

**MINUTES OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION MEETING**

**MEETING DATE:** May 9<sup>th</sup>, 2016  
**PLACE:** Huntsville Town Hall, 7309 E. 200 S.  
**TIME:** 7:30 P.M.

**Commissioners:** Ron Gault Rex Harris  
Preston Cox Brent Ahlstrom

**Excused:** Sandy Hunter Karen Klein

**Admin Staff:** Ramona Clapperton

**Citizens:** Chad Roberts

Ron Gault called the meeting to order, there is a quorum present. This meeting was called to review a site plan review for Chad Roberts.

Review of Site Plan for Chad Roberts: (560 S. 7600 E.) (See Attachment #1)

Chad Roberts stated that he has 1.29 acres combined into one lot. Chad plans to build a new home south and east of the existing home, about 39’ back. Chad stated that the existing home and garage do not meet the 30’ setback requirements. Chad would like to utilize the garage for the storage of tools and equipment during construction. He would like permission to live in the old home during construction and upon completion of the new home the old home would be torn down. There will be a 17’ setback on the side. Ron stated that if any changes are made to the approved site plan, Chad will need to come back to the PC. The home will be about 4400 sq. ft. and will be a craftsman style home. Brent asked if they have the septic approved. Chad replied that he has been working with the health department and has a letter from them saying the septic lines should be 12” in depth, which is really shallow. There is a lot of gravel in the soil and an underground river bed. The basement will need to have a pump on it and sewage will be pumped up and out. Ron made a motion that the PC has reviewed the Robert’s residence site plan and all setbacks appear to be in compliance, and recommended that the PC issue a Land Use Permit. Preston seconded. All votes aye. Motion passed.

	<u>Yea</u>	<u>Nay</u>		<u>Yea</u>	<u>Nay</u>
<b>ROLL:</b> Ron Gault	X		Preston Cox	X	
Rex Harris	X		Brent Ahlstrom	X	

Commission Updates:

Ron reported that he went over to the Larsen’s home to measure setbacks and they are over 10’ on the side yard. Measurements are being taken from the furthest structure, not the foundation.

Request to reduce easements on Hyde property located at the corner of 7400 E. 200 S.: (See Attachment #2) Rex reported that he and Ron met with Jeff and Dakota Hyde this week. When the town subdivided the Huntsville Town Square property and created the three lots that the town was considering selling, all of these lots had utility easements surrounding them. The interior lines had a 7 ½ feet utility easement, so there would be a 15 foot easement between two properties. The frontage had a 10 foot utility easement. Jeff didn't realize that the easements were included on the plat map when he purchased the property. So, when Jeff was working on the site plan he was surprised. Jeff & Dakota are asking if the town really needs the 10' easement on the right-of-way because the town roads are 99' and there is plenty of room for utilities. This matter was opened for discussion by the Commissioners. Ron said there is at least 10' of grass after the sidewalk before it hits their property line. So there is really about 20' that the town could work with if necessary.

Rex stated that the rationale behind the 10' easement was if the town ever needed to put pavement in to the property line you wouldn't want utilities under asphalt. More importantly is that the C-1 zone doesn't require any setbacks. The town has wide enough roads that it would be easy to put utilities in. The easements are a backdoor approach to providing a setback so commercial buildings don't sit right on the property line. Ron remarked that even if the Hyde's built on their property line they would still have more setback than any other commercial properties. Rex told the Hyde's that the biggest concern the town government would have in regards to utility easements is not for the utilities you know about, it's for the utilities you don't anticipate.

Ron clarified that the purpose of the easement is for utilities. Ron asked what the minimum measurement could be for that. Rex replied that you would want at least 15' in order to get a backhoe in there. Residential properties have a 30' setback. Residential setbacks are not for specifically for utilities. No matter what the town will want to maintain the 7 1/2' easements on the interior lines. The Hyde's are ok with the east and west easements, it's the north and south easements they are concerned about. Brent said the critical side for the town will be the north side, due to the pending parking lot, there should be some space between the parking lot and the buildings.

Rex stated that the standard width for one row of parking, a drive with parking on both sides, is 60' and the plat map shows the parking lot is 120' wide. This allows 18' for the cars and 24' for the driveway. Ron said the town committed a parking area to the library, not a certain number of parking stalls. Ron said the commercial properties on 200 S. are all on the property line. The south side of the Hyde's property has a large buffer plus an easement and sidewalk. Rex's recommendation for the south side is to reduce the 10' easement down to 2 ½ feet and maintain the 7 ½ foot easement on the north. Brent agreed that there needs to be space between the parking lot and the buildings. Ron made a motion to propose to the TC a reduction of the south easement of the Hyde property from 10 feet to 2 ½ feet. Brent seconded. All votes aye. Motion passed.

	<u>Yea</u>	<u>Nay</u>		<u>Yea</u>	<u>Nay</u>
<b>ROLL:</b> Ron Gault	X		Preston Cox	X	
Rex Harris	X		Brent Ahlstrom	X	

Rex made a motion to adjourn. Preston seconded. All votes aye. Motion passed.

**Meeting adjourned at 8:15 P.M.**

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Gail Ahlstrom, Clerk/Recorder

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Ron Gault, Chairman