



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON OCTOBER 9, 2024 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Fencing/Wall Height Request - 2090 North 400 West - Matthew and Jeriann Layton Trustees - (Administrative Decision)
Consideration of fencing/wall height request for property at 2090 North 400 West, Matthew and Jeriann Layton Trustees, Applicant
2. Discussion and Review - Zoning Code Amendments - Fences and Walls - CZC 12.55.110 (Fences and Walls) - (Legislative Decision)
Discussion and review of fencing and wall standards from other communities to evaluate current Centerville Zoning Code standards for fences and walls. Then consider drafting amendments to Section 12.55.110 regarding fence and wall standards found within the City Zoning Code.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval - September 25, 2024 Planning Commission
Consideration to approve meeting minutes from September 25, 2024 Planning Commission meeting

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

**Jennifer Robison
Centerville City Recorder**

**PLANNING
COMMISSION**

Staff Report
10/9/2024

Item No. 1.

Title: Fencing/Wall Height Request - 2090 North 400 West - Matthew and Jeriann Layton Trustees - (Administrative Decision)

Initiated By: Matthew and Jeriann Layton Trustees, Greenshield Utah, Applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of fencing/wall height request for property at 2090 North 400 West, Matthew and Jeriann Layton Trustees, Applicant

RECOMMENDATION:

IN ALIGNMENT WITH ENGINEERING COMMENTS, CDD RECOMMENDS APPROVAL OF A MAXIMUM EIGHT FOOT (8') TALL WALL

BACKGROUND:

The property in this matter is located at 2090 North 400 West on a cross-zoned property of Residential-Low (R-L) zoning and Public Facilities-Medium (PF-M). The petitioner, Greenshield Utah on behalf of Matthew and Jeriann Layton Trustees, desires to place and construct a retaining wall structure at a height of 10 feet within the Public Facilities-Medium (PF-M) Zone of their property at a location six feet from the rear property line. As found in *CZC 12.55.110(a)(3)*, "the Planning Commission may approve a fence, wall, or similar structure not to exceed 100 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest." The Centerville CDD is viewing this request as a minor amended site plan, through the applicant's building permit submittal request. For this purpose, it is being presented to the Planning Commission in compliance with *CZC 12.55.110(a)(3)*.

ATTACHMENTS:

1. 10-09-2024 PC Staff Report Fence & Wall Req - 2090 N 400 W, Matthew & Jeriann Layton Trustees, Applicant
2. CZC 12.55.110 Fences and Walls
3. Part-12-420-Residential-Development-08-08-2012-PDF
4. Part-12-435-Buffering-and-Screening-Guidelines-PDF
5. Layton Wall Bldg Permit Req Email Chain - 2090 N 400 W
6. JHansen Bldg Permit review - Layton wall request
7. Layton Wall Request Building Permit - 20240828

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

PETITIONER:	MATTHEW J AND JERIANN LAYTON TRUSTEES C/O NATE JONES WITH GREENSHIELD UTAH 2090 NORTH 400 WEST CENTERVILLE, UT 84014 <u>nate@greenshielddutah.com</u>
APPLICATION:	FENCING/WALL HEIGHT REQUEST (UP TO 10FT)
APPLICANT REQUEST:	ALLOW THE PLACEMENT AND CONSTRUCTION OF A WALL STRUCTURE UP TO A MAXIMUM OF 10 FEET TALL IN REAR YARD OF THE LOT WITHIN THE PUBLIC FACILITIES-MEDIUM ZONE (CZC 12.55.110(a)(3))
RECOMMENDATION:	IN ALIGNMENT WITH ENGINEERING COMMENTS, CDD RECOMMENDS APPROVAL OF A MAXIMUM EIGHT FOOT (8') TALL WALL

BACKGROUND

The property in this matter is located at 2090 North 400 West on a cross-zoned property of Residential-Low (R-L) zoning and Public Facilities-Medium (PF-M). The petitioner, Greenshield Utah on behalf of Matthew and Jeriann Layton Trustees, desires to place and construct a retaining wall structure at a height of 10 feet within the Public Facilities-Medium (PF-M) Zone of their property at a location six feet from the rear property line. As found in



CZC 12.55.110(a)(3), “the Planning Commission may approve a fence, wall, or similar structure not to exceed 100 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City’s best interest.” The Centerville CDD is viewing this request as a minor amended site plan, through the applicant’s building permit submittal request. For this purpose, it is being presented to the Planning Commission in compliance with CZC 12.55.110(a)(3).

The applicant’s building permit and supporting documentation has been provided within this packet. The applicant has a unique situation where most of the property is zoned R-L, but a back portion in the rear yard was sold to them by the Davis School District, and this parcel (that has since been attached to the property) is zoned in the PF-M zone. The applicant is also requesting to construct the wall six feet off the rear property line. A copy of CZC 12.55.110 has also been provided for your use and review.

STAFF ANALYSIS AND COMMENTS

Part 12-420 of the Centerville City General Plan discusses “Residential Development”. This section of the General Plan discusses residential development characteristics and policies broadly for the community. A copy of this part of the General Plan has been provided with this documentation.

Within Section 12-420-2, Article 4., it states:

Residential areas should be afforded protection from the impact of more intensive commercial, industrial, and institutional uses and from the visual and noise impacts of major roadways and railways by the creation of protective buffering (transitional uses, landscaping, etc).

Further, Part 12-435 of the City General Plan discusses “Buffering and Screening Guidelines”. This section of the General Plan addresses how, where, and when buffering and screening should be applied as a transition between incompatible use areas and traffic areas throughout the City. It further outlines the types of buffers and different materials that could be utilized for buffering and screening. A copy of this part of the General Plan has been provided with this documentation.

Within Section 12-435-1, Article 1., it states:

Incompatible Use Areas Buffers should be used between incompatible land uses including, but not limited to, industrial, commercial, residential, and high density or low density uses. It is not desired that these uses occur in close proximity, but if they do, the adverse impacts of one use on the other shall be mitigated with distance, visual screening, access control, sound control, and other mitigation and buffering techniques.

Then in Section 12-435-2 it states:

- 1. Visual Barriers Visual barriers such as fences, dense landscape, earthforms (berms or mounds), or some combination of these may be used as a means of controlling views that may be undesirable and incompatible with adjacent uses.*
- 2. Sound Barriers Sound barriers such as block or concrete walls or dense landscaping may be used as a means of controlling the impact of sound on adjacent uses. Generally, barriers such as block and concrete walls are the most effective and can be used in the smallest amount of space. Such barriers should be constructed of graffiti resistant materials or surfaces. Dense landscaping and berms can also be used as sound barriers, but they must be of considerable depth and height in order to be effective.*

As it relates to the General Plan analysis, please note that the City has started the process of comprehensively updating the General Plan. This process may impact the representation of residential development standards and screening/buffering within the General Plan and the zoning districts of the City. These updates may lead to further analysis and potential amendments to the Fencing and Wall Standards (in CZC 12.55.110) in the future.

A summary of staff and engineering conversations (through email messages) has been provided in this packet for your use and review. This chain of email messaging shows the position of the City Engineer relative to the height request and placement of this retention wall structure on this property. As outlined in the email messaging, the City Engineer references many times preference supporting an eight-foot-tall wall, as this is the typical height that the City has historically approved. That being said, CZC 12.55.110 does provide the Planning Commission with the discretion to approve a wall up to 10 feet tall if the wall is determined “to be a benefit to the surrounding properties and/or help to buffer the use and is in the City’s best interest.” Based on the City Engineer’s commentary with CDD staff, City staff agrees with the City Engineer’s position regarding the proposed height of this retention wall structure and is more supportive of a maximum eight-foot-tall wall on this property.

Therefore, city staff is of the opinion that the applicant be allowed to place a construct a maximum eight-foot-tall wall on the owner’s property. It is for this reason that city staff has provided the above recommendation to the Planning Commission in response to the applicant’s request.

POSSIBLE MOTIONS

Based on the information provided by the Planning Staff and following the discussion among the Planning Commission, the Planning Commission may make a motion to approve this request as submitted, approve the request with any additional amendment, table the matter to a later date, or deny the request. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

I hereby make a motion to APPROVE the request to allow for the construction of a wall up to a maximum height of ten feet (10') within the CF-M zoned area of the rear yard for the property located at 2090 North 400 West, with the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed wall height request is consistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed wall height request is a benefit to the surrounding properties.*
- 3. The Planning Commission finds that the proposed wall height request will help to buffer the use between the public facilities (elementary school) and the residential parcel (2090 North 400 West).*
- 4. The Planning Commission finds that the proposed wall height request is in the City's best interests as a buffer and screen between the public facilities (elementary school) and the residential parcel (2090 North 400 West).*
- 5. Therefore, the Planning Commission finds that request be approved for the wall to be allowed to be constructed to a maximum height of ten feet (10') for the property located at 2090 North 400 West.*

#2 – APPROVE WITH MODIFICATIONS

I hereby make a motion to APPROVE the request to allow for the construction of a wall up to a maximum height of ten feet (10') within the CF-M zoned area of the rear yard for the property located at 2090 North 400 West, with the language amendment to the request (as provided by the Board) as follows_____, based on the following reasons for action (findings):

(findings discussed and agreed upon by the Board of Adjustment)

#3 – TABLE

I hereby make a motion to TABLE the request to allow for the construction of a wall up to a maximum height of ten feet (10') within the CF-M zoned area of the rear yard for the property located at 2090 North 400 West until such a time as _____.

#4 – DENY

I hereby make a motion to DENY the request to allow for the construction of a wall up to a maximum height of ten feet (10') within the CF-M zoned area of the rear yard for the property located at 2090 North 400 West, with the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed wall height request is not a necessary benefit to the surrounding properties.*
- 2. The Planning Commission finds that the proposed wall height request will not be needed to buffer the use between the public facilities (elementary school) and the residential parcel (2090 North 400 West).*
- 3. The Planning Commission finds that the proposed wall height request is not necessarily in the City's best interests as a buffer and screen between the public facilities (elementary school) and the residential parcel (2090 North 400 West).*
- 4. Therefore, the Planning Commission finds that request be denied for the wall to be allowed to be constructed to a maximum height of ten feet (10') for the property located at 2090 North 400 West.*

12.55.110 Fences And Walls

(a) Height of Fences and Walls. No fence, wall, or other similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this Title, except as provided below.

(1) When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from:

(A) The average elevation of the finished grade of adjoining properties at the fence line; or

(B) If excavated or filled, the native elevation.

(2) No fence need be less than 48 inches in height.

(3) The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.

(4) The Zoning Administrator may approve a fence, wall, or similar structure not to exceed a height of eight feet, as a buffering element, where a differing zone district boundary is present. Such fence shall be subject to the following:

(A) A "permitted use" application shall be submitted to the City for any fence higher than six feet.

(B) The increased height placement shall be limited to placement or location along a zone district boundary between two differing zones, when and where there is a difference in zone intensity and the higher intensity zone is missing the buffering element of CZC 12.51.070 or between any A-L and R-L Zone boundary.

(C) In no case shall the increased height be placed, located, or extended into any front yard or street side yard setback requirement of any zone.

(D) Where utility easements are present, the "permitted use" request shall comply with CZC 12.55.100 Easements.

(E) All fencing above six feet in height shall comply with any or all applicable building code regulations and/or shall meet the adopted applicable wind loading regulations.

(5) South side of Porter Lane, from 400 West to Main Street. For all legally approved rear yard fronting lots along the creek channel, the fence height shall not exceed eight feet in height along the rear yard lot line.

(6) Street Side Yard, Corner Lots. For residential zones, fencing up to 6 feet in height may be allowed within the street side yard portion of a corner lot, as measured from an interior lot line of the lot to a line intersecting at the Front Yard Setback line of the lot along the other street. Exception, fences shall not exceed 4 feet in height for a minimum distance of at least 12 feet, when a driveway on an adjacent lot is located within 12 feet of the interior lot line of the corner lot (see Figure 1.1 for a visual reference).

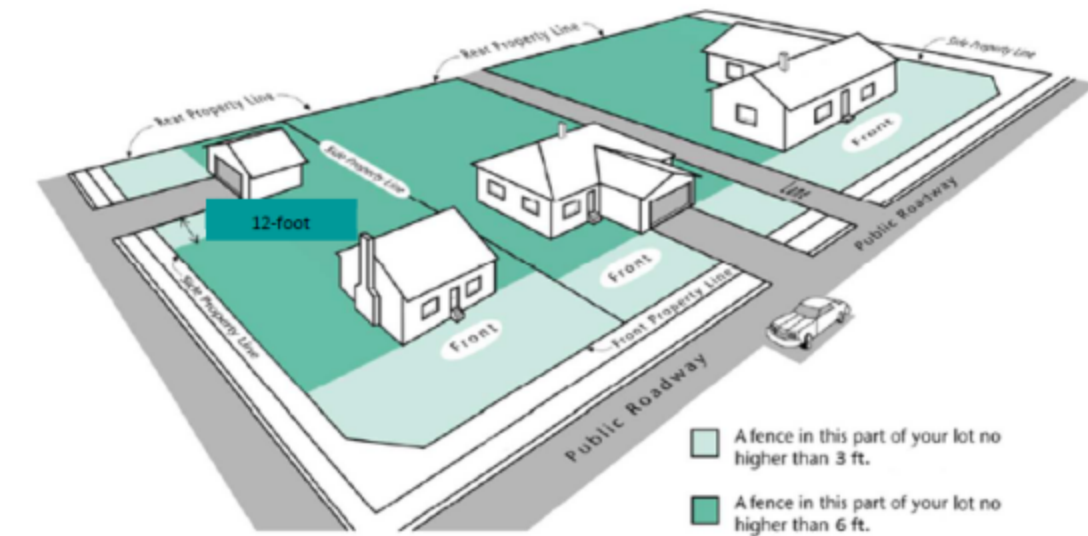


Figure 1.1

- (a) Fences in Front Yard and Street Side Yard. Except as otherwise provided herein, no fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard or a street side yard.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

Amended by Ord. [2018-17](#) on 7/17/2018

Amended by Ord. [2021-19](#) on 9/7/2021

PART 12-420

RESIDENTIAL DEVELOPMENT

SECTION 12-420-1: RESIDENTIAL CHARACTER

The citizens of Centerville have expressed a desire to retain a suburban residential lifestyle. These feelings have been reemphasized by the Community Surveys done by the City. The citizens of Centerville recognize the diversity of lifestyles that exist throughout the region; however, we do not feel an obligation to provide a cross-section of those different lifestyles within the boundaries of our small community. Centerville has a small land area, much of which is developed. That development has predominantly been single family residential. We desire to maintain that character of development.

