



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

Copperton Metro Township Planning Commission

Public Meeting Agenda

Tuesday, March 12, 2019 6:00 P.M.

Location

BINGHAM CANYON LIONS CLUB
95 EAST HILLCREST STREET
COPPERTON, UTAH
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.

TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2019 (Continued)
- 2) Approval of Minutes from the February 12, 2019 meeting.
- 3) Continued discussion of zoning and subdivision ordinances
- 4) Other Business Items (as needed)

ADJOURN

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**MEETING MINUTE SUMMARY
COPPERTON METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, February 12, 2019 6:00 p.m.**

Approximate meeting length: 1 hour 42 minutes

Number of public in attendance: 2

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
Curtis Woodward		x
Wendy Gurr		x

BUSINESS MEETING

Meeting began at – 6:03 p.m.

- 1) Election of Chair and Vice Chair 2019

Election of Chair

Motion: To continue to the March 12th meeting.

Motion by:

2nd by:

Vote:

Election of Vice Chair

Motion: To continue to the March 12th meeting.

Motion by:

2nd by:

Vote:

- 2) Approval of Minutes from the January 15, 2019 meeting

Motion: To approve minutes from the January 15, 2019 meeting as presented.

Motion by: Commissioner Taylor

2nd by: Commissioner Alder

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

- 3) Continued discussion of zoning and subdivision ordinances

Commissioner Winkler said last couple times talked about ordinance for open areas, said South

Jordan is most favorable. Not making a recommendation, but it would be applied. Mr. Woodward said based on last months discussion, took South Jordan and cleaned up 19.20, purpose statement put Open Space Zones, OS-P and OS-N in the packet and is first thing, would be good to go. Put on for public hearing for recommendation, if you'd like officially passed along to council to pass. Commissioner Winkler said council will meet with Kennecott to discuss annexation that might go through and may need to look at other areas and need to talk about four different basic areas. One town should be old town, 8 acres of school property, tower area of 40 acres at the old football field, and new annexation to be on the same page and make some zoning decisions on the area. Have the open area statute available but haven't talked about how it is applied. First open space, preservation and subdivision. Curtis said there is a grant for money to put in for general plan. Mr. Patrick said as far as annexation, trying to make it so there is growth in their land to the east. Commissioner Winkler said starting from the water tower and as far east to West Jordan boundary. Find out from the council about their meeting and how those four areas will be applied.

Mr. Woodward explained the general plan process and creation of a steering committee. Commissioner Green said he doesn't have a problem with Commissioner Winkler taking it to the council, he just wants to make sure there aren't restrictions put on the property owners. Commissioner Winkler wanted to confirm the real master document lives on the zoning map.

*19.54 –
Recommend to remove, but council can put it back in.*

*19.55 –
Recommend to keep in the ordinance, no changes.*

*19.56 –
Recommend to keep in the ordinance, no changes.*

*19.60 –
Recommend to keep in the ordinance, no changes.*

*19.62 –
Recommend to keep in the ordinance, no changes.*

*19.64 –
Recommend to keep in the ordinance, no changes.*

Commissioner Winkler said first paragraph on C-2 and C-3, commercial shouldn't include family dwellings and could be 32 units per acre. Mr. Woodward said at trax station, ground floor retail and many stories.

- 4) Other Business Items (as needed)
No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 7:45 p.m.



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Ordinance Summary and Recommendation

Public Body: Copperton Metro Township Planning Commission

Meeting Date: March 12, 2019

Request: Continued discussion of zoning and subdivision ordinances

Planner: Curtis Woodward

PROJECT DESCRIPTION

This month's packet includes chapters from the zoning ordinance to continue where the commission left off last month. At last month's meeting, we discussed: open space zone, F-A, MD-1, MD-3, C-1, C-V, C-2, C-3.

SUMMARY

Attached are the following chapters of the zoning ordinance for review:

Chapter 19.66 M-1 (Light Manufacturing)

Chapter 19.68 M-2 (Heavy Manufacturing)

Chapter 19.69 P-C (Planned Community)

Chapter 19.66 - M-1 MANUFACTURING ZONE

19.66.010 - Purpose of provisions.

The purpose of the M-1 zone is to provide areas in the metro township for light industrial uses.

19.66.020 - Permitted uses.

