

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

MEETING DATE: January 27th, 2022
PLACE: Electronic Zoom Meeting with anchor location at Town Hall
 7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Liz Poulter	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Susan Feree	Planning Commissioner-Alt	Present
Sandy Hunter	PC/TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Artie Powell, Todd Meyers Zoom: Jeff Larsen, Liz Poulter, Steve Songer, Ron Gault, Jared Anderson

1-Roll call: Chairman Allen welcomed all who are attending the meeting.

2-Approval of Minutes for Planning Commission Meeting for December 9th, 2021
(See Attachment #1)

PCM Larsen and Poulter had made electronic edits before the meeting. Adjustments reviewed by Shannon.

PCM Poulter motioned to approve the amended minutes from December 9th, 2021. PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

3-Discussion and/ or action on Land Use Permit for Dewsnap new home, 280 N. 6700 E., Parcel # 20-165-0005 (See Attachment #2)

Coverage was discussed per the 35% or less code requirement. The following numbers were given by Jed Dewsnap, 11,425 sq ft would be the total allowable coverage for their lot. Per their plan 9,605 sq ft is the total of all structures, including a future pool, that is not currently up for approval.

TC Hunter commented that a ¾ acre, as the Dewsnap's have, lot is equivalent to 32, 670 sq ft. Height requirements check out.

PCM Poulter motioned to approve the Land Use permit for Dewsnap new home, 280 N. 6700 E., Parcel # 20-165-0005. PCM Allen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Steve Songer Commissioner Allen Endicott
NAYS:	

4- Discussion and/or action on Excavation & Grading Permit for CW Lands (Attachment #3)

Mr. Meyers present at the meeting to represent CW Lands. Mr. Meyers stated that similar to Weber County Code, Huntsville Town code allows the landowner to precede with development at their own risk after preliminary plot is approved as well as the improvement plans. Mr. Meyers stated that CW Lands submitted this permit request on December 9th, understanding that final plat is not yet approved. Mr. Meyers stated that CW Lands plans to move some dirt onto the property. Mr. Meyers stated that excavation will not begin until after their current project is finished.

Jared Anderson commented that he has had discussions on this matter with both Mr. Meyers and Town Attorney Bill Morris. Mr. Anderson corrected Mr. Meyers comment on the Huntsville Town Permit being similar to Weber County's. Excavation permits are more commonly required when a party needs to disturb a Town, City or County right of way. Mr. Anderson stated that the Huntsville Town Excavation Title could be re-worded to make a few things more inline with state code. Despite this issue it was the advice of Mr. Morris to move forward with the Huntsville code as is. Mr. Anderson went on to reference 17.8 (A) and (B).

Mr. Anderson commented that if over an acre of land is disturbed a UPDES permit is required by the State also an NOI needed with excavation.

Chirman Allen questioned how the process of Final Plat is coming with CW Lands. His concerns were also about road. Mr. Meyers stated that the per the development agreement the road will be built to Town standards but will remain private and owned and maintained by the HOA.

Mr. Anderson commented that he would suggest two stipulations of CW Lands,

- 1) If more than an acre is disturbed the State storm water permit or UPDES be obtained.
- 2) Per the delineation wetland report that was submitted the Town restrict disturbance to wetland areas.

Jared Anderson was under the impression that CW Lands has no intent at this time to disturb Town right of way.

Chairman Allen was concerned with getting the Planning Commissions stipulations relayed to the Town Council.

PCM Larsen questioned the status of the Army Corps of Engineers report. Mr. Anderson went over the procedure of the Army Corps. This is in process for CW Lands and needs to be submitted for final approval. Mr. Larsen asked whether the PC needed the Army Corps approval before they can approve the Excavation permit. Mr. Anderson clarifies that the Town is not the authority on wetland disturbance on private land. That the Army Corps is the authority on that matter.

Mr. Andersen commented that State Law 71-7-102, states that County's, Cities' and Town's can require an excavation Permit inside the Right of way. Mr. Anderson mentioned possibly asking the applicant to mark out areas where they will come close to the wetland so it was be clearly seen. Mr. Anderson states that this might not be something the Town can enforce but was can for.

PCM Endicott stated that his understanding was the CW Lands is excepting all responsibility for any actions that occur on this property in reference to this permit. Mr. Anderson concurs with this statement.

Shannon stated that she would be able to draft an email to forward on to the TC with the points Mr. Anderson suggested that reflects the PC's recommendations for this permit.

TCM Hunter asked Jared to further explain the stipulation he referred to about the CW Lands not disturbing the Wet Land areas. Mr. Anderson clarified it is not a requirement by Ordinance. But the PC does have the ability, with the map CW Lands has submitted with the wetlands, to ask them to stay away from said wetlands. He further stated that this should not be dependent on Army Corp Approval, it might be a few months before the status of that is known.

PCM Poulter questioned Town Code 17.7, referring to a rehabilitation plan. Mr. Anderson replied that this is not applicable as that code refers to areas in the Town's right of way. The Ordinance refers to 300 ft into the public right of way. PCM Poulter also mentioned the wetlands both on 100 S. and 500 S. that could be affected.

Mr. Meyers stated that the only encroachment on to the city is on 500 S. Beckki clarified that the Town did annex the area by 500 S., as to be contiguous with the fire station. Mr. Meyers stated the encroachment in that area will be for connection to the waterline. He did concede that yes, they would need to restore that area. Mr. Meyers stated that on the North end there will be an encroachment onto the UDOT right of way. And that has been approved by UDOT.

