

River Heights City

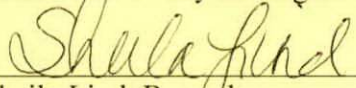
PLANNING COMMISSION AGENDA

Tuesday, August 6, 2019

Notice is hereby given that the River Heights City Planning Commission will hold its regular commission meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Public Hearing to Discuss Changes to the Fence Ordinance
- 7:20 p.m. ~~Review Concept Plan for Tory Thompson's Minor Subdivision~~ Didn't show
- 7:35 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 1st day of August 2019



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov)

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
August 6, 2019

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank
Lance Pitcher

Councilmember Blake Wright
Recorder Sheila Lind

Others Present: Tyson Glover, Kathryn Hadfield

Motions made during the Meeting

Motion #1

Commissioner Pitcher moved to “approve the minutes of the July 16, 2019 Commission Meeting with the change discussed.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Motion #2

Commissioner Cooley moved to “pass the discussed changes, which included a 13’ setback from asphalt, on to the city council, as well as the definition of transparent fence in 10-2-11 to replace 90% with 70%, and the same on figure 10-12-3.” Commissioner Milbank seconded the motion which carried with Cooley, Lehnig, Milbank and Pitcher in favor. Schaub was opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on August 6, 2019.

Pledge of Allegiance: Commissioner Lehnig led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the July 16, 2019 Planning Commission Meeting were reviewed with one change on line 110: “line” was inserted after “property.”

Tyson Glover stated, in recent discussions it’s been brought up that the city chose 90% transparent fences for the code, hoping for 75%. He hadn’t seen this language in any of the recent minutes.

Commissioner Pitcher moved to “approve the minutes of the July 16, 2019 Commission Meeting with the change discussed.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

44 Public Hearing to Discuss Changes to the Fence Ordinance: Commissioner Schaub discussed
45 her suggested amendments to the fence code changes discussed at the last meeting. She handed out
46 and discussed copies of photos she had taken of a variety of fences along streets.

47 Tyson Glover said he would not support the recommendation of allowing a 6-foot solid fence
48 4 feet from the property line. He would like the fence to be allowed on a person's property line. In
49 instances where the property line is already four feet from the sidewalk, he'd like them to eliminate
50 the 4-foot setback.

51 Discussion was held on how they should designate where the line of measurement would
52 start; property line or right-of-way line.

53 Kathryn Hadfield said she understands people want their privacy, but after seeing the new
54 homes built and the 6-foot fences along the sidewalk on 600 South, she thinks it would be nice
55 esthetically to only allow 4-foot fences along a sidewalk or a transparent 6-foot fence. She would
56 also like to see decorative plantings on the other side of the fence next to the sidewalk/street.

57 Commissioner Schaub continued with her comments. She felt four feet from property still
58 gives a corridor feel. She pointed out the fences that are 10 feet back, seem fine. She discussed a
59 4.5-foot fence on the highway in Hyrum which looks much better. She would like to take out letter
60 "b" on the proposed changes.

61 Commissioner Cooley reported on some measurements he'd taken along 1000 East and 600
62 South. From fence to curb is 11 feet on 600 South where the six-foot fences are. On 1000 East there
63 is 12 feet from curb to property line. Across the street at the Bush property there is about 20 feet.
64 He didn't think it would look like a corridor on 1000 East if there were plantings between the road
65 and a six-foot fence. He suggested an 11-foot minimum before allowing a 6-foot solid fence.

66 Commissioner Milbank agreed with Mr. Cooley. He supports property owner's privacy. He
67 suggested the city could require future developers to have deeper lots when back yards will be on a
68 street.

69 Commissioner Cooley would like to allow four-foot fences with 50% transparency on the top.
70 It was brought up that this would be allowed anywhere a six-foot solid fence is allowed.

71 Tyson Glover brought up that the majority of the lots this set back will affect are in Saddlerock
72 subdivision. In his situation there is a slope. Anything greater than a 12-14 foot setback is going to
73 put the fence at the bottom of the hill, which will mean he still has no privacy.

74 Commissioner Cooley suggested 13 feet from the edge of road. He pointed out the Zollinger
75 property on 1000 East (south of Watterson's) may have the same issue when its developed in the
76 future.

