



Planning and Development Services
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MEETING MINUTE SUMMARY
COPPERTON METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, May 8, 2018 6:00 p.m.

****Meeting minutes approved on June 12, 2018****

Approximate meeting length: 1 hour 10 minutes
Number of public in attendance: 4
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Stone

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Ranuta Alder	x	x	
Vern Winkler	x	x	
Ryan Taylor	x	x	
Doug Green (Chair)	x	x	
Mike Stone (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Debbie Riddle	x	x
Wendy Gurr	x	x
Curtis Woodward		

BUSINESS MEETING

Meeting began at – 6:10 p.m.

- 1) Approval of Minutes from the December 6, 2017 meeting

Motion: To approve minutes from the December 6, 2017 meeting as presented.

Motion by: Commissioner Alder

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the January 10, 2018 meeting

Motion: To continue minutes from the January 10, 2018 meeting to June 12th.

Motion by: Commissioner Alder

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the April 10, 2018 meeting

Motion: To approve minutes from the April 10, 2018 meeting as presented.

Motion by: Commissioner Alder

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

2) Other Business Items (as needed)

Commissioner Winkler invited John Birkinshaw with Rio Tinto Kennecott to discuss terms on the school property and annexation.

Mr. Birkinshaw said the formation of the township, studied alternatives, designated land within the portfolio. Rationale is providing most utilities and don't reach out and ask for much. With that, they are in the best position to remain rural. Moving forward always open to discussing. In general holding back with their land and this community should understand, because of everything they maintain these properties and try and lessen the burden on the communities. The lands here are a different story and prefer to disclose they aren't on the table for development and have reservations for the school site, open to discussion, but must be a use compatible with the community and their business. He has listened to Commissioner Winkler for many years, want to preserve and don't want to aggravate the community. Things very critical to the progress and preservation, if they're asking if they are annexing all their properties, they are not. They don't plan on selling the property, they tell everyone to talk to Copperton, if they aren't going to embrace it, they aren't going to embrace it. Commissioner Green asked if they told him what they wanted to do with the property. Mr. Birkinshaw said he would have to look at the design, the world has changed and are very concerned about public and people getting in harm's way. He has been with Rio Tinto for 26 years and has had this conversation. Commissioner Green said would have to match the architecture and stucco to the homes in Copperton. Mr. Birkinshaw said architecture is special and they advocate it. Their model now is finding close partners to work with and the vision continues. They had a developer approach them, they aren't going to lead out and say go talk to the community, granite needs to talk to their constituents, they feel it will create an adverse situation. They really hear the complaints and figure out how they can rectify. They won't commit but will have the conversation

Commissioner Winkler said they are planning a committee for annexation and if they could have discussion with him. Mr. Birkinshaw said they are a corporation and must do things creatively. Will always work with them and how to preserve the sanctity, but Rio Tinto needs rationale for a pitch and can't just donate land and be good stewards, but they see good value. Commissioner Green asked if he needs to go back and talk to people about the historical. Mr. Birkinshaw said just trying to make a historic district, if the community said they are and putting design guidelines on the dirt. Commissioner Green said it's seven acres. Mr. Birkinshaw said you must be careful what you wish for, people and attitude change. They probably won't do anything with that land until they close their business. Get funding and community involved and bring it back to them. They want to have a strong relationship with decades to come. Commissioner Stone said to have plans and communicate the value of their proposition. Mr. Birkinshaw said historic is a hot topic and have people in the community want to do a tear down you'll need design guidelines and have architectural standards.

Commissioners and Mr. Birkinshaw had a brief discussion regarding the historic preservation overlay zone. Commissioner Winkler said at this time Kennecott doesn't have any plans until they shut down. Mr. Birkinshaw said they aren't busy down their sketching plans. The only time they will do anything is if this community is fully involved. They came up with ideas and the people had many different opinions. Commissioner Winkler said there were almost as many ideas as there were people here. If a developer offered big bucks to sale the property, would you come and get our input. Mr. Birkinshaw said they did and he advised to talk to Copperton. We've been down this track and not going in to countless hours thinking about it. Copperton should tell them what they want. Last time the plan wasn't well received by the planning commission. They are not going to list this property and will never sale this property and will hold it unless it is well received. Commissioner Alder asked about surrounding. Mr. Birkinshaw said the surrounding is more protected. If it is

messed up, they have a problem, they must be this way all the way down the mountain, the pipeline is a big deal. They've had a conversation about the west side and think about the future, Copperton wanted to be protected. Most of the land they have west of 111 is not on the table except for the Cyprus High School. Only time west of the highway is when it is a critical need. They must spend a lot of time defending their private property. There will be huge changes with West Jordan. Commissioner Winkler said we can see you wouldn't want us to annex, but working with the county. Mr. Birkinshaw said the Municipal Services District said if you want to develop you must become a municipality or township. He said they just want to sit still. Have had conversations for many years and not too many people trust them and owning the mountain is tricky, working with Tooele and Salt Lake county for years and they don't favor the land owner and it's a tough road and must improve. They are always open to come in and chatting.

PUBLIC HEARING

Hearings began at – 6:50 p.m.

30704 – Ordinance amendment. A discussion regarding replacing the Historic Preservation chapter of the zoning ordinance with a Historic Preservation District chapter, designed to preserve the historical integrity of the Copperton community and to ensure that new construction within the district will be compatible in terms of architecture and scale. Also to be discussed is whether to use the boundary shown in the 2004 Copperton General Plan as the district boundary or to recommend changes to the Metro Council. **Planner:** Debbie Riddle

Salt Lake County Planning and Development Services Planner Debbie Riddle provided an analysis of the ordinance amendment.

Commissioners and staff had a brief discussion regarding distance and height. Commissioner Taylor and Commissioner Green said they were fine with the ordinance the way it was written, but now just received new information. Commissioner Winkler said should be a 32-foot circle, instead of a 35-foot circle, but would be nice to have. Green said doesn't want to talk about the historic district.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Copperton Metro Township Mayor

Name: Sean Clayton

Address: Not provided

Comments: Mr. Clayton said this would not only affect the property there, but the pushback from the community. He wants to take the original stucco off and apply siding.

Commissioner Green said as long as it isn't facing the street, he can do that. Commissioner Winkler said if the town adopted that, could someone come and ask for a variance or would this override. Ms. Riddle said you'll want to look at that and it talks about staff authority. Ms. Riddle said should think about how those authorities are defined, because they would have to pay a fee. Think about what's most important to the community.

Speaker # 2: Copperton Metro Township Councilmember

Name: Kevin Severson

Address: Not provided

Comments: Mr. Severson said his concern would be what restrictions will be placed on anybody that doesn't fit in.

Commissioner Winkler said he doesn't like anyone not living in Copperton making decisions and wants it taken out. Ms. Riddle said without that authority everything would have to come to the planning commission and pay. Mr. Clayton said their rules would be for the land use be the council. Commissioner Taylor said 19-86-060, the administrative decision could be approved and is a few things below minimal. Commissioner Winkler asked how this can be changed and how the votes work.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #30704 to the June 12th meeting.

Motion by: Commissioner Stone

2nd by: Commissioner Green

Vote: Commissioners voted unanimous in favor

Commissioners and staff had a brief discussion regarding structural engineering.

MEETING ADJOURNED

Time Adjourned – 7:20 p.m.