

WORK SESSION-APRIL 7, 2022

Minutes of the Huntsville Town Council Work Session, held at the Ogden Valley Library, 131 South 7400 East, Huntsville, Utah, 5 p.m. The work session was held to discuss proposed changes to the Planning Commission Ordinance and proposed amendments to the C1 zone.

Attending: Mayor Sorensen, TCM Bruce Ahlstrom, TCM Kevin Anderson, TCM Artie Powell, TCM Sandy Hunter, PCM Liz Poulter, PCM Allen Endicott, PCM Steve Songer, Shannon Smith – Clerk, Beckki Endicott – Clerk, John Janson, Bill Wangsgard, Brent Ahlstrom, Jeff Hyde

Mayor Sorensen started by welcoming all to the meeting. The purpose of this work session is to discuss the proposed changes to the Planning Commission, addition of Land Use Authority, and the Appeal Authority. (See Attachment #1)

TCM Sandy Hunter reviewed the proposed ordinance, stating that this new legislation brings our code more in line with Utah State Code. The Planning Commission still has 5 members but no alternate, and the term is two years instead of our current 5 years. The members are appointed by the mayor with the advice and consent of the Town Council. The chairman of the Planning Commission would be selected by the Planning Commission instead of the mayor.

TCM Artie Powell wanted to discuss the term length of two years. He recommends five years and states the effect is a more independent Planning Commission. If the term is two years, then the members of the PC could become more susceptible to the influence of Town Council. for appointment to the Town Council. TCM Hunter explained the term of two years is less of a time commitment for residents and could attract more residents to serve. It would also give people training for other positions in local government. PCM Endicott states the ordinance gives the opportunity to reappoint members of the Planning Commission. TCM Anderson wanted to discuss the idea that the Planning Commission as a check and a balance to the Town Council. He stated the Planning Commission and Town Council are not competing organizations. The Planning Commission has a role in the town government that is separate from the Town Council.

The Town Council also discussed what constitutes a quorum and removal of a Planning Commission member. They discussed 15.5.010.3 and concluded that a PC member could be reappointed following the conditions in 15.5.010.2. The TC agreed to use the same language from 15.5.020.2.

TCM Hunter wanted to discuss 15.5.010.7 regarding the Presiding Officer. It currently states that “each member shall rotate serving as chair for a period of one year commencing the first meeting of each year.” TCM Hunter and PCM Songer feel that experience as a chairperson is important. She suggested deleting the sentence.

TCM Anderson pointed to 15.5.101.6.a and c. He is concerned about the level of communication about actions that happen at the PC level. Many times, the TC are unaware of the actions taken at PC. He would like to propose that the petitioner have the right to request

to hear an action at the TC level if desired. Shannon Smith volunteered to email a short summary of the actions that are taken at Planning Commission. Currently, the PC is reviewing land use permits without any input from the TC. PCM Steve Songer pointed out that the PC doesn't have authority over many land use items. PCM Endicott pointed out that the appeal process is already written in the code. If the petitioner does not receive recommendation, they can go to the Planning Commission. TCM Powell is not concerned about the petitioners not receiving a recommendation, he is concerned about the TC checking on the PC for a recommendation that is not in line with the code.

TCM Anderson suggested further definition on what land use items the PC can decide and define further what a land use permit is. He is concerned with defining the scope of the land use authority and the land use permit. It was suggested the PC are only approving land use permits.

Beckki stated she would put this ordinance on the next TC agenda. She will give the item 15 minutes. She suggested the TC put together their individual comments and suggestions. They will finalize their draft of this ordinance and pass it on to the Planning Commission.

