# Planning Commission Meeting

**Tuesday, October 19, 2021 at 6:30 pm**

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Scott Burgess, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt, City Recorder Shalena Black, Deputy City Recorder Melissa Gill

## Meeting Location: 17 N 100 E

1. **Call to Order**
2. **Minutes Review/Approval**

   **Attachments:**

   - **2021-09-09 PC Minutes Draft** (2021-09-09_PC_Minutes_Draft.pdf)
   - **2021-09-21 PC Minutes Draft** (2021-09-21_PC_Minutes_Draft.pdf)

3. **Public Comment**
4. **Review Monticello City Code Title 10 Chapter 8 C-1 Commercial (discussion)**
   The Planning Commission is reviewing the C-1 Commercial zoning ordinance for updates and suggested changes will be submitted to the Monticello City Council. There will be public hearings scheduled in the future; the final decision will be made by the Council.

   **Attachments:**

   - **Title 10 Ch 8** (Title_10_Ch_8.pdf)

5. **Review Monticello City Code Title 10 Chapter 9 C-2 Light Commercial (discussion)**
   The Planning Commission is reviewing the C-2 Light Commercial zoning ordinance for updates and suggested changes will be submitted to the Monticello City Council. There will be public hearings scheduled in the future; the final decision will be made by the Council.

   **Attachments:**

   - **Title 10 Ch 9** (Title_10_Ch_9.pdf)

6. **Administrative Communications**
7. **Next Meeting Agenda**
8. **Adjournment**

## Audio File

## Notice of Special Accomodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

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Contact: Shalena Black (shalena@monticelloutah.org 435-587-2271) | Agenda published on 10/18/2021 at 5:03 PM

# Planning Commission Meeting

Minutes

**Thursday, September 9, 2021 at 6:30 pm**

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen-Not Present, Commissioner Scott Burgess-Not Present, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt, City Recorder Shalena Black, Deputy City Recorder Melissa Gill-Not Present

## Meeting Location: 648 S Main

1. **Call to Order**

   **Minutes:**
   Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:33 p.m. No visitors were present.

2. **Minutes Review/Approval**

   **Minutes:**
   MOTION was made by Commissioner George Matocha to approve the minutes, as presented. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.
   **Vote results:**
   Ayes: 3 / Nays: 0

3. **Public Comment**

   **Minutes:**
   There was no public comment.

4. **Review Monticello City Code: Title 10 Chapter 1 Changes for State Compliance (discussion)**

   **Minutes:**
   There was discussion about removing bachelors dwelling from the dwelling definitions because it is an outdated term. Upon review of the definitions in chapter 1, the Commission compiled questions to ask City Attorney Alex Goble for clarification. Chairperson Bennett said she included parcels in the appropriate definitions, and the definition for temporary land use regulations was taken from a different section of the code and was put in chapter 1. Manager Bolt was asked about utility easement agreements. Manager Bolt said there will be utility easement agreements in the future. Chairperson Bennett said she would like to hear back from the city attorney

before setting up a public hearing for this chapter.

5. **Review Monticello City Code: Title 10 Chapter 2 Changes for State Compliance (discussion)**

**Minutes:**
In chapter 2, Chairperson Bennett included parcels with lots where appropriate. The Commission found areas that needed to be clarified by the city attorney. The State made several changes which Chairperson Bennett included throughout the chapter. There was discussion about fence permits and where in the code those provisions should be placed. Commissioner Matocha suggested all required permits be placed under Title 9 Building Regulations. Again, the Commission will review changes with the city attorney before setting up any public hearings.

6. **Administrative Communications**

**Minutes:**
There was discussion about hiring out for the Board of Adjustments. The first meeting in October will include a public hearing for a zone change request. Manager Bolt discussed the CIB application and the project Shik Han was working on. Mr. Han will be submitting a zone change request for the eastern parcel along with plans to include affordable housing there. Mr. Han has been taking into consideration the needs of the community. The Commission also discussed the inclusion of short-term rental limits in the city code. Manager Bolt is in contact with the County regarding an economic development evaluation.

7. **Next Meeting Agenda**

**Minutes:**
Two public hearings for chapters one and two. Zone change request October 5. Sept 21 R-1 and R-2 for next meeting.