Mr. Meyers reviewed the wetland status and commented that there was additional delineation made to the original map. The permit CW Lands has into the Army Corps in considered a Nationwide permit. The goal is you don't disturb more than a 1/10th of an acre. The further explains the plans and where that disturbance will occur. MR. Meyers asked the PC for approval of this permit to be forwarded to the Town Council with the condition that the wetlands areas are not touched before the Nationwide Permit is approved. Mr. Meyers stated that he thought the 60 days would start when CW Lands submitted for the Permit on December 8th.

PCM Poulter questioned the planned UDOT round-about that is close to the property in discussion. CW Lands is aware of this situation.

Chairman Allen asked Shannon to review her notes on the stipulations Mr. Anderson mentioned, that will be passed onto the Town Council. Mr. Meyers commented to the State Storm water permit and said that this was a routine permit and their contractor will be responsible to obtaining that permit.

PCM Songer expressed concerns with CW Lands following through on their end. And how the Town can hold CW Lands responsible for the things the Town is requiring or asking of them. PCM Larsen stated he would recommend moving this forward, to recommend for approval, subject to the TC approval. He mentioned the sensitive lands Ordinance, 15.15.1, and the Army Corp approval.

Chairman Allen stated that he is comfortable making a recommendation for this permit in conjunction with notes from Shannon and Sandy.

PMC Endicott motioned to recommend approval of the excavation permit and grading permit for CW Lands to the Town Council, using notes from Shannon and Sandy as well as a review from Town Engineer, Jared Andersen. PCM Songer seconded the motion. Roll call vote. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

5-Discussion and/or action on Ordinance for flag lots (See Attachment #4)

Shannon presented a rough draft for this new ordinance. Definitions for a flag lot were discussed. PCM Songer suggested adding a diagram for reference and clarification. It was agreed that Shannon and Allen will refine the proposed Ordinance and represent next month. TCM Hunter suggested looking at 16.2 for placement.

PCM Endicott motions to table this discussion until next month. PCM Poulter Seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

6-Discussion and/or action on Planning Commission meeting dates for 2022.
(See Attachment #5)

The meeting schedule for 2022 was presented. The Commissioners had no issues with the new year's schedule.

7- Discussion on Noticing the updating of the General Plan

Ron Gault was present via Zoom, to discuss the General Plan Update. He presented a redlined version with his thoughts on adjustments/changes and will take any suggestions from the PC throughout this process. He will email this document for the PC to review. Mr. Gault reviewed some key points for revision. Chairman Allen thanked Ron for his work on this project.

8-Update on Town Hall sale and moving

TCM Hunter summarized the sale and moving details. The public meetings will be moved to the library, most likely starting the beginning of April. The library is willing to give the Town until 9:15 to 9:30pm to finish the monthly meetings. The Admin part of the office will be relocated to the Old Post Office, and all other items will be moved into storage.

10-Sandy's TC Updates

TCM Hunter gave some advice based on a training she recently attended about Powers and Duties. She reviewed important policy and procedures on a few different matters.

TCM Hunter commented on the Town Councils current project on Ordinance 15.3.4. This Ordinance will address details of the PC structure. She also commented on a proposed change to the Appeals authority.

11-Public Comment.

Artie Powell was present to discuss an issue regarding a Town alley near property owned by his family members, the Falls. Mr. Powell stated that the Fall's are interested in having the Town vacate this alley way as described. He was interested in being advised by the PC on how the landowners should proceed. Chairman Allen commented based on past history, it could be an option that the Town could sell the alleyway to the Fall's. TCM Hunter commented that in general Town alleyways need to be looked at more closely and discussed.

Beckki briefly described the procedure for selling Town property.

Mayor Sorenson was present to Thank the Planning Commission. He commented that one of his goals as Mayor is to unify the Town in particular the relationship between the Planning Commission and the Town Council. Mayor Sorenson encouraged open communication between the committees.

13-Motion to adjourn.

Chairman Allen made a motion to adjourn the meeting. No opposition.

Meeting is adjourned at 9:31p.m.



Shannon Smith, Clerk

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

MEETING DATE: December 9th, 2021
PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Liz Poulter	Planning Commissioner	Present
Sandy Hunter	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused
Allen Endicott	Planning Commissioner	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Ron Gault, Carsen Young

1-Roll call: Chairman Allen welcomed all who are attending the meeting.

2-Approval of Minutes for Planning Commission meeting, November 17th, 2021.
(See Attachment #1)

PCM Sandy Hunter motioned to approve the amended minutes from November 17th, 2021.
PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Allen Endicott
NAYS:	

3- Approval of Minutes for Planning Commission meeting, October 28th, 2021.
(See Attachment #2)

PCM Allen Endicott motioned to approve the minutes as presented from the Planning Commission meeting on October 28th, 2021. PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Allen Endicott
NAYS:	

4- Discussion and/or action for Land Use Permit amendment for Miranker new build, 295 N. 6800 E., Parcel#200200028 (See Attachment #3)

Chairman Allen commented on the amendment part of this item. PCM Hunter commented that the original Land Use Permit was approved February 25th, 2021. There was some changes and it us up for re-approval. Carson Young was present to represent the Miranker’s. He stated he was not involved in the original Land Use permit. PCM Hunter questioned what was currently on the lot, Carsen commented that there was an old barn foundation, but it has been cleared out.

