

WOODLAND HILLS NEWSLETTER

AUGUST 2013, VOL. VIII

CITY NEWS FROM JULY

***Thanks to all who participated in the evacuation drill.**

- The construction of a community center in the Summit Creek Subdivision was approved.
 - A new fencing ordinance (see attached copy) was sent to the Planning Commission for public review and input.
 - A new snow removal ordinance (see attached copy) was also sent to the Planning Commission for public review and input.
 - The lease of land near the water tanks to Digis for installation of a new tower to improve internet service was approved.
 - Rough grading of the road from the Summit Creek subdivision down to 11200 South was approved.
 - A volleyball net for the park is available to rent at the City Office.
 - The city library, located in the Community Center, now has books available for rent.
- A bond was approved to make several important changes and improvements in the City. Proposed changes include:
 1. Installation of a new well
 2. Complete overhaul of Woodland Hills Drive
 3. Installation of flat containment curb on the side of Woodland Hills Drive to increase the life of the road.
 4. Replacement and enlarging of the water line under Woodland Hills Drive.
 5. Installation of a conduit up Woodland Hills Drive to help internet companies provide better service.
 6. Installation of a walking path next to the road from Maple Drive down the church.
 7. Purchase land and build a salt storage building east of the church.
 8. Fix the field at the park.

AUGUST HAPPENINGS

- City Council Meeting, Tues., Aug. 13, 7 p.m.
- City Council Meeting, Tues., Aug. 27, 7 p.m.

CITY INFO

city recorder phone #:

(801) 423-1962

email: recorder@woodlandhills.cc

city website:
woodlandhillsutah.org

Send news articles to:
news@woodlandhills.cc

Deadline for submitting articles for the newsletter is the 20th of each month.

Coming up. . .

WOODLAND HILLS DAYS

**Friday and Saturday,
September 6th and 7th**

Fun & Games

For The Entire Family

1ST ANNUAL CELEBRATE YOUR PET FAIR

The South Utah Valley Animal Shelter is holding its first annual Celebrate Your Pet Fair on August 3rd.

Location: South Utah Valley Animal Shelter 582 W. 3000 N., Spanish Fork.

Time: 9:00 a.m.-12:00 p.m.

Events/Booths: Dog wash, adoptions, pictures with your pets, low cost vaccine/licensing clinic, face painting and much more.

