

Planning Commission Staff Report

March 28, 2019

Item 4

Applicant: Dan & Jessica Egbert

Location: 1174 W 900 S

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: RA-1

Attachments:

1. Application materials.

REQUEST

Consideration of a request to construct a basketball court fence approximately 10' in height on a property located at 1174 W 900 S.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is located at 1174 West 900 South in the RA-1 zone. The property is developed with a single-family residence that includes an outdoor basketball court near the northwest corner. The applicants are proposing to install a six-foot tall privacy fence along the perimeter of the property and a ten foot tall black chain link fence round a portion of the basketball court.

EVALUATION

Mapleton City Code (MCC) Chapter 18.84.130 outlines the City's fencing standards. Fences are allowed at a maximum height of six feet. The proposed privacy fence complies with the code and does not require Planning Commission approval. The code also includes the following exception that must be approved by the Planning Commission:

"The provisions of this section shall not apply to certain other fences including tennis court backstops or patio enclosures as approved by the planning commission, if it is determined that the fences do not create a hazard or violation of other sections of the city ordinances."

The applicant is requesting an exception to allow for a 10' tall perimeter fence for the basketball court. The fence will help provide safety for those playing on the court. It does not appear that the fence would create any safety hazards nor any significant negative visual impacts. Staff supports the request.

During the review of this application, staff noticed that a shed had been placed near the northwest corner of the property that violated the front setback requirement. Staff has discussed this issue with the applicant, and the submitted site plan shows the shed being relocated to comply with the setback requirements. Staff has added a special condition to address this issue.

STAFF RECOMMENDATION

Approve the 10' fence as proposed with the following special condition:

1. The existing shed located within the front setback shall be relocated to comply with the 30' setback from the west property line and the 3' setback from the north property line.

Egbert Fence Proposal

1174 W 900 S



- 6' Privacy Fence
- 10' Basketball Fence
(Proposed - Black Chain Link)
- ⊗ Current Shed
- Relocated Shed