



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, September 27, 2022

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Jay Roundy

Pledge of Allegiance – Commissioner Audrey Moore

1. SWEARING IN NEW PLANNING COMMISSIONERS

Stephannie Cottle, City Recorder, will issue the Oath of Office to Trent Thayn as a new Commissioner Alternate.

2. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

3. COMMISSIONER LEGAL TRAINING

Marcie Jones, from the Utah State Ombudsman, will give a training on several topics requested by the Planning Commission including the role of Planning Commissioners, drafting ordinances and code, exactions versus regulations, general plans, etc.

4. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. **Approval of Meeting Minutes** *Administrative*

Regular Planning Commission Meeting – August 23, 2022

5. **PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – FENCES NEAR GOLF COURSES** *Development Code Update (Legislative) – Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a request by Morian Eberhard to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to fence height for properties adjacent to golf courses. The Planning Commission will take appropriate action.

6. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - FENCE MATERIALS *Development Code Update (Legislative) - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to additional fence materials that may or may not be permitted. The Planning Commission will take appropriate action.

7. ELECTIONS OF CHAIR AND VICE-CHAIR

The Planning Commission will elect one of its members as Chair and a second member as Vice-Chair. The Chair shall serve for a term of one year and until a successor is chosen in the same manner. A person may be elected to serve consecutive terms as Chair.

8. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- October 4, City Council, 7:00 pm, City Hall
- October 18, City Council, 7:00 pm, City Hall
- October 25, Planning Commission, 7:00 pm, City Hall
- November 1, City Council, 7:00 pm, City Hall

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

ADJOURNMENT

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

ELECTRONIC PARTICIPATION

Members of the Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

CERTIFICATE OF POSTING

I, Kellie Smith, the City Planner, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandcity.org).

Please note the order of agenda items are subject to change in order to accommodate the needs of the Planning Commission, staff and the public.

Posted and dated this agenda 22nd day of September, 2022.

Kellie Smith, City Planner

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, August 23, 2022

Waiting Formal Approval

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>

 Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Jay Roundy

Pledge of Allegiance – Commissioner Jerry Abbott

The meeting was called to order by Commissioner Jerry Abbott as a regular session at 7:00 PM. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Commissioner Jay Roundy and those in attendance were led in the Pledge of Allegiance by Commissioner Jerry Abbott.

PRESIDING: Commissioner Jerry Abbott

COMMISSIONERS

PRESENT: Jerry Abbott, Chris Dayton, Christopher Howden, Claude Jones, Audrey Moore, and Jay Roundy

CITY STAFF PRESENT: City Attorney Rob Patterson, City Planner and GIS Specialist Kellie Smith, Planning Commission Secretary Heather White

OTHERS PRESENT: Jon Hart, Jean Shoae, Mayor Kurt Ostler

1. SWEARING IN NEW PLANNING COMMISSIONERS

Stephannie Cottle, City Recorder, will issue the Oath of Office to Chris Dayton as a new Commissioner Alternate.

Ms. Cottle issued the Oath of Office to Planning Commission Alternate Chris Dayton. He introduced himself and spoke of his background.

2. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

None were offered.

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. **Approval of Meeting Minutes** *Administrative* Regular Planning Commission Meeting – July 26, 2022

Commissioner Howden MOVED to approve the minutes from the July 26, 2022 meeting. Commissioner Moore SECONDED the motion. All present were in favor. None were opposed. The motion carried.

4. SITE PLAN/ARCHITECTURAL REVIEW - HIGHLAND GROVE PLAZA *Legislative - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will consider a request by Jean Shoaee representing Seeg Office Highland LLC, for approval of site and architectural plans for an office building located at approximately 10806 N 5400 W. The Planning Commission will take appropriate action.

Ms. Smith reviewed the history and details of the application. She explained that the proposed use for a two-story attorney's office was an approved use in the Town Center Flex-Use zone. She mentioned that the site plan was changed since the staff report was sent. She reviewed the changes which included the building location and size, the shared access into the property, parking, landscaping plan, and an amended architectural plan. She mentioned that they needed to add a visible entry element that faced the public right of way.

Mr. Jean Shoaee explained the plan for the building. He said they would make the entrances the same with the portico also on the sidewalk side and would satisfy building codes. He mentioned that the upper floor would be a law office, but other businesses would occupy the main floor.

The planning commission discussed entrance features, building location, landscaping, and code requirements. They discussed current parking concerns with residents parking on the street. Ms. Smith recommended that the portico entrance be only on the entrance facing the right of way rather on both sides. Commissioner Abbott voiced concern with how the building fit on the property.

