Sugar House Business District to Millcreek City Center

PRIORITY PROJECT

Existing Conditions:

Project Extent: Sugar House Business District to Millcreek City Center and Brickyard

Land Use: Commercial shopping centers, office, and residential

Description: Despite the fact that Sugar House plaza is located just over a mile from the most northern section of the Millcreek City Center, bicycle- and walk-shed analysis found it takes cyclists more than 15 minutes to bike between the two commercial centers. Highland Drive's current configuration as an vehicular-focused thoroughfare has made cycling dangerous and uninviting. Pedestrians also find the walking environment unattractive and rarely do you find them traveling between the two centers by foot.

Project Alignment:

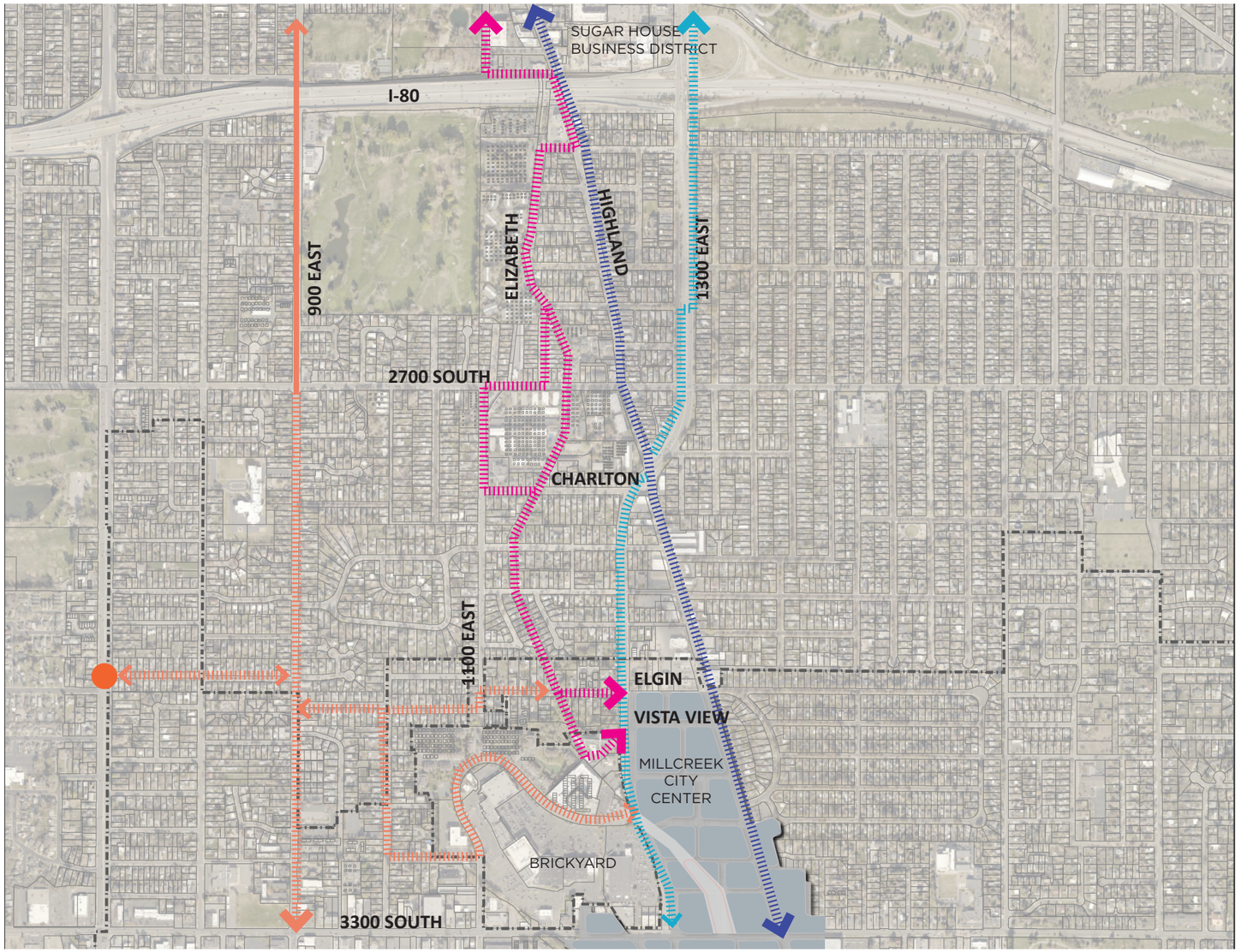
Guiding Principles: Safety, Equity, Choice, Connectivity, Health, Collaboration, Sustainability

Planning Integration:

- Bicycle lanes along Highland align with Millcreek's recent transportation analysis of the corridor and Salt Lake City's Pedestrian and Bicycle Master Plan
- McClelland Trail route aligns with Jordan and Salt Lake Canal Trail Master Plan
- Bicycle lanes along 1300 East align with Salt Lake City's Pedestrian & Bicycle Master Plan, the WFRC's 2019-2050 Regional Transportation Plan, and UDOT's plans.
- Bicycle lanes along 900 East align with the WFRC's 2019-2050 Regional Transportation Plan

Improvement Description: There are multiple viable options for developing north-south connections from the Sugar House Business District to Brickyard and Millcreek's City Center. The map shows three possible options: 1300 East, Highland Drive, the McClelland Trail, and 900 East. Each of these routes will be discussed in more detail on the following pages.

Project Plan View



Sugar House Business District
to Millcreek City Center

PRIORITY PROJECT

	Route #1: Highland Drive Bicycle Lanes	Route #2: McClelland Trail	Route #3: 1300 East Sidepath / Frontage Road Neighborhood Byway / Bike Lane	Route #4: 900 East Bicycle Lanes
Cross-Section Narrative/ Description	Cross Section A1: North of I-80. Remove one lane to make room for bike lanes. Add two-way left turn center lane. Stripe bike lanes on both sides of the street. Cross Section A2: I-80 to Richmond. Remove parking on one side of the street to make room for bike lanes. Stripe bike lanes on both sides of the street. Cross Section A3: South of Richmond. Remove one lane to make room for bike lanes. Add two-way left turn center lane. Stripe bike lanes on both sides of the street.	Implement McClelland/Canal Trail as preferred alignment illustrated in 2013 Plan. Combination of bicycle lanes, on-street shared lane markings, and off-street trail. Pursue long-term opportunities to overcome private property barriers and connect directly into Brickyard.	Connect planned 1300 East shared use path from 2100 South to Stratford Ave (on east side of street) to bicycle boulevard on interior street on west side of 1300 East, south of Stratford. Utilize existing hybrid beacon for crossing. Continue bike lanes along 1300 E / Richmond to 3300 South.	Develop bike lanes on 900 E to connect to planned bikeways north of 2700 S in Salt Lake City to bike lanes in Millcreek. Requires removal of the existing two-way left turn lane.
Additional Improvements	Improve pedestrian crossings at key locations in line with City's 2021 re-striping pilot program.	Opportunities for public art, wayfinding and signage.	Improve pedestrian access across Frontage Road crossings of east-west streets Improve Highland / Richmond intersection to facilitate bicycle and pedestrians traveling along the Frontage Road to seamlessly transition to Highland Drive. Improve pedestrian / trail crossings through the I-80 interchange	Implement bikeway wayfinding signage. Sign to connections to Brickyard and Millcreek City Center
Potential Impacts	Elimination of two traffic lanes may create congestion north of I-80. South of I-80, restricted parking on one side of the street. Conduct parking demand analysis to confirm viability of parking reduction and locations.	Right-of-way purchasing required. Narrowing traffic lanes. On-street parking reduction.	Narrowing lanes may cause congestion. May require ROW acquisition.	Requires removal of the existing two-way left turn lane.
Collaborations and Partnerships	Salt Lake City; Millcreek City	Coordinate with City Arts Council and Department.	Salt Lake City; UDOT	Salt Lake City, Millcreek
Mobility Benefits	• Most direct and immediate route connecting Sugar House BD to Millcreek City Center • Added lanes in Salt Lake City would align with new lanes to be added in Millcreek	• Low-stress route • Scenic route through Salt Lake City residential neighborhoods.	• Provides high-comfort connection between Sugar House Business District and Parley's Trail to Millcreek	• Important regional bikeway connection that extends south to Millcreek, Murray, and Sandy
Technical Constraints	• Requires lane configuration to convert 2 travel lanes in each direction to one lane in each direction with a two-way left turn lane • Requires parking removal on the 2-lane segment of Highland • Great candidate for road diet according to the Federal Highway Association's Road Diet Guide as currently traffic volume does not exceed 10,000 vehicles per day	• Private property barriers preventing connectivity into Brickyard commercial center. Crossing large collector streets such as 2700 South • Crossing improvements, such as a pedestrian hybrid beacon, are needed to connect end of the McClelland Trail (Elgin Avenue) to Millcreek City Center across Richmond.	• ROW Pinch point for the proposed 1300 E sidepath near the Stratford Avenue intersection.	• Verify removal of two way left turn lane will not substantially affect vehicular operations
Implementation Costs	Low	High	High	Low
Preferred Concept	✓	✓	✓	✓
Phasing	TBD; Resurfacing of Highland planned for 2021	TBD; McClelland Trail construction planned for north of I-80 to start of Elizabeth	TBD	TBD

Highland Drive

PRIORITY PROJECT

Existing Conditions:

Project Extent: 2100 South and 3300 South

Land Use: Neighborhood

Project Destinations: Sugar House Business District; Millcreek City Center; Brickyard

Street Classification: Collector

Typology: Destination Street

Corridor Functions:

	Typology Benchmark	Current
Person Mobility	High	Medium
Greening	Medium	High
Placemaking	High	Medium/High
Curbside Diversity	High	High
Vehicle Mobility	Low	Low

AADT: 9,500

Posted Speed: 30 MPH

Right of Way Width: 50-80' typical

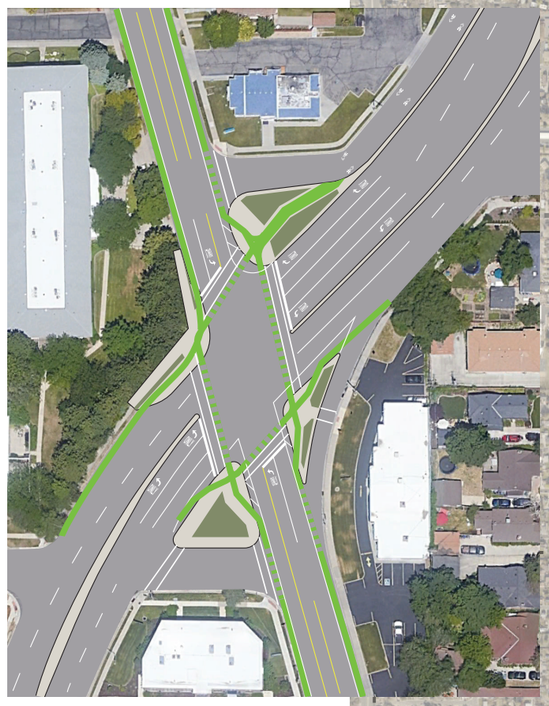
Curb to Curb Width: 42' typical

Project Alignment: Guiding Principles: Safety, Equity, Choice, Connectivity, Health, Collaboration

Planning Integration:

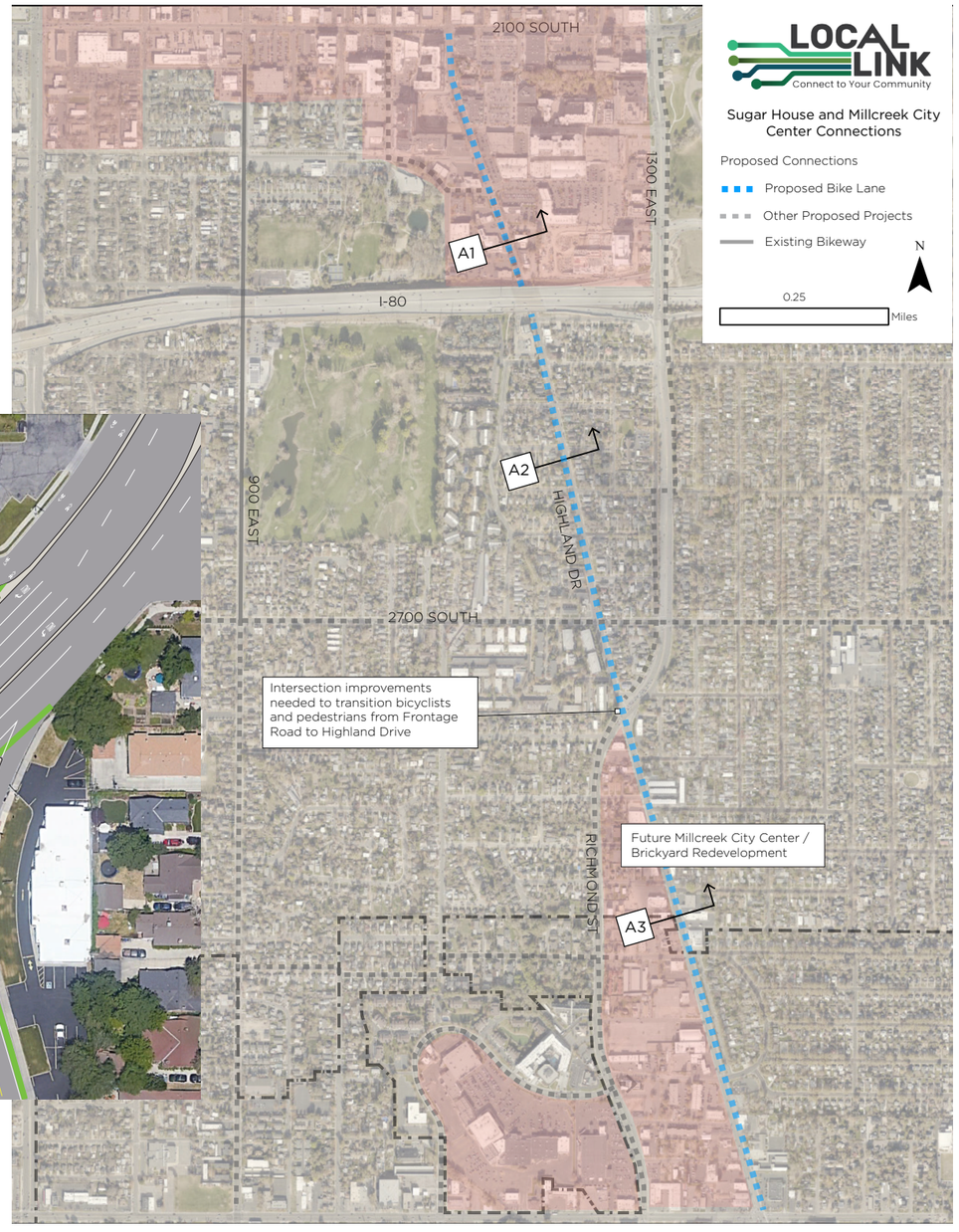
- Bike lanes identified in Salt Lake City's Pedestrian and Bicycle Master Plan.

Corridor Improvement Description: The most direct route from the Sugar House Business District to Brickyard and Millcreek's City Center lies along Highland Drive. North of I-80, four lanes of traffic would be reduced to three lanes with one center turn lane and bike lanes on each side of the road. After coming south under the I-80 overpass until Richmond, bicycle lanes would be added and on-street parking would be retained on one side. South of Richmond, bicycle lanes would be added, on-street parking would be removed, and a two-way left turn lane would be added.

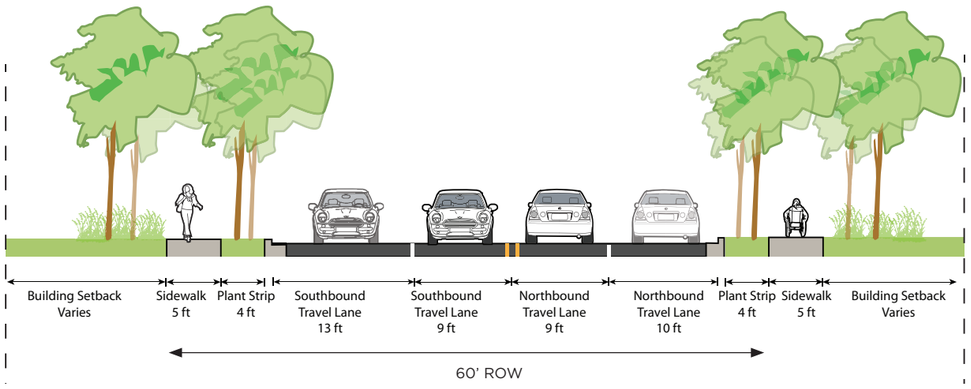


Proposed intersection improvement at Highland Dr and 1300 E / Richmond.

