

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

MEETING DATE: June 28, 2019
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 2:00 P.M.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Excused
Liz Poulter	Planning Commissioner	Excused
Jeff Larsen	Planning Commissioner	Excused
Larel Parkinson	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Wendy McKay	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens: Dave Booth, Rex Harris, Barry Whitehead, Carl Greene (McNeil Engineering)

1 – Roll call: Chairman Doug Allen called the meeting to order.

2 –Update on the Dave Booth Property: Doug Allen invited Dave Booth to come forward and update the planning Commission on some of the plans for his property. He stated the owner of Sill’s has expressed an interest in building his restaurant which is now up at Red Rocks. The Sill’s owners are in the middle of building clientele and wants to wait a year before they decide. Dave expressed a desire to put in the first building for that subdivision this fall. The business building would for his own use which would have three offices in it to rent out.

Doug recounted the latest history on the subdivision. He stated the Town Council would like Dave to have a chance at developing. The rezone period has expired since the subdivision was approved. Doug wants to give the Dave enough time to develop. Doug stated there is a process to go through to rezone the parcels back to residential. Dave stated that more time would be beneficial.

TCM Wendy McKay entered. She stated she had been to Sill’s within the last couple of days and talked with the owner about this very situation. She stated the Town Council is interested in delaying the expiration on the commercial plans.

Doug stated they have seven buildings planned for the development and he stated the plans haven’t really changed, but he thought they would only have about five buildings now. Rex encouraged him to not hesitate to call as there are changes.

3 – Discussion and/or action on land use permit for Sonja Hartman Shupe shed. Beckki stated that Sonja has asked to be moved to the July agenda. Rex stated that they have requested to build

a garage that comes in a kit. There are some issues with side set-backs. They will pour a slab. Beckki will put this on the agenda for July.

4 – Discussion and/or action on land use permit for Barry Whitehead porch, parcel #240110005, 312 South 7400 East. Rex explained Barry is enclosing his porch. He is not extending his footprint. Rex explained that Barry needs a land use permit to do this so that he can go to the county and apply for a permit. Barry submitted the plans to the Planning Commission. **(See Attachment #1)** PCM Allen Endicott asked Rex if the reorientation of the front door changed his home to be non-conforming. Rex replied the footprint of the house was not changing. Rex stated the house is non-conforming, but because the home is not expanding its footprint. PCM Larel Parkinson motioned to approve the land use permit for Barry Whitehead. PCM Allen Endicott seconded the motion. All votes aye. Motion is approved.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Larel Parkinson Commissioner Allen Endicott
NAYS:	
ALTERNATE:	
EXCUSED:	Commissioner Sandy Hunter Commissioner Liz Poulter Commissioner Jeff Larsen

5 – Discussion and/or action on land use permit for Corp of the President/LDS church, replacing roofing system and seismic upgrades. Carl Green presenting. Carl explained the roof on the church has lived its life cycle and needs to be replaced. The Church has a policy that seismic upgrades be done at the same time. The building would look the same except for newer shingles and they are changing the Bell Tower. The Bell Tower is not seismically sound. They plan on taking down the masonry on the bell tower down to a safe height and then adding a metal structure. The church recognizes that the Bell Tower is important to the Town. They will preserve the bells, but the Tower will be safe. The reroofing will not change the pitch or the building. PCM Allen Endicott made a motion to approve the land use permit for the Corp of the President to replace the roof and the Bell Tower. PCM Larel Parkinson seconded the motion. All votes aye. Motion approved. **(See Attachment #2)**

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6 – Land Use Coordinator Update.

Rex Harris wanted to know if the Planning Commission would approve cement flatwork that would be installed in the front of his porch to make his home handicap accessible. Doug let Rex know that a land use permit would not be required for this project.

Rex updated the Planning Commission on an idea brought to him by Club Rec owners. Rex explained the owners want to add additional boat storage. Rex let the owners know that additional boat storage is not in the use table in a commercial zone. Rex explained that the Use Table was updated after the hotel was approved. The owners of Club Rec have another course of action that could be pursued. The ordinances allow for an overlay zone. He believes the owners will come to the Planning Commission to seek this option.

Jeff Larsen arrived at 7:55 p.m.

Doug asked about the update on the overlay zone for the hotel and the Hyde’s. Rex stated they have not made any progress toward the overlay zone for the hotel. TCM Wendy McKay stated that the property originally came in through conditional use. She was wondering if they approve an overlay zone, if that would apply to the whole property. Rex confirmed that the overlay zone would apply to the whole property.

The PC welcomed Allen Endicott as the newest commissioner. The Commission discussed the guidelines for alternates. Beckki states that there be dates assigned each commissioner so that we can conform to the ordinances. The alternate should come to each meeting so that they know what is happening. Today is Allen’s first day. Beckki will record that date.

14 – Motion to adjourn. **PCM Larel Parkinson made the motion to adjourn the meeting.** PCM Allen Endicott seconded the motion. All votes aye. **Meeting is adjourned at 8:10 p.m.**

Beckki Endicott, Recorder