Commissioner Roundy commended Mr. Shoaee for having semiarid plants in the landscaping plan. He explained that two of the main plants were banned in most cities and thought it would be an easy amendment in the landscaping plan.

The commissioners discussed the details of the portico entrance. Mr. Shoaee assured the commissioners that they would make it work according to city codes. He said they would make it smaller or move posts if needed.

Ms. Smith explained that the portico on the west entrance would not go into the right of way and would not be on the sidewalk.

Commissioner Abbott asked for additional discussion. Hearing none, he called for a motion.

Commissioner Moore MOVED to accept the findings and approve the architectural plans of the Highland Grove Plaza subject with the three (3) following stipulations recommended by staff:

- 1. Architecture, materials, and colors shall be consistent with the building elevations dates August 22, 2022 except as modified by these stipulations.*
- 2. All signage shall require a separate permit and meet the requirements of the Development Code.*
- 3. The portico entrance element must face the right of way on the west side of the building as required in section 3-4713 of the Development Code.*

Commissioner Howden SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Chris Dayton</i>	<i>Yes</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Jay Roundy</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Absent</i>

Motion carried 6:0

Commissioner Roundy voiced concern with individuals parking on roads near businesses. He said people across the street had a hard time getting to their property. He wondered if the shared drive would encourage people to park against the curb. Mr. Patterson explained that Highland could control parking on city property.

Commissioner Abbott explained that he liked having shared access because it reduced the number of driveway approaches, allowed few areas for cars to cross sidewalks, and allowed more scenic elements. Commissioner Moore added that she liked the shared access for emergencies and emergency vehicles.

Commissioner Abbott asked for additional discussion. Hearing none, he called for a motion.

Commissioner Howden MOVED that the Planning Commission accept the findings and recommend approval of the site plan of the Highland Grove Plaza office building subject to the following four (4) stipulations recommended by staff:

- 1. Development of the site shall comply with the site plan received August 23, 2022 except as modified by these stipulations.*
- 2. Final civil engineering plans shall be reviewed and approved by the City Engineer. The site shall meet all requirements of the City Engineer.*
- 3. The landscaping plan be updated to reflect the site plan of the building fronting N Town Center East.*

4. *The site plan must include the continuation of the wider sidewalk and tree grates along N Town Center East.*

Commissioner Dayton SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Chris Dayton</i>	<i>Yes</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Jay Roundy</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Absent</i>

Motion carried 6:0

5. PUBLIC HEARING: GENERAL PLAN AMENDMENT - MODERATE INCOME HOUSING

Legislative - Kellie Smith, Planner & GIS Analyst

The Planning Commission will hold a public hearing to consider a proposal by Highland City staff to amend the Moderate Income Housing element of the General Plan to update strategies and include an implementation plan. The Planning Commission will take appropriate action.

Ms. Smith explained that the Moderate Income Housing (MIH) plan was part of the Highland General Plan. She said Utah cities had specific strategies they had to consider adopting in their MIH plan. In 2022, HB 462 updated the strategies and required implementation elements that included a timeline with specific benchmarks for each chosen strategy. She said municipalities were required to update their general plans by October 1, 2022. She reviewed the current goals and policies and proposed timelines and explained that the amendment was adding an action plan for the existing goals.

Commissioner Abbott voiced concern that the goals were not very clear and gave the impression that Highland would rezone property. Ms. Smith explained that the goals based on direction from the council were not changed at all, and that the proposed timelines were generalized and flexible.

The planning commission discussed the timelines and if they should be adjusted. They discussed ADUs (accessory dwelling units) and if it would work for senior housing. They discussed possible restrictions for ADUs.

Commissioner Abbott opened the public hearing at 8:52 PM and asked for public comment. Hearing none, he closed the public hearing at 8:53 PM.

Based on discussion and input from the Planning Commissioners, Mr. Patterson suggested the following changes to the proposed amendments as listed in the staff report:

1. Change timeline wording to: “Within the next five years the city will update the development code to modify or add regulations for age-restricted senior housing options compatible with current zoning including exploring options for detached accessory dwelling units.”
2. Leave proposed timeline as written.
3. Leave proposed timeline as written.
4. Change timeline wording to: “Within the next five years the city will monitor ADUs and will also seek citizen input on ways to facilitate ADUs in unique circumstances and for senior housing options.

Commissioner Howden MOVED to accept the findings and recommend approval of the proposed amendment to the Moderate Income Housing element of the General Plan that updates strategies and includes an implementation plan and timeline for each strategy as articulated by Dr. Patterson.

Commissioner Jones SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Chris Dayton</i>	<i>Yes</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Jay Roundy</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Absent</i>

Motion carried 6:0

Commissioner Howden excused left the meeting at 8:55 PM.

6. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- September 6, City Council, 7:00 pm, City Hall
- September 20, City Council, 7:00 pm, City Hall
- September 27, Planning Commission, 7:00 pm, City Hall
- October 4, City Council, 7:00 pm, City Hall

Ms. Smith spoke about potential upcoming training opportunities.

ADJOURNMENT

Commissioner Roundy MOVED to adjourn the meeting. Commissioner Moore SECONDED the motion. All were in favor. The motion carried unanimously.

The meeting adjourned at 8:58 PM.

I, Heather White, Planning Commission Secretary, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 23, 2022. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White
Planning Commission Secretary



PLANNING COMMISSION AGENDA REPORT ITEM #5

DATE: September 27, 2022
TO: Planning Commission
FROM: Kellie Smith, Planner & GIS Analyst
SUBJECT: **PUBLIC HEARING/ORDINANCE:** Text Amendment – Fences Near Golf Courses
TYPE: **DEVELOPMENT CODE UPDATE (LEGISLATIVE)**

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by Morian Eberhard to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to fence height for properties adjacent to golf courses. The Planning Commission will take appropriate action.

PRIOR COUNCIL DIRECTION:

On August 2, 2022, the applicant attended City Council to express concern with the City's fencing ordinance. He lives on Caddie Lane close to a tee box for the golf course and he has serious concerns about golf balls hitting and penetrating his home. One of the Councilmembers asked if the resident had spoken with the Cedar Hills Golf Course. Mr. Eberhard answered yes and indicated they have set aside some money to patch homes damaged by golf balls, but they instructed him to call the City about his questions about fencing. The Mayor explained the process of the proposed text amendment needing to go through the Planning Commission and then back to the City Council for review.

BACKGROUND:

A complaint was submitted to Code Enforcement on August 2, 2022, relating to the height of a fence being put up in a neighboring property. The City's Code Compliance Officer met with the property owner building the fence to discuss the issues and options moving forward. The applicant was under the impression that the fence contractor had already received a fence permit from the City.

After speaking with the City Council during unscheduled public appearances, Mr. Eberhard decided to apply for a Development Code amendment to allow for a taller fence on residential properties adjacent to golf courses to protect his home.

SUMMARY OF THE REQUEST:

The existing fence ordinance includes a section called "Specific lot considerations". The proposed amendment is to add a specific lot consideration for the following:

- v. Lots with side or rear property lines adjacent to a golf course facility
 - (1) The fence may be a maximum of fifteen (15) feet in height. The materials of this fence are limited to open style netting with black support posts or

beams no closer than five (5) feet apart.

CITIZEN PARTICIPATION:

Notice of the public hearing to be held at the Planning Commission meeting was posted on the state and city websites September 15, 2022. No comments have been received.

STAFF REVIEW:

- The applicant has provided significant evidence of damage being caused to their home from golf balls (see Attachment #2 for the narrative)
- While the applicant's narrative describes a policy change that is very specific to certain properties, staff thought it necessary to be less detailed regarding distance from a tee box. Any resident with property adjacent to a golf course would be able to install a safety net to protect their homes.
- Material regulations are included in the proposed amendment to require that the fence be limited to open style netting with minimum separation between support posts or beams. The purpose of the material requirement is to prohibit residents from having a solid fence taller than six (6) feet.
- The proposed fence type is similar to what is currently permitted for fences around sport courts. The Development Code allows for sport court fences that are twelve (12) feet tall and made of vinyl coated chain link.

FINDINGS:

The proposed amendment appears to meet the following findings:

- The amendment is consistent with the purpose and intent of the Development Code.

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditures.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold a public hearing, accept the findings, and recommend **APPROVAL** of the proposed amendment to allow for taller fences within 600 feet of a Tee Box.

MOTION TO RECOMMEND APPROVAL:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the proposed amendment to Section 3-612 of the Development Code.

MOTION TO RECOMMEND DENIAL:

I move that the Planning Commission recommend **DENIAL** of the proposed amendment based on the following findings: (The Planning Commission will need to draft appropriate findings.)

ATTACHMENTS:

1. Ordinance
2. Narrative

ATTACHMENT 1:

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING SECTION 3-612 FENCES, RETAINING WALLS, THEME AND SCREEN WALLS OF THE HIGHLAND CITY DEVELOPMENT CODE RELATING TO INCREASING ALLOWABLE FENCE HEIGHT ON PROPERTIES NEAR GOLF COURSES AS SHOWN IN FILENAME TA-22-12.