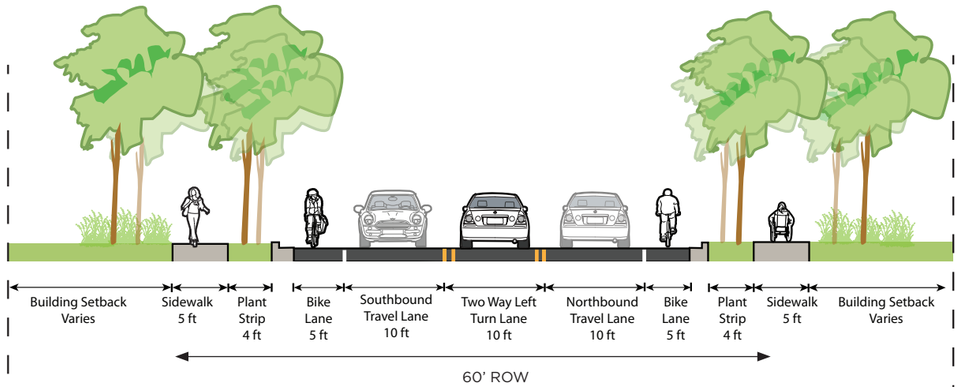
Project Plan View



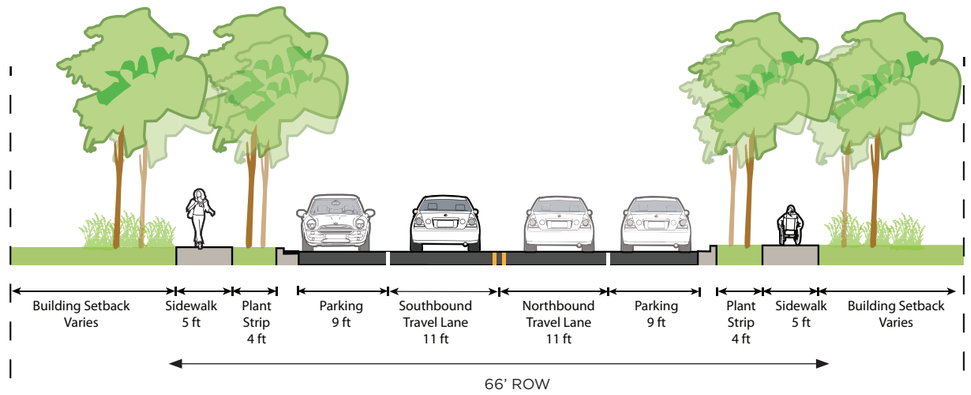
Cross Section A2: Highland Dr | *Existing*



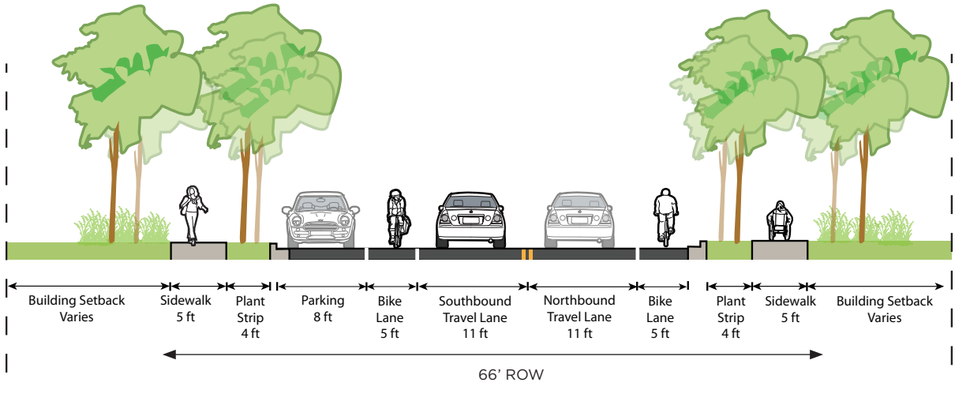
Cross Section A1: Highland Dr | *Proposed*



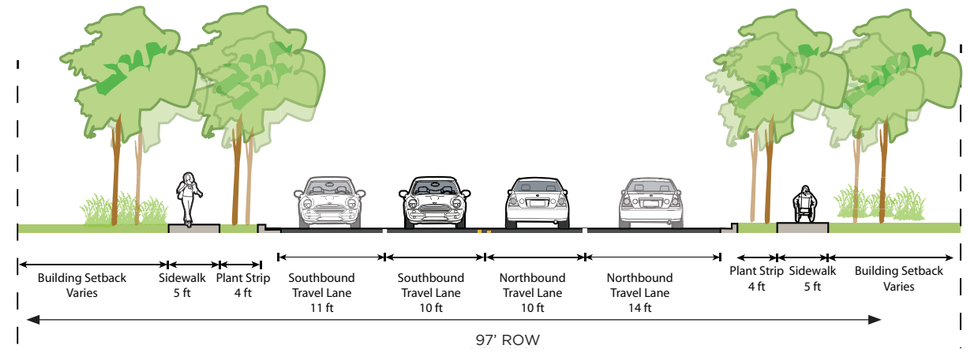
Cross Section A2: Highland Dr | *Existing*



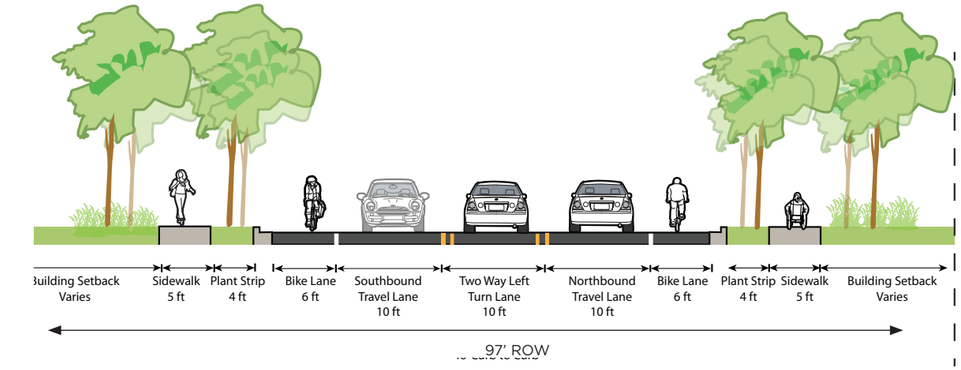
Cross Section A2: Highland Dr | *Proposed*



Cross Section A3: Highland Dr | *Existing*



Cross Section A3: Highland Dr | *Proposed*



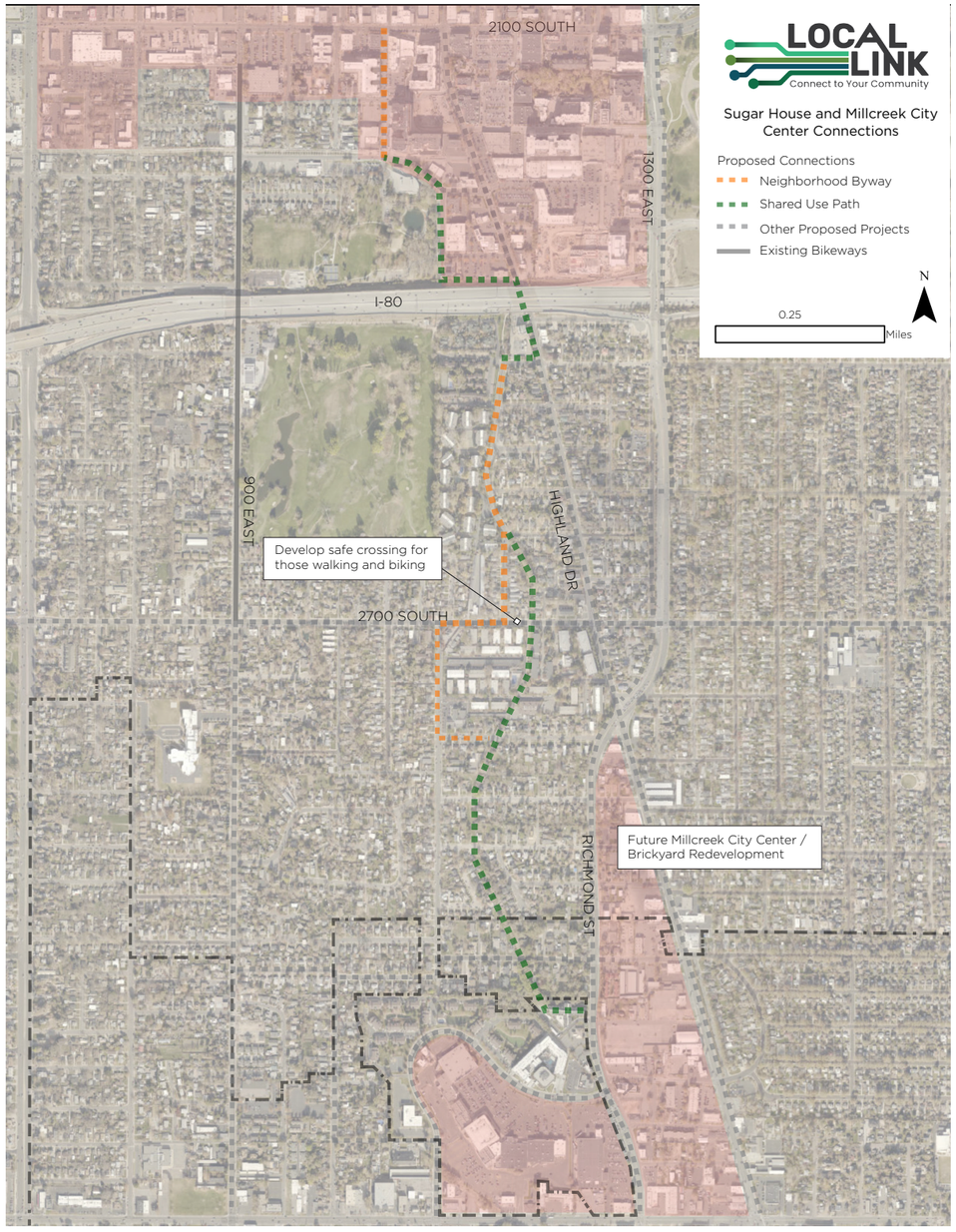
McClelland Trail
PRIORITY PROJECT

Existing Conditions:

Project Extent:	2100 South and Brickyard
Land Use:	Neighborhood
Project Destinations:	Sugar House Business District; Millcreek City Center; Brickyard
Street Classification:	N/A
Typology:	N/A
Right of Way Width:	Varies
Project Alignment: Guiding Principles:	Safety, Equity, Choice, Connectivity, Health, Collaboration
Planning Integration:	• Proposed shared use path and neighborhood byway identified in the Salt Lake City Pedestrian & Bicycle Master Plan and the Jordan and Salt Lake City Canal Implementation Plan
Corridor Improvement Description:	An alternate, lower stress route north-south would run along the McClelland Trail which follows Highland Drive to Elizabeth south of I-80 and weaves through residential neighborhoods until it arrives at Elgin where it can connect to the northern part of the Millcreek City Center. Future efforts should investigate opportunities to acquire easements through private property into the Brickyard commercial center.



The future McClelland Trail crossing at 2700 South should be safe and comfortable.



1300 East / Richmond Street
PRIORITY PROJECT

Existing Conditions:

Project Extent: 2100 South and 3300 South

Land Use: Commercial; Neighborhood

Project Destinations: Sugar House Business District; Millcreek City Center; Brickyard

Street Classification: Arterial

Typology: Destination Thoroughfare

Corridor Functions:

	Typology Benchmark	Current
Person Mobility	High	Medium/Low
Greening	Medium	Low
Placemaking	High	Low
Curbside Diversity	Medium	Medium/Low
Vehicle Mobility	Medium/Low	High

AADT: 35,000

Posted Speed: 40 MPH

Right of Way Width: 70-196' typical

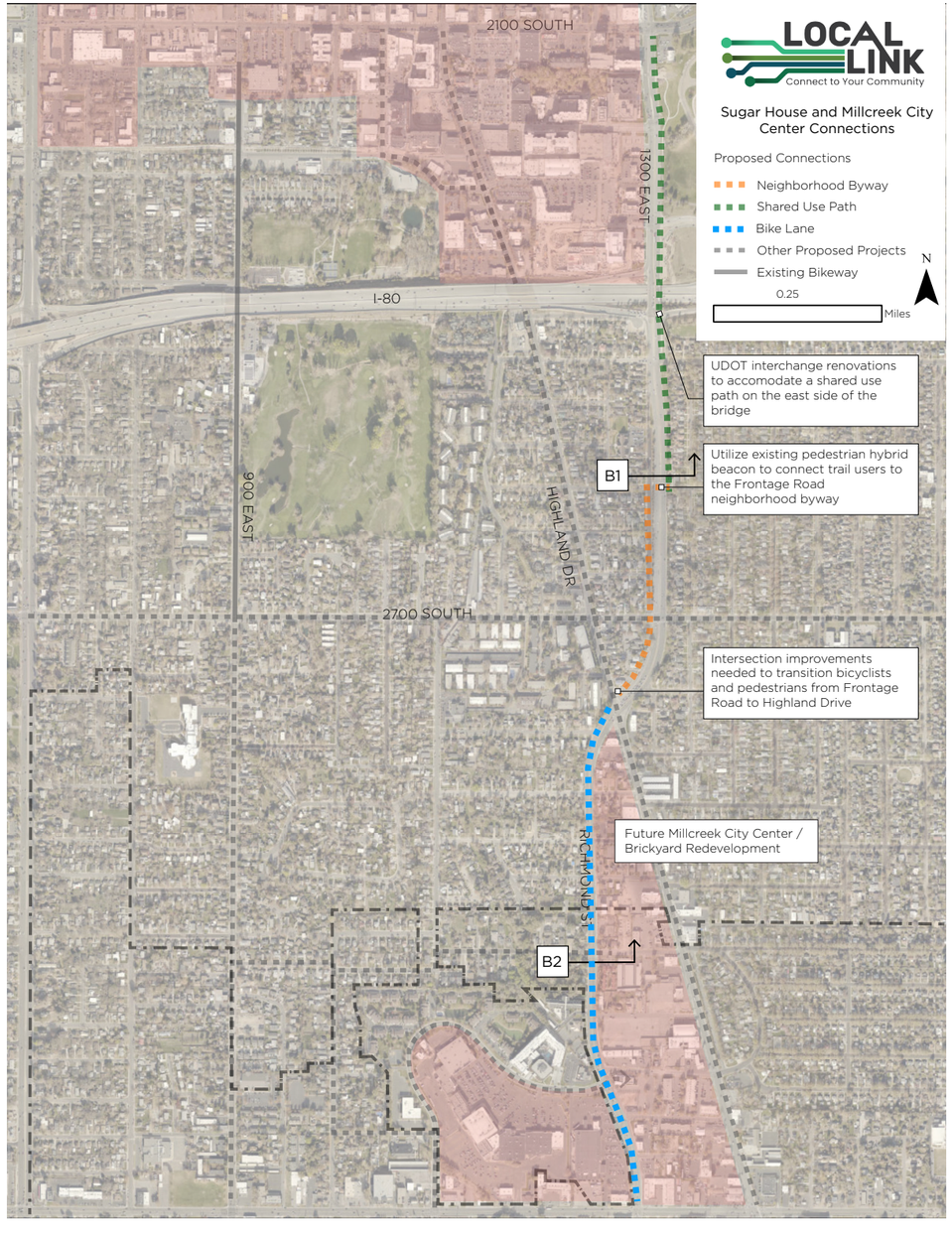
Curb to Curb Width: 90' typical

Project Alignment: Guiding Principles: Safety, Equity, Choice, Connectivity, Health, Collaboration

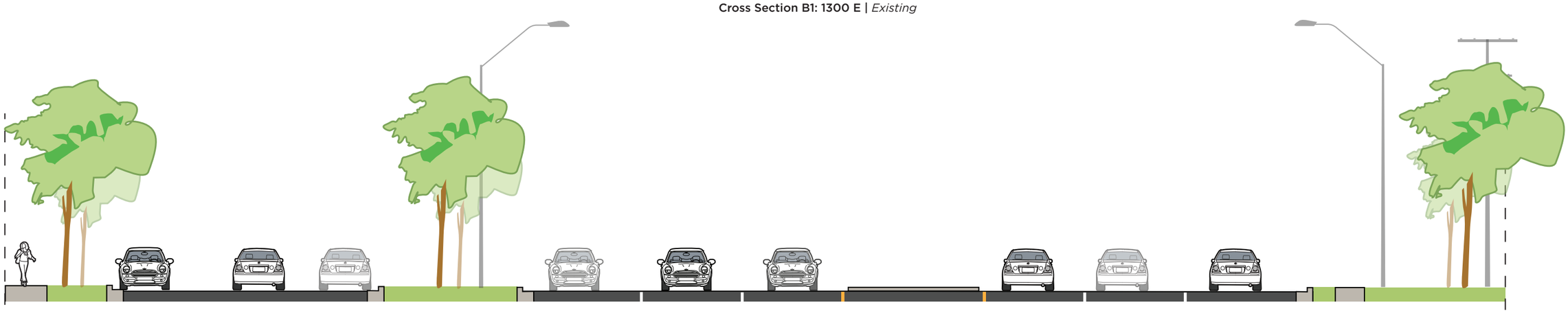
Planning Integration:

- Bike lanes identified in Salt Lake City's Pedestrian and Bicycle Master Plan.
- Bike lanes identified in the Wasatch Choice: 2019-2050 Regional Transportation Plan
- Shared use path identified in UDOT's plans.

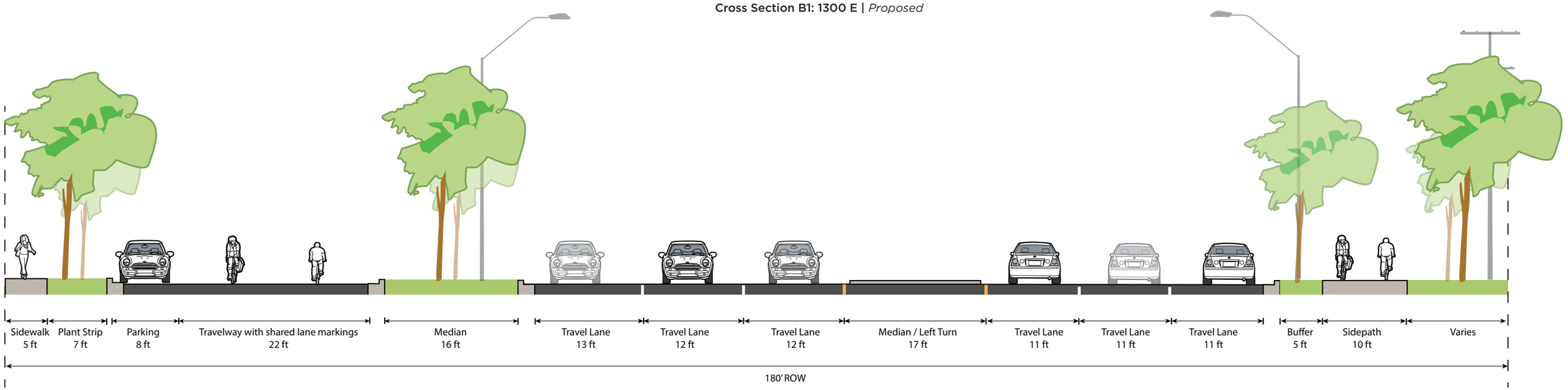
Corridor Improvement Description: 1300 E and the adjacent Frontage Road also provide opportunities to connect Sugar House and Millcreek. Available ROW on the east side of 1300 E could accommodate a new sidepath connecting across the I-80 interchange and into Sugar House Park. The existing pedestrian hybrid beacon at Stratford Avenue could connect the proposed sidepath across 1300 E to the frontage road. From there, the frontage road could serve as a neighborhood byway connection south to the intersection of 1300 E and Highland Drive. At this intersection, bike lanes will continue along Richmond until 3300 South.