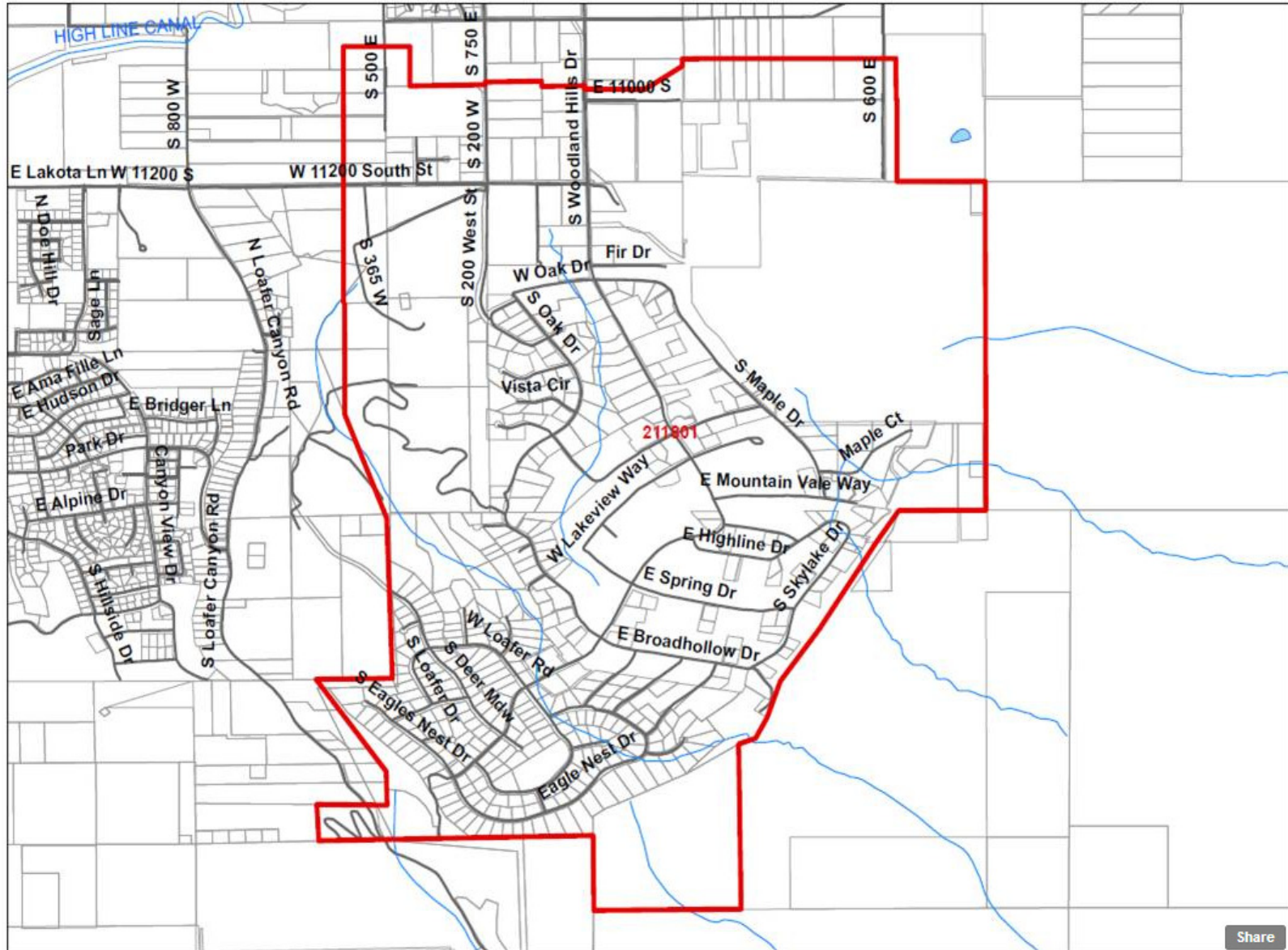
If you would like to volunteer for this event please email volunteer@suvas.org or call 801-851-4080.

The new CenturyLink coverage map



SALEM

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PROPOSED SNOW REMOVAL REVISION

1-2-105. SNOW REMOVAL FROM STREETS

In order to facilitate the speedy, effective and safe removal of snow from City streets, it is necessary to:

(1) SNOW STORAGE ON SITE

It is the property owner's responsibility to store snow which has accumulated on his

property on either his own premises, or on the premises of another with the permission of the other.

(a) It shall be unlawful for any person to deposit, haul, push, blow, or otherwise deposit snow accumulated on private property within the traveled portion of any public street.

(b) The term "traveled portion of any public street" shall mean and refer to that portion of the public right-of-way that is paved and maintained for vehicular or pedestrian traffic. It shall not include the portions of the right-of-way outside of the paved area, and it shall not be a violation of this Chapter for any property owner, or his employees, agents, or contractors, to place accumulated snow within the non-traveled portion of the public right-of-way.

(2) UNLAWFUL PARKING OF VEHICLE

It shall be unlawful for the owner or driver of any vehicle to park or cause or allow being parked such vehicle upon a City street at any time which may interfere with snow removal. Any vehicle which interferes with snow removal is declared a nuisance. For purposes of this section, "vehicle" shall include, but not necessarily limited to, automobiles, trucks, trailers, mobile homes, travel trailers, boats, motorcycles, buses, snowmobiles, and other objects used or capable of being used for transportation purposes whether for the transport of humans, animals, or freight of any kind.

(3) FIRE HYDRANTS TO BE UNCOVERED

It shall be the duty of every property owner to

mark, uncover and remove accumulated

snow and windrows of snow from over and around fire hydrants located at the perimeter

of the owner's property. The hydrants shall be removed for a distance of not less than

three feet (3') on all sides and to a depth of 8" or less so the hydrants are accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.

(4) IMPROVEMENTS INSTALLED AT OWNER'S RISK

The City shall have no liability for damage to sprinklers, mailboxes, lights, plants, trees,

shrubs, or other improvements installed in the City's right-of-way, including those

streets on which the City's right-of-way is wider than the paved street.

