

ORDINANCE NO. 22-08

AN ORDINANCE AMENDING THE CITY OF ELK RIDGE DEVELOPMENT CODE REGARDING FENCES, WALLS AND HEDGES, CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Elk Ridge has adopted the Elk Ridge City Development Code Title 10, Chapter 12 Section 3, Fences, Walls and Hedges, and

WHEREAS, the City of Elk Ridge desires to Development Code Title 10, Chapter 12 Section 3, Fences, Walls and Hedges; and

WHEREAS, the Elk Ridge Planning Commission held a public meeting on October 6, 2022 at 7:00pm, for the purpose of the proposed amendment to Development Code Title 10, Chapter 12 Section 3, Fences, Walls and Hedges; and

WHEREAS, the public meeting was preceded by the posting of a notice of public meeting in at least three (3) public places: city office, city website, Utah Public Notice Website, Local Newspaper, along with notification to the Payson Chronicle Newspaper, a newspaper of general circulation within the city, at least 24 hours prior to the Public Meeting; and

WHEREAS, the notice of the meeting, which was posted and published, by the City Council contains specific advance notice that the proposed ordinance amendment, as set forth herein, would be considered and that copies thereof were available for inspection in the city offices; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ELK RIDGE CITY, UTAH, AS FOLLOWS: (red text is added text, ~~Strikeout~~ text is deleted text)

10-12-13: FENCES, WALLS AND HEDGES:

A. No fence or wall shall be placed in a manner that would deter the fire department from immediately discerning and gaining access to any fire hydrant or other fire protection device. Fences and walls shall be located to maintain a minimum of three feet of clearance around the circumference of any fire hydrant.

B. Retaining Walls Not Included: For the purpose of this section, the term "wall" shall not include retaining walls.

C. Height: The maximum height for fencing, walls, hedges and similarly enclosing planting, whether or not sight obscuring, shall be eight feet (8') above finished grade level. Fences may be permitted in excess of eight feet (8') in accordance with section 2-2-7 of this Code. ~~A Engineering and a A~~ building permit ~~is~~ required for any fence over seven (7) feet in height, ~~or as required by the Utah State Code, or as required by the currently adopted Building Code.~~ Fences in excess of eight (8') feet may require Engineer approval. No fence, wall, hedge or similarly enclosing planting or structure shall be permitted in the front setback and/or clear view area of a lot at a height greater than thirty-six inches (36") above the finished grade level.

C. Retaining Walls: Retaining walls greater than ten feet (10') in height shall be terraced. Such terracing shall be designed and constructed so that each vertical segment of terracing is the same height with each segment being no greater than ten feet (10') in height. Terracing shall not be required when in the case of retaining walls constructed for the purpose of providing support for external basement stairways. The height of retaining walls shall be determined as measured from the bottom of the footing to the top of the wall. Fencing atop retaining walls shall not exceed eight feet (8') above the finished grade of earth being retained. For any retaining wall above thirty inches (30"), a fence or guardrail must be installed, as per International Building Code (IBC) or its successor. Retaining walls over four feet (4') in height as measured from the bottom

of the footing to the top of the wall, or having an exposed face height greater than thirty inches (30"), or supporting a surcharge shall require a building permit and shall be properly engineered with the plans stamped by a certified engineer.

D. Corner Lots: On corner lots, a sight obscuring fence, wall, hedge and similarly enclosing planting or structure having a height of more than thirty six inches (36") may not extend into the front setback area and clear vision area of the lot as defined under section [10-12-9](#) of this chapter. Placement of a fence, wall or hedge in the location proposed shall not result in the establishment of a hazardous condition as determined by the Zoning Administrator.

E. Double Frontage Lots: On double frontage lots, a sight obscuring fence, wall, hedge and similarly enclosing planting or structure may be placed along the rear property line with the exception of the clear vision area provided that the placement will not result in the establishment of a hazardous condition to adjacent properties, as determined by the Zoning Administrator.