Quality of life is important to the residents of Centerville, as it is to many people. The citizens of Centerville desire to achieve a quality of life that is consistent with the development of low density residential development.

SECTION 12-420-2. RESIDENTIAL DEVELOPMENT POLICIES.¹

The following policies are adopted specifically for the achievement of the citizens' desires for residential development in Centerville.

1. The density classifications for Centerville's residential areas shall be as follows:

<u>Dwelling Units/Acre</u>	<u>Class</u>
0-4	Low
5-8	Medium
9-12	High

2. Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical. Medium or high density residential development that is allowed in appropriate locations within the City should provide usable open spaces,

¹ Amended by Ordinance No. 2001-05, April 17, 2001

landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred.

3. The hillsides and naturally wooded canyons east of the City should be provided protection from indiscriminate development to assure retention of the natural slopes and vegetation.
4. Residential areas should be afforded protection from the impact of more intensive commercial, industrial, and institutional uses and from the visual and noise impacts of major roadways and railways by the creation of protective buffering (transitional uses, landscaping, etc.).
5. In the foreseeable future, no residential development of any type should occur west of I-15. Soil conditions, poor access, the threat of a rising Great Salt Lake, and isolation from the main part of the community make this a difficult area in which to have viable residential development.
6. Residential development must take into account the existence and impact of high ground water tables within the City. Subsurface drains should be limited to the purpose of artesian springs, wells, protecting public streets, and dewatering areas. The use of any subsurface drain systems in conjunction with any residential development within the City for the sole purpose of de-watering an area to permit the construction of a structure, including the construction of a structure with a basement or lower floor level, should be discouraged and only permitted in strict accordance with City ordinances, standards and regulations regarding the same.

SECTION 12-420-3. HOUSING.

The following policies are adopted in order to establish Centerville's commitment to the availability of housing for all of its residence.

Housing Policies:

1. The City shall not allow racial, ethnic, religious or economic discrimination in the provision and procurement of decent housing in this City.
2. The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.
3. The City shall encourage the preservation of existing neighborhood housing and rehabilitation through adoption of adherence to building codes and housing standards.
4. The City shall accommodate the use of advances in housing construction techniques which promote energy conservation, and the development of new cost-effective housing concepts.

SECTION 12-420-4. HUMAN SERVICES AND HEALTH CARE FACILITIES.

1. It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.
2. In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.
3. It is the intent of Centerville City to use a comprehensive approach in providing land use regulations for residential health care facilities within the community, in compliance with the Fair Housing Act by appropriately allowing and locating human services and health care facilities within the City for the benefit of all City residents.

PART 12-435

BUFFERING AND SCREENING GUIDELINES

12-435-1. LOCATION OF BUFFERS.

1. Incompatible Use Areas

Buffers should be used between incompatible land uses including, but not limited to, industrial, commercial, residential, and high density or low density uses. It is not desired that these uses occur in close proximity, but if they do, the adverse impacts of one use on the other shall be mitigated with distance, visual screening, access control, sound control, and other mitigation and buffering techniques.

2. Traffic Areas

Buffers should be used between traffic areas such as pedestrian ways, roadways, parking lots and other areas which concentrate people and where views of unsightly conditions can impact their impression and image of an area or use. Trash collection areas, service docks, loading docks, outdoor storage areas, mechanical equipment, etc. should be screened and buffered using the guidelines set forth herein.

12-435-2. KINDS OF BUFFERS

1. Visual Barriers

Visual barriers such as fences, dense landscape, earthforms (berms or mounds), or some combination of these may be used as a means of controlling views that may be undesirable and incompatible with adjacent uses.

2. Sound Barriers

Sound barriers such as block or concrete walls or dense landscaping may be used as a means of controlling the impact of sound on adjacent uses. Generally, barriers such as block and concrete walls

are the most effective and can be used in the smallest amount of space. Such barriers should be constructed of graffiti resistant materials or surfaces. Dense landscaping and berms can also be used as sound barriers, but they must be of considerable depth and height in order to be effective.

Generally, thirty feet (30') to fifty feet (50') of area, planted with dense evergreen vegetation of varying heights in conjunction with berms or mounds of earth, are needed to create an effective landscaped sound barrier.

12-435-3. MATERIALS

1. Landscaped buffers should specify a width and the size of plant materials to be provided at initial planting. The size of plant materials can affect the initial impact and effectiveness of the buffer and a determination must be made regarding whether or not an immediate buffer is desired. If an immediate buffer is necessary, landscaping is probably not the best choice or may be required to be used in combination with other buffer or screening instrument provided herein.

2. Fences and Walls

Visually obstructing materials such as fences constructed of wood, composite materials, concrete or masonry are typically used. In determining the appropriate choice, maintainability and vulnerability to the elements, graffiti and other forms of vandalism, should be considered. Wood and composite materials are more vulnerable to vandalism and destruction and are more difficult to clean. Concrete and masonry construction is much more vandal resistant and may be constructed of graffiti-resistant surfaces which make removal of graffiti or resurfacing easier. Smooth, clean, lightly colored surfaces are more attractive to vandals and should be avoided. Textured surfaces, combined with landscape materials and plants

which restrict access to the barrier, have a deterrent effect on vandalism and graffiti and should be used appropriate. In any event, walls and fences should be compatible with the design of the structures.

12-435-4. OTHER COMMUNITY USES

Screens and buffers of a useful size can also be used to provide pedestrian access between neighborhoods and use areas. Pedestrian and bicycle access can reduce traffic congestion thereby increasing air quality within the City. Wherever possible, pedestrian, equestrian, and bicycle paths should be considered within a development and, if provided, should access other public right-of-ways.

CENTERVILLE CITY GENERAL PLAN
435

SECTION 12-

12-435-5. MAINTENANCE.

Buffered areas should be maintained by the developer or property owner, unless otherwise agreed to by the City.

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Re: 2029 n 400 w RETENTION WALL

From Sydney DeWees <sydney.dewees@centervilleutah.gov>

Date Fri 10/4/2024 11:18 AM

To Michael Eggett <michael.eggett@centervilleutah.gov>

Codes: https://centerville.municipalcodeonline.com/book?type=zoning#name=12.55.110_Fences_And_Walls

(3) The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>

Sent: Friday, October 4, 2024 11:00 AM

To: Michael Eggett <michael.eggett@centervilleutah.gov>

Subject: Fw: 2029 n 400 w RETENTION WALL

This is the documentation the Applicant has submitted. Kevin has provided his feedback in the email below.

~S

From: Kevin Campbell <Kevin.Campbell@esieng.com>

Sent: Friday, September 20, 2024 5:25 PM

To: Sydney DeWees <sydney.dewees@centervilleutah.gov>

Cc: Michael Eggett <michael.eggett@centervilleutah.gov>

Subject: RE: 2029 n 400 w RETENTION WALL

Sydney,

My understanding is that we have typically only allowed 8' of wall reveal. In other words, the wall can be 10' or 12' tall (bottom of footing to top of wall) but only 8' of the wall can be showing after backfill is complete. Let me know of any questions.

Kevin

Kevin Campbell, P.E.

Centerville City Engineer

Kevin Campbell, P.E.

ESI Engineering, Inc

4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Subject: Re: 2029 n 400 w RETENTION WALL

This is all the information he has submitted to us.

It looks like there is an 8 ft wall, 9 ft wall, and 10 ft wall.

~S

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Tuesday, September 17, 2024 1:49 PM
To: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Subject: RE: 2029 n 400 w RETENTION WALL

So is the 10' from bottom of footing to top of wall or fence? Structure typically includes footing. This would make sense with about 8' of wall "reveal". I don't think that we have approved any walls or fences with over 8' of reveal in the past 15+ years, but I could be wrong.

On another note, our City Standard detail for rock walls only allows an 8' max height before they would need to step back and start a new wall.

Let's continue to discuss.

Kevin

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Sent: Tuesday, September 17, 2024 10:19 AM
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Subject: Re: 2029 n 400 w RETENTION WALL

Hey Kevin,

PC. Per CZC 12.55.110 The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the

Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.

Because he is building the wall in the area of his property zoned PF-L he can have it be 10 ft in height (as indicated on the plans) so long as the PC reviews and approves it. I wanted to see if you would be willing to provide feedback on the application stating your stance on the application. I can for see the planning commission questioning the safety of it and having the city engineer giving the feedback would be best. I will be reaching out to Cameron and John for their feedback as well.

The next PC meeting is September 25 and I want to get the application on the agenda.

Thanks,
Sydney DeWees

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Monday, September 16, 2024 4:37 PM
To: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Subject: RE: 2029 n 400 w RETENTION WALL

Sydney,

Ok great, thank you for the follow-up email.

Kevin

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Sent: Monday, September 16, 2024 4:30 PM
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Cc: Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; Donna Wilkinson <donna.wilkinson@centervilleutah.gov>
Subject: Re: 2029 n 400 w RETENTION WALL

Hey Kevin,

I was able to find the Lexington Subdivision Plat. On the plat, there were no indications of the property owners not being able to build in the PUE. It indicated that it was typical, Mike Eggett let me know that means that the city standards apply to it. Based on our phone call last week, that means that he should be permitted to build in the PUE and that the zoning portion of that application is approved. I am going to pass on the application to Donna to distribute.

Thanks for the help and guidance. I am going to cc Cameron and give him a heads-up as well.

Have a great night,

~S

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Sent: Friday, August 30, 2024 1:16 PM
To: kevin.campbell <kevin.campbell@esieng.com>
Subject: Re: 2029 n 400 w RETENTION WALL

Brilliant, thanks for the clarifications. I hoped I would only be looking at setbacks and heights, I will also ask John when he comes in.

When Nate sends you everything you are looking for could you please let me know? I will be getting an updated plan from him that show distance from property lines and buildings, heights, and total areas of the wall. After I get your go-ahead and his updated plan I will proceed.

Hope you have a good weekend,

Sydney

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, August 30, 2024 1:08 PM
To: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Subject: RE: 2029 n 400 w RETENTION WALL

Hello Sydney,

Yes I think that your role would be to review setback requirements and wall height. My understanding from over the years is that only 8' of wall reveal is allowed per City Code (I will have to look up where it is written). If more than 8' of wall height is needed to be retained they would need to step back after they go vertical for 8' and then start a new and separate wall.

1. Attached is the permit that will be needed (as far as I am aware)
2. I think that the code limits it to 8' more for appearance.
3. I am happy to assist with review of the grading, drainage, structural calculations and details. I do think that your scope of review is setbacks and height.

Kevin

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Sent: Friday, August 30, 2024 12:59 PM
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Subject: Re: 2029 n 400 w RETENTION WALL

Hey Kevin,

Thanks for letting me know about the email. I just got off the phone with Nate about this property. He let me know that you have chatted with him about the property, and he will be updating a minor detail on the application.

I have never been the person to review retention walls, so I am a bit lost as to what I need him to submit and what zoning really looks for vs the engineer or the building inspector. I'm assuming I'm only looking at the setback and height of the wall but, technically there is not a setback for a retention wall, correct?

I was looking in the zoning code and couldn't find anything to reference. If you have any guidance or could reference me somewhere that would be helpful.

He had a few questions that you might have the answer,

1. What are the permits he will be needed to complete the project? Dona is gone today so if you do not know i can ask her on Monday.
2. He said that the retention wall is 10 ft tall, in the code it states it can only be 8 ft tall. Is this due to safety or is this due to design?
3. Like asked above, any clarification on my scope of review would be greatly appreciated.

Thanks for your help on this plan,
Sydney

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, August 30, 2024 12:15 PM
To: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Subject: FW: 2029 n 400 w RETENTION WALL

Hi Sydney!

Will you please use my kevin.campbell@esieng.com email address. The kevin.campbell@centervilleutah.gov email address is not up and running.

Thank you!

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Nathan Jones <nathanjones14@gmail.com>
Sent: Friday, August 30, 2024 11:58 AM
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Subject: Fwd: 2029 n 400 w RETENTION WALL

Begin forwarded message:

From: Sydney DeWees <sydney.dewees@centervilleutah.gov>
Subject: 2029 n 400 w RETENTION WALL
Date: August 30, 2024 at 10:51:59 AM MDT
To: "NATE@GREENSHIELDUTAH.COM" <NATE@GREENSHIELDUTAH.COM>
Cc: Kevin Campbell <kevin.campbell@centervilleutah.gov>, Donna Wilkinson <donna.wilkinson@centervilleutah.gov>

Hello Nate,

My name is Sydney DeWees and Im the new City Planner for Centerville. In the past, it looks like you have worked with Whitney on this property...

Based on the gravity of the work we will need more information for a retention wall. I have attached the documentation we have received from you. The city requires applicants to provide engineered drawings and specifications for the proposed detention/retention and drainage site plan that shows the height of the wall, area (sq ft) of impact, and materials. A soil study for the retaining wall might need to occur. For that discussion, I would direct you to contact our City Engineer Kevin Campbell. Usually, he is involved with retaining wall analysis for property improvements similar to the one you are considering. His contact information is by email: kevin.campbell@esieng.com and by telephone: 801-263-1752.

Once you talk to Kevin about the required material on the plan please resubmit them to Donna Wilkinson. I will then be able to proceed with your application review.

Have a great weekend



CENTERVILLE CITY PERMIT REVIEW & TRACKING

Date Submitted **08-27-2024**

Permit Number

CEV24-098

Address **2090 NORTH 400 WEST**

Lot # / Sub Name

412, LEXINGTON PH 4

Permit Type **CONCRETE RETAINING WALL**

Builder/Owner

GREEN SHIELD LANDSCAPING

Date Reviewed by Plans Examiner

9-20-24 *[Signature]*

Date Returned with Corrections*

Date/Time Contacted Applicant

Date/Time Picked Up/Whom?