The Garage will be separate from the house, but within the setbacks per the code. PCM Hunter also commented thar the home has been tilted a small amount. Carsen confirmed that was correct. PCM Poulter questioned the unpaved area behind the garage, and where the access was to that area. Carsen explained the driveway comes off 6800 East, and the driveway will give access to that area.

Chairman Allen stated that the setbacks look good. The height also meets the requirements. PCM Hunter reviewed that the new plan does meet all setbacks, PMC Songer concurred.

PCM Liz Poulter motioned to approve the amended Land Use Permit for Miranker new build, 295 N. 6800 E., Parcel #200200028. PCM Allen Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Allen Endicott
NAYS:	

5- Discussion and/or action on adding a Flag Lot Ordinance to Title 15, Huntsville Town Code.

Chairman Allen commented that the Planning commission needs to come up with verbiage for an Ordinance on Flag Lots. PCM Songer questioned whether the Town would like to allow flag lots with stipulations or completely forbid them. PCM Endicott commented on the research he had done regarding different municipalities and other Flag Lot policies. He made a point on stating that if the Town does not want Flag Lots it needs to plainly state as such. PCM Endicott also referenced the Prove Flag Lot Ordinance, Provo has strict requirements for allowing Flag Lots. He

commented that there are two ways the Town can go with this, allow flag lots with strict conditions or disallow them completely. PCM Endicott also mentioned that the Town might want to look at allowing Flag Lots in certain zones, like agriculture zones.

PCM Hunter stated that currently there is nothing in the Town Ordinance that prohibits flag lots. It has been recommended by the Town attorney, that if the Town does not want flag lots, they need to include that in the Town Code. This is the reason that the Sage development was allowed Flag Lots, there was nothing prohibiting flag lots in the Town Code at the time the development agreement was written.

Ron Gault stated that there are currently ways to get a flag lot despite the Ordinance's restriction. The issue of emergency crews being able to locate and safely access the property are a concern for Flag Lots. PCM Hunter stated that there needs to be a definition of flag lots written in the Ordinance. PCM Endicott also commented that there needs to be a discussion on where to put the new Ordinance.

Chairman Allen expressed concerns about the flag lots in the Sage development. PC Hunter commented that unless the code states something is prohibited then it can be considered. PC Members agree that the flag lot issue needs to be addressed in the code. Flag lots will be included on the January agenda for the Planning Commission. PCM Hunter suggested that the PC prohibit flag lots to start. Then take more time to evaluate whether they will be allowed in certain Zones, in the future. Chairman Allen agreed with this approach. PCM Endicott mentioned several other municipalities and the different ways they address flag lots.

PCM Songer spoke with caution about not allowing flag lots across the board. He was in favor of evaluating restrictions for flag lots and/or limiting the Zones where they would be allowed. Chairman Allen also expressed concerns about the access for emergency vehicles for flag lots. They can be harder to access and locate, he believed safety is an issue.

The placement of where this Ordinance should go was discussed. Also a definition of a flag lot should be included. It was agreed that PMC Endicott and Shannon will work on a draft to present next month.

PCM Hunter mentioned a few items in the code for the PC to put on a list to work on. A-3 Zone section, 15.10, the permitted uses section needs to be revamped. And it needs to have a reference to the Land Use Table. Also 15.11; Shoreline S-1 section. These items will be added by Shannon to the "Running PC Items List"

6-Public Comment. Ron Gault spoke about Updating the General Plan. This will be on the agenda in January and will be officially noticed. Ron will outline the General Plan with recommendations on there things can be added or adjusted then get feedback from the PC to move forward.

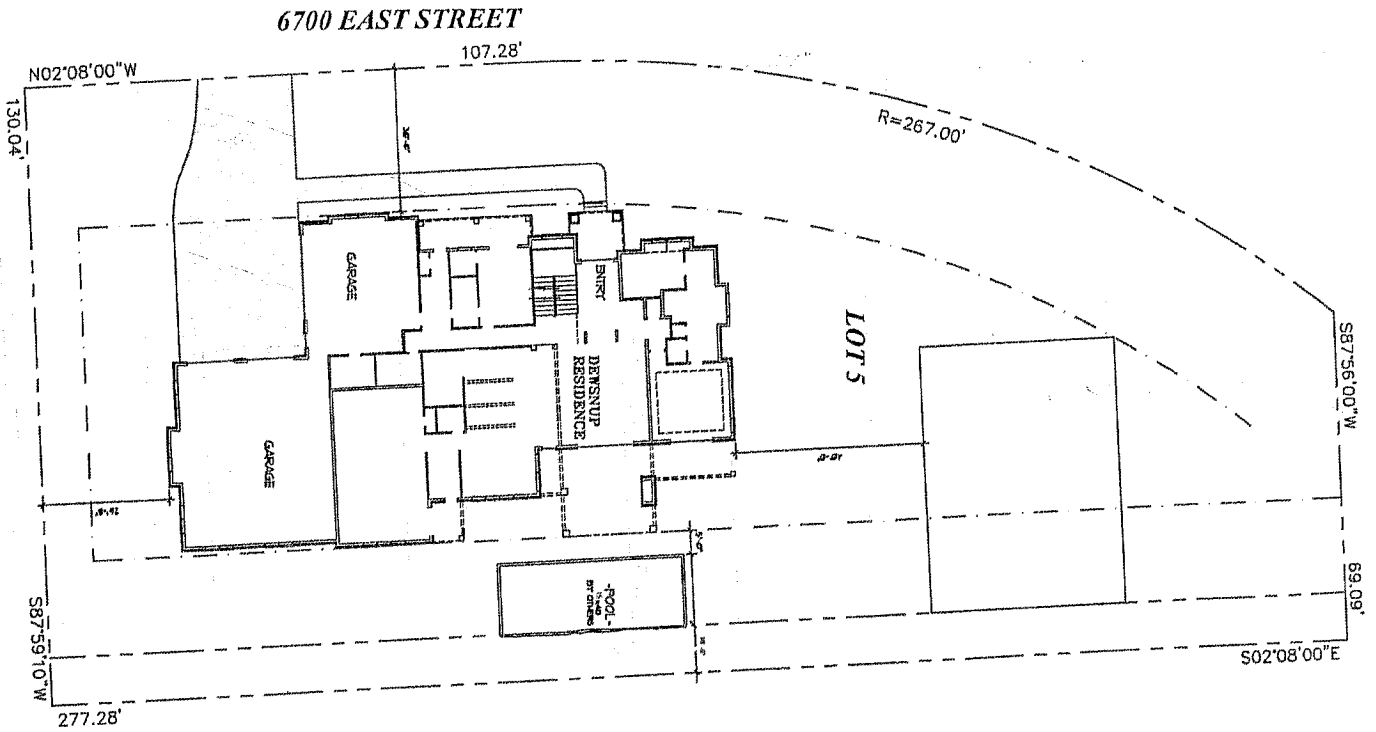
7-Chairman's Remarks. Chairman Allen moved to item 8 on Agenda