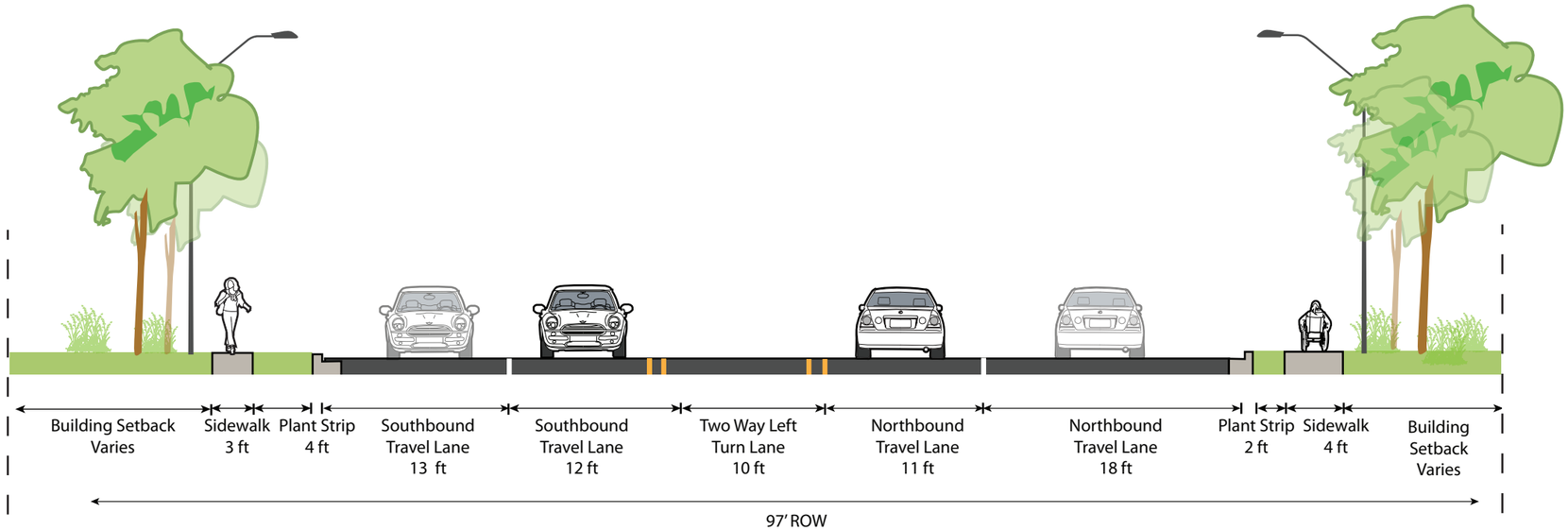
Cross Section B1: 1300 E | *Existing*



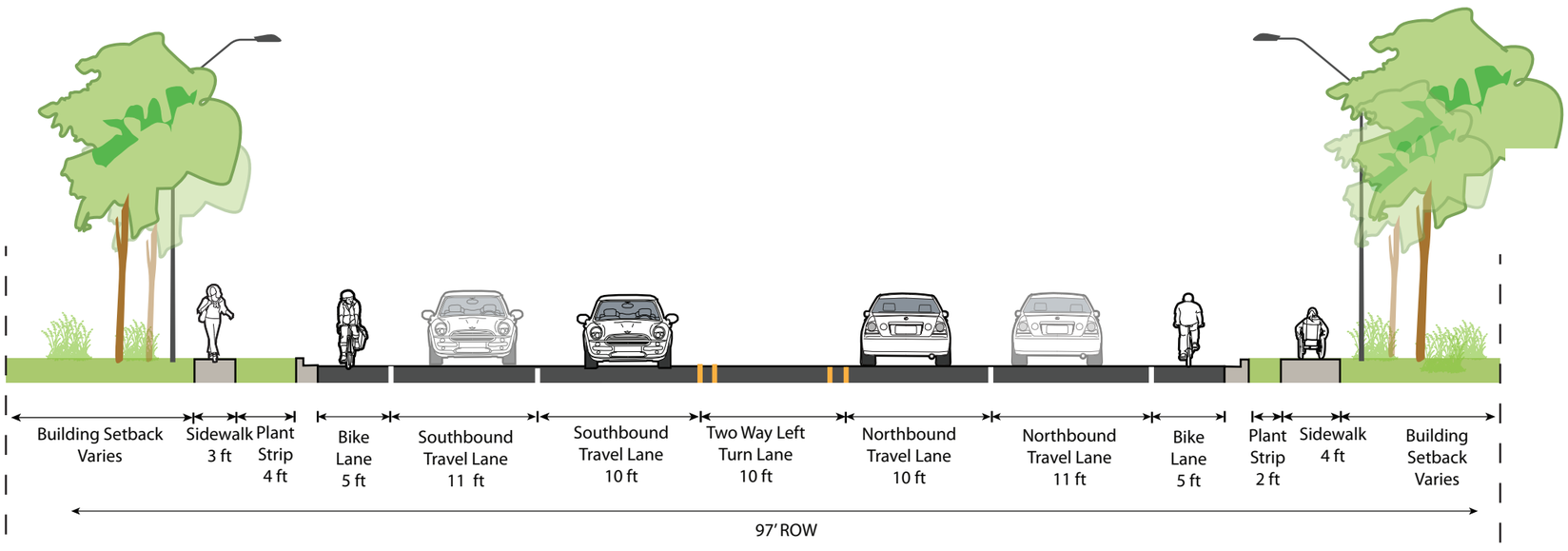
Cross Section B1: 1300 E | *Proposed*



Cross Section B2: Richmond / 1300 E | *Existing*



Cross Section B2: Richmond / 1300 E | *Proposed*



900 East
PRIORITY PROJECT

Existing Conditions:

Project Extent:	2700 South and 3300 South
Land Use:	Neighborhood
Project Destinations:	Multi-family housing, Nibley Park Elementary, Neighborhood Commercial Destinations
Street Classification:	Collector
Typology:	Neighborhood Corridor & Neighborhood Center

Corridor Functions:

	Typology Benchmark	Current
Person Mobility	Medium	Low
Greening	High	Medium
Placemaking	Medium	Low
Curbside Diversity	Medium/Low	Low
Vehicle Mobility	Medium	High

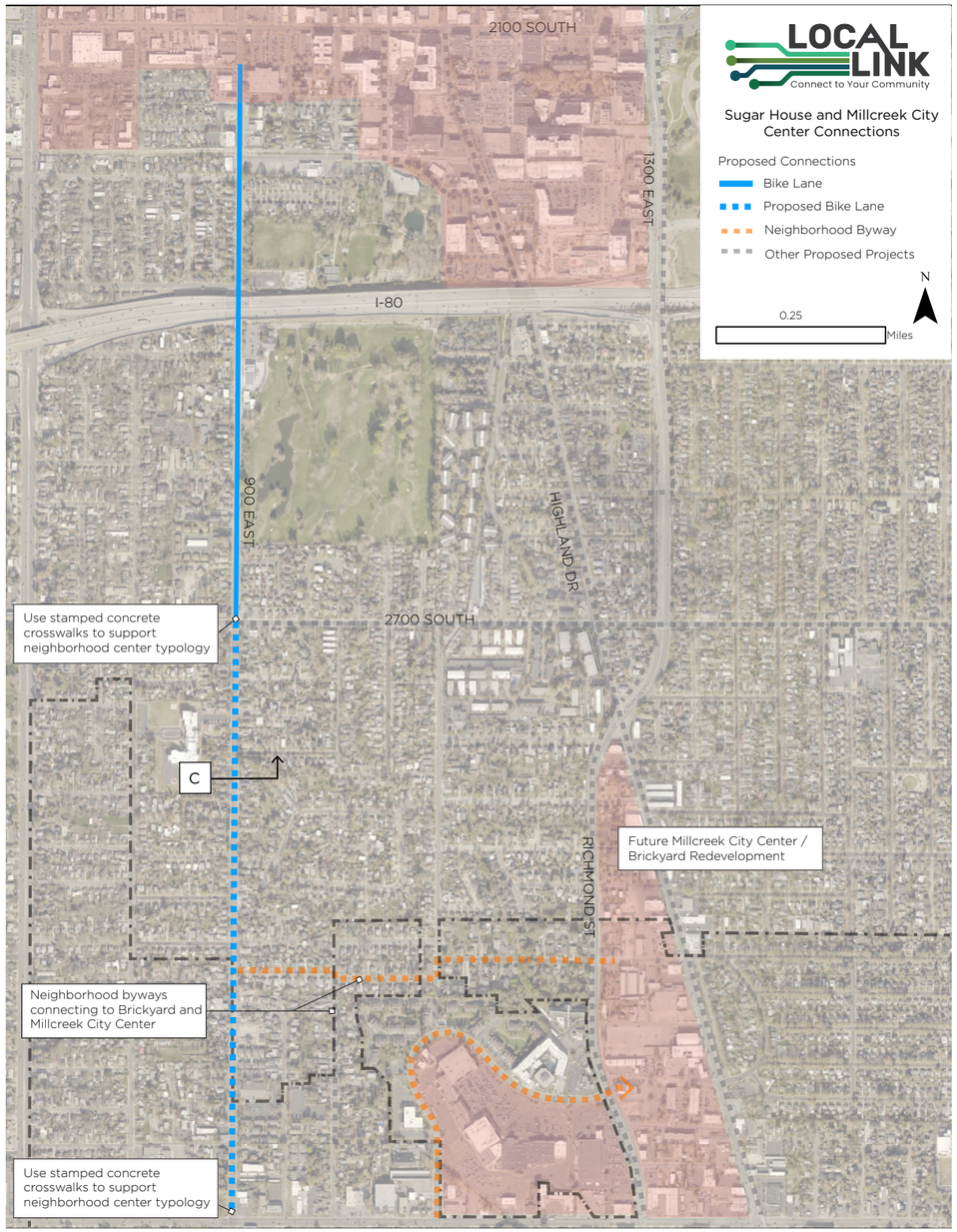
AADT:	9,500
Posted Speed:	30 MPH
Right of Way Width:	64’ typical
Curb to Curb Width:	48’ typical
Project Alignment: Guiding Principles:	Safety, Equity, Choice, Connectivity, Health, Collaboration

Planning Integration:

- Missing link between Sugarhouse and Millcreek City Center / Brickyard
- Bike lanes identified in the WFRC 2019-2050 Regional Transportation Plan
- Transit on 900 E

Corridor Improvement Description:

900 E also provides opportunities to connect from the Sugar House Business District to Brickyard and Millcreek’s City Center. From 2700 S to 3300 S, the three lane cross section would be reduced to two lanes, eliminating the two way left turn lane, with bike lanes on each side of the road. Neighborhood byway connections will be added to fill in the missing link between 900 E and Millcreek City Center / Brickyard.



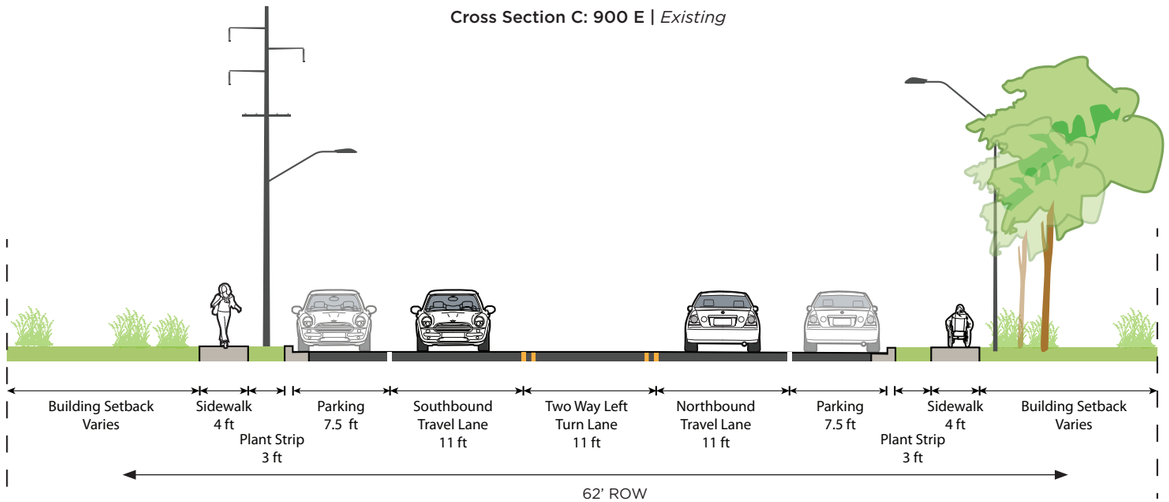


South view of existing 900 East cross section by Nibley Park School.

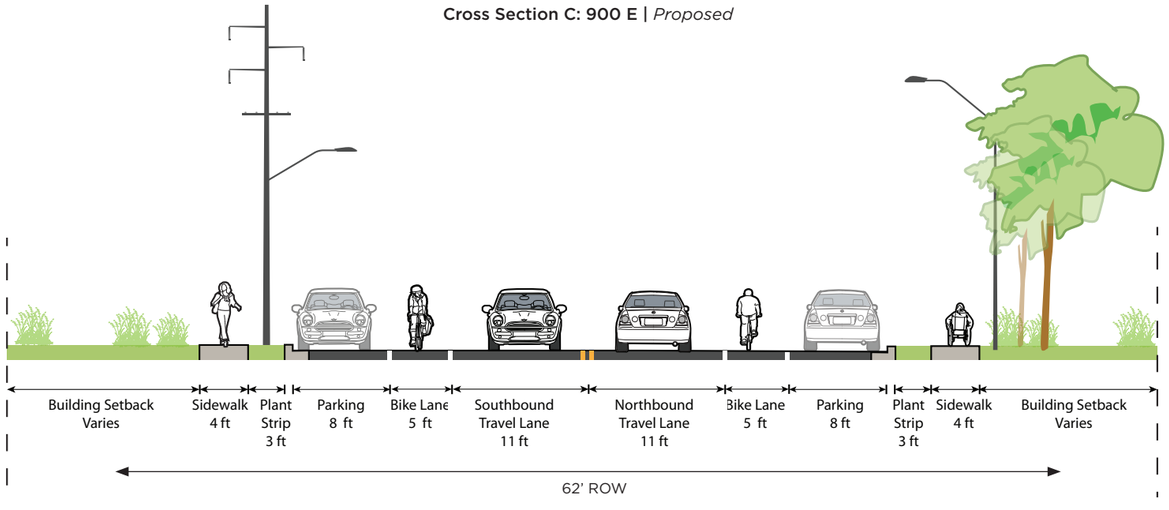


Neighborhood center at the intersection of 900 East and 2700 South.

Cross Section C: 900 E | *Existing*



Cross Section C: 900 E | *Proposed*



PROPOSED - 14.20.082 BUS SHELTERS AND BENCHES:

A. Improvements: All street improvements (i.e., curb, gutter, and sidewalk) shall be in place, prior to the installation of a bus bench or bus shelter.

B. Location: Bus benches or shelters shall be located behind the sidewalk, on private property, and only at bus stops designated by the Utah transit authority (UTA); provided, that:

1. A physical barrier exists behind the sidewalk which prevents the placement of a bench or shelter at that location; or
2. The property owner refuses to grant approval for the placement of the bench or shelter behind the sidewalk; and
3. There is adequate depth in the park strip so that the bus bench or bus shelter will not encroach on the sidewalk and there is a minimum distance between the front edge of the bench or shelter and the face of the adjacent curb of forty-eight inches (48") on state roads and twenty-four inches (24") on city streets.

Any person requesting approval to locate a bus bench or bus shelter in a street right-of-way shall first submit written documentation from the property owner that approval to locate the shelter or bench behind the sidewalk has been refused. Nonetheless, bus benches and bus shelter signs shall not be located in clearview areas at intersections and shall not obstruct sidewalks, roadways, or other locations where the structures may pose a hazard to motorists or pedestrians. Benches installed by UTA which carry no message may be located within a right-of-way. However, bus benches or bus shelters proposed to be located adjacent to state roads shall comply with all applicable state provisions governing the location and site development standards for such benches or shelters.

C. Construction and Materials: The following provisions shall govern the construction and materials for bus benches and bus shelters:

1. Bus bench backs and seats shall be constructed of metal, fiberglass, or rigid plastic/vinyl materials and shall be kept in good repair. Bench legs shall be constructed of reinforced concrete. The design and materials of bus shelters shall be approved by the city prior to issuing permits.
2. A concrete pad shall be required for all bus benches and bus shelters. The minimum pad size for bus benches shall be four feet by six feet (4' x 6'), and the minimum pad size for a bus shelter shall be two feet (2') wider than the width of the shelter and two feet (2') longer than the length of the shelter. Additional space should also be designed for persons in wheelchairs and/or to provide additional waiting area for bus patrons.
3. The minimum pad area for a bus bench or bus shelter may include part of a sidewalk. However, no bus bench or bus shelter shall infringe upon or obstruct any sidewalk, other pedestrian path, or driveway without adding paving which meets passage standards established by the Americans with Disabilities Act (ADA).
4. Bus benches and bus shelters shall be securely fastened to the concrete pad. Upon removal of a bench or shelter, the concrete pad shall be repaired by the owner of the bench or shelter, including removal of attachment bolts and repair of all holes in the concrete pad.