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Planning Commission held a public hearing on this Ordinance on September 27, 2022 and

WHEREAS, the City Council held a public hearing on this Ordinance on October 4, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1: **ADOPTION** Several sections of the Development Code are hereby amended as shown on “Exhibit A” attached hereto and incorporated herein.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 4, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, October 4, 2022

HIGHLAND CITY, UTAH

Kurt Ostler
Highland City Mayor

ATTEST:

Stephannie Cottle
Highland City Recorder

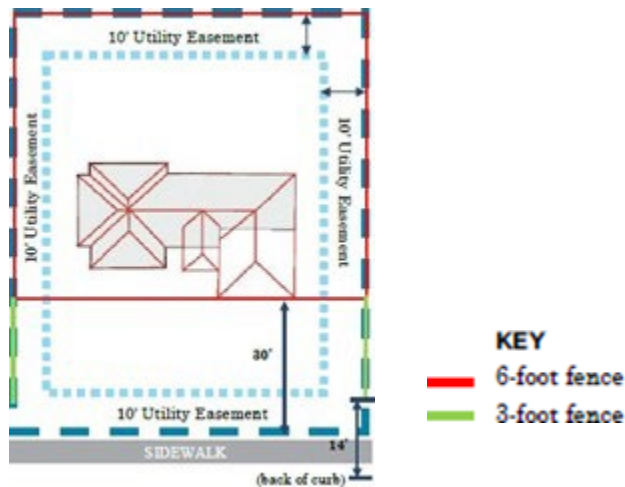
COUNCIL MEMBER	YES	NO
Timothy A. Ball	☐	☐
Brittney P. Bills	☐	☐
Sarah D. Petersen	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

EXHIBIT A

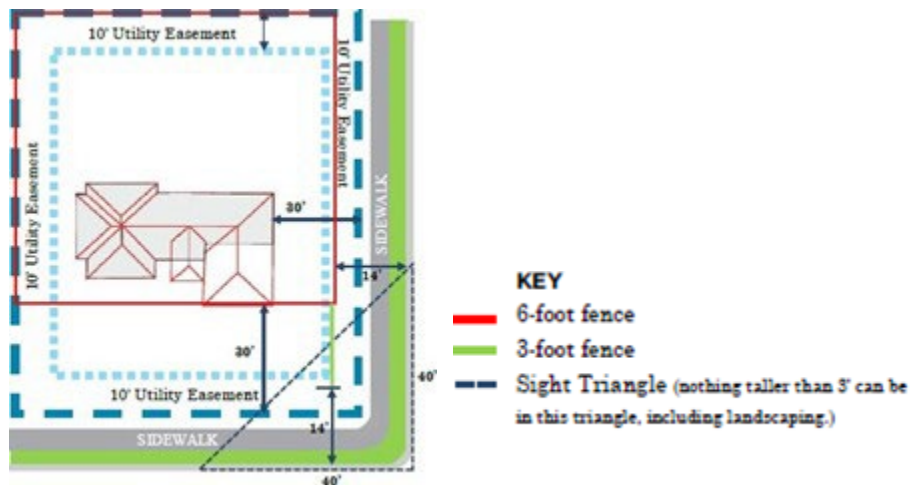
3-612 Fences, Retaining Walls, Theme And Screen Walls

...

c. Specific lot considerations



i. Typical Lot



ii. Corner Lot

- (1) The side setback along the street may be reduced to be on the property line if the fence is 66% open and is at least six (6) feet from the back of the curb.

iii. Lots adjacent to trails or open space

- (1) The fence along the side or rear lot line that is adjacent to a trail or open space must be four (4) feet solid with the two (2) remaining feet at least 55% open in either of the following circumstances:
 - (A) The trail or open space area is less than forty (40) feet in width and is not immediately adjacent to a public street.
 - (B) The trail or open space corridor is wider than forty (40) feet but cannot be seen from two public areas such as a street or park.
- (2) The Zoning Administrator may approve an alternative fence design for either circumstance described above based on the following factors:

- (A) The proposed alternative meets the intent of this section; and,
- (B) There are special circumstances attached to the property that do not generally apply to other properties in the same subdivision; and,
- (C) The natural visibility or observation of the trail or open space is not diminished if the proposed alternative is constructed on all the lots adjacent to the trail or open space.

iv. Highways/arterial lots

- (1) On all state highways or arterial streets, fences shall be set back a minimum of thirty (30) feet from the back of curb or as required by the parkway detail. This 30-foot restriction is applicable to fences along the front, side, and rear property lines that abut the highway or arterial street, no matter the height.

v. Lots with side or rear property lines adjacent to a golf course facility

- (1) The fence may be a maximum of fifteen (15) feet in height. The materials of this fence are limited to open style netting with black support posts or beams no closer than five (5) feet apart.



