



# 2020 GENERAL PLAN COPPERTON



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## EXECUTIVE SUMMARY

The 2020 General Plan is Copperton's first comprehensive plan since Copperton incorporated as a municipality in 2017. The Plan synthesizes data and public feedback to describe current conditions, envision Copperton's future, and guide Copperton from present conditions toward that desired vision. It addresses the planning process, Copperton's background, and public engagement methods, as well as five topical elements—land use, transportation, housing, economic opportunities, and resilience and infrastructure—and a work program.

Copperton is a semi-rural, historic, bedroom community of 904 people. Copperton sits in the southwestern section of the metropolitan Salt Lake County and is nestled in the foothills of the Oquirrh Mountains. Of Copperton's approximately 195 acres, 42 percent of land use is undeveloped, 24 percent is residential, 6 percent is government and institutional, 4 percent is commercial, and 4 percent is park space; roads, utilities, vacant properties, parking, and industrial uses comprise the remaining 20 percent.

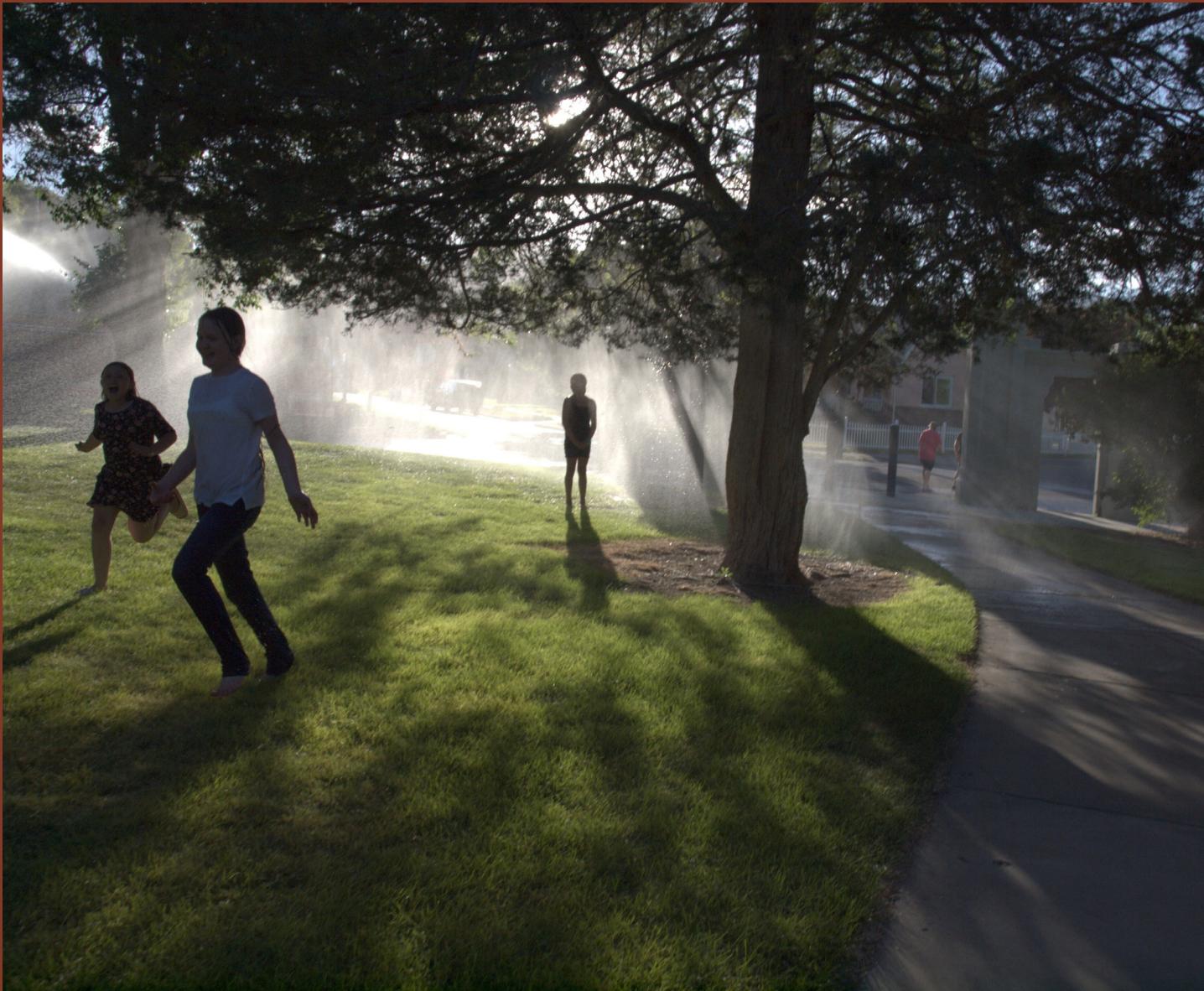
Most residents live within unreinforced masonry dwellings, including the bungalows and period cottages of Copperton's historic district. Two apartment complexes,

several duplexes, and several larger houses diversify Copperton's residential options. With no service via public transportation, Copperton's work force of 562 drive to employment centers in Salt Lake City and West Valley City. The Highway (route 48) is the single access road between Copperton and nearby developed areas and offers no pedestrian or cyclist infrastructure. Copperton's businesses are clustered along the Highway in the eastern part of the community, although eleven home businesses distributed throughout Copperton also provide employment opportunities, and some of these contribute to the Greater Salt Lake Municipal Services District funds by generating sales tax revenue. The sense of community, culture of neighborliness, and ethic of hard work, self-reliance, and kindness crafts a strong social fabric that improves Copperton's resilience to challenges.

Key challenges for Copperton include the discrepancy between current zoning and what the community desires of its land use, maintenance of public infrastructure and private properties, the lack of employment and recreational amenities within Copperton and/or accessible through alternative transportation methods, the prevalence of unreinforced masonry dwellings, preserving Copperton's historic character, maintaining Copperton's social fabric, and communicating Copperton's wants and needs with local and regional partners.

Within these challenges are opportunities for mitigation, adaptation, and improvement. Opportunities are presented as key recommendations (see pages 14 and 15), which arose as top priorities from the goals, objectives, and actions of the work program.

## CHAPTER ONE: THE PLANNING PROCESS



### 1.0 GENERAL PLAN OVERVIEW

A General Plan is a document that guides future development in a place. Through the planning process, existing conditions are examined, desired future conditions are established, and a path is laid out to bring a community from its present state to its envisioned future. Decision-makers, residents, and other stakeholders can and should use the General Plan to coordinate and implement decisions about land use, infrastructure, parks, recreation and open space, city services, housing supply and affordability, and other public resources. As such, a General Plan is a living, fluid document that should be regularly reviewed and updated.

#### 1.1 WHY MAKE A GENERAL PLAN?

Municipalities make plans for many reasons. The main purpose of a General Plan is to aid a community in defining and achieving its desired future. More specifically, municipalities make General Plans because:

- Plans strengthen community autonomy: by establishing a community vision, priorities, and goals, communities avoid change “just happening” to them.
- Plans enhance decision-making: syncing data, local knowledge, and on-the-ground conditions enable decisions to be comprehensively informed.
- With plans, communities can bolster strengths, achieve goals, minimize and resolve problems, and prevent threats.
- Through the establishment of common goals, the planning process brings together various community members.
- Utah State Code 10-9a-4 requires each municipality in Utah to prepare a General Plan.

## 1.2 COPPERTON'S GENERAL PLAN...

- Is a guide for the municipality's development decisions
- Holds a long-term perspective, thinking about Copperton in five, ten, or twenty years
- Communicates the wants and needs of the community to elected officials and to prospective residents
- Includes a transportation element and a land use element, per Utah State Code 10-9a-401
- Is a "living" document and can be updated and altered as deemed necessary

## 1.3 PLANNING AUTHORITY

Copperton became an independent municipality with its own governing authority in 2017 after a vote of Copperton residents in 2015. The municipality is governed by an elected legislative council, one of whom is selected by the others to be the Mayor. The Mayor is the chief executive officer of the Metro Township. The Metro Township has all the municipal powers allocated by the Utah Municipal Code with the exception of certain powers of taxation. The Metro Township does not have the power to enact a property tax, municipal energy sales and use taxes, or municipal telecommunication's license taxes. The Metro Township Council has the authority to enact laws and ordinances to carry out its responsibilities such as land use and development regulations (zoning) as long as these laws and ordinances are consistent with the Utah Municipal Code and other state statutes.

**DID YOU KNOW... UTAH STATE CODE SECTION 10-9A-401** requires every county and municipality to have a comprehensive, long-range General Plan to provide for the health, safety, and welfare of each community and its residents. The General Plan addresses the present and future needs of the municipality as well as the growth and development of all or any part of the land within the municipality. Section 10-9a-403 of the code outlines the components that can be included in a general plan. Land use and transportation elements are required for all counties and municipalities (LUDMA, 2020). Many additional elements are also frequently included in general plans. Such sections may cover housing, economic development, infrastructure, natural hazards and resilience, or the environment.

Copperton is a member of the Greater Salt Lake Municipal Services District (GSL-MSD or MSD). The MSD was established in 2015. The MSD is a local district, created under the "Special District Code 17B 2a-11" (LPLGE, 2014). The District is comprised of five metro townships and one town including Copperton, Emigration Canyon, Kearns, Magna, White City Metro Townships, the Town of Brighton, and unincorporated Salt Lake County; and was created under Utah Code 10-2a, part four, which allows townships to be recognized as municipalities (Municipal Incorporation, 2015). The Metro Townships gained official recognition as municipalities on January 1, 2017 through a general election of the citizens in 2015. The MSD, together with the governmental alliance of the Metro Townships, has formed the first district of its kind in the United States. The District is empowered to levy a property tax on real or personal properties located within its boundaries, through the decision of the individual metro townships and the MSD board.

The MSD provides Copperton with planning and development, business license, and code enforcement services as part of its membership agreement. The Copperton Council appoints a Planning Commission, working with MSD Planners, to make recommendations regarding land use decisions to the Council. The Council also appoints a General Plan Steering Committee to work with MSD Long Range Planners on the development of Copperton's General Plan. To support the making of the General Plan, the Copperton Council appointed four members of the Copperton Planning Commission to serve on the Steering Committee (Ranuta Alder, Doug Green, Ryan Taylor, and Vern Winkler). The General Plan Steering Committee and Planning Commission make recommendations to the Council regarding the adoption and amendment of the General Plan. The Council can adopt, reject, or revise a recommended General Plan (Figure 1.3 - 1).

Figure 1.3 - 1: The general planning process shown with involved parties, adapted from <http://www.ruralplanning.org/assets/general-plan-guide.pdf>



## 1.4 HOW TO USE THIS DOCUMENT:

This plan is divided into three sections that set the stage (Chapters 1-3) and five topic-based sections (Chapters 4-8):

Chapter 1. **The Planning Process** - summary of General Plans and planning authority

Chapter 2. **Community Profile** - Copperton's history and current demographics

Chapter 3. **Public Engagement** - Copperton's public feedback and events

Chapter 4. **Land Use** - current and future development and use of land

Chapter 5. **Transportation** - accessibility and mobility

Chapter 6. **Housing** - housing conditions, options, and affordability

Chapter 7. **Economic Opportunities** - employment, business profile, and options

Chapter 8. **Infrastructure & Resilience** - social, digital and brick and mortar infrastructure needs, community strengths, hardships and disasters

Chapter 9. **Work Program**

Chapter 10. **References & Resources**

Chapter 11. **Appendix**

Even though different topics are presented in distinct chapters, they remain tightly related to each other. Each topic-based chapter includes three major parts:

1. **The Importance Of...** (topic relevance, state requirements, relationships, roles),

2. **Existing Conditions** (data analysis and on-the-ground conditions), and

3. **Looking Ahead** (opportunities and challenges, the topic's work program)

as well as some topic-specific parts.

**DID YOU KNOW...** look to these green boxes throughout the document for explanation of planning concepts and supplemental information.

**PUBLIC INPUT:** In the document, look for these speech bubbles for quotes from residents, survey responses, and other information on how public input shaped the plan.

## 1.5 IMPORTANT TERMINOLOGY:

This document is intended to be actionable. Towards that end, Copperton's General Plan breaks down priorities and strategies into digestible and implementable pieces. Throughout the plan, the following terms and definitions will be important:

**VISION** - overarching summary statement envisioning Copperton's future

**GOALS** - overarching desired outcomes attained through the General Plan

**OBJECTIVES** - identified outcomes that support goals

**ACTIONS** - specific policies, programs, or strategies that accomplish objectives

**POLICIES** - statements that inform elected officials and decision-makers

**PROGRAMS** - governmental or community actions toward meeting goals



## 1.6 KEY RECOMMENDATIONS:

Key challenges for Copperton include the discrepancy between current zoning and what the community desires of its land use, maintenance of public infrastructure and private properties, the lack of employment and recreational amenities within Copperton and/or accessible through alternative transportation methods, the prevalence of unreinforced masonry dwellings, preserving Copperton's historic character, maintaining Copperton's social fabric, and communicating Copperton's wants and needs with local and regional partners.

To address these key challenges are five key recommendations. Of all the goals, opportunities, and actions created in the Work Program to progress Copperton's toward its vision, these arose as top priorities for implementation.

1. Revisit Copperton's land use ordinances to align ordinances with Copperton's vision as presented in the Character Area analyses and Future Land Use Map (pages 46-75, and 76-77). In particular, update zoning designations, zoning definitions, and the built environment characteristics associated with zones in each Character Area.
2. Enhance communication across partnerships and between decision-makers and residents to improve public and private infrastructure appearance, functioning, and maintenance. Focus on education and outreach to link residents to home repair, unreinforced masonry retrofitting, and energy efficiency grant programs.
3. With zoning updates, follow Character Area and Future Land Use guidelines generated in this plan to enable the provision of desired amenities, such as walkability, outdoor recreation options, and small business opportunities.
4. Consider opportunities to incorporate Copperton's historic character in economic, recreation, and development decisions, including via informative, decorative, and/or commemorative signage in walkable areas, and by up-keeping the residential character within Historic Copperton.
5. Continue facilitating Copperton's strong social fabric through transparent, effective, and community-based decision-making and by supporting community organizations and efforts that contribute to Copperton's social fabric.

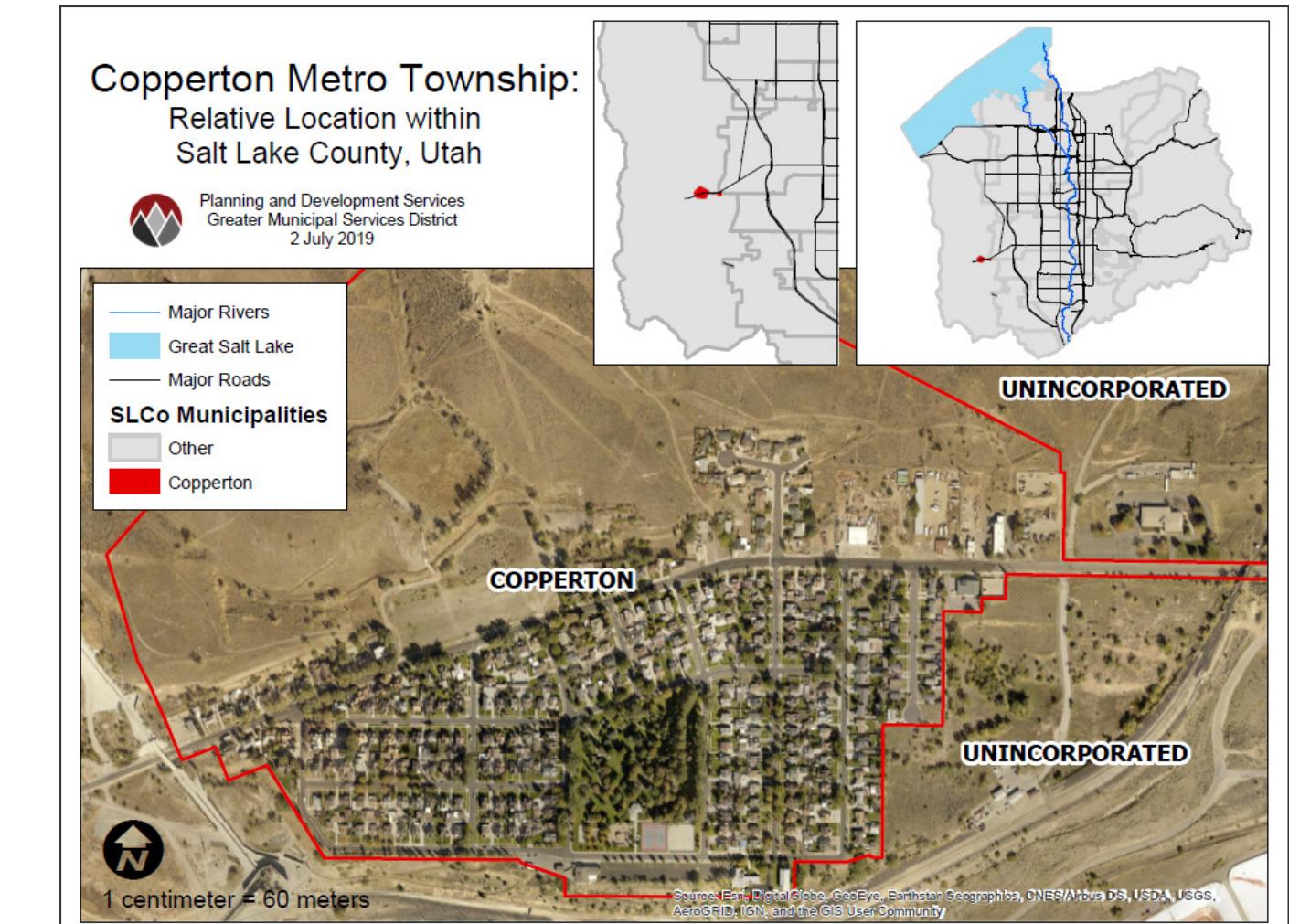
## CHAPTER TWO: COMMUNITY PROFILE



### 2.0 COPPERTON'S STORY

Copperton is a rurally-rooted community in southwestern Salt Lake County, Utah (Figure 2.0 - 1). Copperton lies about 24 miles southwest of Salt Lake City, and sits adjacent to West Jordan City (via its eastern tail, not depicted) and unincorporated areas of Salt Lake County.

Figure 2.0 - 1



## 2.1 THE LAND

The western half of Utah, including part of Salt Lake County and Copperton, sits in the Great Basin Region. The Great Basin Region can be defined by different considerations with varying boundaries: by the water system and flow (The Hydrographic Great Basin), the pattern of mountains and valleys (The Basin and Range), and the temperate desert climate and ecosystem (The Great Basin Desert) (National Park Service, 2017). Copperton falls within the Great Basin Region from all perspectives: hydrographic, geologic, and climatic and biologic.



Image sourced from: <https://www.nps.gov/grba/planyourvisit/the-great-basin.htm>

**THE HYDROGRAPHIC GREAT BASIN** occupies about 200,000 square miles, and all precipitation that lands in the region either sinks into the earth, flows into lakes (not any ocean), or evaporates (National Park Service, 2017). Most lakes in the region are saline, like the Great Salt Lake; the precipitation in and around Copperton eventually flows into the Great Salt Lake via the Jordan River.

**THE BASIN AND RANGE** is the topographic pattern of north-to-south oriented mountain ranges adjacent to flat valleys (National Park Service, 2017). Copperton sits in the shadows of the Oquirrh Mountain Range and looks out across the Salt Lake Valley at the Wasatch Mountain Range, both examples of north-to-south oriented ranges. The Basin and Range topography introduces unique and localized geologic features in the region. These geologic features have greatly contributed to the prominence of mining industries in the region, including near Copperton.

**THE GREAT BASIN DESERT** offers a climate characterized by hot and dry summers, short springs and autumns, and snowy winters (National Park Service, 2017). The highly variable terrain, from low valleys to mountains of different heights, enables pockets of diverse ecosystems. In the valleys and low foothills where Copperton sits, common trees include the Singleleaf Pinyon, the Utah Juniper, and the Gambel Oak (Utah Division of Wildlife Resources, 2001). Shrubs include Chokecherry and Big Sage, while native grasses include Indian Ricegrass and Desert Needlegrass (Utah Division of Wildlife Resources, 2001). Prairie Aster, Firecracker Penstemon, and White-tufted Evening Primrose are some native flowers (Utah Division of Wildlife Resources, 2001). Animals found in the valley or foothills include mule deer; coyotes; voles, mice, and squirrels of multiple species; and the black-tailed jackrabbit (Natural History Museum of Utah, n.d.).



Images sourced from: <https://nhmu.utah.edu/mammals-wasatch-front> (rabbit, marmot) and <https://conservationgardenpark.org/file/3512da4f-4f44-4ae5-8c11-d746579f34a3/Firecracker-Penst-cl2.gif> (flower).

## 2.2 EARLY INHABITANTS AND HISTORY

All together, the hydrographic, geologic, climatic, and biologic features of this area, including Copperton, form a beautiful and interesting natural landscape. The first humans to witness this landscape were Native American hunter-gatherers who entered the territory that would become Utah as early as 10,000 B.C.E. (Lewis, n.d.). Five Native American tribes have deep history in Utah: Shoshone, Piute, Ute, Goshute, and Navajo. The Shoshone and Ute peoples inhabited parts of the Salt Lake Valley (Lewis, n.d.) and likely hunted in and travelled through what is today Copperton. Mormon Pioneers did not enter the Salt Lake Valley until 1847 (Lewis, n.d.), and Copperton did not become settled until 1926 (Orchard, 2012).

Copperton's history is tightly tied to mining. In the 1920s, housing demand for employees and their families led the Utah Copper Company to build a new town close to their mining operation in an area called "Rattlesnake Flat" (Deseret News, 1988). They named this new town, located at the mouth of Bingham Canyon, Copperton. The tiny settlement with 18 houses in 1926 quickly grew to a small town of 200 houses in the 1950s (Deseret News, 1988). Eventually the town ownership was transferred, and the town ceased to be a company town. Almost all the land surrounding Copperton is still owned by the mining industry, now under the name of Rio Tinto Kennecott. In 1986, Copperton became listed in the National Register of Historic Places (Orchard, 2012). Today Copperton remains an image of 1930s suburbia. It has stayed a small community with similarly sized lots and charming housing styles. A central feature of the town is the ten-acre Copperton Park.

## 2.3 COPPERTON TODAY

As a small, close-knit bedroom community, Copperton's young professionals raise families while working in Salt Lake City or West Valley City, and retirees get to live in a peaceful and quiet part of a bustling metropolitan area. Copperton's population numbered 826 people in 2010 and 904 people in 2018 (ESRI, 2018). The population is predicted to change at an annual rate of 0.96 percent between 2018 and 2023 (the national rate is 0.83 percent), leading to a 2023 population of 948 (ESRI, 2018). As a whole, Salt Lake County and the State of Utah have experienced rapid growth that will likely continue. Southern Salt Lake County has grown particularly quickly. While the most likely scenario for Copperton's future is steady growth, Copperton may experience rapid growth or even population decline. Regardless of the types of changes Copperton may experience, planning will help Copperton thrive in its desired ways.

Copperton's community of 904 is classified as "Middleburg" by demographic data analysts (ESRI, 2017). The classification system identifies common habits and traits in a given zip code. Middleburg residents live in semi-rural neighborhoods, are generally conservative, family-oriented consumers, spend less than the average American household in every budget category, experience a low unemployment rate, and live in fairly affordable housing (ESRI, 2017). More demographic patterns are showcased in the infographic (Figure 2.3 - 1). All 2018 data come from ESRI Business Analyst Online, except for education data, which come from the U.S. Census Bureau's American Community Survey (U.S.C.B., 2018d).

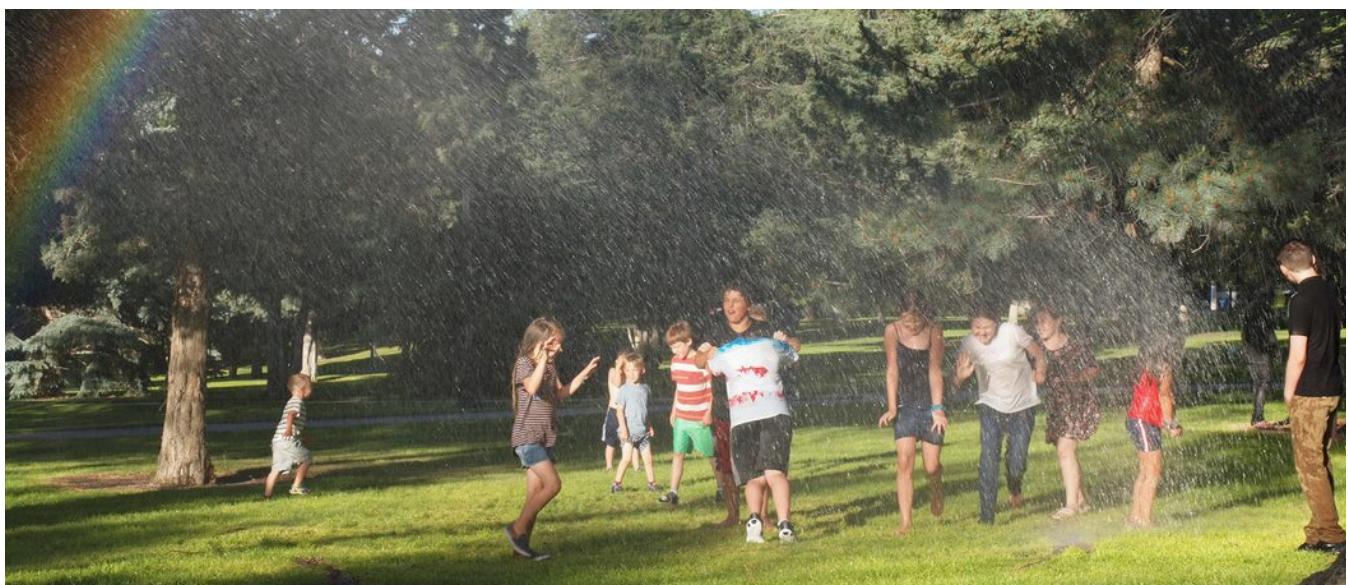
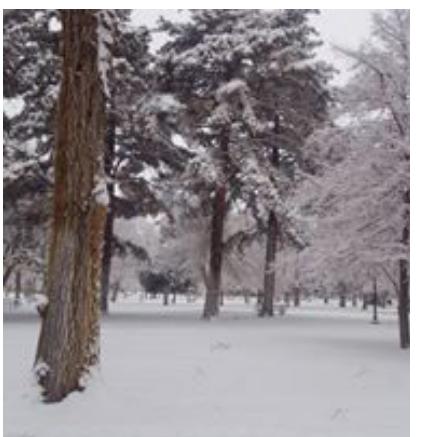
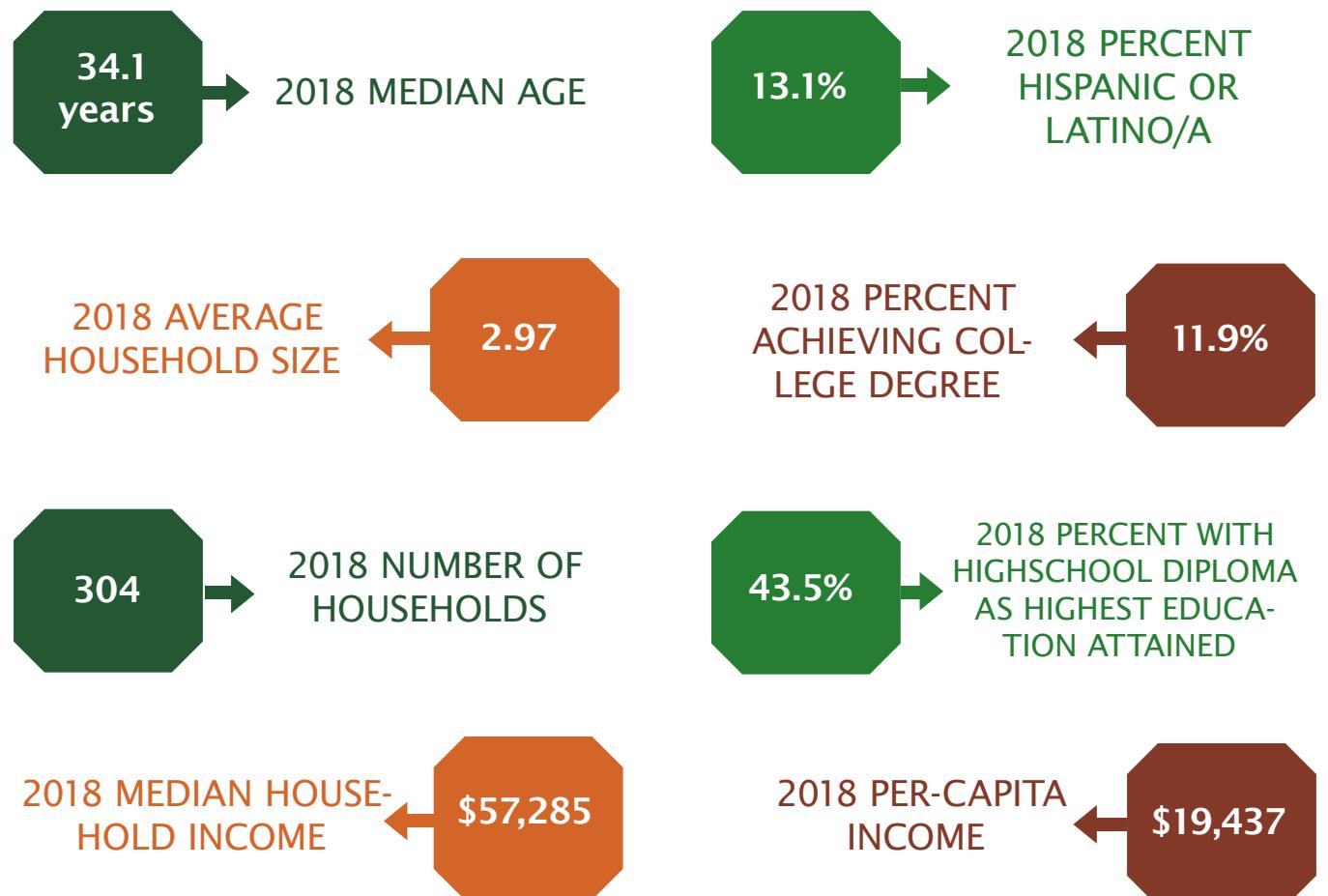


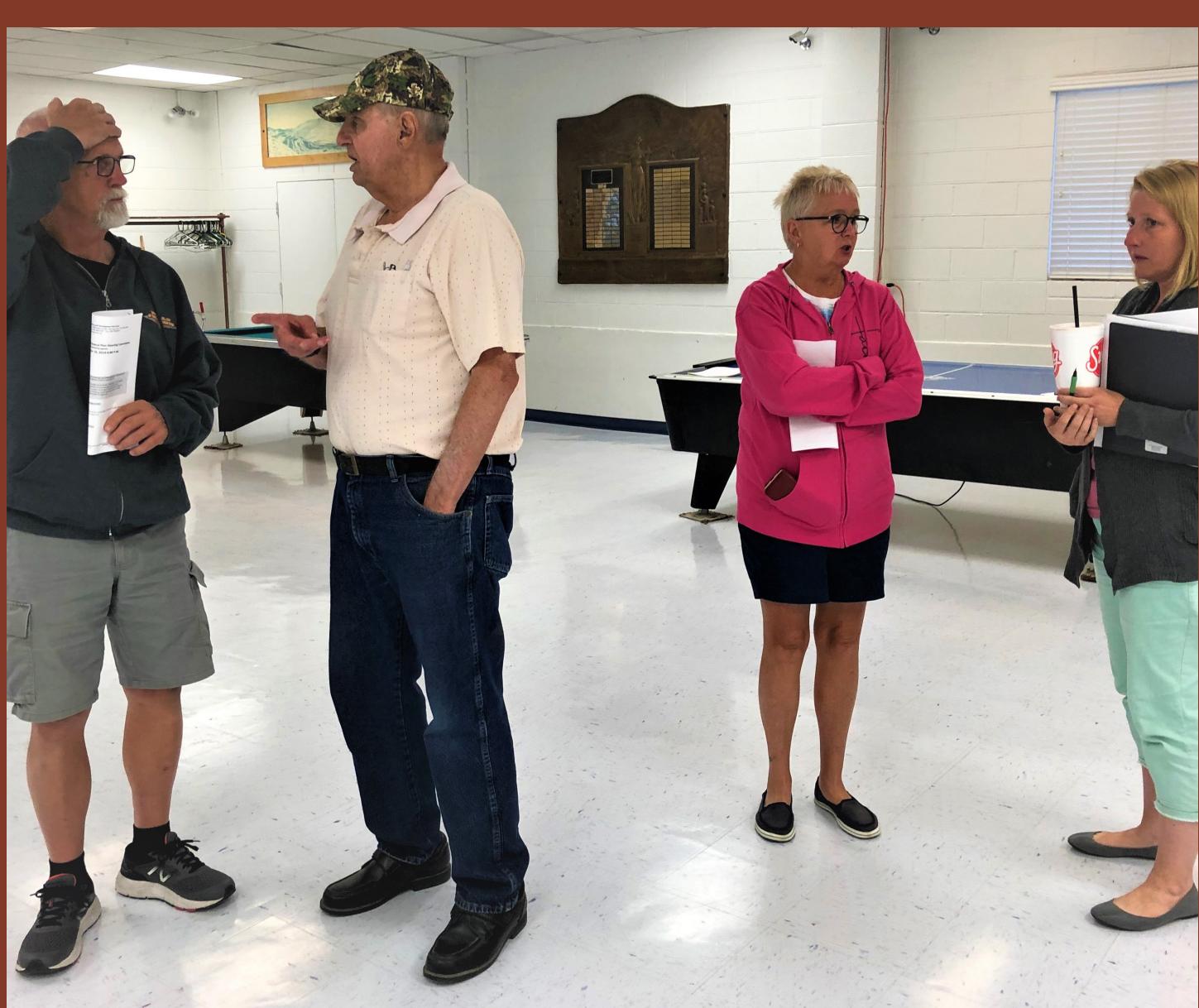
Image sourced from: GSL-MSD

Figure 2.3 - 1: Demographics Infographic



Images sourced from: GSL-MSD and Copperton Community Facebook Page (right)

## CHAPTER THREE: PUBLIC OUTREACH



### 3.0 THE PROCESS OF LOOKING AHEAD

Imagining Copperton's future requires substantial public input. While people's specific visions differ, these visions are linked by commonalities. Copperton residents are proud of their community, care for its wellbeing, and hope for its successful continuation into the future. The timeline on the next page showcases where, when, and how public engagement occurred throughout the planning process.

**STEERING COMMITTEE MEETINGS:** Planning staff from the Municipal Services District facilitated the Steering Committee. The Steering Committee met about once per month at the Bingham Canyon Lion's Club until March 2020. Beginning in March, monthly meetings occurred virtually through a free software application (Webex). In June 2020, meetings began occurring twice per month. These meetings were open to the public. All were welcome to participate fully.

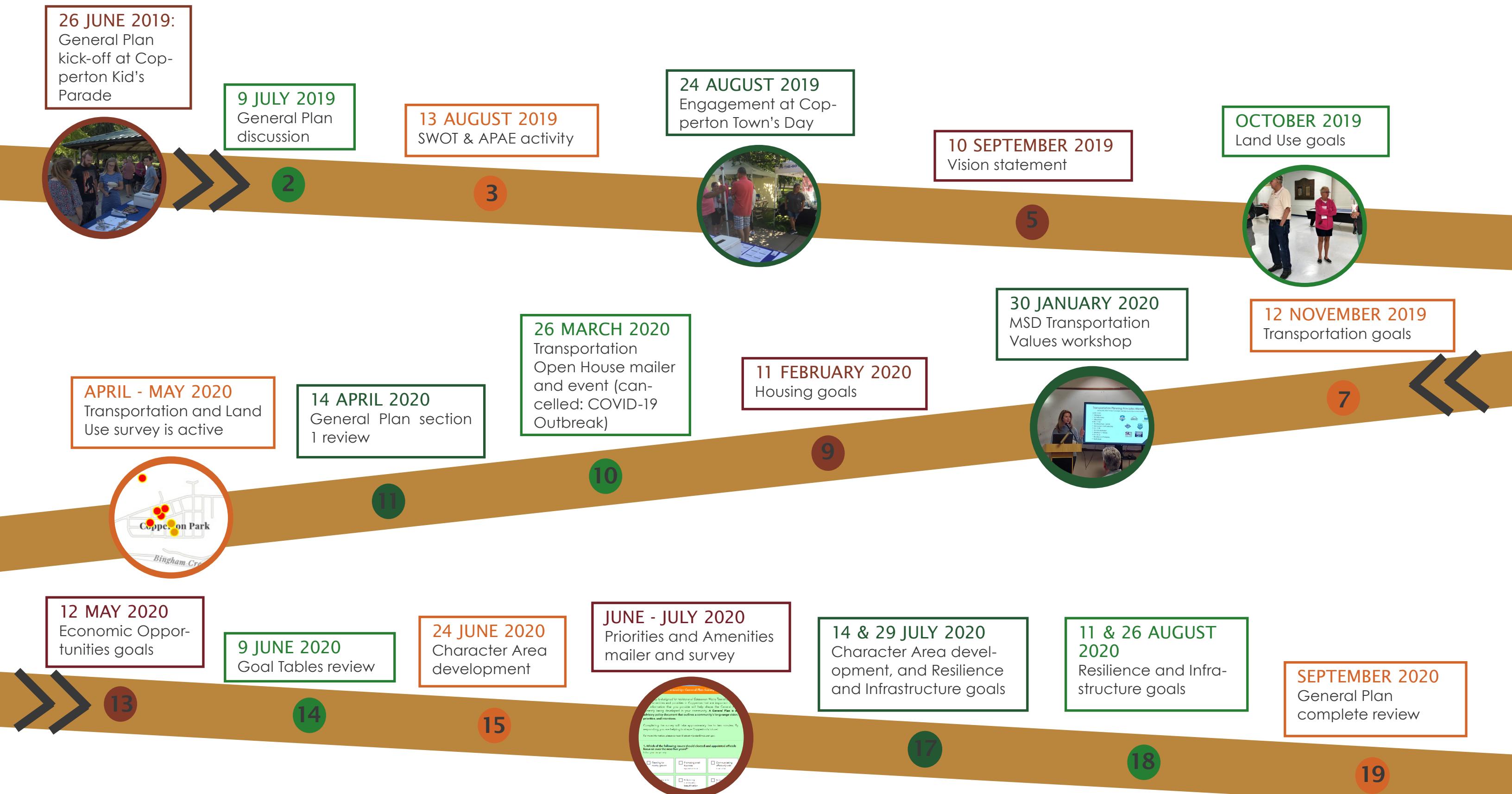
**COPPERTON EVENTS:** The Steering Committee and MSD Planning Staff utilized other public engagement methods as well. Methods included outreach at community-planned events, such as the 2019 4th of July Kid's Parades and the 2019 August 24th's Town's Day. At these events, Planning Staff hosted tables with information on general planning and provided worksheets for residents to share their thoughts.

**GENERAL PLAN WORKSHOPS AND SURVEYS:** The MSD hosted a workshop on Transportation Values for community leaders, also open to the public, on January 30th, 2020. Three other public workshops had to be forgone due to social distancing requirements made necessary by the outbreak of the pandemic COVID-19 in March 2020. The outreach process thus transitioned to having a survey-based emphasis. Planning staff created and dispersed two surveys: Transportation and Land Use, and Priorities and Amenities. Instruction on taking the Priorities and Amenities Survey was mailed to every household in Copperton. The mailer also included a reminder of how to attend the General Plan Steering Committee meetings as well as contact information of Planning Staff. If residents did not have internet access available to take the survey, they were encouraged to call Planning Staff to complete the survey via telephone. A copy of these surveys can be found in the appendix. A timeline of major events can be found on the next pages.

*Imagine Copperton...*

### 3.1 GENERAL PLAN ENGAGEMENT TIMELINE

THROUGHOUT: Updates at Council meetings; email updates



## 3.2 SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis is a planning tool. It aims to understand Copperton's needs and possibilities. This understanding provides the baseline from which the plan is built. Responses gathered from community members at the June 26th Copperton Kid's Parade, at the July 9th Planning Commission meeting, the August 13th General Plan Steering Committee meeting, and the August 24th Town's Day are presented below.

