

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

MEETING DATE: March 23rd, 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	Present
Sandy Hunter	Planning Commissioner	Present
Karen Klein	Planning Commissioner	Present
Mike Engstrom	Town Council Member	Excused
Ramona Clapperton	Recording	Present

Citizens:

Bill Wangsgard	Larel Parkinson	Tim LaMarche
Debra LaMarche	Chris Stevenson	Richard Sorensen
Regen Sorensen	Jennifer Sorensen	Craig Peterson
Thayne Peterson	Bill White	Alane White
Doug Allen	Brian Cornell	Steve Songer

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

2-Jennifer Sorensen: Request for subdivision: (7458 E. 100 S.) (Jack Davis Property) (See Attachments #1) Jennifer Sorensen remarked that her family doesn't want to sell the property, they just want to divide it for the family, and joint ownership won't work. Rex Harris met with Jennifer and helped her come up with a plan. Jennifer presented two versions of the subdivision to the Commissioners. Rex thought that the very north property is not in the Town's boundaries. For the subdivision to occur that property would need to be annexed into town. Jennifer mentioned that Lot 6 is in a flood plain but that property has not flooded. She doesn't think any homes built down there should have a basement. Jennifer asked if these lots would need a perk test. Rex answered, yes. The County would be the ones to make stipulations on perking elevations and what depth you could build your home. Jennifer asked the Commissioners; if this subdivision is approved is there a timeline they would need to meet. Right now they are planning on leaving the property as a hay field, at least for two more years. She would like to get the subdivision on a plat map that shows who owns what. That is her purpose for being here tonight.

Rex replied that he read through the subdivision ordinances, the Commissioners could give a preliminary approval as to whether the proposed subdivision is acceptable or not, but for things to be recorded on a plat map, the subdivision process would need to be completed.

There are timeframes as to when a subdivision process is started and when it is completed. Technically, if infrastructure needs to be built, before the subdivision can be finalized with the town and the county, all infra-structure would need to be put in. Jennifer just wanted to make sure she was moving in the right direction before taking things to the next step. Ron asked about the frontage on Lot 6 along the cul-de-sac, there needs to be 130'. Rex remarked that the PC has discussed multiple times, what constitutes frontage on an ark. This has never really been clarified, as to whether this measurement is taking at the 30' setback, at the home, or at the street. Rex mentioned to Jennifer that it would be in the best interest of the town to maintain the block system and they looked at the potential of developing properties to the west. Rex looked at a lot of different layouts for the road that would connect to the west, but that would limit Jennifer's ability to get the frontage for the lots. With the road connecting to the west Rex was not able to create seven lots. Rex thought this proposal was the best compromise. Rex said Jennifer has enough frontage for three lots along 100 S. Jennifer would like to change the orientation of the three lots along 100 S. (Version B) and create two lots. She would tear down the west house and leave the east house there.

Jennifer asked if this proposal goes through, the subdivision is finalized, and the road is put in and only two homes were built, can those lots stay in the greenbelt. Rex said there is a minimum acreage requirement for greenbelt.

Ron motioned that the Commissioners have reviewed the subdivision plans submitted by Jennifer Sorensen and don't see any issues with what is being proposed, assuming she follows these plans. Preston seconded. Rex mentioned that all lots meet the minimum lot requirement of ¾ acres and 130' frontage. All votes aye. Motion passed.

VOTES: APPROVED	
AYES:	Commissioner Ron Gault Commissioner Cox Commissioner Hunter Commissioner Klein
RECUSE:	Commissioner Harris
NAYS:	

3-Richard Sorensen: Presentation of Concept Development Plan: (7400 E. 200 S.)

