

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

**MEETING DATE:** September 28, 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	Excused
Rex Harris	Planning Commissioner	Present
Sandy Hunter	Planning Commissioner	Excused
Karen Klein	Planning Commissioner	Present
Mike Engstrom	Town Council Member	Present
Gail Ahlstrom	Clerk/Recorder	Present

**Citizens:** Dawson Hedges

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

2-Review formal response to public hearing comments for PC meeting held on June 29<sup>th</sup>, 2017:  
(See Attachment #1) Rex mentioned that on June 29<sup>th</sup> the PC held a public hearing on Larel Parkinson's subdivision where public comment was received. Rex went back through the minutes and the recording and tried to write down all the concerns that were posed to the PC and created a formal response. Rex wrote a reply to each of the 13 different concerns expressed.

Concerns:

*#1-This subdivision will create congestion on 6800 E.*

Reply: The Parkinson subdivision is made up of four lots. As a general rule of thumb, each home generally creates up to 10 trips per day. The Institute of Transportation Engineers (ITE) Trip Generator suggests that each home generates 1 trip during the two peaks during the day, one in the morning and one in the evening. The ITE also suggests that each home would generate as many as 40 trips a day. This subdivision will not generate those types of numbers. A local two lane road can accommodate several thousand vehicles a day. Town roads that have the highest number of cars on them would be 100 S. or 200 S. Rex understands that more homes equal more traffic.

*#2-The current people who live near the subdivision on 200 N. drive too fast and are reckless and this new subdivision will encourage more of that behavior.*

Reply: If there are current issues with individual drivers this should be brought up with the W.C. Sheriffs. Peoples driving habits cannot be controlled by the Planning Commission or Town Council.

*#3-Our secondary water pressure is already bad and this subdivision will only make the situation worse.*

Reply: Secondary water issues should be addressed by the Huntsville Irrigation Company which is a private company and not controlled by the Town. At the August 31 PC meeting a representative of Huntsville Waterworks reported that they have been in negotiations with Mr. Parkinson to address this issue.

*#4-This subdivision should pay to upgrade issues with the secondary water system.*

Reply: Again, this is an issue for the Huntsville Waterworks Company.

*#5-Does the town have enough culinary water to supply this subdivision.*

Reply: All residents of Huntsville Town have equal rights to culinary water as supplied by the Town. It is the responsibility of the Town to provide access to that water and any subdivision is responsible for building the water delivery system within the subdivision. This becomes a critical issue when the Town considers annexation, as it will be required to supply water to those new residents. As a not, the Town produces enough water to supply this subdivision. If you have a legal buildable lot in the Town, it's the Town's responsibility to supply the water. Land outside of town, or land to be annexed are required to bring water rights with them.

*#6-The roads for this subdivision should be placed on the block system.*

Reply: The PC supports maintaining the block system wherever possible. Because of the nature of the topography within the Town boundaries, most of the opportunities to maintain a block system have been achieved with a few exceptions. In the cases where this is not possible, the ordinances allow for cul-de-sacs to be constructed under strict guidelines. The Town does encourage property owners to work with each other and the Town to provide opportunities to continue the block system.

Rex said he worked with the Parkinson's to see if there was a possibility of maintaining the block system. Doing this would require property owned by other people to give up some of their property. The town doesn't have of eminent domain to take private property. The Town has a provision to allow for cul-de-sacs. The ordinance requirements are pretty stringent on this point. The Parkinson's met the street ordinances as far as the PC could see.

*#7-To get to 100 S. to this subdivision has too many turns.*

Reply: The PC encourages property owners to develop their property in the most efficient manner possible. In this situation, the PC doesn't believe the layout creates any undue burden in navigating to residences.

*8#-This developer should pay to build the section of road between 100 S. and 200 N. at 6700 E.*

Reply: The Town cannot force an individual to pay for developments not on their property in the subdivision process.

The Town could choose to build this section of road itself, but in weighing the pros and cons of this option, the PC believes it would not be in the best interest of the Town to do so. There was opposition expressed from adjacent property owners about putting in this road.

*9#-I do not like cul-de-sacs.*

Reply: Current Town ordinances allow for cul-de-sacs to be built, if requirements are met. Rex stated that most of the opportunities for the block system have been exhausted. Presently this is the only alternative for this subdivision. If the town chose to, the ordinances could be changed to not allow cul-de-sacs in town and the PC could go through the process and eliminate them from the ordinances.

*#10-Cul-de-sacs make it difficult to plow.*

Reply: Cul-de-sacs are required to have an 80' diameter paved surface allowing for turnaround of snowplows and other large vehicles. There are other areas with no cul-de-sac, but have a dead end.

*#11-Several of the Planning Commission have conflicts of interest.*

Reply: Unless it is know what the specific conflict is, it cannot be addressed.