### STRENGTHS

- Parks and open areas for socializing
- Town council
- Facebook page
- Lion's Club involvement
- Police sub-station
- Community involvement & activities
- Tight-knit community
- Low-crime
- Quiet
- Dumpster Day
- Historic value; charming unique houses
- Cooler temps. than rest of SL Valley
- Topography: flat roads, great views, breezes

### OPPORTUNITIES

- Historic preservation
- Neighborhood watch; community clean-up
- Upgrade park facilities & park maintenance
- Cooperation with Rio Tinto
- Signs/painting for parking: to clear space for firetrucks
- More street lighting, esp. in park
- Highway speed limit from 30 to 25 mph
- Collaboration with West Jordan
- Amplify our voice; university partnerships
- Outdoor barbeques
- Wind and solar energy production
- Collaborating with Herriman: expand road to Toelle; increase home values
- Small, neighborhood business/commercial
- UTA Hub
- Stage/ampitheater on school property

### WEAKNESSES

- Copper mine involvement: lack of transparency, dust, noise, sirens
- Untidy properties
- Crime
- Bickering
- No dog holding kennel for strays
- No senior services, no schools
- No gas, grocery, etc.; no bus
- Long travel distances
- Narrow streets: + speed reduction, - firetruck access
- Lack of community investment
- Lack of control/political power
- No free TV channels
- Community apathy

### THREATS

- Over-population
- Urban sprawl & encroaching development
- Crime: car break-ins, graffiti, violence
- Profanity
- Rio Tinto expansion
- Radon
- Speeding on Apex
- Limited land
- Rio Tinto land selling to SoJo or Herriman
- Townhome development
- High density development

## 3.3 APAE ANALYSIS

An Achieve, Preserve, Avoid, and Eliminate (APAE) analysis is a tool that looks at the interplay between "yes" and "no." Community members answer yes or no to the questions: "Do we have it?" and "Do we want it?" The answers to these questions guide whether a particular condition, event, or characteristic should be achieved, preserved, avoided, or eliminated. Responses are below.

### ACHIEVE

- Community involvement
- Community garden
- Increased police presence, esp. on Dumpster Day & in park 12am - 3am
- Increased transportation options: if WJ develops west end, network for bus loop
- Increased lighting
- Electronic events sign: to encourage involvement & to communicate sirens
- Library/Community center in offices
- Convenience store
- Senior center; elementary school
- Water security; solar panels
- Repeater/Translator station
- University partnership: low-cost way to achieve projects
- Self-sustaining community
- Gas station: old-fashioned, historic feel
- Access to hiking in foothills

### AVOID

- Urban sprawl; new development; high density housing: (large apartment complexes)
- Water insecurity
- Realtors encouraging home-sales
- Court trials with larger communities
- Further garbage collection restrictions



### PRESERVE

- Parks
- Community feel
- Bingo nights
- Town Days
- Open areas
- Historic housing
- Post-office & boxes
- Fire station
- Copperton Improvement District
- Voucher program
- Dumpster Day

### ELIMINATE

- Realtors influencing people to sell houses
- Crime: drugs, graffiti
- Rio Tinto dust & noise
- Current conveyor placement
- Community facebook drama
- Closeness of Rio Tinto fences to community

### 3.4 COPPERTON'S VISION

The SWOT and APAE analyses showed similarities and differences in what community members think about Copperton's present and future. Sharing these various viewpoints led to the development of a collective understanding of Copperton. At the General Plan Steering Committee meeting on 10 September 2019, the Steering Committee members and stakeholders worked together to identify a vision for Copperton. They generated the vision statement below. The vision statement identifies Copperton's desired direction for the future. It is the overarching framework for the content and trajectory of this General Plan.

#### COPPERTON STRIVES TO BE A COMMUNITY THAT

- Preserves its cultural and historical identity
- Protects open space and wildlife
- Is dedicated to a healthy, connected, and family-friendly environment, and
- Embraces sustainable economic growth.



Images sourced from: GSL-MSD



### 3.5 COPPERTON'S PRIORITIES

To gain widespread public feedback for Copperton's 2020 General Plan, an Amenities and Priorities survey was created and distributed. In five questions with provided responses options as well as three open-ended questions, this survey asked residents about the importance and desirability of various amenities and opportunities (Figures 3.5 - 1 and 3.5 - 2) (See appendix for exact questions and compiled results).

All Copperton households received a postcard mailed to the residence. Postcards detailed instructions on accessing the online survey and encouraged residents to attend the ongoing General Plan Steering Committee meetings. To ensure that those without internet access could participate, postcards invited residents to call in so planning staff could administer the survey via the telephone. The GSL-MSD and Copperton also shared the link to the survey on their respective websites and social media pages.

Between June 23rd, 2020 and July 27th, 2020, 54 Copperton residents submitted responses, equating to an impressive response rate of six percent. The survey results closely reflected the discussions of the Steering Committee. Residents identified the following top six issues for elected and appointed officials to focus on in the next five years:

- » Planning for nearby growth
- » Maintaining and improving existing infrastructure
- » Enhancing community beautification
- » Access to outdoor recreation
- » Promoting small business opportunities, and
- » Celebrating Copperton's roots and historic preservation (Figure 3.5 - 2).

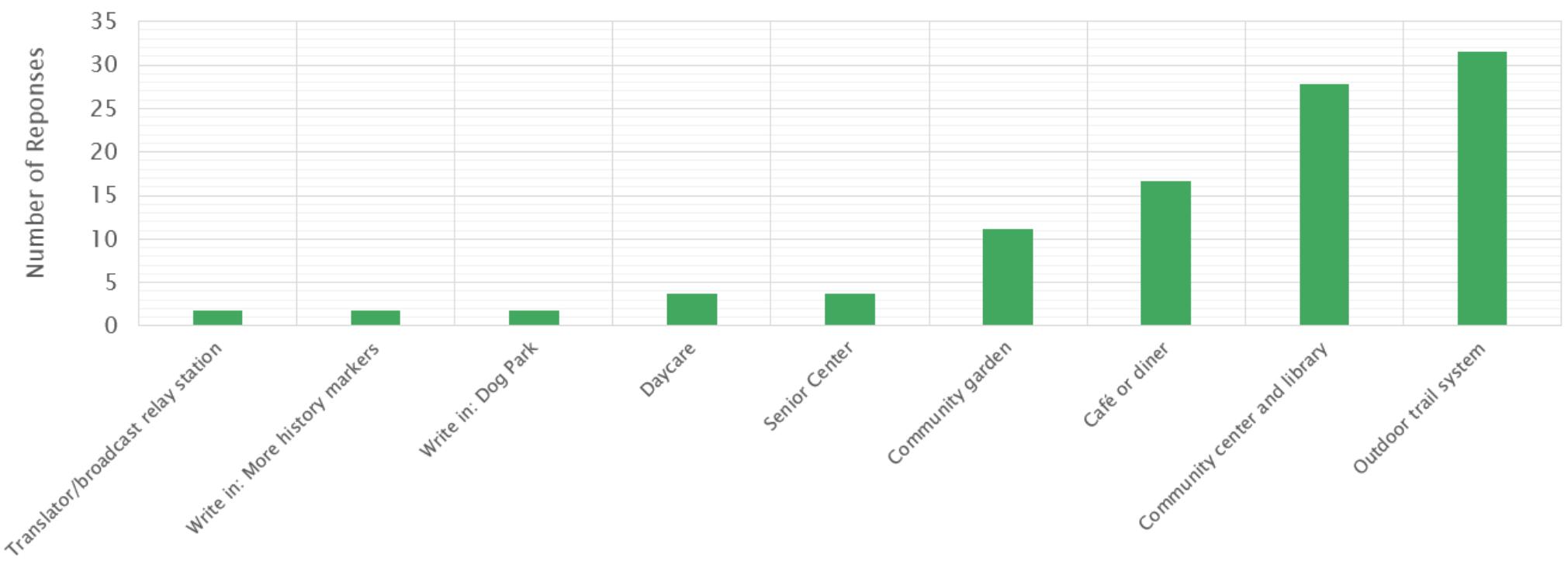


Figure 3.5 - 1: Desired Opportunities

Desired Opportunities

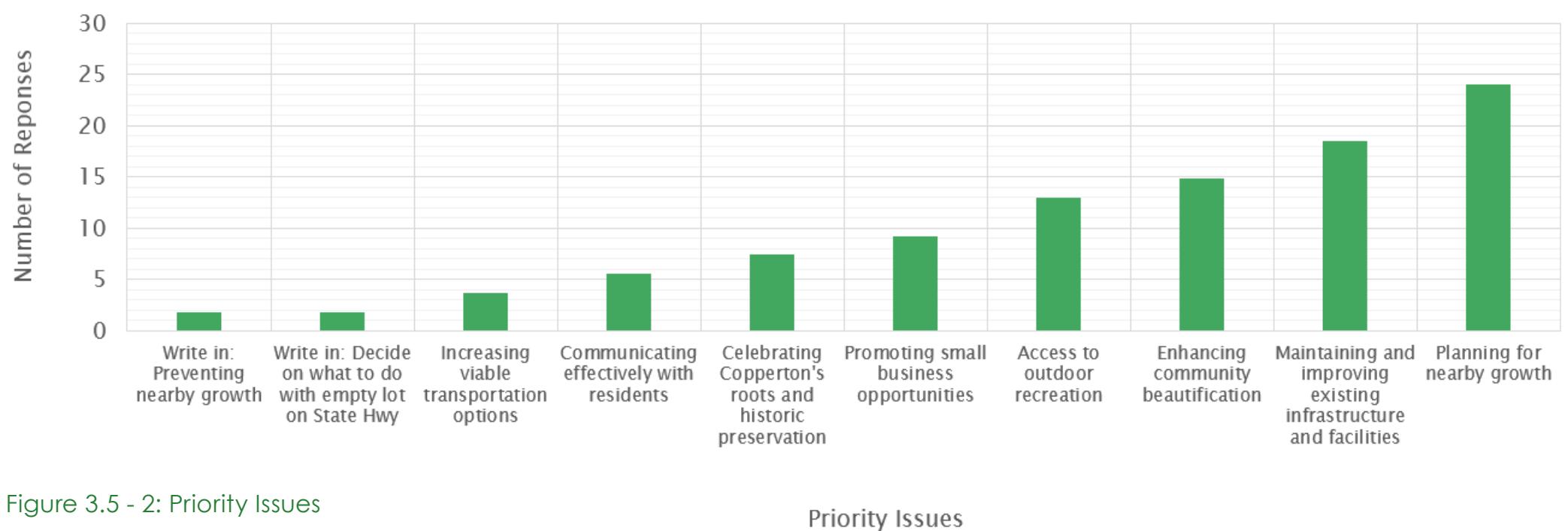


Figure 3.5 - 2: Priority Issues

Priority Issues

## CHAPTER FOUR: LAND USE



### 4.0 THE IMPORTANCE OF LAND USE

The Land Use Element establishes a vision for the **future pattern of development in a community**. It is the single most important element of the General Plan, bridging each of the plan's unique sections together. Understanding current land use challenges and planning for future land use opportunities is critical because land use is part of the fabric of a community. Why? **Land use impacts everything**: housing, transportation, economic opportunities, access to daily needs, and quality of life. In fact, Copperton's Vision Statement addresses land use from several perspectives. Values regarding the environment, social connection, and community wellbeing are all achieved in part through decisions regarding land use.

For example, thoughtful land use ensures that households have access to transportation and recreational amenities, that schools are not located near sources of air pollution, that commercial centers receive the traffic they need to stay in business, and that municipal services and infrastructure can be provided efficiently. The pattern of land use in a community is thus a major determinant of area character and quality of life. Throughout this chapter, the connections between Copperton's land use and the aforementioned topics are explored through data-analysis, public feedback, and on-the-ground experiences.

#### 4.1 STATE CODE

The state of Utah acknowledges the importance of land use in community development and wellbeing. To comply with state law, **Utah municipalities must incorporate a land use element into the General Plan**. According to Utah State Code 10-9a-403, General Plans must include in the land use element: "the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate" (LUDMA, 2020).

#### 4.2 ROLES, RESPONSIBILITIES, AND CONNECTIONS

Copperton has land use authority regarding development within its boundaries, and contracts with the GSL-MSD to provide land use services, including planning and ordinance development. However, land use values relevant to Copperton appear in state and regional spaces, such as the regional plan, Wasatch Choice 2050. It is important to recognize these values, as aligning Copperton's goals with regional and statewide values increases the likelihood of acquiring funding and successfully implementing projects. (See <https://wfrc.org/vision-plans/wasatch-choice-2050/>).

## LAND USE PLANNING MUST BALANCE VARIOUS AND OFTEN COMPETING

needs and wants. Needs vary from resident to resident, year to year, and space to space, all within a small community like Copperton. The following connections and points of consideration showcase and appreciate the complexity of land use planning decisions.

**Housing:** Land Use and housing are tightly connected. Copperton residents have expressed interest both in maintaining predominantly single-family housing and in keeping Copperton housing affordable. These two priorities (while not entirely mutually exclusive) conflict with each other. **If most residential land continues to be zoned single-family, then, reflecting county-wide real estate trends, housing values in Copperton will likely increase.** Increased housing values can be beneficial to homeowners looking to sell, but associated increased taxes can burden households too. Additionally, higher housing costs create a barrier for young adult residents who wish to move out of their parents' home but keep living in Copperton.

**Transportation:** Land Use and transportation together determine a community's access to opportunities (see the next page for further explanation). To increase Copperton's access to opportunities (employment, retail, dining, recreation, healthcare), two solutions exist. Transportation to opportunities can improve. Or, **opportunities can be introduced into Copperton by changing land use patterns.**

**Economic Opportunities:** Currently, the small area allowing commercial development and the lack of 100% access to broadband infrastructure limit Copperton's economic opportunities. Land Use changes, such as creating a mixed-use zone to allow for the gradual addition of small-scale, Copperton-appropriate commercial development, are necessary to support economic sustainability goals.

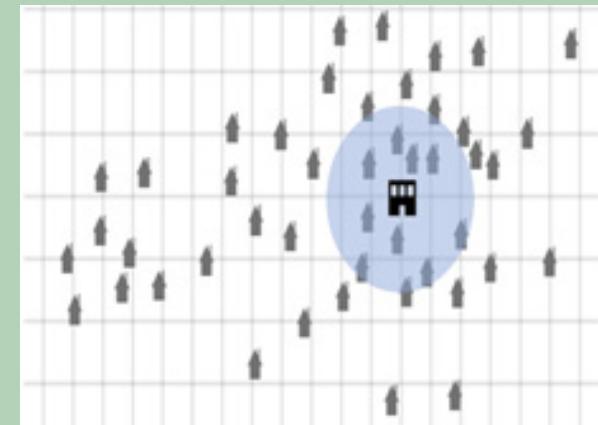
**Resilience:** Without in-town supply, Copperton residents rely on other communities to access food, gas, health care, clothing, and other daily needs. Groups such as children, those with disabilities, or those who cannot safely drive, must depend on others to access these necessities for them. In emergencies, even healthy adults with the ability to drive and access to vehicles may experience obstacles in meeting their and their families' needs. **Increasing amenities and economic opportunities within Copperton can thus increase community resilience.**

## ACCESS TO OPPORTUNITIES:

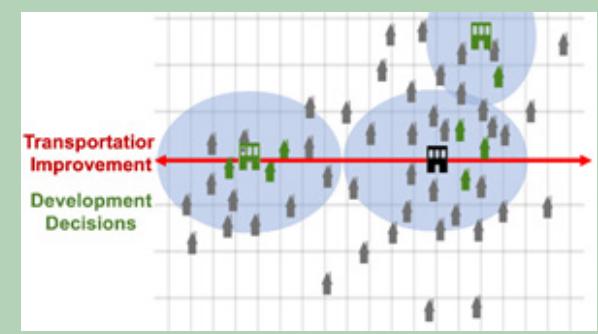
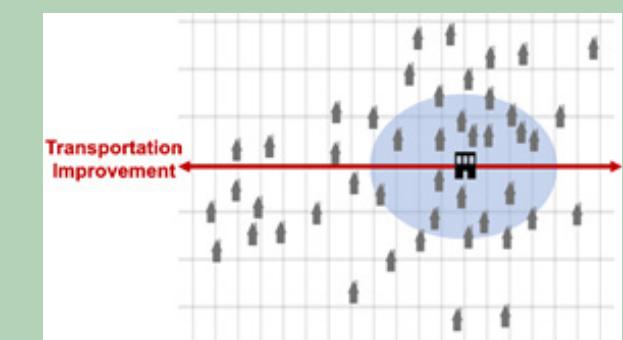
The Wasatch Front Regional Council (WFRC) uses the "access to opportunities" framework to evaluate the accessibility of basic needs and amenities to people. On a local level, accessibility measures "the ease with which we can reach existing amenities that help support livability, such as grocery stores, health care facilities, parks, or transit stops that link residents to employment" (WFRC, n.d.). Access can also refer to how many employees or customers a business has access to. Access increases with shorter commutes between origins and destinations, which happens either from more rapid transportation systems or from bringing amenities physically closer to residences. Graphics below are from WFRC.org.

## HOW ACCESSIBILITY INCREASES:

Existing accessibility for one business includes the houses in the blue oval.



A transportation improvement expands the access shed.



Development decisions bring amenities and residences closer together, further expanding the access shed. This can operate on a small scale too, such as by the opening of a market or one restaurant.

## 4.3 EXISTING CONDITIONS

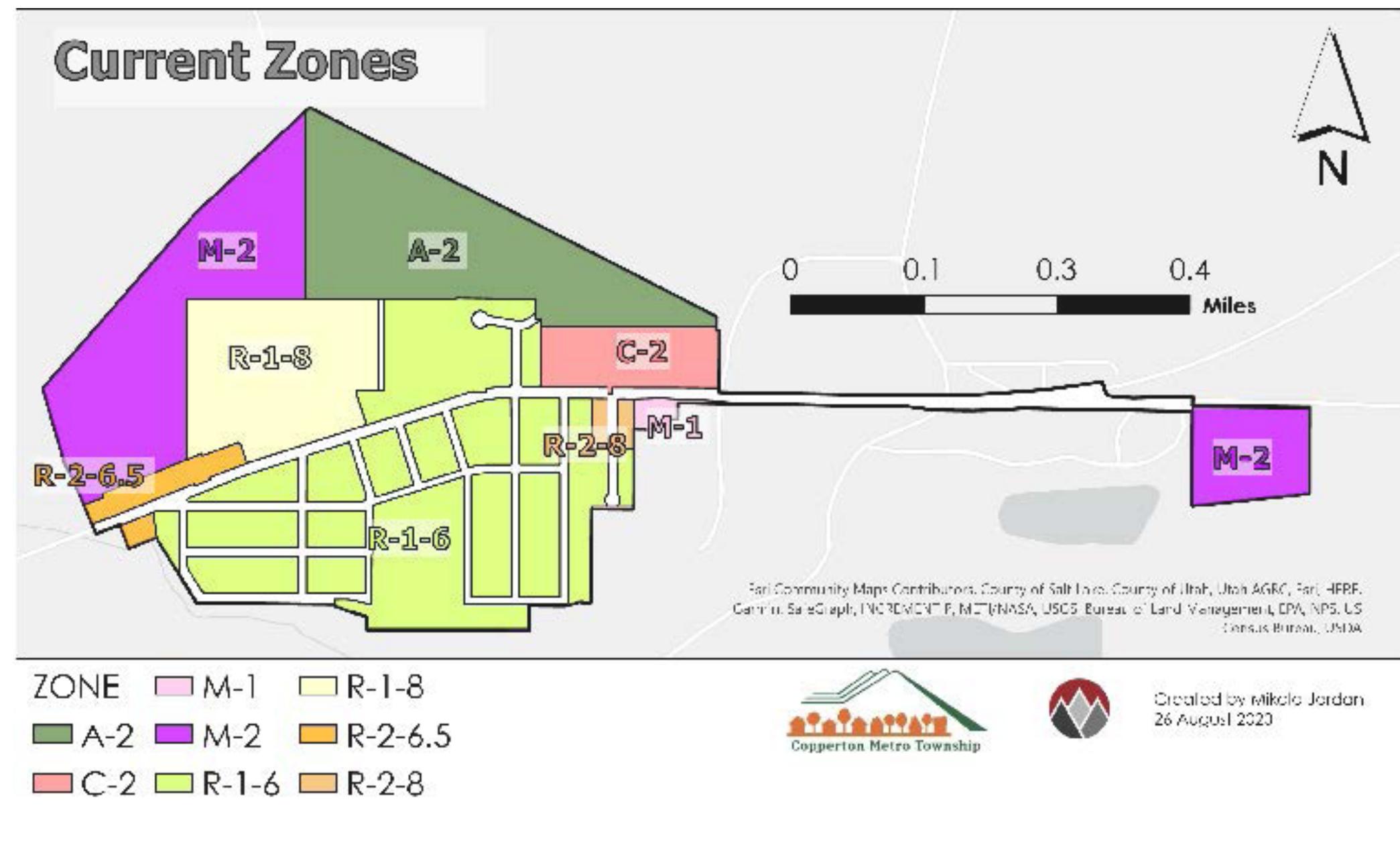
Copperton occupies approximately 195 acres, or 0.30 square miles. Residents value the aesthetic charm of its residences and the quiet atmosphere that arises from Copperton's land use patterns. Single-family residential is the dominant land use, and there are several duplexes and larger apartment complexes. Copperton Park sits in the center of the residential area and is a highly valued asset. Religious institutions, a fire station, a post office, and several businesses also have an important presence in the community.

## 4.4 CURRENT ZONING (2020)

Most land use within Copperton's boundaries is for single family residences. Land zoned R 1-6 or R 1-8 is for single family residences (See Figure 4.4 - 1). Two areas also allow two-family residences, or duplexes; R 2-6.5 and R 2-8. The northwest is zoned heavy industrial (M-2) while the northeast is zoned agricultural (A-2). The west is zoned commercial (C-2). The area in acres occupied by each zone is included in Figure 4.4 - 1. See the Zoning Definitions Inset on the next page for details regarding these zones.

<b>ZONES</b>	<b>by %</b>	<b>by TOTAL ACRES</b>
A-2	19.1	33.2
C-2	5.1	9.0
M-1	.7	1.2
M-2	23.7	41.2
R-1-6	35.6	62.0
R-1-8	12.8	22.3
R-2-6.5	2.3	3.9
R-2-8	.8	1.3

Figure 4.4 - 1



## 2020 ZONING DEFINITIONS, MUNICIPAL CODE 19.14-68

All R 1 zones: The purpose of the R-1 zones is to establish single-family neighborhoods which provide persons who reside therein a comfortable, healthy, safe and pleasant environment.

R 1-6: Permitted Uses = single-family dwelling: 1 per 6,000 sq. ft.

R 1-8: Permitted Uses = single-family dwelling: 1 per 8,000 sq. ft.

All R 2 zones: The purpose of the R-2 zones is to establish low to medium density residential neighborhoods which provide persons who reside therein a comfortable, healthy, safe and pleasant environment.

R 2-6.5 and R 2-8: Permitted Uses = Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger; Agriculture; home business, subject to Chapter 19.85; home day care/preschool, subject to Section 19.04.293; household pets; residential facility for elderly persons; residential facility for persons with a disability; single-family dwelling; two-family dwelling.

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

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

A-2: The purpose of the A-2 zone is to provide areas for low-density residential development and agricultural uses.

C-2: The purpose of the C-2 zone is to provide areas for community commercial development.

### VISUALIZING DENSITY:



5.3 DU/ACRE



8.0 DU/ACRE

Images sourced from: <https://www.theurbanist.org/2017/05/04/visualizing-compatible-density/> (top) and <https://slideplayer.com/slide/4145969/> (bottom)

## 4.5 PARCELS

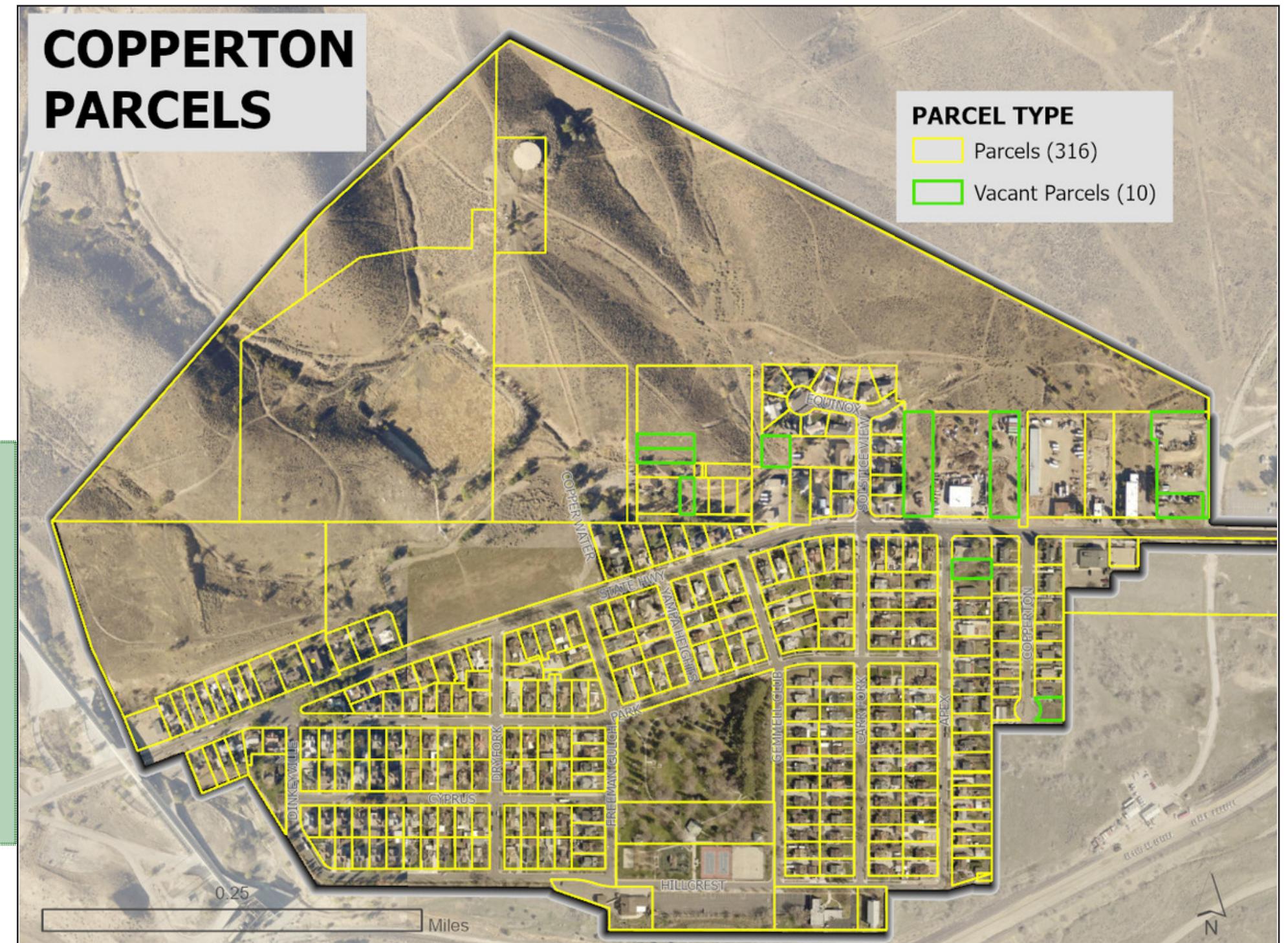
Parcels are pieces of land with defined boundaries and under one owner. A parcel includes the structures and open spaces with the boundaries. Parcels vary in size and shape. Most Copperton parcels in residential zones are similarly sized rectangles. Parcels in industrial and agricultural zones are significantly larger. Figure 4.5 - 1 shows 326 of Copperton's parcels; parcels in the Bingham City Cementery area are not pictured. **Total acreage of the parcels depicted is 194.98 acres. Non-vacant parcels take up 190.52 acres.**

Vacant parcels are often looked to for redevelopment. Of the 10 vacant parcels depicted below, six are in areas zoned residential and four are in areas zoned commercial. **The ten vacant parcels occupy 4.46 acres.**

### WHAT ARE VACANT PARCELS?

Vacant parcels are pieces of land with no human-made development on them but intended for development. For example, an empty lot in the middle of a residential street would be a vacant parcel, but an empty lot zoned as open space would not be considered one. Sometimes vacant parcels used to have residences or business, but they got torn down. Other times, vacant parcels have setback requirements and minimum building footprint requirements that prevent construction. And, sometimes parcels sit vacant because the property owner has no current desire to build.

Figure 4.5 - 1



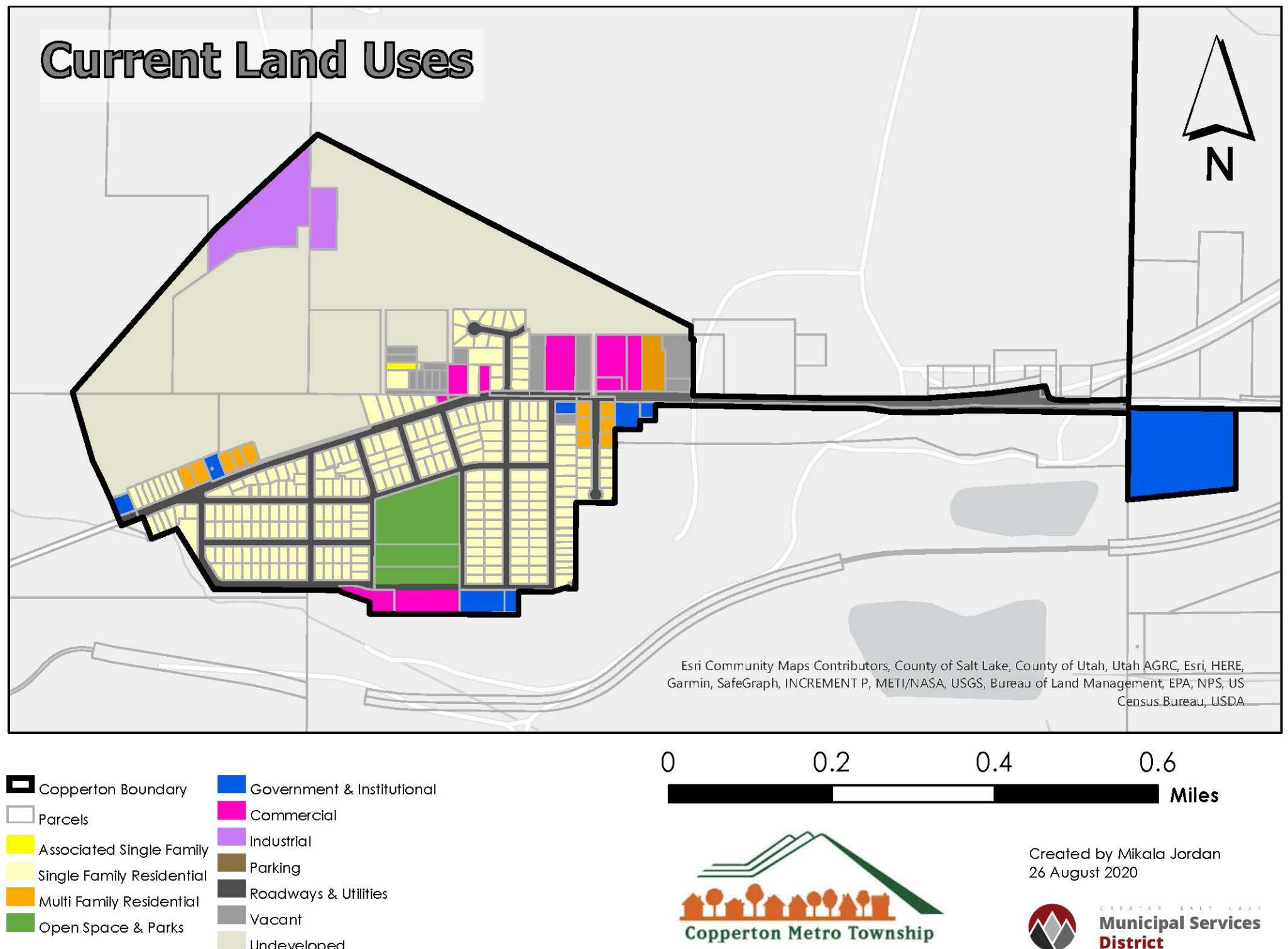
## 4.6 PARCEL-BASED LAND USE

Within zones, the specific use of the land on the parcel level can differ. The WFRC analyzes land use on a parcel level using multiple data source (the Utah Automated Geographic Reference Center, the Real Estate Market Model, satellite imagery, and Salt Lake County). Understanding specific land use helps guide development decisions: knowing what land is used for indicates the changes that may be necessary to accomplish the desired community vision. When analyses show discrepancies between actual and intended land uses, this indicates that land use ordinances should be revisited.

This parcel-based approach is related to but differs from zoning. For instance, a parcel deemed "Single Family Residential" by this metric means that the specific property has a single-family home on it, but the zone may or not be an R-1 zone. Copperton's R-2-6.5 zone (a multi-family zone) along the western end of the Highway, for example, includes single family homes, a church, duplexes, and an apartment complex.

- » **Single Family Residential:** 44.8 acres, 23.0% of land
- » **Commercial:** 7.3 acres, 3.8% of land
- » **Government and Institutional:** 12.1 acres, 6.2% of land
- » **Industrial:** 7.6 acres, 3.9% of land
- » **Multi-family Residential:** 2.7 acres, 1.4% of land
- » **Parks and Open spaces:** 8.0 acres, 4.1% of land
- » **Vacant:** 4.5 acres, 2.3% of land
- » **Roadways and Utilities:** 12.9% of land
- » **Parking:** 0.05 acres, 0.03% of land
- » **Undeveloped:** 82.7 acres, 42.5% of land

Figure 4.6 - 1



## 4.7 REGIONAL CHARACTER

Mining operations and fields surround Copperton on three sides. This land is owned by Rio Tinto Kennecott and under the jurisdiction of unincorporated Salt Lake County. Rio Tinto has stated that, as of 2020, they have no intention of developing this land. Those lands are zoned M-2, heavy industrial, and A-2, agricultural. While most of the surrounding land is zoned as heavy industrial, it sits as undeveloped open space criss-crossed with roads that serve the copper mine. The open space is vital to crafting Copperton's rural atmosphere and sense of separation from sprawling Salt Lake County development.

West Jordan, with a 2017 population of 113,089, sits east and north of Copperton (U.S.C.B., 2018b). South Jordan, including the Daybreak planned community, lies east and south of Copperton with a population of 68,471 (U.S.C.B., 2018b). Herriman City, population 35,640, sits south of South Jordan (U.S.C.B., 2018b). Like Salt Lake County as a whole, all of these West Bench communities are experiencing rapid population growth. Herriman's population doubled between 2010 and 2018; South Jordan's increased by 148 percent, and West Jordan's increased 115 percent. The planned Olympia Hills development in nearby Unincorporated Salt Lake County may introduce 6,330 units to the area (Olympia Hills, 2020).

How these communities develop their currently undeveloped land, which sits on their sides that are closest to Copperton, will impact Copperton. Growth will likely start by clustering along Mountain View Corridor. From West Jordan's Future Land Use map, the areas closest to Copperton are planned as agricultural open space, public facilities, light industrial, research parks, and parks and open lands (Figure 4.7 – 1). South Jordan's Future Land Use map includes natural area, public, open space, residential development opportunity, mixed-use, and economic center in the areas closest to Copperton.

The effects of these impacts will be COMPLICATED AND VARIABLE. From increased population in these communities, traffic loads on Bacchus Highway, Old Bingham Highway, and Mountain View Corridor will likely intensify. Consequently, commuting times from Copperton to other places may increase. Longer commute times would negatively impact Copperton's access to opportunities: fewer opportunities could be reached in the same amount of time. At the same time, land use development near Copperton may bring shopping, employment centers, and other amenities closer to Copperton, decreasing the distance required to access opportunities and lessening vehicle miles traveled by Copperton residents. New development in these

areas may make public transportation options more viable from UTA's standpoint. Additionally, an increasing population closer to Copperton's borders may provide a broader, consistent customer base for Copperton businesses, bringing support for existing businesses and enabling the creation of new businesses.

Figure 4.7 - 1

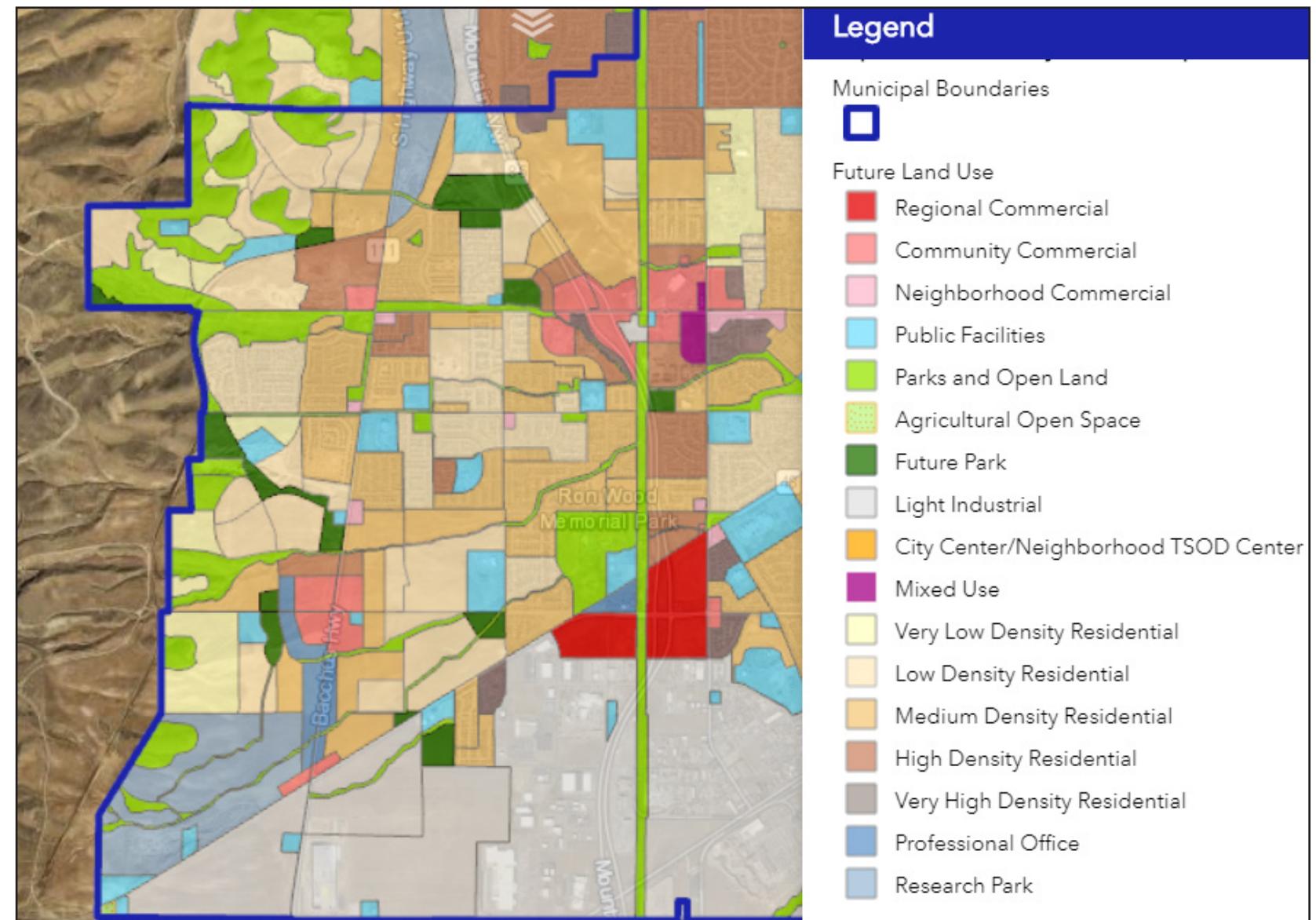


Image sourced from: <https://gis.wjordan.com/city-info/>

## 4.8 CHARACTER AREAS & LOOKING AHEAD

Copperton has several character areas: places of particular importance to, or displaying the distinct personality of, Copperton. Character areas are defined as specific geographic areas that:

- » have unique or special characteristics;
- » have potential to evolve into a unique area when provided specific guidance; or
- » require attention suitable to its uniqueness.

