



Planning and Development Services

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**MEETING MINUTE SUMMARY
COPPERTON METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, March 13, 2018 6:00 p.m.**

****Meeting minutes were approved on April 10, 2018, with amendments****

Approximate meeting length: 1 hour 6 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Green

***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	
Vern Winkler		x	
Ryan Taylor		x	
Doug Green (Chair)		x	
Mike Stone (Vice Chair)			x

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

BUSINESS MEETING

Meeting began at – 6:15 p.m.

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

Motion: To continue minutes from the December 6, 2017 meeting to April 10th.

Motion by: Commissioner

2nd by: Commissioner

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 April 10th.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the February 7, 2018 meeting

Motion: To continue minutes from the February 7, 2018 meeting to April 10th.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

- 2) 2004 Copperton Community General Plan – This is a discussion of chapters 5, 6, and 8 of the 2004 plan regarding historic preservation, community character, and the site of the former Bingham High School at the request of the Copperton Metro Township Council. Of particular importance is to discuss whether to accept the 2004 plan and move towards implementation of that plan, or to initiate a general plan adoption process to update or create a new plan.

Commissioner Winkler said he was at that meeting and the council did not make the request to the planning commission. Mr. Woodward said that council chose not to adopt and defer back to the planning commission and focus on zoning of the school properties and historic preservation. Legal counsel said there is a moratorium and if you adopt the ordinance the moratorium ends and there are specific issues council wants to adopt first, as soon as they stop adopting, at his advice, they tabled it and not yet. Commissioner Winkler asked Mr. Patrick if that was correct. Mr. Patrick said the instructions were to cover the school property and historic preservation and information to move forward, good foundation and whittle away the two items on the list. Mr. Woodward said in terms of the general plan, specific section talking about historic preservation, if nothing has changed, it would be okay we don't need to open the plan and move onto the ordinance. The school property is not addressed in the general plan, and is being used as public property, but nothing in the plan is what the community wants.

Commissioner Winkler asked as a council do they have right to designate the school as historic preservation. Commissioner Green said can't do anything that would change the value of the property to negatively impact the owner. Mr. Woodward said as a planning commission, the 2004 plan should have a potential historic district. Later as they talk about the historic chapter to bring as a public hearing, there will be discussion of the type of history. Where would the historic chapter boundary be? Debatable in terms of impact on the property, but the council does have the power to give whatever zoning they want without the owners. The right zoning applied would fit into the area, with design standards. To put in the plan to say that is going to be open space, but they have property rights. Mr. Woodward said in Kennecott's case, they got the state legislature to approve a mining district protection zone, so they can declare all their holdings to be mining protected and is exempt from zoning jurisdictions. Any property they own could come in and say they want to bypass any planning they want.

Commissioner Winkler said Kennecott can question it and take it to legal battle. Mr. Woodward said they could and they are very aware and haven't really pushed the issue and don't want to lose favor with the public.

- 3) Historic preservation ordinance/former Bingham High School site zoning – This is a discussion about the type of historic preservation ordinance and zoning for the former high school property to carry out the intent of the general plan as envisioned by the planning commission. Based on the discussion, staff will then be able to initiate the appropriate applications and draft ordinance language to publish for public input, hearings, and planning commission recommendation.

Commissioner Winkler asked why historic preservation has come in to light. Commissioner Green said to stay the way we want and keep the structures and buildings. Mr. Woodward said the subdivisions are excluded from the map. There is a historic preservation chapter, but very site specific. RCOZ Millcreek adopted, that was a monster home privilege, so it was more of a new construction with controls. Included in packet Salt Lake City code and combines all the multiple approaches per chapter. Recognizes cases when they define a district when there is a historic building, there is also a contributing structure, the feeling he gets in Copperton community and homes as a group contribute to Copperton, with historic charm and character. There are non-contributing structures, if you're going to do additions or remodeling and follow set of rules to keep in character, if you want to tear down and rebuild, a higher set of rules. Different levels

and add together would be very well to what Copperton wants to do, also a vacant code how do you confirm it will fit in. He thinks their approach to historic area and insure additions and new construction are in line with character and not every permit come to the planning commission for permission. Whatever we draft, he doesn't presume to take everything word for word, give something to react and start working on.