Date/Time Returned for Re-CK

Re-Check Status:

Approved

Denied

CENTERVILLE CITY

SEP 20 2024

**REVIEWED FOR
CODE COMPLIANCE**

BUILDING OFFICIAL - STAMP OF APPROVAL

DEPARTMENT/AGENCY	DATE SUBMITTED	SIGNATURE OF APPROVAL / CONDITIONS OF APPROVAL AND/OR DENIAL	DATE APPROVED
PLANNING & ZONING Check plat for conditions, setbacks & verify zoning of property	<u>08/28/2024</u>	Has an open/active permit for addition/remodel, notes on plans that may help on your review CEV23-042 <i>going to PC for approval</i>	<i>12-8</i>
CITY ENGINEER / DRAINAGE Hillside lot or retaining wall over 4 feet			
FLOOD ZONE/BMP'S / SWPPP New construction or substantial remodel, addition 50% of original home, any demolition	<i>RSWP</i>		
DAVIS COUNTY HEALTH Food Establishment – check chart			
WATER REVIEW Commercial (new/remodel) – backflow Residential (new/remodel) - water meter			
STREETS REVIEW Drive approach (new or width exp)			
SOUTH DAVIS METRO FIRE Commercial (new/remodel) – sprinkler system, solar panels			
SOUTH DAVIS SEWER DIST Commercial (new/remodel), new dwelling – send notification to Valerie			

COMMENTS:

*Plans may be red-lined, except for subdivision card files of which "NO RED-LINING IS ALLOWED"

"This form to be retained with the Building Permit Application and File - Permanent"



CENTERVILLE CITY
655 North 1250 West • Centerville, Utah 84014

Building Department: 801-292-8232
www.centervilleutah.gov

Inspection Requests: 1-800-560-6151

NO INSPECTIONS AFTER 3:30 P.M.
24-HR ADVANCE NOTICE REQUIRED

BUILDING PERMIT

Date of Application 08-28-2023		Special Requirements None		Receipt No.		Date Issued		UTAH PERMIT NUMBER CEV24MODA-098	
Permit Type Concrete Retaining Wall				Card File #				Valuation \$72,000.00	
Bldg. Address 2090 North 400 West				Zoning/ Approved Use R-L				Permit Type Building \$ 0	
Assessors Parcel No. 07-225-0417		Property Location 2090 North 400 West		☐ Minimum Setbacks ☒ Approved Site Plan				Plan Check \$ 0	
Lot # 412		Subdivision Name Lexington Park Ph 4		PROPERTY LINE SETBACKS ft. Front ft. Rear ft. Side ft. Side HEIGHT ft.				Electrical \$ 0	
Total Property Area 0.27 ☒ Acres ☐ Sq. Ft.								Plumbing \$ 0	
Property Owner Layton, Matthew J & Jeriann		Phone (801) 631-4162		☐ Corner Lot ☐ Manufactured Home				Mechanical \$ 0	
Mailing Address, City, Zip 2090 North 400 West, Centerville, UT 84014				Floodplain ☐ Yes ☒ No		Zone "X"		Grading \$ 0	
Architect or Engineer		Phone		Fire Sprinkled ☐ Yes ☐ No				State Surcharge \$ 0	
General Contractor Green Shield Landscaping LLC		Phone (801) 810-4438		Type of Construction SFD		Occupant Load SFD		Water Impact \$ 0	
Address Salt Lake City		State Contractor License No. 12111134-5501		Occupancy Group/ Division RETAINING WALL				Water Connection \$ 0	
Electrical Contractor		Phone						Water Meter \$ 0	
Address		State Contractor License No.						Storm Drain \$ 0	
Plumbing Contractor		Phone						Fire Impact \$ 0	
Address		State Contractor License No.						Park Impact \$ 0	
Mechanical Contractor		Phone						Drive Approach \$ 0	
Address		State Contractor License No.						Bond \$ 0	
								Special Recording \$ 0	
								Inspection \$ 0	
								Amended Site Plan \$ 0	
								TOTAL \$ 0.00	
Building Code Comments: None				CHECK ONE					
Approved By: JON HANSEN, PLANS EXAMINER Date: /2024				☒ LICENSED CONTRACTOR DECLARATION I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect. If contractors have not been selected at the time of the application for this permit, the permit is issued only on the condition that currently licensed contractors shall be selected by the applicant, that the applicant shall provide the names and license numbers of the contractors to Centerville City, and shall enter the same names and numbers on the permit before they begin their work.					
Zoning Comments: None				☐ OWNER-BUILDER DECLARATION I hereby claim exemption from the requirement for licensing under the Construction Trades Licensing Act (58-55, UCA) because work will be performed by the owner of the property for his/her private, non-commercial, non-public use. Any work not performed by the owner will be performed by a contractor licensed under the Construction Trades Licensing Act, and the names and license numbers of the contractors shall be provided to Centerville City, and shall be entered on the permit before their work has begun.					
Approved By: SYDNEY DEWEES, CITY PLANNER Date: /2024				This permit shall become null and void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days or more at any time after the work has commenced. Commencement or continuation of work shall be verified only by Inspection Reports from an Inspector for Centerville City. All required inspections shall be requested at least one working day before they are to be made. Inspections are required before any work is covered. Please call if you need further information about when an inspection is required. I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.					
				_____ Signature of Applicant		_____ Date			
				_____ Print Name					
				SIGNATURE ACKNOWLEDGES PERMISSION TO ENTER PROPERTY FOR ALL INSPECTIONS					



CENTERVILLE CITY
655 North 1250 West • Centerville, Utah 84014

BUILDING PERMIT APPLICATION

Building Department: 801.292.8232
Fax: 801.292.8251

ITEMS WITH ASTERISK (*) MUST BE FILLED OUT

*Date of Application 08/28/24		*Date Work Starts 9/5/24		*What is the dollar value (valuation) for this project? \$ 72,000	
*Permit Type (Describe the Project) Concrete Retaining Wall				Card File Name or Number	
*Bldg. Address 2090 N 400 W Centerville, UT				Zone	
*Assessors Parcel No. 072250417		*Property Location 2090 N 400 W Centerville		☐ Minimum Setbacks ☐ Approved Site Plan	
*Lot # 412	*Subdivision Name LEXINGTON PARK SUBDIVISION PHASE 4			SETBACKS ft. Front ft. Rear ft. Side ft. Side	HEIGHT ft.
*Total Property Area 0.20 ☒ Acres ☐ Sq. Ft.					
*Property Owner LAYTON, MATTHEW J & JERIANN - TRUSTEES		*Phone 801-631-4162		☐ Corner Lot ☐ Manufactured Home	
*Mailing Address - City - Zip Code 2090 N 400 W Centerville, UT 84014				Floodplain ☐ Yes ☐ No	Zone
*Architect or Engineer Tyson Alder - Level Engineering		*Phone (800) 214-4611		Fire Sprinkled ☐ Yes ☐ No	
*General Contractor Green Shield Landscaping LLC		*Phone 801-810-4438		*CHECK ONE ☒ LICENSED CONTRACTOR DECLARATION I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect. If contractors have not been selected at the time of the application for this permit, the permit is issued only on the condition that currently licensed contractors shall be selected by the applicant, that the applicant shall provide the names and license numbers of the contractors to Centerville City, and shall enter the same names and numbers on the permit before they begin their work. ☐ OWNER-BUILDER DECLARATION (Submit Cert.) I hereby claim exemption from the requirement for licensing under the Construction Trades Licensing Act (58-55, UCA) because work will be performed by the owner of the property for his/her private, non-commercial, non-public use. Any work not performed by the owner will be performed by a contractor licensed under the Construction Trades Licensing Act, and the names and license numbers of the contractors shall be provided to Centerville City, and Shall be entered on the permit before their work has begun.	
*Business Address - City - Zip Code PO Box 712018 Cottonwood Heights, UT 84171		*State Contractor License No. 12111134-5501			
*Electrical Contractor N/A		*Phone N/A			
*Business Address - City - Zip Code N/A		*State Contractor License No. N/A			
*Plumbing Contractor N/A		*Phone N/A			
*Business Address - City - Zip Code N/A		*State Contractor License No. N/A			
*Mechanical Contractor N/A		*Phone N/A			
*Business Address - City - Zip Code N/A		*State Contractor License No. N/A			

*Contact Name Nathan Jones

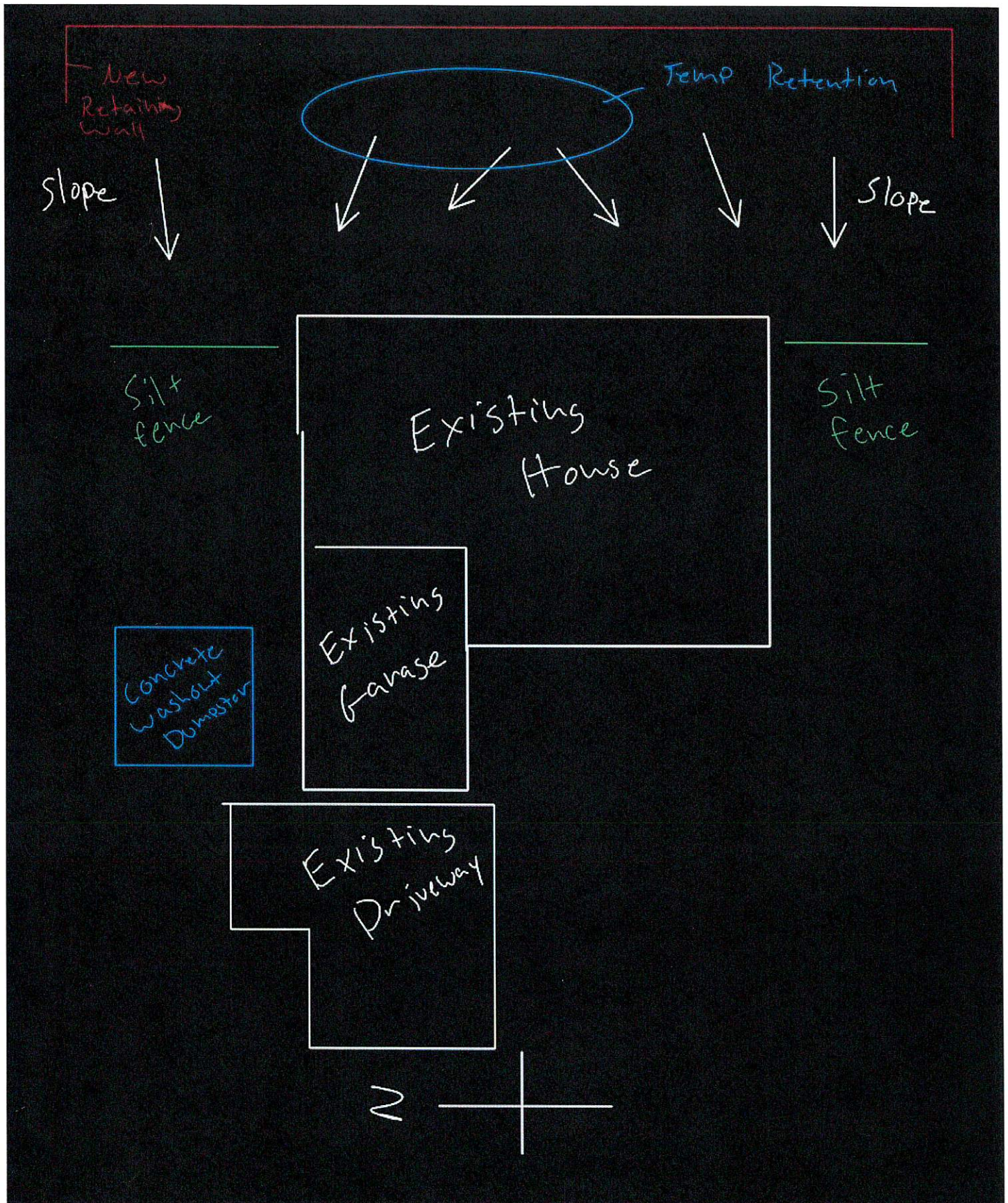
*Phone Number 2817705725

*Email Address nate@greenshieldutah.com

- ☐ 2 Sets of Building Plans and related documents
☐ 2 Site Plans

**Plans submitted will be voided and discarded, if approved permit is not paid for within
180 days from date of submittal**

RECEIVED AUG 28 2024





Centerville City
Corporation

SEP 16 2024

Planning and Zoning Approval
Planner Initials: *SD*

STRUCTURAL CALCULATIONS
for

Retaining Wall

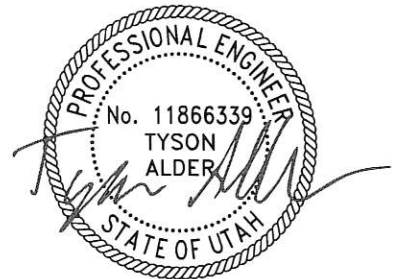
2090 North 400 West
Centerville, UT

Dated:

9-6-2024

Job Number

20978



9-6-2024

RECEIVED SEP - 6 2024

Retaining Wall

Sheet:

Date: 9-6-2024

Project Num: 20978

By: TA

Site Information

Address:

Street: 2090 North 400 West

City: Centerville, UT

Building Data

Building Height: 1 ft

Length: 1 ft

Width: 1 ft

Risk Category:

II

Applicable Code:

IRC

2021

Soils Information

Soils Report by: N/A

Job Number:

Dated:

Bearing Pressure: 1500 psf

Frost Depth: in

Structural Fill: in

Active Pressure:

Passive Pressure:

Coefficient of Friction:

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Segmental Retaining Wall

Project File: wall.ec6

LIC# : KW-06019744, Build:20.23.08.30

Alder Structural Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Stacked Wall - 3' slope at 8' height

Criteria

Wall height (retained height)	8.67 ft
Backfill slope	3:1
Backfill angle	18.3 deg
Embedment	1.0 ft

Soil data

External Soil, Phi_e	30 deg
External soil density (In situ)	120 pcf
Internal Soil, Phi_i	30 deg
Internal soil density	120 pcf
Wall Soil Friction Angle	0 deg
K_a(Horiz)	0.34

Loading

Dead load	0 psf
Live load	0 psf
Seismic Factor, A	0.00
d_seismic	0.00 in

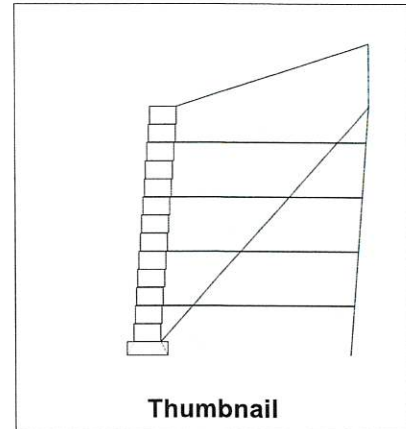
Stability

Base length	8.00 ft
Base Sliding Force (w/o Seismic)	2,323.40 lb
Base Resisting Force (w/o Seismic)	5,405.40 lb
Base Sliding (w/o Seismic) FS	2.33

