

HUNTSVILLE TOWN PLANNING COMMISSION

DATE: NOVEMBER 28th, 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	Present
Gail Ahlstrom	Clerk/Recorder	Present

Citizens: Bill Wangsgard Steve Johnson Doug Allen
 Tim Charlwood Ron Gleason Richard Hansen

1-Ron Gault called the meeting to order and welcomed everyone; there is a quorum present.

2-Discussion and/or action on Steve Johnson's request for a re-zone of his property:

(See Attachment #1) Steve Johnson said he is here tonight to request a re-zone for his property that was recently annexed into the Town. Steve received the letter the PC mailed out regarding the current zoning of his property. Steve would like to re-zone the property from A-3 to R-1. Steve said he has no immediate plans for development; he just wants to get things lined up. His property is currently zoned A-3 but there is not three acres, there is 2.2 acres.

On a re-zone the PC will hold the public hearing. Steve will contact the other three property owners who annexed with him; Jennifer Sorensen, the new owners of Marvin Carter place, and Kristie Bennion, to see if they are interested in re-zoning at the same time.

3-Discussion and/or action on Tim Charlwood's proposed subdivision: (6650 E. 100 S.)

(See Attachment #2) Tim Charlwood said the power lines on his property were buried and natural gas was installed to the cabin. Tim has been working with Great Basin on a proposed one lot subdivision. In doing so, they found that all boundary lines were incorrect, but fence lines have been in place for over 30 years. Tim's decided to use the existing fence lines as the new boundaries for the survey. The Boat Club never had an official access, so Tim will provide a legal access easement for them. Tim proposed a new lot with 130' frontage to meet the code; he would have preferred to have a flag lot but understood that the PC would require 130' of frontage on a town road.

Tim stated that there is no fire hydrant for the 3 existing homes down there right now. To meet fire safety there should be another fire hydrant installed. Rex remarked that generally

the maximum spacing for fire hydrants is 600 feet. Doug Allen asked about the secondary water shares for the property. Tim replied that there are two shares per lot. Ron asked about the progress on the remodeling on the cabin. Tim reported that the work is mostly done; they are wrapping up a couple of minor things. Tim would like to get the subdivision recorded first and then deal with fire recommendations for the hydrant. Doug said you get a better rate on your home owners insurance if a hydrant is close to your home.

Ron remarked that there is plenty of area for two lots and he has the required frontage. Rex stated that he doesn't like the way the lot is laid out, it defeats the purpose of the frontage requirements. It would make more sense to subdivide with a straight line instead of a crazy fishhook design. This subdivision mirror's Jeff Holt's which was very unusual with 130' frontage along the street and then a driveway back to the home.

Ron stated that Tim has done a favor for the Boat Club. Sandy mentioned that the Boat Club has 35 members and they charge \$300 annual fee. Preston commented that this property is unique in the fact that it provides access to the Boat Club. At this point, Ron didn't see any conflict with the ordinances with what's being proposed. Preston agreed that this lot would be a very unusual shape. Tim said he would prefer to do a flag lot, but, to comply with the ordinances they came up with the unusual looking lot. Tim filled out the Minor Subdivision Application Form and paid the \$100 fee. Mike said there is weakness with the Minor and Major Subdivision standards that could be exploited, people could carve off one lot at a time and not have to put in roads or utilities. There should be some tie back to the original subdivision.

The PC has reviewed Tim Charwood's minor subdivision application; they also reviewed the preliminary site plan and find that all setback and lot layouts are in conformance with the ordinances. **Ron motioned to approve the application.** Preston seconded. All votes aye. Motion passed.

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

4-Discussion and/or action on Endicott's Land Use Permit:

Ron reported that Endicott's changed the layout of where their home sits on their lot. The home was moved about 10' from where it was located on the Land Use Permit. While digging the footings they decided to rotate the home a little bit to help with their views of Snowbasin, and no one thought to come back to the PC. The permit states that if changes are made to the site plan you need to come back to the PC for re-approval. The Endicott's home has 25' side yard on one side, 75' side yard on the other, and is 50' off the road.

The change didn't make a difference to the setbacks, it's just a technicality. Ron signed the Final Approval Form for the County, but wanted to inform the PC of what had happened. The Endicott's plan is to tear the old home down within 30 days of occupancy.