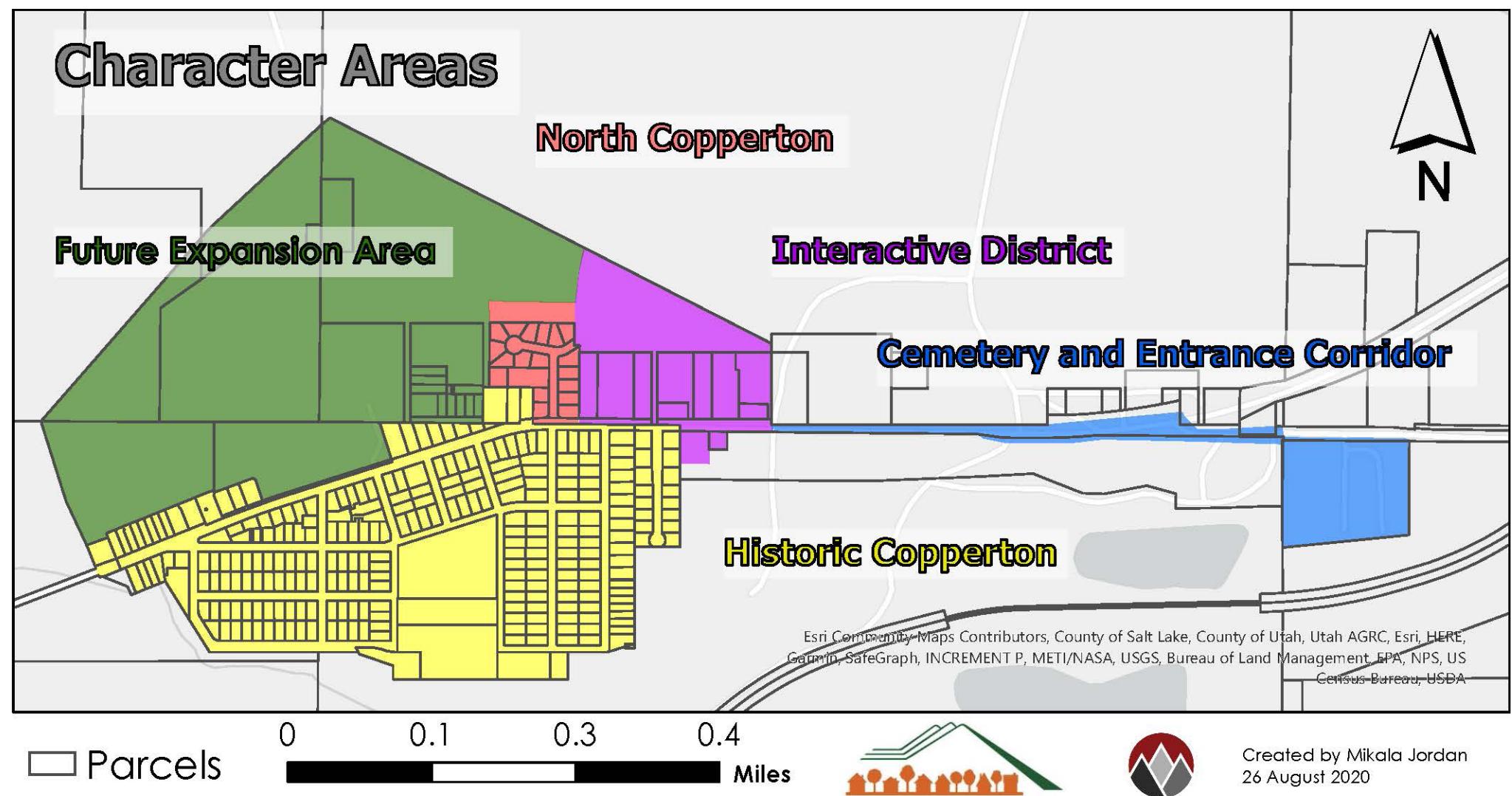
Building, landscape, and streetscape features combine to form character areas. Within a character area, these features are similar; compared to another character area, one or more of these features may differ, and so the areas feel distinct from one another.

Five character areas have been identified in Copperton:

1. **Historic Copperton**
2. **Cemetery and Entrance Corridor**
3. **North Copperton**
4. **Interactive District**
5. **Future Expansion Area**

In this plan, each character area includes a narrative that lays out a vision, specific goals, appropriate land uses, and implementation strategies for municipalities' unique sub-areas, districts, and neighborhoods. Included in these analyses are considerations regarding future zoning. These considerations propose appropriate future zoning based upon the synthesis of data analysis and public input. The actual delineation of land use categories are to be established at the time property is rezoned or proposed for development. Such decisions would go before the Copperton Planning Commission.

Figure 4.8 - 1



Created by Mikala Jordan  
26 August 2020

## 4.9 HISTORIC COPPERTON

### LOCATION

The heart of Copperton, this district encompasses a majority of the area south of the Highway as well as two sections of older development north of the Highway. It includes an Historic District per the National Register of Historic Places as well as older parts of Copperton not within the Historic District.

### NARRATIVE

Copperton is a well-preserved, compact community that conveys a distinct sense of time and place and represents an important segment of Utah's architectural and history. Copperton was built between 1926 and 1955 as a planned residential community for employees of Utah Copper Company. Scott & Welch, a Salt Lake City-based architectural firm is credited with designing the layout of the town as well as the designs for virtually all of houses built in Copperton between 1926 and 1941. The houses in Historic Copperton hold Copperton's past. Copperton was listed on the National Register of Historic Places in 1986; The core Historic District takes up the residential area south of the Highway to Hillcrest Street, from Apex Road to 2nd West Street (Living Places, n.d.).

The subdivision layout of the town consists primarily of straight streets and rectangular blocks divided into roughly equal size lots. The individual resources in Copperton as well as the town's overall layout are very well preserved and effectively convey the original character and significance of the town. Stylistically, most houses in Copperton are bungalows, period cottages, or a mixture of the two. The bungalows are characterized by their broad front porches and exposed rafters, and they tend to be more plain than the period cottages. The period cottages generally have modest designs in the English Tudor or Spanish Colonial Revival styles. Most buildings are unreinforced masonry structures. Regular upkeep is needed to provide continually safe and accessible housing. However, to maintain the historic designation requires the following of specific rules regarding modifications. A couple of small apartment complexes enable more affordable living.

The Rio-Tinto Kennecot Copper Mine, which looms above Copperton in the west, reminds residents about the past and present relationship of the community to mining. Copperton Park's mining-themed playground keeps new generations of Copperton residents connected to their history too. Strong, reliable internet supports Copperton's hardworking, do-it-yourself culture by enabling successful home businesses. Other assets foster Copperton's strong sense of community and shape this

area as a place to "play" as well as live. All residents enjoy Copperton Park. Its large, shade-producing trees are taken-care-of and surround open spaces used for community events. The three churches and the Lion's Club remain centerpieces of community interaction, collaboration, and support. The gridded street network connects the community, promoting walking and biking. Landscaping between the streets and sidewalks bolsters Copperton's beauty.

### FACTS

#### Building Square Feet:

Median Size: 1,715  
Maximum Size: 60,338

#### Year Structures Built:

Earliest: 1906  
Latest: 1996

#### Total Market Value of Parcels:

Median, All: 179,050 dollars  
Median, Vacant: 8,400 dollars

### DENSITY AND INTENSITY

#### Dwelling Units: 263

#### Total Acreage: 75.5 acres

#### Current Gross Density\*:

3.5 du/acre

#### Current Net Density\*\*:

4.5 du/acre  
6.1 du/r.acre\*\*\*

### CURRENT LAND USES:

Residential: 43.3 acres  
Single Family: 40.4 acres  
Two/Multi Family: 2.9 acres  
Government & Institutional: 2.4 acres  
Park: 6.5 acres  
Commercial: 1.8 acres  
Roadways and Utilities: 17.5 acres  
Parking: 0.1 acres  
Vacant: 0.6 acres  
Other: 3.4 acres

### CURRENT ZONES:

- » R-1-6 (Single Family) 1 unit per 6,000 square feet
- » R-2-6.5 (Two Family) 2 units on 6,500 square feet or 1 unit per 6,000 square feet
- » R-2-8 (Two Family) 4,000 square feet for a lot containing 1 unit of a 2 unit dwelling or 1 other unit per 8,000 square feet

\*Gross density is total dwelling units divided by total acres. du/acre = dwelling unit per acre. \*\*Net density is total dwelling units divided by total acreage minus the acreage from roadways and utilities. \*\*\*Net density for residential acres means the total dwelling units divided by total acreage that allows residential development (R1, R2, Mixed Use) minus the acreage from roadways and utilities. du/r.acre = dwelling unit per residential acre.

## HISTORIC COPPERTON FUTURE USES

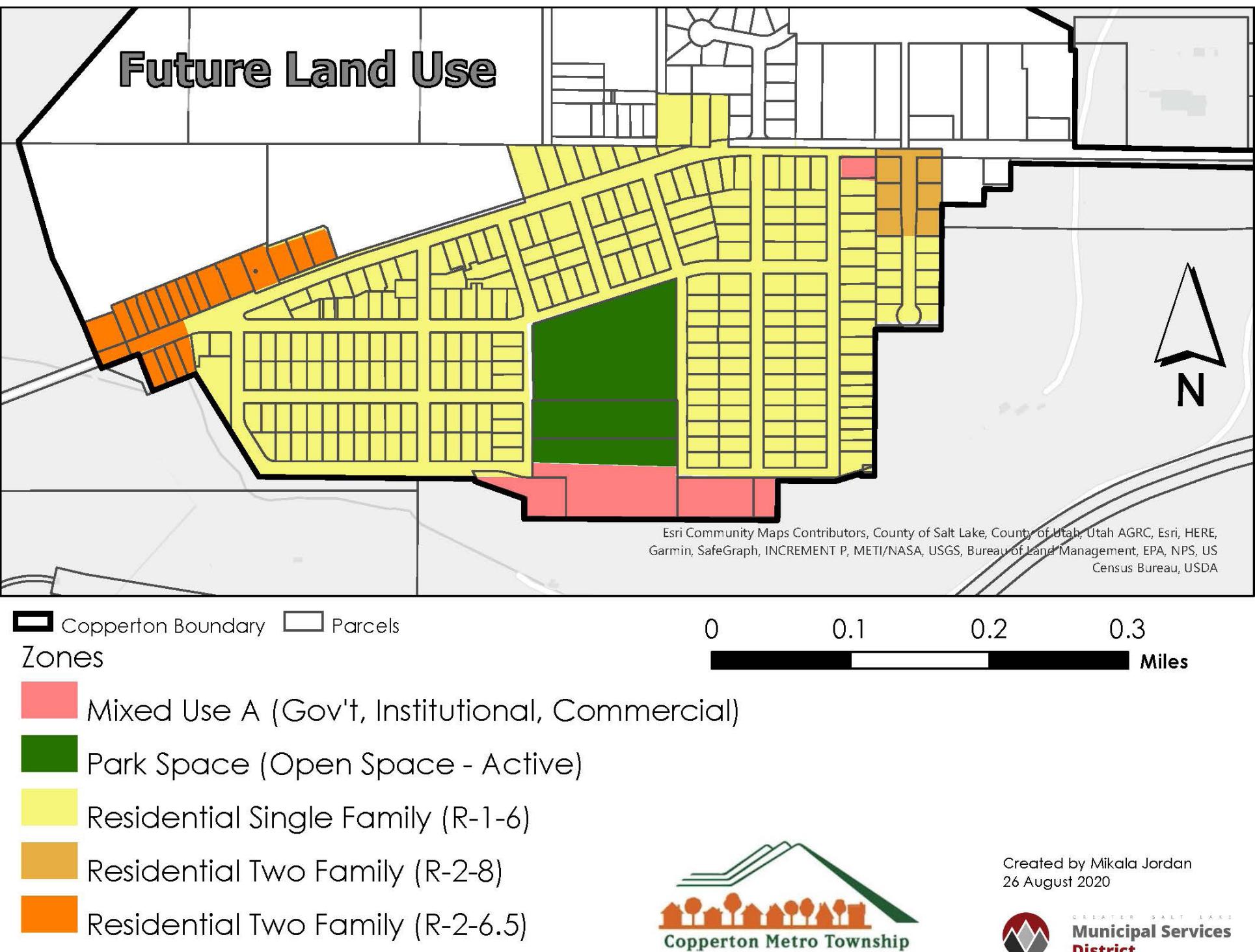
Figure 4.9 - 1 displays the future land use for the Historic Copperton character area. The future land use map shows zoning for parcels. The next page details density and other characteristics. What constitutes ultimately acceptable uses, density, building characteristics, and key visions for Historic Copperton is dependent on a robust public process, the guidance and goals provided in the General Plan and, most importantly, the current zoning ordinance.

### Potential Changes:

Maintaining the Historic District within this Historic Copperton character area is a priority. No land use changes within the district are suggested. However, Copperton Park should be rezoned from its current R-1-6 designation to a Park Space (active open space) zone, which accurately reflects its use. The Post Office parcel should also be rezoned as Mixed Use A (Government and Institutional, Commercial).

Land use changes may be appropriate for other parts of Historic Copperton, such as parcels north of the Highway, south of Hillcrest, and east of Apex Road. Several parcels are used for single-family dwellings despite sitting in R-2 zones. Over time as these properties sell, they could be converted into multi family dwellings as intended to provide affordable housing options. Additionally, vacant properties should be infilled into the zone appropriate to them.

Figure 4.9 - 1: Historic Copperton Future Land Use



## FUTURE ZONES & CONSIDERATIONS:

### Density Changes from possible land use changes (infill of vacant lots):

Gross: 3.5 remains 3.5 du/acre

Net: 4.5 changes to 4.6 du/acre (minus roadways and utilities)

Residential: 6.1 changes to 6.0 du/r.acre

**Residential Density Range:** 5.5 - 6.5 du/r.acre (6.5 is maximum)

### Building Heights:

- » Single Family Residential - maximum 20 feet (generally one story with attic)
- » Other Use Buildings - maximum 25 feet (generally two stories)

**Commercial Floor Area Ratio:** 0.5 - 2.0

### Parking:

- » Residential - on-street and driveway parking
- » Others - on-street parking, shared parking, and back-of-lot parking permitted

### Other Design Features:

- » Upkept fire-wise landscaping in yards and between sidewalks and yards.
- » Xeriscaping is encouraged.
- » Streets adjacent to Copperton Park have efficient, pleasing street lights.
- » Residences maintain 1930s-50s characteristics, such as:
  - One story
  - Front porches and/or prominent front door and windows
  - Bungalows and Period Cottages (English Tudor, or Spanish Colonial Revival) styles
  - Residences are setback 15-30 feet from the street
  - Garages/car ports are not the central feature of the residence
- » Gridded, connected streets lined with safe, well-maintained sidewalks.
- » Commemorative/historically informative interpretive signs explaining assets in the Historic District

### R-1 (Single Family) (R-1-6) Zone

#### » Permitted Uses:

- Single Family homes compatible with bungalow, English Tudor, or Colonial Revival style
- Accessory buildings (such as garages, car ports, or sheds) secondary to dwellings in size, height, and prominence, and architecturally compatible
- Gardens or greenhouse, with no retail sales
- Chicken coops
- Home Business
- Household Pets
- Home Preschool or Daycare

### R-2 (Two Family) (R-2-6.5 and R-2-8) Zone

#### » Permitted Uses:

- One and Two Family homes
- Accessory buildings (such as garages, car ports, or sheds) secondary to dwellings in size, height, and prominence, and architecturally compatible
- Gardens or greenhouse, with no retail sales
- Chicken coops
- Home Business
- Household Pets

### Park Space (Open Space - Active) (OS-A) Zone

#### » Permitted Uses:

- Public park
- Buildings customary to parks (maintenance buildings, restroom)
- Playgrounds, Trails, Gardens, Sports courts and fields (NOT stadiums or arenas)

### MU-A (Mixed Use) Zone

#### » Permitted Uses:

- Government and Institutional (such as post office or religious buildings)
- Community-oriented Commercial (such as Bingham Canyon Lion's Club or private-public library)
- NOT big box stores or industrial polluting operations

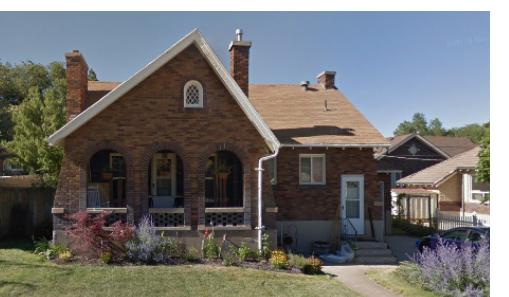
## OPPORTUNITIES, CHALLENGES, AND ACTIONS

### Assets:

- » Copperton Park
- » Gridded Street Network
- » Bingham Canyon Lion's Club
- » Immaculate Conception Catholic Church
- » Church of Jesus Christ of the Latter Day Saints
- » St. Pauls United Methodist Church
- » The United States Postal Service
- » Historic District in National Register of Historic Places

### Implementation Strategies:

- » Residences, especially the bungalow and period cottage styles, are unreinforced masonry and at risk of destruction from hazards such as earthquakes. Residences need retrofits to better withstand earthquakes; retrofits in Historic District should abide by historic designation requirements. *Link residents to seismic retrofit programs.*
- » Unkempt yards and houses detract value from other properties and are not aesthetically pleasing. Residents can use GSL-MSD's online portal for reporting code violations, including weed and junk issues. Copperton's social infrastructure maintains the culture of neighbors helping neighbors, including with yard maintenance. *Advertise code enforcement reporting and support Copperton's strong social fabric.*
- » Lack of street lights near the park prevents greater and safer use of it, especially at night. Additional lights can help address petty crime concerns and increase the sense of safety. *Add lights to streets adjacent to Copperton Park.*
- » Vacant lots detract from area beauty but have potential to be developed into desired amenities. *Encourage infill.*
- » Copperton Park is an asset for recreation and community gathering that needs regular care to maintain its value in the future. *Rezone its parcels as Park Space and hire an arborist.*
- » The community-wide events hosted by the Lion's Club and religious institutions are integral to the community feel not only of this character area, but also of the entire community. *Continue collaboration and communication that support these efforts.*



Images sourced from: <http://www.googlemaps.com/>

## 4.10 NORTH COPPERTON

### NARRATIVE

As the residential neighborhood along Solstice View Drive and W Equinox Circle, this area is distinguished by newer single family houses of a different styling than those in Historic Copperton. These homes were built in the early 2000s and include Neo-eclectic and Suburban Ranch styles. The median size of these homes is larger than in other areas of Copperton, providing options for larger families. As the neighborhood rests on a hill, most residents enjoy a viewshed.

### FACTS

#### Building Square Feet:

Median Size: 2,382  
Maximum Size: 3,354

#### Year Structures Built:

Earliest: 2000  
Latest: 2006

#### Total Market Value of Parcels:

Median, All: 240,700 dollars

### CURRENT LAND USES:

Single Family Residential: 3.79 acres  
Roadways and Utilities: 1.1 acres  
Undeveloped Space (zoned agricultural): 1.23 acres  
Vacant: 0.24 acres

### CURRENT ZONES:

- » R-1-6 (Single Family) 1 unit per 6,000 square feet
- » A-2 (Agricultural)

### DENSITY AND INTENSITY

#### Dwelling Units: 17

#### Total Acreage: 6.4 acres

#### Current Gross Density:

2.7 du/acre

#### Current Net Density

3.2 du/acre  
4.5 du/r.acre

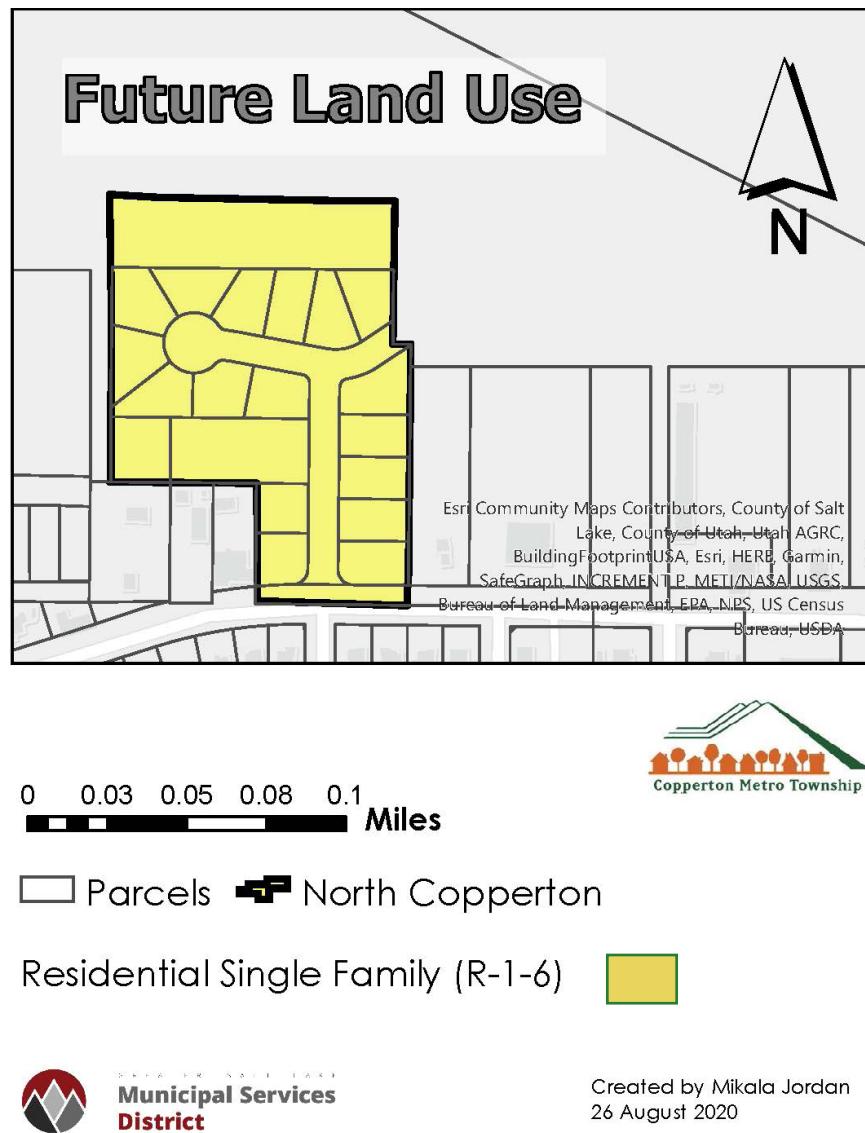


Image sourced from: <http://www.google-maps.com/>

### NORTH COPPERTON FUTURE USES

Figure 4.10 - 1 displays the future land use for the North Copperton character area. The future land use map shows zoning for parcels. The next page details density and other characteristics. What constitutes ultimately acceptable uses, density, building characteristics, and key visions for North Copperton is dependent on a robust public process, the guidance and goals provided in the General Plan and, most importantly, the current zoning ordinance.

Figure 4.10 - 1: North Copperton Future Land Use



### Potential Changes:

The parcel in the southwest corner under the cul-de-sac is currently vacant and has no access. To become useable, it could be combined with other adjacent lots, or an access point would need to be determined.

The northernmost rectangular plot in North Copperton is part of an agriculturally-zoned parcel that extends beyond this character area's limits. In the future, this plot may be subdivided. In keeping with the current density, lot size, and resident size characteristics of North Copperton, five or six single family homes could be built here.

## FUTURE ZONES & CONSIDERATIONS:

### Density Changes from development of northern plot into five single family homes:

Gross: 2.7 changes to 3.5 du/acre

Net: 3.2 changes to 4.2 du/acre (minus roadways and utilities)

Residential: 4.5 changes to 4.4 du/r.acre

**Residential Density Range:** 4.0 - 5.0 du/r.acre (5.0 is maximum)

### Maximum Building Heights:

» Single Family Residential - typical two story house

### Parking:

» Residential - on-street and driveway parking

### Other Design Features:

» Upkept fire-wise landscaping in yards and between sidewalks and yards.

» Xeriscaping is encouraged.

» Safe, well-maintained sidewalks

### R-1 (Single Family) (R-1-6) Zone

» Permitted Uses:

- Single Family homes compatible with current character
- Accessory buildings (such as garages, car ports, or sheds) secondary to dwellings in size, height, and prominence, and architecturally compatible
- Gardens or greenhouse, with no retail sales
- Chicken coops
- Home Business
- Household Pets
- Home Preschool or Daycare

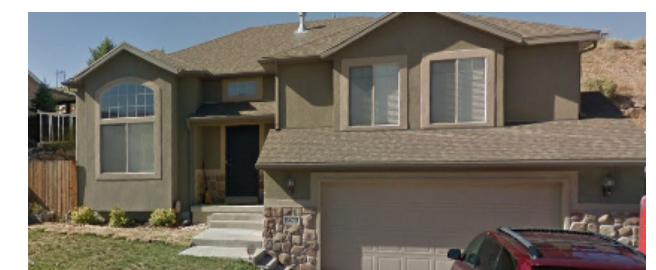
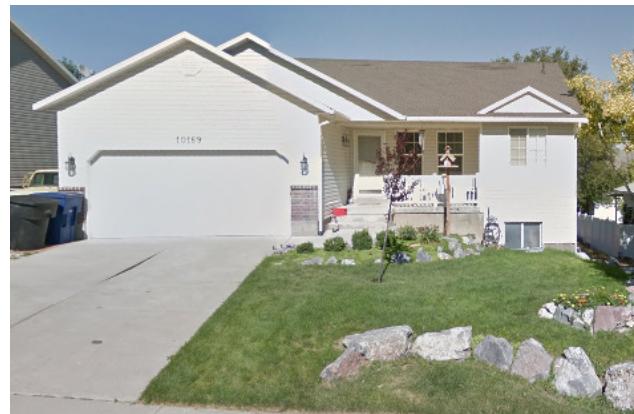
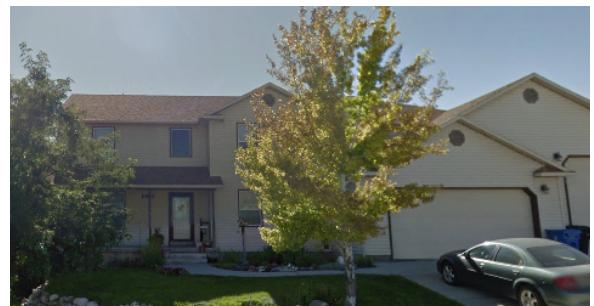
## OPPORTUNITIES, CHALLENGES, AND ACTIONS

### Assets:

- » Single family residences
- » Sidewalks
- » Street lights
- » Viewshed

### Implementation Strategies:

» The houses in North Copperton, with their larger floor plans, diversify the residences available in Copperton. In the future, the undeveloped northern land could be developed to support additional residences with the characteristics of existing North Copperton houses. Rezone the northern section of North Copperton as single family residential (R-1-6).



Images sourced from: <http://www.googlemaps.com/>

## 4.11 CEMETERY AND ENTRANCE CORRIDOR

### NARRATIVE

The Bingham City Cemetery sits outside the main Copperton area. They are connected via a narrow strip of land around the Highway (route 48). The cemetery is the resting place of many Copperton residents, stretching back several decades. A cemetery board provides management. The cemetery came under Copperton's jurisdiction in 2017, and it is a valued piece of Copperton. The entrance corridor links not only the cemetery to the rest of Copperton, but all of Copperton to other areas.

### FACTS

#### Market Value of Cemetery Parcel:

398,700 dollars

#### CURRENT LAND USES:

Cemetery: 8.9 acres

Roadways and Utilities: 1.3 acres

#### CURRENT ZONES:

» M-2 (Heavy Industrial)



Image sourced from: <https://www.deseret.com/2017/5/28/20613200/school-district-returns-control-of-bingham-cemetery-to-its-rightful-owners#bingham-city-cemetery-copperton-is-pictured-on-thursday-may-25-2017-the-jordan-school-board-has-deeded-the-pioneer-cemetery-to-copperton-township-after-44-years-as-owner-and-caretaker>

### DENSITY AND INTENSITY

Dwelling Units: 0

Total Acreage: 10.2 acres

Current Gross Density:

0 du/acre

Current Net Density:

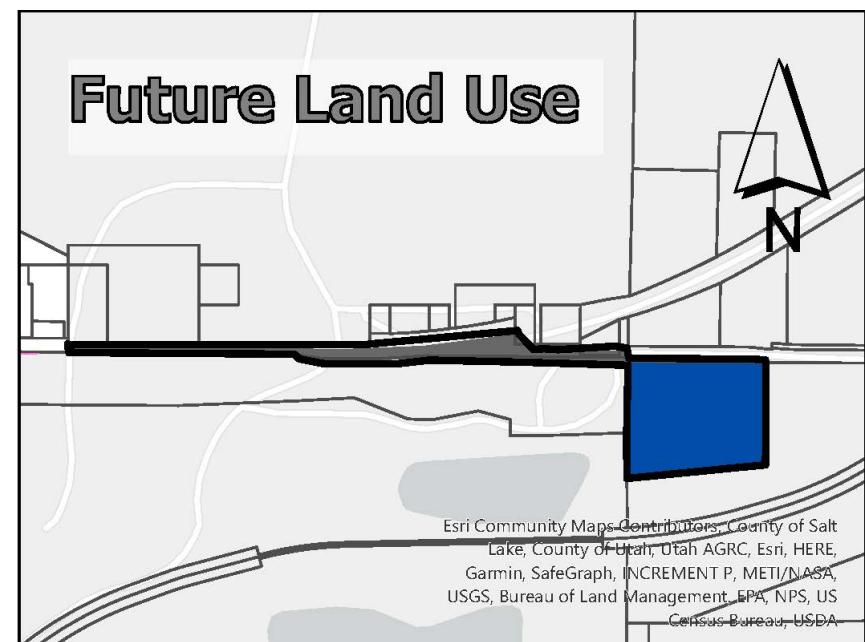
0 du/acre

0 du/r.acre

### CEMETERY AND ENTRANCE CORRIDOR FUTURE USES

Figure 4.11 - 1 displays the future land use for the Cemetery and Entrance Corridor character area. The future land use map shows zoning for parcels. The next page details density and other characteristics. What constitutes ultimately acceptable uses, density, building characteristics, and key visions for the Cemetery and Entrance Corridor is dependent on a robust public process, the guidance and goals provided in the General Plan and, most importantly, the current zoning ordinance.

Figure 4.11 - 1: Cemetery Future Land Use



0 0.08 0.16 0.24 0.32 Miles

Roadway Corridor

Parcels

Zones

Government + Institutional



Created by Mikala Jordan  
26 August 2020

#### Potential Changes:

The parcel within which the Bingham City Cemetery sits is currently zoned M-2, heavy industrial. This parcel is not envisioned as changing from its use as a cemetery. Heavy industrial uses are not desired for this parcel in the future. Therefore, this parcel should be rezoned as government and institutional, which would allow the cemetery to continue without risking changes to undesirable uses in the future.



Image sourced from: <https://www.deseret.com/2017/5/28/20613200/school-district-returns-control-of-bingham-cemetery-to-its-rightful-owners#bingham-city-cemetery-copperton-is-pictured-on-thursday-may-25-2017-the-jordan-school-board-has-deeded-the-pioneer-cemetery-to-copperton-township-after-44-years-as-owner-and-caretaker>

## FUTURE ZONES & CONSIDERATIONS:

**Residential Density Range:** not applicable, no anticipated changes

### Maximum Building Heights:

» Typical one or two story maintenance building

### Parking:

» On-street parking, surface parking

### Other Design Features:

» Upkept landscaping and grounds  
» Upkept headstones, markers, and gateway

## GI (Government and Institutional) Zone - Cemetery

### » Permitted Uses:

- Cemetery and its accessory buildings (such as maintenance buildings or memorial building)

## OPPORTUNITIES, CHALLENGES, AND ACTIONS

### Assets:

- » Memorials
- » Upkept landscaping
- » Cemetery entrance
- » Viewshed
- » Highway (route 48)

### Implementation Strategies:

» Bingham City Cemetery is important to Copperton residents. Support maintenance and upkeep of the cemetery. Rezone the associated parcel as government and institutional.

» The Highway (route 48) connects Copperton to other places. It is currently a two lane road with a limited shoulder. Both Old Bingham and New Bingham highways are posted at 50 miles per hour; after they intersect, the speed limit decreases to 35 miles per hour as the road approaches the main Copperton area. Despite the speed and lack of shoulder, both cyclists and pedestrians are known to frequent the roadside. Improve this entrance corridor into Copperton by partnering with engineering to add pedestrian infrastructure, cyclist infrastructure, and street lights.



Image sourced from: <http://www.googlemaps.com/>

## 4.12 INTERACTIVE DISTRICT

### LOCATION

This district sits along both sides of the Highway (route 48), stretching from the Highway to the north and south borders, right as it enters the main Copperton area from the east.

### NARRATIVE

The Interactive District is Copperton's main commercial area. Its activity generates funds for Copperton through sales tax. The parcels along the Highway are currently a mixture of developed, commercial spaces and vacant lots. The land further from the Highway is undeveloped land, part of a much larger parcel spanning multiple character areas, and zoned agricultural (A-2). Current commercial businesses include an automobile shop, storage units, and a landscaping center. Customers of these commercial uses typically utilize a vehicle to transport goods, so maintaining adequate parking at these businesses is important.

This area will continue to be Copperton's commercial hub. In addition to the current commercial properties, the infill of vacant lots and the development of the northern section can provide new amenities in a quiet, family-friendly, small-scale, mixed use area. In this vision, interactive, community-oriented businesses such as an arts and crafting shop and studio, a bakery, a smoothie place, an insurance office, an Ace Hardware, a bicycle repair shop, or a book and hobby shop line the streets. While up to two stories high, the buildings are compatible with the character of Copperton's bungalow and period cottage style houses. With the first floor a business or office space, the second floor is available as a living space, supporting one or two apartments apiece. Copperton's rich history is further supported with plaques and artwork throughout the streetscape that share Copperton's story while contributing to the area's beautification.

As people enter Copperton and the Interactive District, they experience a beautiful streetscape along the Highway. Wide, connected, multi-modal streets branch off the Highway and support safe walking and biking, sufficient parking, and safe driving. Emergency vehicles can easily navigate the gridded street network as well. It may be appropriate to designate owner/resident/employee parking from customer/guest parking. With the wide, complete streets, businesses can provide outside seating so that customers can enjoy their smoothies or read their new books in a comfortable outdoor setting. There are also designated loading and unloading areas, whether for business goods or for ride-share vehicles.

### FACTS

#### Building Square Feet:

Median Size: 4,651  
Maximum Size: 11,202

#### Year Structures Built:

Earliest: 1954  
Latest: 1984

#### Total Market Value of Parcels:

Median, All: 122,400 dollars  
Median, Vacant: 62,500 dollars

### DENSITY AND INTENSITY

#### Dwelling Units: 13

#### Total Acreage: 17.9 acres

#### Current Gross Density:

1.33 du/acre

#### Current Net Density:

1.49 du/acre  
10.63 du/r.acre

### CURRENT LAND USES:

Residential Two/Multi Family: 1.2 acres  
Government/Institutional: 0.2 acres  
Commercial: 3.4 acres  
Roadways and Utilities: 1.1 acres  
Vacant: 3.9 acres  
Undeveloped Space (zoned agricultural): 8.1 acres

### CURRENT ZONES:

- » A-2 (Agricultural)
- » C-2 (Commercial)
- » M-1 (Light Industrial)

### SMALL-SCALE MIXED USE EXAMPLES:

Example of appropriate scale:



Examples of appropriate design:



Example of complete streets design:



Images sourced, top to bottom and left to right, from: <https://images1.cityfeet.com/i2/2yHLbw-Zz7t-kGCDGK7ekEhZha1VTyut2twIYLvjL8bo/110/image.jpg>; <https://encrypted-tbn0.gstatic.com/images?q=tbn%3AANd9GcSpIMIvhYXKKtk0Hug6TD7ayjzvl4tuJ2Csg&usqp=CAU>; and <https://i.pinimg.com/originals/04/52/49/0452498e1cdbdd149ac6c29036c28058.jpg>; <https://ssfm.com/wp-content/uploads/2017/11/Complete-Streets.jpg>

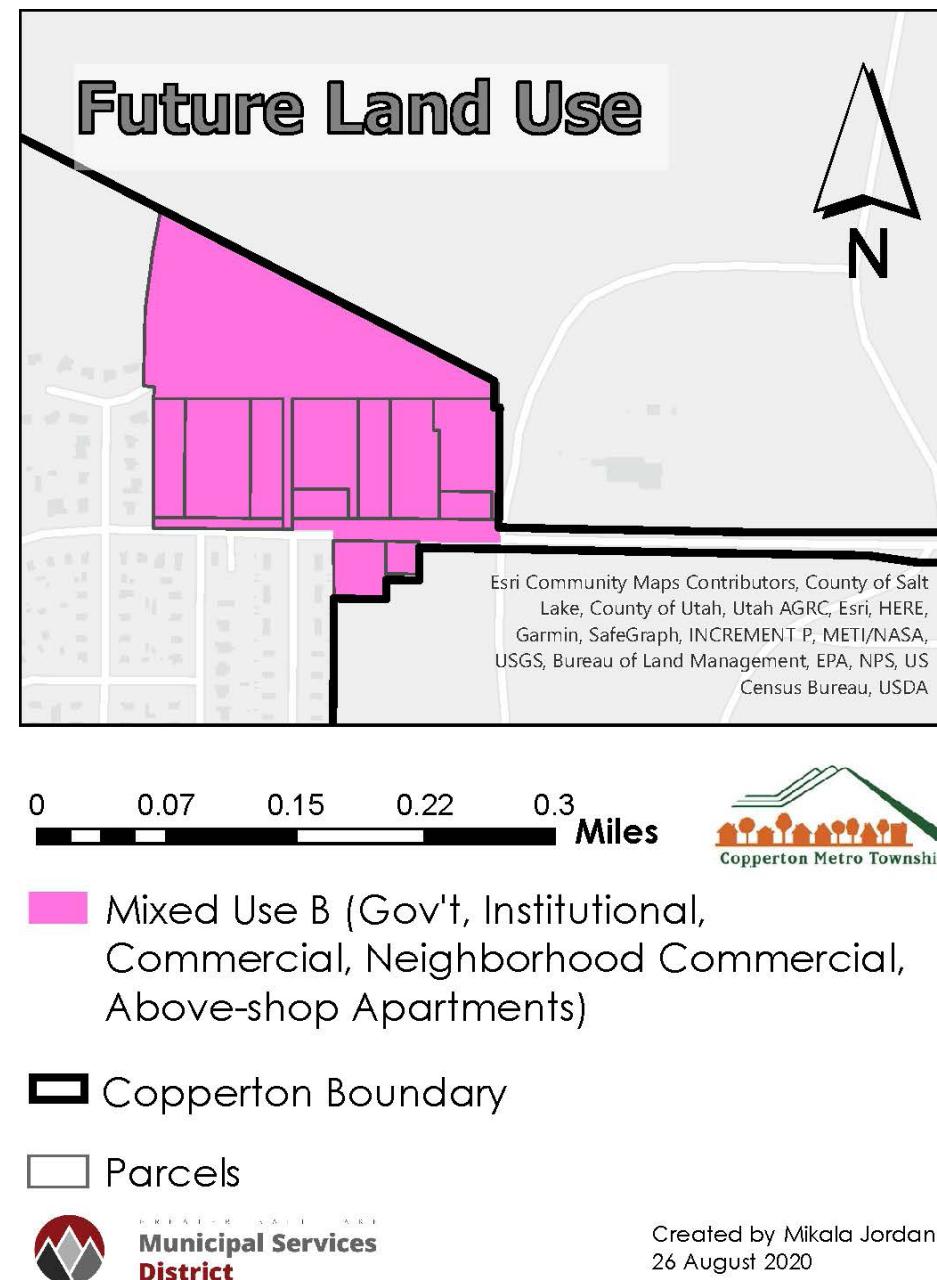
## INTERACTIVE DISTRICT FUTURE USES

Figure 4.12 - 1 displays the future land use for the Interactive District character area. The future land use map shows zoning for parcels. Appropriate density and other characteristics are detailed as well. What constitutes ultimately acceptable uses, density, building characteristics, and key visions for the Interactive District is dependent on a robust public process, the guidance and goals provided in the General Plan and, most importantly, the current zoning ordinance.

### Potential Changes:

Parcels within this character area are zoned agricultural, industrial, and commercial. Neither the agricultural nor the industrial parcels are actually used as such. Several parcels are zoned commercial but are vacant. To support desired uses of commercial, neighborhood commercial, live-work spaces, complete streets, and community spaces, this area can be rezoned Mixed Use B, with infill of vacant parcels and development of undeveloped land. While more apartment complexes are not envisioned for the area, the existing apartment complex remains part of this character area.