Overturning Moment (w/o Seismic)	8,505.22 ft lb
Resisting Moment (w/o Seismic)	46,760.56 ft lb
Overturning (w/o Seismic) FS	5.50

Applied Bearing Pressure (w/o Seismic)	1,145.66 psf
Allowable Bearing Pressure (w/o Seismic)	2,000.00 psf
Bearing (w/o Seismic) FS	1.75

Eccentricity of Vert. Force (w/o Seismic)	0.09 ft
Effective Base Width (w/o Seismic)	8.17 ft



Segmental block data

Vendor selection	Keystone Retaining Wall		
Vendor ESR	ICC ESR-2113	Valid through	08/31/21
Block selection type	Compac III		
Block height	8.00 in	alpha(u_1)	1543.00 lb
Block depth	12.00 in	tan(lambda_u1)	0.74
Offset per block	0.63 in	Max_1	4138.00 lb
Batter angle	4.47 deg	alpha(u_2)	1543.00 lb
Wall weight	120.00 psf	tan(lambda_u2)	0.74
		Max_2	4138.00 lb

Geogrid material

Vendor Selection	Mirafi Geogrid		
Geogrid type	Miragrid 3XT		
LTDS	1,999.00 lb/ft		
Ci	0.90		
RF_CR	1.58		
alpha_u	1,271.00 lb		
tan(lambda_u)	0.65		
Max	3,539.00 lb		
alpha_cs1	1,345.22 lb	alpha_cs2	2,020.24 lb
tan(lambda_cs1)	0.27	tan(lambda_cs2)	0.00
Max_1	2,020.24 lb	Max_2	2,020.24 lb

Factors of Safety

Failure Mode	Static Condition			
	Min	Acceptable	Actual	Status
Base Sliding	1.50	2.33	OK	
Overturning	2.00	5.50	OK	
Bearing	1.50	1.75	OK	
Internal Sliding	1.50	2.83	OK	
Tensile Overstress	1.50	2.86	OK	
Pullout	1.50	6.46	OK	
Connection	1.50	2.27	OK	

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Segmental Retaining Wall

Project File: wall.ec6

LIC#: KW-06019744, Build:20.23.08.30

Alder Structural Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Stacked Wall - 3' slope at 8' height

Wall Analysis Table:

Layer	Height ft	Trib Height	Depth to Midpoint	Tension From Surcharge			Static Total Fg	LTDS	LTDS (Seismic)	Total Tension (W/seismic), Fi	FS Tensile Overstress (Static) w/Seismic	
				Soil	DL	LL						
4	7.33	2.33	1.33	126.9	0.0	0.0	126.9	1,999.0	1,265.2	126.9	15.75	9.97
3	5.33	2.00	3.33	272.0	0.0	0.0	272.0	1,999.0	1,265.2	272.0	7.35	4.65
2	3.33	2.00	5.33	435.2	0.0	0.0	435.2	1,999.0	1,265.2	435.2	4.59	2.91
1	1.33	2.33	7.33	698.3	0.0	0.0	698.3	1,999.0	1,265.2	698.3	2.86	1.81

Wall Analysis Table Continued:

Layer	Pullout Strength	FS Pullout (Static) (Seismic)		Connection Strength	FS Conn (Static) (Seismic)		Internal Sliding Force (Static)	FS Internal Sliding (Static)	Internal Sliding Force (Seismic)	FS Internal Sliding (Seismic)
4	819.8	6.46	0.00	1,388.4	10.94	10.94	256.4	8.85	256.4	7.67
3	2,220.9	8.16	0.00	1,453.2	5.34	5.34	614.6	5.16	614.6	4.67
2	3,622.1	8.32	0.00	1,518.0	3.49	3.49	1,126.9	3.65	1,126.9	3.38
1	5,023.2	7.19	0.00	1,582.8	2.27	2.27	1,793.4	2.83	1,793.4	2.66

ASSUMPTIONS AND CRITERIA USED

- References used include *Design Manual for Segmental Retaining Walls, 3rd Edition*, by NCMA.
- Blocks are all same size and uniform offsets (batter) for full wall height.
- Coulomb earth pressure theory used for earth pressures and failure plane angle.
- Refer to geotechnical report for backfill material, compaction, and other design data and recommendations.
- Cap blocks if used are above the retained height and are neglected in this design.
- Geogrid LTDS and connection values for block vendors obtained from ICC Evaluation Service (ES Legacy Reports) or as provided by vendors. Since these may change or be updated, verification of values is recommended.
- Block sizes obtained from vendors' literature and may vary with locality.
- Geogrid layers are equally spaced vertically, all same length, and laid horizontally.
- Average weight of block and cell infill assumed to be 120 pcf.
- See vendor web sites (on input screen) for more information and specifications.
- Vendor specifications or project specifications, whichever is most restrictive, to be followed for construction procedures.
- Add notes and details for proper drainage.
- See *User's Manual Design Example #10* for methodology and sample verification calculations.
- Final design responsibility is with the project Engineer-of-Record.

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: wall.ec6

LIC# : KW-06019744, Build:20.23.08.30

Alder Structural Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind

Code Reference:

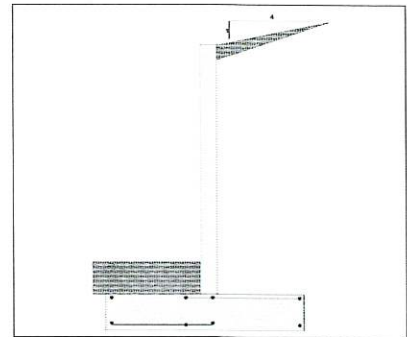
Calculations per IBC 2021 1807.3, ASCE 7-16

Criteria

Retained Height	=	11.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	4.00
Height of Soil over Toe	=	18.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Earth Pressure Seismic Load

Method : Uniform		
Multiplier Used	=	0.200
(Multiplier used on soil density)		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)

Wind on Exposed Stem =	0.0 psf
(Strength Level)	

Uniform Seismic Force	=	2.800
Total Seismic Force	=	39.200

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: wall.ec6

LIC# : KW-06019744, Build:20.23.08.30

Alder Structural Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind

Design Summary

Wall Stability Ratios

Overturning = 2.47 OK
 Sliding = 1.45 Ratio < 1.5!
 Global Stability = 2.18

Total Bearing Load = 8,076 lbs
 ...resultant ecc. = 11.09 in
 Eccentricity within middle third
 Soil Pressure @ Toe = 1,788 psf OK
 Soil Pressure @ Heel = 297 psf OK
 Allowable = 2,000 psf
 Soil Pressure Less Than Allowable
 ACI Factored @ Toe = 2,503 psf
 ACI Factored @ Heel = 415 psf
 Footing Shear @ Toe = 19.4 psi OK
 Footing Shear @ Heel = 16.0 psi OK
 Allowable = 82.2 psi

Sliding Calcs

Lateral Sliding Force = 3,457.4 lbs
 less 100% Passive Force = 1,128.5 lbs
 less 100% Friction Force = 3,888.3 lbs
 Added Force Req'd = 0.0 lbs OK
for 1.5 Stability = 169.3 lbs NG

Vertical component of active lateral soil pressure IS
 NOT considered in the calculation of soil bearing

Load Factors

Building Code
 Dead Load 1.200
 Live Load 1.600
 Earth, H 1.600
 Wind, W 1.600
 Seismic, E 1.000

Stem Construction

Design Height Above Ftg

Wall Material Above "Ht" = Concrete
 Design Method = SD
 Thickness = 8.00
 Rebar Size = # 6
 Rebar Spacing = 8.00
 Rebar Placed at = Edge

Design Data

fb/FB + fa/Fa = 0.973

Total Force @ Section

Service Level lbs =
 Strength Level lbs = 3,735.2

Moment....Actual

Service Level ft-# =
 Strength Level ft-# = 14,380.0

Moment.....Allowable = 14,778.7

Shear.....Actual

Service Level psi =
 Strength Level psi = 55.3

Shear.....Allowable psi = 70.3

Anet (Masonry) in2 =

Wall Weight psf = 100.0

Rebar Depth 'd' in = 5.63

Masonry Data

f'm psi =
 Fs psi =
 Solid Grouting =
 Modular Ratio 'n' =
 Equiv. Solid Thick. =
 Masonry Block Type =
 Masonry Design Method = ASD

Concrete Data

f'c psi = 3,000.0
 Fy psi = 60,000.0

Bottom

Stem OK
 ft = 0.00

ft = Concrete

ft = SD

ft = SD

ft = 8.00

ft = # 6

ft = 8.00

ft = Edge

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: wall.ec6

LIC# : KW-06019744, Build:20.23.08.30

Alder Structural Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind

Concrete Stem Rebar Area Details

	<u>Vertical Reinforcing</u>	<u>Horizontal Reinforcing</u>
Bottom Stem		
As (based on applied moment) :	0.6022 in2/ft	
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	
	=====	
Required Area :	0.6022 in2/ft	Horizontal Reinforcing Options :
Provided Area :	0.66 in2/ft	<u>One layer of :</u> <u>Two layers of :</u>
Maximum Area :	0.9144 in2/ft	#4@ 13.89 in #4@ 27.78 in
		#5@ 21.53 in #5@ 43.06 in
		#6@ 30.56 in #6@ 61.11 in

Footing Data

Toe Width	=	3.75 ft
Heel Width	=	4.00
Total Footing Width	=	7.75
Footing Thickness	=	20.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f _c =	3,000 psi	F _y = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 2,503	415 psf
Mu' : Upward	= 15,229	3,969 ft-#
Mu' : Downward	= 3,502	10,507 ft-#
Mu: Design	= 11,727 OK	6,538 ft-# OK
phiMn	= 31,496	33,447 ft-#
Actual 1-Way Shear	= 19.42	16.02 psi
Allow 1-Way Shear	= 82.16	82.16 psi
Toe Reinforcing	= # 6 @ 12.22 in	
Heel Reinforcing	= # 6 @ 12.22 in	
Key Reinforcing	= None Spec'd	
Footing Torsion, Tu	=	0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=	0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 21.94 in, #9@ 27.77 in, #10@ 35.27 in

Heel: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 21.94 in, #9@ 27.77 in, #10@ 35.27 in

Key: No key defined

Min footing T&S reinf Area	3.35	in2
Min footing T&S reinf Area per foot	0.43	in2 /ft
<u>If one layer of horizontal bars:</u>	<u>If two layers of horizontal bars:</u>	
#4@ 5.56 in	#4@ 11.11 in	
#5@ 8.61 in	#5@ 17.22 in	
#6@ 12.22 in	#6@ 24.44 in	

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

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(c) ENERCALC INC 1983-2023

DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind

Summary of Overturning & Resisting Forces & Moments

.....OVERTURNING.....				RESISTING.....			
Item	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	3,430.0	4.67	16,006.7	Soil Over HL (ab. water tbl)	4,216.7	6.08	25,651.4
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		6.08	25,651.4
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =	152.8	6.64	1,014.3
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	618.8	1.88	1,160.2
Seismic Earth Load =	27.4	7.00	192.1	Surcharge Over Toe =			
				Stem Weight(s) =	1,150.0	4.08	4,695.8
				Earth @ Stem Transitions =			
				Footing Weight =	1,937.5	3.88	7,507.8
				Key Weight =			
				Vert. Component =			
Total	= 3,457.4	O.T.M. =	16,198.7	Total =	8,075.7 lbs	R.M. =	40,029.5
Resisting/Overturning Ratio		=	2.47				
Vertical Loads used for Soil Pressure =		8,075.7	lbs				

If seismic is included, the OTM and sliding ratios may be 1.1 per section 1807.2.3 of IBC.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.074 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

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DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) = 25.63 in

Development length for #6 bar specified in this stem design segment = 19.72 in

Hooked embedment length into footing for #6 bar specified in this stem design segment = 10.35 in

As Provided = 0.6600 in2/ft

As Required = 0.6022 in2/ft

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

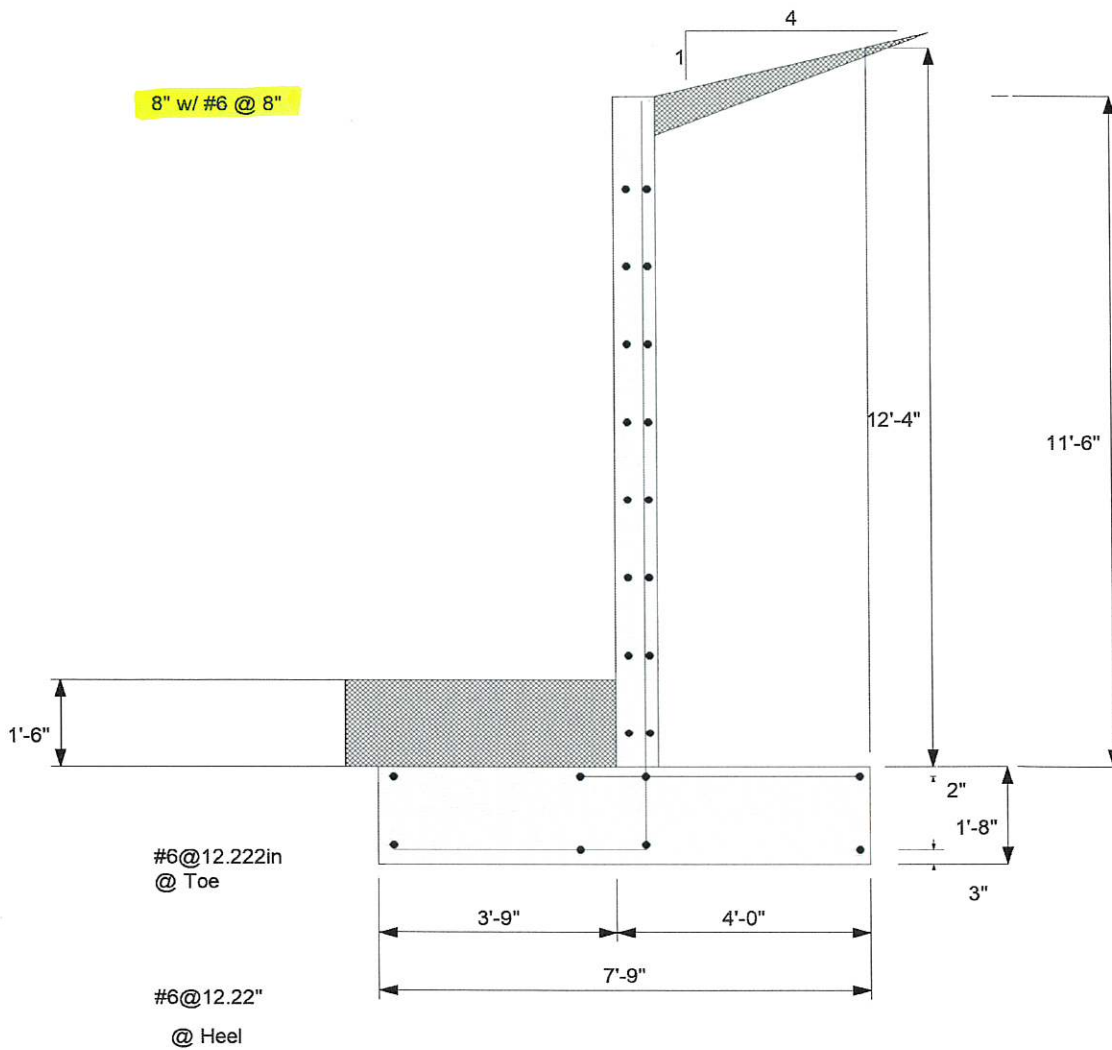
Project File: wall.ec6

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DESCRIPTION: tall wall - 10' clear w/ 1' soil slope behind