Richard Sorensen thanked everyone for their help while they try to work through the renovation of their property. Richard had a Power Point presentation to share. Richard explained that they own the old Leon's Market or the building where the Ogden Valley Community Church was, they moved into their building a few months ago. They have been trying to figure out something that will work in that building. They would like to remodel the building which was built back in 1880. From 1930-1950 Ed Jespersen owned it and it was known as Jespersen Mercantile. The building was two stories at that time; the top story was a dance hall. The top story was removed in the 1960's and a new roof and store front was put on. Richard said his parents ran the store as Leon's Market for 40 years, after that his parents leased the building out to the Wood's when it became Wood's Market. The last era was from 2001-2016, when the Ogden Valley Community Church used the building.

Before the dam was built the main road was 200 S. which was a thriving business area for decades. There were 3 grocery stores, 2 dance halls, 2 auto repair shops, a town hall, a post office, a hotel, a church, telephone office, Relief Society building, and a school. Across from the market there was a telephone office, a post office, and a jail with bars on the basement windows. Harold Wangsgard owned the Shell gas station. Back in the day, Huntsville was a thriving town. There was also a train that came up from Ogden and stopped in front of Soren Peterson's store. Across from today's Rendezvous Lodge there was a Relief Society building, which was torn down in 1959 and the property was sold to Leon Sorensen for \$2,000. At some point the downtown area had some major blows that caused the demise of the downtown area. The train was discontinued, the dam was built and the road re-routed, automobiles became common place and Huntsville became a bedroom community verses a farming community. The post office moved out to the highway, the Chevron/mercantile opened on the highway, Wood Market went out of business, and 10 years ago the school was moved to Eden. This brings us up to today. The Sorensen building is now vacant. Rent in the valley starts at \$1 a foot, that building is 3000 sq. ft. so a month's rent would be \$3,000, which is not feasible for most businesses. Several restaurants have closed this fall in the valley; Subway, Huntsville BBQ, Luis' and Carlos and Harley's was sold. This time of year there is very low traffic in Town. A successful business must have a creative business plan.

The Sorensen's are proposing a new business plan for a multi-use facility to include the following uses; business retreats, family reunions, parties, weddings, reunions, corporate events, special events, seasonal dinner theaters, game nights, charter school, dance or yoga classes, and a game room with ping pong, air hockey, foosball, etc. This could also be a location for overflow for the Valley House. They would like to do something similar to the Eden Recreation Center but with expanded capabilities. Richard is proposing a multi-phase renovation; it will involve extensive landscaping, exposing the interior brick, a new paint scheme to resemble the original brick, a storefront to resemble the original design. And restore original windows and doors; add awnings, put in a new sound and audio/visual system, add a mural, and upgrade the two cottages. Future buildings may include: a barn type storage/support structure, possibly a drive through ATM, and the original granary may be returned. Richard remarked that the current landscaping is an eyesore.

The cottages are 320 sq. ft. each, and the lot is about 1.5 acres. The Sorensen's plan is to add landscaping with picturesque features. Richard said that parking was brought up in the last TC meeting; he doesn't think this will be an issue with two small cottages. Off-street parking was also a concern; there is parking all along the east side of their building, parking is available at the front of the building as well as at the back. Parking shouldn't be an issue.

Richard said CUP stands for Conditional Use Permits and there have been three submitted in the last year. The Sorensen's turned their CUP in on Oct. 5, 2016, six months ago. The other two CUP's were for new construction. Richard's is for an existing building. One of those involved a re-zone; the Sorensen's is zoned commercial. One involved property acquisition; the Sorensen's own the property. The Sorensen's has been a business in operation for over 50 years. The other properties had neighbors that would be affected; the Sorensen's is a commercial property with a vacant lot between the bordering neighbors. Richard said when he applied for his CUP there were only two choices he could apply for using the Acceptable Use Table, one was a Hotel/Motel or Inn of 16 rooms or more, and the other was Hotel/Motel or Inn of 16 rooms or fewer.

At that point the Sorensen's asked for approval of their CUP and was given partial approval on several other uses, but not the overnight stay portion. Richard said this has been a six month process, and their goal was to have their business open by this summer. They are using all existing structures with no new construction.