77 Councilmember Wright reviewed the city's Construction Specifications. Councilmember
78 Wright pointed out, in order to be four feet from the property line, they would need to require 14.5
79 feet from pavement on a 50-foot ROW and 17.5 feet from pavement on a 66-foot ROW. He agreed,
80 it's difficult to pin down a definition which fits each situation.

81 Councilmember Wright suggested combining 'side yard on a street' and 'rear yard on a street'
82 with 'a' and 'b' under both. In changing the transparency, they would need to amend the definition
83 in section 10-2 and the diagram in 10-12.

84 Discussion was held on what the size of future streets might be. Councilmember Wright
85 suggested checking with Engineer Rasmussen to get his opinion.

86 Commissioner Lehnig would like a 13' minimum distance to a six-foot fence. Others agreed
87 to amending proposed 'b' to state: "If the fence setback distance from the paved asphalt surface is
88 thirteen (13) feet or greater, an up to six (6) foot tall solid fence is allowed."

89 Discussion was held on the 4.5-foot fence along the highway in Hyrum. Some didn't like the
90 look of it. Commissioner Milbank asked that they put themselves on the other side of the fence, as
91 the property owner.

92 **Commissioner Cooley moved to "pass the discussed changes, which included a 13' setback**
93 **from asphalt, on to the city council, as well as the definition of transparent fence in 10-2-11 to**
94 **replace 90% with 70%, and the same on figure 10-12-3." Commissioner Milbank seconded the**
95 **motion which carried with Cooley, Lehnig, Milbank and Pitcher in favor. Schaub was opposed.**

96 Commissioner Cooley discussed fence transparencies in different places in the city.

97 Kathryn Hadfield asked where in the ordinance it addresses that people should landscape
98 their parking strip. She was told it was found in the landscape section of the ordinance.

99 Review Concept Plan for Tory Thompson's Minor Subdivision: The Thompson's did not show
100 up to the meeting.

101 Revisions to the General Plan: Postponed until the next meeting.

102 The meeting adjourned at 8:15 p.m.

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Sheila Lind, Recorder

Cindy Schaub, Commission Chair

Commissioner's

Proposed Changes to RHC Code
August 6, 2019

10-12-1: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

1. Front Yard: 4 feet
2. Side Yard, Interior Lot: 6 feet

~~3. Side Yard on a Street*~~

3A. Rear Yard ^{and side yard on a street}: 6 feet

4B. Rear Yard on a Street ~~*(strike asterisk)~~

a. If fence is installed on the property line, a four (4) foot solid fence is permitted. If a greater than four (4) foot fence is desired, the entire fence must be 70% transparent and may not be taller than six (6) feet.

b. If the fence setback distance from the ^{paved asphalt surface} property line is four (4) feet or greater, an up to six (6) foot tall solid fence is permitted. ^{thirteen (13) allowed}

~~* Four (4) feet or, if greater than four (4) feet, entire fence must be 90% transparent, six (6) feet maximum height~~

10-2 Transparent Fence Definition: Change 90% to 70%.
10-2-3 Figure: Change 90% to 70%

Cindy's ↘

Proposed Changes to RHC Code
August 6, 2019

10-12-1: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

- 1. Front Yard: 4 feet
- 2. Side Yard, Interior Lot: 6 feet
- 3. Side Yard on a Street * Isn't the only time that a side yard is on a street is when it is a CORNER lot? If so, then perhaps this # 3 should be deleted?
- 4. Rear Yard: 6 feet
- 5. Rear Yard on a Street ~~*(strike asterisk)~~

~~a. If fence is installed on the property line, a four (4) foot solid fence is permitted. If a greater than four (4) foot fence is desired, the entire fence must be 70% transparent and may not be taller than six (6) feet.~~

~~b. If the fence setback distance from the property line is four (4) feet or greater, an up to six (6) foot tall solid fence is permitted.~~

