



Planning and Development Services
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MEETING MINUTE SUMMARY
COPPERTON METRO TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, January 10, 2018 6:00 p.m.

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

Approximate meeting length: 1 hour 3 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	x	
Vern Winkler	x	x	
Ryan Taylor	x	x	
Doug Green (Chair)	x	x	
Mike Stone (Vice Chair)			x

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

BUSINESS MEETING

Meeting began at – 6:18 p.m.

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

Motion: To continue minutes from the December 6, 2017 meeting to February 7, 2018.

Motion by: Commissioner

2nd by: Commissioner

Vote: Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

PUBLIC HEARING

Hearings began at – 6:18 p.m.

30614 – An application to adopt a subdivision ordinance for each metro township, which subdivision ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward

30615 – An application to adopt a zoning ordinance for each metro township, which zoning ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to

a metro township ordinance. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator provided an analysis of the ordinances with modifications for recommendation for adoption.

Commissioner Winkler asked why they wouldn't qualify for FCOZ. Mr. Woodward advised there is overlay zones in the canyons. Commissioner Winkler asked how to set Kennecott in motion. Mr. Woodward said must talk to the Copperton Metro Township Council and have them give the go ahead to talk to Magna regarding annexation. Commissioner Green asked if the gun club was in Magna already. Mr. Woodward said no, unincorporated Salt Lake County. Mr. Woodward said the approach to Kennecott is to develop and start working with Copperton and start subdividing and developing land. Approach the Metro Township to start the annexation process. Commissioner Green said Millcreek had an issue because developers were building homes in areas that didn't fit. He doesn't want 4,000 square foot houses on the Bingham property and wants compatibility with Copperton. Mr. Woodward said RCOZ could be left in the ordinance, probably want to work through it.

Commissioner Winkler said he didn't see anything that new development had to be existing architecture. Mr. Woodward said Title 18 doesn't talk about design, Title 19 discusses zoning, but not detailed on design.

Mr. Woodward provided a list of zones not in use in Copperton that he wants them to decide to keep or remove from the ordinance. Commissioner Winkler asked in general aren't we getting way ahead of ourselves. Until they find out about annexation, this is ahead of themselves and doesn't like the idea to approve a subdivision section and it hasn't been determined they are amenable. Metro Township Council should approach Kennecott to get the eight acres and if Kennecott is amenable to have Copperton annex in to them. Decide the basics and what they should deal with. Commissioner Green said they are deciding what to keep and not, but if they remove something, it will take a lot more to put it back in and could take six to eight months. Ms. Riddle said some issues you have should be addressed in the general plan and subdivisions have some legal provisions with the state. Commissioner Winkler asked if their ordinances they put in could be overridden by the state. Ms. Riddle said some, yes, but you have tools you can use.

Commissioner Winkler said amazed to see agricultural zoning allows 64-unit dwellings. Ms. Riddle said you can decide which chapters you want and then go through the chapters and decide what you want removed from each chapter. Winkler said would think you would need our permission to approach the council to approach council. Most people he spoke to would like the school area to be an open area. Commissioner Taylor said that is ahead of themselves, they don't have any rules. Commissioner Winkler said if they own it, they could do what they want.

No one from the public present to speak.

Motion: for Mr. Woodward to approach the Copperton Metro Township Council for permission to approach Kennecott and open negotiations, if they will give property to Copperton to decide what to do with the Bingham property.

Motion by: Commissioner Winkler

2nd by: Commissioner Alder

Vote: Commissioners voted unanimous in favor (of commissioners present)

Motion: To continue file #30614 to the February 7th meeting.

Motion by: Commissioner Taylor

2nd by: Commissioner Winkler

Vote: Commissioners voted unanimous in favor (of commissioners present)

Motion: To continue file #30615 to the February 7th meeting.

Motion by: Commissioner Taylor

2nd by: Commissioner Winkler

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Winkler advised he has some questions and if now is an appropriate to ask them now. Mr. Woodward said he could ask them and he could bring the answers back at the next meeting. Policing by the subdivisions is done by the city, building permits pricing and matching architecture, document referring to the county council and mayor, rather than the Copperton Metro Township Council, fees collected, director of development services, appeals and land use hearing officer, commercial zones, R-1-43 is a parcel per acre, looking to make larger acre minimums. Finance on idea of fees, individual fee schedules for permits, business licenses and zoning applications. Schedule needs to be adopted by each individual metro township and goes directly to the council.

MEETING ADJOURNED

Time Adjourned – 7:21 p.m.