The Numbers

- 166 Yards from the White T-Box
- 86 Yards from the Red T-Box
- ~25 yards wide from all the T-Boxes

TEEN-FAN HORROR – B'DAY GIRL KILLED BY PUCK AT NHL GAME

By [Mark Everson](#)

March 20, 2002 | 5:00am

An Ohio girl who would have turned 14 today died after being slammed in the head by a flying hockey puck at an NHL game that was an early birthday present from her father.

The death Monday of Brittanie Cecil, an honor student and athlete with straight blonde hair and a dimpled smile, appeared to be the first time a spectator was killed by a puck in league history, officials said.

"It's a miserable day," the teen's soccer coach, Bill Deleranko, said as her grieving teammates kicked around a ball in the rain in rural West Alexandria yesterday.

"I figure that God's crying along with us."

Brittanie was sitting with her father 15 rows above the ice at the Columbus Blue Jackets game against the Calgary Flames on Saturday night when tragedy struck during the second period.

A slapshot from Blue Jacket center Espen Knutsen was deflected by a defenseman.

The puck – six ounces of vulcanized rubber that can attain speeds of up to 100 mph – then shot over the high glass at the west end of the ice, glanced off one spectator and hit Brittanie in the left temple.

Staff and medics at the Nationwide Arena in Columbus helped the teen out of her seat, and she was seen holding a jacket to her head to control the bleeding as she walked to an exit.

She died at Children's Hospital on Monday.

Mass

6 oz

Velocity

140 ft/s

Kinetic energy

154.865

Reset defaults

Send this result

Check out 80 similar classical mechanics calculators

Acceleration

Bank angle

Belt length

... 77 more

100 mph was enough, most likely well below that speed

feet per second to mph

Q All Images Videos News Maps Shopping Answer Settings

Speed

140

=

95.45455

Feet per second

Miles per hour

Average Ball Speed

https://www.golflink.com/facts_6491_fast-does-golf-ball-travel.html

Skin Phoenix Home Retirement Accounts Cybersecurity Church of Jesus Chr... Home Related The Epoch Times ~... Local Home Login |... My Drive - Google... Coronavirus Updat... Online regex tester... Windows Security L... Amazon Music Unli...



Golf Near Me Community Resources Book a Tee Time



Log In

Sign Up

Ball loses speed until it reaches its peak height. Then the ball faces a loss of momentum and spin rate due to air resistance and gravity.

Average Amateur Ball Speeds

According to [TrackMan Golf](#) the average male amateur golfer has a ball speed of 132.6 mph with their driver, the club which results in the fastest ball speed. However, those average ball speed statistics vary significantly with a golfer's skill level, making ball speed a great indicator of your progress as a golfer.

Higher ball speeds among more skilled golfers is the result of a combination of greater swing speed and a greater ability to transfer speed from the club to the ball, a measurement known as smash factor. Find your ball speed and check out the ball speed charts below to see how your speed stands up to your peers.

Male Amateur Average Ball Speed

Handicap	Ball Speed (MPH)
Scratch or Better	161
5	147
10	138
14.5 (Average)	133
Above 14.5	131

The average handicap for female amateur players exceeds 25, however, ball speed is still a great predictor of handicap among female amateur golfers with a 15 handicap or less.

Female Amateur Average Ball Speed

Handicap	Ball Speed (MPH)
Scratch or Better	131
5	125
10	119
15	111

feet per second to mph

Speed

236 = 160.9091

Feet per second Miles per hour

omni CALCULATOR

We're hiring! Embed

Mass 46 g

Velocity 236 ft/s

Kinetic energy 119.0095 J

Reset defaults Send this result

Check out 30 similar classical mechanics calculators

Acceleration Bank angle

Belt length 77 more

Kinetic Energy Calculator

Created by Mateusz Mucha and Wojciech Sas, PhD candidate
Reviewed by Bogna Szpak and Jack Bowater
Last updated: Apr 26, 2022

