

DRAFT

1. Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.268-acres, on the northwest corner of Sagebrush Trail and Rawhide Path, being Lot 9, Block E, Newton Ranch Phase 2A, at 1529 Sagebrush Trail, and zoned PD-SF-8.4 (Planned Development - Single Family Residential – 8,400 square-foot lot size minimum). Peggy and Charles Rouh, owners/applicants. (UDC-17-0013)

Daniel Tuner, Planner I, gave staff's presentation and professional opinion. Peggy Rouh, owner/applicant, was also present.

Additional discussion was held regarding the location of the sprinkler heads, fence inspections, status of the contactor and home builder.

Commissioner Reid made a motion to approve Item F-1 with the following condition:

1. The variance request for a six foot (6') height wrought iron fence to be located on the east property line shall be allowed.

Commissioner Sagar seconded and the motion carried (5-1).

A recount and additional motion was initiated due to the number of votes not equaling the number of Commissioner's voting.

Commissioner Reid made a motion to approve Item F-1 with the following condition:

1. The variance request for a six foot (6') height wrought iron fence to be located on the east property line shall be allowed.

Commissioner Sagar seconded and the motion carried (5-2).

Yays: Reid Ponder Sagar Apke McCrea	Nays: Stansell Page
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