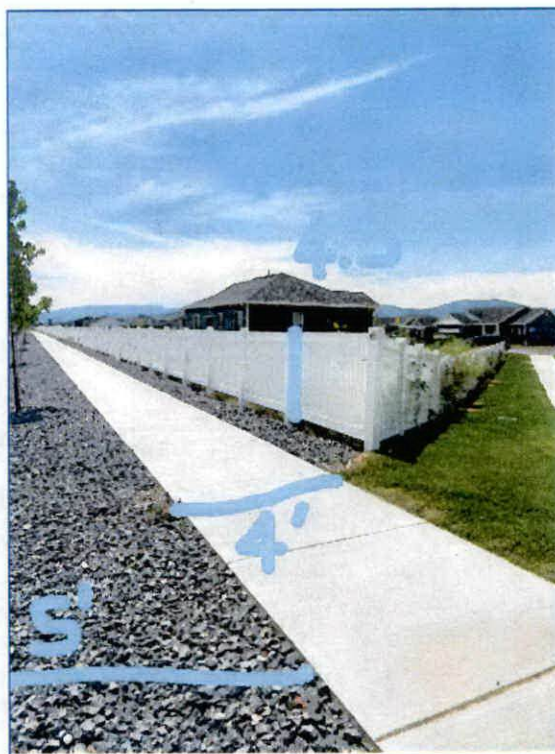
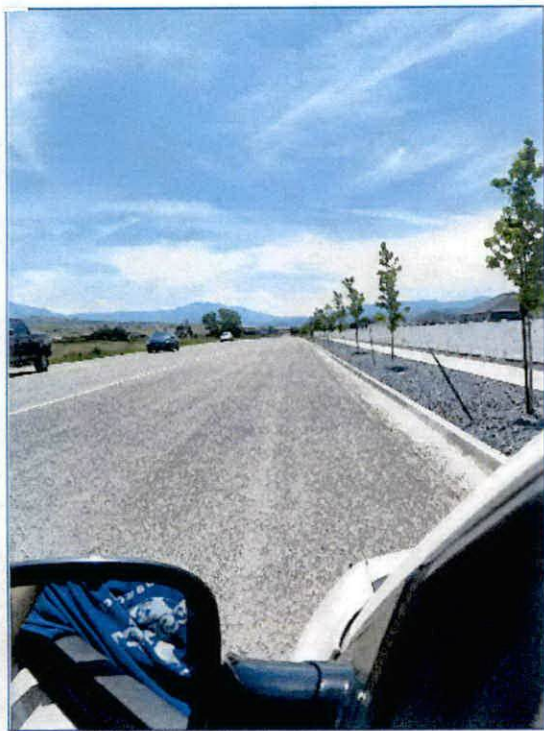
Can I reconsider my position at the Public Hearing, item B? I don't think 4 feet is sufficient to eliminate the "corridor effect".

~~* Four (4) feet or, if greater than four (4) feet, entire fence must be 90% transparent, six (6) feet maximum height~~

6. Corner Lots: When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a 6 foot (6') fence is allowed in the part of the corner lot's rear and side yard that is adjacent to the neighboring lot's front-yard setback area (see *above). All fences on corner lots shall comply with 10-13-15: Clear View of Intersecting Streets, shown in the following figure. (Move from "F" to this location?)

New Subdivision in Hyrum, heading South on Hwy 165

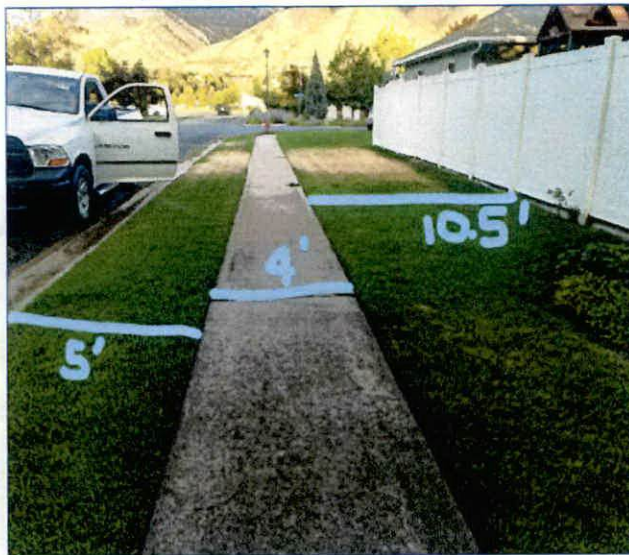
4.5 feet high Vinyl fence on main road (backyard on a roadway)



Corner by Stewart Hill cul-de-sac, wood fence is 4.5 feet in Height



Corner, prop owned by Gillenwater, near Tullis's, vinyl fence is 6 feet in height



Looking North on 1000 East towards 600 South, existing 6' vinyl fence on property line