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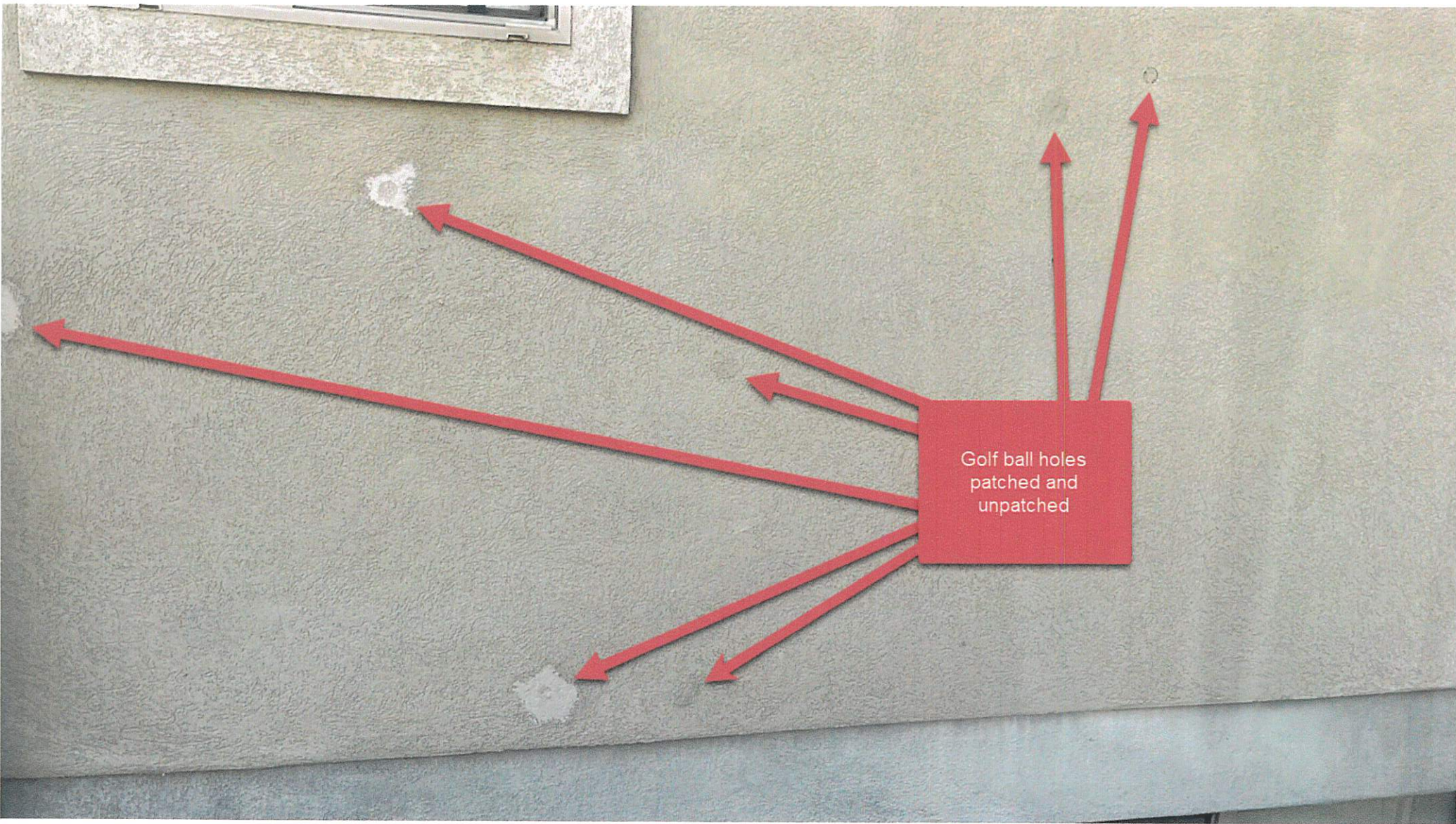
- Kinetic energy definition
- What is kinetic energy?
- Kinetic energy formula
- Kinetic energy units
- Potential and kinetic energy
- The work-energy theorem
- The relation between dynamic pressure and kinetic energy
- Kinetic energy examples
- E&O