8-Motion to adjourn.

PCM Sandy Hunter made a motion to adjourn the meeting. PCM Steve Larson seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 8:08 p.m.

Shannon Smith, Clerk

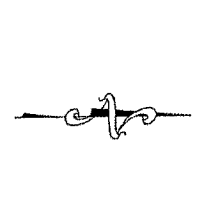


LINE LEGEND

---	LOT BOUNDARY
---	BUILDING FOOT
---	PROPOSED DRIVE
---	PROPOSED DRIVE

SITE PLAN GENERAL NOTES

- 1. THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE OWNER AND ARCHITECT FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO OTHER AGREEMENTS, CONTRACTS, SPECIFICATIONS, OR CONDITIONS SHALL BE USED IN CONNECTION WITH THIS PROJECT.
- 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND INFORMATION FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING AND CONSULTING SERVICES FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES FROM THE LOCAL GOVERNMENT AND AGENCIES.
- 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.



LOT #5
PARSONSON SUBDIVISION
280 NORTH 6700 EAST
HUNTSVILLE, UTAH

SITE PLAN

SCALE: 1" = 30'

SITE PLAN AND NOTES
DEWSNUP RESIDENCE
CUSTOM HOME PLAN
COPYRIGHT 2012 BY LANDFORMS DESIGN (801) 250-3740

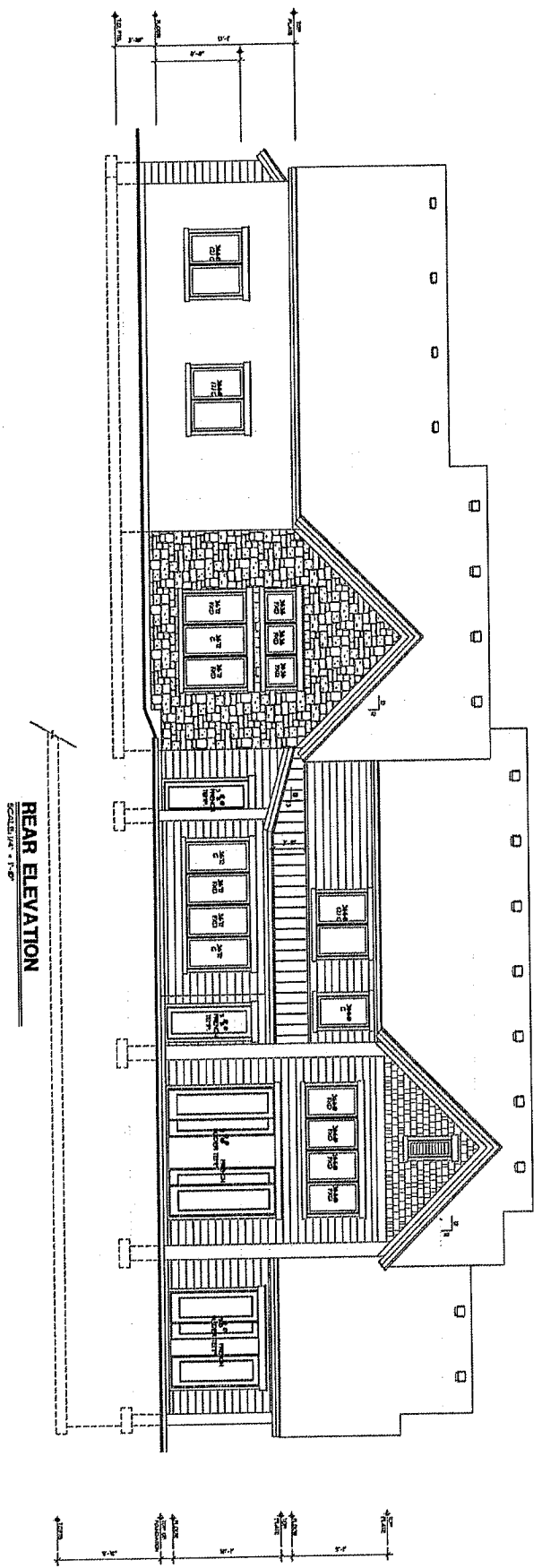
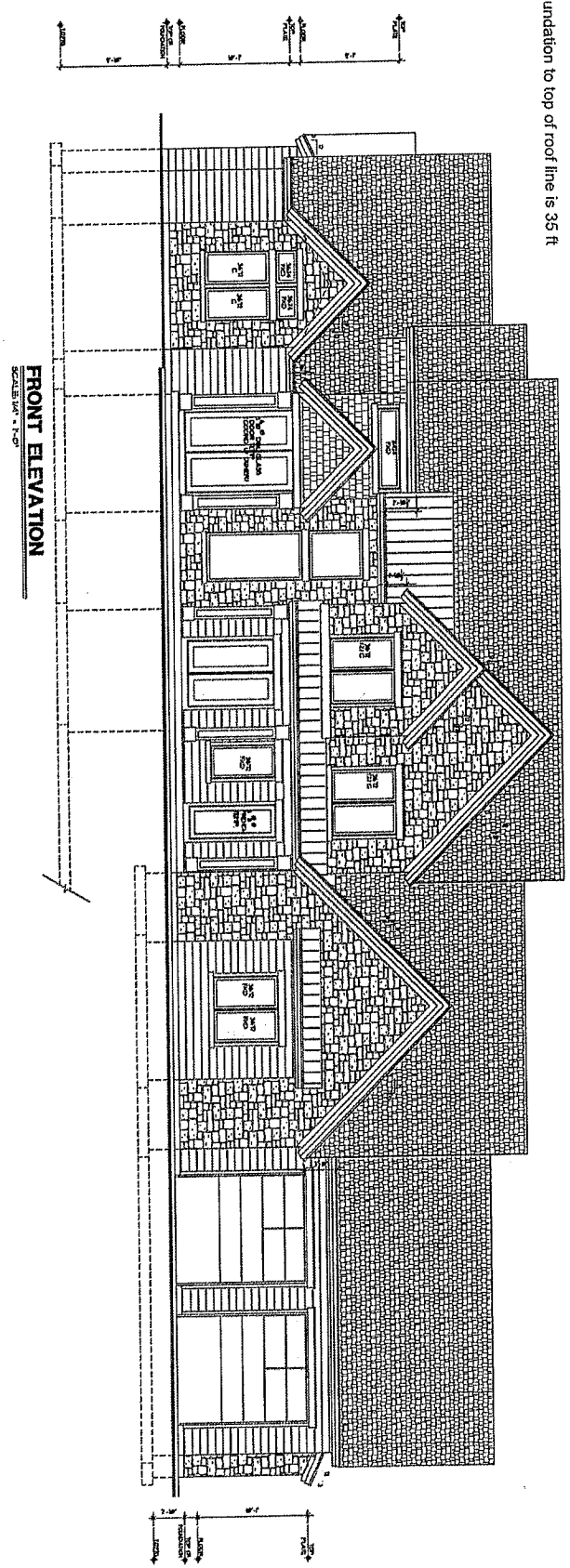