Mayor Sorensen introduced land planner, John Janson, to the Planning Commission and Town Council. TCM Andersen has known John from past associations. John Janson has accepted the invitation to talk to the committees about planning for the C-1 zone. He has put a presentation together for the committees to consider. **(See Attachment #2 and Attachment #3)**

John Janson introduced himself. He had the chance to visit Huntsville a couple of weeks ago. After some observation of the C-1 zone, he then took the existing commercial zone ordinance and added some details. Mr. Janson's observation is there is a consistent feel in the design elements in Huntsville. The Town needs a simple code. In the past he has provided choices for developers to follow and has included those choices in the proposed changes to the C-1 zone. John feels Huntsville needs to look at their sign code, parking, and conditional use code.

John Janson entertained questions about conditional use, development agreements, enforcement, and revising the commercial zone. He reviewed the process to go through the update of the commercial code.

Mayor Sorensen asked John Janson if he would be willing to expand the scope of this project to include conditional use. The Planning Commission and Town Council will forward input to John on the proposed changes, and he will work on incorporating this into the code.

TCM Sandy Hunter motioned to adjourn the work session. TCM Ahlstrom seconded the motion. All votes Aye. Meeting is adjourned.

Meeting adjourned at 6:55 p.m.



Beckki Endicott, Recorder

**HUNTSVILLE TOWN
ORDINANCE NO. _____**

LAND USE ADMINISTRATIVE AMENDMENTS

AN ORDINANCE OF HUNTSVILLE TOWN, REPEALING, RE-ENACTING AND AMENDING THE LAND USE AUTHORITY AND PLANNING COMMISSION ADMINISTRATIVE STRUCTURE; LAND USE DUTIES AND POWERS; LAND USE APPEALS; SEVERABILITY; AND EFFECTIVE DATE.

WHEREAS, Huntsville Town (hereafter "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the Town finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on _____, to take public comment on the proposed Ordinance, after which the Planning Commission gave its recommendation to _____ this Ordinance;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE, be it ordained by the Town Council of Huntsville Town as follows:

Section 1: **Repealer.** Section 15.3.4 of the *Huntsville Municipal Code* entitled "Planning Commission" is repealed. Chapter 15.5 of the *Huntsville Municipal Code* entitled "Appeal Authority" is repealed and re-enacted as Land Use Authorities and Appeals. Any other ordinance or portion of the *Huntsville Municipal Code* inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Administrative Actions. The *Huntsville Municipal Code* is amended to repeal all instances requiring administrative action, or non-legislative action, on a land use application by the Town Council, excepting subdivisions over ten (10) lots.

Section 3: Adoption. The following portions of the *Huntsville Municipal Code* are hereby adopted to read as follows:

15.5.010 Planning Commission.

1. Establishment. In accordance with Utah Code Annotated §10-9a-301, Town hereby establishes the Planning Commission subject to this Section.
2. Membership. The Planning Commission is composed of five (5) members who shall be residents, and registered voters, of the Town duly appointed by the Mayor, subject to the advice and consent of the Town Council.
3. Term. Each member of the Planning Commission shall serve a term of two (2) years. Terms may be staggered, and reappointed at the discretion of the Mayor. *copy language from #2*
4. Vacancy. Any vacancy in the Planning Commission is filled for a two (2) year term by appointment of the Mayor, subject to the advice and consent of the Town Council.
5. Removal. A member may be removed for missing sixty (60) percent of the meeting in a during a calendar year, or by majority vote of the Town Council. *at least 3 members*
6. Powers and Duties. The Planning Commission shall only exercise the powers and duties set forth in Utah Code §10-9a-302, and as follows:
 - a. Recommendation. Review and make a recommendation to the legislative body for:
 - i. A general plan and amendments to the general plan.
 - ii. Land use regulations, including:
 1. Ordinances regarding the subdivision of land.
 2. Amendments to existing land use regulations;
 - b. Decision. The Planning Commission shall hear and decide all land use permit applications, subject to review by the Town Council.
 - c. Review. The Mayor or any member of the Town Council may request to review a decision by the Planning Commission by filing a written request with the Town Clerk within ten (10) days of any decision. The Town Council by majority vote may amend, modify, approve, or deny a land use application under review by the Town Council.
7. Presiding Officer. The Planning Commission shall, at its first meeting each year, elect a Chair and Vice-chair from its membership. ~~Each member shall rotate serving as chair for a period of one year commencing the first meeting of each year.~~
8. Quorum. A quorum of the Planning Commission consists of three (3) members present at a public meeting. A decision of the Planning Commission based upon the majority vote of the quorum present and voting at a public meeting. Each member present at a meeting shall vote on an issue, yea or nay, except when a member declares a conflict of interest. A tie vote fails, or is deemed to be a negative recommendation, as the case may be.
9. Rules. The Planning Commission shall follow the Rules of Procedure and Order adopted by the Town Council.