D. Shelter Design: Bus shelters shall be designed to meet the following requirements:

1. A minimum four feet three inch by fifteen feet (4'-3" x 15') concrete pad for each shelter, with interior seating and patron waiting area;
2. A minimum five feet by eight feet (5' x 8') ADA landing pad in park strip (when required);
3. Interior room for wheelchair passengers;
4. Minimum three feet (3') wide entry;
5. City name and logo on both ends of the shelter;
6. Name and service number to call for service of shelter;
7. Twenty-four (24) hour interior illumination;
8. The shelter is to be bolted to a concrete pad;
9. All electrical wiring is to be located underground; and
10. All shelters shall include a trash receptacle of a matching color and design.

E. Maintenance: Bus shelters shall meet the following requirements:

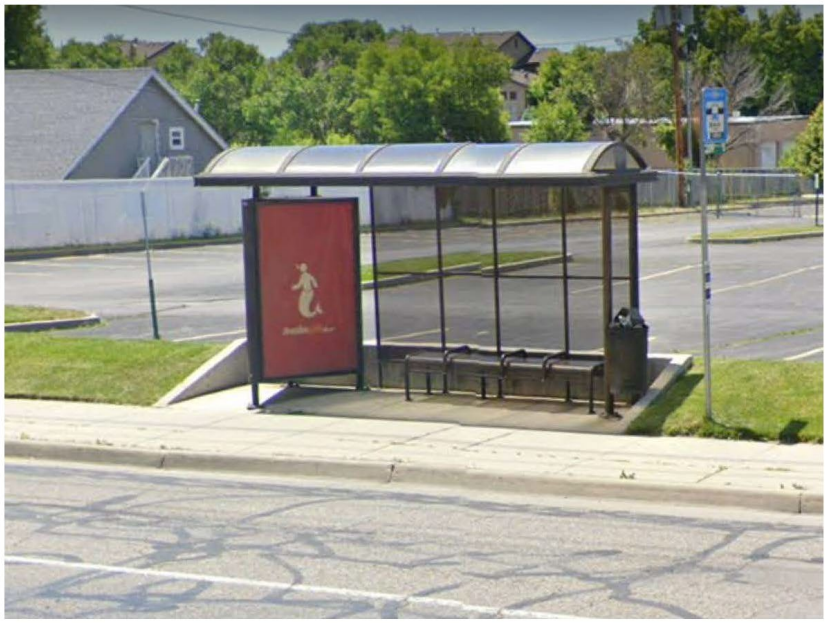
1. The owner of the shelter shall maintain the structure in compliance with these requirements, except as otherwise provided for in this code.
2. The shelter shall be maintained in a clean, safe and sanitary condition.
3. The shelter shall be maintained structurally sound and in good repair.
4. A person shall not willfully or wantonly damage, mutilate or deface any shelter by placing thereon any marking, carving or graffiti.
5. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

F. Insurance: For any bus bench or bus shelter sign, the company or person responsible for the bus bench or shelter sign shall enter into an agreement with the city, which must be approved by the city attorney. This agreement will require, among other things, that the company or person responsible for the bus bench or bus shelter sign provide to the city proof of liability insurance in the minimum amount of one million dollars ($1,000,000.00), name the city as an additional insured, and indemnify and hold harmless the city from any and all injuries and defense costs arising from the placement or use of the bus bench or bus shelter sign.

G. Violation: Failure to comply with the bus bench and bus shelter provisions shall constitute a violation of this chapter.

H. Removal: The city engineer may require removal of a bus bench or bus shelter that does not comply with the requirements of this section. The city engineer shall mail notice, postage prepaid, to the address provided in the agreement. The notice shall state the nature of the noncompliance and the date by which remediation or removal shall be complete, which date shall be no less than thirty (30) calendar days after mailing. Failure to remediate or remove the bus bench or bus shelter within the notice period shall be a separate violation for each day the bus bench or bus shelter remains in place.


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Contacto al 211 para obtener recursos GRATUITOS.





Commercial Code Updates

For Mixed Use Buildings and Sites

So…what's the problem?

- Staff has found the code difficult to apply and interpret. Current code has many mixed use requirements in footnotes.

- Residential development in mixed use zones are not held to the same standard as residential development in multifamily zones. We should avoid the incentive of an applicant rezoning to commercial in order to develop a substandard residential project.

So…what's the problem?

- Commercial ground floor requirements are inadequate and inflexible. For example, commercial may be required on local, residential streets, which may not be desirable.
- We're not getting the type of commercial that we want.
- Design standards are inadequate.
- Current zone prefers one building type – a vertically integrated mixed use buildings – on sites and in neighborhoods where separate buildings in a unified site plan may be more effective and appropriate.



Time for an autopsy of some previously approved projects…

This is a mixed use development at 3672 S 900 E

Approved under the current C-2 zone provisions for mixed use building. It meets the requirements of the current code, BUT…

Not enough street facing windows.

Commercial space is not prominent enough. 1,000 sf is enough for a small café or retail store, but there's no storefront, and ceiling heights are low.

Requiring greater depth and taller ceilings will promote more viable and flexible commercial space.



This is not a mixed use development, but rather an illustration of materials.

Too much metal panel?

Not enough windows on a street facing façade.

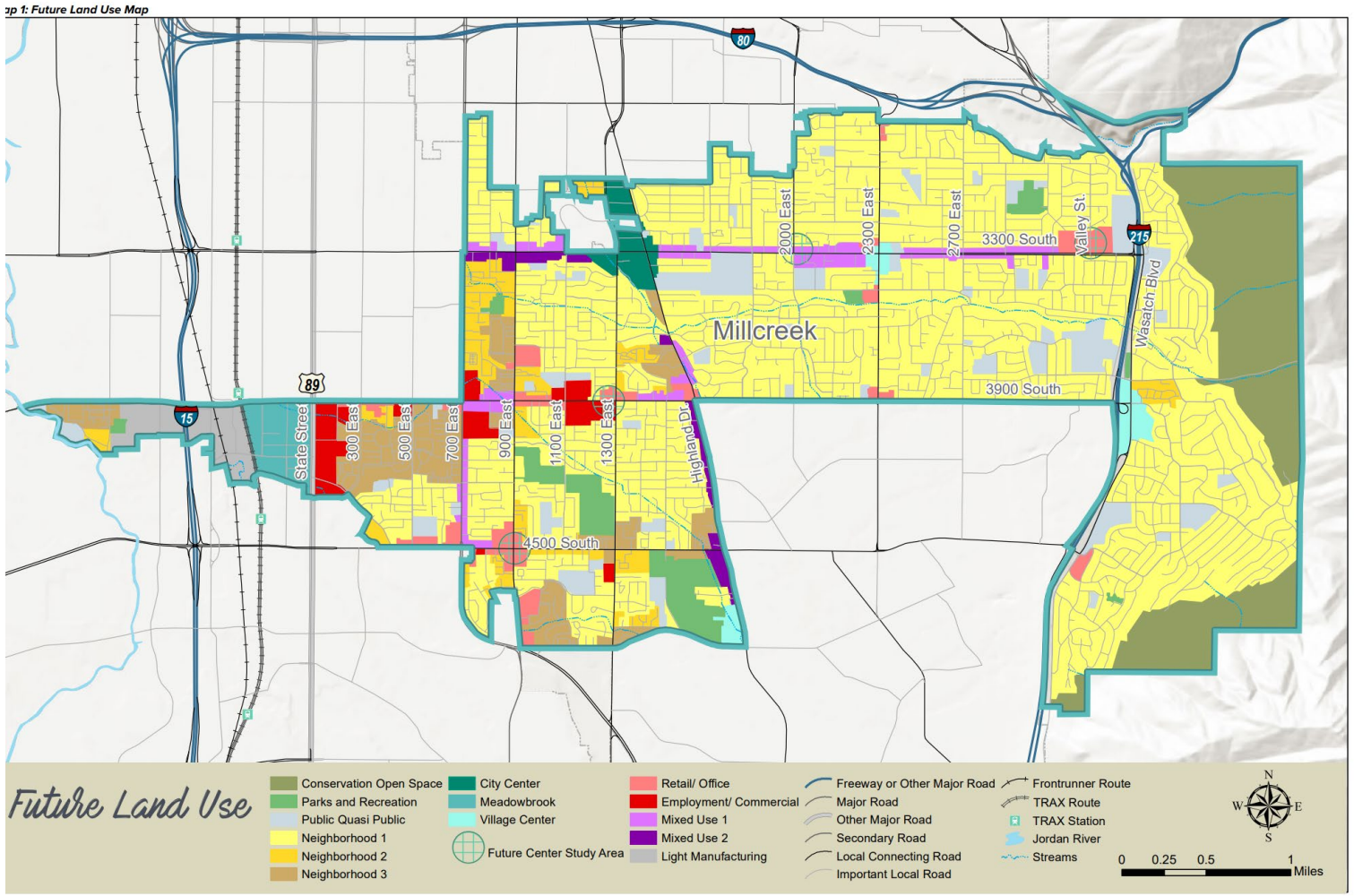
Exposed concrete looks good when it is done well. But it wasn't done well here.

Should we place a greater emphasis on stone or brick, over stucco and metal? We applied these standards in the City Center, but should they be applied to a mixed use building anywhere?



Is mixed use even a good thing?

- The Millcreek General Plan supports the concept of mixed use. In fact, most of the 3300 South Corridor is defined as a mixed use corridor, where residential and commercial uses coexist.
- More people living along the corridor will help activate existing and proposed commercial spaces. The spaces we desire – like small retail shops, personal services, and restaurants – thrive where there are many people living nearby.
- Mixed use development provides a viable option to redevelop obsolete sites.
- Although we have limits on uses like smoke shops and commercial storage, we still get many requests for these uses along the corridor, suggesting that we have an overabundance of single-purpose commercial buildings on our corridor that perform below expectations.



Mixed Use Corridors – in light and dark purple – are an important characteristic of our General Plan

Millcreek Together General Plan
Mixed Use 1 and 2 District Descriptions

CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
MIXED-USE 2	***Primary:*** A mix of commercial, retail, professional offices, medium to high density residential, and service oriented uses. ***Secondary***: Civic and government uses, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.	Development along Mixed-Use Corridors will generally be 2 to 4 stories. Development abutting a lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• Provides opportunities for a broader mix of high density pedestrian and transit oriented uses. • Infill and redevelopment, and/ or the adaptive reuse of vacant buildings or underutilized sites are encouraged. • Vertical integration of uses is strongly encouraged, particularly near transit stops and major intersections.
MIXED-USE 1	***Primary:*** A mix of commercial, retail, professional offices, medium density residential, and service oriented uses. ***Secondary***: Civic and government uses, as well pocket parks, community gardens, and other small-scale gathering spaces.	Development along Mixed-Use 1 Corridors will generally be 1 to 2 stories. Development abutting a lower-intensity, established residential neighborhoods should provide transitions in massing and height.	• Provides opportunities for a mix of pedestrian and transit oriented uses. • Infill and redevelopment, and/ or the adaptive reuse of vacant buildings or underutilized sites are encouraged, but not in a manner that clashes with the surrounding neighborhood in terms of use, mass, height and scale.

Some commercial spaces are functionally obsolete.



Even in an era of unprecedented economic expansion, we have seen retail retreat from our commercial corridors.

Per Newmark Knight Frank, Wasatch Front retail vacancy rates were at 4.6% in Q1 2020.



'Utah's retail market along the Wasatch Front is evolving. The shuttering of major players such as Sears, Shopko and Payless across the valley drove down net absorption and increased direct vacancy. By contrast, mixed-use redevelopment projects are flourishing. The market is proving its adaptability, resulting in stable lease rates of $17.60/SF and a 3.9% increase in the number of lease transactions.'

Year-End Utah Market Report, 13 February 2020
Newmark Knight Frank Commercial Real Estate Blog

Some retail sites have revitalized.

However, our hopes for restaurants and small shops fronting this shopping center did not pan out. Instead, we got two drive-through-only uses.



Substantial investment in commercial uses do happen, like the Front Climbing Gym on Main Street in Millcreek. Uses of this scale tend to go in emerging centers, and not along corridors.

Previous development of residential uses nearby created the population base that made this project attractive to the developer.

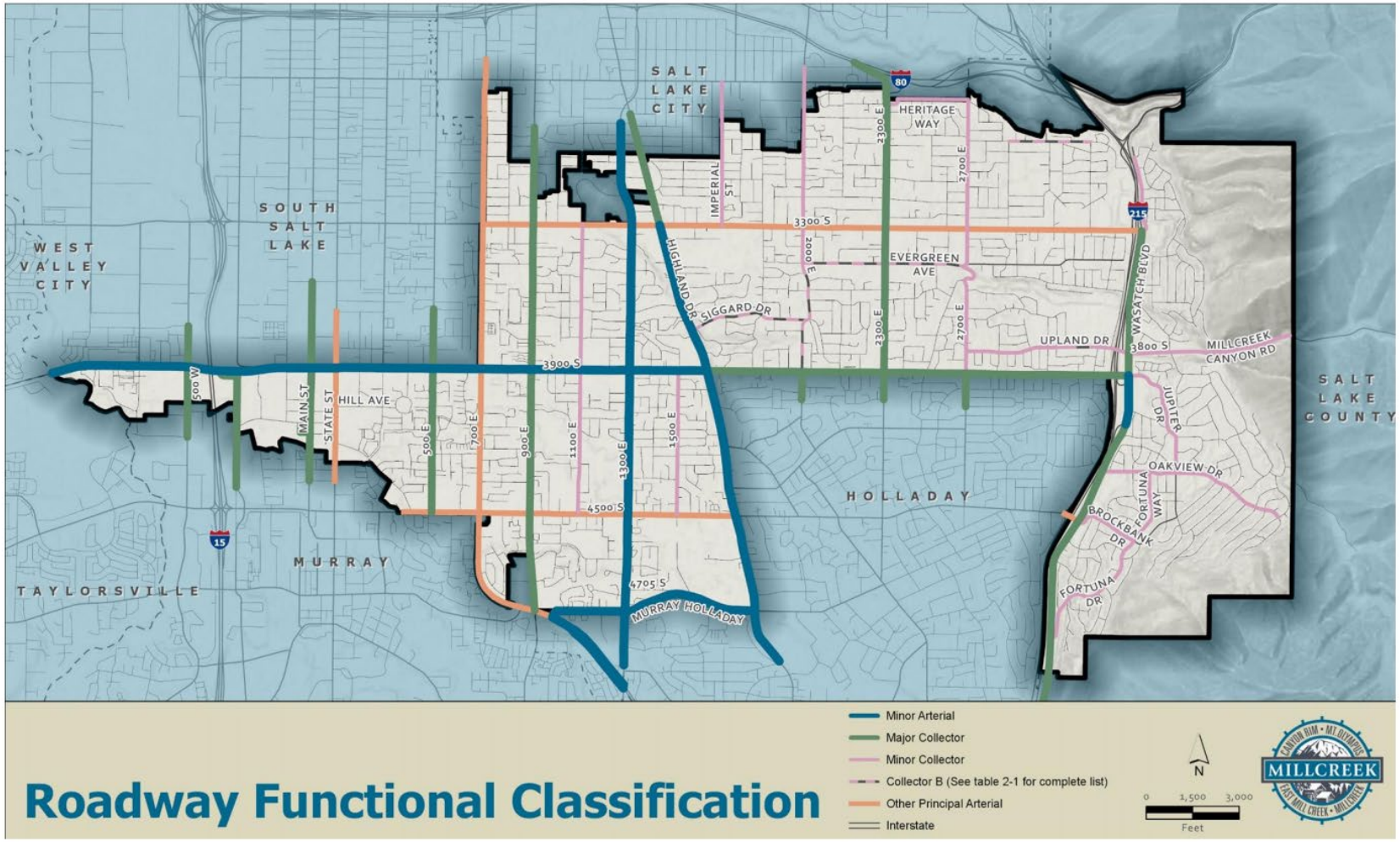


What are the proposed changes?

Frontage. To qualify, a mixed use project must have at least 100 feet of frontage on a major collector or arterial road.

Why? Not every road is suitable for a mixed use development. Sites that are too narrow will not produce viable commercial space.

Figure 2-2 – Existing and Newly Adopted Road way Functional Classification Map



What are the proposed changes?

Building Height. We are proposing an increase in maximum height to 45 feet, and 35 feet within 100 feet of a residential zone. Current standard is 40 feet and 30 feet.

Why? We are also requiring a ground story height of 12 feet for commercial uses, to ensure that commercial spaces are viable.

Additional height also gives developers the option for creativity in rooflines and other design elements.





