



## Legislation Details (With Text)

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**File #:** ZONE-01-21-5975(PC)    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 2/9/2021    **In control:** Planning Commission  
**On agenda:** 2/18/2021    **Final action:**  
**Title:** Coppercreek Rezone  
1368 E. Coppercreek Road from CN and R-1-8 to RM(10)  
[Community #16 - Falcon Park]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Commission Summary, 2. Neighborhood Meeting Summary, 3. Notice Sign Pictures.pdf, 4. Emails (2.18.21 10am)

Date	Ver.	Action By	Action	Result
2/18/2021	1	Planning Commission	recommended for approval	Fail

**Agenda Item Title:**

Coppercreek Rezone  
1368 E. Coppercreek Road from CN and R-1-8 to RM(10)  
[Community #16 - Falcon Park]

**Presenter:**

Jake Warner

**Description/Background:**

Utah Development Group (Applicant) has submitted an application for a zone change of a portion (approximately 0.63 acres) of property (approximately 1.02 acres) located at 1368 E. Coppercreek Road from the CN ("Planned Center-Neighborhood District") and R-1-8 Zone ("Single Family Residential District") to the RM(10) Zone ("Residential Multi-Family District"). The remaining portion of the property is zoned R-1-8, and is proposed to remain R-1-8. The Applicant has also submitted a concept plan that depicts the entire property. The concept plan shows 6 townhome units on the subject property and two single family homes on the remainder portion.

An application submitted in 2020 requesting the RM(12) Zone for the entire property was denied by the City Council on September 22, 2020.

**Fiscal Impact:**

It is Staff's opinion that, based on the concept plan, revenues to the City would be approximately equivalent to the City's expenses for the property.

**Further action to be taken:**

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission for recommendation to the City Council. The City Council will make the final

determination regarding the Application.

**Recommended Action and/or Suggested Motion:**

Alternatives:

1. Recommend that the City Council approve the zone change from CN and R-1-8 to RM(10).
2. Recommend that the City Council not approve the zone change from CN and R-1-8 to RM(10).
3. Table the decision for a future meeting.