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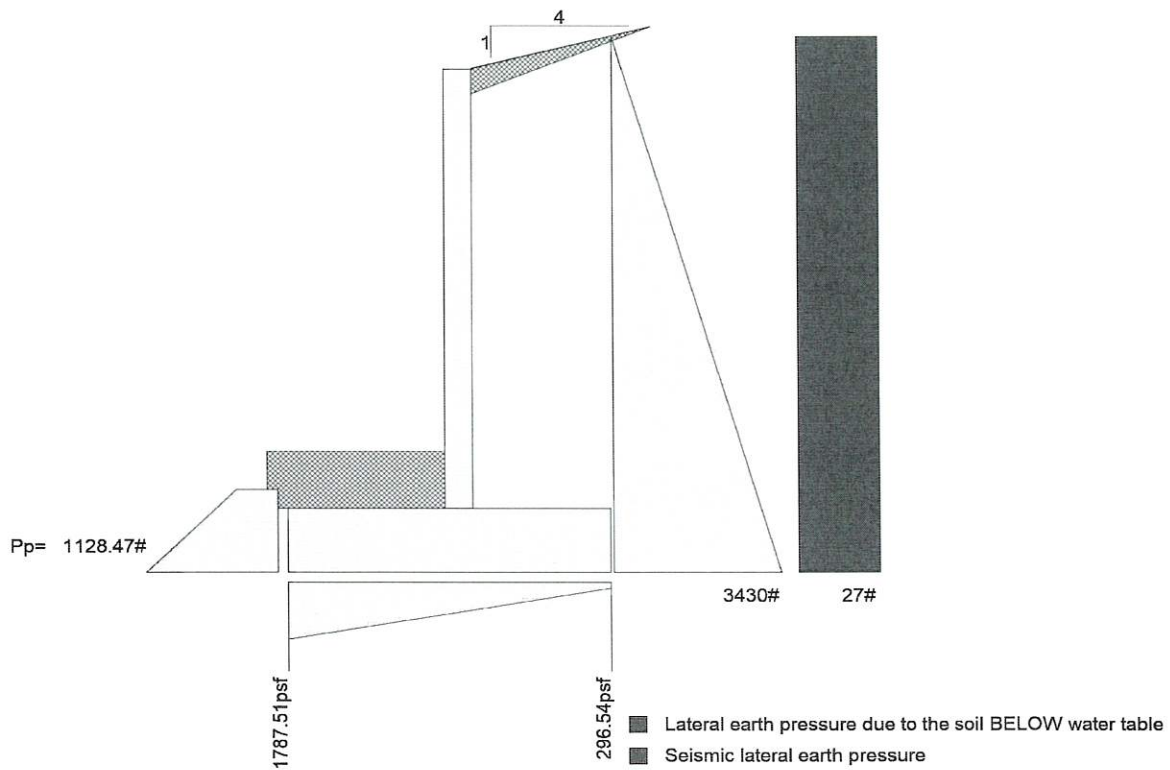
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Alder Structural Engineering

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Project File: wall.ec6

LIC# : KW-06019744, Build:20.23.08.30

Alder Structural Engineering

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DESCRIPTION: 8

Code Reference:

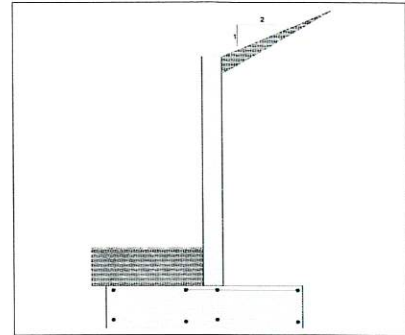
Calculations per IBC 2021 1807.3, ASCE 7-16

Criteria

Retained Height	=	9.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	18.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,000.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Earth Pressure Seismic Load

Method : Uniform		
Multiplier Used	=	0.200
(Multiplier used on soil density)		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)

Wind on Exposed Stem	=	0.0 psf
(Strength Level)		

Uniform Seismic Force	=	2.392
Total Seismic Force	=	28.600

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

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(c) ENERCALC INC 1983-2023

DESCRIPTION: 8

Design Summary			Stem Construction		Bottom		
Wall Stability Ratios			Design Height Above Ftg	ft =	Stem OK		
Overturning	=	2.35 OK	Wall Material Above "Ht"	=	Concrete		
Sliding	=	1.57 OK	Design Method	=	SD	SD	SD
Global Stability	=	2.66	Thickness	=	8.00		
			Rebar Size	=	# 6		
			Rebar Spacing	=	12.00		
			Rebar Placed at	=	Edge		
Total Bearing Load	=	5,802 lbs	Design Data				
...resultant ecc.	=	10.79 in	fb/FB + fa/Fa	=	0.671		
Eccentricity within middle third			Total Force @ Section				
Soil Pressure @ Toe	=	1,634 psf OK	Service Level	lbs =			
Soil Pressure @ Heel	=	151 psf OK	Strength Level	lbs =	2,289.5		
Allowable	=	2,000 psf	Moment....Actual				
Soil Pressure Less Than Allowable			Service Level	ft-# =			
ACI Factored @ Toe	=	2,287 psf	Strength Level	ft-# =	6,900.9		
ACI Factored @ Heel	=	212 psf	Moment.....Allowable	=	10,280.8		
Footing Shear @ Toe	=	13.5 psi OK	Shear.....Actual				
Footing Shear @ Heel	=	11.7 psi OK	Service Level	psi =			
Allowable	=	82.2 psi	Strength Level	psi =	33.9		
Sliding Calcs			Shear.....Allowable	psi =	61.4		
Lateral Sliding Force	=	2,522.6 lbs	Anet (Masonry)	in2 =			
less 100% Passive Force	=	1,128.5 lbs	Wall Weight	psf =	100.0		
less 100% Friction Force	=	2,838.8 lbs	Rebar Depth 'd'	in =	5.63		
Added Force Req'd	=	0.0 lbs OK	Masonry Data				
....for 1.5 Stability	=	0.0 lbs OK	f'm	psi =			
			Fs	psi =			
Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing			Solid Grouting	=			
Load Factors			Modular Ratio 'n'	=			
Building Code			Equiv. Solid Thick.	=			
Dead Load		1.200	Masonry Block Type	=			
Live Load		1.600	Masonry Design Method	=	ASD		
Earth, H		1.600	Concrete Data				
Wind, W		1.600	f'c	psi =	3,000.0		
Seismic, E		1.000	Fy	psi =	60,000.0		

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DESCRIPTION: 8

Concrete Stem Rebar Area Details

	<u>Vertical Reinforcing</u>	<u>Horizontal Reinforcing</u>
Bottom Stem		
As (based on applied moment) :	0.289 in2/ft	
0.0018bh : 0.0018(12)(8) :	0.1728 in2/ft	Horizontal Reinforcing Options :
	=====	<u>One layer of :</u> <u>Two layers of :</u>
Required Area :	0.289 in2/ft	#4@ 13.89 in #4@ 27.78 in
Provided Area :	0.44 in2/ft	#5@ 21.53 in #5@ 43.06 in
Maximum Area :	0.9144 in2/ft	#6@ 30.56 in #6@ 61.11 in

Footing Data

Toe Width	=	3.25 ft
Heel Width	=	3.25
Total Footing Width	=	6.50
Footing Thickness	=	20.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f _c =	3,000 psi	F _y = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 2,287	212 psf
Mu' : Upward	= 10,254	1,625 ft-#
Mu' : Downward	= 2,630	5,344 ft-#
Mu: Design	= 7,624 OK	3,720 ft-# OK
phiMn	= 31,496	33,447 ft-#
Actual 1-Way Shear	= 13.49	11.67 psi
Allow 1-Way Shear	= 82.16	82.16 psi
Toe Reinforcing	= # 6 @ 12.22 in	
Heel Reinforcing	= # 6 @ 12.22 in	
Key Reinforcing	= None Spec'd	
Footing Torsion, Tu	=	0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=	0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 21.94 in, #9@ 27.77 in, #10@ 35.27 in

Heel: #4@ 5.55 in, #5@ 8.61 in, #6@ 12.22 in, #7@ 16.66 in, #8@ 21.94 in, #9@ 27.77 in, #10@ 35.27 in

Key: No key defined

Min footing T&S reinf Area	2.81	in2
Min footing T&S reinf Area per foot	0.43	in2 /ft
<u>If one layer of horizontal bars:</u>		<u>If two layers of horizontal bars:</u>
#4@ 5.56 in		#4@ 11.11 in
#5@ 8.61 in		#5@ 17.22 in
#6@ 12.22 in		#6@ 24.44 in

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DESCRIPTION: 8

Summary of Overturning & Resisting Forces & Moments

Item	OVERTURNING.....				RESISTING.....		
	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	2,502.5	3.99	9,975.4	Soil Over HL (ab. water tbl)	2,557.5	5.21	13,320.3
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		5.21	13,320.3
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =	183.5	5.64	1,034.9
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	536.3	1.63	871.4
Seismic Earth Load =	20.0	5.98	119.7	Surcharge Over Toe =			
				Stem Weight(s) =	900.0	3.58	3,225.0
				Earth @ Stem Transitions =			
				Footing Weight =	1,625.0	3.25	5,281.3
				Key Weight =			
				Vert. Component =			
Total	= 2,522.6	O.T.M. =	10,095.1	Total =	5,802.3 lbs	R.M.=	23,732.8
Resisting/Overturning Ratio		=	2.35				
Vertical Loads used for Soil Pressure =			5,802.3 lbs				

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

If seismic is included, the OTM and sliding ratios may be 1.1 per section 1807.2.3 of IBC.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.063 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

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DESCRIPTION: 8

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	25.63 in
Development length for #6 bar specified in this stem design segment =	19.72 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	10.35 in
As Provided =	0.4400 in ² /ft
As Required =	0.2890 in ² /ft