Richard had some recommendations for the new proposed CH-1 zone. One; eliminate the name Hotel/Motel and Inn, when someone sees a new hotel zone being created in Huntsville it causes anxiety. Richard commented that the Town has their own definition of what a hotel or motel is but Webster's definition is different. Hotel: an establishment providing lodging, meals, entertainment, and various personal services for the public. Motel: is an establishment that provides lodging and parking in which the rooms are easily accessible from an outdoor parking area. An Inn: is an establishment with lodging and entertaining for travelers.

Richard restated that the original Acceptable Use Table was for 16 or more units or fewer than 16 and they applied for that option. Richard proposed that the PC limits this to four. The Sorensen's are asking for two units now and the possibility of two more at a later time, for a total of four units. Richard showed an example of their proposed landscaping. There will be walking paths, an arbor, and a patio for weddings, an outdoor kitchen, swing, benches, and a fire pit with seating. There will be seating for 140 people, a raised patio off the back of the building and a ramp coming off the building. The drain field for septic has not yet been designed.

Richard went back to the CUP applications. He did a comparison for the commissioners. There have been three within the last year. One was for the property on the old school property, one for the property by the post office, and now the Sorensen's. The school property has been an on-going process but from the time the application was submitted to when it was approved was four months. During that time there was a referendum and property acquisition, and will be a major construction project. The property by the post office was three months and that included a re-zone. The Sorensen's CUP application has been six months, with no resolution, and it has no construction. Richard expressed his frustration with the process.

Rex mentioned that the one thing holding the Sorensen's up from going any further is that there will be a drain field under their improvements. If it wasn't for that the Sorensen's could probably build what they wanted to build and deal with the cottages later. Richard said 15 units were approved and they are only asking for the potential of four. Rex asked where the other two units would be. Richard replied they will put in two more cottages or put two sleeping units in the building, or barn.

Sandy clarified that their focus isn't to rent the cottages, but to rent the facility for weddings or events and have rooms to offer to the guests as secondary. Richard replied that's true. The facility will be busy with weddings in the summer but the off seasons will be slow, so they will rent the cottages year round.

4-Larel Parkinson: Road to his property: (See Attachment #2)

Larel Parkinson mentioned that he met with the PC a few months ago, after he purchased some property north of his existing home. He found out that he will need to put a road in for access to that property. There is other land next to his that is landlocked as well, owned by the Davis'.

Larel passed out two versions of a proposed road to access the property. Larel owns Lot 1 & 2 of the Mountain Waters Subdivision and purchased the adjoining property to the north. The purpose of this meeting is that he wants to make sure the PC is ok with the proposed road. After he gets approval he will start on the engineering for the road. Rex helped Larel come up with this plan. Ron mentioned that this involves two property owners. Rex said it will also require the subdivision process because Larel is breaking his property into two different lots. The requirements for subdivision mean that the subdivision needs to be less than one ownership. Either what Larel is showing us needs to be two separate subdivisions or Larel will need to get both properties under one name before the subdivision can take place. The Davis' will need a road to their property before they can do anything with their property. Larel said he is ready to put in the entire road right now. It makes sense to work with the Davis'. The commissioners reviewed both versions of the road.

Rex said he likes the original drawing with the corners because eventually the Davis' will want to subdivide their property. Larel remarked that the Davis' think they can subdivide right now, they have the property for sale and the MLS says "and can be subdivided". Rex replied that they can subdivide the property they just can't build on it. The road with the corners lines up with 300 N. and could eventually provide access. There is a prescriptive use easement that goes back into the properties but it wouldn't be wide enough for a Town street. Ron agreed that this is the right concept. Larel said all he would be doing is dealing with his property, the road will be put in and extend into the neighbor's property, this will give them access to their property. Ron said if Larel is willing to build the road that facilitates the Davis' being able to do something with their property in the future, and they aren't involved at all with the road, then Ron didn't think it would be a problem for Larel to go ahead with his subdivision. The Davis' would have to agree to the road and cul-de-sac being on their property. The road will become Town property. Even though the Davis' aren't doing a subdivision at this time, they would be dedicating property to the town. Rex commented that the only legal ramification that could happen is that the law requires compensation if property is deeded to an entity. If the Davis' aren't subdividing they don't have to give up property for the road. Larel said the Davis' want access, that's why he put the cul-de-sac on their property.