(a) The City will not assume any liability for damage to improvements or landscaping in the public right-of-way, which results from normal snow removal activity.

(b) Owners of improvements within the right of-way are requested to flag the location of improvements, and to the extent it is reasonable to do so, city snow removal efforts will make a best efforts attempt to avoid flagged areas. This shall not be construed as a waiver or abandonment of the right-of-way or an acceptance of liability for damage to encroachments that are hidden with snow.

(5) PENALTIES

A violation of this section shall be punishable as an infraction, in addition to any other penalties which may be imposed, including impoundment, pursuant to the provisions of this chapter

APPENDIX 1: Existing Code

1-2-105. Snow Removal from Streets. (1) In order to facilitate the speedy and safe removal of snow from City streets, it shall be unlawful for the owner or driver of any vehicle to park or cause or allow to be parked such vehicle upon a City street at any time which may interfere with snow removal. Any vehicle which interferes with snow removal is declared a nuisance.

(2) For purposes of this section, "vehicle" shall include, but not necessarily limited to, automobiles, trucks, trailers, mobile homes, travel trailers, boats, motorcycles, buses, snowmobiles, and other objects used or capable of being used for transportation purposes whether for the transport of humans, animals, or freight of any kind.

(3) A violation of this section shall be punishable as an infraction, in addition to any other penalties which may be imposed, including impoundment, pursuant to the provisions of this chapter.

1-3-207. Fire Hydrants. (1) The owner and occupant of each parcel of land located in the City on which a structure is located shall maintain a clear space around each fire hydrant located on the parcel.

(2) For purpose of this section, a clear area shall be the area within 3 feet of the hydrant. Within that area, all vegetation shall be removed to a height of 4 inches or less and all snow shall be removed to a depth of 8 inches or less.

1-5-107. Penalty. (1) Any person who violates the provisions of 1-5-104, 1-5-105 or 1-5-106, or who fails to comply with a notice given pursuant to Section 1-5-112 is guilty of an infraction and shall be liable to punishment by a fine of not to exceed \$1,000. A person shall be guilty of a separate offense for each day of violation.

(2) The inspector appointed pursuant to 1-5-110 or any peace officer may issue a citation for the infraction defined by this section.

An Ordinance amending Section 105.09 Driveways, Fences, Walls and Hedges of the City's Zoning Ordinance

Section 105.09. Driveways, Fences, Walls and Hedges is hereby amended to read as follows:

A. Driveways. All driveways shall

1. be located not closer to any lot line than the minimum distance specified in Table 109.05.
2. be designed and constructed to maintain proper drainage, and
3. have a minimum width of ten (10) feet.

B. Fences and Hedges.

Fences and hedges shall comply with the following:

1. Location and Height

(a) Fences such as corrals, pens or kennels, for confinement of animals, shall be located not less than eighty (80) feet from any public road or existing or potential neighboring dwelling and not less than fifteen (15) feet from any property line not abutting a road.

(b) No fence or hedge shall be located within four (4) feet of any fire hydrant or electric transformer.

(c) No fence or hedge shall be placed across any public trail.

(d) No part or feature of a fence or hedge shall exceed six (6) feet in height above the natural grade.

(e) Fences or hedges taller than forty-two (42) inches shall not be located less than thirty (30) feet from a property line abutting a street and not less than five (5) feet from any other property line.

(f) Fences taller than forty-two (42) inches shall be 75% open if they are less than sixty (60) feet from a property line abutting a street. For purposes of this section, 75% openness means that any ten (10) foot section of the fence as viewed from the side shall not obscure more than 25% of the view through the fence.

(g) Fences sixty (60) feet or more from

a property line abutting a street do not have an openness requirement.

(h) Fences or hedges forty-two (42) inches or less in height may be placed anywhere on a building lot except as restricted in B.1.(b) and (c).

(i) Notwithstanding other provisions of this section, a forty-two (42) inch fence or hedge is allowed above retaining walls for safety.

(j) Fencing around a small group of trees or a landscape feature not exceeding two hundred (200) square feet is not required to comply with the height or material limitations of this section; however, barbed wire or any similar material is prohibited.