*#12-Because Preston Cox is in the LDS Huntsville 1<sup>st</sup> Ward Bishopric with Larel Parkinson this is a conflict of interest.*

Reply: Simple association of individuals in a different capacity does not necessarily create a conflict. By the small size of our Town, there are many levels of association amongst PC members and other residents. There may be an appearance of a conflict, and it is incumbent upon individuals on both sides of the table to disclose any situations that may appear to be a conflict and then it is up to the individual if they choose to recuse themselves. In order for there to be an actual conflict, one must be able to show that the interest of the individual is in direct conflict with the interests of the Town. In this case, the PC perceives no such conflict. It would be up to the accuser to be able to present credible evidence of such. The important thing per law is disclosure. Everyone on the PC is aware of this association and do not see it as a conflict of interest. Rex mentioned that there is a difference between an actual conflict and a perceived conflict. In order for there to be a direct conflict Preston would have an interest in the subdivision. It doesn't have to be financial gain.

*#13-Because Rex helped Larel Parkinson in developing his subdivision layout this is a conflict of interest.*

Reply: Much the same as the above answer. As Rex is also the Town Engineer, it is very much in the interest of the Town to have the Town Engineer help developers propose concepts that will meet the ordinances and intents of the Town's General Plan. Rex said he was helping Larel come up with ideas that would meet the ordinances. Rex said he didn't receive any financial benefit.

3-Discussion and/or action on Joe Farr's Minor Subdivision request: (See Attachment #2)

Joe Farr presented his subdivision plan. There is a small dot on the new lot which represents the perk test. The lot to the east was previously subdivided. The utility easement is also shown on the plat as requested. Joe is here tonight asking for final approval. Ron mentioned there is .35 acres to spare.

**Ron motioned that the PC has reviewed the changes to the Farr's subdivision and finds it consistent with what the PC has asked. The PC finds the subdivision to be in compliance with the ordinances.** CM Klein seconded. All votes aye. Motion passed.

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

4-Review of Zoning Map: (See Attachment #3)

The PC reviewed the zoning map and found a couple of corrections that need to be made. The Christie’s home should be R-1, American Legion should be C-1, and the Valley House should be R-1. The Park will be its own Park Zone. Ron will make the corrections on the zoning map and Gail will go to the County to make the corrections. **Ron motioned that he will update the map, coordinate it with Gail who will supply W.C. with the changes and produce a new zoning map.** Karen seconded. All votes aye. Motion passed.

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

5-Review of Title 15.13: (Flood Plain Ordinance)

Rex remarked that in order for property in town to be covered by National Flood Plain Insurance (NIP) the town needed to adopt an ordinance, which the Town did. There are only a couple properties in town that sits in a flood plain, Jack Davis’ and Clark Wangsgard’s. The rest of the town is out of the flood plain. Rex met with FEMA representatives from the State and they provided him with a lot of information. They reached out to the town because we were new to the FEMA program. Gail did all the paperwork to get the town qualified for the flood insurance. She did this because FEMA has grant opportunities which the town could apply for. FEMA grants are un-capped but require a 25% match.

6-Citizen Comments:

Ron reported that there was a Work Session held on Sept 21, with Weber County Animal Control and Sheriff Thompson. Ron drafted a letter that will be mailed out with the Town’s Newsletter. Doug Allen and Ron will put together a map for the Animal Control to use as a reference for where most of the complaints are coming from.

Dawson thanked Rex for preparing the response to the citizen concerns. Dawson said from a point of irony, 18 years ago the Town put a road in behind his house, despite his protests. Since then two homes have gone in.

It seems to him to be a haphazard application of the ordinances where some people get a road and others don't. Dawson expressed worries about a potential for bias, when a Town Engineer designs a subdivision and then approves it. Mike Engstrom disagreed; Rex is acting as the town's agent to insuring that anyone who wants a subdivision does it to the Towns' standards.

This is fairly typical for cities to have staff work with developers in the same way. Dawson said the crucial difference is that Rex is voting, and serving in dual roles. Ron said if Rex was getting paid this would be more of an issue. Dawson brought this up as a point of consideration.

Rex said he doesn't like subdivisions and growth but it should be done correctly. Ron agreed that it is easier to approve subdivisions on the other side of town. Rex encouraged Larel to talk to his neighbors about putting in a road; if they all develop separately things become a mess. If multiple owners work together a better plan can be created.

Dawson's last comment was to ask if the town wants to go with cul-de-sacs in the future. Dawson stated he appreciates the PC discussing this. There are still a couple areas in town that could be subdivided; Steve Johnson and Jack Davis have been trying for years about subdividing their properties. The Town is running out of areas where there could be more than one or two lot subdivisions. The Town has moved away from the alley system on the newer developments. Ron stated that Dawson could petition the TC to review the cul-de-sac ordinance.

7-Approval of PC minutes for meeting held August 31<sup>st</sup>, 2017.

Rex motioned to approve the PC minutes for meeting held August 31<sup>st</sup>, 2017 as prepared. Ron seconded. All votes aye. Minutes were approved.

Set date for next PC meeting:

The next PC meeting will be held on October 26, 2017.

Rex motioned to adjourn. Karen seconded. All votes aye. Motion passed.

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

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Gail Ahlstrom, Clerk/Recorder

Approved on October 26, 2017