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## PLANNING COMMISSION STAFF REPORT

**SUBJECT:** Public Hearing - Copper Rim Town Center IOZ - Preliminary Master Development Plan Amendment; approximately 5950 West 7800 South; Amend the Preliminary Master Development Plan for the Copper Rim Town Center IOZ to revise approved fencing in the commercial area along the Mountain View Corridor; Matt Dean / CW Land (applicant) [Ray McCandless #28529; 25763 parcel 20-26-457-001

**SUMMARY:** Amend the approved preliminary Master Development Plan to change the approved fencing in the commercial area from an 8' decorative masonry fence with pillars to an 8' decorative aluminum fence.

**STAFF RECOMMENDATION:** Approve the requested change.

**MOTION RECOMMENDED:** I move to approve the proposed amendment to the Copper Rim Town Center Preliminary Development Plan as requested.

**CONDITIONS AND REQUIREMENTS OF APPROVAL:** N/A

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### I. BACKGROUND:

The preliminary master development plan for the Copper Rim Town Center IOZ (Interchange Overlay Zone) was approved by the City Council on July 28, 2021.

### II. GENERAL INFORMATION & ANALYSIS:

The preliminary master development plan for the Copper Rim Town Center IOZ (Interchange Overlay Zone) was approved by the City Council on July 28, 2021. The approved preliminary Master Development Plan shows an 8' decorative masonry fence where the commercial area abuts the Mountain View Corridor as illustrated in Attachment A.

Instead of installing an 8' decorative masonry wall, the applicant is proposing to install an 8' picket style aluminum fence as shown in Attachment B.

The area south of the city water tank will develop as commercial sometime in the future. The reason an aluminum picket fence is being proposed is to increase visibility into the commercial area from the Mountain View Corridor. Staff feels that this makes sense, that visibility of commercial areas from high traffic volume streets is important and will be an improvement over a solid masonry wall. Since there are no specific fence design requirements between commercial properties and highways and freeways and there are no safety concerns with the proposed fence type, staff has no concerns with the Planning Commission forwarding a favorable recommendation to the City Council to approve the fence as requested.

**III. FINDINGS OF FACT: N/A**

**IV. CONCLUSION:**

There are no specific fence design requirements between commercial properties and highways and there are no safety concerns with the proposed fence; Therefore, the change in fencing is appropriate and consistent with future commercial development of the property.

**V. ATTACHMENTS:**

Approved Fence Exhibit  
Proposed Fence