Figure 4.12 - 1: Interactive District Future Land Use



## FUTURE ZONES & CONSIDERATIONS:

### Density Changes from possible land use changes:

Gross: 1.33 changes to 5.63 du/acre  
Net: 1.49 changes to 7.04 du/acre (minus roadways and utilities)  
Residential: 10.63 changes to 7.04 du/r.acre

**Mixed Use Residential Density Range:** 6.50 - 8.50 du/r.acre (8.5 is maximum)

### Maximum Building Heights:

- » Live-work buildings - typical two story with attic
- » Commercial buildings - typical two story
- » Government and Institutional buildings - typical two story

**Commercial Floor Area Ratio:** 0.5 - 2.0

### Parking:

- » On-street parking, and either back-of-lot parking or side-lot parking
- » Shared parking among entities - must meet sum demand of individual entities
- » Designated owner/resident/employee parking and guest/customer parking
- » Parking is safe and available but not the prominent feature of any parcel as seen from the streetscape
- » Loading and unloading areas

### Other Design Features:

- » Upkept fire-wise landscaping in yards and between sidewalks and yards.
- » Xeriscaping is encouraged.
- » Buildings are oriented to the street, and are the prominent feature
- » Buildings are compatible with 1930s-50s characteristics, such as:
  - Front porches and/or prominent front door and windows
  - Bungalows and Period Cottages (English Tudor, or Spanish Colonial Revival) styles
- » Gridded, connected street network with complete streets: safe, well-maintained sidewalks and bikeways, driving lanes, designated on-street parking, landscaping, and street lights. Emergency vehicles have adequate access.
- » Informative, interpretive signs explaining Copperton's history
- » Trail connection from the Open Space trail system to the Highway

## OPPORTUNITIES, CHALLENGES, AND ACTIONS

### MU-B (Mixed Use) Zone

#### » Permitted Uses:

- Government and Institutional, such as:
  - Post office
  - Library
  - Educational buildings
  - Religious buildings
  - Community center
  - Town hall
  - Fire station
- Small-scale, family-friendly Neighborhood Commercial, such as:
  - Arts and crafting shop and studio
  - Bakery, smoothie place, ice cream parlor
  - Insurance office
  - Bicycle repair shop
  - Book and hobby shop
- Small-scale Commercial operations, such as:
  - Convenience store and gas station
  - Market or grocery store
  - Landscaping store
  - Storage units
  - Automobile repair shops
  - Hardware store
  - NOT big box stores or industrial polluting operations
- Pocket Park
- Community Garden
- Live-work spaces, where:
  - Neighborhood Commercial occupies the ground floor and one or two apartments occupy the second floor, or Neighborhood Commercial occupies the street-side of the ground floor and one or two apartments occupy the rear of the ground floor
  - Space between live and work is clearly delineated
  - All ground floor apartment units follow universal design principles
  - NOT stand-alone apartment complexes or high density residential buildings

#### Assets:

- » Existing business
- » Access to the Highway (route 48)
- » Room for development

#### Implementation Strategies:

- » The success of a small-scale, mixed use area in the Interactive District depends upon well-thought out street networks, streetscapes, and building designs. Residents indicated that adequate parking, safe areas to walk and bike, street beautification, historic commemorations, and appropriate building scales are important pieces.
  - Revisit land use ordinances, considering appropriate design standards, building heights, densities, uses, and parking.
  - Rezone parcels as Mixed Use - B.
  - Adopt a street connectivity ordinance to ensure most transportation efficient and mode-friendly commercial area.
  - Adopt Universal Design Principles for one story live-work spaces.

#### Examples of small-scale commercial operations:



Images sourced from: [https://www.weavershardware.com/wp-content/uploads/2019/04/20190711\\_140409-e1575899784109-1024x700.jpg](https://www.weavershardware.com/wp-content/uploads/2019/04/20190711_140409-e1575899784109-1024x700.jpg) (left) and <https://bloominggarden.com/wp-content/uploads/2015/02/Picture2.jpg> (right)

## 4.13 FUTURE EXPANSION AREA

### LOCATION

The Future Expansion Area occupies most of the undeveloped land north of the Highway (route 48). This includes all of the areas currently zoned R-1-8 and M-2, the western part of the A-2 zone, and the northern part of the R-1-6 zone.

### NARRATIVE

The Future Expansion Area takes up over 40 percent of Copperton's land area and thus influences the look and feel of the community. This area allows Copperton some room to grow yet focuses on upholding the small-town feel and preserving natural spaces. Most of the land is set aside as open space, where vegetation can grow naturally. A few multi-use, non-automotive trails could wind through the open space, including a perimeter trail and providing recreation opportunities to walkers, runners, hikers, and cyclists. Some of the land is programmed as park space. This park space could include playing fields, places to sit and gather, and a playground.

The southwestern and southeastern sections of the Future Expansion Area are envisioned as single family residential areas. The new residences are designed to be architecturally compatible with Copperton's historic character. The land along the Highway can support mixed-use development. Government and institutional buildings; small-scale, neighborhood commercial, buildings; and above- or behind- shop apartment units are imagined here. While up to two stories high, the buildings are compatible with the character of Copperton's bungalow and period cottage style houses. With the first floor a business or office space, the second floor is available as a living space, supporting one or two apartments apiece. Businesses and institutions provide back-of-lot or side lot parking. The streets within the Future Expansion Area are connected and sufficiently wide to provide for safe walking, biking, on-street parking, and driving. Streets add to Copperton's beauty by being well-landscaped and well-lit.



Image sourced from: <http://www.googlemaps.com/>

### FACTS

#### Building Square Feet:

Median Size: 1,918  
Maximum Size: 5,914

#### Year Structures Built:

Earliest: 1930  
Latest: 1989

#### Total Market Value of Parcels:

Median, All: 103,400 dollars  
Median, Vacant: 8,700 dollars

### DENSITY AND INTENSITY

#### Dwelling Units: 4

#### Total Acreage: 84.1 acres

#### Current Gross Density:

0.05 du/acre

#### Current Net Density:

0.05 du/acre  
9.16 du/r.acre

### CURRENT ZONES:

- » A-2 (Agricultural)
- » R-1-8 (Single Family) 1 unit per 8,000 square feet
- » R-1-6 (Single Family) 1 unit per 6,000 square feet
- » M-2 (Heavy Industrial)

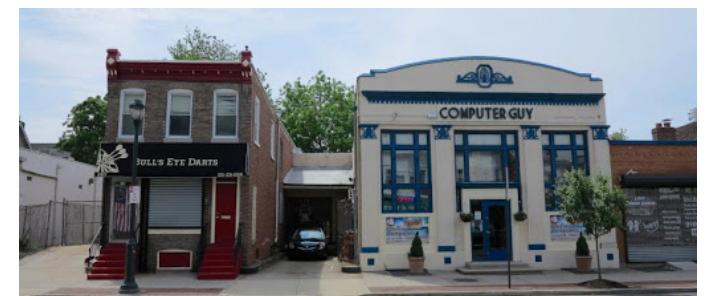
Images sourced, top to bottom and left to right, from: [https://whyy.org/wp-content/uploads/planphilly/assets\\_11/bull-s-eye-darts-and-computer-guy-two-recently-refreshed-storefronts-on-torresdale-avenue.original.jpg](https://whyy.org/wp-content/uploads/planphilly/assets_11/bull-s-eye-darts-and-computer-guy-two-recently-refreshed-storefronts-on-torresdale-avenue.original.jpg); <https://images1.cityfeet.com/i2/2yHLbwZ7t-kGCDGK7ekEhZha1VTyut2twIYlvjL8bo/110/image.jpg>; <https://encrypted-tbn0.gstatic.com/images?q=tbn%3AAnd9GcSpTMIJvhYXKKtk0Hug6TD7ayjzvI4tuJ2Csg&usqp=CAU>; and <https://i.pinimg.com/originals/04/52/49/0452498e1cdbdd149ac6c29036c28058.jpg>

### CURRENT LAND USES:

Residential Single Family: 0.4 acres  
Associated Single Family: 0.3 acres  
Industry/Private Industrial Reserve: 7.6 acres  
Vacant: 1.7 acres  
Undeveloped Space: 74.1 acres

### SMALL SCALE NEIGHBORHOOD COMMERCIAL EXAMPLES:

Examples of appropriate scale:



Examples of appropriate design:



## EXPANSION AREA FUTURE USES

Figure 4.13-1 displays the future land use for the Future Expansion Area character area. The future land use map shows zoning for parcels. Appropriate density and other characteristics are detailed as well. What constitutes ultimately acceptable uses, density, building characteristics, and key visions for the Future Expansion Area is dependent on a robust public process, the guidance and goals provided in the General Plan and, most importantly, the current zoning ordinance.

### Potential Changes:

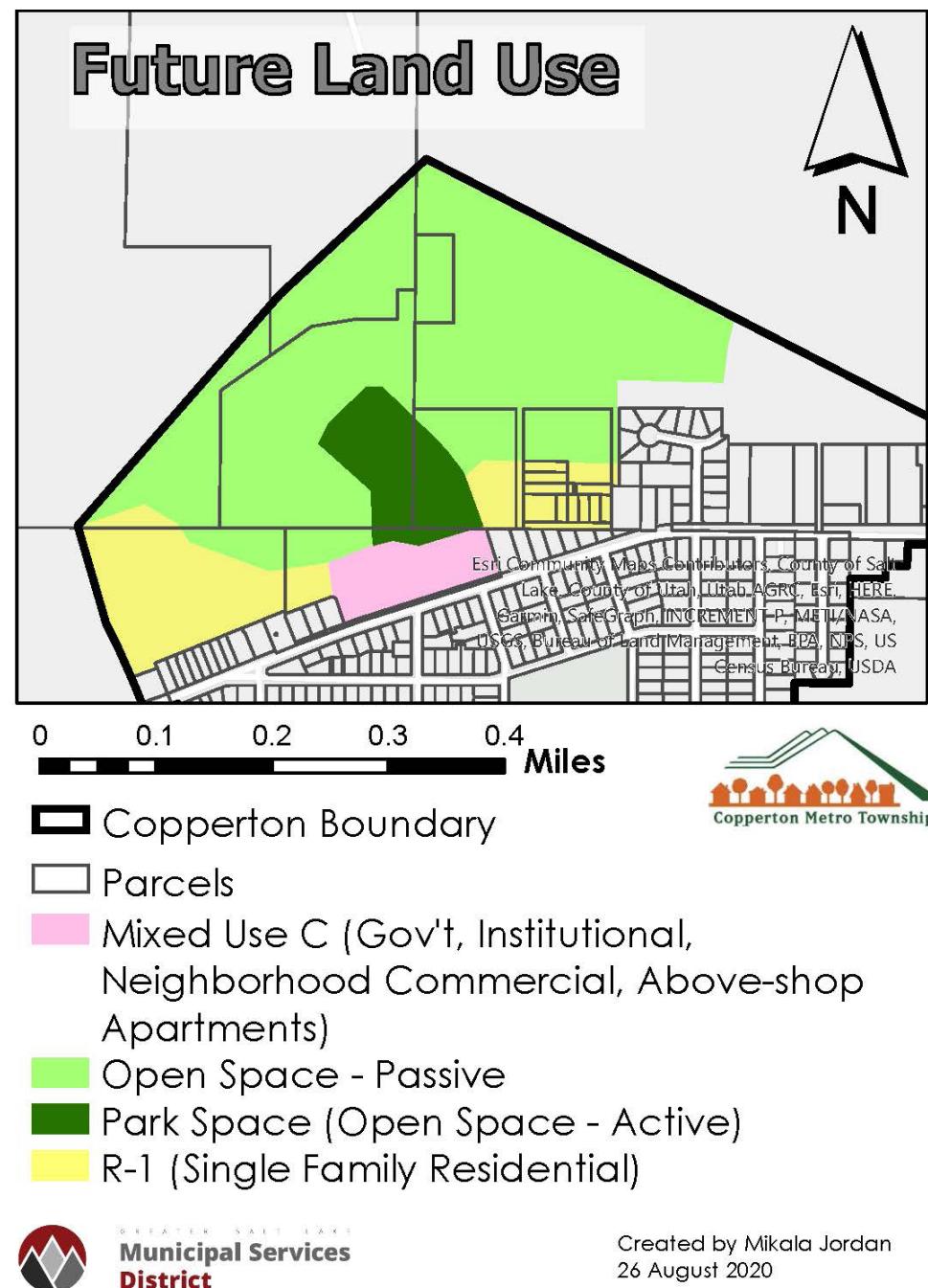
All parcels, except for those both currently in the R-1-6 zone and proposed as single family residential areas, would need to be rezoned to enable the land use vision of this character area. While most of the actual use of this land remains the same - undeveloped open space - updating the zoning to reflect its actual and desired use will facilitate that use in the future. Without that update and under the current industrial zoning, industrial uses would be legally permissible on the land.

## FUTURE ZONES & CONSIDERATIONS:

### Density Changes from possible land use changes:

Gross: 0.05 changes to 1.29 du/acre  
 Net: 0.05 changes to 1.61 du/acre (minus roadways and utilities)  
 Residential: 9.16 changes to 7.03 du/r. acre

Figure 4.13 - 1: Expansion Area Future Land Use



**Single Family Residential Density Range:** 5.5 - 6.5 du/r.acre (6.5 is maximum)  
**Mixed Use Residential Density Range:** 6.5 - 8.5 du/r.acre (8.5 is maximum)

### Maximum Building Heights:

- » Single Family Residential - typical two story
- » Other Use Buildings - typical two story

### Commercial Floor Area Ratio: 0.5 - 2.0

### Parking:

- » On-street parking, and either back-of-lot parking or side-lot parking
- » Shared parking among entities - must meet sum demand of individual entities
- » Designated owner/resident/employee parking and guest/customer parking
- » Parking is safe and available but not the prominent feature of any parcel as seen from the streetscape
- » Loading and unloading areas

### Other Design Features:

- » Upkept fire-wise landscaping in yards and between sidewalks and yards.
- » Xeriscaping is encouraged.
- » Buildings in Mixed Use area are oriented to the street and the prominent feature.
- » Residences are compatible with 1930s-50s characteristics, such as:
  - One or two stories
  - Front porches and/or prominent front door and windows
  - Bungalows and Period Cottage styles
  - Residences are setback 15-30 feet from the street
  - Garages/car ports are not the central feature of the residence
- » Gridded, connected street network with complete streets: safe, well-maintained sidewalks and bikeways, driving lanes, designated on-street parking, landscaping, and street lights. Emergency vehicles have adequate access.
- » Commercial buildings in Mixed Use area provide adequate parking.
- » A trail connects the Open Space - Passive and Park Space trail system to the Highway (route 48).

### R-1 (Single Family) (R-1-6) Zone

- » Permitted Uses:
  - Single Family homes compatible with bungalow, English Tudor, or Colonial Revival style

- Accessory buildings (such as garages, car ports, or sheds) secondary to dwellings in size, height, and prominence, and architecturally compatible
- Gardens or greenhouse, with no retail sales
- Chicken coops
- Home Business
- Household Pets
- Home Preschool or Daycare

#### **Open Space - Passive (OS-P) Zone**

- » Permitted Uses:
  - Non-automotive, multi use trails
  - Recreational safety and management features (i.e. street lights, trail signage)
  - Wild, unmaintained, natural vegetation and land
  - Buildings customary to open space (maintenance buildings) that are small-scale and unobtrusively placed and designed
  - Green infrastructure for stormwater management
  - Water utilities
  - Emergency and utility access roads

#### **Park Space (Open Space - Active) (OS-A) Zone**

- » Permitted Uses:
  - Public park, community garden
  - Buildings customary to parks (maintenance buildings, restroom)
  - Playgrounds, Trails, Gardens, Sports courts and fields (NOT stadiums or arenas)

#### **MU-C (Mixed Use) Zone**

- » Permitted Uses:
  - Government and Institutional, such as:
    - Post office
    - Library
    - Educational buildings
    - Religious buildings
    - Community center
    - Town hall
    - Fire station
  - Small-scale, family-friendly Neighborhood Commercial, such as:
    - Arts and crafting shop and studio
    - Bakery, smoothie place, ice cream parlor

- Insurance office
- Bicycle repair shop
- Book and hobby shop
- Live-work spaces, where:
  - Neighborhood Commercial occupies the ground floor and one or two apartments occupy the second floor, or Neighborhood Commercial occupies the street-side of the ground floor and one or two apartments occupy the rear of the ground floor
  - Space between live and work is clearly delineated
  - All ground floor apartment units follow universal design principles
- NOT stand-alone apartment complexes or high density residential buildings

#### **OPPORTUNITIES, CHALLENGES, AND ACTIONS**

##### **Assets:**

- » Leveled land (previous high school grounds)
- » Viewshed
- » Undeveloped land and open space
- » Intermittent stream
- » Access to Highway (route 48)

##### **Implementation Strategies:**

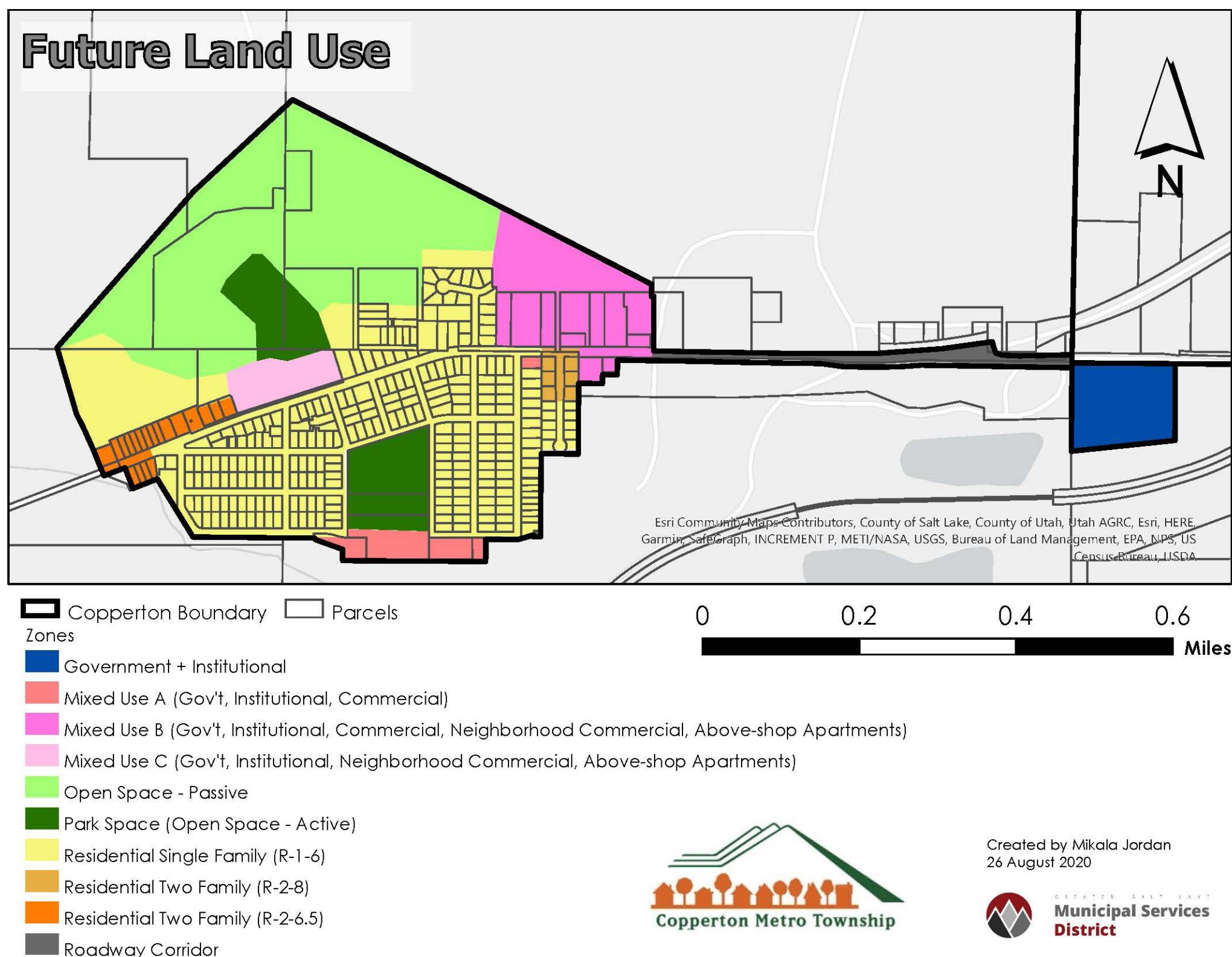
- » While currently zoned agricultural, industrial, and single family residential, desired land uses differ. Rezone parcels in this character area to reflect desired uses.
- » Maintaining Copperton's character through any new development is important. Adopt a street connectivity ordinance to encourage a gridded street network reflective of Copperton's existing network.
- » The success of a small-scale, mixed use area in the Future Expansion Area depends upon well-thought out street networks, streetscapes, and building designs. Residents indicated that adequate parking, safe areas to walk and bike, street beautification, historic commemorations, and appropriate building scales are important pieces.
  - Revisit land use ordinances, considering appropriate design standards, building heights, densities, uses, and parking.
  - Adopt Universal Design Principles for one story live-work spaces.

## 4.14 FUTURE LAND USE MAP

The future land use map conveys Copperton's desired land patterns for the future. It compiles the uses proposed earlier in the future character area maps. It is intended as a guide for future development decisions. It describes where different land use types are anticipated ten or twenty years into the future, and it shows where different uses would be supported by Copperton. The actual implementation of changes to land use categories will occur at the time a property is rezoned or proposed for development.

Some of the future uses differ from existing zoning and/or existing uses, and some uses do not follow existing parcel boundaries. Topography, proximity to existing development, and how much space the community desires for each use caused some future land use designations to deviate from existing parcel boundaries.

All changes were made to reflect community desires as presented in the SWOW and APAE analyses, General Plan Steering Committee discussions, the Amenities and Priorities Survey, the Transportation and Land Use Survey, and other public feedback.



## 4.15 OPPORTUNITIES AND CHALLENGES

**COPPERTON RESIDENTS VALUE FREEDOM AND QUIET, RURAL LIVING.** To this end, the Steering Committee recognized the need for land-use decisions that are both enabling and provisioning. Policies that are too top-down feel misaligned with this community, yet residents also acknowledge that a lack of policies can be just as harmful to community wellbeing. Land use decisions should appreciate the contribution of open space and park land to Copperton's identity. Rezoning is necessary to ensure open space, park space, and space for desired amenities is designated.

**ONE OF COPPERTON'S MAJOR GOALS IS TO BE ECONOMICALLY SUSTAINABLE.** Land-use decisions are tightly related to economic viability because land-use decisions dictate available opportunities. As a small community, each land-use decision impacts the achievement of economic sustainability. It is important for Copperton to have a concrete, achievable, and adaptive plan for land-use. Increasing sales tax revenue through additional commercial development is a large piece of actualizing this goal, and it requires consideration of where additional commercial development could fit into Copperton's land use fabric.

**COPPERTON SITS IN A REGION OF RAPID AND INCREASING POPULATION GROWTH AND LAND DEVELOPMENT.** Successful planning and collaborating will help Copperton be ready to adapt to significant land-use changes in the surrounding communities, which are likely to occur. Opportunities to annex some land into Copperton may arise. Copperton hopes to be strategically ready to acquire new parcels, whose development may be used to provide retail and commercial opportunities not present in Copperton now and which would strengthen the municipality's tax base, or other desired community amenities. The land use changes around Copperton will likely impact transportation patterns and therefore Copperton's access to opportunities.

## 4.16 LAND USE WORK PROGRAM

With these opportunities and challenges in mind, the Land Use Work Program was developed to make progress on Copperton's land use goals. The Work Program includes goals, objectives, and actions, with the responsible parties, timeline for implementation, relative cost (indicated by \$), metric for success, and relevant resources. The General Plan Steering Committee developed these goals, objectives, and actions during meetings and using feedback gathered from the SWOT and APAE analyses and public surveys.

### Goal 4.1: Balance enabling and provisioning land-use policies.



Objective 4.11: Consider service limitations, including water availability, when making land-use decisions. Intentionally direct growth so that Copperton maintains adequate levels of service.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.11A: Identify suitable land uses in Future Expansion Area.	MSD PDS with Copperton	Summer 2020	\$ (staff time, public meeting materials)	Produced map with identified areas.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a>
4.11B: Identify carrying capacity of various services.	MSD PDS, Copperton Improvement District, other Utility services, Engineering	2nd Quarter 2021 and annual updates	\$ (staff time)	A completed brief to MTC and PC with the capacity of each service identified.	<a href="#">Copperton ID: Improvement District</a> <a href="#">SLCo Engineering</a>
4.11C: Prioritize improvements to infrastructure systems reaching capacity.	MSD PDS	3rd Quarter 2021 and onward	None for prioritizing; variable for any improvements.	Work program based upon brief of service capacity.	

Objective 4.12: Uphold Copperton's character in the process and content of land-use decisions, especially with any new residential and commercial construction.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.12A: Involve the community in land-use decisions.	MSD PDS	Immediate and ongoing	\$ (staff time, meeting space)	# of public attendees and public comments over time.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a>
4.12B: Utilize social media, the MSD website, and Copperton's website to share ideas and considerations regarding land-use.	PC, MTC, MSD PDS	Immediate and ongoing	\$ (staff time, website domain)	# of public attendees and public comments over time, # of social media shares, likes, followers, and comments.	<a href="#">Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
4.12C: Create and adopt design standards for residential and commercial development, especially in Historic Copperton.	MSD PDS, PC	2022	\$\$ (staff time, legal expertise)	Design standards are adopted.	<a href="#">MSD: Land use and Zoning</a>

## Goal 4.2: Encourage land-use decisions that preserve and create open space and outdoor recreation opportunities.



Objective 4.21: Preserve and protect current land-use amenities, such as Copperton Park.,

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.21 A: Update zoning to protect part of Future Expansion Area as passive open space.	MSD PDS, PC	3rd Quarter 2020 zoning update, March 20XX for grant application (2 years prior to desired construction completion)	\$ (staff time)	General Plan and Future Land Use map identify the land use as such.	Character Area and Future Land Use Maps (this plan)
4.21 B: Update zoning to protect part of Future Expansion Area as park space to ensure at least one acre of park space per 100 residents.	MSD PDS, PC		\$ (staff time)	General Plan and Future Land Use map identify the land use as such.	<a href="#">Utah Office of Outdoor Recreation Grant</a>
4.21C: Develop and implement tree care and planting schedule.	Contracted arborist	3rd Quarter 2020, then ongoing	\$7,000 - \$16,000 (arborist fees)	An arborist is hired. # trees planted over 2 years.	<a href="#">MSD: Copperton seeking an Arborist</a>
4.21D: Work with Engineering to increase lighting on streets adjacent to Copperton Park.	Engineering	2022	\$\$	Lights are added. Graffiti incidents decrease.	<a href="#">Global Design Cities: Lighting Guide</a> <a href="#">International Dark Skies: Outdoor Lighting</a>

Objective 4.22: Acquire new amenities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.22A: Work with community organizations to develop a community garden in Future Expansion Area.	MSD PDS, CC	12 months to plan and generate interest, for May 2021 implementation	\$ (initial construction, maintenance, ongoing coordination effort)	Garden is constructed and utilized.	<a href="#">NC State: Organizing a Community Garden</a>
4.22B: Coordinate with WFRC regarding pathway of proposed western Bonneville Shoreline Trail.	MSD PDS	2025 coordination; post-2030 implementation	\$ (construction through Copperton's boundaries)	Copperton trail section is built where Copperton desires and enables future trail connections.	<a href="#">WFRC: Future Projects Map</a> <a href="#">Bonneville Shoreline Trail</a>
4.22C: Conduct a perimeter trail feasibility study.	MSD PDS, Engineering Parks & Rec	2025 application season	\$ (staff time)	Study is finished and presented at MTC and PC.	<a href="#">Utah Office of Outdoor Recreation Grant</a>

## Goal 4.3: Be strategically ready to respond to land and/or building acquisition opportunities.



Objective 4.31: Increase Copperton's financial, physical, and community-strengthening assets and amenities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.31A: Stay up to date with local and regional real estate, market trends, and regional plans that could impact land use in and around Copperton.	MSD PDS	Ongoing	\$ (staff time)	Quarterly report to Copperton MTC.	<a href="#">Utah Dept. of Commerce: Division of Real Estate</a>
4.31B: Develop a financial plan regarding potential acquisition of Metro Township properties (for park space, a library, etc.).	MSD PDS	2023	\$ (staff time)	A plan is created to enable the acquisition of property for specifically desired community purposes.	N/A

Objective 4.32: Revisit Copperton's zones and update to reflect Copperton's goals and needs.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.32A: Using Copperton's goals as laid out in all sections of this General Plan, update the zoning to support Copperton's desired Character Areas. Including, but not limited to: rezone Copperton Park parcels as park space, rezone the Interactive District, and rezone Future Expansion area.	MSD PDS, PC	2nd Quarter 2022	\$ (staff time)	Zones are updated. New zones facilitate achieving some of Copperton's goals.	Character Area and Future Land Use Maps (this plan).

## CHAPTER FIVE: TRANSPORTATION



# 5.0 THE IMPORTANCE OF TRANSPORTATION

Driving to the grocery store, riding a UTA bus to work, hailing an Uber from the airport, or walking the dog – transportation is a part of people's daily lives. As these examples convey, transportation involves both mobility – the ability to travel between places – and accessibility – the ability to reach valuable destinations within a reasonable amount of time. Both mobility and accessibility enable the expression of personal freedom. We can choose where we go and how to get there. For Copperton, transportation planning is important to uphold a safe, accessible, and enjoyable transportation system that enables residents to meet their needs in the ways that work for them. This element thus guides decision-makers regarding transportation within, to, and from Copperton and serves as a guide to enhance mobility and accessibility for Copperton residents.

## 5.1 STATE CODE

The State of Utah requires communities to plan for transportation. In Utah State Code Section 10-9a-403, the State mandates that General Plans include a “transportation and traffic circulation element” (LUDMA, 2020). This element must contain the location of different road types as well as public and active transportation infrastructure, and it must connect to demographic projections and the land use element. For communities without a major transit investment corridor – such as Copperton – those communities must address linkages among housing, employment, education, recreation, and commerce.



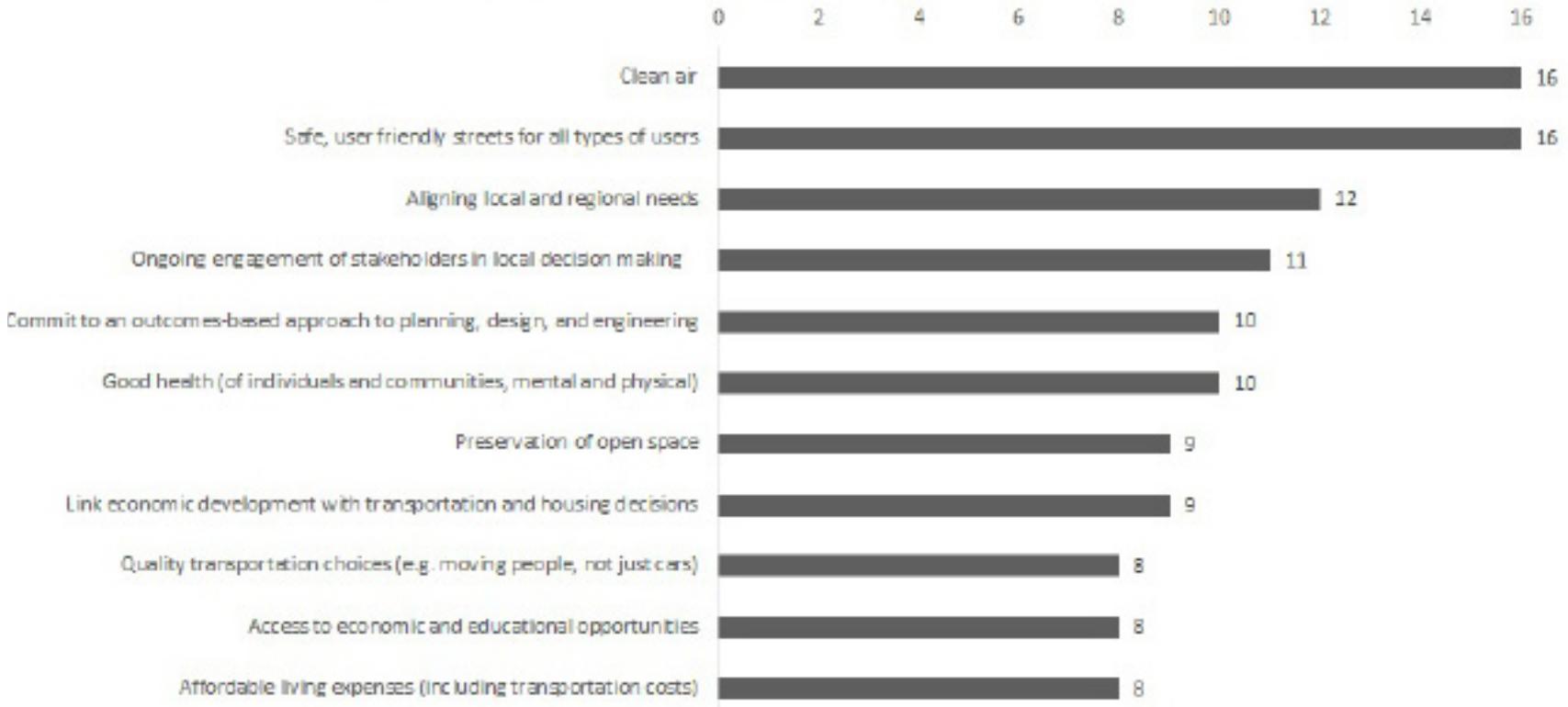
Image sourced from: <https://le.utah.gov/images/logos/legislature.svg>

## 5.2 VALUES & PRINCIPLES

Values are beliefs about desirable states or ways of acting that guide behavior and prioritization. Well-regarded values-based transportation frameworks include the Complete Streets framework, which seeks to “ensure that the entire right-of-way is planned...and maintained to provide safe access for all users” (Smart Growth America & National Complete Streets Coalition, 2015). In this framework, successful transportation planning incorporates the values of safety, comfort, and convenience in transportation systems for all users. Values-based frameworks benefit from being tailored to reflect local needs. In January 2020, two Copperton representatives participated in a Transportation Planning Values workshop along with others from MSD communities. 32 representatives of MSD communities developed transportation values broadly applicable across the MSD. The top transportation values generated at this workshop included “Clean air” and “Safe, user friendly streets for all types of users,” among others listed in Figure 5.2 - 1. Although the order of value prioritization is likely to vary somewhat for Copperton, this list can broadly guide transportation decision making and help Copperton align local and regional values.

Figure 5.2 - 1: MSD-wide Top Transportation Values

(Received eight or more votes; n=32).



## 5.3 RELATIONSHIPS, ROLES, & RESPONSIBILITIES

Broad thinking strengthens transportation planning. Copperton has authority over its local roads and their public right-of-way. Copperton works closely with the GSL-MSD Planning and Development Services (PDS) to plan for its transportation needs. Additionally, several entities and agencies' transportation values and plans are important for Copperton's local efforts. These include the Utah Department of Transportation, the Utah Transit Authority, the Wasatch Front Regional Council, Salt Lake County, and the City of Salt Lake.

**UTAH DEPARTMENT OF TRANSPORTATION (UDOT)** “aim[s] to Keep Utah Moving. That includes everything from improving our roads and traffic lights to providing alternate means of getting from A to B, like bike lanes and public transit” (UDOT, n.d.c). Copperton works with UDOT regarding any non-local roads within and adjacent to Copperton's boundaries, such Old Bingham Highway and New Bingham Highway. Additionally, UDOT has an Active Transportation Division that can support Copperton's initiatives regarding walking and biking.

**UTAH TRANSIT AUTHORITY (UTA)** “provides integrated mobility solutions to service life's connections, improve public health and enhance quality of life”; they “provide an integrated system of innovative, accessible and efficient public transportation services that increase access to opportunities and contribute to a healthy environment for the people of the Wasatch region” (UTA, n.d.a.). Copperton will coordinate with UTA about public transit. Communicating feedback about route pathways, infrastructure conditions, and frequency of stops can be useful for UTA.

**THE WASATCH FRONT REGIONAL COUNCIL (WFRC)** The WFRC is the Metropolitan Planning Organization (MPO) that covers Box Elder, Davis, Morgan, Salt Lake, Tooele, and Weber counties. The responsibilities of the WFRC include regional transportation planning. Copperton works with the WFRC on regional initiatives involving various numbers of municipalities, from two or three to the entire WFRC. WFRC also provides funding for various types of transportation projects, for which Copperton is eligible.

**SALT LAKE COUNTY (SLCO):** Salt Lake County Public Works Engineering Department provides engineering services to the MSD, including Copperton. As part of these services, Public Works Engineering helps to build and maintain roadways and sidewalks, administer encroachment, excavation and special event permits, and enforce stormwater (MS4) management compliance (Salt Lake County, n.d.).

**WEST JORDAN CITY:** West Jordan borders Copperton to the east and hosts a population of 113,089 (U.S.C.B., 2018b). West Jordan has undeveloped land on its western end. As this land develops, the land use and transportation patterns that evolve will affect Copperton. For Copperton, collaborating with West Jordan on transportation projects and understanding their transportation vision are important. Currently, West Jordan's transportation decisions are guided by the 2012 West Jordan City General Plan.

**SOUTH JORDAN CITY:** South Jordan sits southeast of Copperton and is home to the new urbanist, transit-oriented development Daybreak. Its land closest to Copperton is developable. South Jordan's land use and transportation decisions will impact Copperton residents, so working with South Jordan on transportation projects is critical. Currently, South Jordan's transportation decisions are guided by the 2019 South Jordan Transportation Master Plan, incorporated into the General Plan as the Transportation Chapter.

#### LINKING LOCAL AND REGIONAL EFFORTS:

Transportation planning cannot occur in isolation. Think about streets: not only do they often cross political boundaries, neighborhood districts, and various land uses, but they also allow people to move across various boundaries. When planning for a road that stretches 40 miles and crosses seven municipalities, a regional perspective to transportation makes sense. At the same time, the perspective of each of those seven municipalities is also necessary for the success of any regional plans.

Alignment ensures different entities work toward compatible goals – what one entity does can support the efforts of another entity, and vice-versa. Alignment also opens up opportunities for collaboration, from cross-jurisdictional project implementation to funding acquisition and more.

## 5.4 EXISTING CONDITIONS

### 5.5 STREET NETWORK

Copperton's street network can be classified as an early Curvilinear Loop Design, the street network design common from the 1930s to 1950s (Congress for the New Urbanism, n.d.). Copperton's specific network is an irregular grid, in which streets are connected at odd angles. In this network, some streets are linear while others are curved. Additionally, few streets have dead-ends and most streets link to more than one other street. In general, the Curvilinear Loop network is more connected than modern cul-de-sac designs, but less connected than the traditional grid network which preceded it.

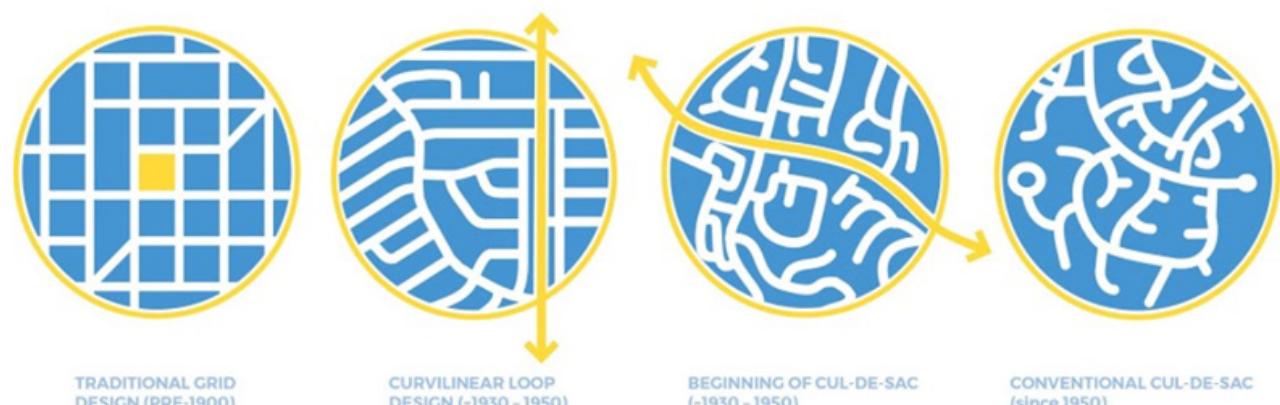
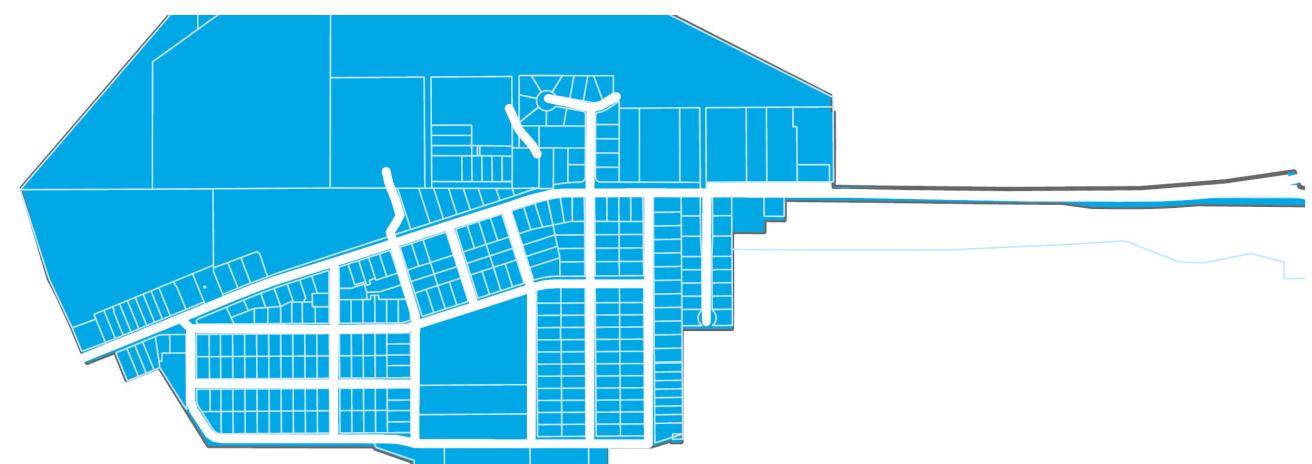


Image sourced from: <https://www.cnu.org/our-projects/street-networks/street-networks-101>

Figure 5.5 - 1: Copperton's Street Network has the irregular grid pattern, the Curvilinear Loop Design, common of the 1930s-1950s.