Pedrazas Townhomes – 3325 South 1100 East
Building Height: 40 feet pitched roof element, 33 feet to parapet on flat roof

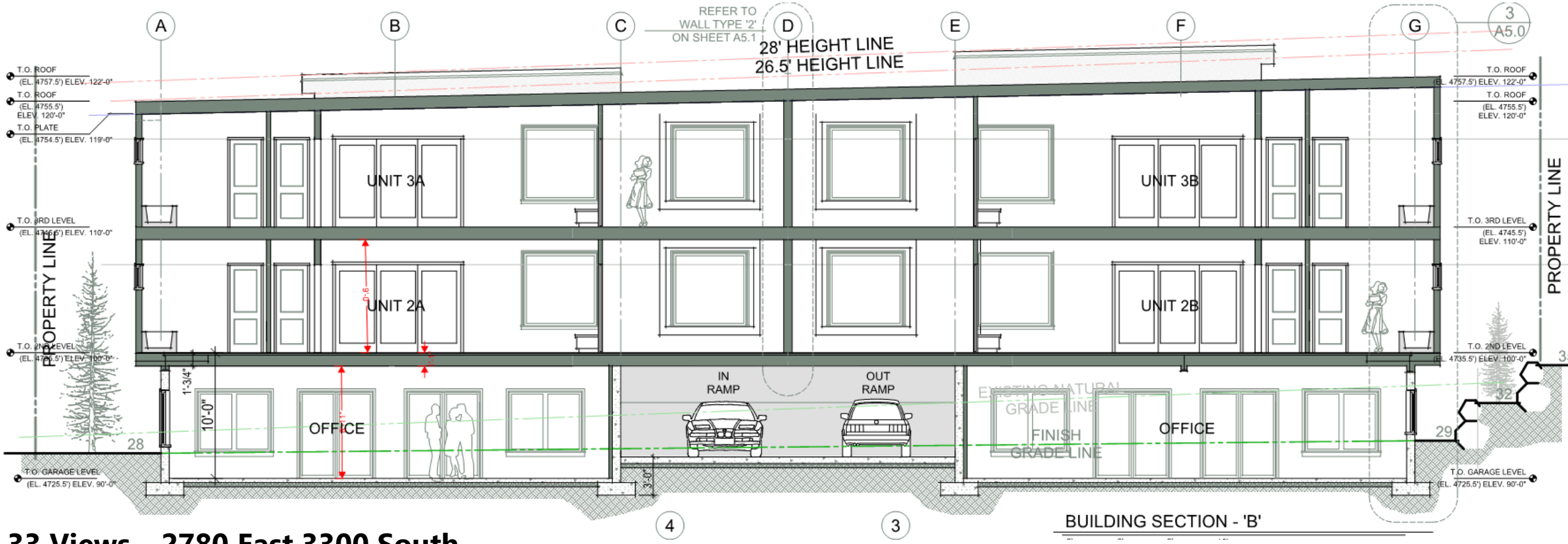
Note: Developer in this instance obtained greater height because of the rezone of an adjacent parking lot from R-1 to a commercial use. The parking lot served an existing condominium project. The developer sought the 40 foot height allowance (instead of the 30 foot height allowance within the residential height transition) in order to accommodate a better design and a higher building standard.



FRONT ELEVATION

33 Views – 2780 East 3300 South
Building Height: 28 feet, as stipulated by development agreement

This is a mixed use building with ground floor office – but would you know it?



33 Views – 2780 East 3300 South

Residential ceiling heights: 9 feet second floor, and up to 12 feet on 3rd floor.

Floor joists: 1 foot

Commercial ceiling height: 8’11”

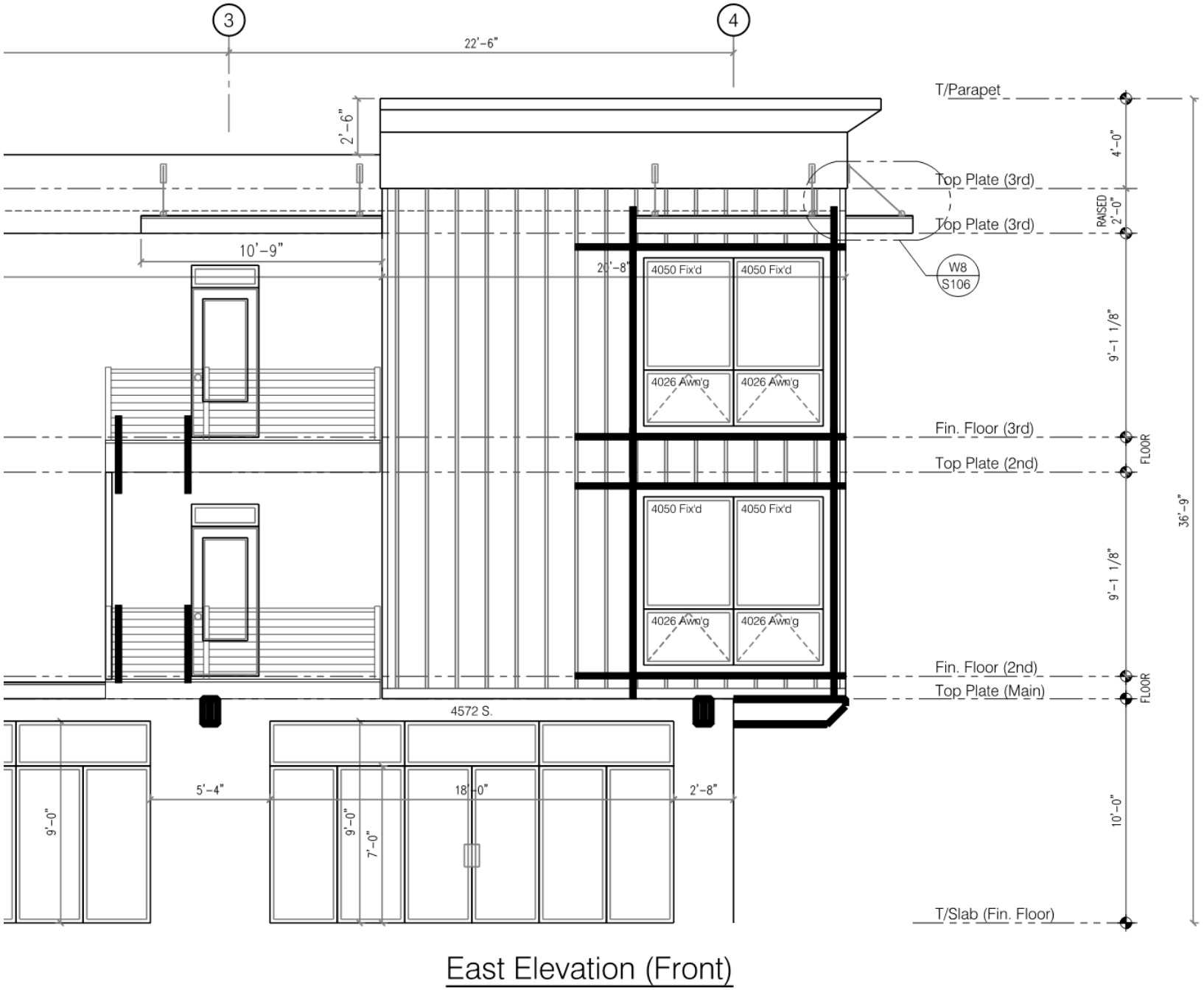
Commercial was buried below grade to accommodate height requirement. Residential ceilings taller than commercial ceilings.

Flat-roofed structure with limited opportunity for articulation.



Arlington Investments – 4600 South 900 East
Building Height: 37 feet

This is a mixed use building that looks like a mixed use building.



East Elevation (Front)

Arlington Investments – 4600 South 900 East

Commercial Ceiling Height: 10 feet

Floor joists: 1’

Residential ceiling height: 9’+

Overall building height: 37’

Why allow Five Feet of additional height on mixed use buldings?

- All things being equal, you can get a three story building at 30 feet. But it will force a flat roof, and may force substandard garage heights or substandard retail spaces.

- Additional height allows for better roof articulation, tall residential ceilings, the possibility of pitched roofs, more functional garages and a retail storefront that is at-grade.

What about a two story limit?

- One option is to limit the overall height to 30 feet, and the overall stories to two, at least in areas within 100 feet of residential. That would encourage pitched roofed two story townhouses that are long and deep, or shallow and wide - (because of the garage). Two stories of stacked flat multifamily housing over covered parking is unlikely, given the costs of the parking.

- Given existing commercial property values and the cost to demolish existing structures, it is unlikely that many obsolete commercial sites would redevelop as mixed use sites if subjected to a two story limit.

- Commercial sites in this situation would remain obsolete until redeveloped or repurposed for another commercial use.

What about a two story limit?

- We did impose a two-story limit in the CCOZ area immediately adjacent to existing single-family, affecting property on the east side of Highland Drive. In this instance, the City Center Master Plan actively encouraged the adaptive reuse of the existing commercial uses along the Highland Drive Corridor in the City Center.

- We’re not convinced that the same desire exists for many of the functionally-obsolete commercial buildings elsewhere in the commercial corridor. Would it make more sense for them to be redeveloped?

What are the proposed changes?

Design standards.

We are proposing a maximum building length of 200 feet, and limits to stucco EIFS or metal siding. Specifically, we are proposing that no more than 20% of a façade can be stucco, EIFS, or metal siding. We are also proposing a 10 foot stepback for buildings taller than 35 feet.

Why?

Currently, there are no such standards in our Commercial zone.

Quality, durable materials make a difference in building appearance. We desire an emphasis on stone or brick.

What are the proposed changes?

What counts as commercial use?

We are proposing that lobbies, leasing offices, required parking, or residential amenities (such as a private gym) **not** count toward the minimum required commercial use.

Why?

Current ordinance is silent on this question. This proposal fulfills the intent of the mixed use concept to have publicly-accessible commercial uses alongside residential uses.

What are the proposed changes?

How much commercial should there be?

Currently, we require a minimum of 40 foot-deep commercial spaces occupy 50% of building frontage. We are proposing flexibility:

40 foot depth with 50% frontage - OR - 30 foot depth at 80% of frontage.

Also, we are proposing that freestanding commercial buildings occupy 30% of the gross ground floor area of the development site.

We could also require a minimum commercial square footage regardless – such as 1,200 square feet. This would be enough to accommodate a small retail shop or restaurant, especially considering our minimum required ground story height.

Why?

Currently, the standards don't address free-standing commercial buildings at all. If a developer desires to do a free-standing commercial building, we need to have a meaningful requirement.

What are the proposed changes?

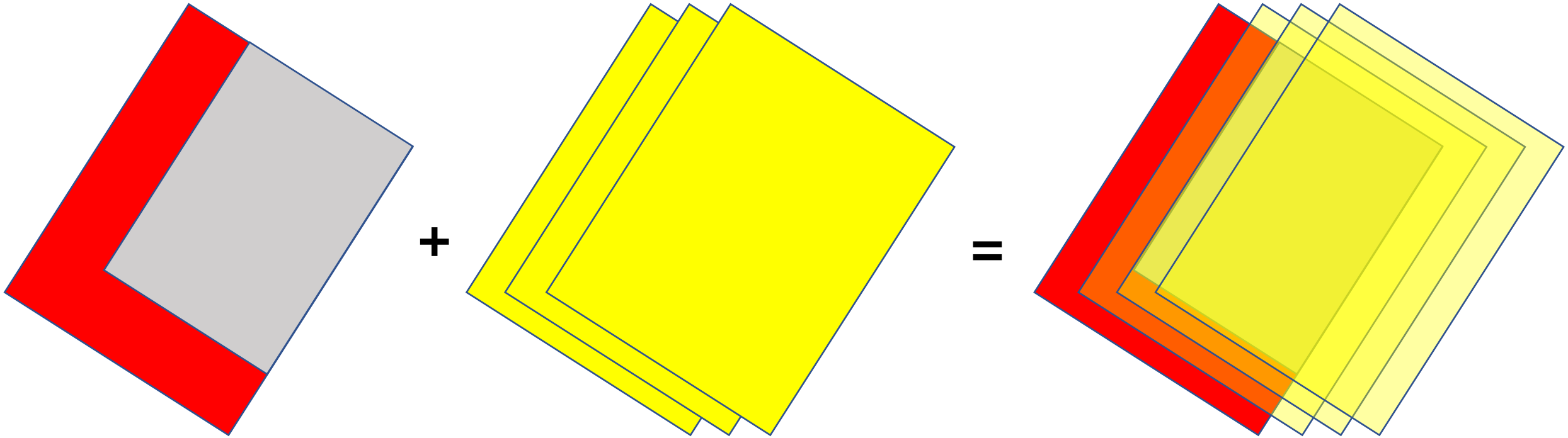
We are proposing two concepts of mixed use.

Currently, mixed use projects presume the use of a vertically-mixed use building, but that is not necessarily the case of all mixed use projects. We are proposing standards for mixed use buildings in a unified site plan.

Why?

Currently, the standards don’t address free-standing commercial buildings at all. Developers have approached staff about free-standing commercial buildings. We want to make sure that free-standing commercial buildings meaningfully contribute to the mixed use concept. Our proposal is that free-standing commercial buildings occupy 30% of the gross ground floor area of the development site, and at least 50% of the frontage.

Typical Configuration of a Vertically-Integrated Mixed Use Building



Ground floor commercial and parking/loading

Residential Floors

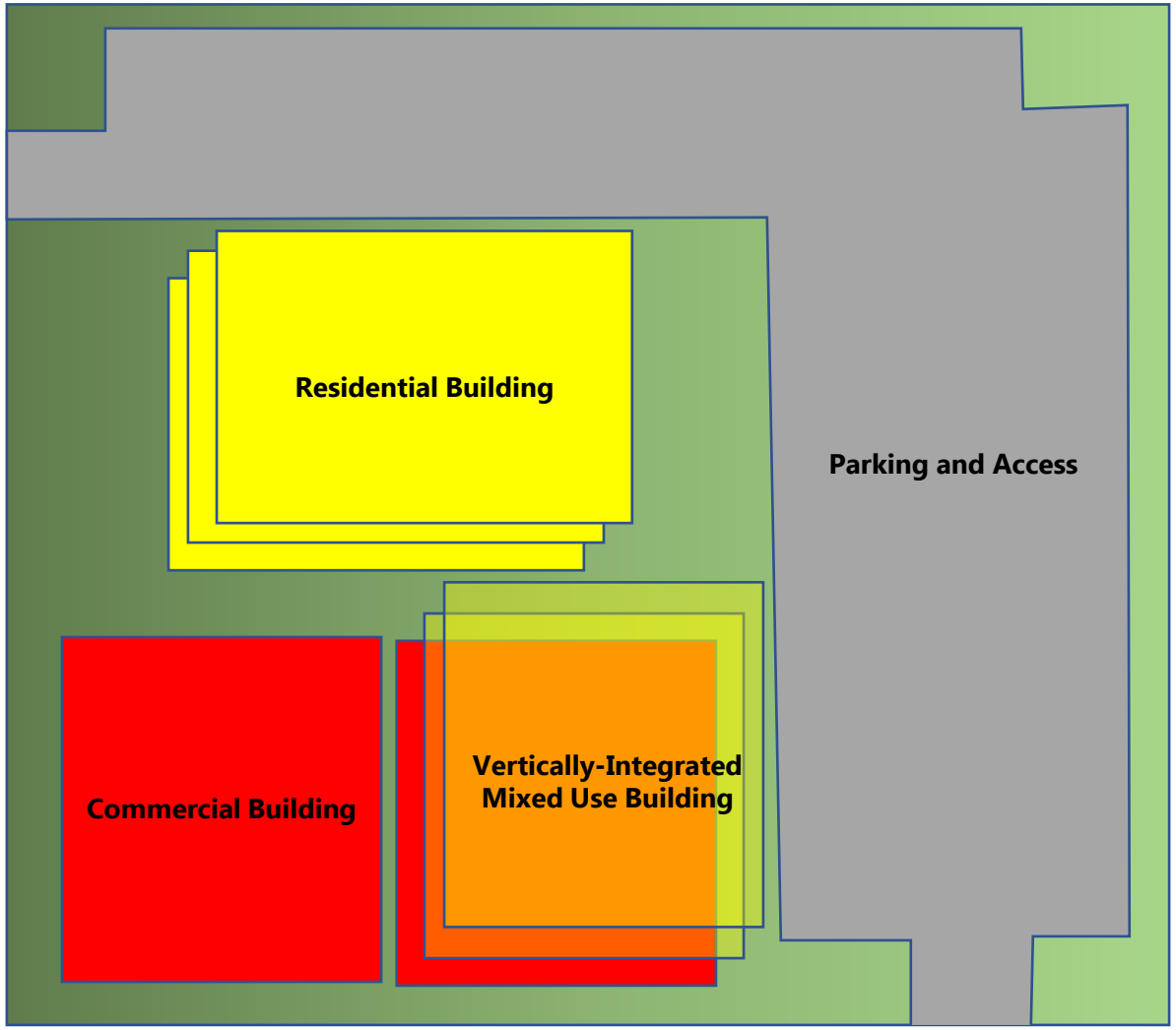
Vertically-Integrated Mixed Use Building



Vertically-Integrated Mixed Use

900 East 900 South, Salt Lake City

Mixed Use in a Unified Site Plan



Mixed use in a unified site plan consists of separate buildings for commercial and residential uses.

A vertically-integrated mixed use building may be a part of a unified site plan.

A unified site plan assumes consistent approaches to lighting, landscaping, signage, design, and materials use.

Commercial uses must occupy at least 50% of the frontage and 30% of the gross ground floor area in the development.



Mixed Use in a Unified Site Plan

2800 South Main Street, South Salt Lake

What are the proposed changes?