10. Compensation. The Mayor may fix per diem and compensation as established by the Town Council.

15.5.020 Land Use Authority.

① Establishment: (get advice)

1. Appointment. In accordance with Utah Code §10-9a-302(1)(c), the Mayor, subject to the advice and consent of the Town Council may appoint an Administrative Hearing Officer as the Land Use Authority to review and approve routine and uncontested land use applications, including:

permits
applications
period

- a. Land Use Permits (including site plans). Define
- b. Conditional Use Permits.
- c. Subdivisions of three (3) lots or less in accordance with Utah Code §10-9a-605, notwithstanding a plat and compliance with Chapter 15.25 is required.
2. Qualification. The individual appointed should have qualified experience in land use as a professional surveyor, attorney, civil engineer, educator, or other land use related field.
3. Applicability. The Administrative Hearing Officer shall serve until removed by the Town Council or a successor is appointed. In the event that an Administrative Hearing Officer is not appointed, or in the event an application is contested, the Planning Commission is hereby designated as the Land Use Authority.
4. Standard. A land use decision is an administrative act and shall be made in accordance with Utah Code §10-9a-306.
5. Contested. A land use application is only deemed contested if an adversely affected party files a written contest with the Town Clerk on a complete land use application duly filed with the Town regarding a land use application under this Section prior to action by the Administrative Hearing Officer or within ten (10) days of decision by the Administrative Hearing Officer.
6. Compensation. The Mayor may fix per diem and compensation as established by the Town Council.

15.5.030 Appeal Authority.

- Present / Bruce

1. Establishment. In accordance with Utah Code §10-9a-701, the Mayor, subject to the advice and consent of the Town Council may appoint an Appeal Authority to hear and decide the appeal of any land use applications decided by the Planning Commission or Town Council.
2. Appointment. The Mayor shall appoint an individual, including alternates, as the Appeal Authority subject to the advice and consent of the Town Council.
3. Qualification. The individual appointed should have qualified experience in land use as a professional surveyor, attorney, civil engineer, educator, or other land use related field.
4. Compensation. The Mayor may fix per diem and compensation as established by the Town Council.
5. Authority. The Appeal Authority is quasi-judicial and serves as the final arbiter of issues involving the interpretation or application of the municipal code in the course of hearing and deciding all appeals, including:
- a. Appeals set forth in Utah Code 10-9a-701(1)(b).
- b. Variances in accordance with Utah Code §10-9a-702.

10. Compensation. The Mayor may fix per diem and compensation as established by the Town Council.

15.5.020 Land Use Authority.

1. Appointment. In accordance with Utah Code §10-9a-302(1)(c), the Mayor, subject to the advice and consent of the Town Council may appoint an Administrative Hearing Officer as the Land Use Authority to review and approve routine and uncontested land use applications, including:
 - a. Land Use Permits (including site plans).
 - b. Conditional Use Permits.
 - c. Subdivisions of three (3) lots or less in accordance with Utah Code §10-9a-605, notwithstanding a plat and compliance with Chapter 15.25 is required.
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15.5.030 Appeal Authority. *and Variances*

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4. Compensation. The Mayor may fix per diem and compensation as established by the Town Council.
5. Authority. The Appeal Authority is quasi-judicial and serves as the final arbiter of issues involving the interpretation or application of the municipal code in the course of hearing and deciding all appeals, including:
 - a. Appeals set forth in Utah Code 10-9a-701(1)(b).
 - b. Variances in accordance with Utah Code §10-9a-702.

