



Planning and Development Services

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**MEETING MINUTE SUMMARY
COPPERTON METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, April 10, 2018 6:00 p.m.**

****Meeting minutes were approved on May 8, 2018****

Approximate meeting length: 49 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.

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

ATTENDANCE

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

BUSINESS MEETING

Meeting began at – 6:02 p.m.

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

Motion: To continue to the May 8, 2018 meeting.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the January 10, 2018 meeting

Motion: To continue to the May 8, 2018 meeting.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the February 7, 2018 meeting

Motion: To approve minutes from the February 7, 2018 meeting as presented.

Motion by: Commissioner Stone

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimous in favor

Approval of Minutes from the March 13, 2018 meeting

Motion: To approve minutes from the March 13, 2018 meeting with an amendment to replace “in attendance” Commissioner Green and Commissioner Stone.

Motion by: Commissioner Green

2nd by: Commissioner Alder

Vote: Commissioners voted unanimous in favor

- 2) **Historic preservation ordinance/former Bingham High School site zoning** – This is a continuation of the discussion about the historic preservation ordinance and zoning for the former high school property. The basis of the discussion is to provide planning staff with direction as to what types of issues ought to be included in a draft ordinance for future public hearing.

Commissioner Green said he is good with R-1-8. Commissioner Winkler said he looked at this as options for zoning. He would like to see fewer larger houses and zones R-1-43, one house per acre and allow 10,000 square feet per house. Fewer bigger homes, rather than a bunch of small ones. Commissioner Green and Commissioner Taylor said they are fine with R-1-8 and would prefer to cut down on livestock.

Mr. Woodward said 5, 6, and 8 are chapters out of the adopted Copperton plan. Historic preservation is straight out of the Salt Lake City code. It was obviously written with the idea in mind within the city limits, if in Copperton thinking it's one district with some potential and take out the multiple concept. Salt Lake City's process is where multiple notices to the neighborhood and ballots and another public hearing, but don't know if they want that much involvement. Commissioner Green said this was probably written before they changed their boundaries, and that would be taken out unless Kennecott would move the boundaries. Mr. Woodward said certain parts to the general plan and the anticipation Kennecott developing the clustered towns. For Coppertons current boundaries a lot of that doesn't apply. Mr. Patrick said with an annexation, may not get everything and is land owner driven. Rio Tinto has been receptive to work with the annexation back in. Commissioner Winkler said no longer applicable, nobody that he's talked to wants to see any houses on the school property. If they are going to set a zone for that, would like to see a public meeting. Commissioner Green said hadn't had a chance to check back in on the community garden. A lot of people he's talked to not interested in more housing or soccer fields.

Mr. Woodward said in terms and useful for the county having to do with the historic district and feedback what they like and don't like, we can go back and take out the parts that don't apply, go back and create a draft to have a public hearing. Mr. Woodward said a complicated process for when a historic district is established, quite an involved process and strung out for a long time. If you want to involve the public and not get that carried away. Commissioner Green said as simple as possible and still gets the job done. He said a lot of people here would be happy making a historic district. Commissioner Taylor asked if this was already a historic district. Mr. Woodward said no, but an outline. Commissioner Green said if it is labeled a historic district there are things out there to contribute. Commissioner Alder asked what if they have already changed their homes. Mr. Woodward said there are homes to be treated and protected for changes. Provisions for new construction, that school property is included in the preservation and would have to meet the character. If adopted, regardless of lot size, the home designs will have to comply. Mr. Woodward said this is close to what they'd like to see. This document assumes a commission will be created for historic preservation. Do you want to create another layer and assemble a commission or this body could assume this role. Commissioner Winkler asked what document he's referring to. Mr. Woodward said the Salt Lake City code and whether we want to mirror their format.

Mr. Woodward advised of RCOZ and went through Salt Lake City ordinance, there's an area talking about each time a historic district is established, there should be a set of design standards created. Mr. Woodward said there are many layers, but could be folded into this section of the code. Height and width compatible, roof and scale, a lot of things. Commissioner Green said no one is going to come in and want to build a 1,700-square foot home, more than likely 2,200 to 2,400. People have come and dug out a basement. Might have to change it to make it a little bigger, have maximum of 2,600 square feet, minimum whatever they want it to be. Commissioner Stone said he wants it to tie into hopes and strengthen their case and draw more people to Copperton.

Mr. Woodward said there was a conversation they had with the Copperton Metro council members, what does the neighborhood want to see. He indicated surprisingly a lot of people are open to nonresidential uses. There was a company that has a unique green housing system, market area, compared to a gardener village. Mr. Woodward expressed that we probably need to look at that property from a two-fold approach, if we get a historic district, if the metro council in the future entertains that and is rezoned to a commercial zone, having the historic district set up first, then having a lot of architectural controls. Regardless of the zoning, if we get the architectural controls in place through this, won't have to worry about the lot sizes in the future. Commissioner Green said when we want to adopt, do we have a public hearing to make the school property. Mr. Woodward said would be two parts, could do one after another. Getting a chapter on the books and where's the boundary and where does it apply. Since you know where you want the boundaries it makes sense to do them together. Mr. Woodward said need to make sure it's clear to the people, we would like input on both items. Commissioner Winkler said he is a little unclear meaning boundary, the boundary of the township is set. Mr. Woodward said a zone boundary, whether you want to include all Copperton or just a portion. Commissioner Alder asked what happens to the houses that have plaques. Mr. Patrick said they would have to stay within the rules of Utah state historic society. Mr. Woodward said he would do some research and find the limitations. Commissioner Taylor said it wasn't very strict. Mr. Woodward said will work hard to make the changes to the historic draft and to get him the draft as early as possible to digest. Public notice, we will want to have a website where people can read it.

Would like to hear this in May and have it to council in June. Commissioner Winkler said would think you need approval from the council on the rewrite for the historic district. Commissioner Green said going to do a draft, with boundaries or historic district first. Mr. Woodward said historic would be one chapter and boundary another.

Motion: To approve a creation draft of the historic district first, draft boundaries and ordinance second and a draft map.

Motion by: Commissioner Winkler

2nd by: Commissioner Stone

Vote: Commissioners voted unanimous in favor

3) Discussion Item – Annexation policy subcommittee.

Commissioner Green asked if they would keep the subcommittee with the planning commission. Mr. Patrick said the council is working on the subcommittee, but two planning commissioners may be invited to be a part of the subcommittee.

4) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 6:51 p.m.