Rex wants to make sure that the road will work with whatever Larel's future plans are. Sandy likes the design that is straighter, it will be easier to drive and plow. There is a small triangle of property that Larel owns that he would need to quit claim deed over to the Davis' in order for them to have a full $\frac{3}{4}$ acre lot. Larel prefers the straighter road as well. Larel wanted to go ahead from the commissioners. Rex said there is no reason Larel can't start the engineering for the road; the town won't deny access to his property. Rex suggested that Larel do a minor subdivision of 3 lots or less and read up on the subdivision ordinances so he will understand the requirements. Rex would like to get a legal opinion on a road being deeded to the town, there could be a potential for them to come to the town asking for compensation for the road if they never subdivide their property. Putting the road in increases their property value substantially. Ron will reach out to the Town Attorney for legal advice to find out if it's legal for the Town to require owner to deed the road.

5-Tim LaMarche: Land Use permit for storage shed: (7541 E. 500 S.) (See Attachment #3)

Debbie LaMarche said they want to build a 16x16 shed, it will be a Tuff Shed. They share a property line on the west with the Stuarts. They would like to place the shed 20' off of their west property line. Ron said that's all the PC needs to sign the Land Use Permit, which he signed. Ron made a motion to approve the LaMarche's Land Use Permit, as presented. Brent seconded. All votes aye. Motion passed.

VOTES: APPROVED	
AYES:	Commissioner Ron Gault Commissioner Preston Cox Commissioner Rex Harris Commissioner Sandy Hunter Commissioner Karen Klein
NAYS:	

6-Discussion and/or action on proposed Building Permit Waiver: (See Attachment #4)

Ron mentioned that he made amendments to the draft building permit waiver which you can see in attachment #4. Rex wanted to introduce the topic. Right now, by state law, the town is required to hold everyone to state construction codes, such as electrical, plumbing, fire, IBC, etc. The state code requires people who are doing construction in town's to meet these requirements. It requires the towns to permit for those uses. The town can't force people to abide by state codes, but it does give the town direction of how to administer it. People like to do simple remodels on their own, and they don't want to go through the process of getting a building permit and inspections, especially when it seems like a small thing. For the most part, there is very low compliance from people who are doing construction on their homes obtaining an Addition or Remodel Permit. People are just doing the work without a permit. The proposed waiver is to provide a means, where if you are not hiring someone to do the work, there is a way to provide home owners a waiver from the permitting process, that allows them to do work on their home without having to pay for inspection fees, but still requires them to meet state law. It is basically a promise that they will abide by building code standards. If there is any reason that the Town doesn't feel they are abiding by the building codes, a hearing could be called to provide assurance to the Town that they are adhering to the codes.

Rex read through the waiver: "Utah State Law requires that the State Construction code is followed for all construction activities on any structure on your property. A building permit is required for all construction activities unless a waiver is granted by the Huntsville Town Building Authority or the construction is one of the following activities: painting, siding (non-structural activity), roofing (non-structural activity), construction of a detached auxiliary structure, with no electrical or plumbing, under 200 sq. ft. in size. Do I qualify for a building permit waiver? A building permit waiver can be granted by the Huntsville Town Building Authority if all of the following stipulations are met: 1-Work is for a remodel/repair of an existing home or for the construction/remodel/repair of an auxiliary building (with electrical and plumbing for any size building or for buildings larger than 200 sq. ft. If more than 25% of the home or auxiliary building is over 200 sq. ft. is worked on it will be considered as a new construction and will require a permit.) 2-Work is self-performed by the owner or a close associate. This means that no compensation either monetarily or in kind for work performed on the project can be tendered. 3-The home owner declares on this form all of the work that will be performed on the project receiving the Building Permit Waiver.