- c. Appeals regarding geological hazards shall be administered in accordance with Utah Code §10-9a-703.
 - d. Any other appeal specified in the municipal code.
- 6. Time. In accordance with Utah Code §10-9a-704, a written appeal of any land use decision shall be filed with the Town Clerk within ten (10) calendar days of the decision issued by the land use authority. An applicant present at a meeting where a decision is made is presumed to have actual notice of the decision which shall be deemed as the commencement of the ten (10) calendar day appeal period.
- 7. Burden. In accordance with Utah Code §10-9a-705, the appellant has the burden of proving error.
- 8. Due Process. Due process is afforded in accordance with Utah Code §10-9a-706.
- 9. Scope. Subject to the scope set forth in Utah Code §10-9a-707, the standard of review for the appeal authority is as follows:
 - a. For factual matters, the Appeal Authority may review the matter de novo.
 - b. The Appeal Authority shall determine the correctness of a decision of the Land Use Authority in its interpretation and application.
 - c. An appeal may be made where a Land Use Authority has applied a land use regulation to a particular application, person, or parcel.
 - d. All other standards for making a shall be based upon the preponderance of the evidence.
 - e. The appealing party is limited in raising claims only to those claims that were initially raised at the time the decision was made upon the land use application.
- 10. Final Decision. The Appeal Authority shall issue a final decision in accordance with Utah Code §10-9a-708.
- 11. District Court. No person may challenge in district court any land use decision of the Town until that person has complied with Utah Code §10-9a-801, and otherwise exhausted all administrative remedies and in accordance with Utah Code §10-9a-701(2). The following limitations apply:
 - a. No adversely affected parties shall present a theory of relief in district court that was not first presented to the appeal authority.
 - b. Adversely affected parties are precluded from pursuing duplicate or successive appeals before the same or separate appeal authorities as a condition of the adversely affected party's duty to exhaust administrative remedies.
 - c. The Appeal Authority may provide that a matter be appealed directly to the district court.

15.8 COMMERCIAL ZONE C-1

15.8.1 Purpose

15.8.2 Use Regulations

15.8.3 Front Yard Regulations

15.8.4 Side Yard Regulations

15.8.5 Rear Yard Regulations

15.8.6 Height Regulations

15.8.7 Coverage Regulations

15.8.8 Architectural, Landscape and Screening Standards

15.8.9 Parking

15.8.1 Purpose The purpose of the C-1 zone is to designate regulations on areas to be used for commercial business purposes and to assure the retention of the character of the commercial district in the center of Huntsville.

15.8.2 Use Regulations All uses allowed in the Commercial Zone C-1 are designated either as permitted in Table 15.4-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8.3 Front Yard Regulations for single family homes same as for Residential Zone R-1 for dwellings. For non-residential buildings, ~~other buildings, none~~, except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten foot setback. On-street parking may encroach beyond the street-side property line by 4'.

15.8.4 Side Yard Regulations Same as for Residential Zone R-1 for dwellings. For other buildings none, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.5 Rear Yard Regulations Lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.6 Height Regulations²⁷ No pitched roof building or structure shall be erected to a height greater than two and one-half (2-1/2) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) in a Commercial (C-1) Zone, recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty feet (40), be no greater in area than 150 sq. ft. each and no greater in length than 20 feet each (e.g. bell tower, etc.)

There shall not be more than two unique structures per acre. Flat roof buildings shall not exceed 2 stories or 24' whichever is greater.

15.8.7 Coverage Regulations No building or structures or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

15.8.8 Architectural, Landscape and Screening Standards As permitted in the Huntsville Town Architectural, Landscape, Screening, Storm Water, and Waste Disposal Standards Title 15.20.3 and as required below:

General requirements for all buildings:

No HVAC located on a roof to be visible from the street.

Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.

Roof and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.

Metal roofs shall be painted or of a non-reflective nature.

Shingled roofs shall be composed of at least a 25 year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.

Fencing shall be three to four rail type fencing when visible from the street.

For pitched roofed buildings exterior walls to be composed of board and batten siding, but may contain stone or brick features for up to 25% of the front facade.

Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally

No stucco is allowed.

All buildings shall have at least one entrance that faces the street.

Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.

Buildings Design Options – choose a minimum of five architectural features from the following list:

Exterior historical red brick

Native Stone with board and batten siding – stone to cover at least 25% of the front facade

Exterior painted brick (earth tones including white)

Decorative Parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street

A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.

Windows covering at least 30% of the front first story face

Windows and/or doors with transom windows

Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows

Doors recessed at least 2' with angular entry walls

Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter

Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least 10 along the sides of the building may substitute for the gathering place.

Building façade variation – no more than 50' of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed

Timber structural accents to support eaves, second floor porches, or front entryways

15.8.9 Parking As permitted in the Huntsville Town Vehicle Parking and Loading Title, except that if parking on-street can not meet the standards required, such additional parking shall be located to the side or the rear of the building. Parking lots located to side shall be buffered with a three or four rail fence located 5' from the ROW and a xeriscaped landscaped area between the fence and the ROW that includes rock mulches, boulders, shrubs/plants and one medium sized tree planted for every 30' of parking lot frontage. Such areas shall employ water-wise drip irrigation systems. Shared driveways with adjacent properties are encouraged.

Sign Chapter amendments 15.21

A. Commercial Resort Zone CR-1 1.

Commercial Uses – same as 15.21.6.B, except:

a. Freestanding Signs.

Areas: No freestanding sign shall be larger than (50) square feet in total area nor taller than 12'.

2. Residential Uses – same as 15.21.6.C, plus

a. Rental units of less than eight (8) units. One (1) wall sign identifying the name of the owner and/or property, not to exceed six (6) square feet is permitted.

b. Rental units of eight (8) units or more. One (1) wall sign not to exceed ten (10) square feet in area is permitted.

c. Subdivision Sign. One (1) ground/monument not to exceed six (6) feet in height and ten (10) feet in width. The sign may be placed on a landscaped, mounted berm up to two (2) feet from grade.

B. Commercial Zone C-1

1. Commercial Uses (C-1 and CR-1)

a. Freestanding Signs.

Areas: No freestanding sign shall be larger than (50) square feet in total area.

Conditional Use chapter 15.4

15.41 The purpose of Conditional Uses is to allow a land use that, because of its unique characteristics or potential ~~impact~~ detrimental effects ~~on the Town~~ within the zone, surrounding neighbors, or on adjacent land uses, ~~may not be compatible in some areas or may be compatible~~ allowed only if certain conditions are required that mitigate or eliminate the identified detrimental effects impacts.

15.4.2 Conditional Use Permit A Conditional Use Permit shall be required for all ~~uses not specifically listed for a given zone~~

Use table

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

Add "Any use not listed is not allowed"

A landscape photograph showing a green grassy field in the foreground, a wire fence, and a large, white, wheel-like structure (possibly a water wheel or a large wheel for a machine) in the middle ground. The background features rolling hills under a clear blue sky. The text is overlaid on the image.