## ACHIEVING CONNECTIVITY: RETROFITS

Think about Rome, Italy: while the buildings changed many times since the age of the Roman Empire, the location of the roads has remained largely the same. Given that street networks are essentially permanent, how can existing communities increase their connectivity?

Connectivity can be enhanced at various levels. It is often possible to increase connectivity for pedestrians and bicyclists without altering vehicular pathways. Cul-de-sac cut throughs, such as those depicted in the images below, link a neighborhood and a shared-use path. Now, the residents of the neighborhood can enjoy the trail system and the river.



Another retrofit for enhancing connectivity is through redesigning the right-of-way. For example, if a four-lane, 60-foot road consistently supports the number of vehicles of a three-lane road, then that road would be opportune for redesigning. The existing 60-foot right-of-way – with no expansion – could turn into a three-lane road with an elevated, separated sidewalk and on-street parking on one side. Suddenly, active transportation becomes viable and parking capacity increases.

## WHAT IS CONNECTIVITY? WHY DOES IT MATTER?

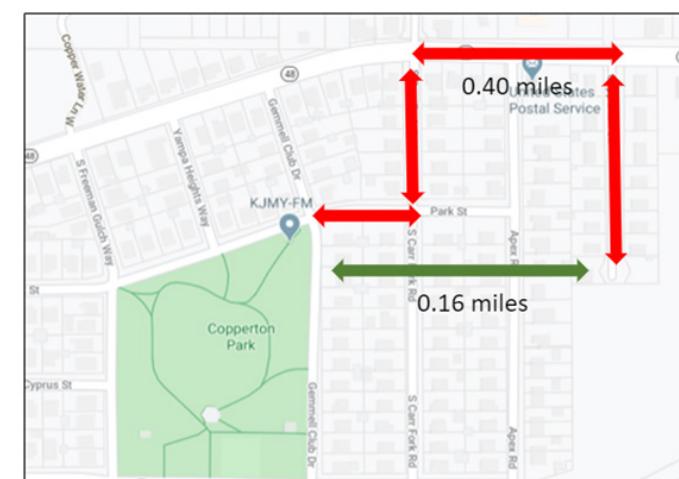
Connectivity is the ability to travel more as the crow flies: to reach more destinations. In a more connected place, Olivia accesses her doctor's office, bank, local park, and favorite café all within a mile; in fact, she enjoys a safe walk to reach them. In a less connected place, Xavier travels several miles in different directions to reach these destinations, and he must drive. Connectivity matters because it allows greater access to opportunity. A person can reach their valued destinations in a reasonable time period, spending less time and money on travel to meet their needs. Connectivity has a positive impact on the economic wellbeing of a community (Sisson, 2019); the WFRC explains this relationship as convenience + amenities = financial health for a community (WFRC, n.d.).

In more connected areas, active transportation use increases. This has five great impacts:

- ↓ reduces congestion,
- ↓ reduces air pollution,
- ↑ increases physical and mental wellbeing,
- ↑ increases "eyes on the street," thereby increasing safety, and
- ↑ increases people out and about supporting the local economy.

*convenience + amenities  
= financial health*

Figure 5.5 - 1: Why Connectivity Matters



The red arrows show the indirect path to travel from Copperton Circle to Copperton Park; the green arrow shows the direct path, which is 2.5 times shorter. When residents only have indirect paths available to them, they might drive to community amenities rather than walk. This increases the traffic load on the highway.

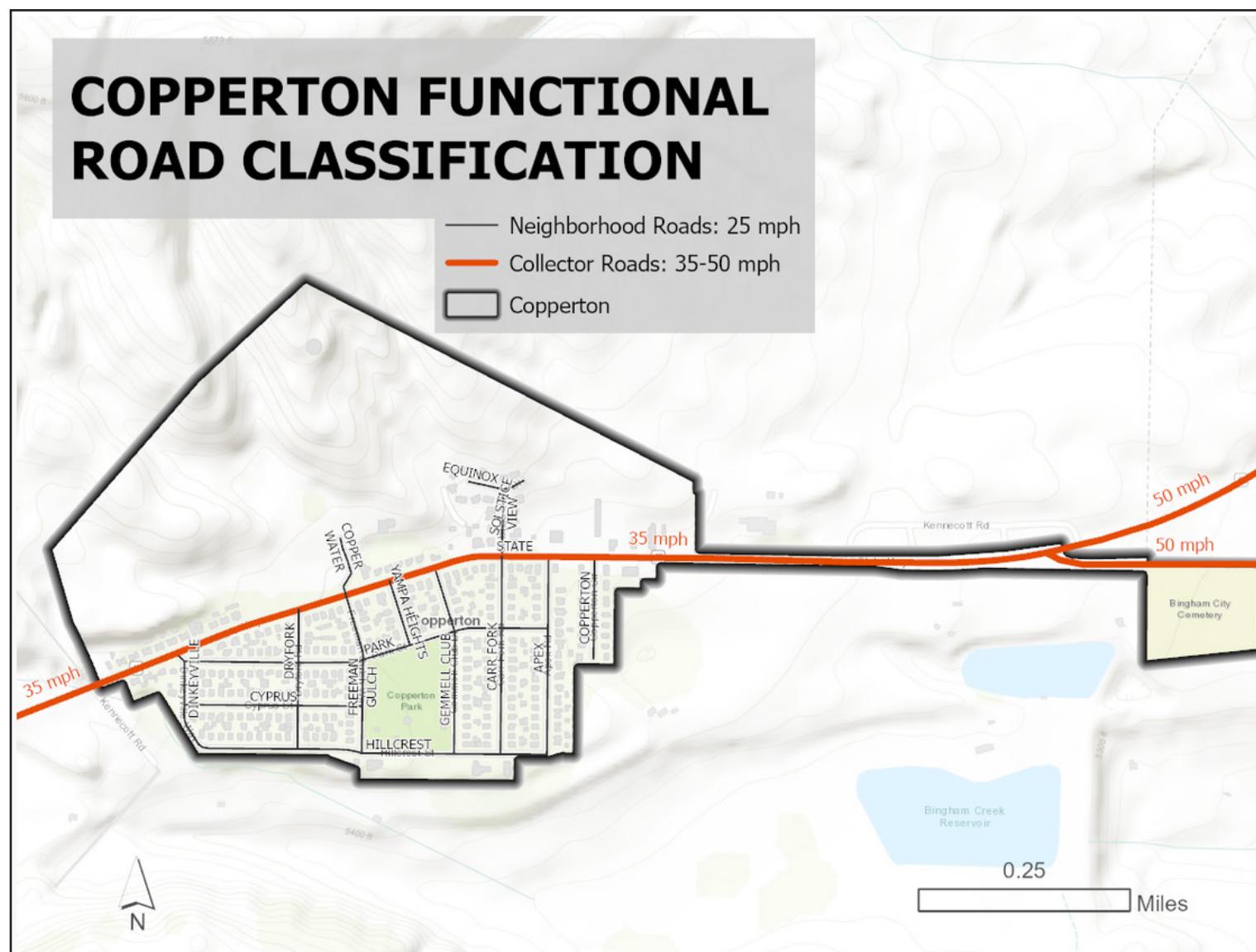
Image sourced from: <https://www.google.com/maps>

## 5.6 STREET CLASSIFICATIONS

According to the Functional Classification system, Copperton's streets are collector or local roads (See map on next page). No roads within or immediately adjacent to Copperton are freeways or arterials. Street classifications for streets within Copperton are highlighted below:

- New Bingham Highway (Route 48, W 10200 S, State Highway): Major collector
- All other streets: local roads

Figure 5.6 - 1



## 5.7 TRAFFIC VOLUME & SAFETY

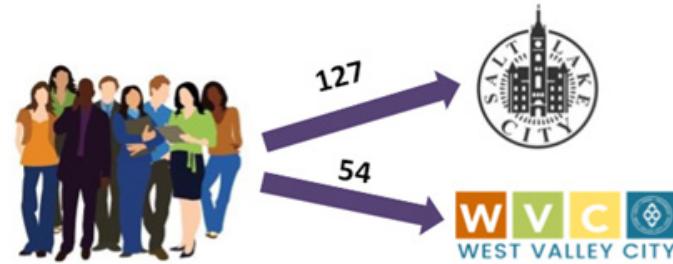
**NEW BINGHAM HIGHWAY/ROUTE 48/W 10200 S/STATE HIGHWAY** As Copperton's only major collector road and the only access to Copperton's local roads, residents rely on this road. Understanding the road's conditions, including traffic volume, help staff schedule maintenance and prioritize improvements. Traffic volume data also guides the feasibility of different streetscape designs; for example, whether a road could be narrowed to expand a sidewalk, or whether lanes could shift to enlarge on-street parking.

UDOT has measured traffic volumes on this road from its intersection with Old Bingham Highway through the end of housing development (Copperton's western boundary). In 2017, the Average Annual Daily Traffic was 1,900 trips (UDOT, n.d.b). This was the same as in 2016, 100 more than in 2015, and 200 more than in 2014. Back between 1998 and 2004, traffic volume was much higher: Average Annual Daily Traffic hovered in the low to mid 3,000's. Change in traffic is likely due to change in mining operations.

**COPPERTON RESIDENTS IDENTIFY TRANSPORTATION CONCERNs:** Despite the lack of bike lanes or pedestrian infrastructure, cyclists brave the high speed traffic on New and Old Bingham Highways to bike into and out of Copperton. Residents worry when they see large construction vehicles flying by the cyclists (Oral Story, General Plan Steering Committee Meeting, 2020).

## 5.8 COMMUTING PATTERNS

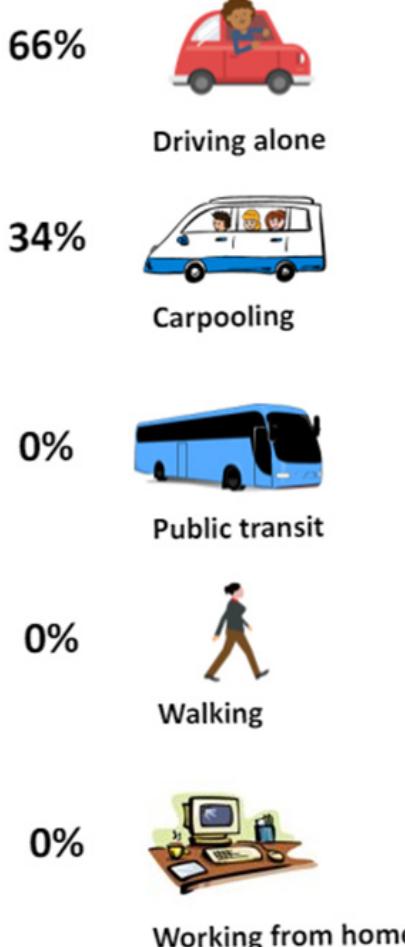
Copperton is located on the southwest side of the Salt Lake Valley. Much of Copperton's workforce of 562 commutes northeast to Salt Lake City or West Valley City (U.S.C.B., 2017). Other commuting destinations include West Jordan (44 people), South Jordan (38), and Draper (32).



Single-occupancy vehicles are the most common method used for commuting by Copperton residents, but a significant portion carpool as well. Compared to West Jordan, South Jordan, and Salt Lake County, proportionally fewer Copperton residents commute by driving alone while more commute through carpooling. Following COVID-19, the percentage of residents who work from home has likely increased significantly and may remain higher than 2018 values in the future. Commuting values are from the U.S. Census Bureau's American Community Survey (U.S.C.B., 2018c).

**COPPERTON RESIDENTS IDENTIFY TRANSPORTATION CONCERNs:** 95% of Copperton respondents named traffic congestion and 90% identified inadequate maintenance of existing infrastructure as important or very important transportation concerns of theirs (MSD 2020 "Transportation and Land Use Survey").

How do Copperton residents commute?



## 5.9 PUBLIC TRANSPORTATION

**COPPERTON RESIDENTS DESIRE IMPROVED PUBLIC TRANSPORTATION:** 81% of Copperton residents expressed concern about inadequate public transportation (MSD 2020 "Transportation and Land Use Survey").



Image sourced from: Bing Creative Commons



Image sourced from: <https://www.rideuta.com/Services/UTA-on-Demand-by-Via>

No public transport stations or stops exist within Copperton's boundaries. However, some residents drive to UTA's 5600 W. Old Bingham Highway Station to take light rail. The station sits about 4.0 miles from Copperton. Seventy-one percent of residents take light rail at least once per year (MSD 2020 "Transportation and Land Use Survey"). Additionally, one resident commutes by rail daily (MSD 2020 "Transportation and Land Use Survey").

**Micromobility** is a new form of public transportation taking route throughout Salt Lake County. Different forms of micromobility include:

**VIA** – a van shuttle system that picks up and drops off within a designated area. Rates are the same as bus rates. UTA has been testing this system in southern Salt Lake County, and it may be viable for Copperton (UTA, n.d.b.).

**Electric scooters and bike shares** – these recent technologies have boomed in popularity. Great for making First/Last Mile connections between home and work or home and the train stop, these inexpensive forms of transportation could likely expand into Copperton. These technologies may link residents more easily to the light rail station.

## 5.10 ACTIVE TRANSPORTATION

Active transportation is any form of mobility achieved solely through human-power – most commonly, walking and biking. Roller-skating, rollerblading, and skateboarding are other forms of active transportation. In Copperton, walking is a common activity. In fact, 57 percent of residents walk regularly, with 33 percent walking daily (MSD 2020 "Transportation and Land Use Survey").

There are several key components in planning regarding active transportation: infrastructure (sidewalks, bike lanes, lighting, road finishing material), land use (relative location of active transportation corridor), existing routes (where do people walk now, where does pedestrian infrastructure exist now), and gaps in routes (where are pedestrians prevented from being, where is walking and biking happening but unsafe or lacks supportive infrastructure).

### THE BENEFITS OF ACTIVE TRANSPORTATION

Active transportation has dozens of individual and societal benefits. Some powerful benefits of active transportation include:

Improved physical health	Inexpensive
Improved mental/emotional health	Supports local business by bringing people onto the streets
Cost-savings: Reduced wear & tear on roads	Safe – driving is the single most dangerous activity the average American engages in (Drive-Safely, n.d.).
Lessened traffic congestion	
Reduced air, noise, and water pollution	

**COPPERTON RESIDENTS VALUE WALKING & BIKING:** 67% of Copperton respondents said inadequate biking and pedestrian infrastructure was an important or very important concern (MSD 2020 "Transportation and Land Use Survey").



### PEOPLE WALK AND RIDE EVEN WHEN THE ROAD CONDITIONS ARE NOT SAFE FOR PEDESTRIANS:

Once a week, a man takes the light rail from his home in another Salt Lake County community to the 5600 W and Old Bingham Highway light rail station. From the rail station, he rides in his wheelchair along the Highway into Copperton to meet his dear friend. Rain, sleet, or snow, he has been seen riding along the highway, despite its lack of sidewalk, street lighting, or any other pedestrian infrastructure (Oral Story, General Plan Steering Committee meeting, 2020).



Image sourced from: <https://earth.google.com/web/>

**PEDESTRIAN INFRASTRUCTURE:** Pedestrian infrastructure is infrastructure that make biking and walking viable modes of transportation. It includes structures such as benches, lighting, signage, sidewalks, crosswalks, pedestrian bridges, pedestrian tunnels, bike lanes, and shared-use pathways.

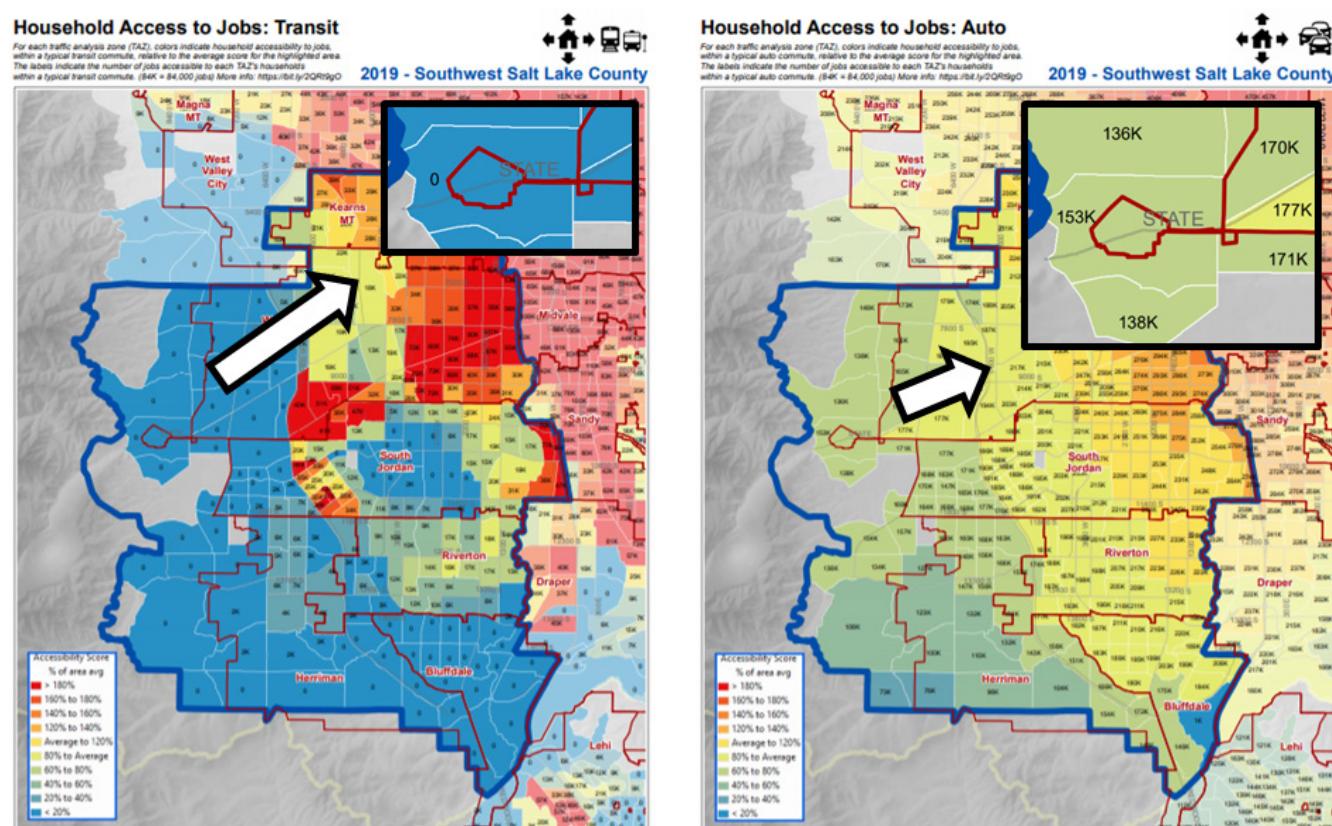
Copperton's low-speed streets, gridded network, and extensive sidewalks enable safe walking and biking on most streets. However, no main active transportation corridors exist in Copperton, or lead outward from the town. New walking and biking infrastructure, connecting to Copperton's neighboring communities, could greatly increase the active transportation options for residents, both for exercising and for commuting.

## 5.11 ACCESSIBILITY

Accessibility is a measure of how many destinations can be reached within a reasonable distance. The WFRC measures job accessibility by automobiles and by transit. By personal automobile, Copperton residents can reach about 153,000 jobs (WFRC, n.d.). (Figure 5.11 – 2 right, below). By public transit, Copperton residents cannot reach any jobs (WFRC, n.d.). (Figure 5.11 – 1 left, below). Compared to other southeast Salt Lake County areas, Copperton's job accessibility by automobile is below average, while Copperton's job accessibility by transit is much below average.

In 2050, the WFRC predicts that Copperton will access 249,000 jobs by automobile. Like in 2019, this places Copperton in the 60 – 80th percentile of accessibility compared to other areas in southeast Salt Lake County. Based on anticipated regional transportation projects between 2020 and 2050, the WFRC does not predict Copperton will reach additional jobs by transit.

Figure 5.11 - 1: Accessibility by Transit and Figure 5.11 - 2: Accessibility by Auto



## 5.12 LOOKING AHEAD

### 5.13 OPPORTUNITIES AND CHALLENGES

Copperton's opportunities and challenges regarding transportation fall into several categories: access to opportunities, modal choice, infrastructure maintenance, connectivity, and place-making.

#### TRANSPORTATION AND DEMOGRAPHICS

As shown through both the MSD 2020 Transportation and Land Use Survey and the U.S. Census Bureau's American Community Survey results, Copperton depends on single-occupancy vehicles to travel. Copperton's demographics indicate that a more multi-modal transportation system, with safe public and active transportation options, will be increasingly important to the community. **322 people, or 31 percent of Copperton's population are aged 60 or over** (U.S.C.B., 2018b). Additionally, 240 people, or 23 percent of Copperton's population, are under 18 years old (U.S.C.B., 2018h).

Why do these patterns matter? **Aging people may not be able to drive vehicles, so additional transportation options are necessary for them to age-in-community.** Additionally, families with young children value safe, walkable areas too; and, children have to rely on parents for rides. Thus, demographics not only indicate that investing in viable transportation options beyond the personal automobile will be beneficial to Copperton's most vulnerable, but also that the system would be well-utilized.



Images sourced from: Bing Creative Commons

## TRANSPORTATION, HOUSING, AND LAND USE

Copperton's local transportation network and land use pattern support people being out on the street: the streets are gridded with sidewalks and often tree-lined, and the housing setbacks and lot sizes create a human-scaled streetscape. However, Copperton's land use pattern of mostly single-family residential development means that residents must leave Copperton to access needs met by other land use types, such as commercially-zoned uses like health care or home goods. Furthermore, Copperton's low-density residential limits prevent Copperton from amassing enough people to support many public transportation options. **Finding a balance between changing transportation and land use patterns and maintaining the small-town feel is important to increasing Copperton's access to opportunities without altering Copperton's character.**

## TRANSPORTATION, COMMERCE, AND EMPLOYMENT

With few commercially zoned properties in Copperton, residents rely on transportation for almost all economic needs. Most residents commute for work, to dine out, to purchase clothing or other goods, to access health care, and to pursue education. This makes efficient, safe travel in and out of Copperton critical to the financial stability of residents. Transportation connections between Copperton and Salt Lake City and West Valley City, (the first and second most traveled to cities for work), as well as West Jordan and South Jordan (nearest grocery store locations) are especially important. With current alternative transportation options, Copperton residents primarily use personal vehicles, which are the most expensive transportation mode (Misra, 2015). Dependency on an expensive mode of travel to make a livelihood does not bolster security for Copperton residents of lower-socioeconomic status. Opportunities to expand modal choice and connectivity can reduce this dependency, increase residents' financial security, and support residents' value of personal freedom.

## 5.14 TRANSPORTATION WORK PROGRAM

With these opportunities and challenges in mind, the Transportation Work Program was developed to make progress on Copperton's transportation goals. The Transportation Work Program includes goals, objectives, and actions, with the responsible parties, timeline for implementation, relative cost (indicated by \$), metric for success, and relevant resources. The General Plan Steering Committee developed these goals, objectives, and actions during meetings and using feedback gathered from the SWOT and APAE analyses and public surveys.

### Goal 5.1: Improve connections between Copperton and regional amenities.



Objective 5.11: Establish viable public transportation options.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.11A: Communicate with UTA.	MSD PDS with UTA	Immediate and ongoing	None	Annual report to UTA of Copperton's public transport needs.	<a href="#">Utah Transit Authority</a>
5.11B: Facilitate communication of options, schedules, and other transportation info with residents.	MSD PDS with UTA	Ongoing	\$ (staff time, marketing efforts)	New public transit options are being utilized. Feedback is being received.	<a href="#">U.S. DOT: Expanding Public Transit</a> <a href="#">Federal Highway Administration: Small Town Multi-modal Networks</a>
5.11C: Coordinate with UTA to become part of UTA's VIA service area (on demand shuttle service).	MSD PDS with UTA	Ongoing coordination, 2022 implementation	None	It is established. # of users.	<a href="#">Utah Transit Authority</a>
5.11D: Coordinate with UTA to establish a morning and evening peak hour weekday bus stop to 5600 W and Old Bingham Trax Station.	MSD PDS with UTA	Ongoing coordination, 2023, implementation	None	It is established. # of users.	<a href="#">Utah Transit Authority</a>



Objective 5.12: Improve walkability and bike-ability along Old and New Bingham Highways.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.12A: Work with UDOT and engineering to plan for pedestrian and bicycle connections around, over, or under the bridge.	MSD PDS with UDOT and Engineering	Early August 2021 grant application; 2022 plan	\$	Pedestrian Connections Plan is created.	<a href="#">UDOT Technical Planning Assistance Grant</a>
5.12B: Work with UDOT and engineering to add street lighting along the highway.	MSD PDS with UDOT, Engineering, UTA, West Jordan, Herriman, and Copperton	2023 implementation	\$	# of added lights. Feedback that people travel more comfortably and safely.	<a href="#">Global Design Cities: Lighting Guide</a> <a href="#">International Dark Skies: Outdoor Lighting</a>
5.12C: Work with others to add crosswalks on major intersections: Old Bingham & Bacchus, Old Bingham & Wiregrass, Old Bingham & 6200 W, and Old Bingham & Mountain View Corridor.	MSD PDS with UDOT, Engineering, West Jordan, Herriman, Copperton	2023 implementation	\$	# of crosswalks implemented.	<a href="#">Smart Cities Dive: Creative Crosswalks</a>
5.12D: Work with community organizations, UDOT, and engineering to beautify bridge, such as with a "Welcome to Copperton" sign.	MSD PDS with UDOT, Engineering, and community organizations	2023 implementation	\$	Bridge is beautified.	<a href="#">Example of Welcome Sign on Bridge</a>
5.12E: Work with UDOT and engineering to build sidewalk along the highways.	MSD PDS with UDOT, Engineering, UTA, West Jordan	2021 September Letter of Intent, 2021 December application, 2027 implementation	\$	Sidewalk is constructed.	<a href="#">Transportation Improvement Program Grant</a> <a href="#">8 Sidewalk Principles</a> <a href="#">FHA: Transportation Collaboration</a>
5.12F: Work with others to explore bike infrastructure options and build them. Link from town center to Bacchus & Old Bingham.	MSD PDS with UDOT, Engineering, UTA, West Jordan, South Jordan, Herriman, and Copperton	2021 September Letter of Intent, 2021 December application, 2027 implementation	\$	Bike infrastructure is constructed and utilized.	<a href="#">SLCo Bikeway Design</a> <a href="#">Bike Infrastructure Blog</a>

**Goal 5.2: Facilitate efficient and safe travel for all modes within Copperton and across its boundaries.**

Objective 5.21: Maintain Copperton's connected street network.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.21A: Advocate for preserving sidewalks and maintaining them to ADA standards.	MSD PDS with Engineering	Immediate and ongoing	\$ (maintenance, staff time)	Sidewalk analysis every 5 years. Residents point out needed repairs.	<a href="#">UDOT SLCo Engineering</a>
5.21B: Establish a street connectivity ordinance to build any new development on a gridded street system.	MSD PDS	2 <sup>nd</sup> Quarter 2021	\$ (staff time, legal expertise)	Ordinance is passed.	<a href="#">CNU: Street Networks</a> <a href="#">UCLT: Connectivity</a> <a href="#">BC Subdivision Ordinance with Connectivity Requirements</a>
5.21C: Work with engineers to build any new streets with ADA compliant sidewalks and design the streetscapes to make walking pleasant.	MSD PDS with Developer, Engineering, Public Works, and UDOT	As relevant	\$	Public feedback on walking in the community is received.	<a href="#">UDOT: Pedestrian Access Manual</a> <a href="#">America Walks: Streetscape Design</a>



## CHAPTER SIX: HOUSING

# 6.0 THE IMPORTANCE OF HOUSING

Everyone knows that having a place to live is important, but the extent of housing's impact may invoke surprise. Housing matters for health, transportation, land use, community identity, and economic development reasons. We spend a large percentage of our time where we reside. Whether eating barbecue chicken on the back deck with decades-old friends, reading in an armchair by the fireplace, or waving to neighbors from your adjacent apartment porches, our residences are where we make lasting memories. What housing looks like, where residences are located, what types of housing are offered, and the affordability of housing are part of a community's housing character. This chapter synthesizes these various aspects of housing as well as the connections between housing and other topics.

## 6.1 VALUES & CONNECTIONS

**HEALTH** - Housing impacts physical health; for example, lead paint on walls can cause illness. Housing also influences emotional health; for instance, a structurally sound residence in a quiet neighborhood contributes to the peace of mind of the inhabitants. Additionally, residents who afford the cost of their housing do not stress over possibly missing payments. Affordable, safe housing bolsters the well-being of residents, and when individuals are happier and healthier, so are communities.

**TRANSPORTATION AND LAND USE** - By raw value, **Copperton's housing is more affordable than most of the Salt Lake Valley. In part, Copperton's relative affordability is a trade-off with its location.** In fact, Copperton's housing costs exemplify *bid-rent theory*, an economic theory that the price of and demand for real estate increases with increasing proximity to the Central Business District (in this case, Salt Lake City). *Bid-rent theory* illustrates how housing is directly tied to transportation and land-use. That more affordable housing is typically located further from city centers means those residents drive longer distances to reach jobs, schools, and amenities. Consequently, residents pay more transportation-related costs, and spend more time in vehicles. At the same time, when real estate is less expensive, people may afford types of residences that they cannot afford elsewhere.

**COMMUNITY IDENTITY** - Since most of Copperton's land is dedicated to residential development, **what those residences look like largely determines the physical character of the community.** Today, Copperton hosts many charming houses in the 1930s, 40s, and 50s styles, and that aesthetic is part of Copperton's identity.

**ECONOMIC DEVELOPMENT** - When land is zoned residential and new housing is built, that land loses its economic potential. Throughout the Salt Lake Valley, far more land is dedicated to housing than any other use. Despite this, there is still a shortage of available, affordable housing in the Valley. Solutions that balance the need for safe, comfortable, community-appropriate housing with desired economic opportunities are discussed and presented in this chapter and in the subsequent Economic Opportunities Chapter. When planning for Copperton's long-term future wellbeing, balancing economic opportunities and housing development will be important.

## 6.2 EXISTING CONDITIONS

Understanding existing housing conditions is necessary to create a blueprint for achieving Copperton's desired housing conditions. This section examines housing supply and availability as well as housing costs and affordability. Both availability and affordability determine whether the housing stock is meeting residents' needs.

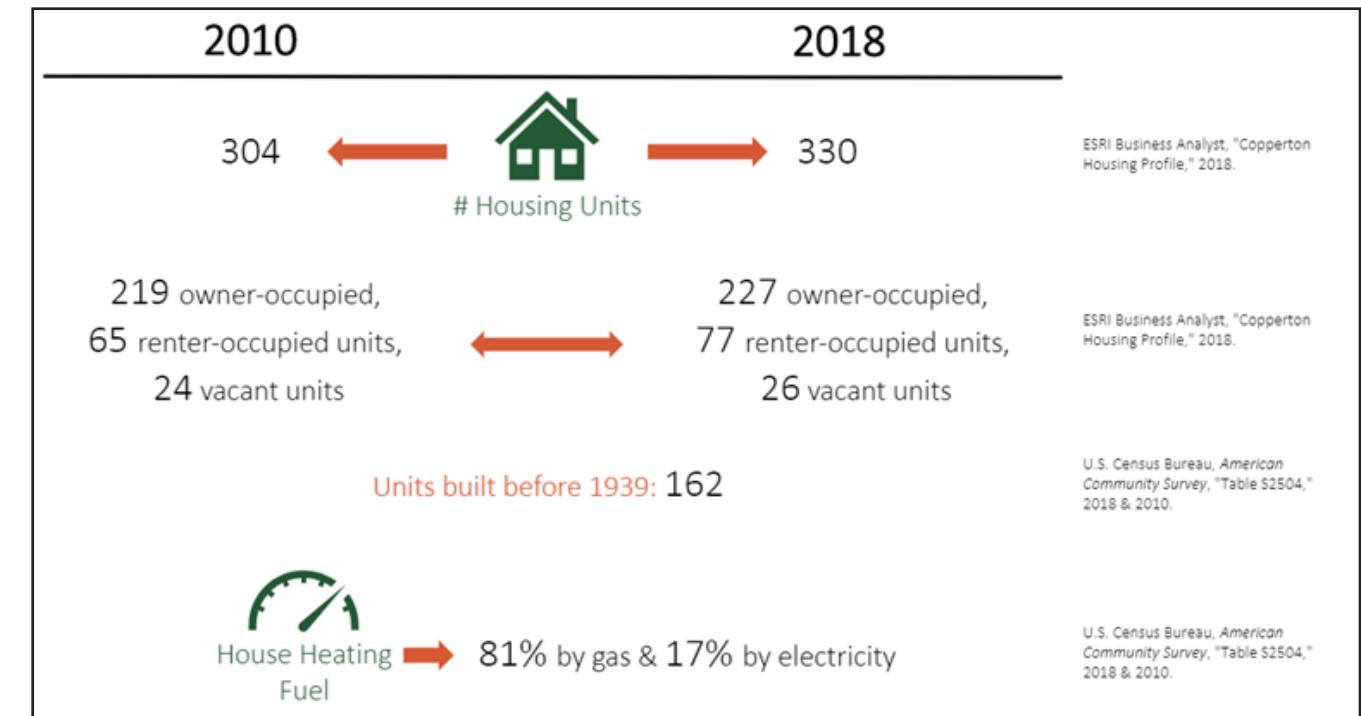
### IMAGINE YOU LEFT COPPERTON AND CAME BACK IN 2030. WHAT DO YOU WISH TO SEE?

One resident said, "the same beautiful community," and another shared, "the history of the community" (MSD 2020 "Amenities and Priorities Survey"). Overall, several themes emerged from responses. Upkept landscapes and residences got 25 mentions, charming homes received 13 mentions, and historic character got 8 mentions.



## 6.3 HOUSING SUPPLY AND AVAILABILITY

Figure 6.3 - 1: Housing Supply Infographic

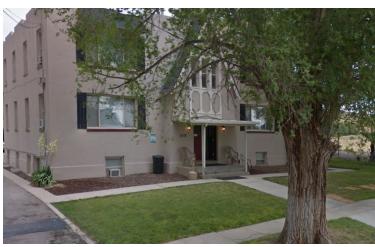
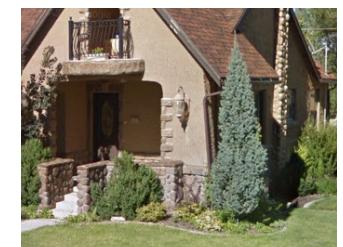
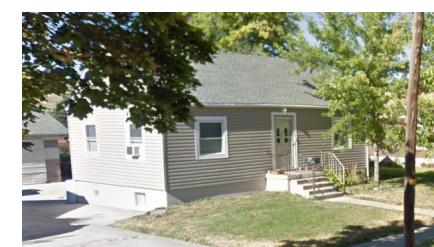
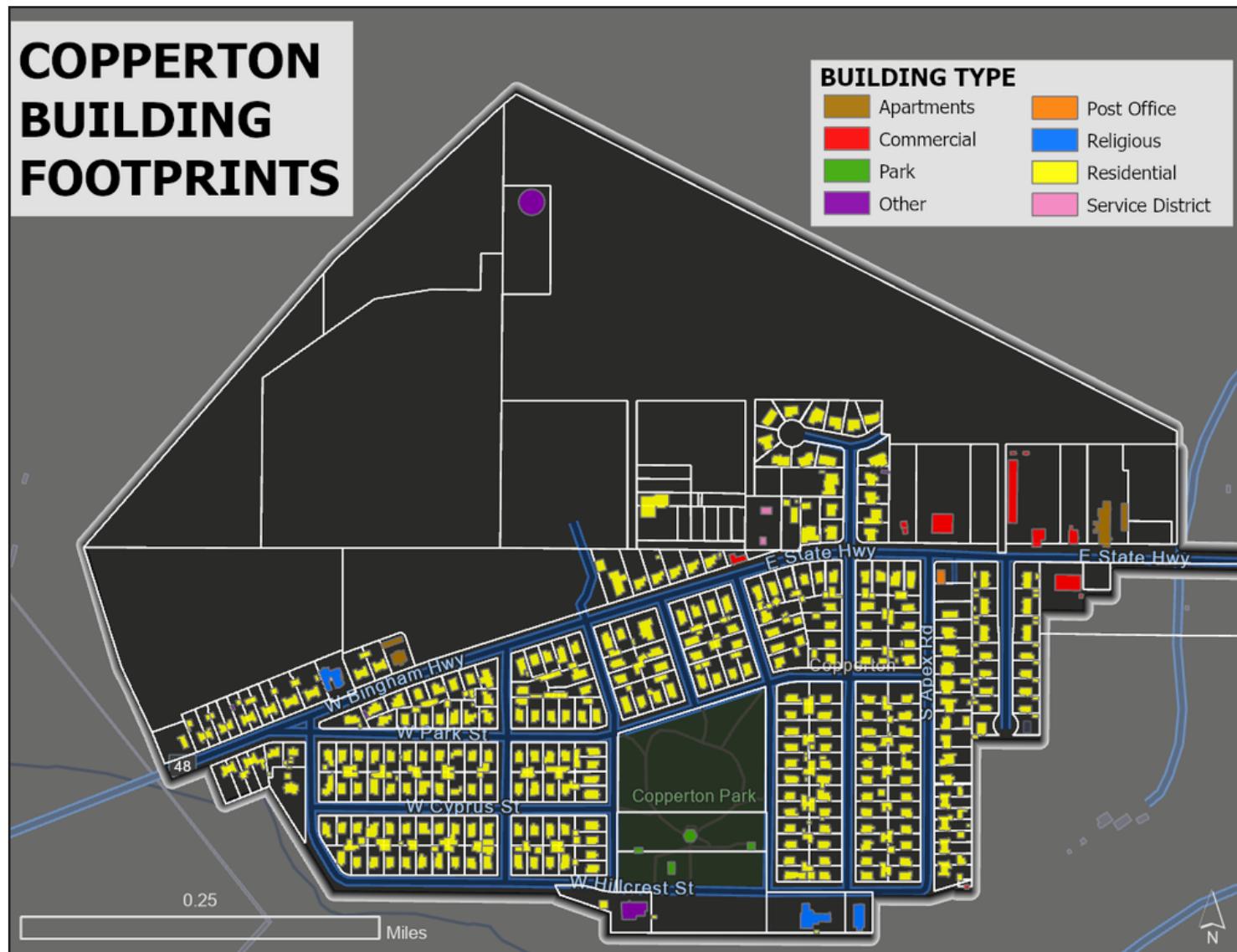


As of 2018, Copperton's housing stock is 92.1 percent occupied (Figure 6.3 - 1). There are approximately 26 vacant units, 6 vacant properties currently zoned residential, and no anticipation of upcoming development of land. Housing opportunities present themselves in filling vacant units and in the private buying and selling of existing homes. Additionally, 162 units, about 49 percent of Copperton's housing stock, were built before 1939. With an aging housing supply, preserving housing character will need to be balanced with maintaining safe homes.

