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**To:** Mayor Nelson and Members of the City Council

**From:** Jeff Baker, Building Official

**Date:** January 29, 2025

**Subject:** Sight Triangle Ordinance Amendment

Staff recently identified conflicting language in the City's zoning code regarding the standards for site distance triangles in relation to corner lots and intersection visibility. These inconsistencies have the potential to create confusion for property owners and code enforcement staff.

Staff prepared a draft ordinance for consideration by the Planning Commission at its November meeting. At the conclusion of the public hearing, the Planning Commission provided feedback to staff on the initial draft ordinance. That feedback was incorporated into the draft and was presented to the Planning Commission at its January 27 meeting. The Planning Commission, on a unanimous vote, recommended approval.

Attached is the revised ordinance addressing sight distance triangles, as recommended by the Planning Commission. These updates aim to provide a clear, consistent standard for maintaining visibility at intersections while ensuring public safety.

## Key Updates to the Ordinance:

- 1. Clear and Consistent Definition:** The sight triangle is defined as two sides measuring 30 feet along the curb lines from the intersection of two streets, with the third side connecting these points. This replaces any prior conflicting language.
- 2. Transparency and Height Standards:**
  - Within the sight triangle, fences, walls, or other structures must maintain at least 75% transparency.
  - No structure within this area may exceed 48 inches in height from grade level.
- 3. Conflict Resolution:** Previous inconsistent descriptions and standards have been removed to create a unified and enforceable standard.
- 4. Safety Emphasis:** The ordinance prioritizes unobstructed visibility within the sight triangle to enhance traffic safety for both motorists and pedestrians.

The revisions addressed the feedback provided by the Commission and will ensure that property owners, staff, and enforcement officials have a clear and effective framework to follow.

Staff recommends approval of the ordinance. If you have any questions, please do not hesitate to contact me at 763-784-6491.