

Frontage:

A corner lot requires frontage on the two sides that are sided by roadways, and only one side setback and a back setback. The primary reason for side setbacks is safety from adjoining fires, necessary utilities underground and above ground, personal safety, and environmental factors.

Setbacks were established for safety to prevent things such as fires and accidents from compounding damage to surrounding buildings, property, and persons.

Loss of visibility. Accidents more likely due to limited visibility. When a wreck occurs, injury to persons, vehicles, machines, structures are increased exponentially per foot of lost frontage.

Intersections are at a high risk of vehicle wrecks which can cause damage to buildings such as granaries or warehouses that could cause fires or explosions.

The internet has many examples of fires and explosions of these types of structures.

?(Should a "Blast Zone Radius" be established depending on the size and number of "as risk" structures to protect nearby residential buildings?)

Pandora's box: Other persons and or companies may want the same privileges. "They were allowed to, we should be allowed to!" Denying them may result in litigation.

County liability: Bad ideas have bad consequences. We pay taxes and don't want our tax revenue exposed to unnecessary litigation.

UNFINISHED BUSINESS

JARED MONSON; Z15-010, ZONE CHANGE TO ALLOW 6 (SIX) FOOT FENCING, WALL, OR HEDGE ALONG THE "OTHER" FRONT YARD PROPERTY LINE WHILE STILL MAINTAINING "CLEAR VIEW OF INTERSECTING STREETS." AMENDMENT TO SECTION 5-1-200 OF THE BECLUM&DC.

Staff explained that this applicant was requesting a change to the text of the BECLUM&DC that would allow for six (6) foot fencing, wall, or a hedge along the side yard that has frontage on a street (a corner lot that is considered as having two front yards) while still be able to maintain the safety required for a clear view of an intersecting street.

There was a public hearing held at the August 20, 2015 meeting and some suggestion and concerns had been voiced by the County Road Supervisor, Bill Gilson regarding keeping the 40 foot triangle site distance for traffic approaching any corner (building/home) lots. There was some discussion regarding whether or not this would also regulate farm property when crops sometimes can obstruct views for traffic in rural areas. It was determined that this text change would pertain to districts where a front yard is required. To further help alleviate the concern with the site distance and if it would need to be greater than the 40 foot triangle, 5-1-200 (D) would state: "Corner Lots: Fences, walls, and hedges not more than six (6) feet in height may be constructed along the perimeter of any required side yard adjacent to a public street on a corner lot, provided it does not obstruct clear view of intersecting streets as defined in Section 5-1-180 of this chapter and once an excavation permit has been obtained from the Box Elder County Roads Department."

"Staff stated that the setback requirements for any corner lots are 30 feet and that a corner lots is looked at as having two (2) front yards."

.....be able to maintain the safety required for a clear view of an intersecting street. (From County Planners Meeting 09/17/2015.)