Permitted uses in the M-1 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animals and fowl for family food production;
- Animal hospitals;
- Assembly of medical supplies;
- Boatbuilding;
- Bottling works, soft drinks;
- Bookbinding;
- Carpenter shop; cabinet shop;
- Carpet and rug cleaning and dyeing;
- Class B beer outlet;
- Construction of buildings to be sold and moved off the premises;
- Dairy;
- Dog and cat kennel and/or groomery;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments;
- Express office;
- Garage, public;
- Honey extraction;
- Ice manufacture and storage;
- Knitting mill;
- Laboratory;
- Laundry;
- Machine shop;
- Manufacture and maintenance of the following:
 - A. Business machines,
 - B. Cameras and photographic equipment,
 - C. Electric and neon signs, billboards and/or commercial advertising structures,

- D. Light sheet metal products, including heating and ventilating ducts and equipment, cornices and eaves, Venetian blinds, window shades and awnings,
- E. Musical instruments,
- F. Novelties,
- G. Rubber and metal stamps,
- H. Toys;
 - Meat products smoking, curing and packing, provided that no objectionable fumes are emitted;
 - Monument works;
 - Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales and reconditioning;
 - Office, business and/or professional;
 - Outdoor chemical toilet rental;
 - Parking lot;
 - Printing, including engraving and photoengraving;
 - Radio and television transmitting towers;
 - Restaurant liquor license;
 - Recycling collection center operated within an enclosed building;
 - Rent-all stores;
 - Restaurant;
 - Sandblasting;
 - Service station;
 - Sign-painting shop;
 - Tire retreading and/or vulcanizing;
 - Transfer company;
 - Upholstering, including mattress manufacturing, rebuilding and renovating;
 - Used car lot;
 - Veterinary;
 - Warehouse;
 - Weaving;
 - Wholesale business.

19.66.030 - Conditional uses.

Conditional uses in the M-1 zone include:

- Airport;
- Auction;
- Automatic automobile wash;

- Bank;
- Battery manufacture;
- Blacksmith shop;
- Building material sales yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section;
- Class C fireworks store;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;
- Foundry, casting lightweight nonferrous metal without causing noxious odors or fumes;
- Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products and byproducts are used;
- Firearms and/or archery range;
- Gymnasium;
- Impound lot, providing there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Indoor firearms and/or archery range;
- Manufacture, compounding, processing, packaging and treatment of the following products:
 - A. Bakery goods,
 - B. Candy,
 - C. Cosmetics,
 - D. Dairy products,
 - E. Pharmaceuticals,
 - F. Toiletries,
 - G. Food products, excluding the following: Fish, sauerkraut, vinegar, yeast, and the rendering of fat,
 - H. Pickles;
- Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;
- Manufacture of brick, and all clay, ceramic, cinder, concrete, synthetic, cast-stone, plastic and pumice stone products, including, in addition, the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and excluding rock or gravel crushing of raw materials, except as such rock or gravel crushing of raw materials is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred feet to any property line;

- Metal plating; metal anodizing; metal polishing;
- Motion picture studio;
- Package agency;
- Planing mill;
- Planned unit development;
- Private school;
- Public and quasi-public use;
- Radio and television stations;
- Recreation, commercial;
- Restaurant liquor license;
- Sanitary landfill;
- Sexually oriented business;
- Shared parking;
- Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
- State store;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon the completion or abandonment of the construction work;
- Welding shop.

19.66.040 - Lot area.

In the M-1 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence;
- B. Single-family dwellings retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;
- D. Industrial developments over one acre must follow the conditional use permit procedure pursuant to Section 19.84.020 of this title.

19.66.050 - Lot width and yards.

In the M-1 zone:

- A. Single-family Dwelling on the Same Lot With Other Uses.
 1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.

2. The minimum side yard shall be five feet, and the total of the two required side yards' width shall not be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 3. The minimum depth of the rear yard shall not be less than fifteen feet.
 4. The width of the yard at any point shall be equal to, or greater than the maximum width of the dwelling, plus the required side yards.
- B. Single-family Dwellings Retained on a Separate Lot.
1. The minimum side yard shall be five feet, and the total width of the two required side yards shall be not less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 2. The minimum depth of the rear yard shall be fifteen feet.
 3. The minimum depth of the front yard shall be twenty feet.
 4. The minimum width of the lot shall be sixty feet.
 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses. None, except that no commercial or industrial building or structure shall be located closer than twenty feet to any street.

