



Planning and Development Services

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**MEETING MINUTE SUMMARY
 COPPERTON PLANNING COMMISSION MEETING
 Tuesday, January 10, 2023 6:00 p.m.**

****Meeting minutes approved on April 11, 2023****

Approximate meeting length: 2 hours 23 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Breinholt

**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		x	
Ryan Taylor (Vice Chair)		x	
Joel Breinholt (Chair)		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Kayla Mauldin		x
Brian Tucker		x
Nathan Bracken		x

BUSINESS MEETING

Meeting began at – 6:08 p.m.

- 1) Election of Chair and Vice Chair 2023. (Motion/Voting)

Election of Chair for 2023

Motion: To nominate Commissioner Breinholt as Chair for 2023, Commissioner Breinholt accepted that nomination.

Motion by: Commissioner Taylor

2nd by: Commissioner Alder

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2023

Motion: To nominate Commissioner Taylor as Vice Chair for 2023, Commissioner Taylor accepted that nomination.

Motion by: Commissioner Taylor

2nd by: Commissioner Alder

Vote: Commissioners voted unanimous in favor

- 2) Approval of the December 13, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the December 13, 2022 Planning Commissioner Meeting Minutes as presented.

Motion by: Commissioner Alder

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

- 3) **OAM2022-000737** - Discussion of Drafted Phase 1-3 Ordinances. The Planning Commission will hold a discussion of the drafted proposed land use ordinances, Titles 18 Subdivisions and 19 Zoning, for Copperton Metro Township. The discussion will focus primarily on Phase 3 but may address items discussed during the December meeting (Phases 1 and 2). This item is for discussion purposes only and will assist planning staff with tailoring drafted ordinances to the unique needs of Copperton. **Planners:** Curtis Woodward and Kayla Mauldin (Discussion)

Ms. Mauldin provided an overview of Phase three.

Phase III Ordinances –

Commissioners, staff, and counsel had a brief discussion regarding code enforcement and violations and Title 12.

Fireworks prohibited west of U-111 and banned for 15 years.

Town days, car show, fourth of July breakfast, and event permits.

Open space zone uses and sales. Copperton is unique and relies on the planning commission to point out what makes sense. Yard Sales restricted to five days in a year without a permit. Prefer 10 days a year from five.

500-year flood and FEMA. Copperton is not on the floodplain map. Cannot restrict mobile and manufactured homes, meeting HUB Code. FEMA requirements, discretion, and flood insurance.

Subdivision subjective determination and exceptions and risk of unfairness and argumentative, standards, recommendations, Variances and meeting five standards.

Recommends planning commission hears all subdivisions.

Block length should be 1/8 mile. Flag lot explanation, private roads versus public roads and road standards, eliminate private roads.

Extra 10' width on one side of corner lots. Masonry wall requirement for new development.

Had a brief discussion regarding surety bonds and performance bonds and irrevocable LOC through a bank in Utah. Warranty bond from the beginning, Reclamation bond for 10% held for a year and then make the project safe.

- 4) Other Business Items (as needed)

Commissioners and staff had a brief discussion regarding annexation, public hearing, and lack of code maintenance. Next meeting is February 28th.

MEETING ADJOURNED

Time Adjourned – 8:31 p.m.