2. Type of Fence

(a) Acceptable fence materials include natural stone, wood, vinyl, vinyl-coated chain link wire, and wrought iron. Masonry and concrete may be used for fence posts or pillars only. Plain (not vinyl coated) chain link fencing, wire mesh and vinyl mesh may be used for Sport Courts, gardens and animal enclosures. No part of a fence will be constructed of any form of barbed wire, chain link privacy slats or chain link privacy screen with the exception that City property or facilities deemed by the City to require fencing for security may use plain (not vinyl coated) chain link fencing and barbed wire or an equivalent.

(b) Fences shall be black or white or any shade of green, gray or brown.

(c) A fence which crosses any public utility easement or any other easement held by the City shall include a gate across the easement for the purpose of allowing access to the easement for constructing or maintaining any utility line or other facility located in the easement.

3. Swimming Pools.

A private swimming pool fence shall be a minimum height of forty-eight (48) inches measured on the outside of the fence. Access gates shall have a self-closing and self-latching device. The release mechanism of the self-latching device must be located not less than forty-eight (48) inches from the grade below the gate. If the release mechanism of the self-latching device is less than fifty-four (54) inches from the bottom of the gate, the release mechanism for the gate shall be at least three (3)

inches below the top of the gate on the side facing the pool. The maximum vertical clearance between the ground and the bottom of the fence shall be not more than four (4) inches. All openings in the fence or barrier shall be small enough that a four (4) inch diameter sphere will not pass through. The enclosure shall otherwise be constructed as described in U.S. Consumer Product Safety Commission Publication No. 362.

4. Maintenance.

(a) All fences shall be maintained in a good state of repair. Graffiti shall be removed and repairs made within thirty (30) days.

(b) A hedge, fence or any post, brace or part thereof located upon or extending over any land or easement owned or under control of the City shall be subject to removal at the owner's expense upon demand of the City.

5. Sport Courts.

For purposes of this ordinance, a sport court is an area for recreational activities that requires a fence to keep balls, etc., from leaving the area. All parts of a sport court, including fences, shall be located within the area of a lot where a building may be constructed as specified in Table 109.05. Fences which are part of a sport court shall comply with this ordinance except that fences may not be more than 10 feet in height above natural grade. The total enclosed area of a sport court shall not exceed 7,200 square feet. Any portion of a sport court fence higher than six (6) feet must be 75% open.

6. Permit Requirements.

(a) Except as exempted by subparagraph B.6.(c), no fence shall be constructed without a permit from the Planning and Zoning Department

(i) Application to the Planning and Zoning Department for a fence permit shall be made to the City Recorder.

(ii) Each applicant for a fence permit shall pay an application fee to the City in the amount specified by the City fee schedule.

(iii) The application for a fence permit shall include: applicant's name, address and telephone number, name of owner of the land where the fence will be constructed; address of the land where the fence will be constructed; a scale drawing showing the

location and height of the fence, all applicable dimensions, location of property lines, location of buildings within eighty (80) feet of the fence, and location of streets; and a description of the material, color and percent of openness of the fence.

(b) The Planning and Zoning Department shall issue the permit if the fence conforms to the requirements of this ordinance. The Planning and Zoning Department may require, as a condition of issuing the permit, that property lines adjacent to the fence location be located and marked by a licensed land surveyor.

(c) A permit is not required for construction of a fence

(i) around a small group of trees or landscape feature if the total enclosed area does not exceed two hundred (200) square feet.

(ii) around a garden or animal enclosure if the total enclosed area does not exceed six hundred (600) square feet; however, a garden or animal enclosure must comply with all other requirements of this section.

(d) A hedge does not require a permit but the hedge must comply with the height restrictions in this section.

7. Construction.

(a) Construction of a fence shall be completed within six (6) months after a permit is issued. All construction debris, extra materials and excess earth shall be removed within fifteen (15) days after construction is completed.

(b) Before constructing a fence, the person holding the permit shall contact Blue Stakes of Utah and all applicable utility companies regarding location of utility lines and meter access requirements.

8. Non-conforming Fences.

Non-conforming fences constructed prior to the effective date of this ordinance shall be brought into compliance with this ordinance if

(a) the location or height of the fence is changed, or

(b) the color or material of the fence is changed, or

(c) more than 50% of the length of the fence is repaired or replaced.