Commercial C-1 Design Standards

Plus a little Conditional Use Updating

John Janson

Intent – provide a series of design standards to assure the character of Huntsville is preserved

- My Scope
 - Review the C-1 zone
 - Consider where design standards could fit in
 - Look for consistencies you already have
 - Create a system that is easy to use and provides choices for developers/builders
- This led to a few other concerns
 - Conditional use chapter
 - PU/CU list
 - Signs
 - Parking locations

Current consistent features



- Board and Batten siding
- Windows
- Minimal signage
- Setback
- Awning with a metal roof
- 2.5 story
- Pitched roof

Current Consistent Features



- Gathering places
- Exposed posts to support awnings
- 3 and 4 rail fences

Current Consistent Features

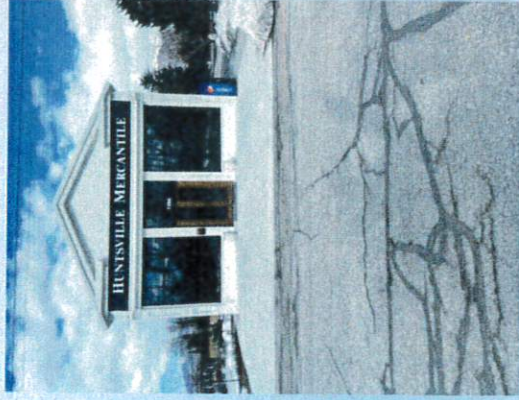
- 90 degree on-street parking
- Metal roofs
- Significant eaves
- Porches



Current Consistent Features



- Front display area
- Painted Brick
- Significant windows
- Wall sign (already allowed)
- Gathering place
- Rock art fountain



Current Consistent Features



- Historic brick
- Second story porches
- Metal roofs
- Metal awnings
- Flat roofs with parapet accents

Some Required items & Some Developer Choices

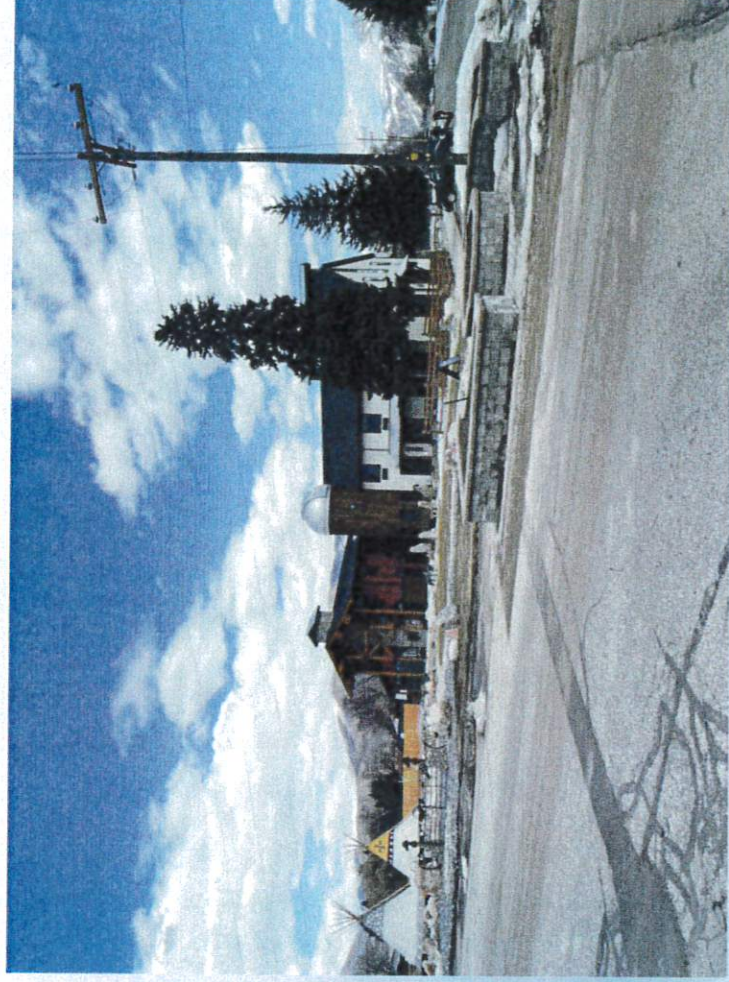
- **Required**

- No HVAC located on a roof to be visible from the street.
- Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.
- Roof and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.
- Metal roofs shall be painted or of a non-reflective nature.
- Shingled roofs shall be composed of at least a 25 year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.