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30X42 SHEET
DATE: 11/17/22
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 30'

S1

top of foundation to top of roof line is 35 ft



A5
30X42 SHEET
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
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NO. 41
NO. 42

EXTERIOR ELEVATIONS
DEWSNUP RESIDENCE
CUSTOM HOME PLAN
COPYRIGHT 2011 BY LANDFORMS DESIGN (801) 298-3248

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NOTICE:
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ADDRESS: 238 NORTH 2100 EAST
CITY: HURTTVILLE, UTAH DATE: 01/11/22
PLEASE NOTIFY LANDFORMS DESIGN OF ANY CHANGES TO THE PLAN.

2 0220004



LAND USE PERMIT

Huntsville Town Building Inspection
7309 E. 200 S.
P.O. Box 267, Huntsville, UT 84317
(801) 745-3420

Tax ID # 20-165-0005

Address of Structure 280 N. 6700 E.

Name & Address of Owner/Owners Erin & Jed Dewsnup Farmington, UT 84105
64 W. Robyn Way

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/27/2022

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: _____

None

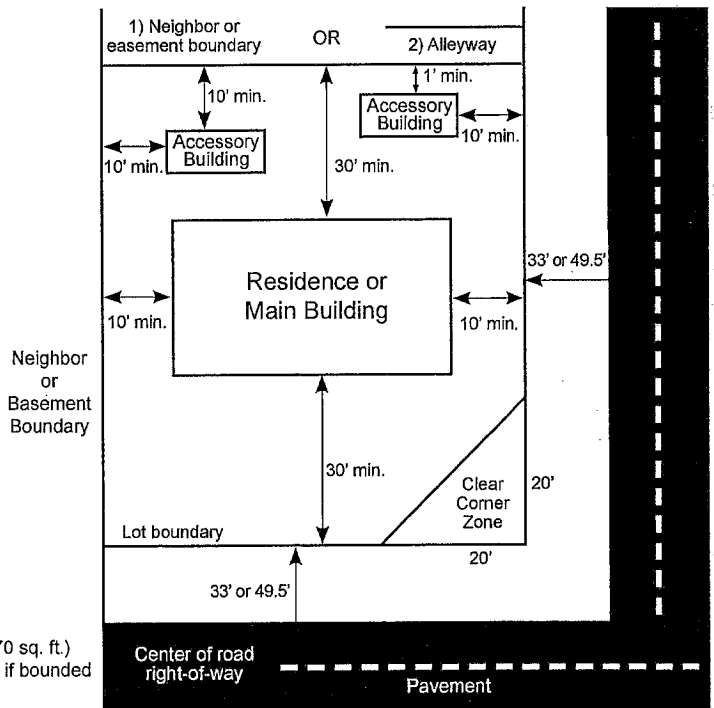
Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