Rio Tinto Kennecott owns all the land in Copperton that has yet to be developed, and as of the writing of this plan, has not expressed interest in developing its properties in the near future. Thus, supply will likely remain constant for the next several years. With Rio Tinto Kennecott's ownership of a significant amount of Copperton land, continuing to coordinate and collaborate with the company will be important for future development decisions.

## WHERE IS COPPERTON'S HOUSING AND WHAT DOES IT LOOK LIKE?

Figure 6.3 -2



Images sourced from: <https://earth.google.com/web/>

## 6.4 HOUSING COSTS AND AFFORDABILITY

Overall, housing is more affordable in Copperton than in Salt Lake County in general. The median home value is 173,800 dollars (Figure 6.4 - 1) compared to 281,800 dollars in all of Salt Lake County (U.S. C.B., 2018i). Median rental cost in Salt Lake County in 2018 was 1,153 dollars (Benway, 2019); there is no rental cost estimate for Copperton.

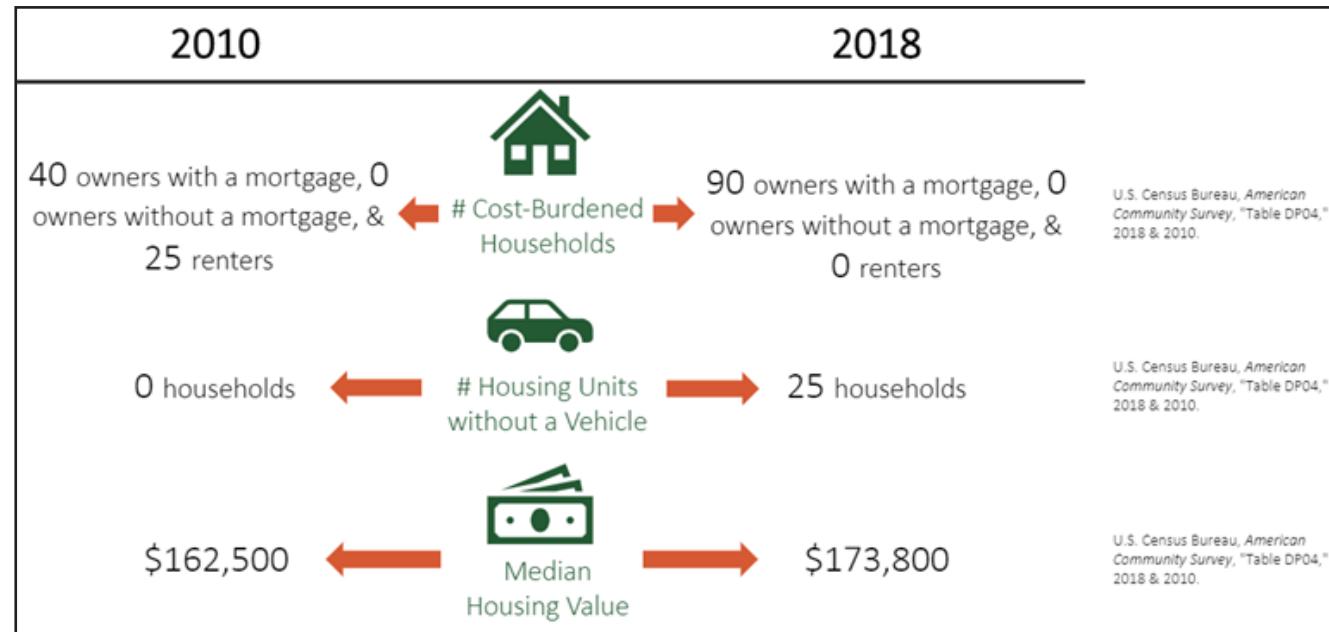
Another measure of housing affordability is the number of cost-burdened households, which rose in Copperton in recent years. In 2010, 65 households were cost-burdened, while in 2018, there were 90 cost-burdened households (U.S.C.B., 2018i, 2010). In 2010, both renters and homeowners experienced cost-burdened housing, but in 2018, no renters paid 30 percent or more of their income on housing.

### COST-BURDENED AND MODERATE-INCOME HOUSING

Cost-burdened households pay at least 30 percent of their income on housing, and severely cost-burdened households pay more than 50 percent of their income on housing. When households are cost-burdened, financial pressure increases: more money is used for basic needs, with less money available to save, invest in quality of life improvements such as education, or deal with emergencies. Therefore, financial security can be threatened. Finding housing that is affordable – does not induce cost-burdening – is important for household's financial stability and peace of mind.

Firefighters, police officers, and teachers typically have moderate-incomes – incomes between 50 and 80 percent of the area's median income. The average Utah teacher makes \$47,604 (Hernandez, 2019). That salary is at 70 percent of Salt Lake County median income. This salary means a teacher could pay a maximum of \$1,190 per month towards housing. If they paid more, they would be considered housing cost-burdened.

Figure 6.4 -1: Housing Costs Infographic



**OWNERS MAY WISH TO TEAR DOWN AND REBUILD OLD HOMES.** Since Copperton residents value the charming designs of the homes built in the days when Copperton was a company town, mechanisms for allowing residents freedom in their living decisions while simultaneously upholding Copperton's housing character will be important. Community discussions regarding the community's vision for its residential character should occur. Historic preservation and design guidelines may be appropriate mechanisms to balance personal choice with community history and character.

**REGIONAL HOUSING PATTERNS MAY INFLUENCE COPPERTON'S HOUSING CONDITIONS.** The southwestern region of Salt Lake County is growing quickly, especially in terms of residential development. County-wide, housing prices have been outpacing wage growth, and housing demand has exceeded housing supply (Wood and Eskic, 2018). Rapid population increases from high in-state birth rates, large family sizes, and steady in-migration from other places have contributed to high demand for housing (Harris, 2018). For Copperton, these patterns indicate the likelihood of increased housing costs. **If most residential land provides only single-family houses, then, reflecting county-wide real estate trends, housing values in Copperton will likely increase due to tight supply and high demand.** Increased housing values can be beneficial to homeowners looking to sell, but associated increased taxes can burden households too. Additionally, Copperton highly values its sense of community, making a transient real estate climate unattractive.

## 6.5 LOOKING AHEAD

## 6.6 OPPORTUNITIES AND CHALLENGES

Due to Copperton's existing housing and land use conditions, it is likely that many housing conditions in five years will resemble today's. Some potential changes include the following and should be considered.

**STRUCTURES WILL CONTINUE TO AGE.** With 162 structures built before 1939, structural integrity becomes a concern. Maintenance of older structures is important for inhabitant's safety. Cost-burdened households may require financial assistance to maintain their homes safely.

## 6.7 HOUSING WORK PROGRAM

With these opportunities and challenges in mind, the Housing Work Program was developed to make progress on Copperton's housing goals. The Housing Work Program includes goals, objectives, and actions, with the responsible parties, timeline for implementation, relative cost (indicated by \$), metric for success, and relevant resources. The General Plan Steering Committee developed these goals, objectives, and actions during meetings and using feedback gathered from the SWOT and APAE analyses and public surveys.

## Goal 6.1: Balance housing development with available natural and physical resources.



Objective 6.11: Set a vision for future housing development and implement policies that enable it.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.11A: Define available open space and decide what percentage of open space should be preserved compared to what percentage of space should allow residential development.	MSD PDS, PC	1st Quarter 2021	\$ (staff time)	A percentage is agreed to and adopted as a resolution.	<a href="#">University of Connecticut: Open Space Planning Fact Sheet</a>

6.11B: Same as 4.11B.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.11C: Determine housing setbacks, building footprint requirements, allowed uses, and design factors in updates to zoning (4.32).	MSD PDS, PC	3rd Quarter 2021	\$ (staff time)	Ordinances are revisited and updated, using vision of this General Plan.	<a href="#">EPA: Codes and Smart Growth</a>

## Goal 6.2: Maintain age-friendly housing options that support the diversity of household types in Copperton.



Objective 6.21: Provide safe and comfortable housing for residents that enable them to age-in-place.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.21A: Connect residents to home repair and maintenance grant programs.	MSD PDS, MTC	Ongoing	\$ (staff time, materials)	Information is disseminated.	<a href="#">Assist Utah Funding</a> <a href="#">Green and Healthy Homes Initiative</a>
6.21B: Host an event to bring in housing experts to explain and communicate home repair and energy efficiency programs to residents.	MSD PDS	2021	\$ (staff time, materials)	Event is hosted. Residents are informed about housing opportunities.	<a href="#">Home Energy Assistance Target Program (HEAT)</a> <a href="#">Utah Community Action: Weatherization Program</a> <a href="#">Lead Safe Housing Program</a>

Objective 6.22: Provide family-friendly, affordable housing options that work for various household sizes.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.22A: Consider the community's housing needs in zoning and development decisions (4.32).	PC	Ongoing	None	Affordability of housing over time. Community members are not aged out.	<a href="#">National Association of Home Builders: Affordable Housing</a>
6.22B: Create and adopt Aging in Place development principles for Future Expansion Area.	MSD PDS with PC, MTC	2022	\$ (staff time)	Principles are adopted in a formal resolution.	<a href="#">Aging in Place: Universal Design Principles</a>

## Goal 6.3: Consider historic character of housing in development decisions.



Objective 6.31: Consider historic preservation of housing, especially in Historic District.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.31A: Connect residents to historic preservation grants and opportunities.	MSD PDS, MTC	Ongoing starting in 2021	\$ (staff time)	# visits to website. Document with opportunities is shared.	<a href="#">National Park Service: Technical Preservation Services</a>
6.31B: Investigate historic preservation standards, building aesthetics, and construction requirements; present options to PC and MTC.	MSD PDS, PC	1st Quarter 2021	\$ (staff time)	Information is gathered and presented. Next step (ordinance, policy, etc.) is determined.	<a href="#">Whole Building Design Guide: Historic Preservation</a>

## CHAPTER SEVEN: ECONOMIC OPPORTUNITIES



### 7.0 VALUING ECONOMIC OPPORTUNITIES

While considered an optional element of a general plan by the State of Utah, this Economic Opportunities element is included to guide economic development opportunities and decisions. This element focuses on growing and strengthening Copperton's economy in a sustainable and fiscally responsible manner. To accomplish a stronger economy, economic development goals and actions were developed from the incorporation of data and community feedback.

### 7.1 CONNECTIONS AND RESPONSIBILITIES

Economic opportunities are tied to land use, transportation, housing, infrastructure, and resilience decisions, as well as community history and identity.

In Utah, sales tax revenue funds much of a community's budget, and Copperton's land use ordinances determine how many properties can generate sales tax. Copperton's zoning determines where which types of businesses – home occupations, retail, industrial development – are allowed. The level of connectivity of the transportation network makes it more or less convenient for customers and businesses to reach each other. Copperton's smaller population size influences the potential number of customers and thus provides a framework for which types of businesses can succeed. The aesthetics of the community, such as curb appeal and memorability, attract customers and impact business success. Well-maintained, safe infrastructure supports economic development, and at the same time, economic growth enables infrastructure maintenance and upkeep. Likewise, economically diverse communities are more resilient to hazards and changes.

Finally, Copperton's small town culture that values hard work, peaceful living, and a do-it-yourself attitude influences what economic opportunities are desired and may be supported. Understanding these connections among elements allows a fundamental integration of economic opportunities planning with other aspects of community development in Copperton.

## WHO CAN FOSTER COPPERTON'S ECONOMIC SUCCESS?

Customers – purchasing local goods and services when possible boosts sales revenue within Copperton, contributes to a positive business climate within the community, and establishes personal connection among community members. The potential market area for Copperton includes Copperton residents, people living just to the west of Copperton, and residents in upcoming adjacent subdivisions. Services, if unique enough, could attract customers from outside markets.

Local Business Owners – running a business that residents consider an amenity and like having around benefits the owner's net revenue, makes community projects possible through sales tax revenue generation, and, by being a destination within the community, promotes walkability, which in turn boosts business visibility to potential customers (Alfronzo, 2015).

Appointed and Elected Officials – since economic success is tied to land use, transportation, and many other elements of a community, decisions that appointed and elected officials make directly influence Copperton's economic opportunities. Transparent processes, fiscal responsibility, and community-informed decision-making produce choices that foster economic well-being.

Other Residents – from members of the Community Council to involved residents, organizing events that bring people to Copperton and celebrate local businesses create a culture for economic success.

The Region – Copperton's local economy interacts with and is influenced by the greater regional economy. Maintaining awareness of regional trends ensures continuing relevance and enables alignment with the desired and offered goods and services between the local and regional scales.

## 7.2 EXISTING CONDITIONS

### 7.3 DEMOGRAPHICS AND ECONOMICS

Copperton's working population is considered those ages 16 to 64; as of 2018, this equates to 603 of Copperton's 904 people (ESRI, 2018). Within the next 10 years, a large wave of Copperton residents (approximately 204 people) will be entering retirement age. Within the same timeframe, about 257 people will be moving out of their early careers and into the (generally) more financially stable mid-careers. Of the adult population, 11.9 percent have achieved a college degree and 43.5 percent have achieved a high school diploma as the highest education attained, indicating that a mixture of occupation types are good matches for community members (U.S.C.B., 2018d).

Copperton's median income is 57,285 dollars (ESRI, 2018). **BETWEEN SEXES, THERE IS A SIGNIFICANT WAGE GAP** in Copperton. Median, full-time, year-round male earnings are 60,028 dollars, while median, full-time, year-round female earnings are 36,528 dollars (U.S.C.B., 2018e). This means **women in Copperton make 60.8 percent of what men in Copperton make**. Copperton's female earnings are also less than the average national earnings for women – 41,690 dollars (U.S.C.B., 2018e).

Interestingly, this gap exists despite Copperton women working more hours per week (40.5 compared to 39.2) and being older than working men (average age 39.1 compared to 33.5) (U.S.C.B., 2018f). However, Copperton men work more weeks per year (83.4 percent work 50 to 52 weeks per year compared to 70.3 percent), which may account for the gap (U.S.C.B., 2018f).

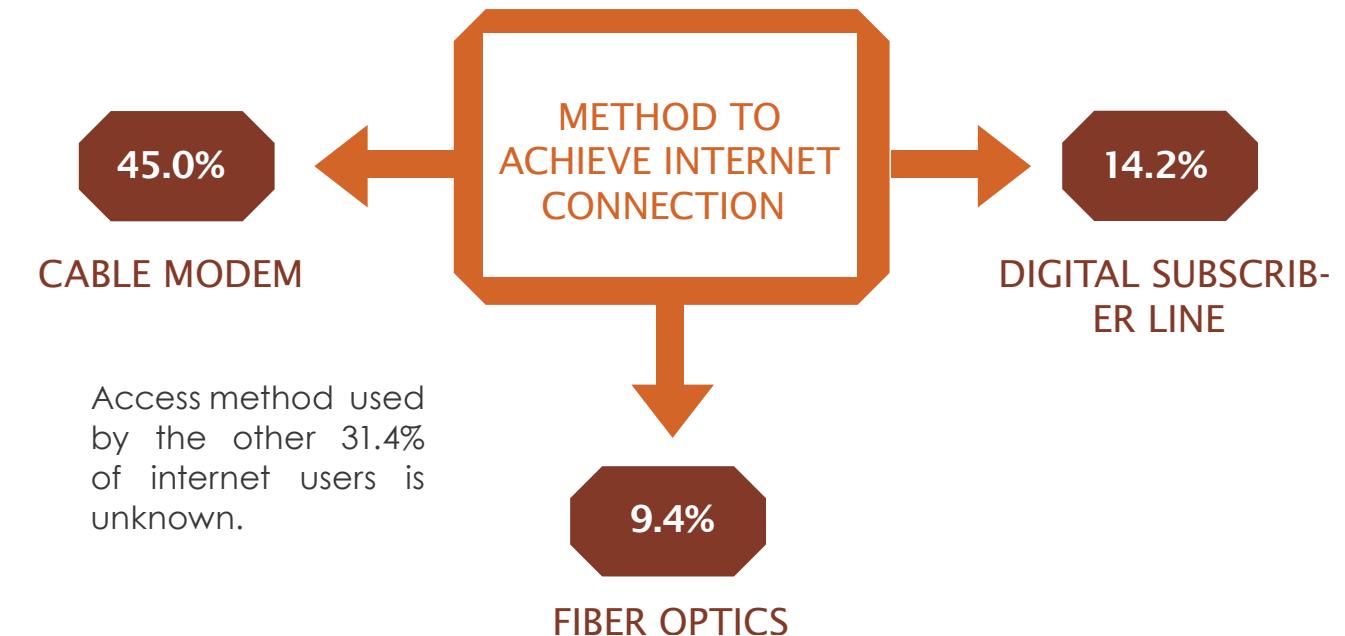
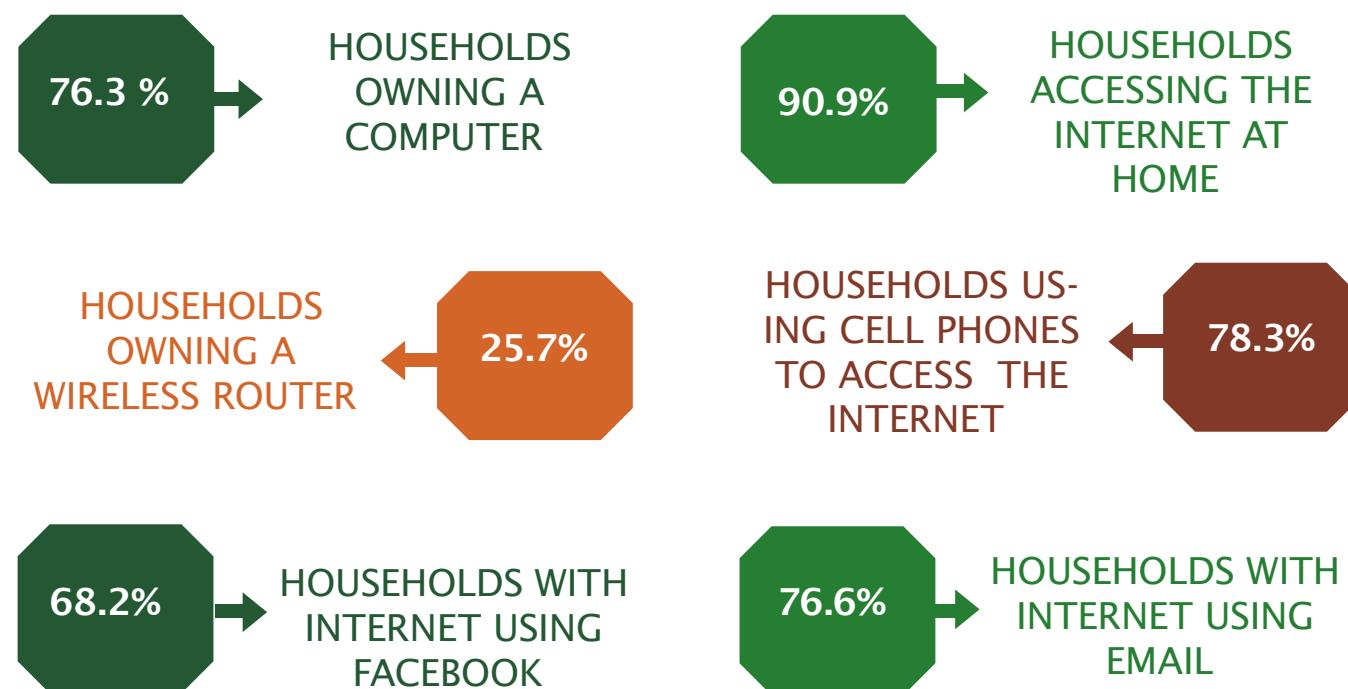
#### COPPERTON RESIDENTS VALUE GOOD INTERNET ACCESS:

Bringing reliable, high speed, broadband infrastructure to Copperton was rated as "very important" or "important" by 87 percent of respondents (n=47) (MSD 2020 "Amenities and Priorities Survey").

## IT'S THE DIGITAL AGE...HOW IS COPPERTON DOING?

Internet access is increasingly important for an individual's financial security, especially as the work-from-home population trends upward. Reliable, high-speed internet enables successful home businesses, home occupations, and remote employees; unreliable and slow internet can jeopardize working from home in whatever capacity. In times of pandemics, reliable home internet allows non-essential workers to remain home, which ultimately promotes community wellbeing. Figure 7.3 - 1 convey various statistics from ESRI regarding Copperton's internet access and use (2019b). About 9 percent of households lack internet access, and only 9.4 percent of households access the internet through fiber optic cables, which are the most reliable and highest speed method of access. Additionally, 23.7 percent of Copperton households do not own a computer. The internet access gap and computer ownership gap are challenges for accessing opportunities in today's world.

Figure 7.3 - 1: Internet Infographic



## 7.4 INDUSTRIES AND OCCUPATIONS

Copperton's employment is spread out across several occupations (Figure 7.4 - 1) and industries (Figure 7.4 - 2) (U.S.C.B., 2018a). The United States Census Bureau differentiates industries and occupations in this way: "Industry is the type of activity at a person's place of work; occupation is the kind of work a person does to earn a living" (U.S.C.B., n.d.). The most populated industry is educational services and health care and social assistance, employing 149 Copperton residents.

With regard to occupations, about one quarter of the population is employed in production, transportation, and material moving; with the opening of the inland port, regional employment opportunities and career advances in these occupations may benefit Copperton workers. Another quarter of the population is employed in management, business, science, and the arts.

Several occupations attract either mostly male or mostly female Copperton residents. For example, all Copperton residents occupied in building and grounds maintenance, sales, construction, natural resources, and production and transportation identify as men (U.S.C.B., 2018g). Contrastingly, all Copperton residents occupied in education, health care, personal care services, and material moving identify as women (U.S.C.B., 2018g).

Figure 7.4 - 1: 2018 Employment Per Occupation Category

Occupation	Population Employed	Percent of Total Employed
Production, Transportation, and Material Moving	159	26.8
Management, Business, Science, and Arts	154	25.9
Sales and Office	124	20.9
Natural Resources, Construction, and Maintenance	82	13.8
Service	75	12.6

Figure 7.4 - 2: 2018's Top Five Industries by Employment Level

Top 5 Industries by Employment	Population Employed	Percent of Total Employed
Educational Services; Health Care and Social Assistance	149	25.1
Manufacturing	131	22.1
Construction	68	11.4
Transportation and Warehousing; Utilities	64	10.8
Professional, Scientific, and Management; Administrative and Waste Management	63	10.6

Understanding past practices can help current and future small business owners to operate effectively. In the past, Copperton has supported a number of businesses, such as the Canyon Market, The Pit, a diner, a restaurant featuring Hawaiian-cuisine, a bank, and the House of Copper souvenir shop. These businesses ceased operating for a variety of reasons, from the passing of the owner to the rerouting of roads to a lack of marketing outside of Copperton and failing to attract a sufficient customer base.

Figure 7.5 - 1: Licensed Businesses as of June 2020

Name	Type	Description
EDOVE CIRCLE LLC	Home Office	Real Estate Investment
J2PM INC	Home Occupation	Real Estate Management
JAI CASH INC / JCH ENTERPRISES	Home Occupation	Property Management
JASPER ENTERPRISES	Home Office	Computer Consulting
PROGRESSIVE PLANTS	Commercial	Wholesale Nursery, Garden Center, Farm Supply
ESSENTIAL AQUAPONICS, LC	Commercial	Aquaponics
CANYON APARTMENTS	Apartment	Apartment Complex
ROCK N YARD LANDSCAPE CENTER	Commercial	Landscape Products
SODA TECH INC	Home Office	Repair/Service Shop
SHONIS SHOP, LLC DBA SUPER FUN AUTO	Commercial	Automotive Services and Sales
CELESTIAL LANDSCAPES, INC.	Home Occupation	Landscape Design and Installation
COPPERTON APARTMENTS,LLC	Apartment	Apartment Complex
A-DALTON TRUCKING COMPANY, LLC	Home Occupation	Hauling Landscape Material
COPPERTON STORAGE LLC	Commercial	Storage Units
COPPERTON CUT & CURL	Home Occupation	Beauty Shop
PRIMETIME BOILER SERVICES	Home Office	Plumbing Contractor
JOHN CHARLES HEMAN	Commercial	Computer Contractor
QUALITY SURFACE SOLUTIONS	Home Occupation	Pressure Washer

## 7.5 EXISTING BUSINESSES

Currently Copperton supports 17 licensed businesses, including a mixture of home offices, home occupations, apartment rental properties, and commercial properties (Figure 7.5 - 1) (GSL-MSD, 2020). Ten of these businesses generate sales tax, the revenue from which provides the funds for road maintenance and other community services.

### COPPERTON RESIDENTS IDENTIFY OPPORTUNITIES ALONG THE COMMERCIAL CORRIDOR:

Streetscape beautification and improvements along the commercial area along Copperton's entrance was rated as "very important" or "important" by 72 percent of respondents (n=39) (MSD 2020 "Amenities and Priorities Survey").

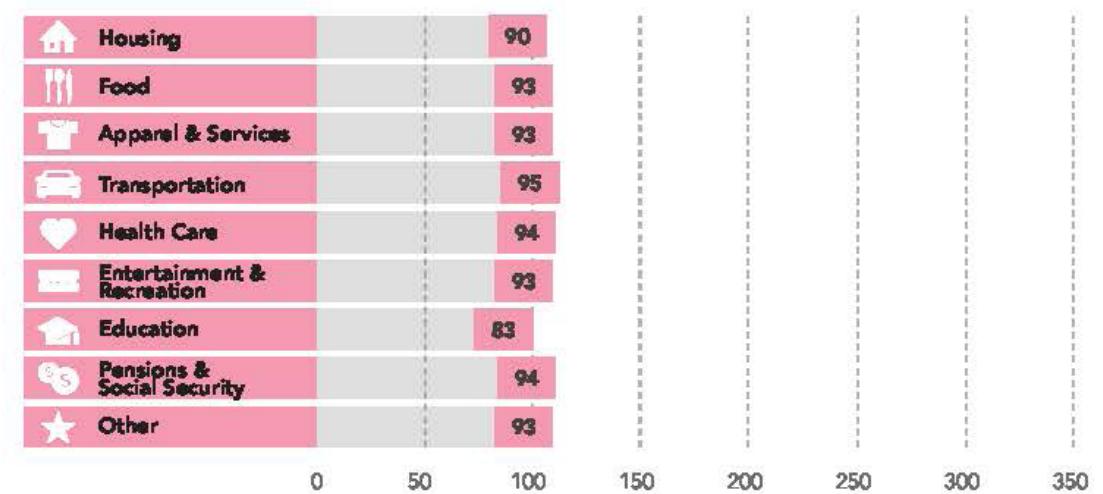
## 7.6 SPENDING PATTERNS

Copperton's spending patterns reflect its character and relative location as a semi-rural subdivision community. Similar communities throughout the United States have been found to share some economic traits (ESRI, 2017). Typically, communities like Copperton prefer American-made products, engage in family-oriented entertainment such as movie watching, spend money on children's clothes and toys, spend money on DIY home projects, and enjoy hunting, fishing, bowling, and baseball (ESRI, 2017). These communities spend less than the U.S. average in every budget category (ESRI, 2017). On average, Copperton households spend 37 percent of their budget on housing, 13 percent on food, and 12 percent on transportation (ESRI, 2019a). Compared to the U.S. average, Copperton households spend much less on food – 22 percent less (ESRI, 2019a). The average Copperton household spends 3,977.43 dollars per year on food at home and 2,882.56 dollars per year on food away from home (ESRI, 2019c). In fact, Copperton residents spend about the same on food as on transportation. Compared to U.S. averages, transportation is Copperton's highest spending category (Figure 7.6 - 1).

Figure 7.6 - 1: Copperton's Average Budget Compared to the Nation

### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



## 7.7 LEAKAGE AND ATTRITION DATA

When people spend money on Copperton's 17 businesses, that capital remains in Copperton. When they spend money on businesses outside of Copperton's boundaries, that capital "leaks" out of Copperton. **Copperton's leakage reveals how much money leaves Copperton for what types of items and services.** This information indicates the potential market for certain businesses if they were to be established within Copperton. Promising markets are business sectors with low sales within/near Copperton and high sales outside of Copperton. The table below displays the values for the top three potential markets for zip codes 84006, 84081, and 84095 (Copperton and nearby areas) according to ESRI Business Analyst (Figure 7.7 - 1). They are building material and supplies dealers, furniture stores, and restaurants and other eating places. Currently, the nearest hardware store, True Value in West Jordan, sits 6.7 miles (a 12-minute drive) away, while the closest furniture store, Forever Furniture Inc. in West Jordan, sits 7.5 miles (a 14-minute drive) away. The size of these businesses' structures influences where they can locate; cafés can be quite small, occupying the same square footage as a small house, while furniture stores generally require large showroom floorspace.

Figure 7.7 - 1: Market Sectors and their Sales Potential

Detailed Sector	Actual Annual Sales	Total Households	Sales per Household	State Sales per Household	Potential Sales	Loss (Potential Gain)	Ratio
BUILDING MATERIAL & SUPPLIES DEALERS	\$9,150,000	32459	\$282	\$3,687	\$119,691,404	\$110,541,404	-92%
FURNITURE STORES	\$1,750,000	32459	\$54	\$820	\$26,600,361	\$24,850,361	-93%
RESTAURANTS & OTHER EATING PLACES	\$95,431,287	32459	\$2,940	\$4,547	\$147,582,817	\$52,151,530	-35%



Images sourced from: <https://earth.google.com/web/> (left two) and GSL-MSD (right two)

## 7.8 REGIONAL TRENDS

Copperton's economic wellbeing is influenced by larger economies, whether regional, statewide, national, or global. Regional economic trends show whether industries are growing or declining and therefore where opportunities may exist. Salt Lake County's Location Quotient and Shift Share analyses indicate how different employment sectors are doing. Sectors are categorized in four ways:

- » Growing: sectors that are increasing in employment and more concentrated in the region than at the national level
- » Emerging: sectors that are increasing in employment but less concentrated in the region than at the national level
- » Transforming: sectors that are decreasing in employment but more concentrated in the region than at the national level
- » Declining: sectors that are decreasing in employment and less concentrated in the region than at the national level

Economic opportunities exist within employment sectors that are emerging or growing; there is market demand for these sectors. Copperton entrepreneurs should consider starting businesses in the emerging or growing sectors, where there is room to compete with those businesses on a regional scale. Figure 7.8 - 1 places employment sectors into each of these four categories.



### UNDERSTANDING ECONOMIC TERMS

**Location Quotient:** measures the concentration of a sector in the local geography compared to a larger reference geography.  $LQ < 1$  = local concentration is smaller than reference;  $LQ = 1$  = local concentration is same as reference;  $LQ > 1$  = local concentration exceeds reference

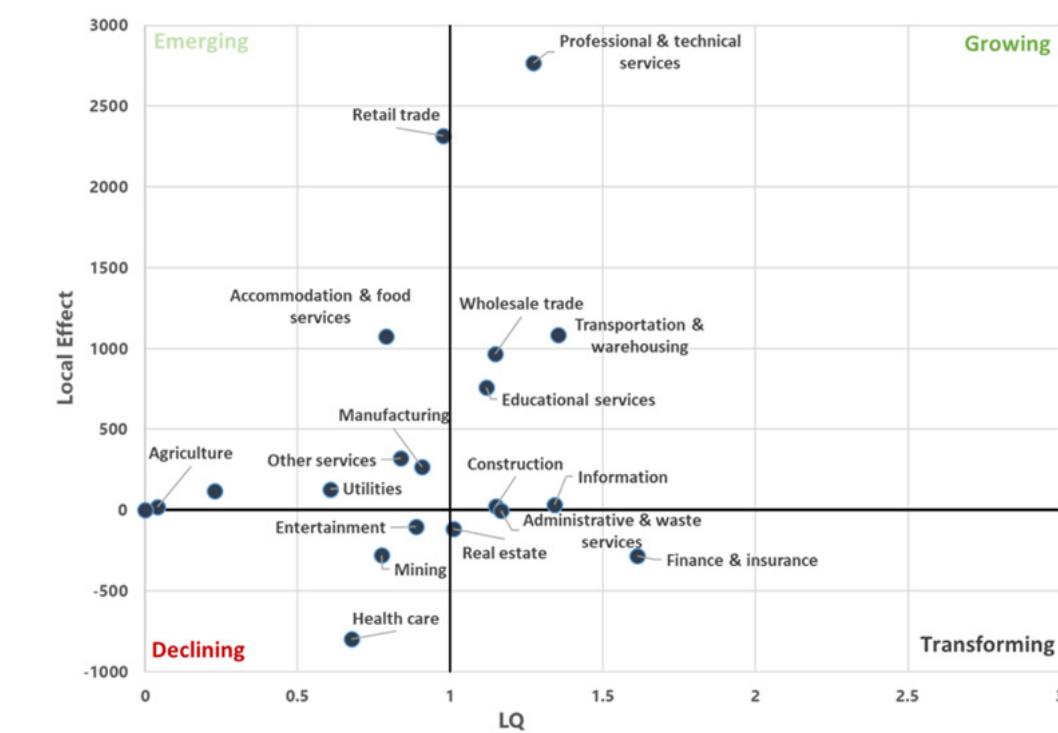
**Shift Share:** reveals how much of industry growth in an area can be attributed to regional trends and how much can be attributed to local advantages (broken into national growth effect, industrial mix effect, and regional competitive effect)

**Vacancy Rate:** the percentage of total units of real estate that are unoccupied

**Net Absorption:** the net change in occupied real estate, accounting for space vacated and newly constructed space occupied (measured in square footage)

**Leakage:** capital that exits a system rather than staying in it; in this analysis, leakage is the dollar amount that households within a certain geography spend on goods outside of their home geography

Figure 7.8 - 1: Economic Trends Analysis for Salt Lake County



## 7.9 LOOKING AHEAD

### 7.10 OPPORTUNITIES AND CHALLENGES

**COPPERTON'S LOCATION POSES A CHALLENGE TO ECONOMIC DEVELOPMENT... OR DOES IT?** For Copperton, the marketing strategy is important. Copperton is surrounded by undeveloped land, yet near the fast-growing areas of Salt Lake County, indicating there is a growing consumer base nearby. If marketed as a rural enclave and a no-hassle business environment, a place to find trustworthy, down-to-earth professionals where kids play in the park while parents shop for landscaping equipment, Copperton businesses could thrive on loyal customers who value Copperton's culture.

**COPPERTON'S CURRENT LAND USE SUPPORTS SOME ECONOMIC OPPORTUNITIES.** Copperton has 9.0 acres of land zoned commercial. This commercial area hosts six vacant parcels, providing immediate commercial development opportunities. Additionally, the 51.5 acres of residential development allow home businesses. Per zoning and land use regulations, people can run online businesses from their residence, register their residence as the home base for consulting or service work, or have a daycare, among other options. The 42.4 acres of industrial development could potentially generate value in the future, but there are no known plans for developing this land.

**LAND AVAILABLE FOR ECONOMIC GENERATION COULD CHANGE WITHIN 20 YEARS.** Ongoing, long-term preparation will enable Copperton to capitalize on the opportunities that arise from land use changes. Throughout northern Utah, vacancy rates decreased for retail to 4.2 percent and office to 6.0 percent between 2009 and 2018; for southern Salt Lake Valley specifically, vacancy rates in 2018 were 3.4 percent for retail and 4.5 percent for office (NAI Excel and Vegas, 2019). If supply continues to drop into the future, Copperton's undeveloped land will be more likely to attract commercial interests. Deciding Copperton's land use and economic development vision now is essential to ensuring any future development is compatible with the community's wants and needs. This includes using Copperton's Future Character Area Map to update Copperton's zoning to allow the desired vision to enfold.

**INNOVATIVE, COLLABORATIVE SUPPORT FOR SMALL BUSINESSES IS IMPORTANT FOR COPPERTON'S ECONOMIC WELLBEING.** Marketing campaigns and management resources can be too expensive for one small business to afford, yet intelligent marketing and solid management can make or break a business. **With a strong network established among Copperton business owners, some marketing and resource costs can be shared, minimizing the burden on any one business.** For example, joint marketing campaigns, a Small Business Celebration, and the sharing of business management resources can reduce costs significantly while achieving successful marketing and the development of additional business skills. **Having high-speed, broadband internet available throughout the community will also support existing and future businesses.** Furthermore, bolstering the business climate now will help new desired businesses prosper in the future.

**COPPERTON'S HISTORIC CHARACTER IS AN ASSET FOR SUSTAINABLE ECONOMIC GROWTH.** With its mining company town history, Copperton is a beautiful and unique community within Salt Lake County. Its mining history can bolster economic opportunities in multiple ways. It can add to a memorable business climate: historic markers or design elements can enhance the aesthetics of the commercial area. Or, an entrepreneur could pursue a museum or other commemorative business.

Analyses and public feedback indicate that the **MARKET MAY SUPPORT A HARDWARE STORE, A GAS STATION/CONVENIENCE STORE, A DINER OR CAFÉ, AND A FURNITURE STORE.** There is significant market leakage of these businesses, and Copperton residents express explicit interest in frequenting them (See speech bubble on Page 96). The establishment of these businesses depends on available, developable property, what zoning allows, and a willing entrepreneur.



**DINING OUT IS POPULAR:** Residents spend almost as much dining out (5.0 percent of household budget) as cooking (6.9 percent of household budget) (ESRI, 2019a).

**THERE IS DEMAND FOR DINING OPTIONS IN COPPERTON:** 28 percent of respondents would eat at a Copperton cafe and 34 percent at a diner weekly, and 52 percent of respondents would eat at either monthly (MSD 2020 "Amenities and Priorities Survey").

**RESIDENTS WOULD FREQUENT A HARWARE STORE:** 24 percent of respondents would shop at a harware store at least every-other-week, and 50 percent of respondents would shop there monthly (MSD 2020 "Amenities and Priorities Survey"). Plus, the potential annual sales is 110,541,404 dollars (ESRI, 2019c).

## 7.11 ECONOMIC OPPORTUNITIES WORK PROGRAM

With these opportunities and challenges in mind, the Economic Opportunities Work Program was developed to make progress on Copperton's economic goals. The Economic Opportunities Work Program includes goals, objectives, and actions, with the responsible parties, timeline for implementation, relative cost (indicated by \$), metric for success, and relevant resources. The General Plan Steering Committee developed these goals, objectives, and actions during meetings and using feedback gathered from the SWOT and APAE analyses and public surveys.



## Goal 7.1: Attract new business.



Objective 7.11: Focus on attracting new business that positively impacts the community, through provided goods and services, and the economy, through sales tax revenue, while maintaining Copperton's small-town feel.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
7.11A: Conduct a business feasibility study (2020's is in this plan).	Economic Development	Summer 2020, every 2 years	\$ (staff time)	Brief is prepared and shared with Copperton.	N/A
7.11B: Facilitate creation of a local business group; launch a cooperative marketing and promotional campaign and support businesses through business management workshops.	MSD PDS with Copperton CC, Business owners	2021 CDBG Grant Application, 2022 implementation, ongoing	None (except for business owners)	A group established is. Visibility of involved business increases. # of customers.	<a href="#">SLCo CDBG Grant</a> <a href="#">Local Business Reciprocal Agreements</a> <a href="#">Low-Budget Marketing Ideas blog</a>
7.11C: Consider efforts to attract a hardware store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	<a href="#">Small Town Successful Businesses article</a> <a href="#">Successful Small Town Business blog</a>
7.11D: Consider efforts to attract a café or diner.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	<a href="#">Small Town Successful Businesses article</a> <a href="#">Successful Small Town Business blog</a>
7.11E: Consider efforts to attract a gas station/convenience store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	<a href="#">Small Town Successful Businesses article</a> <a href="#">Successful Small Town Business blog</a>
7.11F: Consider efforts to attract a furniture store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	<a href="#">Small Town Successful Businesses article</a> <a href="#">Successful Small Town Business blog</a>

## Goal 7.2: Foster sustainable economic growth.



Objective 7.21: Build a community environment that embraces sustainable economic growth, while preserving the community's cultural and historic identity.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
7.21A: Seek regional support for Copperton's economic growth; work with nearby communities to identify mutually beneficial solutions in anticipation of growth on Copperton boundaries.	MSD PDS with Rio Tinto Kennecott, Herriman, West Jordan, South Jordan, Universities/colleges, Copperton, EDC Utah	Immediate and ongoing	\$ (staff time)	Regular meetings are established. Communication is open and collaborative.	<a href="#">EDC Utah: Collaboration and Growth blog</a>
7.21B: Support creation of a Local Business Celebration (like Town's Day but focused on Local Business).	MSD PDS with CC, Business owners	2021 implementation, ongoing annually	\$ (food & goodies, flyers)	# of attendees, # of participating businesses.	<a href="#">Kansas City Small Business Celebration</a> <a href="#">Austin Small Business Festival</a> <a href="#">Why Cities Should Invest in Festivals blog</a>
7.21C: Investigate options to improve broadband infrastructure to provide faster internet speeds for businesses and residents.	MSD PDS with Public Works, Internet companies, MTC	2022	\$\$	Solution is found that gives 100% of internet users adequate internet speed and access to internet increases from 90 to 97%.	<a href="#">Utah Regional Broadband Access Plans</a>
7.21D: Facilitate conversations about implementing and running a historic walking tour of Copperton.	MSD PDS with CC, Business owners	2023	\$ (signs)	Walking tour is established. Funds support historic preservation.	<a href="#">Preservation Utah Tours</a>

## CHAPTER EIGHT: INFRASTRUCTURE & RESILIENCE



### 8.0 THE IMPORTANCE OF INFRASTRUCTURE AND RESILIENCE

Resilience is the ability for complex systems to change, adapt, and transform, in positive ways and within a reasonable timeframe, following hardships and disasters (adapted from Davoudi, 2012). In planning:

- » Systems include social ones, such as the relationships of people within a community to each other and to other people, as well as ecological ones, such as the interactions of animals, plants, climate, and people.
- » Why do we say change, adapt, and transform? These three verbs convey that true resilience is when we learn from and improve upon past experiences, rather than returning to a “normal” that may not have benefitted everyone in the community equitably.