19.66.060 - Coverage restrictions.

In the M-1 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of the lot.

Chapter 19.68 - M-2 MANUFACTURING ZONE

19.68.010 - Purpose of provisions.

The purpose of the M-2 zone is to provide areas in the metro township for heavy industrial uses.

19.68.020 - Permitted uses.

Permitted uses in the M-2 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animal hospital;
- Assembly of medical supplies;
- Bag cleaning;
- Blacksmith shop;
- Blueprinting, photostating and duplicating;
- Boatbuilding;
- Boiler works;
- Bookbinding;
- Bottling works;
- Breweries;
- Carpenter shop; cabinet shop;
- Carpet and rug cleaning and dyeing;
- Cement, mortar, plaster or paving materials central mixing plant;
- Class B beer outlet;
- Coke ovens;
- Construction of buildings to be sold and moved off the premises;
- Dairy;
- Drive-it-yourself agency;
- Dog and cat kennel and/or groomery;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments assembling;
- Employment office;
- Express office;
- Feed, cereal or flour mill;
- Forage plant;
- Foundry;

- Gymnasium;
- Honey extraction;
- Ice manufacture and storage;
- Impound lot, provided there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Knitting mill;
- Laboratories;
- Laundry;
- Lithographing, including engraving and photoengraving;
- Machine shop;
- Manufacture, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or maintenance of the following:
 - A. Airplanes and parts; automobiles and parts; alcohol,
 - B. Bakery goods; brass; business machines,
 - C. Candles; candy, cans, cameras and photographic equipment, including film; cast-stone products; celluloid; cement and cinder products; copper; ceramic products; clay products,
 - D. Dyestuffs,
 - E. Electric and neon signs, billboards and/or commercial advertising structures; emery cloth; excelsior,
 - F. Feathers; felt; fiber; fish; food products,
 - G. Glass; glucose; gypsum,
 - H. Hair; hardware,
 - I. Ink; iron,
 - J. Lampblack; linoleum; lime,
 - K. Machinery; malt; matches; meats; musical instruments,
 - L. Novelties,
 - M. Oilcloth; oiled rubber goods; oxygen,
 - N. Paper; paint; pulp; pickles; pottery; plaster; plaster of Paris; plastic,
 - O. Salt; sauerkraut; sheet metal; shellac; shoddy; shoe polish; soap and detergents; soda; starch; steel,
 - P. Terra cotta; tile; toys; turpentine,
 - Q. Varnish; vinegar,
 - R. Yeast;
- Meat products smoking, curing and packing, providing that no objectionable fumes are emitted;
- Metal plating; metal anodizing; metal polishing;
- Monument works;
- Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales, and reconditioning;
- Office, business and/or professional;

- Outdoor chemical toilet rentals;
- Parking lot;
- Printing and newspaper publishing;
- Radio and television transmitting towers;
- Recycling collection center operated within an enclosed building;
- Rent-all store;
- Restaurant;
- Sandblasting;
- Service station;
- Sign-painting shop;
- Tire retreading and/or vulcanizing;
- Transfer company;
- Upholstering, including mattress manufacturing, rebuilding and renovating;
- Used car lot;
- Veterinary;
- Warehouse;
- Weaving;
- Wholesale business.

19.68.030 - Conditional uses.

Conditional uses in the M-2 zone include:

- Airport;
- Auction;
- Automatic automobile wash;
- Bank;
- Battery manufacture;
- Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
- Class C beer outlet;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or plant, or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;

- Fertilizer and soil conditioner manufacturing, processing and/or sales, providing only nonanimal products and byproducts are used;
- Incinerator, nonaccessory, provided that no objectionable fumes and odors are emitted;
- Junkyard, provided the use is fenced with a visual barrier;
- Lumberyard;
- Manufacture, processing, compounding, packaging, treatment and/or storage of the following products:
 - A. Acetylene gas,
 - B. Pharmaceuticals,
 - C. Toiletries and/or cosmetics;
- Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;
 - Metals crushing for salvage; metals and metal products treatment and processing;
 - Oil or lubricating grease compounding;
 - Organic disposal site, minimum lot area fifty acres;
 - Package agency;
 - Petroleum refining and storage;
 - Planing mill;
 - Planned unit development;
 - Private school;
 - Public and quasi-public use;
 - Radio and television stations;
 - Railroad yards, shop and/or roundhouse;
 - Rock crusher;
 - Sanitary landfill;
 - Shared parking;
 - Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on the same lot with another use allowed in the zone;
 - Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
 - Uses which follow, provided they are located at least three hundred feet from any zone boundary:
 - A. Animal byproducts plants; offal or dead animal reduction or dumping,
 - B. Blast furnace,
 - C. Fat rendering,
 - D. Garbage,
 - E. Gravel pits; quarries; mines,

