Council Business

*Approval of Minutes*

Council Member Stitzer, seconded by Council Member Severson, motioned to approve the minutes from August 17, 2022, and September 21, 2022. The motion passed unanimously.

-----

*Fiscal Items*

**Mayor Clayton** reviewed the attorney bill for \$775.00 for legal services for the month of August.

Council Member Stitzer, seconded by Council Member Severson, moved to approve the invoice. The motion passed unanimously.

-----

*Park Update*

**Council Member Bailey** stated the Council needs to decide if it wants to have the arborist provide tree removal based on his recent quote that she shared last week or if it wants to have Parks and Recreation submit a bid. There are twenty-four large trees, and it will be about

DATE WEDNESDAY OCTOBER 19, 2022

\$800 per tree or \$22,000 total.

**Council Member Stitzer** stated she feels the Council is spinning its wheels at this point and should go with the bid from SuperTrees.

**Mayor Clayton** stated he thinks the bid provided by SuperTrees is an excellent deal and he plans on taking it the Municipal Services District to see if they will cover the cost.

**Nathan Bracken** stated SuperTrees has already been hired, so there is no need to obtain a second bid.

**Council Member Bailey** agreed to make plans to have SuperTrees do the removal.

-----

*Wasatch Front Waste*

**Council Member Stitzer** introduced Pam Roberts with Wasatch Front Waste and Recycling District (WFWRD) who reported.

**Pam Roberts**, Division Director, WFWRD, reported that WFWRD is proposing some fee increases due to increasing labor costs and purchase prices. She provided a handout of the increases. WFWRD wants to prioritize continuing with weekly garbage pickup and seasonal services. Its second priority is to manage increased costs while maintaining services. The proposed increase will be about \$2.15 per month per home. The annual increase is up from \$204 to \$234. The last increase was in 2018. WFWRD is dedicated to keeping costs as low as possible. The budget will be adopted by the Board on Monday, October 24<sup>th</sup>. A hearing will follow.

**Paul Korth**, Controller, WFWRD, stated the handout does not include stand-alone and special services. The total budget will be about \$24 million in expenses. WFWRD needs to increase wages to stay competitive. They are having difficulty finding staff. Fuel costs and maintenance have increased. Disposal and tonnage have not increased as much. He ordered eight trucks, but the vendor came back and wanted more money for the trucks and still were not able to fulfill the order. Garbage and Recycling trucks have gone up in cost about \$100,000.

**Council Member Stitzer** thanked WFWRD for their diligence in keeping costs down. She feels confident the projected increase will sustain over the next several years.

-----

*County Park Transfer*

**Nathan Bracken** stated the County is finally getting around to transferring the park to Copperton through an interlocal agreement containing a quitclaim deed. The Salt Lake County Council has already approved the interlocal agreement (ILA), so any changes would need to go again before the Council. He has reviewed it as to form and while the form is fine, the ILA does

not contain a legal description. He would recommend waiting to sign until the legal description can be included. His other point is that it is the County's standard practice with these conveyances to include a reversionary clause stating that if the park is ever turned into something different, the land would be deferred back to the Council. While Copperton does not have plans to develop the park, for the sake of full disclosure, he wants the Council to know the clause is there. There is a possibility Copperton might need to develop the land into something not technically "open space" in the future. His preference would be for the language to state the space is "for a park or open space for a public purpose". While reversionary clauses can be problematic, he is not sure this particular clause is a big deal.

**Mayor Clayton** stated he does not like that the clause is there because the land was never the County's so they should have no right to it. He agreed that if Copperton should decide to develop the park, they would have to provide a suitable replacement park, but the land should not divert to the County. Council Members Stitzer and Severson expressed agreement.

-----

*Copperton Code Rewrite*

**Mayor Clayton** stated he only included this item on the agenda should there be something to vote on, and there was not.

-----

*Committee/Board Updates*

- Legislative Research Committee

**Nathan Bracken** stated there are two bills in the works he wanted the Council to be aware of. The first was introduced by Representative Bradley Brammer that would require city councils and public bodies to have time allotted for public comments on their agendas. The bill does exempt work sessions and certain planning commission meetings. The other bill he felt was worth noting was sponsored by Senator McCay that would take away the ability of cities that provide water to charge property tax. This bill could affect the Improvement District's ability to make upgrades.

