

Planning Commission Staff Report

File #1SI26 - RBLD-309785-2026

Consideration of a Request for Height Variation of an 8-Foot Fence at 1140 W Turnberry Way in Accordance with Taylorsville Municipal Code, Section 13.28.030.



Department of Community Development

Date:	May 7, 2026
Meeting Date:	May 12, 2026
Agenda Item:	Consideration of a Request for Fence Height Variation of an 8-Foot Fence at 1140 W Turnberry Way in Accordance with Taylorsville Municipal Code, Section 13.28.030
Subject Property Address:	1140 W Turnberry Way
Applicant:	Andrew Barrus
Applicant Agent:	n/a
Author:	Grant Allen, Senior Planner
Parcel #:	21111260040000
Applicable Ordinances:	Including, but not limited to Chapters 13.28
Agenda Item #:	6

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Vicinity Map
- Exhibit D:** Subject Property
- Exhibit E:** Proposed Fence Diagram
- Exhibit F:** Site Photos

Summary:

Andrew Barrus has submitted a building permit application with the City to build an 8-foot fence in the rear yard of his property located at 1140 W Turnberry Way in Taylorsville, Utah. Due to the neighboring property's elevated platform for a previous above ground pool structure and the grade difference between neighboring lots, the applicant is requesting an exception to construct a higher fence to provide a secure safety barrier for their in-ground pool.

Section 13.28.030 of Taylorsville Land Development Code lists standards for residential fences. Section 13.28.030(A)(1) states that, *"In any required side or rear yard lots, the height of fences shall not exceed six feet (6'), unless otherwise allowed herein."* Additionally, 13.28.030 grants the Planning Commission authority to grant a height increase for up to 8 feet: *"Requests for height variations based on unusual circumstances, e.g., views, landscaping, etc., shall be reviewed by the Planning Commission. In no instance shall a fence without a retaining wall exceed eight feet (8') in height."*

Adjacent Land Uses

North	South	East	West
Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)

Analysis

The applicant has provided staff with all requested information and submitted the appropriate applications. The request complies with Taylorsville Land Development Code.

In accordance with 13.28.030, staff has reviewed the request for "unusual circumstances, e.g., views, landscaping, etc." Staff requested photographs of the applicant's property for review. Following this review, staff concluded that unusual circumstances exist due to grade differences and views for privacy. These unusual circumstances meet the criteria in the code (cited above) for the request.

Additionally, the staff has reviewed the fence diagram provided and notes that the request for the exception is limited to the north and east lot boundaries.

Findings

1. Andrew Barrus has submitted a building permit to construct a fence 8' in height in the rear yard of her property located at 1140 W Turnberry Way.
2. Upon review of the building permit application, staff is presenting the request for increased height from 6 feet to 8 feet to the Planning Commission for review pursuant to the standards outlined in Section 13.28.030 of the Taylorsville Land Development Code.
3. Unusual circumstances as outlined in 13.28.030 are present, lot grade circumstances and views and privacy concerns due to the pool.
4. The applicant is requesting 8 feet high along the eastern and north boundaries of his lot as shown in the fence diagram exhibit.
5. The Taylorsville Planning Commission is the decision-making body related to requests for residential fence height variations.

