

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

**MEETING DATE:** August 10<sup>th</sup>, 2017  
**PLACE:** Huntsville Town Hall, 7309 E. 200 S.  
**TIME:** 7:00 P.M.

NAME	TITLE	STATUS
Ron Gault	Planning Commission Chair	Present
Brent Ahlstrom	Planning Commissioner	Excused
Preston Cox	Planning Commissioner	Present
Rex Harris	Planning Commissioner	Excused
Sandy Hunter	Planning Commissioner	Excused
Karen Klein	Planning Commissioner	Present
Mike Engstrom	Town Council Member	Present
Gail Ahlstrom	Clerk/Recorder	Present

**Citizens:** Sherry Carolan      Jolene Bass      Todd Bass  
 Doug Allen      Bill Wangsgard      Michaeline Wangsgard  
 Jeff Hyde      River Hyde      Dawson Hedges  
 Jeff Burbach      Sabrina Burbach      Brice Cragun

1-Ron Gault called the meeting to order, there is a quorum present.

2-Motion to adjourn the Regular Planning Commission meeting to hold the public hearings:  
**Ron made a motion to adjourn the regular PC meeting to hold the scheduled public hearings.** Preston seconded. All votes aye. Motion passed.

3-Public Hearing on proposed amendments to:

- Title 0: Definitions; clarify verbiage for major, minor, cul-de-sac, and private streets to match proposed amendments to Title 15.25.2.2.
- Title 4.2: Land Use and Building Permits Required; clarification of Land Use Permits, Building Permits, Remodel Permits, and Self-Performed Remodel Permits.
- Title 15-1: Acceptable Use in a Zone Table; to allow storage, indoor, commercial as Conditional Use in a Residential Zone.
- Title 15.25.2.2: Street and Alley Widths, Cul-de-sacs, and Easements; to better clarify verbiage for major, minor, cul-de-sac, and private streets.

Ron explained that the PC will be reviewing four different items, the PC will review these in the order they are listed.

**Proposed amendments to Title 0, Definitions: (See Attachment #1)** The proposed change to the definition of a street collector, would be *street minor*, there are both major and minor streets in town. Ron read the definition of B. Street, Minor: “A street existing or proposed which serves

or is intended to serve as a traffic-way and which is the main means of access to the major street system. A minor street shall not be less than sixty (66) feet wide.”

Ron read the proposed amendment to C. Street, Private: “A thoroughfare which has not been reserved by dedication or abandonment to the public.”

Ron read the proposed amendment to D. Cul-de-sac: “A minor terminal street provided with a turnaround of a 100 foot diameter right of way and a paved surface of no less than 80 foot diameter.”

Ron opened the meeting up for public comment. Dawson Hedges asked what the definition of a private street was and how a street differs from a driveway. If the Town owns it, it would be a street. The Town doesn’t own a private street.

Ron explained the proposed changes to **Title 15. 25.2.1. B: Relation to Adjoining Street Systems:** (See Attachment #2)” “B. Minor streets shall approach the major or collector streets at an angle of not less than eight (80) degrees.” The change is to remove the words “or collector.”

**Title 15.25.2.2.B: Street and Alley Widths, Cul-de-sacs, Easements:** the proposed change is to add “for major streets and 66’ for minor streets.”

**Title 15.25.2.2.D: Terminal Streets:** The proposed amendment is to delete the sentence, “Each cul-de-sac must be a minimum of 100 feet in diameter.”

**Title 15.25.2.2.F: Standard Street Sections.** All proposed *public* streets shall conform to the Utah State specifications. The PC is proposing to delete “whether public or private”.

**Title 4.2: Land Use and Building Permits:** (See Attachment #3)

Ron explained that the proposed amendments to Title 4.2 were to clarify the issues of building permits. Title 4.2.1, addresses Land Use Permit requirements, Title 4.2.2, addresses Building Permits-New Structures Greater Than 200 Sq. Ft. “Any owner who intends to engage in new construction of a structure with a footprint greater than 200 Sq. Ft. shall not commence or proceed with, except after receiving a Land Use Permit and the issuance of a Building Permit from the Weber County Building Officials.”

**Title 4.2.3 Remodel Permits,** was added. This new wording is to encourage home owners who are doing minor remodeling’s like furnace or water heaters repairs need to have the work performed by a licensed contractor or inspected by the County.

**Title 4.2.4 Self-Performed Remodel Permit** was also added. The Self-Performed Remodel Permit allows someone to do the work themselves without having the inspectors come look at it. This lets residents know there are building codes and the town expects a remodel would meet these building codes. Hopefully making people aware and responsible for what they do so they can’t come back to the town later. The PC has generated a form for this; it is on the town’s website.

**Table 15-1: Acceptable Use Table:** (See Attachment # 4) Ron explained the proposed amendments to the Title 15-1: Acceptable Use Table: to add Storage Indoor, Commercial. This would be added as a conditional use in the R-1 zone, and not allowed in any other zones. There would be a footnote directing people to see the applicable conditions attached to this use. Conditional Uses Defined must be met to allow this usage in an R-1 zone: 1-Allowable only as a means to repurpose a historic building (built pre-1950). The building must be greater than 1000 sq. ft. footprint. The exterior of the historic building must be substantially restored to its original condition. 2-Number of units= maximum of 30 (100 sq. ft. per unit) 3-No outdoor storage of any sort for commercial purposes allowed. 4-Distance from residential homes=175 feet or greater. 5-Hours of operation=No earlier than 8 am and no later than 9 pm. 6-Signage, minimal or none...No internally lit signs, no LED variable message signs. Acceptable signage to follow Huntsville Sign Ordinance. 7-Parking-One stall per 10 units, no fewer than two stalls. Must not be on town property. 8-Must obtain a Huntsville Town business license.

