

WORK SESSION – APRIL 15, 2020
JOINT SESSION WITH TOWN COUNCIL AND PLANNING COMMISSION

Minutes of the Huntsville Town Council Work Session held electronically by Zoom meeting at 7:00 PM regarding test of electronic meetings, zoning of lots with accessory buildings and previous work session with Club Rec on Specific Overlay Zone.

Attending: Mayor Jim Truett, Attorney Bill Morris, TCM Max Ferre', TCM Blake Bingham, TCM Richard Sorensen, PCM Liz Poulter, PCM Sandy Hunter, PCM Jeff Larsen, PCM Larel Parkinson, PCM Doug Allen

Mayor Truett started the meeting. Beckki reminded those in attendance this meeting is being recorded and will be a public meeting. Mayor Truett wanted to turn the time over to PC Chairman Doug Allen. Chairman Allen wanted to ask Bill Morris about the requirements of an R-2 zone.

Attorney Morris explained; normally, an R-2 zone will allow for a multi-family dwelling. Chairman Allen wanted to ask Attorney Morris if the Town could establish an R-2 zone that would allow residents to rezone their property for multi-family dwellings. He felt this would give the Town a better way to track the impact of utilities and rentals. Attorney Morris admonished the committees to be very careful because it is hard to enforce. Attorney Bill Morris stated that it might be a better idea to go in the direction of a Specific Overlay Zone or a subzone.

PC Doug Allen states accessory dwellings are not allowed. PCM Larsen stated the Use Table does prohibit accessory dwellings. TCM Blake Bingham stated he believes the Huntsville Town Code allows for accessory dwellings. Based on the ordinances, there is nothing prohibiting additional bedrooms, bathrooms or kitchens in accessory dwellings. TCM Blake Bingham clarified that the Use Table does prevent rentals, but not the construction of an accessory building with bedrooms, bathrooms and kitchens.

TCM Bingham recounted a public hearing at the Planning Commission level last year that reviewed the use of accessory dwellings in an R-1 zone. Public opinion at the Planning Commission hearing did not want to restrict the construction of kitchens and bathrooms in accessory buildings. The Planning Commission passed a version of the changes which included a restriction on the number or sinks and such for review at the Town Council Meeting. At the following Town Council Meeting, the TC voted to send the ordinance back to the Planning Commission for more review. Currently, the Huntsville Town code does not have restrictions on plumbing for bathrooms or kitchens in accessory buildings.

PC Chairman Allen is concerned about the water system and the pressure it puts on the septic tanks and drain field. TCM Blake Bingham stated going through the building permitting process would take care of these septic and drain field requirements. Chairman Allen expressed that residents rarely take out the correct permits and there has been a lot of confusion regarding septic. If Huntsville can draft a requirement in the ordinances for accessory dwellings, then they could more closely monitor the septic requirements.

PCM Sandy Hunter suggested that maybe the Planning Commission add conditions to use. For example, no rental with an accessory building or only being able to occupy the accessory building when the owner lived in the main home. TCM Blake Bingham suggested the code be more direct in what is allowed. TCM Max Ferre' agreed with Blake.

Chairman Allen stated enforcement of secondary dwelling units seems impossible. He would like to see the Town allow for the dwellings and then make sure that they are engineered properly.

Mayor Truett wanted to talk a little more about Club Reb and the additional boat storage. He stated the last Town Council Meeting a vote was called for to approve or disapprove the process but there wasn't any public input. The Town Council decided to table the vote and put together a work session with the immediate neighbors. The neighbors and Club Rec attended. Club Rec stated they wanted to build a boat storage. Mayor Truett stated that Club Rec rehearsed a history of the property. Club Rec stated that they would develop the property with any use that was allowed on the Allowable Use Table, but they would like to build additional boat storage that would be aesthetically pleasing. Currently the Use Table does not allow for boat storage. This is the reason they applied for the Specific Overlay Zone. Club Rec pointed out that a repair shop was an approved use. At the end of the meeting the neighbors felt like a boat storage would have more appeal to them over a repair shop. PCM Larel Parkinson, TCM Max Ferre' and TCM Blake Bingham all agreed that the neighbors were more agreeable to the boat storage at the end of the meeting.

Mayor Truett wanted to let the Planning Commission know that the vote to approve or disapprove the Specific Overlay Zone tomorrow night in the Town Council Meeting. He wanted the Planning Commission to know that the Town Council went through the effort of putting both the neighbors and Club Rec together to get to a different result than the Planning Commission.

Mayor Truett asked PC Chairman Doug Allen to comment on this. PC Doug Allen wanted the TC to know that it was the opinion of the Planning Commission that the criteria was not met. The Huntsville Code has five criteria for allowing a Specific Overlay Zone. The Planning Commission felt that Club Rec's concept didn't meet the conditions in the code. The Planning Commission understands that Town Council can override the Planning Commission recommendation.

TCM Ferre' explained one of the things that was a game changer from the work session with the neighbors was that a repair shop would run throughout the year. Active boat storage would impact the neighborhood 4 months of the year.

PCM Sandy Hunter stated she read the minutes from the work session and the TC Meeting. Sandy recommended the Overlay Zone Committee look at the size of the building as part of the agreement. Her calculations show current coverage would be 70%. Sandy lives near a boat storage and would recommend that Monday through Friday the boats be required to be put away at an earlier hour.

Meeting was adjourned at 8:24 p.m.

Beckki Endicott, Recorder