Staff Recommendation

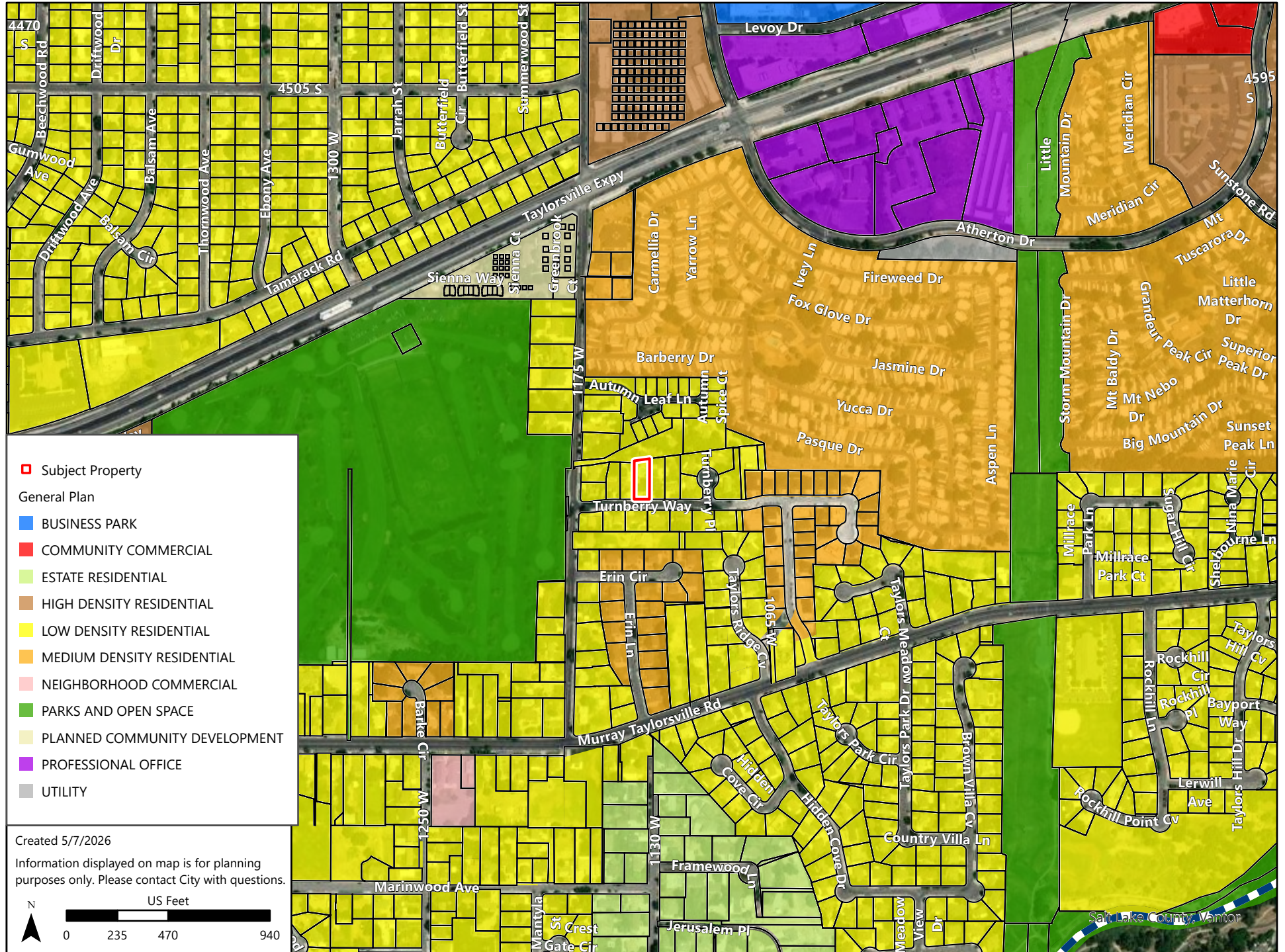
Staff recommends the Planning Commission approve the request for height variation and grant Andrew Barrus permission to install a fence which does not exceed 8 feet in height along the east and north boundaries of his lot as shown in the fence diagram represented in the exhibits of the staff report.

Recommended Motion

I move that we approve File #1SI26 - RBLD-309785-2026, request for an 8-foot fence located along the north boundary and eastern boundary of the lot at 1140 W Turnberry Way as represented in the fence diagram included in the staff report exhibits, and in accordance with Taylorsville Municipal Code, Section 13.28.030.