Required continued

- Fencing shall be three to four rail type fencing when visible from the street.
- For pitched roofed buildings exterior walls to be composed of board and batten siding, but may contain stone or brick features for up to 25% of the front facade.
- Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally
- No stucco is allowed.
- All buildings shall have at least one entrance that faces the street.
- Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.

Are these the right features to require?
What missing?



Developer Choices – choose 5

- Exterior historical red brick
- Native Stone with board and batten siding – stone to cover at least 25% of the front facade
- Exterior painted brick (earth tones including white)
- Decorative Parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street
- A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.
- Windows covering at least 30% of the front first story face
- Windows and/or doors with transom windows
- Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows
- Doors recessed at least 2' with angular entry walls

Developer Choices – choose 5

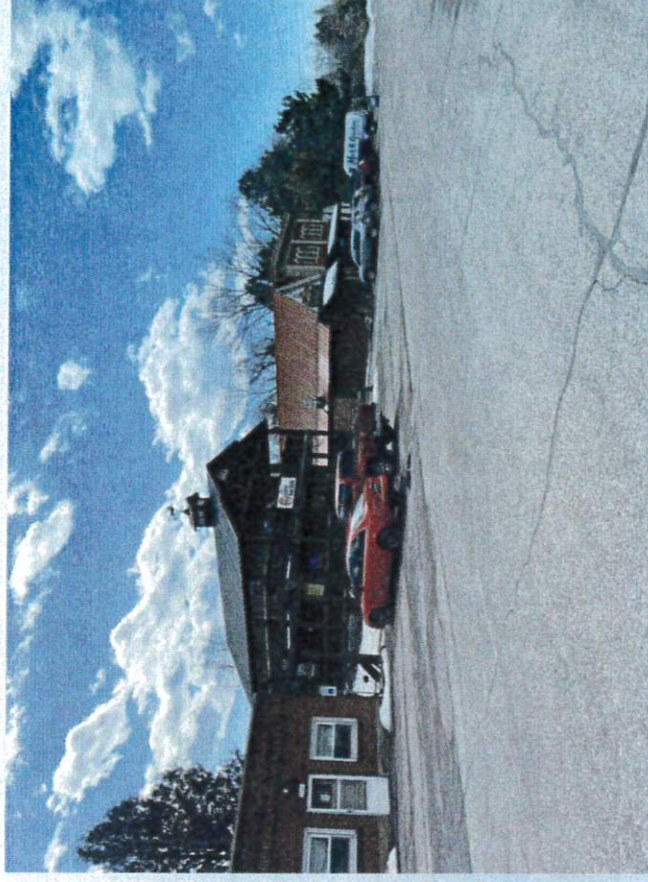
- Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter
- Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least 10 along the sides of the building may substitute for the gathering place.
- Building façade variation – no more than 50' of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed
- Timber structural accents to support eaves, second floor porches, or front entryways

Are these good options to add?
Should some of these be required?



Other items that might help prevent inconsistent character development

- Flexible ten foot setbacks
- Parking lot locations to the side or rear – buffering if to the side
- Clarifying height by roof type (2 story for flat, 2.5 for pitched)
- Signs – keep freestanding (pole) signs in the CR-1, but not in the C-1 – define heights and max sizes. Added projecting signs as an option



Conditional Uses

- State Law changed about 15 years ago
 - No longer discretionary
 - Assumed if it is listed in the zone, it fits in the zone – maybe needs a few conditions
 - Not a locational decision – fits anywhere in the zone where it is allowed
 - Conditional uses shall be approved but may need mitigation of their detrimental effects
 - What does the word “mitigate” mean?
- Added the phrase – if the use is not listed it is not allowed to the Use Table
 - Dropped the “if not listed, it becomes a conditional use”
 - What is the problem with the way it is currently written in your ordinance?
- Updated the opening paragraph
- Implies a review of your PUs and CUs