F. Material, Design And Construction: All fences and walls shall be of appropriate design and construction and the design and construction should be consistent with the nature, type, and aesthetics of other such improvements within the surrounding area.

G. Nonconforming; Referral; Appeal: Where, in the opinion of the Zoning Administrator, a proposed or existing fence, wall, hedge and similarly enclosing planting or structure does not conform to the above criteria, he or she shall immediately pursue the removal of the planting or structure or the correction of issues that may exist causing violation of the provisions herein or refer the application back to the applicant for correction, as applicable. Any person aggrieved by a decision of the Zoning Administrator may appeal said decision to the Appeal Authority, who shall have the authority, as an appeal under the terms of the Utah State Code, to reverse or affirm any decision of the Zoning Administrator.

H. Tennis Courts, Sport Courts, Batting Cages, Etc.: Fence type enclosures for uses such as tennis courts, sport courts, swimming pools, ball diamond backstops, batting cages, etc., may be erected to a height ~~not greater than~~ greater than eight feet (8') but not more than **eighteen feet (18')**, including any retaining walls, provided:

- ~~1. Such enclosure does not constitute a part of a fence enclosing a property.~~
Any enclosure or part of an enclosure over seven feet (7') in height will require engineering and a building permit as defined by Utah State Code, or as required by the currently adopted Building Code, and may require Engineer approval.
2. All ~~p~~**P**ortions of the enclosure shall ~~may~~ be located within the rear ~~and/or~~ side enclosure area of the lot.
- 3. No part of the enclosure shall be placed in the front yard setback area of a lot.**
- ~~3.4.~~**4.** All portions of the enclosure above a height of eight feet (8') shall be non-sight obscuring.
- ~~4. The enclosure shall be set back from the property line of adjoining properties and also the main building upon the lot to which it is appurtenant for a distance of not less than twenty feet (20').~~

5. On corner lots, the enclosure shall not be located in the front setback area and clear vision area of the lot as defined under section [10-12-9](#) of this chapter. (Ord. 18-6, 5-8-2018; amd. Ord. 22-01, 3-8-2022)

SECTION III. EFFECTIVE DATE. This ordinance shall become effective immediately upon passage.
Passed and duly adopted this ____ day of _____, 2022.

Rob Haddock, MAYOR

Councilmember Nelson Abbott	Voted _____
Councilmember Tricia Thomas	Voted _____
Councilmember Jared Peterson	Voted _____
Councilmember Cory Thompson	Voted _____
Councilmember Tanya Willis	Voted _____

ATTEST:

Royce Swensen
Elk Ridge City Recorder

STATE OF UTAH)
COUNTY OF UTAH) ss.

I, ROYCE SWENSEN, City Deputy Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of Ordinance #22-08, passed by the City Council of the City of Elk Ridge, Utah, on the ____ day of _____, 2022, entitled:

“AN ORDINANCE AMENDING THE CITY OF ELK RIDGE DEVELOPMENT CODE REGARDING FENCES, WALLS AND HEDGES, CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Elk Ridge City Utah this _____ day of _____, 2022.

ROYCE SWENSEN
Elk Ridge City Recorder

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AFFIDAVIT OF POSTING

STATE OF UTAH)
ss.

COUNTY OF
UTAH)

I, ROYCE SWENSEN , City Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that I posted in three (3) public places Ordinance # 22-08, which is attached hereto on the ____ day of _____, 2022.

The three places are as follows:

1. Elk Ridge City website elkridgecity.org
2. Utah Public Notice Website <https://www.utah.gov/pmn/>
3. 80 E Park Dr. Elk Ridge City, UT 84651

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

ROYCE SWENSEN
Elk Ridge City
Recorder

The foregoing instrument was acknowledged before me this ____ day of ___, 2022, by ROYCE SWENSEN.

My Commission Expires:

Notary Public

Residing at: Utah County