Commissioner Green would like to read it and come back next month.

Commissioner Winkler referred to page 2, Option A, RCOZ boundaries and asked if the school is R-1-8. Mr. Woodward said he is reading from the ordinance Millcreek adopted and the purpose and to see if anything appeals to them to work into historic preservation. Commissioner Winkler asked if this is built in historic factor. Mr. Woodward said could be commercial, residential, whatever. Mr. Woodward said the role of a planning commission, they could recommend zone change if an area or a piece of property to the metro council. Under state law before they have a meeting, they must have public noticing and have a public hearing. Commissioner Winkler asked if we make that recommendation to the council, they could take it to the county planning and zoning. Mr. Woodward explained the process of the planning commission and council and their vote is final. Ms. Riddle said sometimes we will take it to the council to see how they feel and receive feedback. Mr. Woodward said with the council member here, they clearly asked for their input on the school property and if you ask staff, he would feel comfortable initiating that. Mr. Patrick said before they adopt, the council wants the planning commission to handle what they can prior to the moratorium expiration. It is in six month blocks and expires in May and can extend or cancel. Ms. Riddle said that doesn't stop them from working on their ordinance and these two particular items need to be addressed.

4) Discussion Item – Approaching Rio Tinto about the school property.

Commissioner Green said he made inquiries about the school property, and spoke to Jeff Stephenson about people wanting a garden. Wasatch community gardens come out and is do able and put a fence put in and county says the idea take to Kennecott after two years, could get green belt status, there is water out there, just tap in to it, raised garden beds, walkways between them and after two years get green belt status. He said Mr. Stephenson has done this before. One person he talked to did that where they used to live and Salt Lake City did that before they put in an apartment complex. We are here to do what the community wants. Commissioner Winkler asked where the money comes from to do this. Commissioner Green said idea was if people own something, they are more likely to care for it. Mr. Woodward said in this scenario, if Kennecott remains ownership, could be kept low. Kennecott has community gardens out there and try to keep as many as they can. County parks and recreation has a community person and familiar with these groups, and non-profit groups to get things funded. Commissioner Winkler asked about the Kennecott building. Mr. Woodward said they don't want to be in the residential building anymore, they are more of a real estate broker.

Commissioner Green asked if you put it in historic preservation, can you put a garden in there. Mr. Woodward said you can, you can farm and garden in any use. If someone started to come in and build green houses, you would need the use.

5) Discussion Item – Getting Copperton's boundaries restored.

Commissioner Green thoughts and philosophies is no, they could lose control of the metro township. This idea was restoring our boundaries back to where they were. Commissioner Alder asked how they would lose control. Commissioner Green said if you put 400 to 500 homes in there, they will lose control. Commissioner Winkler said if they don't, someone else will. Commissioner Green said right now it's in Kennecott. Commissioner Green said houses being built at 8200 and he thought that was their boundaries. Commissioner Alder asked when they get annexed into West Jordan. Mr. Patrick said they can't they would

have to request being annexed back into. Mr. Woodward said we've seen this happen twice, the property owners didn't want to be annexed on a huge piece of property and at the mouth of the canyon and sued the city's and won.

The metro council could negotiate with Kennecott if they would agree to treat the adjacent property, we will give you the zoning you want, if you leave this area alone and Kennecott may be willing to do that. Mr. Patrick said once they exceed a population of 10,000, they would have districts. Mr. Woodward said there may be an advantage to creating districts.

Had a brief discussion of annexation, boundaries, Kennecott, unincorporated Salt Lake County, Herriman, and developments.

6) Other Business Items (as needed)

Commissioner Green recommended reading 5, 6, and 8 of the Copperton General Plan and Salt Lake City Historic Preservation ordinance and come back in April. He hopes he hears back from Piper before and historic preservation. Mr. Patrick said he thinks there is time or need to extend moratorium and a progress report. Commissioner Winkler asked if they agree to approach Kennecott. Commissioner Green said no. Commissioner Green said concentrate on number two and three, get them out of the way.

Mr. Woodward said a few years ago dealing with the ordinances, planning commission found helpful to read through and email comments to county staff and compile comments for the county staff.

MEETING ADJOURNED

Time Adjourned – 7:21 p.m.