The purpose of this use is because there are a number of older buildings in Town and some are in poor condition. Once use for these buildings could be to turn them into storage facilities. The PC doesn't want to encourage massive storage units in town. The way the PC decided to regulate this type of use was to come up with conditions. If this use is restricted to old buildings this will hopefully encourage people to put some money into their buildings to restore them and get a return on their investment.

Dawson asked if we as a town want to allow cul-de-sac. Dawson feels that with each additional cul-de-sac looks we look more like a suburb instead of a town. Ron said there are a number of properties that the only way they could subdivide is to allow cul-de-sac. Todd asked about cul-de-sacs, has the town thought about water pressure at the west end of town, will the size of the pipes be upgraded. Ron replied that this is a valid question and has been discussed multiple times. The secondary water company is not run by the Town, it is a separate entity. Mike remarked that the Town has a requirement for any type of new subdivision; in order to get approved, the developer needs to provide "will serve" letters from the utility companies. This is the opportunity for the utilities to assess any impact fees or additional work that would need to be done in order to provide services. There are easements for utilities. Jolene asked if adjoining property owners are notified before utilities go in. Easements are recorded on most properties.

4-Motion to close the Public Hearings and re-convene to the Regular Planning Commission meeting: Ron motioned to close the public hearings and re-convene the regular PC meeting. Karen seconded. All votes aye. Motion passed.

5-Discussion and/or action on proposed amendments to the Titles 0, Title 4.2, Title 15-1, and Title 15.25.2.2.: **Ron moved that the PC submit to the TC proposed amendments to Title 0: Definitions, Title 4.2: Land Use and Building Permits Required, Title 15.1: Acceptable Use Table, Title 15.25.2.1, and Title 15.25.2.2, as amended tonight.** Preston seconded. All votes aye. Motion passed.

<b>VOTES: APPROVED</b>	
AYES:	Commissioner Ron Gault Commissioner Preston Cox Commissioner Karen Klein
NAYS:	
EXCUSED:	Commissioner Sandy Hunter Commissioner Brent Ahlstrom Commissioner Rex Harris

6- Request for a Land Use Permit for a swimming pool for property located at 485 S. 7450 E.:  
(See Attachment #5) Jeff Burbach said they want to add a swimming pool to their yard by the sports court. Title 15.6.16, refers to the Swimming Pool section of the ordinances. Pools can be permitted in the side or rear yard of a dwelling as an accessory use. The pool needs to be setback from the front of the house and not less than 10 feet from adjoining property lines. The site map shows 15’ off the north property line. The pool will be completely enclosed by a substantial fence or a power safety cover meeting requirements of the IBC. Lights used to illuminate pool will reflect light away from premises as to not bother neighbors. There needs to be a key to lock the cover. The pool will be 48’ off of the road.

Ron motioned that the pool lay-out submitted by Jeff Burbach is in compliance with setbacks, the PC has reviewed the requirements for a swimming pool and Jeff is agreement with those restrictions. **Ron motioned to Land Use Permit.** Karen seconded. All votes aye. Motion passed.

<b>VOTES: APPROVED</b>	
AYES:	Commissioner Ron Gault Commissioner Preston Cox Commissioner Karen Klein
NAYS:	
EXCUSED:	Commissioner Sandy Hunter Commissioner Brent Ahlstrom Commissioner Rex Harris

7-Review of Title 15.13:

This item was tabled.

8-Citizen Comments:

Jolene Bass said she is here tonight because she heard a rumor that the Town was considering putting in a road where there is a street easement. Jolene asked if this was accurate information. 6700 East would be adjoining property; they already live on 100 S. which is a busy street. If the Town created another access to the proposed subdivision, she feels it would increase traffic flow, and opens the door for more outsiders to go into this neighborhood. Visitors would go into this street searching for lake access and then continue through the neighborhood. Mike gave his opinion that it would be pretty tough to prove that an additional 6-8 houses would cause a traffic issue beyond what the streets can handle.

Mike didn't believe there is a need for the road for an additional road. There are two options for the building of this road at 6700 E. The Town could pave the road or try to force the developer to pave it. The Town currently doesn't have an interest in building this road

9-Approval of minutes for Planning Commission meeting held June 29<sup>th</sup>, 2017:

Ron made a motion to approve the PC minutes for the meeting held June 29<sup>th</sup>, 2017, as prepared. Preston seconded. All votes aye. Motion passed. Minutes were approved.

10-Approval of minutes for Planning Commission meeting held July 13<sup>th</sup>, 2017:

Ron made a motion to approve the PC minutes for the meeting held July 13<sup>th</sup>, 2017, as prepared. Karen seconded. All votes aye. Motion passed. Minutes were approved.

11-Set date for next PC meeting:

The next PC meeting will be held on August 31.

Ron 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