4-The home owner certifies by signing this document that they will abide by all of the Utah State Construction Code requirements in the construction of their project (including all applicable stamped plans by professions licensed by the State of Utah.) In other words the town is requiring people, even if they do the work themselves, to meet state codes. What does a building permit waiver do for me? If a building permit waiver is granted, the home owner will not be charged the fee normally associated with a building permit. No building inspections will be conducted as long as this waver form is signed and approved by the Huntsville Town Building Authority certifying that State Construction Codes will be followed. The waiver will be good for one year from the time the Building Permit Waver is approved. After one year, if still needed, the homeowner will need to reapply for a building permit waiver.

A building permit waver does not allow the home owner to break the law. It is the responsibility of the home owner to understand and follow all applicable requirements in the State Construction Code. If the Town has reasonable knowledge that the State Construction Code is not being followed, then the homeowner may be summoned to a hearing with the Huntsville Town Planning commission to determine if the requirements of the waiver are being met. The homeowner may be subject to penalties governed by law. How does this affect other permits I might need? Land Use Permit: A land use permit issued by the Huntsville Town Planning Commission is required any time the height or the footprint of a structure on a home owner's property is changed. This is true for new construction or a remodel/repair of a structure. The land use permit is to verify that property setbacks or height regulations are being met. Onsite Wastewater Permit: Any changes to the outdoor plumbing, septic tank, drain field or number of bedrooms in a home, an onsite wastewater permit is required by the Weber/Morgan Health Department.

By signing below, the owner certifies that all of the above information is accurate and represents the proposed work to be performed. Also, the owner certifies that they have read and understands the ordinances relating to land use and home repair/remodeling that are current at the time of this signing and agrees to abide by these ordinances and the State Construction Code. Having a building permit waiver does not grant the home owner any exemptions from following the State Construction Code. If the Town has any reasonable suspicion that the home owner is not following the terms as outlined by this waiver, the home owner will agree to appear before the Huntsville Town Planning Commission to recertify that the terms of this agreement are being met. Making a false statement and/or not following these ordinances is a Class C misdemeanor. This issuance of this Building Permit Waiver will be affective from one year from the time of the Building Authority's signature. The home owner may reapply for a Building Permit Waiver if needed, after one year."

This should not be a restrictive process, and hopefully it is as simple as possible. Ron asked about the Town's Building Authority, would that be Mike Engstrom? Does that mean Mike could be inundated with people coming to his home to get the waiver signed? Mike is designated as the Town's Building Authority and he could designate someone else to help him. Under the current process, very few people were getting a remodel permit. The attempt is to bring more people into compliance. People can still choose to break the law. Bill White asked what the biggest project a home owner could do on a waiver. As it's worded right now, something that changes 25% of the sq. ft. of the home or less.

Ron thought that this would need to become an amendment to the Title 4. This will be cleaned up and sent to the TC for their review. Doug Allen said he is concerned about the electrical component, houses could burn down. Rex replied that electrical remodels need to meet State Code. Preston stated that the home owner needs to list the type of work they will be done, if electrical or septic are mentioned an inspection should be encouraged or required. Bill White mentioned two things that are worrying him; this waiver implies that the Town trusts the home owner to do the remodel or addition. This waiver does not exempt the home owner from getting their projects engineered. When someone signs the waiver they are agreeing to compliance with the State construction codes. Bill stated that he likes the concept of making simple home projects legal without having to go through Weber County, but you don't want to open it so wide that people are doing dangerous things. Ron said the PC would like the home owner to do their construction right, if they think they can do the project, the Town will allow them to do it, if they will sign the waiver. This will take the town's obligation out of it. Rex will get a copy of this to the TC.