8. **Adjournment**

**Minutes:**
MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 8:21 p.m. The motion was seconded by Commissioner George Matocha and passed unanimously.
**Vote results:**
Ayes: 3 / Nays: 0

## Audio File

https://soundcloud.com/user-250815044/2021-09-09-planning-commission-meeting

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Contact: Shalena Black (shalena@monticelloutah.org 435-587-2271)

# Planning Commission Meeting

Minutes

**Tuesday, September 21, 2021 at 6:30 pm**

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Scott Burgess-Not Present, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt-Not Present, City Recorder Shalena Black-Not Present, Deputy City Recorder Melissa Gill

## Meeting Location: 17 N 100 E

1. **Call to Order**

   **Minutes:**
   Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:28 p.m. The following visitors were present: Councilwoman Kim Henderson and Jeremy Hoggard.

2. **Public Comment**

   **Minutes:**
   There was no public comment.

3. **Review Monticello City Code: Title 10 Chapter 6 Changes for State Compliance (discussion)**

   **Minutes:**
   Chairperson Bennett started the meeting stating that the packet reflects the same color coding as in other meetings. Most of the changes in blue were the same as before the state law went into effect and had already been approved by the City Council. The red changes were those mandated by recent state laws. Commissioner Cokenour asked if anything had changed per City Attorney Alex Goble's recommendations. Chairperson Bennett outlined those changes made by Mr. Goble. She continued that at that point, short term rentals and long-term rentals were broken up per state recommendation. R-1 zones were not included for short term rentals. Councilwoman Henderson said she believed City Manager Bolt was going to allow a certain number of short-term rentals in the R-1 zone, so the Commission would need to consult him before it was put into the code. Chairperson Bennett said she would get with him before she finalized that point. She also stated that the Commission had heard from citizens that they want the ability to grow gardens for commercial use and has been included as a conditional use. The Commission added solar energy use to the code along with several changes in definitions according to

state law.
There was a discussion regarding the 10-6-4 frontage and setback. Clarification was decided on for the requirements. Chairperson Bennett stated that she made many formatting changes simply to make everything more streamlined and easier to cite the code when necessary.
There was one question that was brought up with 10-6-19: CLEAR VIEW OF INTERSECTING STREETS. After a discussion of stop signs and yield signs near shrubbery and trees, it was agreed to change the code to: No obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points of forty-five feet from the intersection of the street lines.

4. **Review Monticello City Code: Title 10 Chapter 7 Changes for State Compliance (discussion)**

**Minutes:**
Chairperson Bennett began the discussion on R-2 zoning. The Commission agreed to make the same changes on the table for 10-7-4 as they did for 10-6-4. The rest of the chapter was simply reformatted for the same reasons as the reformatting in chapter 6.

5. **Administrative Communications**

**Minutes:**
Chairperson Bennett stated that she submitted these changes to City Attorney Alex Goble. Mr. Goble reviewed the changes and added some input. He suggested clarification on the wording in definitions, clarified the single-family definition, and explained the noticing requirements to the Commission. The City is no longer required by the state to post in the newspaper but still does.
There was a discussion as to the importance of getting the new code finished before the December 31st deadline, and a plan was put into place as to how that would be best accomplished. The procedure for the public hearing was also discussed. Commissioner Matocha reminded everyone that people can also email their questions, concerns, and comments for the Commission to consider if they do not wish to attend the public hearing.

6. **Next Meeting Agenda**

**Minutes:**
C-1 and C-2 permitted uses. Add live/work units into C-1.

7. **Adjournment**

**Minutes:**
MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 7:35 p.m. The motion was seconded by Commissioner George Matocha and passed unanimously.
**Vote results:**

Ayes: 4 / Nays: 0

## Audio File

https://soundcloud.com/user-250815044/2021-09-21pcmp3

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# CHAPTER 8

# C-1 COMMERCIAL ZONE

SECTION:

**10-8-1: Regulations**

**10-8-2: Intent**

**10-8-3: Permitted Uses**

**10-8-4: Area, Width And Location Requirements**

**10-8-5: Location Of Gasoline Pumps**

**10-8-6: Motor Vehicle Access**

**10-8-7: Pollution Prevention**

**10-8-8: Special Provisions**

**10-8-1: REGULATIONS:**
The use, location, height and size of buildings and structures, the use of land and size of lots, yards, courts and other open spaces and the density of population are regulated as hereinafter set forth. (Ord. 2012-01, 7-10-2012)

**10-8-2: INTENT:**
The intent in establishing the C-1 commercial zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of the city and surrounding areas. It is the further intent in establishing this zone to maintain the central business district as the "heart of the city" and, to these ends, to promote its development in step with the increase in population within the trading area. The uses characteristic of this zone are retail stores, banks, office buildings, theaters, motels and a wide variety of specialty shops. Conversely, uses which tend to create business dead spots, cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose have been excluded from this zone. (Ord. 2012-01, 7-10-2012)

**10-8-3: PERMITTED USES:**
The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

All R-1 and R-2 uses, sections 10-6-3 and 10-7-3 of this title, except rest homes.

Accessory uses and structures shall be permitted in this zone, provided they are incidental to and do not substantially alter the character of the permitted dwelling. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in this zone. Accessory signs shall conform with section 10-2-2 of this title.

Automobile and truck repair establishments, provided all repair activities will be conducted within an enclosed structure and that there will be no outside storage of parts of nonoperative vehicles.

Automobile, motorcycle, ATV, and snowmobile sales and rental structures and lots (for both new and used units). Also, the related repair facilities when such facilities are included as an integral part of the sales structure.

Automotive service establishments, including gasoline stations, bulk petroleum storage, car washes, parking lots and storage garages, impound yards, and minor automotive repair establishments.

Cabinet, taxidermy, and welding and metalsmithing shops.

Communications towers.

Convenience goods stores (minimarkets) for the sale of food and variety products.

Diagonal parking (please reference section 10-2-9 of this title).

Establishments for the sale of hardware, lumber, plumbing and heating equipment and similar building products. All storage activities shall be within a building or within an enclosure surrounded by a fence not less than six feet (6') in height.

Funeral homes.

General retail stores and shops providing goods and services for sale at retail in the customary manner.

Hotels and motels.

Laundries and dry cleaning establishments, and laundromats.

Office buildings, medical clinics, hospitals. Banks, insurance, and financial services. Veterinary clinics for the treatment of household pets and the enclosed temporary boarding of same while receiving care.

Personal service establishments, such as barber and beauty shops, reception centers, and similar establishments.

Public parks and buildings.

Recreational enterprises including bowling alleys, recreation centers, motion picture theaters (indoor only), athletic clubs, private clubs, bars, taverns, pubs and fraternal lodges.

Recreational vehicle courts (RV parks) subject to the requirements set forth under chapters 13 and 15 of this title.

Restaurants and food drive-ins.

Shopping centers, supermarkets, clothing stores.

Warehouses and storage units. (Ord. 2012-01, 7-10-2012; amd. Ord. 2013-5, 4-23-2013, eff. 4-23-2013)

**10-8-4: AREA, WIDTH AND LOCATION REQUIREMENTS:**
There shall be no area, width and location requirements for commercial buildings and structures constructed in accordance with the building code except that an area sufficient to accommodate parking, loading, unloading, and vehicular access shall be provided and maintained. (Ord. 2012-01, 7-10-2012)

**10-8-5: LOCATION OF GASOLINE PUMPS:**
Gasoline pump islands shall be set back not less than twenty feet (20') from any property line. Lots from which gasoline is dispensed to customers at retail shall be not less than seventy five by one hundred feet (75 x 100') in size. Canopies over pump islands may extend to within five feet (5') of the property lines. (Ord. 2012-01, 7-10-2012)

**10-8-6: MOTOR VEHICLE ACCESS:**
Access to all lots and parcels of land having a frontage on a city street shall be controlled as follows:

A Access shall be by not more than two (2) driveways from any one street.

B Driveways shall be not closer to each other than twenty feet (20').

C On corner lots, no driveways shall be less than fifteen feet (15') to the point of intersection of the front property line with the side property line which abuts upon a street.