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

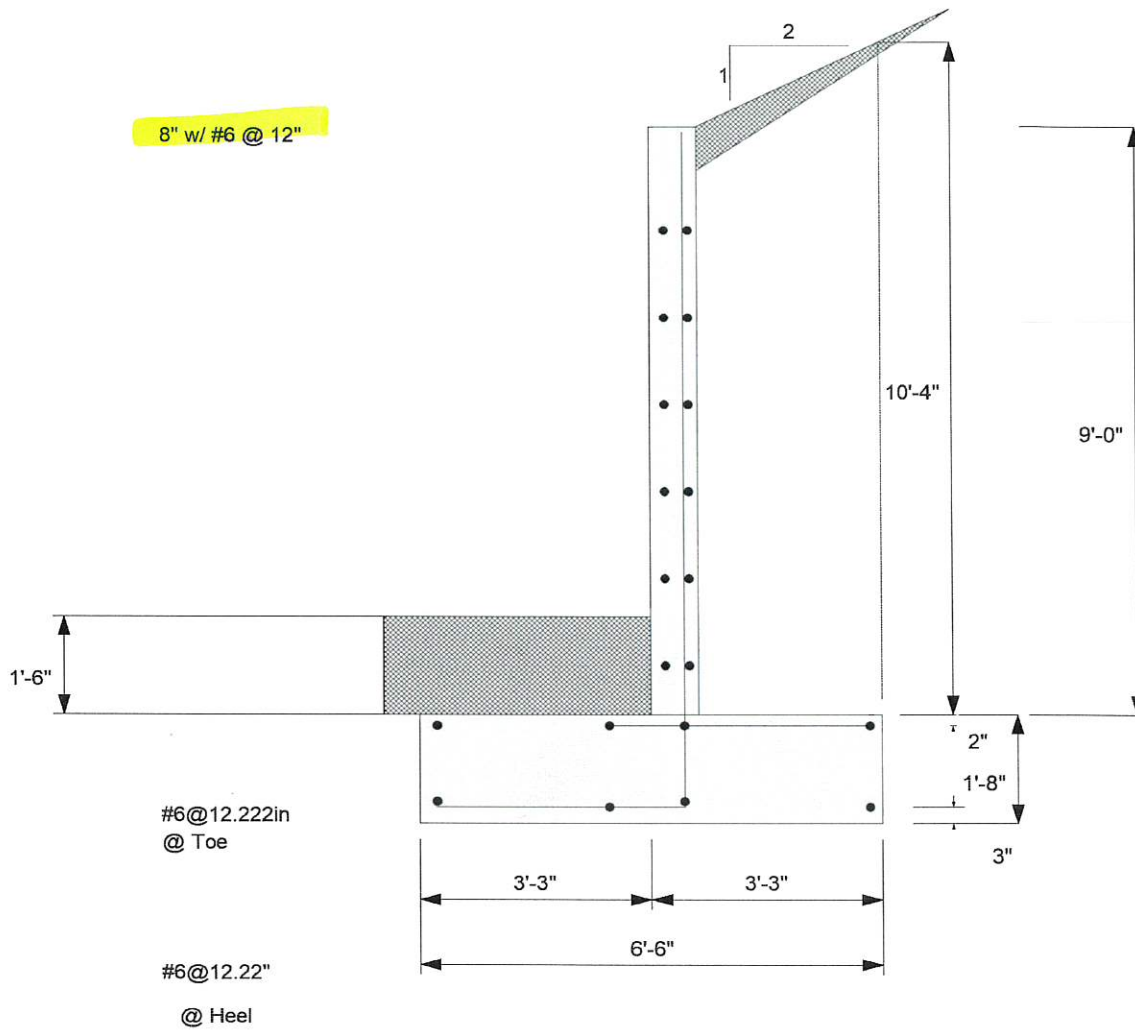
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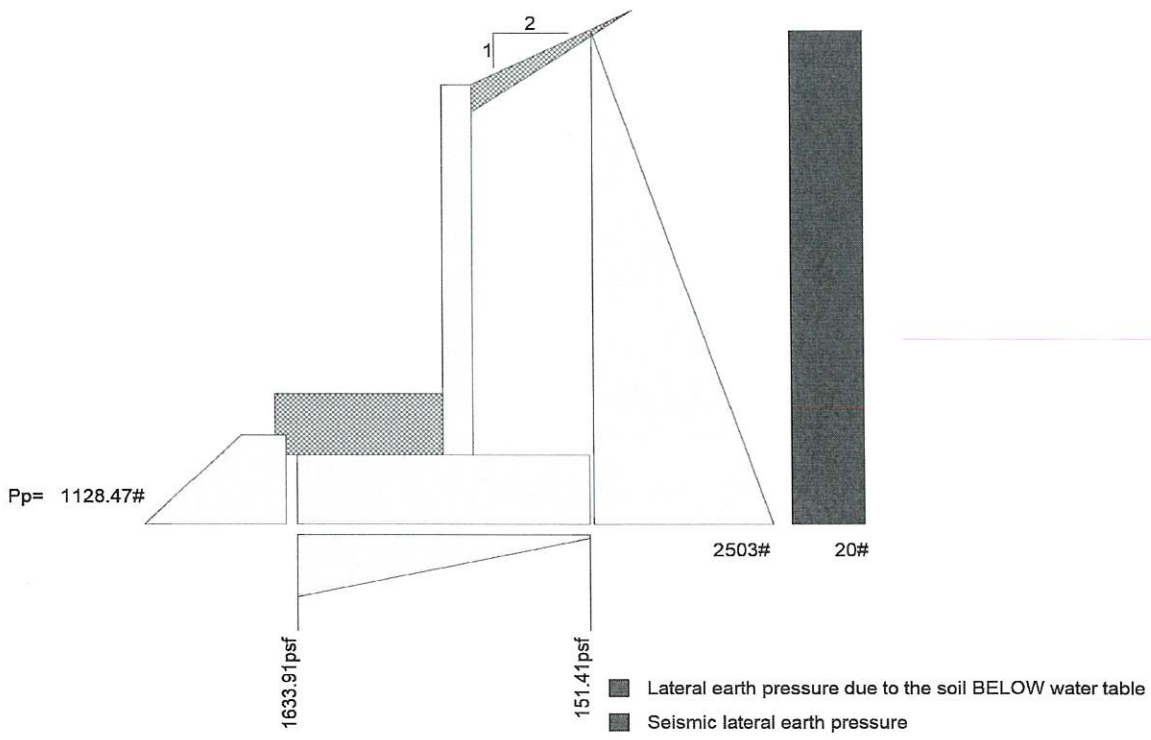
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DESCRIPTION: 8



**PLANNING
COMMISSION**

Staff Report
10/9/2024

Item No. 2.

Title: Discussion and Review - Zoning Code Amendments - Fences and Walls - CZC 12.55.110 (Fences and Walls) - (Legislative Decision)

Initiated By: Community Development Department

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Discussion and review of fencing and wall standards from other communities to evaluate current Centerville Zoning Code standards for fences and walls. Then consider drafting amendments to Section 12.55.110 regarding fence and wall standards found within the City Zoning Code.

RECOMMENDATION:

No recommendation at this time.

BACKGROUND:

ATTACHMENTS:

1. Fencing Codes Prop Update Language - 20241004
2. Update Fence Code Comparison
3. Fence Notes

FENCING CODES UPDATE DISCUSSION

SUMMARY – OCTOBER 8, 2024

Site Triangle Proposed Change:

Proposed Code Language change to “CZC 12.55.230 Visual Obstructions”

To avoid creating a visual obstruction and to promote public safety, a fence, wall, sign, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

1. Clear View of Intersecting Street. In all zones, no fence, wall, sign, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street curb lines, except for public safety signs and equipment. Tree canopies pruned to ~~seven-eight~~ feet above the grade of the sidewalk and tree canopies pruned to thirteen feet above the grade of the street are permitted provided no tree trunk shall be located inside the clear view area. Trees existing as of the date of adoption of this Ordinance with trunks located within the clear view area defined herein may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.

Figure 2. Street Intersection Sight Triangles.



Proposed Code Change to remove conflict to “CMC 11.02.040 Parkstrip Visual Obstructions”

The following regulations shall apply to all structures, improvements, landscaping, and hardscaping within parkstrips:

- (d) Clear View of Intersection Street. In all zones, no fence, wall, sign, or similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street/curb lines measured at the joint of the asphalt and gutter line and a line connecting them at points ~~50-30~~ feet from the intersection of the street/curb lines, except for public safety signs and equipment.

Deciduous trees within ~~the~~ 50-foot triangle from the intersection of the street/curb lines shall be allowed by permit approved by the Public Works Director. Evergreen trees are not allowed within ~~the a~~ 50-foot triangle from the intersection of the street/curb lines. Trees planted without a permit shall be subject to removal by the Public Works Department. Trees existing as of the date of adoption of this Ordinance with trunks located within the clear-view area defined herein may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.

Difference in Grade/Elevation for Fences and Walls Summary of options for proposed change:

Summary in order of popularity during September 25, 2024 meeting

1.) Shawn, Matt, Mason, Larae, Layne

Bountiful: All fences and walls:

- may be erected to the maximum height permitted on either side of the property line
- a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.

2.) Mason, Larae, Layne

West Bountiful: may be erected or allowed to the maximum height permitted as measured from the higher grade.

3.) Mason, Larae, Layne

Park City: Allowed to the maximum height permitted on either side of the property line.

4.) Shawn, Layne

Farmington: All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.

5.) Shawn, Layne

South Jordan: fence height may be increased along with the grade as to not exceed the shortest of the two property maximum permitted height

Layne Comment: Support any of these ordinances but want to minimize and/or remove any view obstruction with code change proposal.

Note: Planning Commissioners Moss and Jorgensen were not present during this meeting.

Potential Code Language Proposal to “CZC 12.55.110 Fences and Walls”

12.55.110 Fences And Walls

- (a) Height of Fences and Walls. No fence, wall, or other similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this Title, except as provided below.

- (1) When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall ~~be measured from~~ follow these standards:

- (A) ~~The average elevation of the finished grade of adjoining properties at the fence line~~ All fences and walls may be erected to the maximum height permitted on either side of the property line; ~~or and~~
- (B) ~~If excavated or filled, the native elevation~~ A pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.

- (2) No fence need be less than 48 inches in height.
- (3) The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City’s best interest.
- (4) The Zoning Administrator may approve a fence, wall, or similar structure not to exceed a height of eight feet, as a buffering element, where a differing zone district boundary is present. Such fence shall be subject to the following:
- (A) A “permitted use” application shall be submitted to the City for any fence higher than six feet.
- (B) The increased height placement shall be limited to placement or location along a zone district boundary between two differing zones, when and where there is a difference in zone intensity and the higher intensity zone is missing the buffering element of CZC 12.51.070 or between any A-L and R-L Zone boundary.
- (C) In no case shall the increased height be placed, located, or extended into any front yard or street side yard setback requirement of any zone.
- (D) Where utility easements are present, the “permitted use” request shall comply with CZC 12.55.100 Easements.
- (E) All fencing above six feet in height shall comply with any or all applicable building code regulations and/or shall meet the adopted applicable wind loading regulations.
- (5) South side of Porter Lane, from 400 West to Main Street. For all legally approved rear yard fronting lots along the creek channel, the fence height shall not exceed eight feet in height along the rear yard lot line.
- (6) Street Side Yard, Corner Lots. For residential zones, fencing up to 6 feet in height may be allowed within the street side yard portion of a corner lot, as measured from an interior lot line of the lot to a line intersecting at the Front Yard Setback line of the lot along the other street. Exception, fences shall not exceed 4 feet in height for a minimum distance of at least 12 feet, when a driveway on an adjacent lot is locate within 12 feet of the interior lot line of the corner lot (see Figure 1.1 for a visual reference).

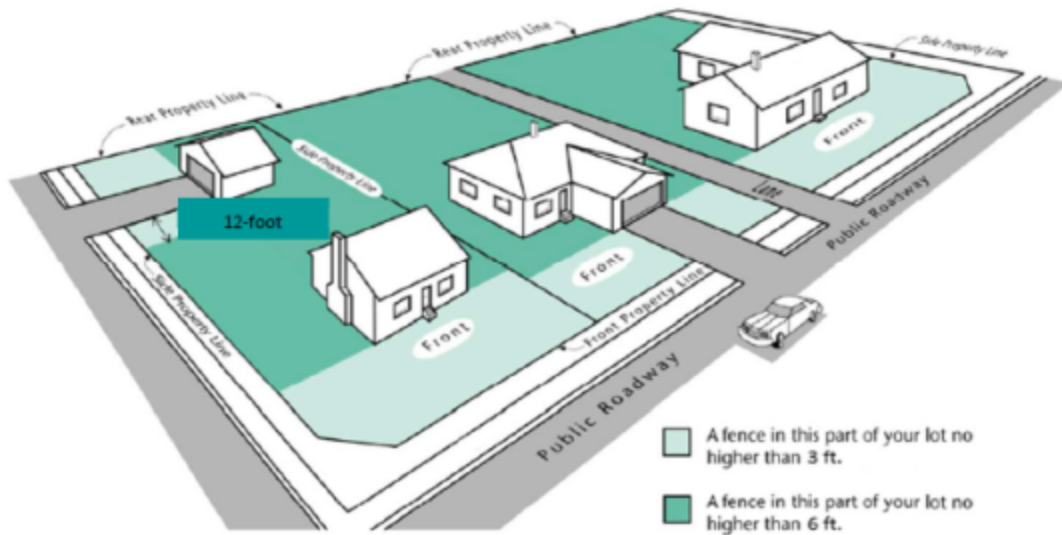


Figure 1.1

- (b) Fences in Front Yard and Street Side Yard. Except as otherwise provided herein, no fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard or a street side yard.

			Traditional Residential Lot Provisions			Corner Lot Provisions				
	City	Link to Code	Front Yard Max Height	Side Yard Max Height	Rear Yard Max Height	Front Yard Max Height	Side Yard Max Height	Rear Yard Max Height	Street Intersections "Sight Triangles"	Exceptions
	Centerville	Centerville : Zoning Code (municipalcodeonline.com)	4 ft	6 ft	6 ft	4 ft	6 ft, 20 ft setback from road abutting the front yard	6 ft	2 ft max in 30 ft setback from intersection along both roads	4 ft in the 12 ft setback along the road from the driveway
0	West Bountiful	West Bountiful : Municipal Code (municipalcodeonline.com)	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback All front yard fences need building permit	6ft (No building permit needed if it is below 6ft)	6 ft (No building permit needed if it is below 6ft)	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback	6 ft	•view obstructing- 2 ft in 40 ft setback from intersection along both roads. •non-view obstructing- 4ft in 40 ft setback intersection along both roads.	-
	Bountiful	Bountiful City Planning and Zoning (bountifulutah.gov) https://www.bountifulutah.gov/file/b76d27a8-0111-4fd2-9232-be18176d8354	• Single/ Duplex Family Dwelling Units: view obstructing- 3ft non-view obstructing- 4ft • All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 3ft then drop down to 2 ft when in Clearview triangle non-view obstructing- 4ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft , needs to have a 3 ft setback non-view obstructing- 8ft, needs to have a 3 ft setback •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 8ft	- Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 8ft	•view obstructing- 2 ft in 40 ft setback from intersection along both roads. - non-view obstructing- 4ft in 40 ft setback intersection along both roads.	-

	Woods Cross	Municipal Code - Woods Cross City, Utah	•Residential sight-obscuring: 3 ft Non-sight obscuring 4 ft •Non-residential: 8 ft	6 ft	6 ft	3 ft	6ft	6 ft	3 ft in 30 ft setback from intersection, 25 miles per hour or more will allocate larger sight triangles per city engineer recommendations	Planning Commission may designate a front yard that is different than proposed by the property owner or developer.
	Farmington	https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington_ut/0-0-0-17160	4 ft	8 ft	8ft	4 ft then 2 ft in sight triangle; Only permitted at the start of the setback	Residential: 6 ft with 8 ft setback All other zoning: 8 ft with 8 ft setback	8 ft	2 ft max in 30 ft setback from intersection along both roads	-
	Layton	civiclinQ Code Hosting	•view obstructing- 3 ft from Right of way to building line •non-view obstructing- 4ft from Right of way to building line	8 ft	8 ft	•view obstructing- 3 ft from Right of way to building line •non-view obstructing- 4ft from Right of way to building line	6ft, 30' when intersecting with a collector or arterial street;	8 ft	3ft above the level of the sidewalk, within 30' when intersecting with a collector or arterial street; non-view obstructing fences (75% open) 6 ft, within 30' when intersecting with a collector or arterial street;	-

	South Jordan	City of South Jordan : Municipal Code (municipalcodeonline.com)	1. Residential Based on the street type; not permitted unless on a collector street 2. Non residential based on property use and street No fencing shall be allowed for commercial and/or office uses abutting a public right-of-way or between similar and adjacent commercial or office uses;	6 ft	6ft	4 ft no obscuring 3ft obscuring, 10 ft setback will allow for a 6ft with landscaping	6 ft, 20 ft setback from road abutting the front yard	6 ft	3ft in 30 ft setback from intersection along both roads	—
	Park City	Park City : Municipal Code (municipalcodeonline.com)	4 ft Only permitted at the star start of the setback	6 ft Only permitted at the star start of the setback	6ft	3ft	3ft, 25 ft setback from road abutting the front and side yards	6 ft	3 ft max in 25 ft setback from intersection along both roads	—