7-Discussion and review of proposed CH-1 zone to accommodate Hotel/Motels and Inns: (See Attachment #5) Ron mentioned that the PC has proposed amendments to Title 15.8 and that is to add Title 15.8A: Commercial Hotel/Motel and Inn Zone CH-1. Ron stated that there is no mention of a limit to the number of units allowed. Sandy said the PC didn't discuss a limit. Rex said this is something that needs to be discussed because in the public hearing a cap on the allowed units did come up. Preston thought that the number of units would be tied to their re-zone request and part of the proposal. Rex thought the TC wanted to give people more direction. Ron remarked that by not including a limit it might create a Conditional Use problem, if the maximum number isn't listed is then is any amount allowed. Rex doesn't want to offend the Sorensen's in any way. It's always easier to deal with these matters before a pending proposal is submitted.

If there is a cap of 1-2 units, he doesn't see it any differently than allowing vacation rentals (VRBO's). It almost appears to Rex as this is creating a VRBO zone. If it's that easy to re-zone your property, then anyone will want to rent out a room, especially if no one has to be on-site. From that aspect, Rex would rather see it limited to a larger number of units so it creates more of a hotel feel. Rex is nervous about setting a number. Preston felt that the number should be presented with the re-zone application. The concern is that it creates the perception that the Town will allow anything. Rex asked if a cap is placed on the number of units, what is that decision based on. There is no standard size for a commercial lot.

Doug Allen asked if the number could be tied to the septic system. Bill White stated that he thought the TC sent this proposed Title back to the PC because 20 people showed up and said they didn't want any hotels. The potential compromise was that it would be very limited number and that may be the acceptable compromise between zero and an unlimited number of units. If there isn't a number set in advance, then someone could muscle their way in and demand 20 units. The Town will have to justify why they won't allow it. If they have attorney's to back them up, the Town probably won't fight them.

Rex is leaning towards 4-8 units instead of 1-2. More people will be encouraged to do a hotel if they can have just 1-2 units, and they might shy away from 4-8 units. Rex feels that engineering will dictate what a large percentage of the commercial properties can do.

Chris Stevenson thinks by having a number, a development will look at the ordinances and become discouraged. Rex feels that allowing 1-2 rooms will encourage a VRBO situation. Bill White said if there's no limit then everyone will want to do one room. Rex is worried that he heard Mike Engstrom say people, who have existing structures, and they agree to beautify the structures then they can utilize them and rent them out. People are going to ask for the number of units that fit their plan; the Sorensen's have gone from asking for two units to asking for four. Rex is leaning towards leaving it at zero and let it work itself out.

Sandy doesn't want to limit it to 3-8, she keeps thinking of Jon Herring's building, his rooms are grandfathered, but he has two rooms upstairs. If it was a different owner and they wanted to add a restaurant downstairs and have two hotel rooms upstairs, they would be required to re-zone the property. The building is already situated for this. Ron brought up Jon's bakery business, what if it closed and Jon decided to add two more units downstairs.

Rex had two other examples he would like considered, Jackson Fork Inn has 8 rooms, has there ever been a problem with them. At some future point the Town could annex property along Hwy 39 and a developer might want to build something like the Jackson Fork Inn with a rustic look that fits well into community. This ordinance, with a cap on the number of units, wouldn't allow for that. Rex also brought up the Snow Basin development, which is going to be huge. They have approval from the County already, but what if they came to the Town asking to negotiate a deal with the Town, would the town be willing to work with them? This would require a change to the ordinance based on a proposal.

Chris Stevenson remarked that what the town is looking at right now is low impact; he doubts there will be 20 commercial units. The town could require someone to have at least so many square feet per unit. Sandy doesn't understand why there needs to be a number for the CH-1 zone, the re-zone request should take care of that problem.