D Where there is no existing curb and gutter or sidewalk, a curb or fence may be required by the city. (Ord. 2012-01, 7-10-2012)

**10-8-7: POLLUTION PREVENTION:**
Any use which emits or discharges gases, fumes, dust, glare, noise or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by Utah state air conservation board or the board of health, and any use which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering groundwater in amounts exceeding the standards prescribed by the Utah state water pollution control board or the board of health, shall be prohibited. (Ord. 2012-01, 7-10-2012)

**10-8-8: SPECIAL PROVISIONS:**
A All material, merchandise and equipment (except vehicles in running order) shall be stored within an enclosed building or surrounded by a fence not less than six feet (6') in height.

B All display, sale and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including, but not limited to, automobile sales lots and automobile service stations. Temporary sales of Christmas trees and nursery stock shall be permitted outside a building unless otherwise prohibited under the terms of this title.

C No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises except for normal traffic movements.

D All off street parking shall be hard surfaced. See section10-2-1, "Off Street Parking Requirements", of this title.

E All buildings located adjacent to a major street shall have at least one entranceway facing onto said street. (Ord. 2012-01, 7-10-2012)

F All buildings and uses shall comply with all applicable supplementary development standards as set forth in this title.

G All residents in a C-1 zone will comply with residential zone setbacks, as follows: (Ord. 2013-5, 4-23-2013, eff. 4-23-2013)

1 Front Setback:

a Main Buildings: All dwellings and other main buildings and structures shall be set back not less than twenty feet (20') from the front lot line.

b Accessory Buildings: All accessory buildings shall be set back not less than twelve feet (12') to the rear of the closest rear wall line of the main building and not less than twelve feet (12') from any side wall of the main building. Accessory buildings which are located twelve feet (12') or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than sixty feet (60') from the front lot line.

2 Side Setback; Interior Lots:

a Main Buildings: All dwellings and other main buildings shall be set back at least eight feet (8') from the side lot line.

b Accessory Buildings: All accessory buildings shall be set back at least five feet (5') from the lot line, except that no minimum side setback shall be required when all the following conditions are met:

(1) The accessory building is located more than twelve feet (12') from any existing dwelling on the same or an adjacent lot;

(2) The accessory building contains no openings on the side contiguous to the lot line;

(3) No drainage from the roof will be discharged onto an adjacent lot.

3 Side Setback; Corner Lot:

a Side Abutting Street: All dwellings and other main and accessory buildings shall be set back at least twenty feet (20') from the side lot line which abuts on a street.

b Interior Side: Same as required for interior lots.

4 Rear Setback; Interior Lots:

a Main Buildings: All dwellings or other main buildings shall be set back at least thirty feet (30') from the rear lot line.

b Accessory Building: Same as required under subsection G2, "Side Setback; Interior Lots", of this section.

5 Rear Setback; Corner Lots:

a Main Buildings: All dwellings and other main buildings shall be set back at least thirty feet (30') from the rear lot line, except that where a carport or garage is attached to the rear of the dwelling, the required rear setback for said carport or garage may be reduced to twenty feet (20') or more as measured from the rear lot line to the closest part of the building.

b Accessory Building: All accessory buildings shall be set back at least five feet (5') from the rear lot line, except that no minimum rear setback shall be required when all the following conditions are met:

(1) The accessory building is located more than twelve feet (12') from any existing dwelling on the same or an adjacent lot;

(2) The accessory building contains no openings on the side contiguous to the lot line;

(3) No drainage from the roof will be discharged onto an adjacent lot;

(4) The accessory building will be set back at least fifty feet (50') from the side lot line abutting the street. (Ord. 2012-01, 7-10-2012; amd. Ord. 2013-5, 4-23-2013, eff. 4-23-2013)

# CHAPTER 9

# C-2 LIGHT COMMERCIAL ZONE

SECTION:

**10-9-1: Regulations**

**10-9-2: Intent**

**10-9-3: Permitted Uses**

**10-9-4: Area, Width And Location Requirements**

**10-9-5: Yard Space For One Building Only**

**10-9-6: Every Dwelling To Be On Zoning Lot**

**10-9-7: Sale Or Lease Of Required Space Prohibited**

**10-9-8: Yards To Be Unobstructed; Exceptions**

**10-9-9: Accessory Buildings Prohibited As Living Quarters**

**10-9-10: Storage Of Junk, Debris, Or Unlicensed Inoperable Vehicles Prohibited**

**10-9-11: Additional Height Allowed For Public Buildings**

**10-9-12: Minimum Height Of Dwellings**

**10-9-13: Sewage Disposal**

**10-9-14: Drainage**

**10-9-15: Clear View Of Intersecting Streets**

**10-9-16: Effect Of Street Plan**

**10-9-17: Exception To Front And Side Setback Requirements**

**10-9-18: Motor Vehicle Access**

**10-9-19: Landscaping Required**

**10-9-20: Pollution Prevention**

**10-9-21: Special Provisions**

## 10-9-1: REGULATIONS:

The use, location, height and size of buildings and structures, the use of land and size of lots, yards, courts and other open spaces and the density of population are regulated as hereinafter set forth. (Ord. 2012-01, 7-10-2012)

## 10-9-2: INTENT:

The intent in establishing the C-2 light commercial zone is to provide a place where office and service uses can be constructed and maintained which will serve the needs of the citizens of the city and surrounding areas. It is the further intent in establishing this zone to maintain a buffer zone between C-1 and R-1 and R-2 zones to promote its development in step with the increase in population within the trading area. The uses characteristic of this zone are banks, office buildings, a wide variety of specialty shops, service businesses and small businesses. (Ord. 2012-01, 7-10-2012)

## 10-9-3: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title:

Accessory uses and structures shall be permitted in the C-2 zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the C-2 zone. Accessory signs conforming with section 10-2-2 of this title.

Conditional uses as permitted in section 10-2-4 of this title.

Diagonal parking (please reference section 10-2-9 of this title).

Funeral homes.

Household pets.

Office buildings, medical clinics, hospitals. Banks, insurance, and financial services.

Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments.

Public buildings and grounds, not including storage yards or repair shops.

Public parks and buildings.

Rest homes/nursing homes and daycare centers when approved by the city council. In approving such uses, the council may attach reasonable conditions in excess to those required within the zone including, but not limited to, an increase in minimum lot size, additional setbacks, and increased parking.

Shops providing goods and services for sale at retail in the customary manner; provided, that all storage and sales activity shall be contained within a building, office, etc.

Single-, two- and multiple-family dwellings as permitted in the R-2 zone, section10-7-3 of this title.

Temporary uses subject to section 10-2-6 of this title.

Utility lines and buildings. (Ord. 2012-01, 7-10-2012)

**10-9-4: AREA, WIDTH AND LOCATION REQUIREMENTS:**
There shall be no area, width and location requirements for commercial buildings and structures constructed in accordance with the building code, except that an area sufficient to accommodate parking, loading, unloading and vehicular access shall be provided and maintained. (Ord. 2012-01, 7-10-2012)

**10-9-5: YARD SPACE FOR ONE BUILDING ONLY:**
No required yard or other open space around an existing building, or which is hereafter provided around any building, which is needed to comply with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing the yard or open space on the lot whereon a building is to be erected or established. (Ord. 2012-01, 7-10-2012)

**10-9-6: EVERY DWELLING TO BE ON ZONING LOT:**
Only one building which contains a dwelling shall be located and maintained on a "zoning lot" as defined in this title, except dwellings within a mobile home park, or other large scale development. (Ord. 2012-01, 7-10-2012)

**10-9-7: SALE OR LEASE OF REQUIRED SPACE PROHIBITED:**
No space needed to meet the width, yard, area, coverage, parting or other requirements of this title for a lot or building may be sold or leased apart from such lot or building unless other space so complying is provided. (Ord. 2012-01, 7-10-2012)

**10-9-8: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:**
Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and except for ordinary and customary projection of sills, belt courses, cornices and other ornamental features and unenclosed steps and unwalled stoops, porches and carports which may project up to three feet (3') into a required yard. No projection into a required court which is provided in connection with a court apartment shall be constructed except for customary sills, belt courses and cornices which may extend into a court not more than sixteen inches (16"). (Ord. 2012-01, 7-10-2012)