All lot Applicability						Nonconforming Codes
Different Grade/ Elevation	Minimum Fence Height	Driveway Visual Obstruction	Between Incompatible Uses or Hazardous Areas	Exceptions	Material Standards	Conditional Use Zones
The average elevation of the finished grade of adjoining properties at the fence line; or if excavated or filled, the native elevation	48 inch	2 ft max height in 12 ft setback from driveway along abutting road	8ft zoning buffer between two different zones	—	—	A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH
may be erected or allowed to the maximum height permitted as measured from the higher grade.	—	•view obstructing- 2 ft in 10 ft setback from intersection along both roads. •non-view obstructing- 4ft in 10 ft setback intersection along both roads.	planning commission may approve the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use	—	—	All
• may be erected to the maximum height permitted on either side of the property line •a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.	—	•view obstructing- 3 ft in 10 ft setback from intersection along both roads. •non-view obstructing- 4ft in 10 ft setback intersection along both roads.	A solid screening device or wall of masonry, wood, vinyl or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.	—	Non Residential: constructed of, or finished with, materials to match or compliment the main building material of the site.	All

Height from origin	—	driveways shall remain unobstructed from the ground upwards: (1) Fences and walls; (2) Landscaping elements, including trees, shrubs and other plants; and (3) Appurtenances required for utility services.	any fence located on the boundary of a nonresidential lot or zone and a residential lot or zone shall be at least six (6) feet in height and shall not exceed eight (8) feet in height.	—	—	—
All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.	—	commercial: 6ft setback, 8ft high residential 6 ft then 2 ft in the sight triangle. Or 6ft setback with 8 ft high	6 ft Fencing between primarily residential areas and commercial areas	1. Fencing within multi-family areas within a CMU zone between buildings or along streets is not permitted. 2.Fencing around the perimeter of a master planned project may be constructed up to 4 ft	Farmington stone, precast molded concrete panels embossed and stained with a stone pattern (both sides of wall), wrought iron or colored masonry. Solid wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial landscape buffer.	
•Fence height shall be measured from the finished grade to the highest point of the fence. "Finished grade" means the average finished grade of the property nearest the fence.	—	3ft above the level of the sidewalk, within 20' when intersecting with a collector or arterial street; non-view obstructing fences (75% open) 6 ft, within 20' when intersecting with a collector or arterial street;	Grade Differential. In instances where there is a grade differential along a property line separating two lots as a result of a retaining wall or topographic feature, a fence, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.	gate entrance into the front yard from the street may be taller than the maximum height, and may include features such as an overhead trellis or cover feature, but in no case shall exceed nine feet.		Commercial and Industrial Zones

fence height may be increased along with the grade as to not exceed the shortest of the tow property maximum permitted height	—	3 ft max in 10 ft setback from driveway along abutting road	Minimum 6ft	•Commercial And Office Uses Abutting A Public Right-Of-Way: No fencing shall be allowed for Commercial And/or Office Uses Abutting A Public Right-Of-Way or between similar And adjacent Commercial or Office uses. •No chain-link Fences are permitted. •No wall, fence or screening material shall be erected between A street And A front or street side building line in Industrial Zones	Reinforced no obscuring vinyl picket or split rail, decorative wrought iron, or a decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap.	Residential
Allowed to the maximum height permitted on either side of the property line	—	—	—	—	—	All

Conditional Use Max Height	Conditional Use Approval	Permitted Use Zones	Permitted Use Max Height	Permitted Use Approval
10 ft (rear or side yards)	Planning Commission	ALL	8ft (between two different zones)	Zoning Administrator (staff)
the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use	Planning Commission	All	A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, or ball diamond, may be allowed up to fourteen (14) feet in height, as long as it is "open style" and not site obscuring, is located at least five (5) feet away from the property line, and is not within the clear view area or minimum front	Building Inspector (staff)
A fence greater than ten (10) feet in height and/or closer than five (5) feet to a property line may be permitted	City Council & Planning Department Review	All	1. A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, ball diamond, etc., may be allowed up to ten (10) feet in height, as long as it is "open style" and not site obscuring, is located at least five (5) feet away from the property line, and is not within the minimum front yard setback area. 2. A wall of six (6) feet in height shall be required along the rear lot line of a reverse frontage lot. In conjunction with a subdivision plat or Planned Unit Development a fence along the rear lot line of a reverse frontage lot may have a maximum height of eight (8) feet 3. driveway clear-view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked and that accesses the rear yard	1. Planning Department Review 2. Planning Commission 3. Planning Department Director

-	-	yards that abut the Interstate 15 or Legacy Highway rights-of-way, Ranch or farm fences	8 ft	Zoning Staff
			modify the requirement of the eight foot (8') setback or the four foot (4') front yard height limit where it can be demonstrated that the construction of a fence, wall, hedge or similar device closer to the property line at the street frontage, will not adversely affect the safety of pedestrians nor obstruct the view of or impact the safety of vehicular traffic or adversely affect adjacent properties.	The Zoning Administrator
8 ft to screens utilities or intensive industrial	The Zoning Administrator	all	A building permit and engineering specifications are required for a fence over seven feet in height. Fences for uses such as tennis or sports courts may be a maximum of 15' height	The Zoning Administrator

1. Fence height may be increased if the setback from the street is increased when an appropriate combination of landscaping materials are used, and incorporated as part of the fence or wall design. 2. The requirements of this subsection may be waived and/or modified where the City Engineer determines strict compliance with this subsection would result in a practical difficulty upon the owner of such property. Such circumstances may include topographical conditions, location of public utilities, or other unique situations. The City Engineer must find that such practical difficulties cannot be overcome by any feasible alternative other than the exception and relief can be granted in a manner that will not alter the essential character of the area.		1. Planning Commission 2. City Engineer	All	8 ft	City Council
4 ft- 6 ft front yard yards	+6 ft side and back yards	4-6 ft Planning Director and City Engineer NO PERMIT NEEDED. +6 ft. Planning Commission BUILDING PERMIT NEEDED	Historic Preservation Zone	4-6 ft	Planning Director with a building permit

Looking over the municipal code listed below are all the areas where fencing/ fence is referenced

Municipal Code:

[12.12.040 Definitions](#)

[12.55.110 Fences and Walls](#)

[12.21.110 Site Plan Review](#)

[12.22.080 Other Nonconformity](#)

[12.41.090 Density](#)

[12.41.100 Development Standards](#)

[12.42.050 Development Standards](#)

[12.46.110 Development Standards](#)

[12.47.120 SCP-Mixed Node Development Plan](#)

[12.48.100 General Development Standards](#)

[12.51.060 Landscaping Design Guidelines](#)

[12.51.070 Landscaping Requirements](#)

[12.51.110 Screening Requirements](#)

[12.54.090 Temporary Signs](#)

[12.55.240 Raising Of Chickens And/Or Rabbits](#)

[12.55.250 Apiaries \(Beekeeping\)](#)

[12.63.040 Architecture](#)

[12.63.080 Streetscape Standards](#)

[12.67.060 Development Standards - Permitted Use](#)

[12.67.080 Development Standards - Conditional Use](#)

[12.68.040 Design Principles](#)

[12.68.050 Design Standards](#)

Here are some definitions that the public would have to know in order to interpret our municipal code and adhere to the standards properly

Alley: A public thoroughfare for the use of pedestrians and vehicles providing a secondary means of access to the rear of abutting properties.

Average Slope: The average deviation of a lot or parcel from horizontal expressed as a percentage according to the following formula:
$$S = (.0023 \times I \times L) \div A$$
where: S = average slope; .0023 = conversion factor of square feet to acres; I = contour interval; L =total length of contour lines within the subject area; and A = area of the subject property in acres.

Berm: A mound of earth, generally two to six feet high, used to shield, screen, and buffer undesirable views and to separate land uses.

Clear View Area: Areas at intersecting streets and driveways where unobstructed vision is maintained as required by this Title.

Fence: A structure serving as an enclosure, barrier, or boundary, which defines an outdoor space.

Fence, Sight-Obscuring: A fence which permits vision through not more than 10% of each square foot more than eight inches above the ground.

Fence, Open: A fence which permits vision through more than 50% of each square foot more than eight inches above the ground.

Lot, Corner: A lot or parcel abutting two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed 135 degrees. Corner lots shall have two front yards and two side yards.

Lot, Double Frontage: A lot or parcel abutting two parallel or approximately parallel streets.

Lot, Interior: A lot or parcel other than a corner lot.

Lot Line, Front: A lot or parcel line separating a lot or parcel from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line as shown on the Master Street Plan. For an interior lot or parcel, the lot line adjoining the street; for a corner lot, the lot or parcel lines adjoining both streets; for a double frontage lot, a lot or parcel line adjoining one of the streets as elected by the City.

Lot Line, Rear: The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot or parcel, a “constructive” line 10 feet in length within the lot or parcel, parallel to the front lot line which intercepts the side lot lines at points most distant from the front lot line.

Lot Line, Side: Any lot or parcel line that is not a front lot line or rear lot line. A side lot line separating one lot or parcel from another is an interior side lot line.

Setback: The distance on a lot or parcel between a building line and a property or designated right-of-way line as shown on the Master Street Plan.

Structure: Any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground above grade constructed or installed by man and permanently attached to the ground, but not including poles, lines, cables, pipelines, or other transmission or distribution facilities of utilities.

Yard: An open space on a lot or parcel that is unoccupied and unobstructed from the ground upwards by buildings, except as specifically provided in this Title.

Yard, Front: A space extending across the full width of a lot or parcel between the front building line and the front lot line. The depth of the front yard is the minimum distance required by this Title between the front lot line and the front building line.

Yard Measurement: In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between a lot line and a building.

Yard, Rear: A space extending across the full width of a lot or parcel between the rear building line and rear lot line. The depth of the rear yard is the minimum distance required by this Title between the rear lot line and rear building line.

Yard, Side: A space extending from the front yard to the rear yard between the side building line and the side lot line. The width of the side yard is the minimum distance required by this Title between the side lot line and the side building line.

Zone: An area of the incorporated territory of the City which has been given a designation which regulates and restricts the erection, construction, reconstruction, alteration, repair or use of buildings or structures, or the use of land all as set forth in this Title.

How are other cities doing it

West Bountiful: [West Bountiful : Municipal Code \(municipalcodeonline.com\)](http://municipalcodeonline.com)

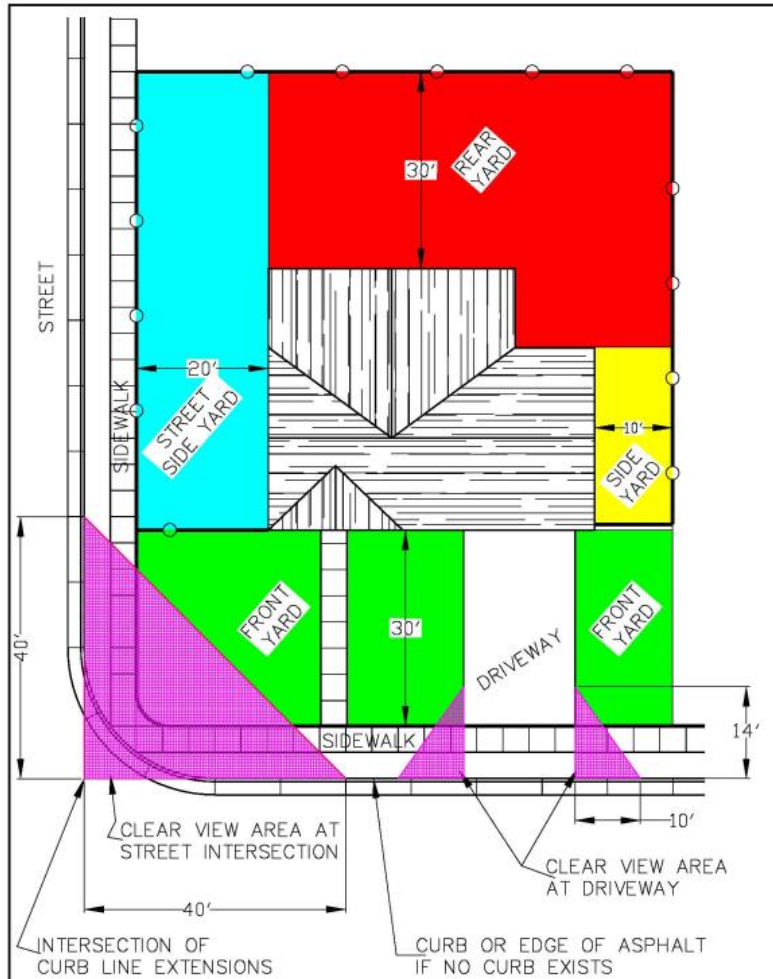
Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing” and setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness

Grade differential: When a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall or hedge may be erected or allowed to the maximum height permitted as measured from the higher grade.

CLEAR VIEW AREA DIAGRAM



Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards

Their code does not base it on zones, there is a blanket setback standards (residential and non-residential), fence openness, and blanket design standards unless noted on PDO

Grade differential: In instances where there is a grade differential along a property line separating two (2) lots as a result of a retaining wall or topographic feature, a fence, hedge, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line

NO DIAGRAM WAS GIVEN

Farmington: [11-19-150: FENCING AND RETAINING WALLS: \(amlegal.com\)](#)

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards

Their code is heavily based on zones. Fencing portion references each zones design and building standards for guidance. The setbacks are based on what zone the property is in, the design standards vary by zone, and the heights vary by zone. PDO takes precedence over zoning standards.

Grade differential: All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.

NO DIAGRAM WAS GIVEN

Layton: [civclinQ Code Hosting](#)

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards,

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness. PDO takes precedence over zoning standards

Grade differential: In instances where there is a grade differential along a property line separating two lots as a result of a retaining wall or topographic feature, a fence, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.