Realized Risk of balls hitting the house

Damage

Frequency





Proposed Solution and narrow policy exception request

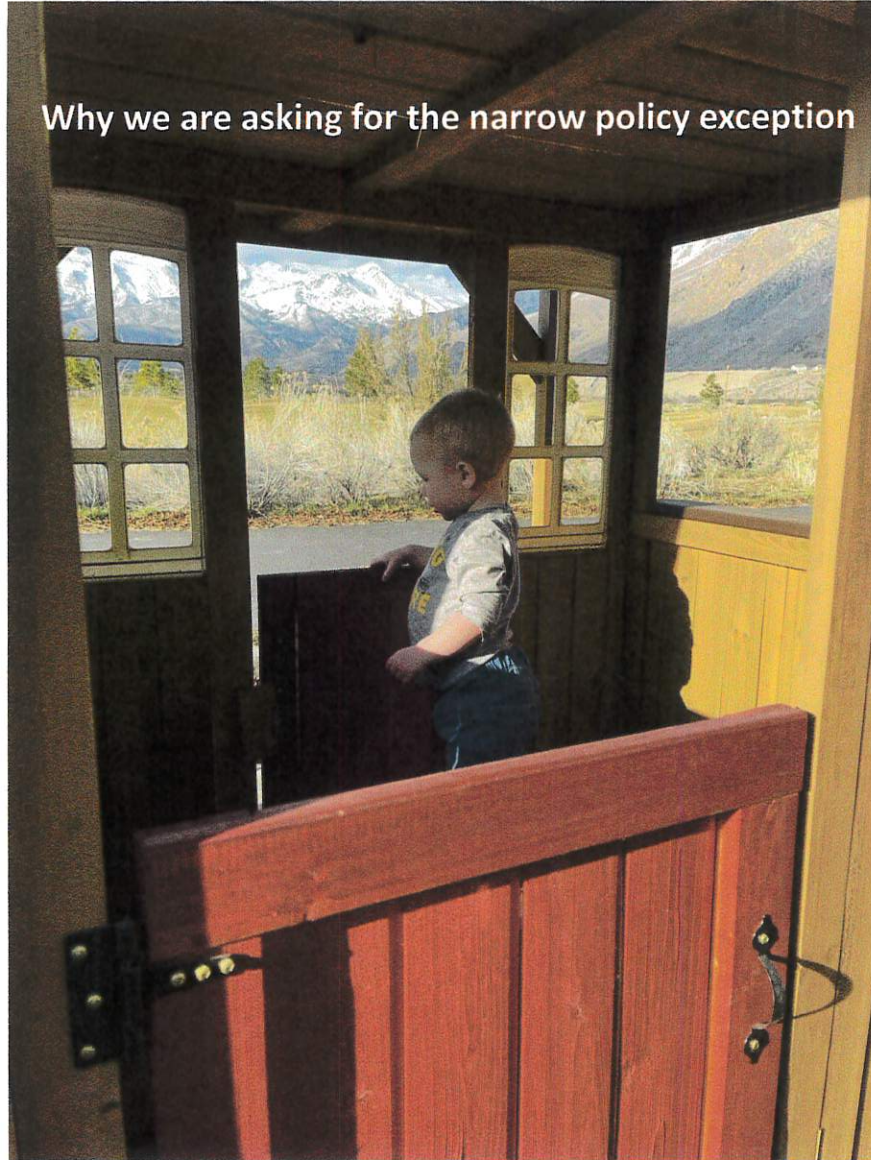


Policy Exception Request Example

- Home must face a t-box and be within 200 yards of a t-box AND
- Home must be less than 75 yards to the left or right of the t-box
- Fence must consist of black painted poles and golf netting and must face the direction of the oncoming ball.



Why we are asking for the narrow policy exception





PLANNING COMMISSION AGENDA REPORT ITEM #6

DATE: September 27, 2022
TO: Planning Commission
FROM: Kellie Smith, Planner & GIS Analyst
SUBJECT: **PUBLIC HEARING/ORDINANCE:** Text Amendment – Fence Materials
TYPE: **DEVELOPMENT CODE UPDATE (LEGISLATIVE)**

PURPOSE:

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to additional fence materials that may or may not be permitted. The Planning Commission will take appropriate action.

PRIOR COUNCIL DIRECTION:

On September 20, 2022, staff presented to the City Council several fence materials seen throughout the City or applied for in fence permit applications. The Council expressed opinions on several materials and directed staff to move forward with the code amendment process by taking the proposal to the Planning Commission.

BACKGROUND:

Section 3-612 of the Development Code limits allowable fence materials to vinyl, wood, wrought iron, and precast concrete. Chain link is the only prohibited material specified. Several fence permits have been applied for recently with materials that are not permitted nor prohibited. Staff has approved a couple of permits that were determined to be modern and attractive fence materials. Recently, staff placed a stop work order on a fence being built without a fence permit that is the Gabion fence style. In working with the resident, staff decided to bring the issues to the Planning Commission and City Council to clarify allowable fence materials in the Development Code.

SUMMARY OF THE REQUEST:

Staff is requesting that the following fence materials be considered when determining permitted and prohibited fence materials (see attachments for examples of each style):

- Gabion
- Hog/Horse wire
- Steel Cable
- Concrete (not precast)

Below is an example of a possible amendment:

1. Materials

- a. Permitted: Vinyl, wood, wrought iron, precast concrete, concrete, steel cable, and hog/horse wire with wooden or metal beams and posts. Hog/horse wire without

- beams are permitted for animal enclosures required for large animals.
- b. Prohibited: Chain link and gabion.

Staff is also recommending the Planning Commission consider whether or not to include photos or images of example fences in the code for specific materials.

