

Minutes of a Planning and Zoning meeting held on Sept. 25, 1984, in the library at City Hall at 8:00 P.M.

Present were Chairman Lynnette Neff, Commission members Sherman Jones, David Smith, Steve Parsons, Ione Anderson and City Councilman Art Adcock and Ramona Rosenlund, secretary.

Meeting was called to order at 8:08 P. M. and prayer was by Mr. Adcock. Mrs. Neff introduced Mrs. Ione Anderson, the new member of the Commission and welcomed her to the group.

Mrs. Neff explained that the city council has asked the Planning Commission to reconsider their recommendation that the sideyard on a corner house be 20 feet instead of 30 feet. Mr. Adcock said some members of the Council thought that it should be 30 feet in a subdivision and 20 feet for the rest of town and some others felt it should be uniform throughout. After some discussion, it was felt it should be the same everywhere so as not to be discriminatory and to allow everyone to use his property the same.

Mr. Smith made a motion to re-submit the recommendation that the Zoning Ordinance be changed to allow a sideyard setback on a corner lot of 20 feet rather than the 30 feet presently required. Mr. Parsons seconded the motion and it passed unanimously.

There followed a discussion of whether to recommend the Zoning Ordinance be changed to allow less than 5 feet setback from a property line for the placement of accessory buildings. Mrs. Anderson said at the time they built an accessory building they were told the reason for the clearance was so a car could be driven between buildings in the event of a fire. Mrs. Neff said she understood they do not drive a vehicle into the lots but use hoses instead. There was a short discussion of what it would do to the fire rates and since no one really knew, Mr. Jones said he thought they should change it to less than five feet and let the chips fall where they may. He also said he felt one foot was enough clearance unless a person wanted to build right on the property line and then they would have to have an agreement with the neighbor first.

There was a discussion of what part of a building should be considered the part to be measured from for the setback and it was decided it would be the dripline or the end of the protruding eaves or whatever part of the building was closest to the property line. Mr. Smith said the overhang on a building could be six inches to three feet or more as desired by the builder. After some further discussion Mr. Parsons made a motion to recommend to the City Council that the Zoning Ordinance be changed to allow accessory buildings to be built in such a way that no part of the building is closer than one foot from the property line. Mr. Jones seconded the motion and it passed unanimously.

Mr. Adcock suggested they have elections tonight to select a chairman of the Commission. He explained that Mrs. Neff is acting chairman as she was co-chairman to Mr. Kim Barlow who recently resigned from the Commission. Mr. Jones made a motion that Mrs. Neff be the chairman.

It was seconded by Mrs. Anderson. Voting was unanimous in the affirmative. Mrs. Anderson made a motion that Mr. Parsons be the co-chairman. Mrs. Neff seconded the motion and again the vote was unanimous in the affirmative. Mrs. Neff said she felt she was still learning as she had not been on the commission very long and it was pointed out that they were all relatively new except Mr. Jones who had served on a previous commission.

Next on the agenda was the update of the Master Plan. Mr. Jones suggested that Mountainland Association of Governments be asked for help in doing this. He explained that M.A.G. is an association representing the cities and towns and has people who are able to give advise and help in this sort of thing.

At 8:35 P. M. Mr. Dee Brereton entered the meeting. He said he had a problem and had been on the agenda some time back but had mixed up the date and had not come in. He was told to explain what he wanted and maybe they could help, although they could not make any recommendations that required a vote as he was not on the agenda.

Mr. Brereton said he wants to build a sidewalk around his property in the Westover Subdivision and he wants to know the requirements of the city for this. He said he understood that if he put it in without the approval of the city, they had the right to refuse to replace any that might for any reason be torn out. Mr. Jones said the city would tell him where the sidewalk had to be put, how wide it would need to be, etc. and that when it was finished it would become the property of the city although Mr. Brereton would be responsible for keeping it clear of snow, etc. It was suggested that Mr. Brereton contact Councilman Grant Pay who is in charge of the street department, and then be on the agenda of a Council meeting so his request could be voted on and become part of the minutes. In that way there would be a record for future reference. He said the city engineer would give all the requirements for placement such as how thick, how wide, the mix and so on.

Mr. Adcock left the meeting for a few minutes and then came back in and said the City has no policy for sidewalks and that if an individual puts one in the city can do what it wants with it and the property owner has responsibility for upkeep, etc. and if anyone fell or was hurt in any way on this sidewalk, the property owner could be held responsible. Mr. Jones said he did not feel there was any way an individual could be held responsible or be sued for anything that happened on city property. There was a short discussion on this and Mr. Brereton left the meeting at 8:50 P. M., saying he would get on the agenda for the next City Council Meeting.

The discussion of the updating of the Master Plan continued with Mr. Jones telling of a class at the Utah League of Cities conference he attended a few years ago where this was discussed. Mrs. Neff read aloud the Introduction to the last update of the Master Plan. In this introduction it lists four major categories or elements. Mr. Jones said he wondered if any other categories should be added such as a flood control plan.

It was decided that Mrs. Rosenlund would call M.A.G. and see if some help was available and also to look up the number of building permits issued in the past few years to get an idea of the growth rate. She was also asked to see what could be found from the last census that might be of help.

There was another short discussion of the proposed sideyard requirement for corner lots with Mr. Adcock asking what the justification was for every corner lot in town having the same requirement. Mr. Jones said so there was no discrimination and Mr. Smith said so that people on corner lots in subdivisions could use their property the same as everyone else in town.

Mr. Smith made a motion that this meeting be adjourned and Mr. Jones seconded the motion. Motion passed. The next regular meeting will be on October 9, 1984, at 8:00 P.M.

Adjourned at 9:35 P.M.

Lynette Nuss
Chairman

Oct 9, 1984
Date approved

Ramona Rosenlund
Secretary