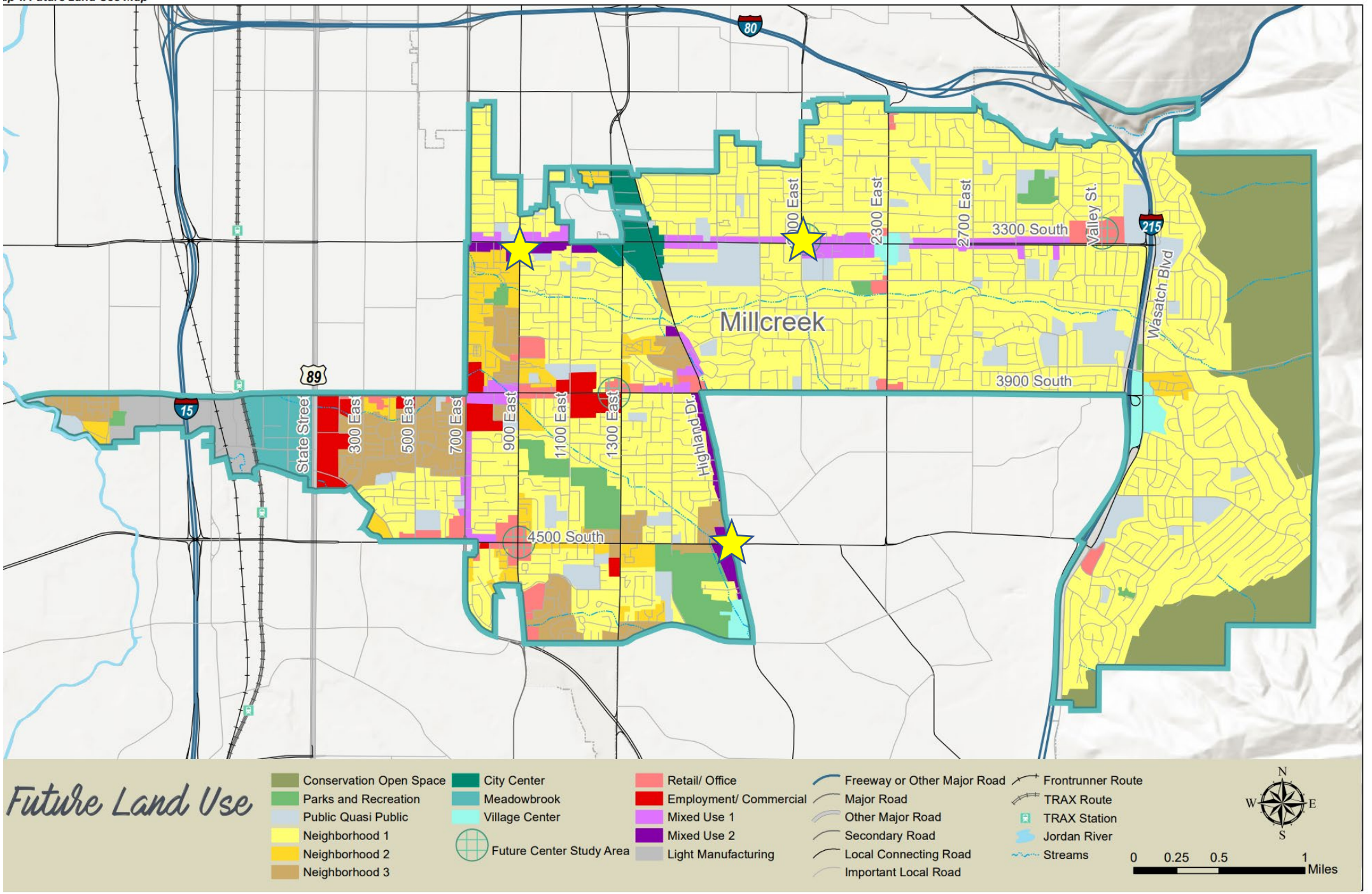
We are requiring a more robust application process.

The proposed ordinance includes a pre-application site plan review, prior to qualifying an application for community council and planning commission review. A similar process exists for applications in the CCOZ.

Why?

Staff has learned the hard way that these projects are complicated to review. Given the high expectations on the part of the community for quality mixed use projects, a longer review lead time will result in better clarity and better outcomes.

ap 1: Future Land Use Map



Why change the ordinance?

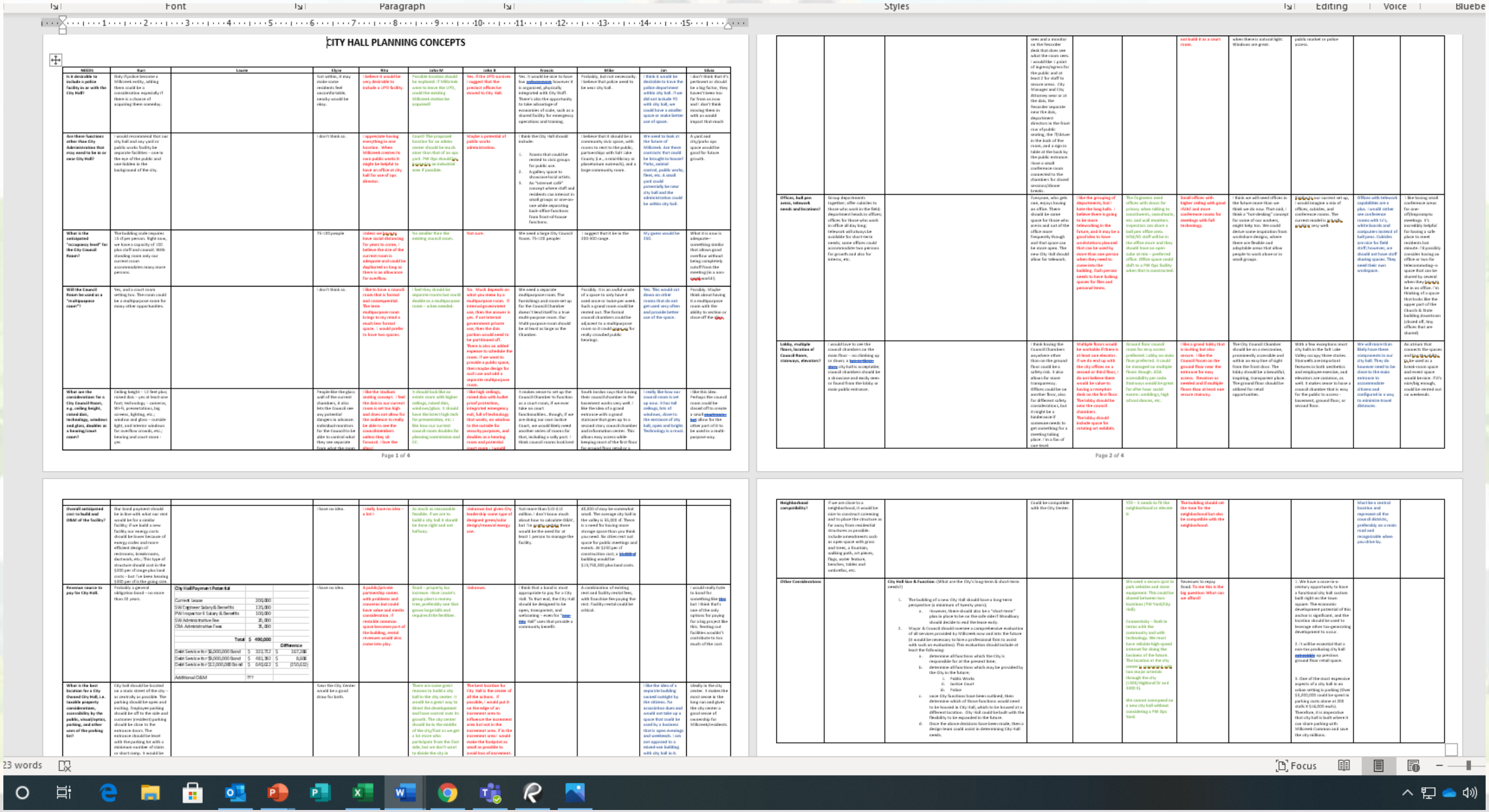
- The mixed use form is the most likely redevelopment scenario for our commercial corridors, especially for functionally obsolete sites outside of our city center and Meadowbrook.
- Heightened design standards will result in better looking buildings.
- Frontage and commercial area and ground story height requirements will promote the creation of meaningful commercial spaces along our corridors.
- Updates will produce better outcomes, in the form of mixed use projects with more meaningful commercial uses.

CITY HALL
PLANNING CONCEPTS

Millcreek City Council Work Session

September 14, 2020

The Matrix



CITY HALL PLANNING CONCEPTS

NEEDS	Kurt	Laurie	Elyse	Rita	John M	John B	Francis	Mike	Jim	Silvia
Is it desirable to include a police facility in or with the City Hall?	Only if police become a Millcreek entity, sitting there could be a consideration especially if there is a chance of acquiring them someday.		Not within, it may make some residents feel uncomfortable, nearby would be okay.	I believe it would be very desirable to include a UPD facility.	Possible location should be explored. If Millcreek were to leave the UPD, could the existing Millcreek station be acquired?	Yes. If the UPD survives, I suggest that the precinct officers be moved to City Hall.	Yes. It would be nice to have law enforcement; however it is organized, physically integrated with City Staff. There's also the opportunity to take advantage of economies of scale, such as a shared facility for emergency operations and training.	Probably, but not necessarily. I believe that police need to be near city hall.	I think it would be desirable to have the police department within city hall. I can did not include PD with city hall, we could have a smaller space or make better use of space.	I don't think that it's pertinent or should be a big factor, they haven't been too far from us once and I don't think moving them in with us would impact the much
Are there functions other than City Administration that may need to be in or near City Hall?	I would recommend that our city hall and any yard or public works facility be separate facilities – one is the eye of the public and one hidden in the background of the city.		I don't think so.	I appreciate having everything in one location. When Millcreek constructs its own public works it might be helpful to have an office at city hall for one of ops director.	Council: The proposed location for an admin center should be much nicer than that of an ops yard. PW ops should be on an industrial area if possible.	Maybe a potential of public works administration.	I think the City Hall should include: 1. Rooms that could be rented to civic groups for public use. 2. A gallery space to showcase local artists. 3. An "internet café" concept where staff and residents can interact in small groups or one-on-one while requesting back-office functions from front-of-house functions.	I believe that it should be a community civic space, with rooms to rent to the public, partnerships with Salt Lake County (i.e., animal library or planetarium outreach), and a large community room.	We need to look at the future of Millcreek. Are there contracts that could be brought in house? Parks, animal control, public works, fleet, etc. A small yard could potentially be near city hall and the administration could be within city hall.	A yard and city/parks ops space would be good for future growth.
What is the anticipated "occupancy level" for the City Council Room?	The building code requires 15 sf per person. Right now, we have a capacity of 150 plus staff and council. With standing room only our current room accommodates many more persons.		75-100 people	Unless we [illegible] have social distancing for years to come, I believe the size of the current room is adequate and could be duplicated as long as there is an allowance for overflow.	No smaller than the existing council room.	Not sure.	We used a large City Council Room. 75-100 people	I suggest that it be in the 200-300 range.	My guess would be 150.	What it is now is adequate—something similar that allows good overflow without being completely cutoff from the meeting (in a way [illegible] world)
Will the Council Room be used as a "multipurpose room"?	Yes, and a court room setting too. The room could be a multipurpose room for many other opportunities.		I don't think so.	I like to have a council room that is formal and consequential. The term multipurpose room brings to my mind a much less formal space. I would prefer to have two spaces.	I feel they could be separate rooms but could double as a multipurpose room – when needed.	No. Much depends on what you mean by a multipurpose room. If internal government use, then the answer is yes. If not internal government private use, then the dais portion would need to be partitioned off. There is also an added expense to schedule the room. If we want to provide a public space, then maybe design for multi-use and add a separate multipurpose room.	We used a separate multipurpose room. The furnishings and movie set up for the Council Chamber doesn't lend itself to a true multi-purpose room. The multi-purpose room should be at least as large as the Chamber.	Possibly. It is an awful waste of a space to only have it used once or twice per week. Such a grand room could be rented out. The formal council chambers could be adjacent to a multipurpose room so it could [illegible] for really crowded public hearings.	Yes. This would cut down on other rooms that do not get used very often and provide better use of the space.	Possibly. Maybe think about having it a multipurpose room with the ability to section or close off the [illegible]
What are the considerations for a City Council Room, e.g., ceiling height, raised dais, technology, windows and glass, disables as a hearing/court room?	Ceiling height – 12 feet plus; raised dais – yes at least one foot; technology – cameras, Wi-Fi, presentations, big screens, lighting, etc.; window and glass – outside light, and interior windows for overflow crowds, etc.; hearing and court room - yes		People like the glass wall of the current chambers, it also lets the Council see any potential disrupters in advance. Individual monitors for the Council to be able to control what they see separate from what the room	I like the stadium seating concept. I feel the dais in our current room is set too high and does not allow for the audience to really be able to see the councilmembers unless they sit forward. I love the glass	It should look like an estate room with higher ceilings, raised dais, windows/glass. It should have the latest high tech for presentation, etc. I like how our current council room doubles for planning commission and CC.	I like high ceilings, raised dais with bullet proof protection, integrated emergency exit, full of technology that works, no window to the outside for security purposes, and disables as a hearing room and potential court room - would	It makes sense to set up the Council Chamber to function as a court room, if we ever take on court functions like... though, if we are doing our own Justice Court, we would likely need another series of rooms for that, including a safe path. I think council rooms look best	South Jordan says that having their council chamber in the basement works very well. I like the idea of a grand entrance with a grand staircase that goes up to a second story council chamber and information center. This allows easy access while keeping most of the first floor for ground floor retail or a	I really like how our council room is set up now. It has tall ceilings, lots of windows, close to the entrance of city hall, open and bright. Technology is a must.	I like this idea. Perhaps the council room could be closed off to create a small [illegible] but allow for the other part of it to be used in a multi-purpose way.

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Offices, ball pen areas, telework needs and locations?	Group days in rents together; offer cubicles to those who work in the field; department heads in offices; offices for those who work in office all day long; telework will always be available for short-term needs; some offices could accommodate two persons for growth and also for interns, etc.		Everyone, who gets one, enjoys having an office. There should be some space for those who come and visit of the office more frequently though and that space can be more open. The new City Hall should allow for telework.		Like the grouping of departments, but I hate the long halls. I believe there is going to be more teleworking in the future, and it may be a good idea to have workstations placed and that can be used by more than one person when they need to come into the building. Each person needs to have locking spaces for files and personal items.	This is generic and offices with doors for privacy when talking to constituents, consultants, etc. and wall monitors. Inspectors can share a ball pen office area. MIS/PD staff will be in the office more and they should have an open cube at one – preferred office. Office space could shift to a PW Ops facility when that is constructed.	Small offices with higher ceiling with good HVAC and more conference rooms for meetings with full technology.	I think we will need offices in the future more than we think we do now. That said, I think a "hot-desking" concept is for some of our workers, might help too. We could derive some inspiration from workshare designs, where there are flexible and adaptable areas that allow people to work alone or in small groups.	[illegible] our current set up, I would imagine a mix of offices, cubicles, and conference rooms. The current model is [illegible] very well.	Offices with telework capabilities are a plus. I would rather see conference rooms with tv's, white boards and computers instead of ball pens. Cubicles are nice for field staff, however, are should not have staff sharing spaces. They need their own workspace.	like having small conference areas for one-off/impromptu meetings. It's incredibly helpful for having a safe place to meet residents but minute. I'd possibly consider having an office or two for telecommuting-s space that can be shared by several when they [illegible] be in an office. I'm thinking of a space that looks like the upper part of the Church & State building downtown (closed off, tiny offices that are shared)
Lobby, multiple floors, location of Council Room, stairways, elevators?	I would love to see the council chambers on the main floor – no climbing up or down; a [illegible] city hall is acceptable; council chambers should be a destination and easily seen or found from the lobby or main public entrance.			I think having the Council Chambers anywhere other than on the ground floor could be a safety risk. It also allows for more transparency. Offices could be on another floor, also for different safety considerations, but it might be a hinderance if someone needs to get something for a meeting taking place. I'm a fan of one-level.	Multiple floors would be workable if there is at least one elevator. If we do end up with the city offices on a second or third floor, I do not believe there would be value to having a reception desk on the first floor. The lobby should be near the council chambers. The lobby should include space for rotating art exhibits.	Ground floor council room for easy access preferred. Lobby on main floor preferred. It could be integrated on multiple floors though. ADA accessibility per code. Stairways would be good for after hour social events: weddings, high school dances, etc.	I like a grand lobby that is inviting but also secure. I like the Council Room on the ground floor near the entrance for easy access. Investors at needed and if multiple floors than at least one secure stairway.	The City Council Chambers should be on a mezzanine, prominently accessible and within an easy line of sight from the front door. The lobby should be a beautiful, inspiring, transparent place. The ground floor should be utilized for retail opportunities.	With a few exceptions most city halls in the Salt Lake Valley occupy three stories. This works are important features in both aesthetics and employee exercise, and elevators are common, as well. It makes sense to have a council chamber that is easy for the public to access – basement, ground floor, or second floor.	We will more than likely have three components to our city hall. They do however need to be close to the main entrance to accommodate citizens and configured in a way to minimize travel distances.	An atrium that connects the spaces and [illegible] be used as a break-room space and event space would be nice. If it's big enough, could be rented out on weekends.

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Overall anticipated cost to build and O&M of the facility?	Our bond payment should be in line with what our rent would be for a similar facility if we build a new facility our energy costs should be lower because of energy codes and more efficient design of restrooms, breakrooms, dishwash, etc.; This type of structure should cost in the $200 per sf range plus land costs – but I've been hearing $300 per sf is the going rate		I have no idea.	I really have no idea – a lot!	As much as reasonable feasible. If we are to build a city hall it should be done right and not half-way.	Unknown but given City leadership some type of designed green/solar design/renewal energy use.	Not more than $30-$32 million. I don't know much about how to calculate O&M, but I'm [illegible] there would be the need for at least 1 person to manage the facility.	40,000 sf may be somewhat small. The average city hall in the valley is 50,000 sf. There is a need for having more storage space than you think you need. Six cities rent out space for public meetings and events. At $30 per sf construction cost, a [illegible] building would be $1,500,000 plus land costs.		
Revenue source to pay for City Hall.	Probably a general obligation bond – no more than 20 years.	City Hall Payment Potential Current lease 200,000 SW Engineer Salary & Benefits 135,000 PW Inspector II Salary & Benefits 100,000 SW Administrative Fee 20,000 CBA Administrative Fee 35,000 Total $ 490,000 Difference Debt Service for $6,000,000 Bond $ 321,712 $ 167,288 Debt Service for $9,000,000 Bond $ 481,362 $ 8,638 Debt Service for $12,000,000 Bond $ 641,823 $ (150,823) Additional O&M ???		A public/private partnership comes with problems and concerns but could have value and merits consideration. If desirable common space becomes part of the building, rental revenues would also come into play.	Bond – property tax increase. Given Laurie's group plan's money tree, preferably one that grows large bills and requires little fertilizer.	Unknown.	I think that a bond is most appropriate to pay for a City Hall. To that end, the City Hall should be designed to be open, transparent, and welcoming – even for [illegible] staff) one that provide a community benefit.	A combination of existing rent and facility rental fees, with franchise fee paying the rest. Facility rental could be critical.		I would really hate to bond for something like this but I think that's one of the only options for paying for a big project like this. Seeing cut facilities wouldn't contribute to but much of the cost.
What is the best location for a City Owned City Hall, i.e., taxable property considerations, accessibility by the public, visual/optics, parking, and other uses of the parking lot?	City hall should be located on a main street of the city – as centrally as possible. The parking should be open and inviting. Employee parking should be off to the side and customer (resident) parking should be close to the entrance doors. The entrance should be level with the parking lot with a minimum number of stairs or short ramp. It would be		Near the City Center would be a good draw for both.	There are some great reasons to build a city hall in the city center. It would be a great way to direct the development and have control over it's growth. The city center should be in the middle of the city/but it's we get a lot more who participate from the East side, but we don't want to divide the city in	The best location for City Hall is the center of all the actions. If possible, I would put it on the edge of an increment area to influence the increment area but not in the increment area. If in the increment area I would make the footprint as small as possible to avoid loss of increment.				I like the idea of a separate building owned outright by the citizens. As association dues and would not take up a space that could be used by a business that is open evenings and weekends. I am not opposed to a mixed-use building with city hall in it.	Ideally in the city center. It makes the most sense in the long run and gives the city center a good sense of ownership for Millcreek residents.