- F. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, asphalt, bleaching powder and chlorine, bones, chemicals of an objectionable or dangerous nature, coal or wood, creosote, disinfectants or insecticides, fireworks or explosives, furs, gas, gelatine or size, glue, hides, ore, plastic, tallow, grease or lard, potash, pyroxylin, roofing or waterproofing materials, rubber or guttapercha, tar and wool,
- G. Ore beneficiation,
- H. Smelting or refining,
- I. Steel or iron mill,
- J. Stockyards.

19.68.040 - Lot area.

In the M-2 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence.
- B. Single-family dwelling retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;
- D. Industrial developments over one acre shall follow the conditional use permit procedure pursuant to Section 19.84.020 of this title.

19.68.050 - Lot width and yards.

In the M-2 zone:

- A. Single-family Dwelling on the Same Lot With Other Uses.
 - 1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
 - 2. The minimum side yard shall be five feet and the total width of the two required side yards shall be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 3. The minimum depth of the rear yard shall not be less than fifteen feet.
 - 4. The width of the yard at any point shall be equal to or greater than the maximum width of the dwelling plus the required side yards.
- B. Single-family Dwelling Retained on a Separate Lot.
 - 1. The minimum side yard shall be five feet, and the total width of the two required side yards shall not be less than sixteen feet. On the corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 2. The minimum depth of the rear yard shall be fifteen feet.
 - 3. The minimum depth of the front yard shall be twenty feet.
 - 4. The minimum width of the lot shall be sixty feet.

5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses. None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street.

19.68.060 - Coverage restrictions.

In the M-2 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of a lot.

Chapter 19.69 - PLANNED COMMUNITY (P-C) ZONE

19.69.010 - Purpose.

The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in the Copperton Metro Township to be developed in accordance with a specific plan designed to achieve the following purposes:

1. To promote and protect the public health, safety, and welfare;
2. To implement the objectives and policies of the general plan;
3. To safeguard and enhance environmental amenities and the quality of development;
4. To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
5. To lessen congestion and assure convenience of access;
6. To secure safety from fire, flood, and other dangers;
7. To provide for adequate light, air, sunlight, and open space;
8. To promote and encourage conservation of scarce resources;
9. To prevent overcrowding of land and undue concentration of population;
10. To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;
11. To attain a desirable balance of residential and employment opportunities;
12. To promote a pedestrian friendly environment that encourages transit and bicycle use;
13. To expedite the provision of adequate and essential public services;
14. To facilitate development within the Metro in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Metro residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;
15. To promote more economical and efficient use of the land; and
16. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

19.69.020 - Land use districts.

Each P-C Zone shall establish land uses and development patterns, densities, and standards unique to that zone. Upon approval, through the process set forth in this chapter, the established land uses and development patterns and densities shall be established pursuant to the P-C Zone plan and one or more

development agreements. The P-C Zone may consist of any number or combination of the following land use districts that shall be identified in the community structure plan as provided in this chapter. Specific land uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter.

"Neighborhood:" This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, industrial, public/semi-public, and recreation/open space uses. Neighborhood residential densities are anticipated to range between four and eight units per gross acre.

"Village:" This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic, and recreation/open space uses, without a predetermined emphasis on any single use. Village residential densities are anticipated to range between nine and twenty units per gross acre.

Town center: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. Town center residential densities may exceed twenty units per gross acre.

Business, research, or educational campus: This category is designed to accommodate a campus dedicated to a mixture of business uses: office, commercial, industrial, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses.

Open space: Landscaped area, natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space may also be provided within the other land use districts as well.

19.69.030 - Permitted uses.

The following uses may be conducted in all areas within the P-C Zone:

- Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses of any type;
- Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- Home-based businesses following the provisions of Chapter 19.85 of this title;
- Health-care facilities;
- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Agriculture;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

19.69.040 - Conditional uses.