Brian Cornell said his concern isn't about the current PC it's about the PC that will be serving in the next 5-10 years, and what they will approve. Bill White reiterated that the consensus of the citizens who attended the last TC meeting was that they did not want any more hotels in town. The citizens were upset about 9 condos, then it changed to 12 hotel rooms, and now they are even more upset, that's why there is a moratorium in place for no more hotels. Rex agreed that citizens were angry about this, but there are also people who are ok with it. Bill stressed that 150 citizens signed the petition saying they were against 8 condos.

Regen mentioned that there were only 9 people who were opposed to the CH-1 zone at the PC meeting and after they heard what we were planning on doing, they softened and didn't seem as upset. Regen said they have been trying to keep quiet about this because they didn't want it to seem that the PC was doing something specifically for them.

Bill agreed with what Regen said, once they heard what the Sorensen's were planning, they did soften their views. They would be more willing to compromise for a hotel with 2-4 units. They don't want the town to have an ordinance that is open ended with no cap on the units.

Preston remarked that it really won't matter what number we choose, if someone makes a proposal with a different number then the number can be modified through the public hearing process. Sandy said the public hearing for the re-zoning takes care of each individual proposal. Brian commented that if the amendment requires an ordinance, only then can there be a referendum. If the CH-1 zone is adopted, then it becomes individual and there would be no possibility of a referendum. Changing an ordinance triggers the ability to have a referendum. Doug felt that the referendum tore friendships apart and hurt a lot of feelings. Doug would like the ordinance set so there never needs to be a referendum ever again. Ron said Rex is drawing the conclusion that setting a low number of units will encourage VRBO's. Rex agreed. Brian said a referendum is a safety net.

Bill said he doesn't share Doug's negative view of the referendum; it was put into State law, because the TC gets things wrong. Bill's expressed his personal opinion that he would like to see zero hotel rooms, and he thinks the majority of the residents are going in that direction. But, after looking at what the Sorensen's are proposing, it will be beautiful and it makes their project economically viable. This needs to be balanced against the needs of the Town's people. Bill thinks most residents are reasonable enough to say they would prefer zero units, but the Sorensen's project will be beautifying the Town and they would be willing to compromise. People are generally willing to compromise for their neighbor and the good of the Town, but they won't compromise if it changes the character of the Town. Ron hopes putting a cap on the number of units will show people that the PC is not interested in promoting large hotels. **Ron moved to forward Title 15.8A with the addition of room limitations of; minimum of two rooms and a maximum of four rooms, to the TC for their consideration.** Karen seconded. Motion passed.

VOTES: APPROVED	
AYES:	Commissioner Ron Gault Commissioner Preston Cox Commissioner Sandy Hunter Commissioner Karen Klein
NAYS:	Commissioner Rex Harris

8-Review Acceptable Use Table as it relates to the proposed Commercial Hotel Zone:
(See Attachment #6) Ron said the original thought was that the CH-1 zone would be created and there would be one permitted use, which was hotel/motel and inn. Ron said after seeing what the Sorensen's are proposing with a reception center etc. the PC should review the Acceptable Uses Table again. The PC went through the list and identified what could be in a hotel lobby or an event center. The TC was concerned about what accessory uses might be. **Ron moved to submit the updated Acceptable Use Table, Title 15-1 to the TC for their review and to set the Public Hearing date of April 19th at 7:00 p.m. on the proposed amendments.** Karen seconded. Motion passed.

VOTES: APPROVED	
AYES:	Commissioner Ron Gault Commissioner Preston Cox Commissioner Rex Harris Commissioner Sandy Hunter Commissioner Karen Klein
NAYS:	

Approval of minutes for Planning Commission meeting held February 25th, 2017:

Rex made a motion to approve the PC minutes for meeting held February 25th, 2017, as amended. Sandy seconded. All votes aye. Motion passed. Minutes were approved.

Set date for next PC meeting:

An additional PC meeting will be held on April 19th.

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

Meeting adjourned at 9:50 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