HUNTSVILLE TOWN
APPLICATION FOR EXCAVATION PERMIT

APPLICANT ADDRESS 1222 LEGACY CROSSING BLVD #6
APPLICANT CONTACT TODD MEYERS FOR CW THE SAGE LLC
APPLICANT PHONE 801-520-4072 APPLICANT FAX _____
CONTRACTOR NAME _____
CONTRACTOR ADDRESS _____
CONTRACTOR PHONE _____
CONTRACTOR CONTACT _____
CONTRACTOR FAX _____
PROPERTY OWNERS NAME CW THE SAGE LLC
PROPERTY OWNERS PHONE 801-520-4072
JOB ADDRESS NEC OF HWY 39 + 500 SOUTH TO 100 SOUTH

DATE CONSTRUCTION TO BEGIN FEB 15TH, 2022
DATE TO BE COMPLETED JUNE 30TH, 2022
LENGTH OF EXCAVATION 500 SOUTH TO 100 SOUTH WIDTH OF EXCAVATION _____
DEPTH OF EXCAVATION PER UTILITY COMPANY SPEC TYPE OF LINE UTILITIES
METHOD OF INSTALLATION _____
PURPOSE OF EXCAVATION: UTILITY INSTALLATION AND GRADING FOR THE SAGE DEVELOPMENT.

NOTES:

SIGNATURE OF APPLICANT Todd Meyers
DATE 12/7/21

PERMIT APPROVED BY _____
DATE _____
PERMIT FEE 175.00 Peril # 00000105-22
PERMIT NUMBER _____

Beckki Endicott
Town Clerk
P.O. Box 267
Huntsville, Utah 84317

December 8, 2021

Beckki Endicott,

Please find attached an application for an excavation and grading permit. Town Code 15.25.1.7 B. permits grading and excavation following preliminary subdivision approval when in compliance with Title 17 Excavation.

B. Grading Limitation. No large-scale excavation, grading or re-grading, as determined by the Huntsville Town Planning Commission or the Huntsville Town Council shall take place on any land for which a preliminary subdivision plan has been submitted until such plan has been given preliminary approval by the Huntsville Town Planning Commission and then only in accordance with the Huntsville Town Excavation Title. Preliminary Plan approval is required for any subdivision that requires new road improvements or engineering plans.

Title 17 allows the Planning Commission up to 60 days to make a recommendation to the Town Council. I am asking that Planning Commission make their recommendation during their January meeting and then receive their final consideration at the following Town Council meeting.

17.8 Approval of Excavation and Rehabilitation Plans

A. The Huntsville Town Planning Commission shall consider the excavation and rehabilitation plans and all data and information pertaining thereto and shall have sixty (60) days in which to make a recommendation to the Huntsville Town Council.

B. The Huntsville Town Council may approve or disapprove the proposal. If approved, the Huntsville Town Council shall instruct an enforcement official to issue an "Excavation Permit" which shall state any conditions or limitations to be imposed. If disapproved, the Huntsville Town Council shall indicate its disapproval in writing to the applicant with reasons, therefore.

The construction plans for this application are the same as the improvement plans that were previously submitted for the Sage development but without the lot lines. We understand that approval of this permit is separate from the approval required to plat or subdivide the property. Furthermore, and in anticipation of approval by the Huntsville Town Council and issuance of the Excavation Permit, CW the Sage, LLC, desires and is willing to complete its excavation and related activities at-risk and fully acknowledges that receipt of the Excavation Permit is not a representation or warranty that the Huntsville Town Council will approve the final subdivision plat.

Thanks, you for your consideration of this application. Please contact me if you have any questions or need additional information.

Sincerely,



Todd Meyers
Project Manager



Colin Wright
Manager

Application Submittal:

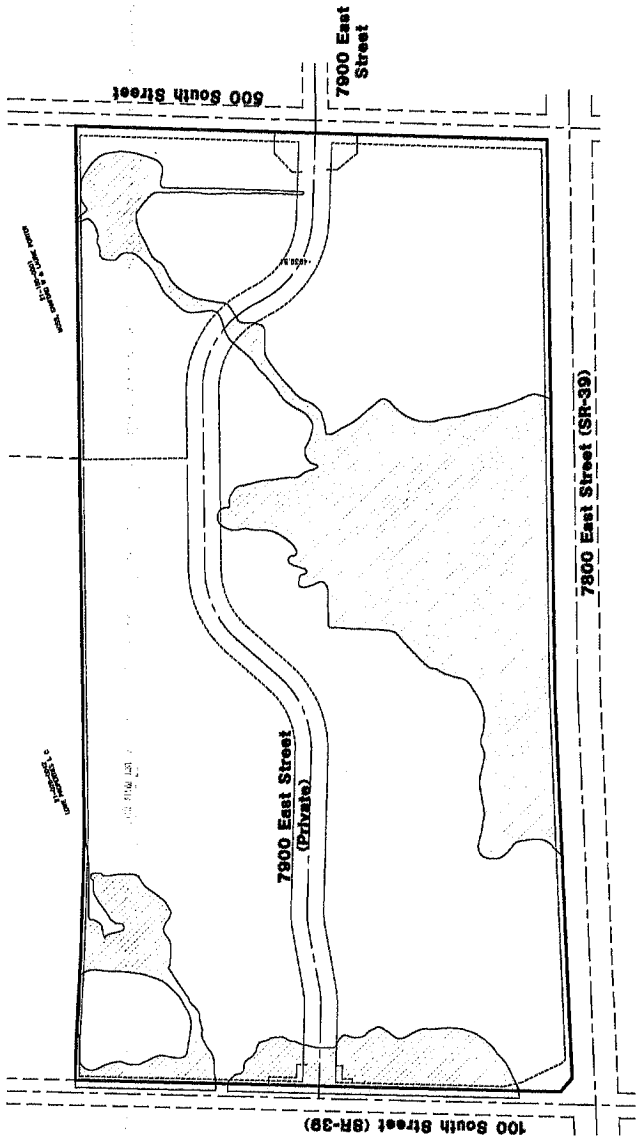
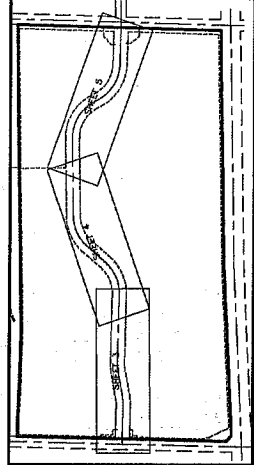
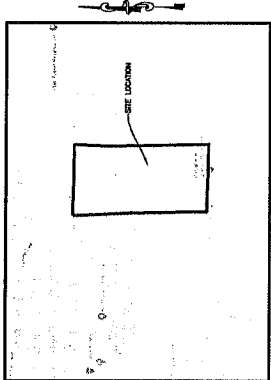
Application for excavation permit
Application fee \$75.00
Excavation and Grading Plans.



1. 12/07/21 OK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Sage Improvement Plans

HUNTSVILLE TOWN, WEBER COUNTY, UTAH
JULY 2021



Reeve & Associates, Inc.
2100 SOUTH MAIN STREET, SUITE 200
HUNTSVILLE, UTAH 84403
(435) 253-3300
WWW.REEVE-ASSOCIATES.COM

REVISIONS	DATE	DESCRIPTION

Sage
HUNTSVILLE TOWN, WEBER COUNTY, UTAH
Cover/Index Sheet

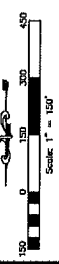


Project Info
Engineer: NATE REEVE, P.E.
Client: HUNTSVILLE TOWN
Design Date: JULY 2021
Name: SAGE
Number: 2021-01
1
Total Sheets

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDETERMINED UTILITY LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. ANY NECESSARY ADJUSTMENTS TO THE PLANS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY UTILITIES SHOWN, AND ANY OTHER UTILITIES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT SHOWN ON THESE PLANS.

Surveyor
Travor Hatch
Reeve & Associates, Inc.
2100 South Main Street, Suite 200
Huntsville, Utah 84403
PH: (801) 821-3100

Developer Contact
CW Laird - Colin Wright
322 West Legacy Crossing Blvd
Suite 600
Huntsville, Utah 84403
PH: (801) 721-8079



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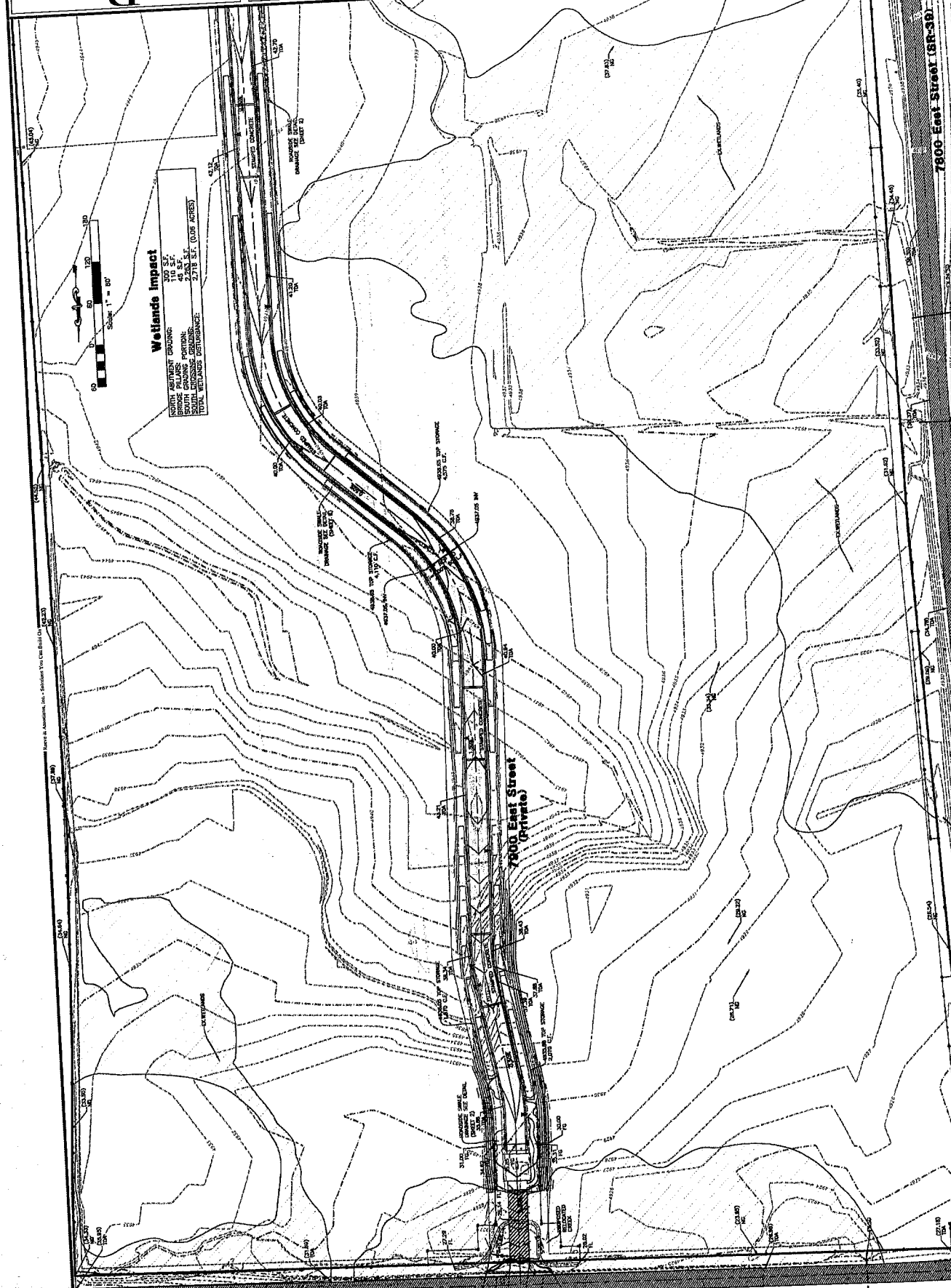