The approved P-C Zone plan or community structure plan may include provisions for specific land uses identified as conditional uses within a given district, which may include uses listed under Section 19.69.030 or additional uses. The addition of conditional uses in the approved P-C Zone plan shall require the approval of the Metro Council, which approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 19.84 of this title. Design standards for conditional uses shall be included with the applicable project specific standards.

19.69.050 - P-C zone area—Minimum requirements.

Each P-C Zone shall contain a minimum of four hundred acres located in the Copperton Metro Township. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the four hundred-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

19.69.060 - Planning and approval process for P-C zone.

Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone plan, CSP, and project plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED IN PLAN	APPROVAL LEVEL
P-C Zone and plan	Total land area to be rezoned P-C.	Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, and areas of nonresidential development.	Planning commission and Metro council
Community structure plan	Any portion of project that has a common street system, open space system or other infrastructure system.	Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Planning commission and Metro council
Project plan/subdivision plat	Multiple phases of development. May, but is not required to include, master	Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot	Planning commission

	subdivision approval followed by phased subdivision plats.	layouts and development regulations.	
Site plan approval	Individual sites within the development.	Final site development requirements.	Staff

19.69.070 - P-C zone plan.

At the time of application for rezoning, a P-C Zone plan shall be submitted to the planning commission for review and recommendation to the Metro council. Following recommendation by the planning commission, a P-C Zone plan shall be submitted for review and approval by the Metro council. A proposed development agreement shall be submitted for approval by the Metro council in connection with each P-C Zone plan. The approved P-C Zone plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
6. Existing waterways, major utilities, easements and flood boundary;
7. Adjacent parcels, owners, and uses;
8. Topography and significant features on or adjacent to the property; and
9. Other information deemed necessary by the planning and development services director.

Subject to conditions or limitations agreed to in the development agreement, the development agreement based on the approved P-C Zone plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone plan. Upon approval, the P-C Zone plan shall constitute an amendment to the applicable community general plan for the area covered by the P-C Zone plan.

19.69.080 - Community structure plan (CSP).

Following approval of the P-C Zone plan, a community structure plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Metro for review and approval by

the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following: neighborhoods, villages, business and research parks, and/or town centers. A CSP shall show the following:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the Metro;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, their owners, and their uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
10. Open space plan providing general description and locations of major open space;
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP design standards); and
12. Other information deemed necessary by the planning and development services director.

The planning commission shall have the discretion to disapprove a CSP only on the basis of: (1) the failure of the proposed CSP to include all of the elements required in this section; (2) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone; (3) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or (4) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the planning commission may impose reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts in accordance with Metro Code Subsection 19.84.060(C), (D).

19.69.090 - Project plan/subdivision plat.

Upon approval of a CSP, a project plan shall be submitted for review, together with a development agreement that outlines project specific standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable project plan (project specific standards) for the applicable portion of the P-C Zone covered by the project plan. The purpose of the project plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A project plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed project plan. Therefore, the project plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the project plan. The project plan, and each subdivision plat or condominium project

submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the Metro staff prior to submittal of the project plan and associated development agreement to the planning commission for approval. Subdivision plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 18, "Subdivisions," of the Metro Code and other applicable Metro ordinances. Application and approval of a preliminary or final subdivision plat may occur before submission of a project plan provided project specific standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the project specific standards and subdivision plat will ultimately be incorporated into an approved project plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP standards as well as all applicable project specific standards, including any supplemental project specific standards proposed and approved in connection with the applicable final plat.

19.69.100 - Site plan review.

Site plans may be reviewed concurrently with a project plan or subdivision plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the Metro staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined in Chapter 19.02.080 of this title. All Metro ordinances and requirements shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval as set forth in Section 19.02.130 of this title.

19.69.110 - Development standards.