- Bingham Cemetery Board

**Council Member Stitzer** stated there is a community service cleanup project scheduled for October 22nd, 2022. She already requested a dumpster with Wasatch Front Waste and Recycling. She also talked to Detective Harry Holt to request more patrol at the cemetery around Halloween. The Board is going to renew its PO Box.

- Copperton Community Council

**Council Member Stitzer** stated the Community Council did not meet earlier that day, but will be hosting the second annual Halloween decorating contest. Judges will be out the

DATE W E D N E S D A Y O C T O B E R 19, 2022

week of Halloween to judge creative, fun, and spooking Halloween decorations. First, second, and third place prizes are \$100, \$75, and \$50 respectively. There will be a senior bingo luncheon in December. It will be filling out the proper paperwork so it can receive its allotment from the Copperton Metro Council.

- Planning Commission

Nothing to report.

#### *Copperton Metro Township Council Member Reports*

- Council Member Clayton

Greater Salt Lake Municipal Services District (MSD)  
Council of Governments (COG)

**Mayor Clayton** stated the MSD approved a tentative budget, which means Copperton will also approve its tentative budget in November and adopt it at the final public hearing in December. The problems with the County Justice Court are ongoing. The Justice Court has asked for a budget of \$1 million, but he and a few other trustees are pushing for zero. The Southwest Mayors' group met again a few days ago. There have been passionate conversations on topics such as policing, Mountainview Corridor, and Bangerter Highway. The group has a meeting scheduled with eighteen legislators on November 30<sup>th</sup>, 2022 at West Jordan City Hall so that the legislators can fight for the priorities of the southwest. The population of the southwest is similar to that of Salt Lake City, but Salt Lake City receives much more funding from programs such as Zoo Arts and Parks (ZAP) and Tourism, Recreation, Culture and Convention (TRCC).

The COG did not meet.

- Council Member Olsen

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

Nothing to report.

- Council Member Bailey

Unified Fire Authority (UFA)  
Unified Fire Service Area (UFSA)

**Council Member Bailey** stated construction on the fire station is moving along. The Millcreek station is still a problem. It is using the money for the other three stations. It is looking at having a breakfast at some point- possibly in the Spring on a Saturday morning. Mayor Clayton suggested April 22<sup>nd</sup> from 8:00 through 11:00.

- Council Member Stitzer

Wasatch Front Waste and Recycling District (WFWRD)

Nothing to report.

- Council Member Severson

Salt Lake County Animal Services

**Council Member Severson** stated Animal Services had not met since the last meeting, and he will not be able to attend the meeting scheduled for November 3<sup>rd</sup>. However, on the upcoming agenda, board members will discuss the Salt Lake County 2022 Petapalooza and the outreach program. They will also discuss upcoming legislation, emergency response planning, the 2023 meeting schedule, and budget updates.



Other Announcements

*Citizen Comments*

There was no public comment.



*Announcements*

**Council Member Stitzer** stated she wanted to make a quick update on the connectivity plan she has been working on with Kayla Mauldin from the MSD. They have selected a firm to implement the plan. This will address pathways and active transportation. It was a tedious process to make the final selection and she will let the Council know who it is once that person has been informed. The Council may want to consider adding this as a running agenda item (“Active Transportation and Connectivity Plan”). The firm selected has worked previously with White City. Other firms considered were out of state or working with Rio Tinto, which might have created a conflict of interest.

**Council Member Bailey** stated the Water Board will have a local election on November 8<sup>th</sup>.

**Nathan Bracken** stated because the code does not account for the Board’s off-year election, it will be having a write-in election that it will administer itself. Notices of the election were included in the October bills.



DATE W E D N E S D A Y O C T O B E R 19, 2022

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

\_\_\_\_\_  
CHAIR, COPPERTON METRO TOWNSHIP COUNCIL

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆  
◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆  
◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