Hardships and disasters comprise a variety of short and long term, sudden or gradual, expected or unexpected, small or large, experiences: natural disaster, discrimination, pandemic, economic recession, digital revolution, autonomous vehicles, climate change, cyclical poverty, and violence, for example.

Infrastructure is the set of fundamental structures and facilities serving a society and enabling its operation. Infrastructure often calls to mind brick and mortar structures such as bridges, telephone poles, and stormwater drains. However, there is also digital infrastructure—services necessary to a society’s information technology capabilities—including internet access and reliability. And, there is social infrastructure too: the assets that act as a conduit to bring people together and strengthen relationships. Social infrastructure includes schools, community groups, outdoor markets, coffee shops, libraries, parks, religious institutions, and other physical assets that create a culture of neighborliness, acceptance, and connection (Landau, 2019).

Infrastructure and resilience are tightly related. Well-maintained, high functioning infrastructure enables more resilient communities. Such communities have brick and mortar, digital, and social structures that support community members’ everyday lives and improve their quality of life.

## 8.1 RELATIONSHIPS, ROLES, AND VALUES

### WHAT IS THE ROLE OF GENERAL PLANNING IN INFRASTRUCTURE AND RESILIENCE?

Communities that plan are generally more resilient to change. Research has found that the best way to help communities cope with and recover from disasters is to support hazard and resilience planning BEFORE disaster strikes (Mercy Corps, 2019). How? The planning process provides a space for communities to self-educate about their needs and desires and to discuss difficult, controversial, or complex topics. By going through the planning process, including both numerical data analysis and the gathering of the publics' experiences, a community identifies its assets, opportunities, limitations, and threats. The community thus develops a realistic understanding of where it is at and where it hopes to be in the future. This allows a community to maintain its strengths, realize its opportunities, transform limitations into opportunities, and mitigate threats – in essence, to develop its resilience.

This General Plan uses a comprehensive, multifaceted approach to infrastructure and resilience at the forefront of planning best practices. The Infrastructure and Resilience Chapter ties together the assets mentioned in the previous chapters (e.g. land use, transportation) and applies the resilience framework to them, asking resilience for whom, resilience of what to what, resilience for when, resilience for where, and why resilience? (Meerow & Newell, 2016). In this way this chapter aims to strengthen and deepen the work undertaken in previous chapters, but not to replicate these topics altogether.

### OTHER EFFORTS:

Each chapter's Work Program contributes to infrastructure and resilience planning. The goals, objectives, and actions regarding each topic, which hit on ideas of infrastructure and resilience related to that topic, offer an implementable program to improve infrastructure and resilience in the community. Additionally, this plan recognizes and draws from relevant strategy documents, such as the 2019 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (Salt Lake County, 2019). The Hazard Mitigation Plan assesses Copperton's legal, fiscal, and technical capabilities. It also identifies Copperton-specific hazard risks and proposes two risk mitigation strategies.

## 8.2 EXISTING CONDITIONS

### 8.3 SOCIAL FABRIC

Copperton's social fabric forms the community's backbone. The small-town atmosphere of neighborly generosity, support, and friendship weaves a strong social network. Without knowing each other, residents cannot know if neighbors need help, so the culture of friendliness and the implicit expectation that neighbors meet neighbors is critical for Copperton's social fabric. While in many places neighbors do not know each others' names, Copperton residents help neighbors in need, often without being asked.

Residents with automobiles are known to grocery shop for mobility-limited residents (Oral story, General Plan Steering Committee meeting). During stressful times, such as social distancing during the COVID-19 pandemic, neighbors check on neighbors. Residents engage in acts of care such as chatting on the street, sharing extra vegetables from the garden, or dropping off a casserole (Oral story, General Plan Steering Committee meeting), which have a critical, positive impact on people's feeling of belonging.

These actions create a positive feedback loop, prompting additional neighborly behavior. People who feel like they belong to their community are more likely to extend a hand to others in need; when people feel supported, stress management improves, and less stressed people are more able to pay kindness forward. Support is crucial for getting through hard times. Copperton's social fabric thus bolsters the community's resilience. Existing conditions regarding specific parts of social fabric, such as communication networks, community events, and daily living are elaborated upon.

### COMMUNICATION NETWORKS

Formal and informal communication networks comprise digital, brick and mortar, and social infrastructures which, when functioning well, support resilience. Cables, wires, poles, computers, tablets, and cellular devices enable the virtual exchange of information. Sidewalks and roads allow people to travel throughout the community, where they meet up with other residents in formal or informal ways and can exchange information.

Copperton's formal communication networks include public meetings, offered in person at the Bingham Canyon Lion's Club or virtually via free online programs.

Meetings of the Metro Township Council (MTC), Community Council (CC), and Planning Commission (PC) are all forums where residents communicate wants and needs to community representatives, and where community representatives keep residents informed of projects, government workings, and other business. Both councils utilize social media to extend resident outreach. The Metro Township Council puts out a monthly newsletter summarizing key community happenings, and they also run Copperton's official website.

Informal communication networks include talking on the street, in Church services, at community gatherings, in the park, over the phone, or online. The community uses Facebook regularly, especially the Copperton Utah Facebook Page, Copperton Yard Sale Page, Copperton Metro Township Council Page, and Copperton Community Council Page.

However, there are several points of struggle with Copperton's communication networks. These include discrepancies in access to communication networks and mobility. Not all Copperton residents have access to the internet (9 percent do not) (ESRI, 2019b), and reliable and high speed access to the internet varies: only 9 percent have the most reliable method (fiber optics) (ESRI, 2019b). While 5.6 percent of Copperton residents speak Spanish at home and 94.4 percent of residents speak only English at home, zero residents, "speak English less than 'very well,'" so language is a potential but unlikely communication barrier (U.S.C.B., 2018j). Residents with hearing difficulties, an estimated 29 Copperton residents, face a barrier to communication that others do not (U.S.C.B., 2018k). Additionally, residents are not equally mobile: 25 households have no car (U.S.C.B., 2018i), 56 people have an ambulatory disability (U.S.C.B., 2018k), and 25 people have an independent living difficulty (U.S.C.B., 2018k). These factors make movement and mobility difficult. Furthermore, 39 people aged 65 years and older live alone, which raises concerns regarding social isolation and receiving prompt help in emergencies (U.S.C.B., 2018j).

Besides accessibility and equity concerns, Copperton faces internet and social media behavior issues that tear social fabric rather than support it. In fact, residents in the MSD 2020 Amenities and Priorities Survey identified neighbor and internet and social media behavior as the second and third of Copperton's greatest challenges.

## COMMUNITY EVENTS

Copperton previously held a mock emergency response event. During this event, residents were instructed to put paper signs up in the windows indicating the status of the household as safe, in need of assistance, or another status. The mock event

promoted resilience following disasters in two ways: one, preparation and practice encourage instinctual appropriate responses during disasters rather than panic reactions, and two, it taught residents a valuable hazard response technique in communicating via signage.

Copperton's three religious institutions collaborate annually on a progressive three course dinner event. Which church provides the appetizer, main course, or dessert rotates. The whole community is welcome, whether an individual is a member of one of the churches or not. This event encourages the dissolution of perceived or actual religious boundaries and buoys community connections.

Two Bingo nights occur regularly: one sponsored by the Copperton Community Council and the other hosted by the Immaculate Conception Catholic Church. These events, open to residents and Senior Citizen residents for a fee, bring community members together in a positive, interactive game night.

The novel Coronavirus-19 pandemic has prohibited large community gatherings as of the writing of this plan. Considering the importance of community events for meeting and getting to know other residents, reminding residents that they belong to the community's social fabric, and providing meaningful information or experiences, new ways to support the community's social fabric are necessary for times of pandemics. The 2020 Fourth of July Celebration exemplified community adaptability and is a great example of maintaining social fabric in times of hardship. Rather than gather in Copperton Park residents remained on their lawns to watch the parade. Parade participants remained socially distant from another. With this set up, residents celebrated and connected with each other in a safe way.

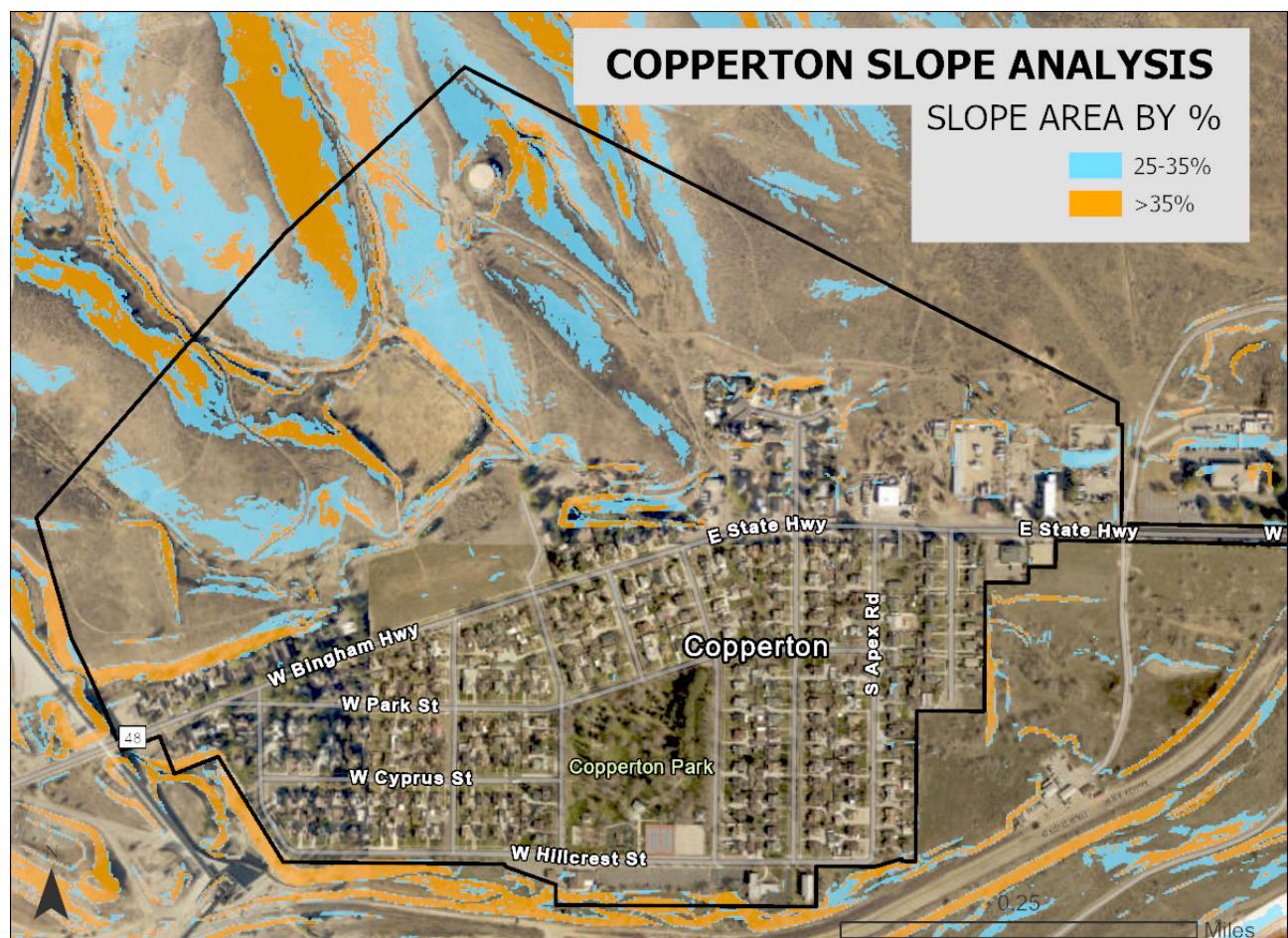
## DAILY LIVING:

Several common habits of Copperton residents support community resilience. Grow boxes, boxes for growing vegetables, have grown in popularity. Grow boxes allow residents to have readily available fresh produce. This promotes food security: if traveling to a grocery store is impossible, whether due to long-term mobility restrictions or because of an emergency, residents can access fresh food. Over time, grow boxes promote economic security also: residents save money from buying less produce and from gas savings accrued with fewer grocery store trips. Some Copperton residents raise chickens, which promotes resilience through food and economic security for the same reasons as do grow boxes. Additionally, neighbors often give away extra vegetables and eggs to others, supporting resilience beyond their households.

## 8.3 ENVIRONMENTAL CONDITIONS

Sitting within the hydrographic Great Basin, the Basin and Range topographic system, and the Great Basin Desert climatic and biological system, Copperton experiences hot, dry summers; short autumns and springs; and cold, dry winters. Copperton's location at the mouth of Bingham Canyon introduces some heavily localized environmental conditions. Most notably, Copperton lands include some steep slopes that are unbuildable (Figure 8.3 - 1).

Figure 8.3 - 1



Certain environmental conditions and associated hazards are more or less likely for Copperton to experience. According to the Hazard Mitigation Plan, the top five hazard risks for Copperton are:

1. Earthquake
2. Wildfires
3. Severe Winter Weather
4. Severe Weather
5. Public Health Epidemic/Pandemic (2019).

### 1. EARTHQUAKE

Earthquakes are a serious threat to Copperton and other communities throughout the area. The greater Salt Lake area includes several major fault lines, including the Wasatch Fault Zone and the Oquirrh-Great Salt Lake Fault Zone. These fault zones run north to south along the two mountain ranges. Between 2016 and 2066, there is a 57 percent chance of a magnitude 6.0 or greater earthquake somewhere in the Wasatch Front (W.G.U.E.P., 2016). A magnitude 7.0 earthquake along the Wasatch Front could cost up to 33 billion dollars and cause between 2,000 and 2,500 deaths (E.E.R.I., 2015). At least 326 of Copperton's structures are unreinforced masonry dwellings and not built with modern technologies to better withstand earthquakes. In addition to the damage from shaking, a concern of earthquakes is liquefaction: when shaking causes soil to act like a liquid, leading to the sinking and shifting of the ground. Fortunately, Copperton sits in the "very low" liquefaction zone, meaning there is less than a five percent chance in the next 100 years that an earthquake will be strong enough to cause liquefaction (Anderson, Keaton, & Eldridge, 1984).

### 2. WILDFIRE

Copperton is considered an "at risk" community for wildfires (SLCo, 2019). Copperton's most northern, undeveloped property is at wildfire threat level "extreme" (SLCo, 2019). Other areas north of the highway have "very high," "high," or "moderate to high" risk levels, while land south of the highway has "moderate" or "moderate to high" risk levels (SLCo 2019). Many of Copperton's community gathering places, such as the Bingham Canyon Lion's Club, St. Pauls Methodist Church, the Church of Jesus Christ of the Latter Day Saints, and Copperton Park, sit in moderate zones.

### 3. SEVERE WINTER WEATHER

Copperton experiences significant snowfall, yet residents regularly plow their own streets (Oral Story, GPSC Meeting). In a long-term study, a weather station in Bingham Canyon recorded an average annual snowfall of 97 inches between 1940 and 1974 (W.R.C.C., n.d.). With one major access point into and out of Copperton, it is likely that severe winter storms could prevent movement in and out of town. Limited access is a concern regarding emergency response as well as accessing food, water, and

other needs. That residents regularly plow their own streets means that, in a storm, residents can create their own access if outside snowplowing services are slow to respond. However, persistent timely snow removal depends on individual residents continually donating their time and resources to this service.

#### 4. SEVERE WEATHER AND CLIMATE CHANGE

Salt Lake County's average temperature increased between 1.5 and 2.0 degrees Fahrenheit between 2006 and 2016 (E.P.A., 2016). Scientists predict that Utah will experience reduced water availability, through more frequent droughts, more intense droughts, and a reduced snowpack (E.P.A., 2016). Drier and hotter weather will exacerbate instances of wildfires as well.

#### 5. PUBLIC HEALTH PANDEMIC

While a public health pandemic or epidemic ranks fifth based on the probability and severity of occurrence in the Hazard Mitigation Plan, one is occurring as of the writing of this plan. The novel Coronavirus-19 began spreading throughout the United States in early 2020. People aged 65 years and older as well as the immunocompromised are more susceptible to suffer severe illness or death. Governments, communities, and individuals have altered their habits in attempts to prevent the spread of the virus. The full impacts and implications of this pandemic, including in relation to planning and development, are yet unknown.

## 8.4 INFRASTRUCTURE AND SERVICES

Copperton provides various services, either directly or through contracts, that support the community's resilience (Figures 8.4 - 1 and 8.4 - 2)). Figure 8.4 - 3 lists essential services, such as health care and education, that are not available within Copperton's boundaries.

Figure 8.4- 1: Infrastructure and Services, Part One

Infrastructure and Services (Brick & Mortar, Digital, and Social)	Provider	Description	Relation to Resilience
Local Government	Copperton Metro Township Council	5 members elected by Copperton residents to lead Copperton.	Intimate knowledge of community makes for better decision-making; trust in government bolsters social cohesion
Planning Commission	Copperton Planning Commission	5-7 members who apply and are appointed by the Metro Township Council to use General Plan and local ordinance to advise Council on land use decisions. Meet approximately once per month.	How land is used and regulated influences a community's resilience to change; having a body dedicated to understanding land use and guiding decisions promotes better land use decisions
Community Organization	Copperton Community Council	5 members elected by residents or appointed by Metro Township Council. Meet approximately once per month. Acts as community sounding board and event planners.	Enhancing information exchange between decision-makers and residents as well as providing opportunities for community interaction are both important for strengthening social fabric
Community Organization	Bingham Canyon Lion's Club	Private organization that hosts many community events and is highly involved with the community	As an entity that puts on community events and aids individual community members, the organization supports Copperton's social fabric.
Community Ties/Neighborliness	Copperton	Residents check in on each other, take neighbors without cars grocery shopping, welcome new residents, and chat with neighbors	The small-town, neighborly feel supports individuals, thereby supporting and strengthening the community.
Religious Organization	Immaculate Conception Catholic Church, Saint Paul's United Methodist Church, The Church of Jesus Christ of Latter-day Saints	Three religious institutions, who operate independently but also collaborate on joint community-wide events	Many people find strength in religion; institutions provide social connections that support members in difficult times; these three partner every year to provide a three-course meal for all residents, encouraging multi-faith collaboration and connection
Planning and Development Services	Greater Salt Lake Municipal Services District	The interlocal government that provides current planning, long range planning, building inspection and permitting, code enforcement, and engineering services to member communities.	Planning is the most important way to prepare communities and the infrastructure for hardships and disasters
Fire Services	Unified Fire Department	Station 115 sits off Highway 48 at Copperton's eastern end	Copperton has a high wildfire threat level. Firefighter preparation, education about wildfire prevention strategies, and community cooperation with fire landscaping decisions will boost resilience to wildfire threats
Police Services	Unified Police Department	Officers work out of the Magna Precinct administrative office at 2711 S Buccaneer Drive. Three officers patrol Copperton and a property crimes detective is also assigned to Copperton.	Quick response to emergencies in Copperton is especially important for individual and community wellbeing given that no health care or hospital services exist in Copperton

Infrastructure and Services - Brick & Mortar, Digital, and Social	Provider	Description	Relation to Resilience
Garbage and Recycling Removal and Disposal	Wasatch Front Waste & Recycling District, Trans-Jordan Landfill	Provides trash and recycling curb-side pickup. Gives residents fee waiver vouchers to haul loads of waste to the Trans-Jordan Landfill.	The service is necessary to keep Copperton clean and safe from hazardous or nuisance waste.
Water	Copperton Improvement District	Provides culinary water to Copperton residents	Access to reliable, high quality water is essential for life.
Sewer and Wastewater	Copperton Improvement District, South Valley Sewer District	Provides sewer and wastewater removal services from Copperton	Well-maintained sewer and wastewater systems is needed for health and wellbeing.
Television and Radio	Various	Provides information through local and/or national news, as well as entertainment.	Connection to regional, state, national, and global networks helps with community preparation for ongoing events and assists with knowledge sharing.
Roads	UDOT, SLCo, Copperton	Most roads are local roads, under Copperton's authority. The Highway (route 48) is a state route and under state jurisdiction.	Roads allow the transport of needed goods and services, including emergency services.

Figure 8.4 - 2: Infrastructure and Services, Part Two (above)

Figure 8.4 - 3: Essential Services not in Copperton (right)

Infrastructure and Services (Brick & Mortar, Digital, and Social)	Nearest Location(s)
Hospital and Health Care	University of Utah South Jordan Medical Center, 5.8 miles, 10-minute drive Riverton Hospital, 8.4 miles, 15-minute drive
Dental Care	Copper Creek Dental Office, 6.6 miles, 12-minute drive Pony Express Dental and Orthodontics, 6.0 miles, 12-minute drive
Pharmacy	University of Utah South Jordan Pharmacy, 5.8 miles, 10-minute drive Smith's Marketplace (Daybreak Parkway), 5.9 miles, 11-minute drive
Senior Services	West Jordan Senior Citizens Center, 9.1 miles, 16-minute drive South Jordan Community and Senior Center, 10.0 miles, 19-minute drive Riverton Senior Center, 10.6 miles, 18-minute drive
Public Transportation	5600 W. Old Bingham Highway Light Rail Station (red line), 3.8 miles, 7-minute drive
Grocery Store	Smith's Marketplace (Daybreak Parkway), 5.9 miles, 11-minute drive Sprouts Farmers Market, 7.5 miles, 14-minute drive
Elementary School	Copper Canyon Elementary School, 4.3 miles, 8-minute drive Oakcrest Elementary School, 4.4 miles, 8-minute drive
Middle School	Sunset Ridge Middle School, 4.0 miles, 6-minute drive Mountain Creek Middle School, 5.8 miles, 11-minute drive
High School	Copper Hills High School, 4.8 miles, 9-minute drive

## AGE AND TYPE OF STRUCTURES

The age and type of structures influence how structures hold up after disasters. According to the Utah Seismic Safety Commission, structures built before 1975 are unreinforced masonry (2016). This means that structures do not have modern safety features, such as steel-reinforcements, roof to wall attachments, and wall to floor attachments. Such features enable the structure to handle disturbances, such as earthquakes.

- 97 Copperton structures were built in 1980 or later, indicating that they are built to better withstand earthquakes.
- 326 structures were built before 1970 and are unlikely to have earthquake safety features unless retrofitted later.
- 8 structures were built between 1970 and 1979 and may or may not have these safety features (U.S.C.B., 2018i).

The age and type of structures impact safety and livability concerns as well. Older homes are more likely to deal with lead paint (widely used until a nationwide ban in 1978), inefficient heating and cooling systems, low accessibility, high levels of radon gas, asbestos, unhealthy water quality, and poor indoor air quality (Office of the Surgeon General, 2009). These characteristics negatively impact physical and mental health, with possible effects including increased likelihood for cancer, lead poisoning and developmental delays, depression, and respiratory disease (Office of the Surgeon General, 2009). Older homes generally require more maintenance to remain livable and to combat outdated standards. If maintenance is neglected, whether due to its expense or the inability of the resident to conduct the repairs, the household may expose themselves to further risk.

## 8.5 LOOKING AHEAD

## 8.6 OPPORTUNITIES AND CHALLENGES

Several challenges may hinder Copperton's recovery from hardship or disaster despite preparation. These include outdated infrastructure, limited evacuation routes, social isolation, lack of economic diversity, and limited resources. However, opportunities exist within and beyond these challenges, including maintaining Copperton's strong social infrastructure and preparing for hardships and disasters through outreach and education.

**OUTDATED INFRASTRUCTURE** – Copperton's stock of unreinforced masonry poses a risk. Linking residents to seismic retrofit grants will improve structural resilience over time. Any seismic retrofits within the Historic District should follow historic preservation guidelines too.

**LIMITED EVACUATION ROUTE** – Copperton is accessed through New Bingham Highway, after Old Bingham highway merges into it. A major incident could block Copperton from other communities, preventing emergency services from quickly accessing Copperton.

**SOCIAL ISOLATION** – Copperton's social infrastructure, exemplified by community organizations as well as neighbor behavior, is strong, increases Copperton's resilience, and should be preserved. It is critical to Copperton's quality of life. The social fabric brings people in and encourages them to stay, creating a positive feedback loop that deepens Copperton's tight-knit community feel. Furthermore, the strength of Copperton's social infrastructure positively influences other areas of resilience and infrastructure; for example, the community's dedication to helping others leads to residents snowplowing the community after storms. Simultaneously, social isolation is an ongoing challenge, especially for the 25 households without a car and the 39 people aged 65 years or older who live alone. While the long-term impacts of increased social isolation caused by the novel Coronavirus-19 pandemic are not yet known, it is likely that more people feel socially isolated. Continuing Copperton's culture of adaptive, inclusive community events (whether in-person or virtual) is an opportunity to combat this.

**LACK OF ECONOMIC DIVERSITY AND LIMITED RESOURCES** – A majority of Copperton is composed of single family houses, which limits the space and potential for a diverse economy. Essential services and resources, such as healthcare and groceries, are not available within Copperton's boundaries. Increasing access, whether through bringing services and infrastructures into or closer to Copperton, or by increasing transportation options, increases resilience to hardship or disaster. Limited ability to annex adjacent land adds complexity to this challenge.

**PREPARATION** - Preparation is the most important way to reduce the negative effects of hardships. Education, outreach, and training regarding Copperton's most likely hardships and disasters is a priority for increasing household-level preparation. Multiple methods, including handouts, an online informational portal, and annual disaster response training can support this goal. Prioritizing infrastructure needs and repairs and keeping brick and mortar infrastructure in adequate working condition



## 8.7 RESILIENCE & INFRASTRUCTURE WORK PROGRAM

With these opportunities and challenges in mind, the Resilience and Infrastructure Work Program was developed to make progress on Copperton's resilience and infrastructure goals. This Work Program includes goals, objectives, and actions, with the responsible parties, timeline for implementation, relative cost (indicated by \$), metric for success, and relevant resources. The General Plan Steering Committee developed these goals, objectives, and actions during meetings and using feedback gathered from the SWOT and APAE analyses and public surveys.

## Goal 8.1: Establish adaptive, clear, and responsive emergency management practices.

Objective 8.11: Determine multi-pronged communication and response method for times of hardship or disaster.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.11A: Bring together emergency management experts, the MTC, and MSD-PDS to determine effective communication methods.	MSD PDS with MTC, Unified Fire Authority, Emergency Management	2021 1 <sup>st</sup> annual, then every-other-year	\$ (staff time)	Cross-jurisdictional workshop is held.	<a href="#">Salt Lake County Emergency Management</a>
8.11B: Review Hazard Mitigation plan annually and adjust as needed.	MSD PDS with MTC, Emergency Management	2021, then ongoing annually	\$ (staff time)	Plan is reviewed at MTC meeting.	<a href="#">Salt Lake County Emergency Management Plan</a>
8.11C: Develop an emergency evacuation plan.	MSD PDS with Emergency Management	2023	\$\$ (staff time)	Plan is adopted at MTC meeting.	N/A

Objective 8.12: Educate the public on chosen practices.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.12A: Create and disperse written guidelines for preparing for and responding to major hardships and disasters.	MSD PDS with emergency management	2021	\$ (staff time, materials to print)	Guidelines are dispersed.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
8.12B: Provide an online training portal to teach emergency management preparedness and response.	MSD PDS with emergency management	2021	\$ (staff time, website domain)	# of visits to website.	
8.12C: Host an in-person, annual training scenario, rotating the focus topic.	MSD PDS with Emergency Management	2021, then ongoing annually	\$\$ (staff time, materials to print, space to hold event)	Post event survey to attendees about what they learned. Report at MTC and PC meetings.	<a href="#">Salt Lake County Emergency Management Plan</a>

## Goal 8.2: Practice responsibility with budget and resources in all decision-making.

Objective 8.21: Keep track of short- and long- term needs and consequences and budget considerations in decisions.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.21A: Support the MTC and the treasurer through the annual process of creating the budget.	MSD PDS with MTC	Immediate and ongoing	\$ (staff time)	MSD provides MTC with information relevant to budget-setting.	<a href="#">Copperton Home</a>

Objective 8.22: Provide clarity to fiscal decisions.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.22A: Work with MTC to gather resident feedback on drafted budgets by utilizing social media networks and MSD Hub Pages	MSD PDS with MTC	Immediate and ongoing	\$ (staff time)	Fiscal updates are regular agenda items.	
8.22B: Work with MTC to present budget information to residents through social media networks, the newsletter, and MSD Hub Pages	MSD PDS with MTC	Immediate and ongoing	\$ (staff time, materials to print)	Newsletter regularly includes summary of fiscal matters.	<a href="#">Copperton Home</a>

## Goal 8.3: Ensure hardship and disaster preparedness and response is universally accessible and responds to various community needs.

Objective 8.31: Achieve a more equitable community following hardship or disaster.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.31A: Support the distribution of disaster response information via multiple methods so those without access to one method are not left out.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (staff time)	Those without internet receive information. Those new to town receive information.	N/A
8.31B: Consider mobility, vision, auditory, and other disabilities in response guidance and plans.	MSD PDS with Emergency Management	Immediate and ongoing	\$ (staff time)	Plans account for non-able-bodied persons.	<a href="#">Center for Disease Control: Disasters and Disabilities</a>

## Goal 8.4: Maintain Copperton's strong social fabric.

Objective 8.41: Support community organizations that contribute to Copperton's strong social fabric.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.41A: Support continued advertising community organizations' events.	MSD PDS with each community organization, CC, MTC	Immediate and ongoing	\$	Record of advertisements for events, including method of advertisement.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a> <a href="#">Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
8.41B: Support attendance of community organizations' events.	MSD PDS with MTC, CC, PC, community organizations	Immediate and ongoing	None	# of attendees.	

Objective 8.42: Educate about neighbor, internet, and social media behavior.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.42A: Encourage the use of positively framed guidelines that appear to users before they post on Copperton social media pages.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (Staff time)	Decrease in behavior as one of Copperton's top challenges in public surveys over time.	2020 Amenities and Priorities Survey (see Appendix).

Objective 8.43: Keep Copperton's culture of neighborliness alive.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.43A: Post feel-good stories (identifying information removed) about neighbors helping neighbors, on social media and in the newsletter.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (Staff time)	Community feedback about stories is positive.	<a href="#">Good News Network</a>

Objective 8.44: Keep Copperton's annual 4<sup>th</sup> of July Parade, Town's Day, and other events that celebrate Copperton.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.44A: Support the MTC and CC as they provide monetary and/or administrative support.	MSD PDS with MTC, CC	Immediate and ongoing	Depends	Budget includes community event support; CC runs events.	<a href="#">Copperton Home</a>

## Goal 8.5: Ensure that brick and mortar infrastructure is maintained in good working condition and meets the needs of current and future residents.

Objective 8.51: Understand the location and extent of immediate and long-term public infrastructure repairs.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.51A: Map needed road, stormwater drain, lighting, signage, and other infrastructure repairs.	MSD PDS with Public Works, Engineering	1 <sup>st</sup> Quarter 2021	\$ (staff time)	Map is completed and presented to MTC.	N/A
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8.51B: Prioritize repairs according to price and demonstrated need via this General Plan.	MSD PDS with MTC	2 <sup>nd</sup> Quarter 2021	\$ (staff time)	Repairs are ordered by priority.	N/A
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Objective 8.52: Link residents to assistance programs for private infrastructure repairs.	Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.52A: Same as 6.21A and B.						

Objective 8.53: Follow stormwater management best practices in new development and maintenance operations.	Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.53A: Use 2020 GSL-MSD Stormwater Management Plan to guide low-impact development practices.	MSD with Public Works, Engineering	As relevant with development occurring	Variable	New development and redevelopment minimizes negative impacts on stormwater.	<a href="#">2020 GSL-MSD Stormwater Management Plan</a>
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## Goal 8.6: Bring necessities closer and/or more accessible to Copperton to enhance self-reliance in times of hardship and disaster.

Objective 8.61: Include resilience-enhancing land uses and infrastructure in future priorities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.61A: Allow areas of mixed-use development (neighborhood commercial, residential, and government and institutional) in Future Expansion Area and Interactive District.	MSD PDS with PC, MTC	3 <sup>rd</sup> Quarter 2020 Future Land Use map adopted in General Plan, 3 <sup>rd</sup> Quarter 2021 zoning updates	\$ (staff time)	General Plan is adopted. Zoning is updated and allows this.	Character Area and Future Land Use maps (this plan).

8.61B: Same as 4.22A.

8.61C: Same as 7.21C.

Objective 8.62: Expand transportation options to avoid dependency on a single mode, bolster adaptability, and enhance mobility.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.62A: Same as 5.12A, C, E, and F.

8.62B: Same as 5.21B.

# CHAPTER NINE

## WORK PROGRAM

### Goal 4.1: Balance enabling and provisioning land-use policies.



Objective 4.11: Consider service limitations, including water availability, when making land-use decisions. Intentionally direct growth so that Copperton maintains adequate levels of service.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.11A: Identify suitable land uses in Future Expansion Area.	MSD PDS with Copperton	Summer 2020	\$ (staff time, public meeting materials)	Produced map with identified areas.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a>
4.11B: Identify carrying capacity of various services.	MSD PDS, Copperton Improvement District, other Utility services, Engineering	2 <sup>nd</sup> Quarter 2021 and annual updates	\$ (staff time)	A completed brief to MTC and PC with the capacity of each service identified.	<a href="#">Copperton ID: Improvement District</a> <a href="#">SLCo Engineering</a>
4.11C: Prioritize improvements to infrastructure systems reaching capacity.	MSD PDS	3rd Quarter 2021 and onward	None for prioritizing; variable for any improvements.	Work program based upon brief of service capacity.	

Objective 4.12: Uphold Copperton's character in the process and content of land-use decisions, especially with any new residential and commercial construction.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.12A: Involve the community in land-use decisions.	MSD PDS	Immediate and ongoing	\$ (staff time, meeting space)	# of public attendees and public comments over time.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a>
4.12B: Utilize social media, the MSD website, and Copperton's website to share ideas and considerations regarding land-use.	PC, MTC, MSD PDS	Immediate and ongoing	\$ (staff time, website domain)	# of public attendees and public comments over time, # of social media shares, likes, followers, and comments.	<a href="#">Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
4.12C: Create and adopt design standards for residential and commercial development, especially in Historic Copperton.	MSD PDS, PC	2022	\$\$ (staff time, legal expertise)	Design standards are adopted.	<a href="#">MSD: Land use and Zoning</a>

### Goal 4.2: Encourage land-use decisions that preserve and create open space and outdoor recreation opportunities.



Objective 4.21: Preserve and protect current land-use amenities, such as Copperton Park.,

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.21 A: Update zoning to protect part of Future Expansion Area as passive open space.	MSD PDS, PC	3 <sup>rd</sup> Quarter 2020 zoning update, March 20XX for grant application (2 years prior to desired construction completion)	\$ (staff time)	General Plan and Future Land Use map identify the land use as such.	Character Area and Future Land Use Maps (this plan)
4.21 B: Update zoning to protect part of Future Expansion Area as park space to ensure at least one acre of park space per 100 residents.	MSD PDS, PC		\$ (staff time)	General Plan and Future Land Use map identify the land use as such.	<a href="#">Utah Office of Outdoor Recreation Grant</a>
4.21C: Develop and implement tree care and planting schedule.	Contracted arborist	3 <sup>rd</sup> Quarter 2020, then ongoing	\$7,000 - \$16,000 (arborist fees)	An arborist is hired. # trees planted over 2 years.	<a href="#">MSD: Copperton seeking an Arborist</a> <a href="#">Global Design Cities: Lighting Guide</a>
4.21D: Work with Engineering to increase lighting on streets adjacent to Copperton Park.	Engineering	2022	\$\$	Lights are added. Graffiti incidents decrease.	<a href="#">International Dark Skies: Outdoor Lighting</a>

Objective 4.22: Acquire new amenities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.22A: Work with community organizations to develop a community garden in Future Expansion Area.	MSD PDS, CC	12 months to plan and generate interest, for May 2021 implementation	\$ (initial construction, maintenance, ongoing coordination effort)	Garden is constructed and utilized.	<a href="#">NC State: Organizing a Community Garden</a>
4.22B: Coordinate with WFRC regarding pathway of proposed western Bonneville Shoreline Trail.	MSD PDS	2025 coordination; post-2030 implementation	\$ (construction through Copperton's boundaries)	Copperton trail section is built where Copperton desires and enables future trail connections.	<a href="#">WFRC: Future Projects Map</a> <a href="#">Bonneville Shoreline Trail</a>
4.22C: Conduct a perimeter trail feasibility study.	MSD PDS, Engineering Parks & Rec	2025 application season	\$ (staff time)	Study is finished and presented at MTC and PC.	<a href="#">Utah Office of Outdoor Recreation Grant</a>

## Goal 4.3: Be strategically ready to respond to land and/or building acquisition opportunities.



Objective 4.31: Increase Copperton's financial, physical, and community-strengthening assets and amenities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.31A: Stay up to date with local and regional real estate, market trends, and regional plans that could impact land use in and around Copperton.	MSD PDS	Ongoing	\$ (staff time)	Quarterly report to Copperton MTC.	<a href="#">Utah Dept. of Commerce: Division of Real Estate</a>
4.31B: Develop a financial plan regarding potential acquisition of Metro Township properties (for park space, a library, etc.).	MSD PDS	2023	\$ (staff time)	A plan is created to enable the acquisition of property for specifically desired community purposes.	N/A

Objective 4.32: Revisit Copperton's zones and update to reflect Copperton's goals and needs.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
4.32A: Using Copperton's goals as laid out in all sections of this General Plan, update the zoning to support Copperton's desired Character Areas. Including, but not limited to: rezone Copperton Park parcels as park space, rezone the Interactive District, and rezone Future Expansion area.	MSD PDS, PC	2nd Quarter 2022	\$ (staff time)	Zones are updated. New zones facilitate achieving some of Copperton's goals.	Character Area and Future Land Use Maps (this plan).