Neighborhood compatibility?	If we are close to a neighborhood, it would be nice to construct screening and to place the structure as far away from residential structures as possible. Include a amenities such as open space with grass and trees, a fountain, walking path, art pieces, flags, water feature, benches, tables and umbrellas, etc.			Could be compatible with the City Center.		YES – it needs to fit the neighborhood or elevate it	The building should set the tone for the neighborhood but also be compatible with the neighborhood.			Must be a central location and represent the town it districts, preferably on a main road and recognizable when you drive by.
Other Considerations		City Hall Size & Function: (What are the City's long-term & short-term needs?) 1. The building of a new City Hall should have a long-term perspective (a minimum of twenty years). a. However, there should also be a "short-term" plan in place to be on the safe side if Woodbury should decide to end the lease early. 2. Mayor & Council should oversee a comprehensive evaluation of all services provided by Millcreek now and into the future (it would be necessary to have a professional firm to assist with such an evaluation). This evaluation should include at least the following: a. determine all functions which the City is responsible for at the present time; b. determine all functions which may be provided by the City in the future; i. Public Works ii. Justice Court iii. Police c. once City functions have been outlined, then determine which of those functions would need to be housed in City Hall, which to be housed at a different location. City Hall could be built with the flexibility to be expanded in the future. d. Once the above decisions have been made, then a design team could assist in determining City Hall needs.			We need a secure spot to park vehicles and store equipment. This could be shared between two locations (PW Yard/City Hall). Connectivity – Both in terms with the community and with technology. We must have reliable high-speed internet for doing the business of the future. The location at the city center [illegible] two major arterials through the city (1600/Highland Dr and 3300 S). We cannot overspend on a new city hall without considering a PW Ops Yard.	Revenues to repay Bond. To me this is the big question. What can we afford?			1. We have a once-in-a-century opportunity to have a functional city hall custom built right on the town square. The economic development potential of this anchor is significant, and the location should be used to leverage other tax-generating development to occur. 2. It will be essential that a mix-tax producing city hall [illegible] up previous ground floor retail space. 3. One of the most expensive aspects of a city hall is an urban setting is parking ($new $8,200,000) could be spent in parking costs alone at 200 stalls X $40,000 each). Therefore, it is imperative that city hall is built where it can share parking with Millcreek Commons and save the city millions.	

Police Station with City Hall?

- Yes, if police become a Millcreek entity
- No, it may make people feel uncomfortable
- Maybe we could acquire their current building
- Yes, it would be nice to be together and save money
- No, but keep them near by
- Yes, if not in City Hall we could make it smaller
- No, not necessary, they are not with us now and it works

What other functions need to in or near City Hall?

- City Hall and Public Works yard need to be separate
- Everything in one location, if not, have an office in City Hall
- Include Court
- PW Administration office in City Hall
- Meeting rooms for rent; a gallery for displays; an internet café
- Community civic space, joint venture with County
- Contracts to bring inhouse: Animal Control, Parks, PW, etc.
- Public Works yard, Park operations

Occupancy for Council Chambers?

- At least 100 seated, more standing
- 75-100 persons
- Current size with overflow capacity
- No smaller than current size
- 200-300 persons
- 250 persons

Council Room as Multipurpose Room?

- Yes, and Court room
- No, keep council room formal, have informal multipurpose room
- No, or where the Dais could be partitioned-off
- No, keep them separate because of furniture needs, but same size
- Possibly, but it wastes space when it gets used 2-3 times per month
- Yes, provides a better use of space

Features in Council Chambers?

- 12’ Ceilings, raised Dais, technology, cameras, overflow
- Glass wall for security, secure egress for staff, CM & Atty at Dais, recorder near Dais, Directors in front row, sign-in table, adjoining conf rm for closed session & dinner
- Stadium seating, current dais is too high
- Estate room, high ceilings, double for Planning Commission
- Bullet proof, emergency exit, no windows to outside, doubles as court room
- Natural light
- Basement or 2nd floor with grand stairway, use 1st floor for information, retail, police access
- Like current chambers
- Close off for courtroom, multipurpose room

Offices, Bullpen, Teleworking?

- Group departments, cubicles for field workers, DHs and office workers in offices, some offices for two occupants, capacity for teleworking
- Offices for everyone, open offices for those in & out
- No long hallways, shared locations for field workers, lockable compartments
- Offices for engineers, large screen monitors, cubicles a minimum
- Smaller offices, higher ceilings, more conf rms with full technology
- Will always need offices, shared spaces, flexible areas
- Similar to current with offices
- Conf rooms with TVs, white boards, computers; no sharing of cubicle spaces
- Small conf areas for impromptu meetings

Lobby, Multiple Floors, Location of CC, etc.?

- Council Chambers on main level – easily found & a showcase for public, 2 or 3 story city hall
- CC on ground floor – more secure, offices on other floors, one level
- Multiple floors, reception area on level with city offices, lobby near CC, lobby space for exhibits
- Lobby on ground floor, grand stairway for after hours socials – weddings, High School dances, etc.
- Grand lobby, at least one secure stairway
- CC on mezzanine level with view of front doors; beautiful, inspiring lobby; retail on ground floor
- 3 story City Hall, CC where public access is easy – basement, 1st or 2nd floor
- Lobby and CC close to main entrance
- Atrium/breakroom that connects spaces, large enough to rent out

Anticipated Construction & Maintenance Costs?

- Construction costs - $200 to $300 per SF, energy efficient
- Build it right, not halfway
- Energy efficient – solar, green building, renewable energy
- No more than $10 to 12 million, at least 1 FTE to manage facility
- 40 to 55,000 SF; more storage space; rent out space for public meetings & events – 55,000 SF @ $250 = $13,750,000

Revenue Source?

- General Obligation Bond, no more than 20 years
- Debt service for $12,000,000 = $640,000 or $53,333/month (*currently we pay $15,000/month)
- A public/private JV comes with problems & concerns, but rental revenue could help
- Bond/property tax increase
- Bond – city hall designed to be open, transparent, welcoming; used for community events
- Combination of existing rent, facility rental fees, with franchise fees paying the balance; facility rental could be critical
- Don’t like bonds, but probably the only way – room rents won’t amount to much

*Woodbury gave us a cut rate of $8.00, should be $25.00 ($35,000/mon)

Location, Location, Location & Parking?

- Located on a main street, central; employee parking secondary to customer parking; in the midst of retail and restaurants; being a landlord may not be a good idea
- Near or in City Center
- Center of all the action, avoid TIF areas or smaller footprint, shared parking
- Separate building owned by city, not opposed to mixed-use, shared parking that doesn’t interfere with evenings and weekend parking

Private/Public Partnerships?

- Possibly, if city gets first right of refusal if partner sells out or we need more space, but City Hall should be owned & operated by city
- No, City Hall by itself; or separate spaces available for rent
- PPPs are popular, it may make financial sense
- Could be considered; but who owns the building, protection of records, police evidence storage and armory?
- Separate building owned by city
- Yes, hopefully a PPP

Neighborhood Compatibility?

- Include screening from adjacent neighborhoods; include grass, trees, art pieces, walking path, fountain, benches, tables, etc.
- Compatible with City Center
- Yes, it needs to fit in
- Yes, it needs to set a tone for neighborhood
- Centrally located, representing all districts, be recognizable on a main road

Other Considerations?

- The construction and design of City Hall should fit a 20-year plan; need a short-term plan if current lease ends early
- Mayor and Council to evaluate all services current and future (PW, Court, Police, etc.) may need a consultant; decide which functions to be in City Hall or other locations (PW yard, etc.); then a design team can determine City Hall needs
- Need secure location to park vehicles & store equipment; high-speed internet; City Center is near two major streets; with City Hall a PW yard needs to be considered
- What can we afford? Make sure revenues repay bond
- A City Hall will be an anchor in City Center and can leverage other tax-generating development; City Hall needs to have a small footprint; parking structures are expensive – build City Hall close enough to shared parking

Conclusion:

- What is our next step?
  - Location
  - Stand alone or Mixed-Use
  - Design/Architect – size, amenities, cost estimate
  - Bond or Private/Public Partnership
  - RFP
- What is our timeline?
  - July 1, 2020 Woodbury can end our lease – they would pay to move us
  - June 30, 2023 – our lease is up – this will take an agreement from Woodbury to renew for 5 more years

Excavation Fees Amendments

Millcreek City Council

September 14, 2020

Sidewalk Closure Fee $25/day

Employee	Wage/Hour	Benefits/Hour	Time for Activity in Minutes	Total
Permit Tech	$21.00	$10.08	20	$10.36
Public Works Inspector	$27.50	$12.10	30	$19.80
Total				$30.16

The Closure would cost about $30.00 for the first day and about $20.00 for each consecutive day.

Note: This estimate is based on Salary and Benefits only without considering all other hard and soft costs of doing business.

19.95.030 General Requirements

Table 19.95-1 – Summary Table of General Requirements

Use	Lot Description	Fence Location	Fence Type	Maximum Fence Height	Notes
Single-Family Dwellings, Two-Family Dwellings, and Agricultural	Corner Lot	In Clearview	Opaque, Chain Link	36 Inches	See MKC 19.95.030 (B)(1)
	Corner Lot	In Clearview	Open-Style	4 Feet	See MKC 19.95.030 (B)(1)
	All Lots	Driveway Clearview	Any	36 Inches	See MKC 19.95.030 (B)(2)
	Lots with frontage on Local Roads	Front Yard/Corner Yard	Opaque/Chain Link	4 Feet	See MKC 19.95.040 (B)(1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.
	Lots with frontage on Local Roads	Front Yard/Corner Yard	Open-Style	6 Feet	See MKC 19.95.040 (B)(1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.
	Lots with frontage on all other roads	Front Yard/Corner Yard	Any	6 Feet	See MKC 19.95.040 (B)(2)
	All Lots	Interior/Side Yard & Rear Yard	Any	8 feet	See MKC 19.95.040 (B)(3)
Multi-Family/Commercial	All Lots	Front Yard	Opaque	Prohibited	See MKC 19.95.050
		Front Yard	Chain Link	4 feet	
		Front Yard	Open-Style	6 feet	
		Interior Side yard/ rear yard	Any	8 Feet	
Recreation Uses	All Roads	Anywhere on lot	Any	14 Feet	See MKC 19.95.060. Must be 10 feet from property line

Current:

B. Visual Obstructions.

1. **Corner Lot Visual Obstructions**. No obstruction to view which exceeds three feet (3') in height shall be placed on a corner lot in violation of MKC 19.76.160. Provided, however, an open-style fence may be a maximum of four (4) feet in height if the horizonal rails are at least four (4) inches apart supported by vertical posts at least six (6) feet apart where at least fifty (50) percent of the fence, or at least the upper twelve (12) inches, shall be open-style fencing. The bottom three (3) feet may be solid fencing.
2. **Driveway or Lane Visual Obstructions.** In order to maintain a clear view from a driveway or lane and the street, no view-obstructing fence in excess of thirty-six (36) inches in height shall be placed at any driveway, parkstrip, or automobile accessway within a specified triangular area established in MKC section 19.76.160.

Proposed:

B. Visual Obstructions.

1. **Corner Lot Visual Obstructions**. No obstruction to view which exceeds three feet (3') in height shall be placed on a corner lot in violation of MKC 19.76.160.
2. **Driveway or Lane Visual Obstructions.** In order to maintain a clear view from a driveway or lane and the street, no view-obstructing fence in excess of three feet (3') in height shall be placed at any driveway, parkstrip, or automobile accessway within a specified triangular area established in MKC section 19.76.160.

Why?

AASHTO *A Policy on Geometric Design of Highways and Streets* assumes that the typical person in a typical car is 3.5 feet above the road surface.



14.12.040 - Clearview of intersecting streets.

A. Corner sight distance for local roads shall be a minimum of thirty (30) feet when measured from the point of intersection along the property lines. In instances where property lines are not readily visible or established, corner sight distances shall be a minimum of fifty (50) feet measured from the point of intersection along the edge of pavement. All other roads, collectors and larger shall be provided with sight distance in accordance with AASHTO guidelines.

B. No constructed or planted obstruction to view, in excess of three feet in height above the level of the adjacent street pavement (measured at the edge of the pavement), shall be allowed within the clearview of intersecting streets. Exception to this are signs that conform to Section 19.82.110; a reasonable number of trees pruned to eight (8) feet above a sidewalk and fourteen and one half (14.5) feet above the street surface; and pumps at gasoline service stations. In the event the provisions of this subsection conflict with Section 19.76.160, the most restrictive shall apply.

C. Landscaping material which infringes the clearview of intersecting streets and creates a safety hazard, after due notice to property owner has been given, may be trimmed by the operation division.

D. ~~An open-style fence shall be a maximum of four (4) feet in height, the bottom three (3) feet may be solid fencing, constructed with horizonal rails at least four (4) inches apart supported by vertical posts at least six (6) feet apart. At least fifty (50) percent of the fence, or at least the upper twelve (12) inches, shall be open.~~

D. Fences shall comply with the clearview requirements set forth in MKC 19.95.030.

Commented [JB1]: Is this a correct refence?

19.04 Definitions

19.04.237 Fence

"Fence" means a structure erected to provide privacy or security that partially or completely encloses or screens an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a continuous foundation along its entire length. A fence shall not retain or provide lateral support for more than six (6) inches of soil on either side of the fence.A fence does not mean a hedge or a vine.

19.04.238 Fence, Open-Style

"Open-style fence" or "Open-style fencing" means a fence constructed with an aggregate of fifty (50) percent or more openings that provide light and visibility through the fence. A fence shall be considered "open style" if every section of the fence between posts is composed of at least fifty (50) percent open spaces and no more than fifty percent (50) solid materials.

19.04.276 Grade, Finished

"Finished Grade" means the average finished grade nearest the fence (ground level) of the property after reconfiguring the grade.

19.04.412 Parkstrip

"Parkstrip" means a narrow strip of land between the sidewalk and the street often used as a right of way for public utilities and traditionally planted with street trees and turf.

19.04.463 Uses, Recreational

"Recreational uses" means tennis, sports, basketball, or volleyball courts, and other similar private outdoor recreation uses enclosed with fencing.

19.04.467 Scrap Material

"Scrap material" means recyclable materials left over from product manufacturing and consumption, such as parts of vehicles, building supplies, and surplus materials.

19.04.554.5 Wall, Decorative

"Decorative Wall" means architecturally designed wall that may be precast, integrally colored, or textured. A decorative wall shall not retain or provide lateral support for more than six (6) inches of soil on either side of the fence.

19.04.554.6 Wall, Retaining

"Retaining wall" means a relatively rigid wall used for laterally supporting the soil mass so that the soil can be retained at different levels on each of the two sides. A retaining wall is a structure designed to restrain soil to a slope that would not naturally be sustained (typically a steep, near vertical, or vertical slope). Retaining walls include any wall or other similar system, including stacked blocks/rocks/boulders, intended to resist the lateral displacement of earth or other materials.

19.04.554.7 Wall, Sound

"Sound wall" means a wall installed parallel to a state highway with the intent of minimizing the traffic noise for nearby residential dwelling units.

19.04.565 Yard, Front

~~"Front yard" means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.~~

"Front yard" means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.

Front yards serving single-family dwellings, duplexes, triplexes and four-plexes shall be defined as the space on the same lot with a building, between the designated front of the residence and any lot line abutting a street or private right-of-way.

19.44.050 DEVELOPMENT REQUIREMENTS

E. Traffic Generation and Parking. All parking standards detailed below are considered minimums. See MKC 19.80 Off-Street Parking for general requirements, subject to the additional considerations below:

7. Front, Side Yard and Rear Yard Fencing. Fencing of a residential development shall be provided except in the case of compatible adjacent uses and in front yards and to achieve ~~clear view~~

clearview standards on side lot lines. Acceptable fencing materials include architecturally designed brick, stone, or block, or pre-cast concrete. Fencing with materials using composite products, wrought iron, metal intended to look like wrought iron, wood, or vinyl may be allowed with a minimum two-feet wide, six- feet tall brick or stone pillars spaced every ten feet on center. Access between adjacent compatible uses may be required and may eliminate the need for the required fence in that location.

9. Signage. Only monument signs with a maximum size of 50 square feet, and 5 feet in height are allowed. Signs shall be set back a minimum or 5' from the public ROW and not restrict the ~~clear view~~ clearview of an intersection or from a driveway. No temporary signs are allowed other than for sale or rent signs with a maximum of 6 square feet in area per side. Only two permanent signs are allowed per 300 feet of frontage. Sign lighting shall be external with the lighting oriented downward only. The size, location, design and nature of signs, shall be consistent with the characteristics of the building to which it is oriented. The requirements for signs found in MKC 19.82 for the RM zone are superseded by the above provisions. Notwithstanding the foregoing, clear, easily read from the street, address signs, for the project are required and may be mounted on buildings.