Ron has not signed the Final Approval Form for Chad Roberts because Ron was not given assurance that the old home was going to be torn down. Karen said Chad signed the Land Use Permit and agreed to tear the old home down. Chad is trying to figure out how to connect the two homes. Karen said Chad has to tear the home down; he committed to do so when he signed the permit. If the Final Approval Form is signed it takes away the Town's leverage. The PC needs to emphasize and be very clear that people read the Land Use Permit and understand what they are signing. Mike brought up the idea of requiring a bond that would cover the cost of tearing down an old house, in case residents decide to change their minds and keep the old home. When building a new home residents could end up in a financial situation and not be able to afford to tear the old home down.

5-Discussion and/or action on Doug Allen's drawings for a re-build of an old shed: (395 S. 7700 E.) Doug Allen said he has an old barn on the vacant corner lot located at 395 S. 7700 E. It is 37' X 24' Last year the snow caved part of the roof in and Tadd Judd harvested about 1/3 of the wood. The barn is 11 1/2 feet from north property line and 42' from the alley. Doug would like to rebuild the shed. Doug plans to use the existing concrete footings. Plan A- is to make a 3 bay barn; and Plan B-would be to make it two bays. Doug would like to raise the walls from 6' to 8' high. It's an agricultural building. Ron remarked that it sounds like a total rebuild and Doug will need to get a permit.

Ron motioned that the PC has reviewed Doug Allen's Land Use Permit request and it complies with the ordinances. Karen seconded. All votes aye. Motion passed.

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

6-Citizen comments:

Richard Hansen asked if he would need a building permit for a 30 X 40' pole barn. The answer was yes. Richard asked about fixing the roof on his old 16'X16' lounging shed, so the snow doesn't fall off onto the neighbor's yard. Richard will need to fill out a Self-Performed Building Permit to fix the roof.

Ron Gleason

Ron introduced Mr. Gleason; he is a member of the GEM Committee and an active member in a lot of activities that take place in the Ogden Valley. Mr. Gleason has been attending W.C. meetings and has been involved with amending the County's Lighting and Signage Ordinance.

Ron mentioned that the Town's Lighting and Signage Ordinance was modeled after Weber County's, so the Town will want to review their changes and possibly add them to the Town's. Ron Gleason stated that he has lived in the Valley 13 years and has been involved with two initiatives that have gone through the County; the Dark Sky Initiative and the Lighting and Signage Ordinance. The major changes were that any building or resident permit issued after August 1st will require a lighting plan. The new requirement is that all single family residence must have a plan to eliminate light pollution. Lights must be fully shielded. Existing residences are exempt, unless they remodel more than 25% of their residence.

Some verbiage on seasonal lights has been included. An example is that Carlos and Harley's have permanent seasonal lighting, they are out of compliance. The idea was not to prevent seasonal lights, but to stop permanent lighting. There is a 5-year grandfather clause for businesses. Mike asked who this initiative applies to; Ron replied that it's for the Ogden Valley. How this ordinance is enforced could be problematic. The County hasn't done any enforcement yet, they are encouraging public education. Rex commented that the Town's street lights don't meet these standards. There are definitions for businesses on how large and bright their lights and signs can be.

Karen mentioned that there have been some thefts in town; she feels that lights help deter theft. Ron Gleason replied that the problem with lighting is glare, if there's a lot of lighting you actually see less. Motion sensor lights work great.

Businesses have been grandfathered for 10 years. Businesses in Huntsville that could be affected by this ordinance are the Chevron. They have canopy lighting, lighting needs to come straight down. LED display signs are not allowed. Pole whip signs are no longer allowed. Businesses are allowed one window sign. Neon signs are no longer allowed in windows. There is no grandfather clause with window signs that applies only to lighting only. The other focus was on "A-frame" signs or temporary signs that pop up. These signs can only be put out if the business has a permit for the A-frames. There is no additional cost for these signs and they are allowed three signs that are only out during operating hours.

There is a desire to have way-finding signs; signage to direct people to where things are in the valley. There are currently no standardized way-finding signs in the valley. Mr. Gleason will email Ron Gault a copy of the two ordinances and encouraged the PC to adopt portions of these ordinances to mirror the County.

7-Approval of PC minutes for meeting held October 26th, 2017.

Ron motioned to table the minutes.

Rex made a motion to close the meeting. Sandy seconded. All votes aye. Motion passed.

Meeting adjourned at 9:10 p.m.

Gail Ahlstrom, Clerk/Recorder