CITIZEN PARTICIPATION:

Notice of the public hearing to be held at the Planning Commission meeting was posted on the state and city websites September 15, 2022. No comments have been received.

STAFF REVIEW:

- An amendment is needed to determine whether certain fence materials that are not included in current code are permitted or prohibited.

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditures.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold a public hearing, determine which fence materials to permit or not permit, and recommend an amendment to the City Council.

MOTION:

I move that the Planning Commission recommend the following materials to be permitted for fences in Section 3-612 of the Development Code: (The Commission will need to draft permitted materials), and the following materials to be prohibited: (The Commission will need to draft prohibited materials).

ATTACHMENTS:

1. Ordinance
2. Fence Material Examples

ATTACHMENT 1:

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING SECTION 3-612 FENCES, RETAINING WALLS, THEME AND SCREEN WALLS OF THE HIGHLAND CITY DEVELOPMENT CODE RELATING TO FENCE MATERIALS AS SHOWN IN FILENAME TA-22-14.

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Planning Commission held a public hearing on this Ordinance on September 27, 2022 and

WHEREAS, the City Council held a public hearing on this Ordinance on October 4, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1: **ADOPTION** Several sections of the Development Code are hereby amended as shown on “Exhibit A” attached hereto and incorporated herein.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 4, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, October 4, 2022

HIGHLAND CITY, UTAH

Kurt Ostler
Highland City Mayor

ATTEST:

Stephannie Cottle
Highland City Recorder

COUNCIL MEMBER	YES	NO
Timothy A. Ball	☐	☐
Brittney P. Bills	☐	☐
Sarah D. Petersen	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

EXHIBIT A

3-612 Fences, Retaining Walls, Theme And Screen Walls

...

b. Materials

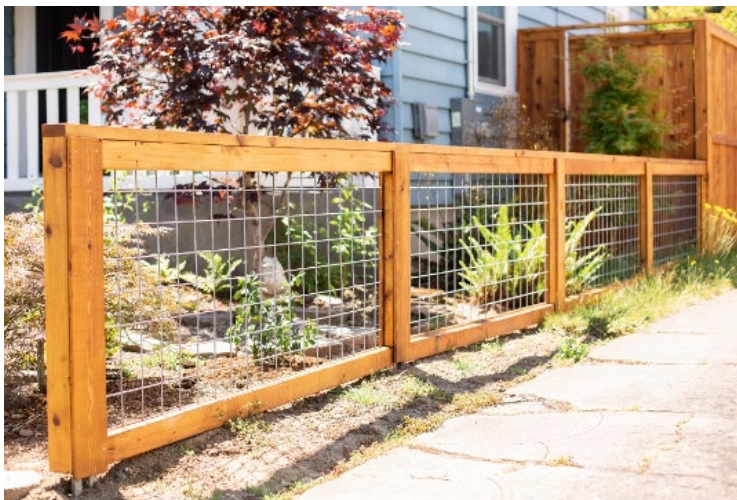
- i. Permitted: Vinyl, wood, wrought iron, precast concrete, concrete, steel cable, and hog/horse wire within wooden or metal beams and posts. Hog/horse wire without beams are permitted for animal enclosures required for large animals.
- ii. Prohibited: Chain link and gabion.

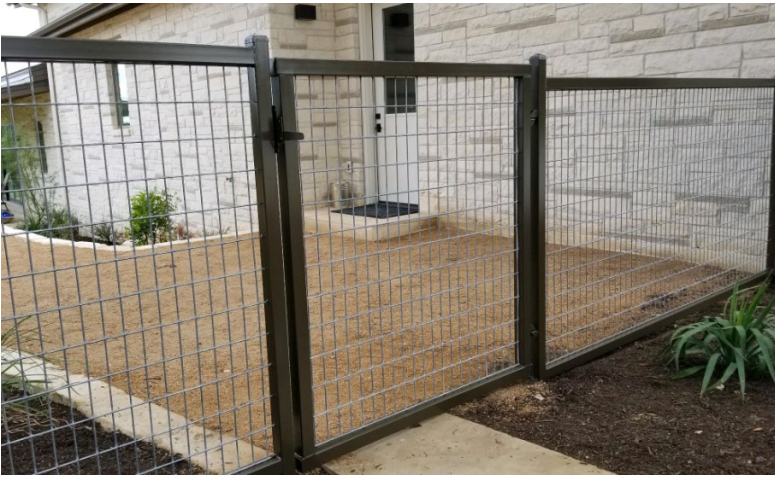
ATTACHMENT #2:

Gabion



Hog or Horse wire





Steel Cable



Plain Concrete