19.76.160 Intersecting Streets And Clear Visibility

~~In all zones which require a front yard, no obstruction to view in excess of 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 forty feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers, and pumps at gasoline service stations.~~

In all zones which require a front yard, no obstruction to view in excess of three (3) feet in height shall be placed on any corner lot within a triangular area formed by following the property lines and a line connecting them at points thirty (30) feet from the point of intersection. In instances where property lines are not readily visible or established, the triangular area shall be formed by following the edge of pavement and a line connecting them at points fifty (50) feet from the point of intersection. An exception shall be made for a reasonable number of trees that do not obstruct vision to automobile drivers and pumps at gasoline service stations. These trees must be pruned to a height of eight (8) feet where canopies directly overhang a sidewalk and fourteen and one-half (14.5) feet where canopies directly overhang the street pavement.

19.76.165 Clear Visibility at Residential Driveways

The clearview area for the intersection of the center line of the ~~a~~ driveway and a street shall be determined by first establishing the point of intersection of the driveway center line and the street edge of pavement or, if there is an existing curb, back of curb, then measuring twenty (20) feet along the edge of pavement or curb away from the driveway, and ten (10) feet from the center line of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:

A. Fences shall comply with the clearview requirements set forth in MKC 19.95.030.

B. Tree trunks may be located within this clearview triangle; however, tree canopies directly overhanding a sidewalk must be pruned to at least eight (8) feet above the surface of the sidewalk, and tree canopies directly overhanging a street must be pruned to at least fourteen and one-half (14.5) feet above the street pavement, as set forth in MKC Section 14.12.050.

Commented [JB2]: Refence

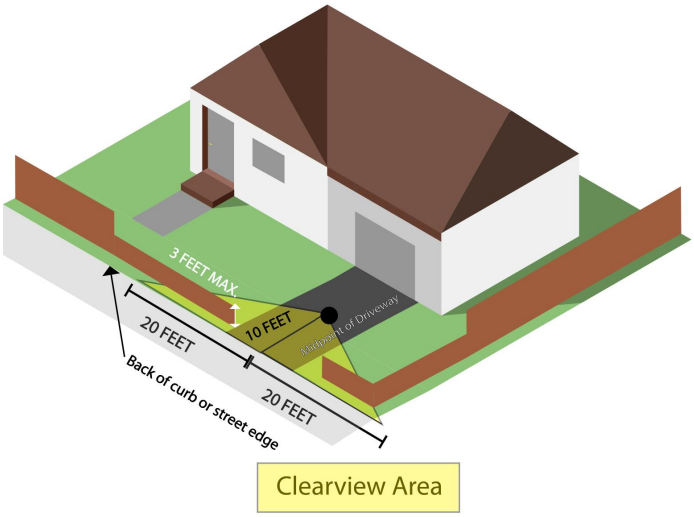
Commented [JB3]: Does this conflict with 19.76.160

C. Tree canopies or other growth shall not block signs or signals in view from the approaching street within one hundred (100) feet.

D. Sight obscuring growth, including but not limited to hedges, shall be no taller than three (3) feet in height in the parkstrip.

E. The driveway clearview fencing provisions may not be required on corner and double frontage lots for a secondary driveway that is gated, locked, and that accesses the rear yard, if it is determined by the Planning Director that the driveway is not a primary access. Any person adversely affected by a decision of the Planning Director regarding such primary access may appeal that decision as provided in MKC Chapter 19.92.

Figure 19.76 - 1: Driveway Clearview Area



CHAPTER 19.95 is to be adopted as follows:

Chapter 19.95 FENCING, WALLS, AND RETAINING WALLS

19.95.010 Purpose

19.95.020 Applicability

19.95.030 General Requirements

19.95.040 Fencing for Single-Family and Two-Family Dwellings and Agricultural Properties

19.95.050 Fencing for Multifamily, Commercial, Industrial, and Institutional Development

19.95.060 Fencing for Private Recreational Uses

19.95.070 Fencing Between Incompatible Uses and Zones

19.95.080 Wildlife Protection

19.95.090 Retaining Walls

19.95.100 Fencing Within a Public Right-of-Way

19.95.010 Purpose

The purpose of this chapter is to promote the use of high-quality materials in fences, screens, walls, and retaining walls, while providing for privacy and safety for individual properties, vehicles, and pedestrians through fence and wall design, height, and placement. Walls, screens, and retaining walls shall comply with the standards of this chapter.

19.95.020 Applicability

The standards of this chapter apply to the construction of new fencing. Fencing in existence as of the adoption date of this ordinance may be maintained, provided that updated materials meet the requirements of this chapter. Fences in existence as of the adoption date of this chapter that do not comply with the standards of this chapter may be added to, enlarged, moved, or reconstructed, subject to the provisions established in MKC Chapter 19.88. All fences shall always be properly maintained in terms of structural integrity and finish surfaces.

The provisions of this ordinance may be superseded by specific regulations found in other chapters.

19.95.030 General Requirements

Table 19.95-1 – Summary Table of General Requirements

Use	Lot Description	Fence Location	Fence Type	Maximum Fence Height	Notes

Single-Family Dwellings, Two-Family Dwellings, and Agricultural	Corner Lot	In Clearview	Opaque, Chain Link	36 Inches	See MKC 19.95.030 (B)(1)
	Corner Lot	In Clearview	Open-Style	4 Feet	See MKC 19.95.030 (B)(1)
	All Lots	Driveway Clearview	Any	36 Inches	See MKC 19.95.030 (B)(2)
	Lots with frontage on Local Roads	Front Yard/Corner Yard	Opaque/Chain Link	4 Feet	See MKC 19.95.040 (B)(1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.
	Lots with frontage on Local Roads	Front Yard/Corner Yard	Open-Style	6 Feet	See MKC 19.95.040 (B)(1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.
	Lots with frontage on all other roads	Front Yard/Corner Yard	Any	6 Feet	See MKC 19.95.040 (B)(2)

	All Lots	Interior/Side Yard & Rear Yard	Any	8 feet	See MKC 19.95.040 (B)(3)
Multi-Family/Commercial	All Lots	Front Yard	Opaque	Prohibited	See MKC 19.95.050
		Front Yard	Chain Link	4 feet	
		Front Yard	Open-Style	6 feet	
		Interior Side yard/ rear yard	Any	8 Feet	
Recreation Uses	All Roads	Anywhere on lot	Any	14 Feet	See MKC 19.95.060. Must be 10 feet from property line

A. Permit Requirements. A building permit may be required for fences or walls, as provided in the currently adopted version of the International Building Code or International Residential Code.

B. Visual Obstructions.

1. **Corner Lot Visual Obstructions**. No obstruction to view which exceeds three feet (3') in height shall be placed on a corner lot in violation of MKC 19.76.160.
2. **Driveway or Lane Visual Obstructions.** In order to maintain a clear view from a driveway or lane and the street, no view-obstructing fence in excess of three feet (3') in height shall be placed at any driveway, parkstrip, or automobile accessway within a specified triangular area established in MKC section 19.76.160.

C. Fence Maintenance. All fencing shall be continually maintained in good repair, structurally sound, and safe condition, including appropriate and regular maintenance of the fence surfaces, by the property owners abutting the fence. Repairs and patching shall consist of similar fencing materials and shall blend with the fence. Graffiti shall be removed within 10 days after receiving a notice from a city code inspector.

D. Fence Height Measurement.

1. Fence height shall be measured from the finished grade to the highest point of the fence.
2. Berms, or other means to raise the elevation of the ground upon which a fence is proposed to be located, shall be included in the measurement of fence height.
3. Except for where a wall separates a property line and a right-of way, 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 height of the higher property grade within five (5) feet of the property line but shall not exceed twelve (12) feet in total height as measured from the lower property grade.
4. Use of retaining walls is encouraged to reduce the steepness of slopes and to provide planting pockets conducive to re-vegetation. Requirements for retaining walls can be found in MKC Section 19.95.090.

E. Clearance. No fence, wall, hedge, or other structure shall be installed or maintained within thirty-six (36) inches of any fire hydrant and no closer than 12 inches to any utility (e.g., streetlights) or utility cabinet.

F. Allowed Materials. Fences shall be made of high-quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed for properties containing single-family and two-family dwellings:

1. Brick, block, or stone;
2. Architecturally designed pre-cast concrete, decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry materials;
3. Solid or private heavy gauge vinyl, polyethylene, or similar materials;
4. Composite materials, wood, cement, stucco, architectural or decorative metal panels, including weathering steel
5. Visually permeable fencing, such as chainlink, mesh, picket, or split rail fences constructed of metal, vinyl, wood, or composite;
6. Chain link fencing that contains contain slats, subject to the height limit provided in MKC 19.95.030 (G).

Commented [JB4]: Not sure what this means

G. Prohibited Materials. The following fencing materials are prohibited:

1. Materials not typically used or designated/manufactured for fencing such as, but not limited to, used metal roofing panels, pallets, tarps, chipboard, or plywood;
2. Scrap material, such as scrap lumber, metal or glass;
3. Security wire, such as barbed wire, concertina wire, or razor wire; or
4. Electrified fencing, except for legally established agricultural uses on properties in an A-1 or A-2 zone that do not abut a public trail;
5. Chain link fencing taller than four (4) feet in height, that is located in a front yard.

19.95.040 Fencing for Single-Family and Two-Family Dwellings and Agricultural Properties

A. Applicability. Whenever a lot is developed for a single-family or two-family dwelling or a property containing an agricultural use, with the exception of lots or parcels in the Foothills and Canyons Overlay Zone (FCOZ), or perimeter fencing as required by the City's Planned Unit Development Standards the new development shall include installation of a fence that complies with the following provisions:Fencing in the Foothills and Canyons Overlay Zone is regulated under MKC 19.72.100 and perimeter fencing for Planned Unit Developments is regulated under MKC 19.78.030.H.

B. Height.

1. **Front and Corner Side Yards on Local Roads.** For properties with front and corner side yards on local roads, as defined by the Roadway Classification Map in the Millcreek Transportation Master Plan, walls, opaque fencing, or chain link fencing within ten (10) feet of the front yard property line (property line which is parallel to the street which is not considered a corner side yard), shall be no more than four (4) feet in height. Open-style fencing within ten (10) feet of the front yard property line shall be no more than six (6) feet in height. All other fencing installed within the minimum front or corner side

yard setbacks may not exceed six (6) feet in height, subject to the visual obstruction standards established in 19.95.030 .

2. **Front and Corner Side Yards on All Other Roads:** For properties with front and corner side yards on Collector B, Minor Collector, Major Collector, Minor Arterial, or other Principal Arterial roads as defined by the Roadway Classification Map in the Millcreek Transportation Master Plan, fencing may not exceed six (6) feet in height, subject to the driveway or lane visual obstruction standards found in MKC Section 19.95.030.

3. **Interior Side and Rear Yards.** For all properties, fencing in interior side or rear yards may not exceed eight (8) feet in height, subject to the visual obstruction standards found in MKC 19.95.030.

19.95.050 Fencing for Multi-family, Commercial, Industrial, and Institutional Development

A. **Applicability.** Whenever a lot is developed for multi-family, commercial, industrial, or institutional development, with the exception of specific requirements found in the MD (19.55), M (19.66), or C (19.60) zones, or in lots or parcels in the Foothills and Canyons Overlay Zone (FCOZ), or perimeter fencing as required by the City's Planned Unit Development (PUD) Standards. Fencing in the FCOZ is regulated under MKC 19.72.100 and perimeter fencing for PUDs is regulated under MKC 19.78.030.H., the new development shall include installation of a fence that complies with the following provisions:

B. **Prohibited Locations.** Opaque fencing or open-style fencing taller than 6 feet in height for multi-family, commercial, industrial, and institutional development is prohibited in any front yard area, except as provided for in the Manufacturing Zone.

C. **Height.** Fencing may not exceed eight feet in height.

19.95.060 Fencing for Private Recreational Uses.

Open-style fences for uses such as tennis court enclosures, sport courts, hot tubs, swimming pools (includes a self-closing locking gate), and ball diamond backstops, may be erected to a height greater than eight feet, but shall not exceed a height of fourteen (14) feet and shall be located at least 10 feet from any property line.

19.95.070 Fencing Between Incompatible Uses and Zones

A. **Applicability.** Whenever a lot is developed with a use that is different than a use located on an abutting lot or parcel, the new development shall include installation of a fence or wall along the property line between the different uses as provided in this section, or as provided in the PUD standards (19.78), or the RM (19.44), MD (19.55), M (19.66), or C (19.60) zones.

B. **Fencing between Residential and Commercial Uses.** A minimum six (6) feet tall decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or

wall shall be installed between residential uses and commercial uses, where potential detrimental effects are anticipated, as determined by the Planning Director or designee. Any person adversely affected by a decision of the Planning Director regarding this section may appeal that decision as provided in MKC Chapter 19.92.

C. **Fencing Between Commercial or Office, and Agricultural or Residential Zones.** A minimum six (6) feet tall decorative precast or integrally colored and textured block, brick, stone, or other masonry wall is required between commercial or office zones and agricultural or residential zones, as determined by the Planning Director or designee. . Any person adversely affected by a decision of the Planning Director regarding this section may appeal that decision as provided in MKC 19.92.

D. **Landscape Buffering for Waterways, Trails, Parks, and Open Space may be substituted from fencing.** Intensive landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses. Persons wishing to substitute landscape buffering for fencing requirements shall provide plans to the Planning Director for approval. Any person adversely affected by a decision of the Planning Director regarding this section may appeal that decision as provided in MKC 19.92.

E. **Sound Walls for Properties Abutting the I-15 and I-215 Corridors.** Any development abutting the interstate freeway system shall include construction of a noise wall along the corridor right-of-way line if the Utah Department of Transportation determines such wall is necessary pursuant to an environmental study. Sound walls are exempt from the height and location requirements of this Chapter.

19.95.080 Wildlife Protection

Applicability and Requirement. For all properties East of I-215 and any property in the FCOZ zone, the top of fencing shall not have any pickets or sharp points that could impale or trap wildlife.

19.95.090 Retaining Walls

A. **Permit Required.** A building permit is required for all retaining walls with a height greater than four (4) feet. For the purpose of determining if a building permit is required for a retaining wall, height is measured from the bottom of the foundation, footing, or wall system, to the top of the wall. For the purpose of evaluating the height of a retaining wall for compliance with the standards of this code, height shall be measured from finished grade in accordance with MKC Section 19.95.30 (D). The submittals for a building permit shall include drawings stamped and signed by a professional engineer licensed by the State of Utah. Drawings shall include, at a minimum, details of the wall design, and a site plan depicting existing and proposed elevations on either side of the wall. The design engineer shall inspect the construction of the wall and certify in writing that the wall was built per the approved design, and shall submit that certification to the City within fourteen (14) days of the completion of the retaining wall.

Commented [JB5]: Question

B. Retaining walls are not considered double fences.

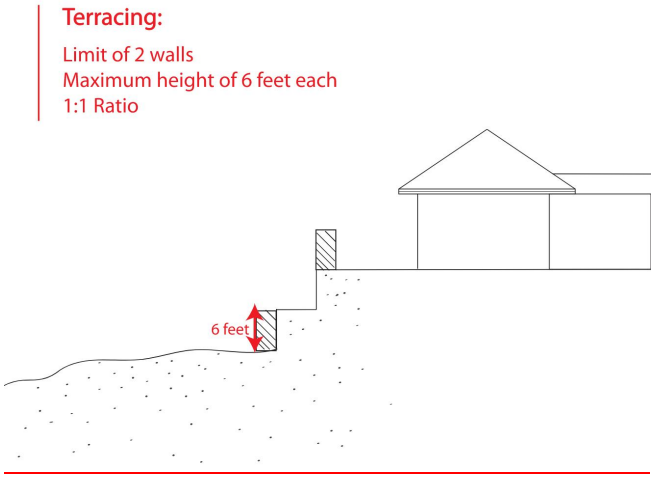
C. Retaining walls may not be used to create additional surface parking or vehicular access on a residential lot.

D. Retaining walls are subject to all requirements of this chapter and any other applicable requirements including setbacks.

E. Design Standards for Retaining Walls:

1. If a single retaining wall is used, one (1) vertical retaining wall up to eight (8) feet in height is permitted to reduce excavation and embankment.
2. Terracing is limited to two (2) walls with a maximum vertical height of six (6) feet each. The width of a terrace shall be a minimum of a one to one (1:1) ratio with the height of the wall. Terraces are measured from the back of the lower wall to the face of the upper wall. Terraces created between retaining walls shall be permanently landscaped or revegetated as required by this Chapter.

Figure 19.95 -1 Retaining Wall Terracing



3. Front yard retaining walls shall be no more than four (4) feet in height and shall include planting terraces of at least four (4) feet in width.
4. Retaining walls are considered a part of the fence height. No fences shall be installed on the top of a front yard retaining wall or within four (4) feet parallel to the top of a retaining wall.
5. Residential properties that are not in the Foothills and Canyons Overlay Zone and that have slopes that are greater than 30 percent are eligible for an exemption to the above requirements, subject to a conditional use permit that follows the process and meets the standards of approval established in MKC 19.84, and subject to the following additional standards:
    a. No wall may be greater than sixteen (16) feet in height, as measured from finished grade.

b. Walls may be terraced. Terraces must be at least three feet in depth.
c. Walls visible from rights-of-way must include landscaping, including at least one tree planted at a minimum of 2" caliper, spaced every 30 lineal feet along the retaining wall.

Commented [JB6]: ???

19.95.100 Fencing within a Public Right-of-Way

No fence shall be erected to extend beyond a private property line and into a public right-of-way without the issuance of an encroachment agreement between the City and the property owner, issued at the sole discretion of City, after receiving a recommendation from the Planning Director and City Engineer, subject to the following criteria:

A. The encroachment agreement shall provide at a minimum, that the city shall retain the right to remove any fence located within a public right-of-way for any purpose it deems necessary within 30 days of notice being sent via first class mail to the property owner, and that removal and replacement shall be at the sole expense of the property owner.
B. Maintenance of the area between the sidewalk or edge of pavement and the property line shall be the sole responsibility of the property owner.
C. A fence in a right-of way shall be located no closer than one foot of an existing sidewalk or the proposed location of a future sidewalk or within a three-foot radius of a fire hydrant.
D. The installation of the fencing is not detrimental to the public safety or welfare of property owners, pedestrians, or operators of vehicles.