

INDIAN WELLS CITY COUNCIL

July 18, 2024



To: City Council
From: Community Development Department
Prepared by: Jon Berg, Community Development Director
Subject: **Mayor Sanders Request to Place a Discussion Item on a Future City Council Agenda**

RECOMMENDED ACTIONS:

Council **DISCUSSES** and provides **DIRECTION** on Mayor Greg Sanders request to place a discussion item on a future City Council agenda.

BACKGROUND:

Per Section 2.06.040 of the City Council Policy Manual, Mayor Greg Sanders would like to review the City's hedge height and screen planting ordinance in consideration of potentially modifying the following regulations: 1) rules for trees that screen views by growing together, and 2) consideration of allowable hedge heights for adjoining residential properties with different pad heights.

The City's existing rules for trees and hedge heights are found in the City's Zoning Code, Chapter 21.50, Walls, Fences, and Landscaping. Section 21.50.051(a) prohibits any hedge (within the building setback) to exceed nine (9) feet in height measured from the finished grade of the residential lot. This doesn't take into account any elevational differences between adjoining lots.

Section 21.50.51(b) defines a "hedge" or "screen planting" as a dense row of trees or shrubs which form a substantially solid, opaque screen between residential properties. Section 21.50.51(b)(1) further qualifies that individual trees or shrubs shall not be considered a hedge or screen planting if sufficient distance is maintained between them to prevent branches from touching or intertwining. Heights of trees or shrubs are not regulated if they do not create a hedge or screen planting (as defined and illustrated in the Code).

Mayor Sanders would like to have a discussion with the City Council at a future meeting to provide staff with direction in considering potential modifications to the City's hedge height and screen planting regulations.