- (A) Open Space and Common Areas. Open space includes parks, trails, natural area, or farmland, which is established to provide and preserve recreational, agricultural, or other similar uses in the P-C Zone as approved by the Metro council after a recommendation of the planning commission. Common areas include landscaped areas (including landscaping around schools, colleges, and other civic buildings), athletic fields, gathering places such as plazas, commons, exterior courtyards, public recreational facilities, landscaped medians or park strips that exceed Metro standards, but do not include areas contained within a typical public street cross section. The applicable CSP standards and project specific standards shall govern the use and character of the open spaces and common areas. Each P-C Zone shall contain a minimum of twenty percent of the gross acreage in a combination of common areas and open space, at least half of which (ten percent of the gross acreage) shall be open space. These areas shall be designated in the applicable project plan and separately identified on any applicable final plat of subdivision or site plan. Open space recorded as a lot or lots in subdivisions or as common area in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the planning commission in connection with project plan or subdivision or condominium approval.
- (B) Yard Requirements. Yard requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following minimum requirements shall apply in the P-C Zone:
1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).
 2. Buildings may not be located within a public right of way or utility easement.

- (C) Fencing, Screening, Clear Vision. Fencing, screening and clear vision requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following requirements shall apply in the P-C Zone:
1. All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable project specific standards.
 2. Fences and landscape materials, except for mature trees which are pruned at least seven feet above the ground, shall not exceed two feet in height within a ten foot triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot triangular area formed by the right-of-way lines of intersecting streets.
- (D) Architectural Standards. Architectural requirements shall be determined and governed by the project specific standards established pursuant to the requirements of this chapter. The following architectural standards and requirements shall apply in the P-C Zone:
1. Architectural design of buildings and building materials shall be established in the project specific standards.
 2. All building materials shall be high quality, durable, and low maintenance.
 3. The applicable project specific standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.
- (E) Landscaping Requirements. Landscaping requirements shall be determined and governed by the applicable project specific standards established pursuant to the requirements of this chapter. The following landscaping requirements shall apply in the P-C Zone:
1. The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.
 2. All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the project specific standards.
 3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the Metro council. All park strip areas shall be installed by the developer and properly maintained by the applicable owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval by staff at the time of site plan approval.
- (F) Lighting. Lighting requirements shall be determined and governed by the project specific standards established pursuant to the requirements of this chapter.
- (G) Other Requirements. The following requirements shall apply in the P-C Zone:
1. All developments shall be graded according to the Metro's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
 2. The applicable owners shall properly maintain all private areas of individual lots or parcels.
 3. The specific requirements of this Section 110 shall be governed by the project specific standards established pursuant to the requirements of this Chapter and may be modified as the Metro council deems appropriate pursuant to the terms of the applicable Project development agreement.
 4. All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the Metro or accepted for ownership or maintenance by the Metro shall be perpetually maintained by the applicable owners or their agents through a special taxing district, owners' association with

power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the Metro council. Improvements for which the Metro agrees to accept maintenance responsibility shall be reviewed by the applicable Metro agency for compliance with adopted standards prior to approval.

19.69.120 - Development agreement.

In conjunction with the approval of a P-C Zone plan, CSP, and project plan, the developer and the Metro shall enter into one or more development agreements reflecting all conditions of approval and terms of the applicable P-C Zone plan, CSP, and project plan, and such other matters as the Metro and the developer may agree. The Metro mayor signs all development agreements. The Metro council need only approve the development agreement associated with the P-C Zone plan. Development agreements entered into with respect to a CSP or project plan do not require approval of the Metro council unless the approved CSP or project plan, together with the approved CSP design standards or project specific standards, are inconsistent with the conditions and requirements set forth in this title. Without regard to future amendments, additions or changes to the Copperton Metro Ordinance, the Metro may agree, in such development agreements, that the developer may advance development applications for projects within the applicable P-C Zone pursuant to the planning and approval processes set forth in this chapter, or to such other process as is specifically agreed upon pursuant to a development agreement approved by the Metro council. Such development agreements may further identify a process for approving amendments to an approved P-C Zone plan, CSP, project plan or subdivision plat, which shall be approved by the Metro council to the extent such a process differs from Metro ordinance. Any entitlement granted to the developer under the terms of a development agreement shall be subject to amendments, changes, or additions to this chapter if the Metro council finds that failure to so amend, change, or add to the chapter would constitute a compelling countervailing public interest.

NOTE: the planning commission previously recommended removal of the airport overlay zone (CHAPTER 19.70). Because Copperton does not have an airport now or in the foreseeable future, that recommendation should stand. Also note that the planning commission has recommended replacement of the residential compatibility overlay zone with a new CHAPTER 19.71, entitled residential compatibility design standards.