## Goal 5.1: Improve connections between Copperton and regional amenities.



Objective 5.11: Establish viable public transportation options.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.11A: Communicate with UTA.	MSD PDS with UTA	Immediate and ongoing	None	Annual report to UTA of Copperton's public transport needs.	<a href="#">Utah Transit Authority</a>
5.11B: Facilitate communication of options, schedules, and other transportation info with residents.	MSD PDS with UTA	Ongoing	\$ (staff time, marketing efforts)	New public transit options are being utilized. Feedback is being received.	<a href="#">U.S. DOT: Expanding Public Transit</a> <a href="#">Federal Highway Administration: Small Town Multi-modal Networks</a>
5.11C: Coordinate with UTA to become part of UTA's VIA service area (on demand shuttle service).	MSD PDS with UTA	Ongoing coordination, 2022 implementation	None	It is established. # of users.	
5.11D: Coordinate with UTA to establish a morning and evening peak hour weekday bus stop to 5600 W and Old Bingham Trax Station.	MSD PDS with UTA	Ongoing coordination, 2023, implementation	None	It is established. # of users.	<a href="#">Utah Transit Authority</a>



Objective 5.12: Improve walkability and bike-ability along Old and New Bingham Highways.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.12A: Work with UDOT and engineering to plan for pedestrian and bicycle connections around, over, or under the bridge.	MSD PDS with UDOT and Engineering	Early August 2021 grant application; 2022 plan	\$\$	Pedestrian Connections Plan is created.	<a href="#">UDOT Technical Planning Assistance Grant</a>
5.12B: Work with UDOT and engineering to add street lighting along the highway.	MSD PDS with UDOT, Engineering, UTA, West Jordan, Herriman, and Copperton	2023 implementation	\$\$	# of added lights. Feedback that people travel more comfortably and safely.	<a href="#">Global Design Cities: Lighting Guide</a> <a href="#">International Dark Skies: Outdoor Lighting</a>
5.12C: Work with others to add crosswalks on major intersections: Old Bingham & Bacchus, Old Bingham & Wiregrass, Old Bingham & 6200 W, and Old Bingham & Mountain View Corridor.	MSD PDS with UDOT, Engineering, West Jordan, Herriman, Copperton	2023 implementation	\$\$	# of crosswalks implemented.	<a href="#">Smart Cities Dive: Creative Crosswalks</a>
5.12D: Work with community organizations, UDOT, and engineering to beautify bridge, such as with a "Welcome to Copperton" sign.	MSD PDS with UDOT, Engineering, and community organizations	2023 implementation	\$\$	Bridge is beautified.	<a href="#">Example of Welcome Sign on Bridge</a>
5.12E: Work with UDOT and engineering to build sidewalk along the highways.	MSD PDS with UDOT, Engineering, UTA, West Jordan, South Jordan, Herriman, and Copperton	2021 September Letter of Intent, 2021 December application, 2027 implementation	\$\$\$\$	Sidewalk is constructed.	<a href="#">Transportation Improvement Program Grant</a> <a href="#">8 Sidewalk Principles</a> <a href="#">FHA: Transportation Collaboration</a>
5.12F: Work with others to explore bike infrastructure options and build them. Link from town center to Bacchus & Old Bingham.		2021 September Letter of Intent, 2021 December application, 2027 implementation	\$\$\$\$	Bike infrastructure is constructed and utilized.	<a href="#">SLCo Bikeway Design</a> <a href="#">Bike Infrastructure Blog</a>

**Goal 5.2: Facilitate efficient and safe travel for all modes within Copperton and across its boundaries.**

Objective 5.21: Maintain Copperton's connected street network.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
5.21A: Advocate for preserving sidewalks and maintaining them to ADA standards.	MSD PDS with Engineering	Immediate and ongoing	\$ (maintenance, staff time)	Sidewalk analysis every 5 years. Residents point out needed repairs.	<a href="#">UDOT SLCo Engineering</a>
5.21B: Establish a street connectivity ordinance to build any new development on a gridded street system.	MSD PDS	2 <sup>nd</sup> Quarter 2021	\$\$ (staff time, legal expertise)	Ordinance is passed.	<a href="#">CNU: Street Networks</a> <a href="#">UCLT: Connectivity</a> <a href="#">BC Subdivision Ordinance with Connectivity Requirements</a>
5.21C: Work with engineers to build any new streets with ADA compliant sidewalks and design the streetscapes to make walking pleasant.	MSD PDS with Developer, Engineering, Public Works, and UDOT	As relevant	\$\$	Public feedback on walking in the community is received.	<a href="#">UDOT: Pedestrian Access Manual</a> <a href="#">America Walks: Streetscape Design</a>
5.21D: Plan for a second entrance to Copperton to enhance accessibility and resilience in conjunction with development of Future Expansion Area.	MSD PDS with Engineering and UDOT	As relevant with development	\$\$\$\$	Entrance Study is finished and presented to PC and MTC.	N/A

## Goal 6.1: Balance housing development with available natural and physical resources.



Objective 6.11: Set a vision for future housing development and implement policies that enable it.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.11A: Define available open space and decide what percentage of open space should be preserved compared to what percentage of space should allow residential development.	MSD PDS, PC	1st Quarter 2021	\$ (staff time)	A percentage is agreed to and adopted as a resolution.	<a href="#">University of Connecticut: Open Space Planning Fact Sheet</a>
6.11B: Same as 4.11B.					
6.11C: Determine housing setbacks, building footprint requirements, allowed uses, and design factors in updates to zoning (4.32).	MSD PDS, PC	3rd Quarter 2021	\$ (staff time)	Ordinances are revisited and updated, using vision of this General Plan.	<a href="#">EPA: Codes and Smart Growth</a>

## Goal 6.2: Maintain age-friendly housing options that support the diversity of household types in Copperton.



Objective 6.21: Provide safe and comfortable housing for residents that enable them to age-in-place.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.21A: Connect residents to home repair and maintenance grant programs.	MSD PDS, MTC	Ongoing	\$ (staff time, materials)	Information is disseminated.	<a href="#">Assist Utah Funding</a> <a href="#">Green and Healthy Homes Initiative</a> <a href="#">Home Energy Assistance Target Program (HEAT)</a>
6.21B: Host an event to bring in housing experts to explain and communicate home repair and energy efficiency programs to residents.	MSD PDS	2021	\$ (staff time, materials)	Event is hosted. Residents are informed about housing opportunities.	<a href="#">Utah Community Action: Weatherization Program</a> <a href="#">Lead Safe Housing Program</a>

Objective 6.22: Provide family-friendly, affordable housing options that work for various household sizes.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.22A: Consider the community's housing needs in zoning and development decisions (4.32).	PC	Ongoing	None	Affordability of housing over time. Community members are not aged out.	<a href="#">National Association of Home Builders: Affordable Housing</a>
6.22B: Create and adopt Aging in Place development principles for Future Expansion Area.	MSD PDS with PC, MTC	2022	\$ (staff time)	Principles are adopted in a formal resolution.	<a href="#">Aging in Place: Universal Design Principles</a>

## Goal 6.3: Consider historic character of housing in development decisions.



Objective 6.31: Consider historic preservation of housing, especially in Historic District.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
6.31A: Connect residents to historic preservation grants and opportunities.	MSD PDS, MTC	Ongoing starting in 2021	\$ (staff time)	# visits to website. Document with opportunities is shared.	<a href="#">National Park Service: Technical Preservation Services</a>
6.31B: Investigate historic preservation standards, building aesthetics, and construction requirements; present options to PC and MTC.	MSD PDS, PC	1st Quarter 2021	\$ (staff time)	Information is gathered and presented. Next step (ordinance, policy, etc.) is determined.	<a href="#">Whole Building Design Guide: Historic Preservation</a>

## Goal 7.1: Attract new business.

Objective 7.11: Focus on attracting new business that positively impacts the community, through provided goods and services, and the economy, through sales tax revenue, while maintaining Copperton's small-town feel.



Actions	Lead(s)	Timeline	Cost	Metric	Resources
7.11A: Conduct a business feasibility study (2020's is in this plan).	Economic Development	Summer 2020, every 2 years	\$ (staff time)	Brief is prepared and shared with Copperton.	N/A
7.11B: Facilitate creation of a local business group; launch a cooperative marketing and promotional campaign and support businesses through business management workshops.	MSD PDS with Copperton CC, Business owners	2021 CDBG Grant Application, 2022 implementation, ongoing	None (except for business owners)	A group established is. Visibility of involved business increases. # of customers.	<a href="#">SLCo CDBG Grant</a> <a href="#">Local Business Reciprocal Agreements</a> <a href="#">Low-Budget Marketing Ideas blog</a>
7.11C: Consider efforts to attract a hardware store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	<a href="#">Small Town Successful Businesses article</a> <a href="#">Successful Small Town Business blog</a>
7.11D: Consider efforts to attract a café or diner.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	
7.11E: Consider efforts to attract a gas station/convenience store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	
7.11F: Consider efforts to attract a furniture store.	MSD PDS with Developer, Business owner, Copperton	2023	None (except for business owner)	Marketing strategies are presented to MTC.	

## Goal 7.2: Foster sustainable economic growth.

Objective 7.21: Build a community environment that embraces sustainable economic growth, while preserving the community's cultural and historic identity.



Actions	Lead(s)	Timeline	Cost	Metric	Resources
7.21A: Seek regional support for Copperton's economic growth; work with nearby communities to identify mutually beneficial solutions in anticipation of growth on Copperton boundaries.	MSD PDS with Rio Tinto Kennecott, Herriman, West Jordan, South Jordan, Universities/colleges, Copperton, EDC Utah	Immediate and ongoing	\$ (staff time)	Regular meetings are established. Communication is open and collaborative.	<a href="#">EDC Utah; Collaboration and Growth blog</a>
7.21B: Support creation of a Local Business Celebration (like Town's Day but focused on Local Business).	MSD PDS with CC, Business owners	2021 implementation, ongoing annually	\$ (food & goodies, flyers)	# of attendees, # of participating businesses.	<a href="#">Kansas City Small Business Celebration</a> <a href="#">Austin Small Business Festival</a> <a href="#">Why Cities Should Invest in Festivals blog</a>
7.21C: Investigate options to improve broadband infrastructure to provide faster internet speeds for businesses and residents.	MSD PDS with Public Works, Internet companies, MTC	2022	\$\$	Solution is found that gives 100% of internet users adequate internet speed and access to internet increases from 90 to 97%.	<a href="#">Utah Regional Broadband Access Plans</a>
7.21D: Facilitate conversations about implementing and running a historic walking tour of Copperton.	MSD PDS with CC, Business owners	2023	\$ (signs)	Walking tour is established. Funds support historic preservation.	<a href="#">Preservation Utah Tours</a>

## Goal 8.1: Establish adaptive, clear, and responsive emergency management practices.

Objective 8.11: Determine multi-pronged communication and response method for times of hardship or disaster.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.11A: Bring together emergency management experts, the MTC, and MSD-PDS to determine effective communication methods.	MSD PDS with MTC, Unified Fire Authority, Emergency Management	2021 1 <sup>st</sup> annual, then every-other-year	\$ (staff time)	Cross-jurisdictional workshop is held.	<a href="#">Salt Lake County Emergency Management</a>
8.11B: Review Hazard Mitigation plan annually and adjust as needed.	MSD PDS with MTC, Emergency Management	2021, then ongoing annually	\$ (staff time)	Plan is reviewed at MTC meeting.	<a href="#">Salt Lake County Emergency Management Plan</a>
8.11C: Develop an emergency evacuation plan.	MSD PDS with Emergency Management	2023	\$\$ (staff time)	Plan is adopted at MTC meeting.	N/A

Objective 8.12: Educate the public on chosen practices.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.12A: Create and disperse written guidelines for preparing for and responding to major hardships and disasters.	MSD PDS with emergency management	2021	\$ (staff time, materials to print)	Guidelines are dispersed.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
8.12B: Provide an online training portal to teach emergency management preparedness and response.	MSD PDS with emergency management	2021	\$ (staff time, website domain)	# of visits to website.	
8.12C: Host an in-person, annual training scenario, rotating the focus topic.	MSD PDS with Emergency Management	2021, then ongoing annually	\$\$ (staff time, materials to print, space to hold event)	Post event survey to attendees about what they learned. Report at MTC and PC meetings.	<a href="#">Salt Lake County Emergency Management Plan</a>



## Goal 8.2: Practice responsibility with budget and resources in all decision-making.

Objective 8.21: Keep track of short- and long- term needs and consequences and budget considerations in decisions.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.21A: Support the MTC and the treasurer through the annual process of creating the budget.	MSD PDS with MTC	Immediate and ongoing	\$ (staff time)	MSD provides MTC with information relevant to budget-setting.	<a href="#">Copperton Home</a>

Objective 8.22: Provide clarity to fiscal decisions.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.22A: Work with MTC to gather resident feedback on drafted budgets by utilizing social media networks and MSD Hub Pages	MSD PDS with MTC	Immediate and ongoing	\$ (staff time)	Fiscal updates are regular agenda items.	
8.22B: Work with MTC to present budget information to residents through social media networks, the newsletter, and MSD Hub Pages	MSD PDS with MTC	Immediate and ongoing	\$ (staff time, materials to print)	Newsletter regularly includes summary of fiscal matters.	<a href="#">Copperton Home</a>

## Goal 8.3: Ensure hardship and disaster preparedness and response is universally accessible and responds to various community needs.

Objective 8.31: Achieve a more equitable community following hardship or disaster.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.31A: Support the distribution of disaster response information via multiple methods so those without access to one method are not left out.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (staff time)	Those without internet receive information. Those new to town receive information.	N/A
8.31B: Consider mobility, vision, auditory, and other disabilities in response guidance and plans.	MSD PDS with Emergency Management	Immediate and ongoing	\$ (staff time)	Plans account for non-able-bodied persons.	<a href="#">Center for Disease Control: Disasters and Disabilities</a>

## Goal 8.4: Maintain Copperton's strong social fabric.

Objective 8.41: Support community organizations that contribute to Copperton's strong social fabric.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.41A: Support continued advertising community organizations' events.	MSD PDS with each community organization, CC, MTC	Immediate and ongoing	\$	Record of advertisements for events, including method of advertisement.	<a href="#">MSD: Long Range Planning</a> <a href="#">Copperton Home</a> <a href="#">Government Live-Streaming</a> <a href="#">Social Media as a tool in Urban Planning</a>
8.41B: Support attendance of community organizations' events.	MSD PDS with MTC, CC, PC, community organizations	Immediate and ongoing	None	# of attendees.	

Objective 8.42: Educate about neighbor, internet, and social media behavior.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.42A: Encourage the use of positively framed guidelines that appear to users before they post on Copperton social media pages.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (Staff time)	Decrease in behavior as one of Copperton's top challenges in public surveys over time.	2020 Amenities and Priorities Survey (see Appendix).

Objective 8.43: Keep Copperton's culture of neighborliness alive.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.43A: Post feel-good stories (identifying information removed) about neighbors helping neighbors, on social media and in the newsletter.	MSD PDS with MTC, CC	Immediate and ongoing	\$ (Staff time)	Community feedback about stories is positive.	<a href="#">Good News Network</a>

Objective 8.44: Keep Copperton's annual 4<sup>th</sup> of July Parade, Town's Day, and other events that celebrate Copperton.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.44A: Support the MTC and CC as they provide monetary and/or administrative support.	MSD PDS with MTC, CC	Immediate and ongoing	Depends	Budget includes community event support; CC runs events.	<a href="#">Copperton Home</a>

## Goal 8.5: Ensure that brick and mortar infrastructure is maintained in good working condition and meets the needs of current and future residents.

Objective 8.51: Understand the location and extent of immediate and long-term public infrastructure repairs.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.51A: Map needed road, stormwater drain, lighting, signage, and other infrastructure repairs.	MSD PDS with Public Works, Engineering	1 <sup>st</sup> Quarter 2021	\$ (staff time)	Map is completed and presented to MTC.	N/A
8.51B: Prioritize repairs according to price and demonstrated need via this General Plan.	MSD PDS with MTC	2 <sup>nd</sup> Quarter 2021	\$ (staff time)	Repairs are ordered by priority.	N/A

Objective 8.52: Link residents to assistance programs for private infrastructure repairs.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.52A: Same as 6.21A and B.

Objective 8.53: Follow stormwater management best practices in new development and maintenance operations.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.53A: Use 2020 GSL-MSD Stormwater Management Plan to guide low-impact development practices.	MSD with Public Works, Engineering	As relevant with development occurring	Variable	New development and redevelopment minimizes negative impacts on stormwater.	<a href="#">2020 GSL-MSD Stormwater Management Plan</a>

## Goal 8.6: Bring necessities closer and/or more accessible to Copperton to enhance self-reliance in times of hardship and disaster.

Objective 8.61: Include resilience-enhancing land uses and infrastructure in future priorities.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
8.61A: Allow areas of mixed-use development (neighborhood commercial, residential, and government and institutional) in Future Expansion Area and Interactive District.	MSD PDS with PC, MTC	3 <sup>rd</sup> Quarter 2020 Future Land Use map adopted in General Plan, 3 <sup>rd</sup> Quarter 2021 zoning updates	\$ (staff time)	General Plan is adopted. Zoning is updated and allows this.	Character Area and Future Land Use maps (this plan).

8.61B: Same as 4.22A.

8.61C: Same as 7.21C.

Objective 8.62: Expand transportation options to avoid dependency on a single mode, bolster adaptability, and enhance mobility.

Actions	Lead(s)	Timeline	Cost	Metric	Resources
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8.62A: Same as 5.12A, C, E, and F.

8.62B: Same as 5.21B.

# CHAPTER TEN

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# CHAPTER ELEVEN:

## APPENDIX

### AMENITIES AND PRIORITIES SURVEY RESULTS

#### Copperton Amenities and Priorities Survey

54 total respondents

#### 1. Which of the following issues should elected and appointed officials focus on over the next five years?

RESPONSE	COUNT	PERCENTAGE
Write in: Preventing nearby growth	1	1.9
Write in: Decide on what to do with empty lot on State Hwy	1	1.9
Increasing viable transportation options	2	3.7
Communicating effectively with residents	3	5.6
Celebrating Copperton's roots and historic preservation	4	7.4
Promoting small business opportunities	5	9.3
Access to outdoor recreation	7	13.0
Enhancing community beautification	8	14.8
Maintaining and improving existing infrastructure and facilities	10	18.5
Planning for nearby growth	13	24.1

#### 2. Which of the following would you be most excited to see in Copperton?

RESPONSE	COUNT	PERCENTAGE
Translator/broadcast relay station	1	1.9
Write in: More history markers	1	1.9
Write in: Dog Park	1	1.9
Daycare	2	3.7
Senior Center	2	3.7
Community garden	6	11.1
Café or diner	9	16.7
Community center and library	15	27.8
Outdoor trail system	17	31.5

#### 3. If it became established in Copperton, how often would you use:

RESPONSE	COUNT	PERCENTAGE
Daily	5	9.3
Weekly	35	64.8
Every other week	4	7.4
Monthly	4	7.4
Never	6	11.1

#### a hardware store?

RESPONSE	COUNT	PERCENTAGE
Daily	0	0.0
Weekly	4	7.4
Every other week	9	16.7
Monthly	27	50.0
Never	14	25.9

#### a diner?

RESPONSE	COUNT	PERCENTAGE
Daily	1	1.9
Weekly	14	25.9
Every other week	14	25.9
Monthly	21	38.9
Never	4	7.4

#### a cafe?

RESPONSE	COUNT	PERCENTAGE
Daily	2	3.7
Weekly	16	29.6
Every other week	12	22.2
Monthly	19	35.2
Never	5	9.3

#### Summer 2020

RESPONSE	COUNT	PERCENTAGE
NEVER	1	1.7
1	1.7	1.7
1	1.7	1.7
1	1.7	1.7
2	3.4	3.4
3	5.1	5.1
8	13.6	13.6
42	71.2	71.2

RESPONSE	COUNT	PERCENTAGE
Saturday morning, midday, and afternoon shuttle between Copperton Park and Jordan Landing	1	1.7
A second road out of town	1	1.7
Thrice a day transport to Trax station.	1	1.7
Winco	1	1.7
rentable bike or electronic scooter to Trax Station (if sidewalk existed)	2	3.4
Saturday morning, midday, and afternoon shuttle between Copperton and University of Utah South Jordan Health Center and Smith's Grocery	3	5.1
Weekday morning and evening rush-hour shuttle to the Trax Station on 5600 W and Old Bingham Highway	8	13.6
None	42	71.2

RESPONSE	COUNT	PERCENTAGE
Very important	10	18.5
Important	29	53.7
Not important	15	27.8

RESPONSE	COUNT	PERCENTAGE
Very important	14	25.9
Important	17	31.5
Not important	23	42.6

RESPONSE	COUNT	PERCENTAGE
Very important	20	37.0
Important	19	35.2
Not important	15	27.8

RESPONSE	COUNT	PERCENTAGE
Very important	5	9.3
Important	14	25.9
Not important	35	64.8

RESPONSE	COUNT	PERCENTAGE
Very important	10	18.5
Important	26	48.1
Not important	18	33.3

RESPONSE	COUNT	PERCENTAGE
Very important	30	55.6
Important	17	31.5
Not important	7	13.0

**6. Imagine you left Copperton and came back in 2030. What do you hope to see?**

---

Beautiful park  
The same beautiful community, with new trees in the park, reliable high speed broadband and wider streets.

No change!!

More beautiful entry into copperton more trees, flowers, bushes. A gas station would be nice or a small diner. Not looking forward to seeing more new residential developments close by I like the size of copperton and the small town feel is unique.

The history of the town can still be seen.

The historic charm preserved

A thriving community, daycare, small cafe or diner, senior center

Environmentally friendly changes.

Small businesses and further development where the old high school used to be. (Cafe, coffee shop, splash pad, hiking walking trails, off leash dog park)

Small town vintage vibe

Friends and family.

Recreation center and people taking care of their homes and yards

More green

Beautiful homes, yards, and streets.

I love our little town so I would hope to find it well and not swallowed up by the surrounding developments

A very similar town with a few additional businesses and growth.]

the park, TREES - everywhere, green space, trees and trails where the high school used to be, underground electrical lines with updated street lights, entrance corridor into town beautified (landscaped with shrubs, flowers, etc).

Well maintained homes AND YARDS. A sense of a small town community that watches out for one another. Low crime. Beautification projects to help those in need.

NO SIBERIAN ELM TREES!!!!

I hope to see it still thriving but not taking over and looking like the east side

Well kept yards, pruned trees throughout the town and in the park

The same small town atmosphere and the old homes kept up.

Homes in good repair and yards taken care of. Smooth safe sidewalks. Peace and quiet.

Not an empty field full of weeds where the school used to be. Not weeds all over entering town. A place to go hiking or maybe we have one I don't know about. The same small town I left, with a buffer between Copperton and mass development. I would want to see positive small commercial developments, boutique stores, restaurants and small shops on the school property with an upgraded community center. The park should be well maintained and trees planted and cared for. Trails and access to the hills for outdoor recreation. Bike trails on old rail tracks. Recreation access.

A mini local owned shopping center, including bringing back the mine visitor center to town.

The same cute houses with nice well taken care of yards a sense of community pride

NO new apartments.

Better restroom facilities at the park.

Library and community center.

Wider sidewalks so people don't have to walk in the street.

Swimming pool, or even a swimming pond in one of the canyons or gullies nearby.

Our own power grid.

Beautiful yards, House's, and history not to much growth.

A thriving historical community so the core of this area is not forgotten or lost

that the feel of a sleepy little old town had survived....

Houses that have continued to be taken care of. The park still in its beauty. A finally the Post Office being taken care of!

Upkept community as it is today

Yards and houses taken care of and the park still maintained.

Home's still nicely kept and that it's safe and quiet.

Mostly the same town I'm seeing right now hasn't changed a lot in the past years want it to stay a nice friendly town

I would like to see high speed Internet. But I love the small town feel of Copperton so I don't want that to change.

The same cute homes and hopefully a grocery store.

The same beautiful Community, clean streets, people enjoying the Park. New, beautiful trees in the Park, replacing the dead or dieing ones.

Something developed in the high school field, entrance to town beautified

The neighborhood looking a lot better and cleaner without so much worn down homes and yards

A little store/gas station, a little café/dinner, local garden, more house but not too many!!

Exactly the way it is now. I live here because it is rural area rural quit trying too change this historic town. I wish reams was the closest store like it was in the 90s. Can we not develop everything.

The exact same cute little town tucked away from the city.

A convenience store would be nice!!! And some of the commercial properties cleaned up!

A small town that has not fallen to corruption on a government level

Speed limits enforced

A beautiful thriving community where small businesses are supported. The historic aspect of Copperton would be appreciated and preserved. Homes of us reinforced brick would have been retrofitted to survive earthquakes. Many structures would be listed on the historic register.

The entrance to our town that is not junky looking such as businesses that do not take care of their surroundings with high weeds, unkept yards, etc. it would be great to have all the streets lit in evenings and trees and greenery that are on the sides of the road to welcome you into the town.

A mountain that has not been dug up or buried.

Everything the same as it is now but well maintained.

Copperton Park

St Paul umc

The same way it is! With a few beautification updates. That is why we all live in Copperton to get away from the other crowded cities.

IT'S ALREADY TO LATE.

**7. In one phrase or sentence, summarize what you love most about Copperton:**

---

Small town  
The park is awesome when dogs are leashed.

Small town feel.

I like the small town community feel and it is really quiet here.

Away from the hustle and bustle of the city.

Historic charm

I really love the park and how inviting it is

The people.

The park and playground

Small town

It's quiet and out of the hustle and bustle of city life.

Small town atmosphere

Small close community

The quiet.

The people

Small town safety. Love that it's not too busy and just laid back feel.

community spirit, the unique homes, lots of trees, green space and quiet.

My home, being away from the valley and friendly people. The park

The quiet, the people, feeling like you're out of the city and back in time

Quiet town, with no inversion

It's a small town feel close to the city.

Peaceful quiet out of the way.

Small town quietness. People now days are not too friendly in our town.

Living close enough to the valley, but far enough to be small town community. Not being apart of the urban sprawl.

The community.

Quite cute community and friendly neighbors

Small.

Quiet.

Remote, but close enough to things we need.

Clean.

Friendliness, quiet, and history

I walk back to a time gone by. Where everyone helps each other

the quiet

My house and neighbors.

Peace quiet loving neighbors

Copperton acts like a cohesive community.

Connecticut Community and history.

Beautiful and inviting

The small town feel.

The lawns.

90% of the people take care of their property. it's quiet. If you are in need of something, there is usually help to be found

Charm

Quiet.

It's a small, quiet, close community. And it's away from everything! Give a lot of people peace!!

The quite and what use to be a rural area.

The quiet.

Small-town feel

Quiet

The charming character and peaceful setting we enjoy.

It is a small town where people wave and talk to each other, no matter the race or religion. People help each other and enjoy community events at the park.

The people the wildlife and my memories.

Historic charm and beautiful park.

Strong sense of community

Small town feel.

The small town feel. We do not need hiking/biking Trails that will bring everyone from the other cities to our small town. We do not be a big Electronic Sign, or

restaurants or businesses.

QUIET.

## TRANSPORTATION AND LAND USE SURVEY RESULTS

### 8. In one phrase or sentence, summarize what you consider Copperton's greatest challenge:

Driving under the tracks to enter town and hope nothing falls n me  
 IMHO I think that Copperton's greatest challenge is that our streets are too narrow and that the area between the sidewalk and curb should be converted into streets. Our second challenge is water.  
 Sustaining services for residents without increasing taxes or fees to much.  
 Avoiding encroaching residential developments that affect our town with crime and extra wear and tear.  
 The yards and houses that are not being taken care and also dogs that are not taken care of properly that are in yards that are nothing but weeds and dirt and live in filth.  
 Westward expansion  
 Space and room and efficiently using it  
 The lack of resources when it comes to police.  
 Utilizing the park for community events (monthly old car shows. Food truck rally, e.t.c)  
 Community engagement  
 Facebook/ keyboard warriors  
 People moving in that don't take care of house and yards. It is looking pretty trashy  
 The Facebook page  People criticizing their neighbors.  
 Busy bodies  
 Communication, whether it's communicating with neighbors or online. The council does a great job communicating with residents it's more resident to resident.  
 air quality issues ( the dust particles in the air that coat our vehicles every night).  
 Yards that look terrible and take away from the pride of being the picturesque little town.  
 Young kids that are vandalizing, stealing and being destructive  
 Keeping taxes lower without any businesses  
 High volume of Low income homeowners. So yards aren't kept up, since sprinklers and yard care are expensive.  
 Encroaching of other cities and being swallowed up into one giant city.  
 People with no regard for their neighbors when it comes to noise, yard care, driving and responsible pet ownership.  
 Getting businesses in our town. Seems like it has never been a priority and it still is not a priority. There has been a lot of great ideas that never pan out.  
 If the Metro fails we cannot support our community on the current tax base. I never want to be forced to annex.  
 No gas station  
 Maintaining the same close knit community and sense of pride in our town.  
 The county.  
 Public transportation and safety to get to the public transportation if walking or biking  
 Keeping people excited about their yards and what Copperton represents  
 Maintaining its identity as west jordan gets ever closer....and not just seen as a suburb of wj.  
 Keeping it beautiful and residents taking care of their home and yard.  
 Maintaining the nice attitude most people have in Copperton  
 The biggest challenge is that residents like to complain and report things on social media and aren't willing to work, support and help make improvements and changes necessary for the change. They hide behind their computer.  
 Keeping home's safe From outsiders and the connecting roads still being good access points to get into Copperton.  
 Speeders  
 People hiding behind social media. They don't talk to their neighbors about things that concern them, they go to social media instead or call the cops.  
 Maintaining the antique feel (i.e. the old charm to the homes) since it can be so costly.  
 finding a good arborist to see what can be done with the dead and dying trees in the Park.  
 Unknown  
 Old run down homes and yards.  
 To many people complaining/drama about things. Such a beautiful town! We should be spreading more positivity and love   
 Keeping it like it is.  
 The Copperton town page on social media.  
 Too many trashy looking homes from residents who do not take care of their property.  
 People  
 small town cliques that think they own the town  
 Maintaining Copperton's unique character as growth continues to push toward us. Preserving the charm and serenity so Copperton becomes the jewel of the West side, not the slum with the cheapest housing.  
 Access to nearby recreation centers with equipment/pools for exercise. Unless you are a member of the Lions Club you have to go into the valley to a gym or Rec ctr  
 Staying a independent township.  
 FB keyboard warriors lol and keeping surrounding development out.  
 All resources and services are in West Jordan, nothing is actually in the Copperton Community  
 Avoiding getting swallowed up by either the copper mine or the surrounding communities.  
 Internet and the Power Lines. Power is constantly having issues and we still have cable lines?  
 NEWBY'S TRYING TO CHANGE EVERYTHING.

### COPPERTON

#### Respondents

There were 21 respondents from Copperton who provided the following demographic information about themselves:

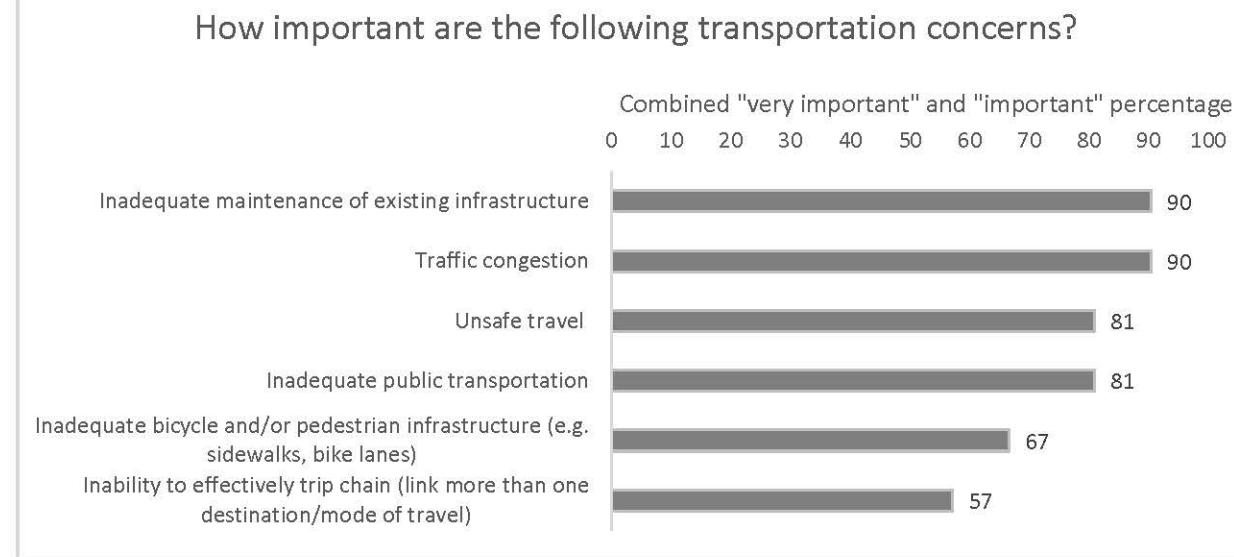
Gender	Count	Percentage
male	10	48
female	11	52
prefer_not_to_say	0	0
no response	0	0
Age	Count	Percentage
65plus	1	5
50to64	4	19
35to49	13	62
18to34	2	10
prefer_not_to_say	1	5

All of the respondents said that they hold a valid driver's license, and that they own a personal vehicle.

#### Transportation modes

How often do you use the following modes of transportation?	Drive Alone %	Carpool %	Rideshare %	Bus %	Rail %	Bike %	Walk %
daily	71	5	0	5	5	0	33
weekly	24	19	5	0	0	0	10
monthly	0	5	5	0	0	14	0
every_few_months	5	14	14	5	33	10	14
once_per_year	0	5	10	5	33	5	0
never	0	52	67	86	29	71	43

## Transportation Concerns

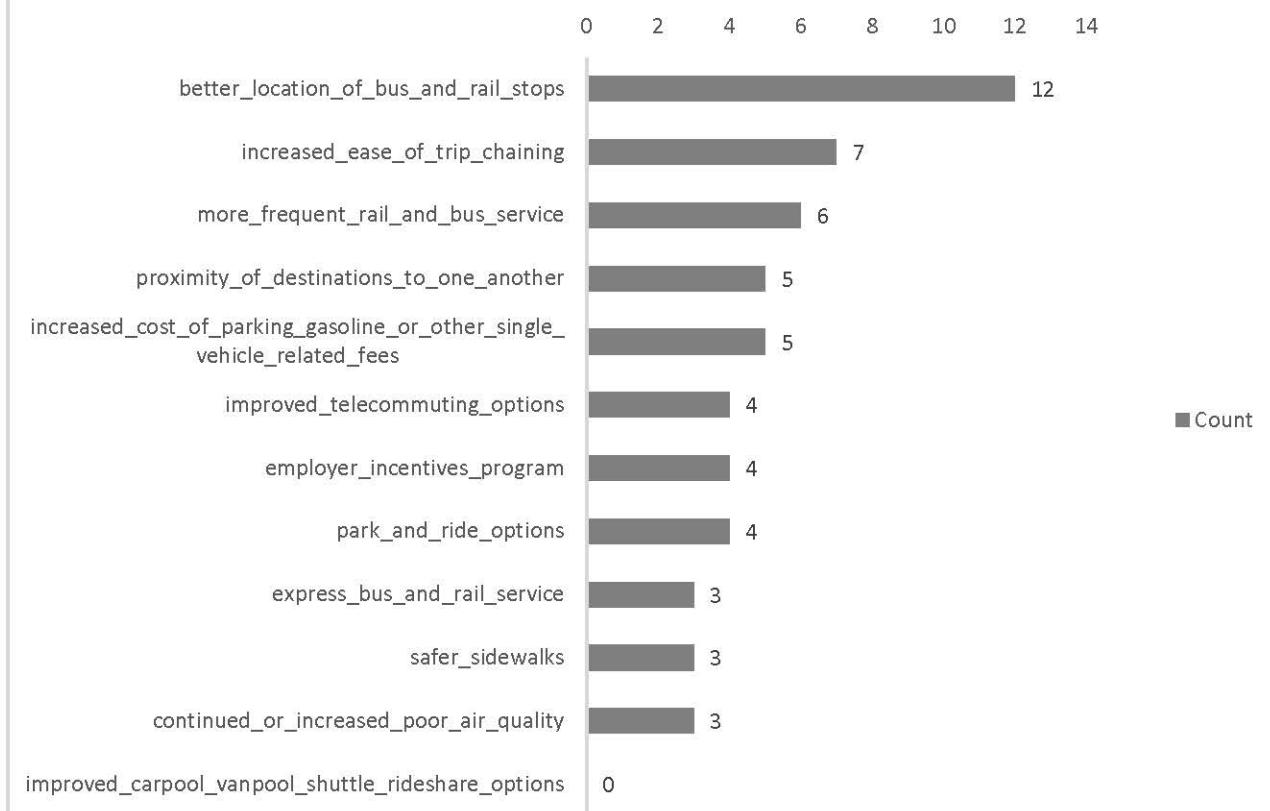


- Other concerns not included above:
  - People in Copperton have no good way of getting into town. I have to drive my son to the track station so he can take the train to a bus stop. There used to be a bus stop in town.

## Possible transportation adaptations

- Changes that would encourage you to use modes of transportation other than single occupancy vehicles more often:

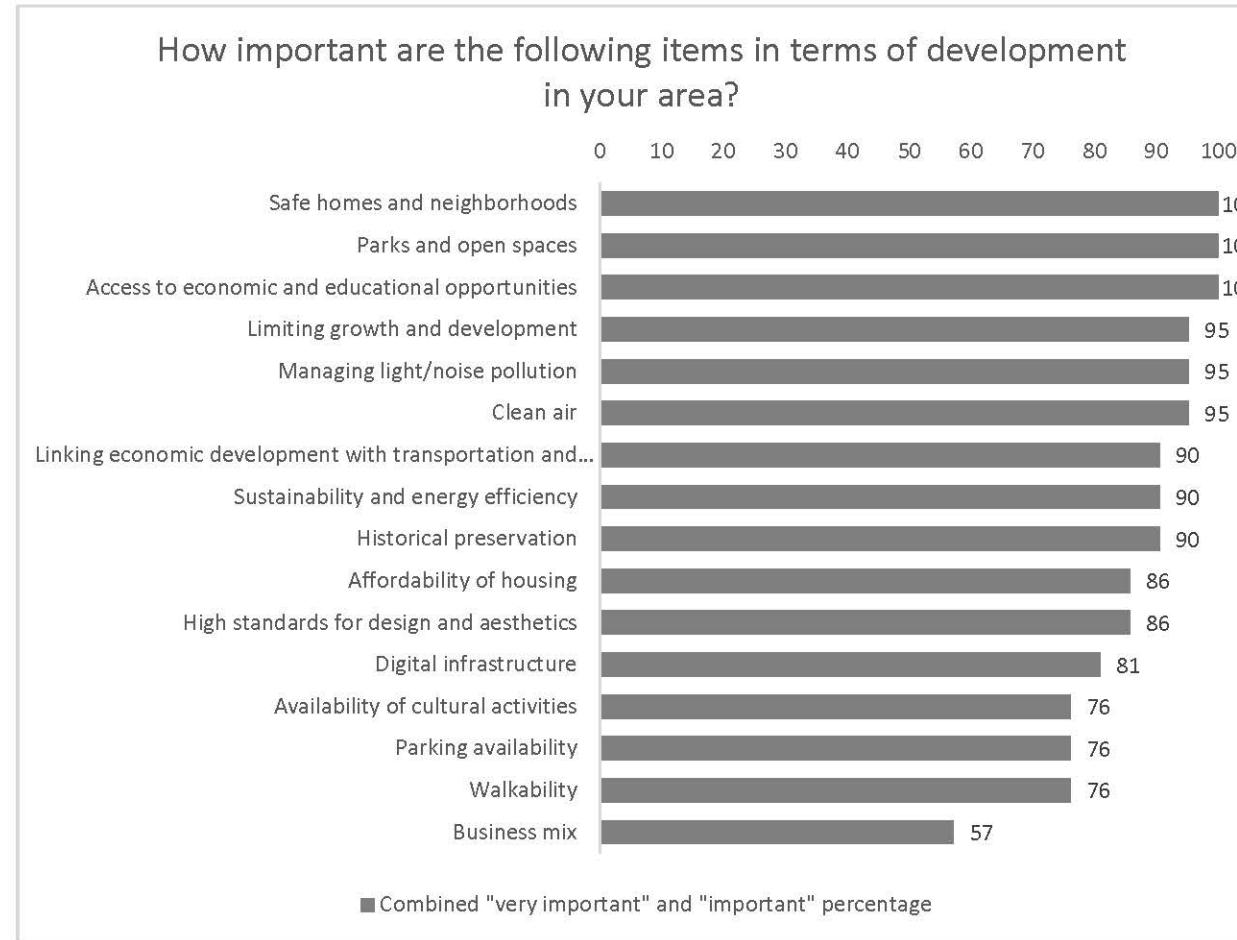
Which of the following changes would encourage you to use modes of transportation other than single occupancy vehicles more often? (check all that apply)



## Areas of importance

- Historic areas in your community that you think should be preserved:
  - The whole old town
  - the old part of Copperton
  - Old town Copperton. To save our heritage, unique architecture
  - No
  - All of Copperton!
  - Copperton park
  - No
  - No
  - The Church of Jesus Christ of Latter-Day Saints building and the Catholic Church there in coverage
  - Our community was established in 1926. The majority of the township is historic. Preservation is key. Forcing rules for preservation by limiting what a homeowner or landowner can do with their private property is not a useful way to enforce preservation. NO HOA type proposals, please!

## Growth and development concerns



- Other concerns not included in the list above:
  - safe environment for families, kids
  - Family oriented
  - Decrease in apartments
  - Nothing would make me use public transportation
- Is there something else you'd like to add?
  - Infrastructure before development

## OTHER WRITTEN PUBLIC COMMENTS

- Splash pad in Copperton Park (June 29, 2019)
- Make a Rec Center (August 24, 2019)
- Make a Market store (August 24, 2019)
- Have an Elementary school (August 24, 2019)
- Park surveillance between 12:00am and 3:00am (August 24, 2019)
- Back up Rio Tinto fences to improve access to foothills and reduce closed-in feeling (August 24, 2019)
- Bring in old SOS Gas pump on the main road (August 24, 2019)
- Make a convenience store (August 24, 2019)
- Make land a hub for UTA (August 27, 2019)
- Add a stage or amphitheater to park or school property (August 27, 2019)