REVISIONS	DATE	DESCRIPTION

Sage
 GRADING & DRAINAGE PLAN
 HARTSVILLE TOWN, WEBER COUNTY, UTAH



Professional Engineer
 JAMES W. REEVE, D.E.
 Drawing: JWG/RSY
 Begin Date: MAY 2001
 Name: SAGE
 Number: 7566-51
6 Total Sheets



Wetlands Impact

WETLANDS IMPACT	300 S.F.
WETLANDS IMPACT	48 S.F.
WETLANDS IMPACT	2,718 S.F. (0.062 ACRES)
TOTAL WETLANDS IMPACT	3,066 S.F.

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15.2-7

**Huntsville Town
Ordinance 2021-12-09**

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, FLAG LOTS

RECITALS

- A. WHEREAS, Huntsville Town (hereafter "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS, Title _____ currently does not address flag lots
- D. WHEREAS, the proposed change to the ordinance specifies the desires of the Town on the subject of flag lots.
- E. WHEREAS, after publication of the required notice, the Planning Commission held it's public hearing on (DATE) to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on (DATE).
- F. WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on (DATE) and desires to act on this Ordinance;

DEFINATION

ORDINANCE

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

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The Huntsville Municipal Code is hereby amended to read as follows:

_____.____.____ (TITLE of placement)

A. Flag lots shall not be permitted in any Zone in Huntsville Town.

Votes	Ayes	Nays	Excused	Recused
Mayor Sorenson				
CM Andersen				
CM Hunter				
CM Powell				
CM Ahlstrom				

PASSED AND ADOPTED by the Town Council on this (Date)

Richard Sorenson, Mayor

ATTEST:

Beckki Endicott, Clerk

Recorded this (DATE)

Huntsville Town



Town Council & Planning Commission Monthly Meetings 2022

In accordance with Utah Code Section 52-4-202(2), notice is hereby given of the 2022 Meeting Schedule for Huntsville Town. The Town Council will meet on January 4, 2022 at 7:00 p.m., and will subsequently meet the first and third Thursday of each month thereafter at the same time. The Planning commission will meet on January 27th, at 7:00 p.m. and will subsequently meet the fourth Thursday of each month thereafter at the same time. Work sessions, special meetings, or emergency meetings may be held as needed in accordance with state law. A notice and agenda for each meeting will be posted prior to a meeting in accordance with state law. Some meetings may be cancelled. Meetings for January and February will be held at Town Hall, 7309 East 200 South, Huntsville, Utah 84317. Unless otherwise announced, all subsequent meetings will be held at the Ogden Valley Library, 131 South 7400 East, Huntsville, Utah, 84317. Zoom link available at Huntsvilletown.com. For special accommodations contact the city office at least 24-hours before any meeting. For questions, contact the Town Office at 801-745-3420. Published December 27, 2021.

Town Council	Planning Commission
January 4 th & 20 th	January 27 th
February 3 rd & 17 th	February 24 th
March 17 th	March 24 th
April 7 th & 21 st	April 28 th
May 5 th & 19 th	May 26 th
June 2 nd & 16 th	June 23 rd
July 21 st	July 28 th
August 4 th & 18 th	August 25 th
September 1 st & 15 th	September 22 nd
October 6 th & 20 th	October 27 th
November 3 rd & 17 th	November 16 th
December 1 st & 15 th	December 8 th

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk/recorder of Huntsville Town, hereby certify that foregoing agenda was duly published, or posted the following:

Dated this 29th day of December, 2021

Shannon Smith, Clerk

Town Hall
Post Office
huntsvilletown.com
pmn.utah.gov