

Minutes of a Planning and Zoning meeting held on August 28, 1984, in City Hall at 8:00 P.M.

Present were Councilman Art Adcock, Commission members Steve Parsons, Sherman Jones, Lynnette Neff and David Smith, who came in the meeting at 8:20 P. M.

Mrs. Neff called the meeting to order and Mr. Jones gave the prayer. Minutes of the last meeting (held on May 22, 1984) were approved.

Mrs. Neff brought up the first item on the agenda, the proposed change in sideyard regulations on a corner house. She said she felt it was hard to visualize a corner with either 20 or 30 feet sideyard so maybe they should measure it out and look at it.

Mr. Adcock explained that Mr. & Mrs. Steve Hardle who live on a corner lot, had asked for a variance in order to build a garage on the side of their home and the variance was denied. They then asked the City Council to change the ordinance to require a 20 foot sideyard instead of the present requirement of 30 feet. He went on to say the City Council has asked the Planning Commission to think of the reasons for the 30 foot requirement and if a 20 foot sideyard would be sufficient or if they think the ordinance should stay as it is. There was some discussion of the proposal with the situation being explained to Mr. Smith when he came into the meeting.

Mr. Adcock said the Hardles had contacted Orem, Spanish Fork and Provo to see what they required and reported that Orem required 20 feet, Spanish Fork 25 and Provo 20. Mr. Parsons suggested that if they decide to recommend a change they look at anything else in the ordinance which maybe should be changed and do it all at once. Mr. Jones said that the city has mostly wide streets but maybe people would not be able to see around for oncoming traffic if it were on one of the narrower streets and he felt conformity for all the city might be best. Mr. Smith said what if they allowed 20 feet and the owners planted trees or shrubs which obscured the view of motorists and Mr. Adcock the city could cut them down if needed.

Mrs. Neff asked Mr. Adcock how the other cities which the Hardles checked with worded their ordinances and he said he just had a diagram of Orem's and he read from the Provo one which allows 20 feet but no parking on that side. Otherwise, there has to be 30 feet setback on the street side of corner lots.

Mr. Jones said maybe the ordinance should be left as it is and Mr. Smith said he felt the same. Mr. Parsons said he thought it should be changed to 20 feet. Mrs. Neff asked that they adjourn the meeting for a few minutes and go out side and measure off the corner of the city building lot, which is a corner, and see how it looks. Everyone went out and the lot was measured 20 feet from the side and 30 feet from the side with someone standing where the distance ended. After a short discussion, everyone came back into the building and Mrs. Neff called for a motion on the proposal.

Mr. Smith made a motion that the commission recommend the ordinance requirement of 30 feet sideyard be changed to require 20 feet sideyard on the side next to the street. Mr. Parsons seconded the motion and it passed unanimously.

Mrs. Neff asked that it be put on the next agenda to look again at the 5 foot setback from the property line for accessory buildings.

There was a short discussion of the requirements for street lights in the Mobile Home/RV Park ordinance and it was decided to require one light for every 250 lineal feet of streets within the Mobile Home Park. Mrs. Neff made a motion that the proposed ordinance be submitted to the City Council with the recommendation that it be approved. Mr. Jones seconded the motion and it passed unanimously.

There was a discussion of names of persons who might be available for the replacement of Mr. Barlow on the Commission. Several names were suggested and Mr. Adcock said he would contact these people.

The next thing on the agenda was updating the Master Plan. There were only three copies available so members shared them and scanned through several sections of it. Mr. Jones said he felt any anticipated flood related problems should be covered in the new Master Plan. Mrs. Rosenlund was asked to have enough copies of the present Master Plan so each member of the commission might have a copy for the next meeting which she said she would do.

There was discussion of the time of the meetings with some wanting to start at 7:00 P. M. rather than 8:00. It was decided to continue at 8:00 until the time change in October. The regular meeting will be held on September 11, 1984, at 8:00 P. M.

A motion to adjourn this meeting was made by Mr. Smith and seconded by Mrs. Neff. Motion passed. Meeting adjourned at 9:00 P.M.

Lynette Neff  
Chairman

Sept. 25, 1984  
Date approved

Ramona Rosenlund  
Secretary