

Planning Commission Minutes
September 17, 1996

Present: Vice Chairman Dick Dresher, Lois Williams, Mark Green, Don Milligan, Ken Cutler: Sam Fowler, City Council Representative; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary; Alan Johnson, City Council Member, was present.

Absent: Chairman Elaine McKay; Jack Balling, City Engineer; Rusty Mahan, City Attorney; Dean Jolley and Mike Holmes.

Dick Dresher welcomed Alan Johnson from the City Council and all those present. The minutes for August 20, 1996 were modified with some minor spelling corrections. Mark Green made a motion to approve the minutes as modified. Don Milligan seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for Southeast Substation at 870 E. 2300 S., Bountiful Power & Light, owners.

Blaine Gehring explained that Bountiful Power and Light is expanding an existing substation at 870 E. 2300 S. next to the new Fairway Oaks Subdivision. The landscaping plans were presented showing that along the street and the sides that border the subdivisions will have plenty of trees. The landscaping has been designed to help buffer the substation from the residents. There will be a substantial amount of bushes and flowers surrounding the area. The Staff had some concerns about the drainage into an open field. This has been corrected and the water will drain into a storm drain.

Mark Green made a suggestion that since this substation is in a residential area, the fence be upgraded to look as good as possible. There was a discussion about what type, the size and location of a fence.

Lois Williams made a motion to approve preliminary and final site plan for the Southeast Substation at 870 E. 2300 S., Bountiful Power & Light with the following recommendations:

1. A solid barrier wall be placed on 2300 South and chain link fence surrounding remaining sides.
2. Staffs recommendation for the drainage.
3. Upgrade the existing fence.

Ken Cutler seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Amend the R-1, R-2 and R-3 zone requirements for side and rear yard setbacks for accessory buildings.

The current Zoning Ordinance and the Uniform Building Code have some conflicting provisions as to with the placement of accessory buildings, which need to be corrected. The provisions of Section 503.2.1. of the Uniform Building Code require that for accessory buildings such as garages that such buildings be no less than 3 feet from property lines. The provisions for such accessory buildings in our residential zones allow for such a building to go right to property line as long as it has a one-hour fire resistant wall and provides for drainage onto the subject property.

The following are the amendments which are being recommended in order to resolve the conflict:

1. Amend Sections 14-4-109 E., 14-5-109 E., and 14-6-109 E. regarding side yards for accessory buildings as follows:

E. Side Yard - Accessory Building. An accessory building may be located within three (3) feet of on a side property line if ~~,and only if, all of the following conditions are met:~~

1. It is located more than five (5) feet to the rear of any main building on the same lot on which said building is being placed.

2. It is no closer than twelve (12) feet to any dwelling on adjacent property.

3. It meets all of the provisions of the Uniform Building Code.

4. It does not encroach on any easements, recorded or otherwise.

~~1. The accessory building is located more than five (5) feet to the rear of any main building on the same lot or the adjacent to the property line on which said building is being placed.~~

~~2. The accessory building has no openings on the side which is contiguous to the property line, and is of one hour fire resistance construction on said side.~~

~~3. The accessory building has facilities for the discharge of all roof drainage onto the subject lot or parcel of land.~~

~~4. The accessory building is no closer than twelve (12) feet to any dwelling on adjacent property.~~

~~An accessory building which is more than five (5) feet to the rear of a main~~

~~building or closer than twelve (12) feet to any dwelling of adjacent property, but which does not conform to the above conditions, shall have a side yard of at least three (3) feet. All other accessory buildings shall maintain the same side yard as~~

~~a-~~

~~main building.~~

2. Amend Sections 14-4-109 H., 14-5-109 H., and 14-6-109 H. Regarding rear yards for accessory buildings as follows:

H. Rear Yard - Accessory Building. An accessory building may be located within three (3) feet of ~~on~~ the rear property line if:

1. It is located more than five (5) feet to the rear of any main building on the same lot on which said building is being placed.

2. It is no closer than twelve (12) feet to any dwelling on adjacent property.

3. It meets all of the provision of the Uniform Building Code.

4. It does not encroach on any easements, recorded or otherwise.

so long as:

~~1. It has no openings on the side which is contiguous to the rear property line, and is of one-hour fire resistant construction on said side.~~

~~2. The accessory building has facilities for the discharge of all roof drainage onto the subject lot or parcel of land.~~

~~An accessory building which does not meet the above conditions shall be at least three (3) feet from the rear property line.~~

Sam Fowler made a motion to approve the amended R-1, R-2 and R-3 zone requirements for accessory buildings as presented. Mark Green seconded the motion and voting was unanimous.

Meeting adjourned at 7:25 P.M.