**10-9-9: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS:**
Living and sleeping quarters in any building other than the main residential building are prohibited. (Ord. 2012-01, 7-10-2012)

**10-9-10: STORAGE OF JUNK, DEBRIS, OR UNLICENSED INOPERABLE VEHICLES PROHIBITED:**
No yard or other open space surrounding an existing building in any zone, or which is hereafter provided around any building in any zone, shall be used for the storage of junk, debris or inoperable vehicles; and no land shall be used for such purposes, except as specifically provided by this title. Storage of restorable vehicles may be permitted for a limited time, on a case by case basis, at the discretion of the zoning administrator. (Ord. 2012-01, 7-10-2012)

**10-9-11: ADDITIONAL HEIGHT ALLOWED FOR PUBLIC BUILDINGS:**
Public buildings and churches may be erected to any height, provided the building is set back from required building setback lines a distance of at least one foot (1') for each additional foot of building height above the maximum height otherwise permitted in the zone in which the building is located. (Ord. 2012-01, 7-10-2012)

**10-9-12: MINIMUM HEIGHT OF DWELLINGS:**
No dwelling shall be erected which has a ceiling height of less than seven feet six inches (7'6") or one story above grade, whichever is greater. (Ord. 2012-01, 7-10-2012)

**10-9-13: SEWAGE DISPOSAL:**
Where domestic sewage disposal facilities are used which are not connected to a public sewer, approval of such facilities shall be obtained from the state health department before a building permit shall be issued therefor. (Ord. 2012-01, 7-10-2012)

**10-9-14: DRAINAGE:**
The owners and users of ditches shall not divert more water into the ditch than its carrying capacity. Runoff from new rooftops or lots shall not exceed the carrying capacity of the natural or previous drainage system. (Ord. 2012-01, 7-10-2012)

**10-9-15: CLEAR VIEW OF INTERSECTING STREETS:**

In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points of forty five feet (45') from the intersection of the street lines. (Ord. 2012-01, 7-10-2012)

**10-9-16: EFFECT OF STREET PLAN:**
Wherever a front or side yard is required for a building that abuts on a proposed street which has not been constructed, but which has been designated by the planning commission as a future street, the depth of such front or side yard shall be measured from the planned street lines. (Ord. 2012-01, 7-10-2012)

**10-9-17: EXCEPTION TO FRONT AND SIDE SETBACK REQUIREMENTS:**
The setback from the street for any dwelling located between two (2) existing dwellings may be the same as the average for said two (2) existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet (150') of each other. (Ord. 2012-01, 7-10-2012)

**10-9-18: MOTOR VEHICLE ACCESS:**
Access to all lots and parcels of land having a frontage on a city street shall be controlled as follows:

A Access shall be by not more than two (2) driveways from any one street.

B Driveways shall be not closer to each other than twenty feet (20').

C On corner lots, no driveways shall be less than fifteen feet (15') to the point of intersection of the front property line with the side property line which abuts upon a street.

D Where there is no existing curb and gutter or sidewalk, a curb or fence may be required by the city. (Ord. 2012-01, 7-10-2012)

**10-9-19: LANDSCAPING REQUIRED:**
Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

**10-9-20: POLLUTION PREVENTION:**
Any use which emits or discharges gases, fumes, dust, glare, noise or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by Utah state air conservation board or the board of health, and any use which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering groundwater in amounts exceeding the standards prescribed by the Utah state water pollution control board or the board of health, shall be prohibited. (Ord. 2012-01, 7-10-2012)

**10-9-21: SPECIAL PROVISIONS:**
A All material, merchandise and equipment (except vehicles in running order) shall be stored within an enclosed building or within an enclosure surrounded by a fence not less than six feet (6') in height.

B All display, sale and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including, but not limited to, automobile sale lots and automobile service stations. Temporary sales of Christmas trees and nursery stock shall be permitted outside a building unless otherwise prohibited under the terms of this title.

C All off street parking shall be hard surfaced.

D All buildings located adjacent to a city street shall have at least one entranceway facing onto said street.

E All buildings and uses shall comply with all applicable supplementary development standards as set forth in this title. (Ord. 2012-01, 7-10-2012)