General Plan Map: 1140 W TURNBERRY WY

Exhibit B



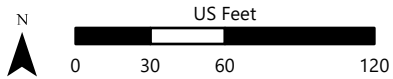
Site Map: 1140 W TURNBERRY WY



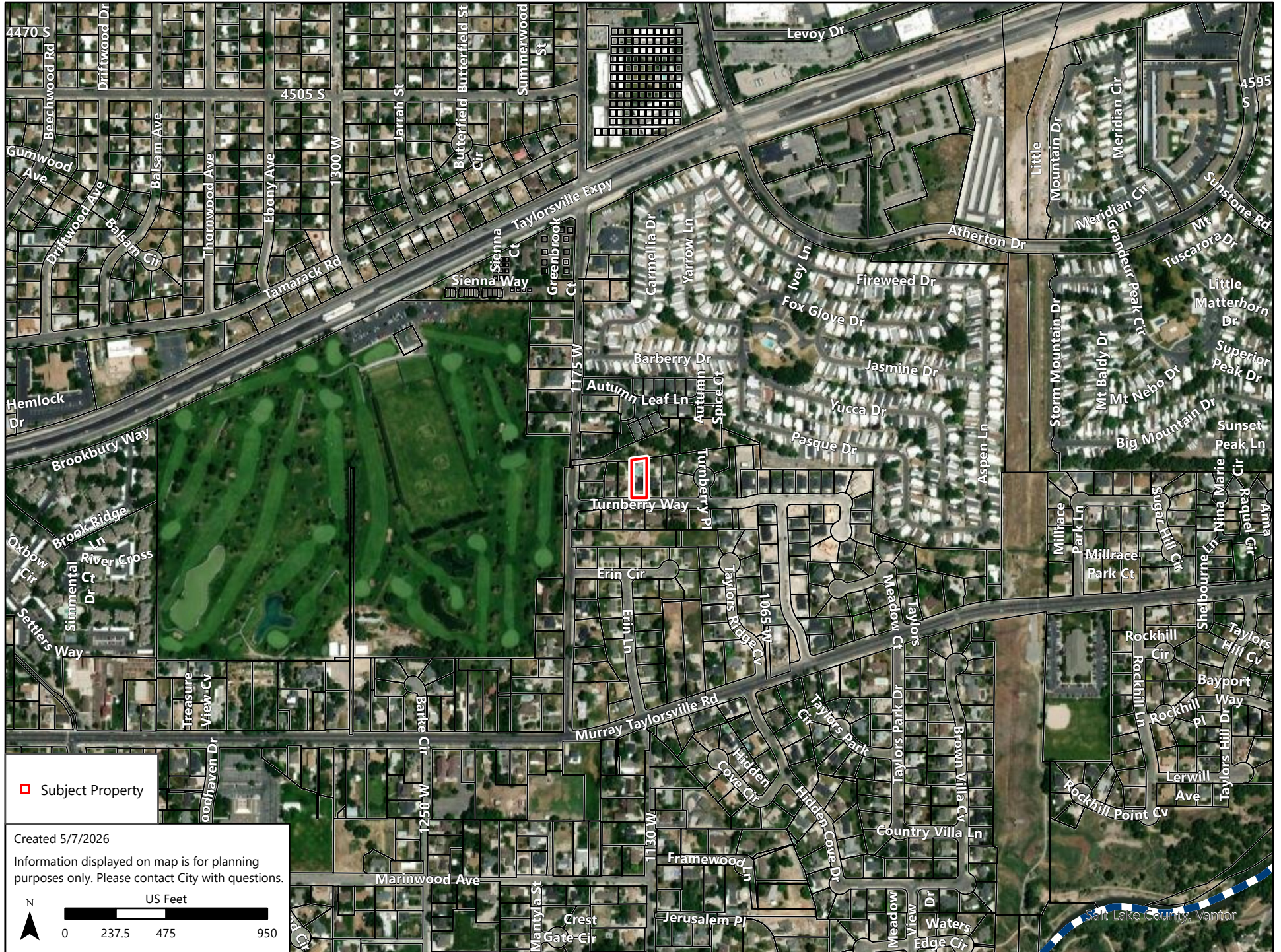
■ Subject Property

Created 5/7/2026

Information displayed on map is for planning purposes only. Please contact City with questions.



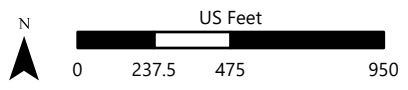
Vicinity Map: 1140 W TURNBERRY WY



Subject Property

Created 5/7/2026

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Aproximate Layout - Not Exact Representation

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON FIELD MEASUREMENT. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS, L)





