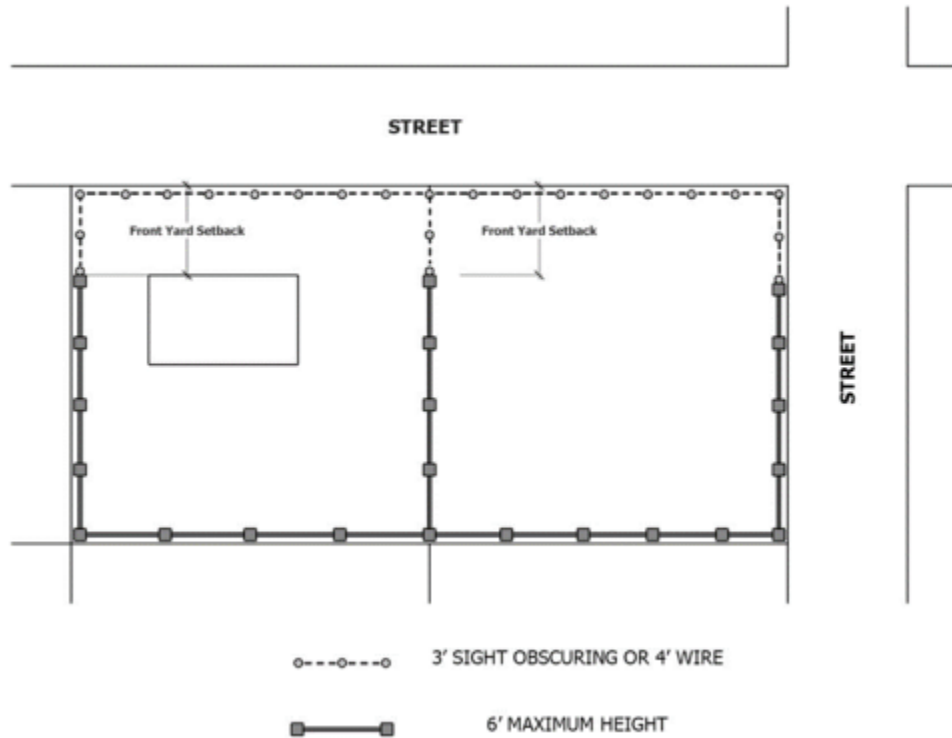
NO DIAGRAM WAS GIVEN

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness.

Grade differential: None Indicated



South Jordan: [City of South Jordan : Municipal Code \(municipalcodeonline.com\)](#)

Determining Residential fencing standards: visibility/openness “open fencing”, street abutting property, and setbacks

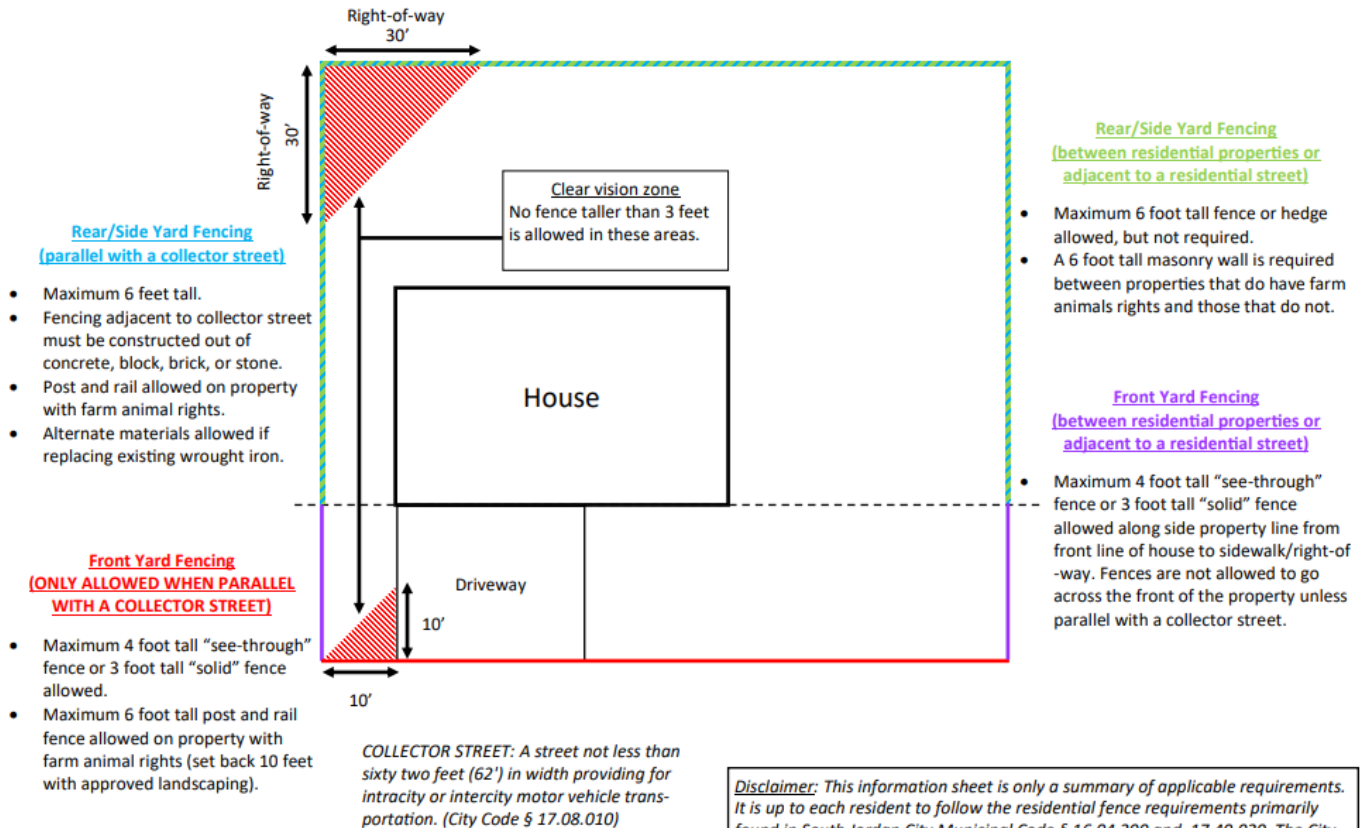
Determining Non-residential fencing standards: “open fencing”, street abutting property, use of property, and setbacks

Their code is based on the use of the property NOT the zoning of the property, there is a blanket design standard for each zone but in each zone, there are standards for the use that is permitted in that zone.

Grade differential: *Fence height may be increased along with the grade to not exceed the shortest of the two properties' maximum permitted height*

Residential Fence Requirements

HEIGHT, FENCE: The vertical distance from the ground to the top of the fence panel (portion of fence between the fence poles or supports). Minimal fence poles or supports may extend no higher than six inches (6") above the fence panel. Fencing constructed above a retaining wall shall be located a minimum of three feet (3') from the top of said retaining wall. (City Code § 17.08.010)



Park City: [Park City : Municipal Code \(municipalcodeonline.com\)](http://municipalcodeonline.com)

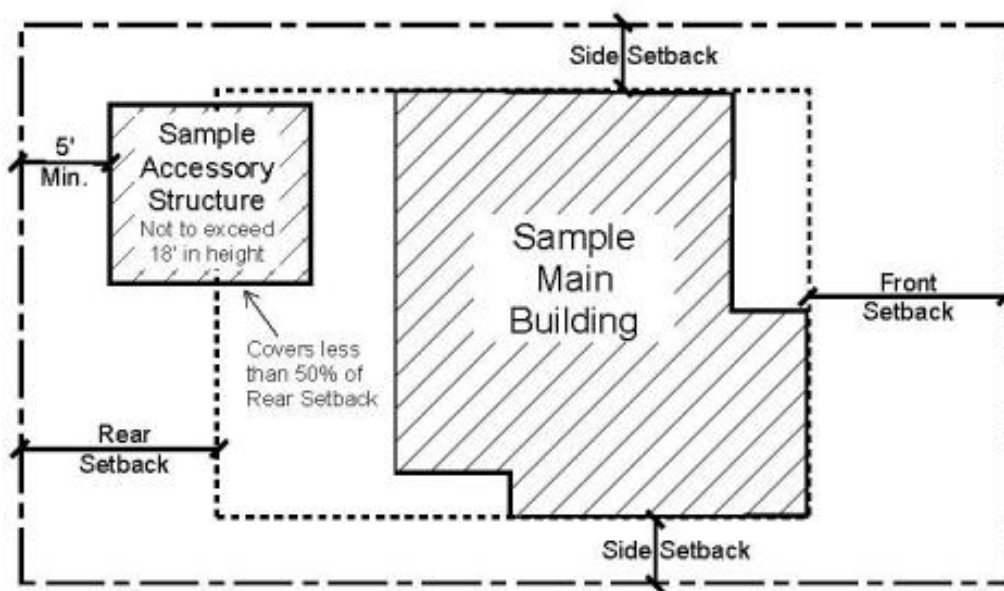
Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks

Their code is based on mixing blanket design standards and zones, for every zone there are different setbacks, heights, and design standards.

Grade differential: Where a Fence or retaining wall occurs along a Property Line separating two (2) Lots and there is a difference in the Grade of the Properties, the Fence or retaining wall may be erected or allowed to the maximum height permitted on either side of the Property Line.

Illustration:



How is Centerville doing it?

Determining Residential fencing standards: setbacks

Determining Non-residential fencing standards: setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone. PDO take implements design standards and overrides zoning regulations.

Grade differential: *When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from: The average elevation of the finished grade of adjoining properties at the fence line; or If excavated or filled, the native elevation.*

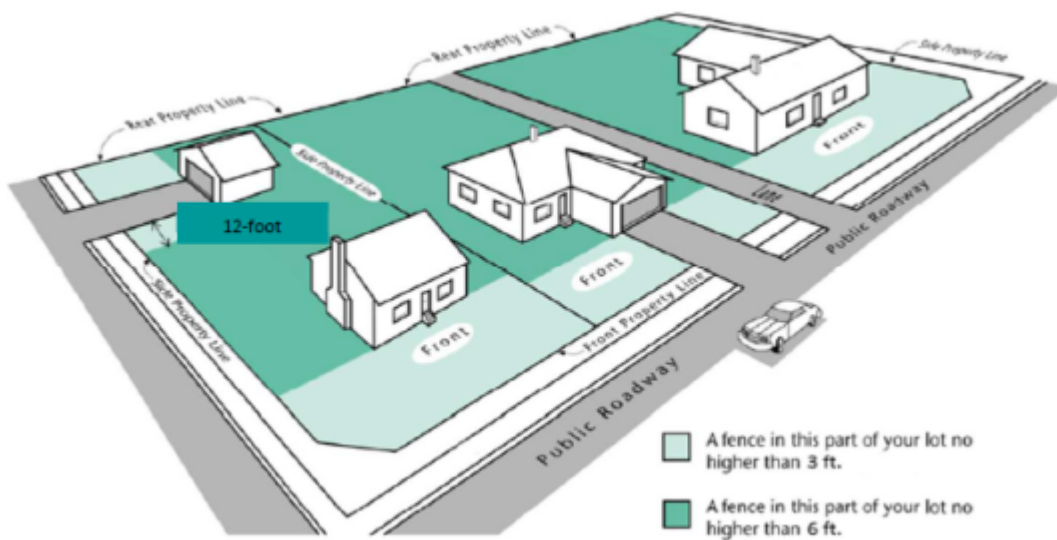


Figure 1.1

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
10/9/2024

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
10/9/2024

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

September 25, 2024 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-25-24 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, September 25, 2024
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Layne Jenkins
LaRae Patterson, Vice Chair
Shawn Hoth
Matt Larsen
Mason Kjar, Chair

MEMBERS ABSENT

Amanda Jorgensen
Tyler Moss

STAFF PRESENT

Mike Eggett, Community Development Director
Lisa Romney, City Attorney
Sydney DeWees, Planner

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

DISCUSSION AND REVIEW- ZONING CODE AMENDMENTS – FENCES AND WALLS
– CZC 12.55.110 (FENCES AND WALLS - (LEGISLATIVE DECISION))

Community Development Director Mike Eggett and Planner Sydney DeWees detailed a study conducted by staff examining fence standards across different communities. Some communities accommodate higher non-obstructing fences close to the right of way. There was discussion about unclear or conflicting standards within Centerville's current code, as well as similar issues in materials and determinations of ground elevation.

Mr. Eggett reported conflicting street code standards being applied in fence-related cases (30 feet in the zoning code and 50 feet in the street code). Concerns were raised about the definitions (or lack thereof) relating to fence types and disparities in how they are applied or enforced. The Code survey results highlighted a pressing need for clearer zoning definitions and distinctions, enabling objective assessment by staff while using zoning tools effectively.

The Commissioners debated whether to handle separate zoning code amendment projects as individual items or address them comprehensively, deciding eventually on a split approach. Retaining wall and grade differential issues were identified as needing resolution. There was further discussion on community engagement through surveys, clarifying how feedback might shape zoning regulations without causing public dissatisfaction due to survey choices potentially differing from final decisions.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported two items that were scheduled for the upcoming City Council meeting on October 1st. These included the revised PDO zone text and amendments to the freestanding signs ordinance.

1 Mr. Eggett also mentioned training opportunities available via the Utah APA Chapter's
2 Planners Day and possibly organizing participant attendances. Discussion followed concerning
3 an upcoming Utah Land Use Institute conference more tailored to broader land policy issues.
4

5 **PLANNING COMMISSION TRAINING – MODULE 3 “ZONING AND THE ZONING**
6 **ORDINANCE”**
7

8 Mr. Eggett gave training on the third module of planning commission training focused on
9 "Zoning and the Zoning Ordinance." Key points included discussions on the legal principles
10 supporting local zoning, the influence of prior Supreme Court decisions, and the regional benefits
11 of coordinated planning. The presentation emphasized the importance of clear ordinance
12 definitions and ensuring zoning reflects local community needs rather than generic standards.
13 Commissioners were encouraged to evaluate existing zoning practices for potential updates.
14

15 **MINUTES REVIEW AND APPROVAL**
16

17 Minutes of the September 11, 2024 Planning Commission Meeting were reviewed.
18 Commissioner Hoth **moved** to approve the minutes as written. Commissioner Larsen seconded
19 the motion, which passed by unanimous vote (5-0).
20

21 **ADJOURNMENT**
22

23 At 8:14 p.m., Commissioner Patterson **moved** to adjourn the meeting. Commissioner
24 Jenkins seconded the motion which passed by unanimous vote (5-0).
25
26
27

28 _____
29 Jennifer Robison, City Recorder

Date Approved