

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

MEETING DATE: March 24th, 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
Suzane Ferre	Planning Commissioner-Alt	Present
Sandy Hunter	TC Liasion	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Arite Powell, The VanderToolen’s, Joleen Bass, Bill and Michaline Wangsgard, Carver’s

1–Roll call: Chairman Allen welcomed all who are attending the meeting. Chairman Allen commented on this being the last meeting in the Town Hall building.

2–Approval of Minutes for Planning Commission Meeting 2-24-22. (See Attachment #1)

PCM Endicott motioned to approve the amended minutes from February 24th, 2022. 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 on property expansion for Joleen Bass, 6704 E. 100 S., Parcel #240170030 (See Attachment #2)

Chairman Allen questions the location of the septic tank on the property in relation to the expansion. PCM Endicott questioned whether the new expansion would be connected to the existing home with a foundation. Joleen Bass stated that they were questioning whether that needed to be done. PMC Endicott stated that yes, they needed to be connected. Measurements from the property line were discussed.

4-Discussion and/or action on Land Use Permit renewal for Sandy Hunter, 7635 E 600 S. Parcel #240180040

TCM Hunter explained the clerical mistake, an incorrect expiration date on her Land Use permit. The paperwork she received showed the Land Use Permit being good for two years, when actually it is only one. TCM Hunter had submitted the same plans for her roof extension and replacement.

PMC Songer motioned to approve the renewal of the Land Use Permit renewal for Sandy Hunter, 7635 E 600 S. Parcel #240180040. 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:	

5-) Discussion and/or action on Land Use Permit Will VanderToolen New Home, 6722 E. 200 N., Parcel #201480002 (See Attachment #3)

Chairman Allen reviewed the setbacks. It was agreed all looked good.

PCM Poulter motioned to recommend for approval the Land Use Permit for Will VanderToolen New Home, 6722 E. 200 N., Parcel #201480002. PCM Songer 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 subdivision for Bill and Michaeline Wangsgard, 6870 E. 400 N., Parcel #200100041. (See Attachment #4)

Chairman Allen reviewed the history of this lot. PCM Songer questioned whether the access to this lot was a road or an alley. Michaeline Wangsgard commented that it is a private driveway that has a ROW. She also mentioned that years back there was talk of deeding this driveway to the

Town because of the snowplow situation. The Wangsgard's talked to the Town and gave permission for the plows to come all the way down the driveway and turn around by their garage. That was accepted by the town. Mrs. Wangsgard stated there was further discussion about the town taking the driveway, but due to issues with a neighbor nothing came of it.

The land they own was 2 lots at one time and due to property tax costs, the Wangsgard's consolidated the lots and now wish to subdivide.

PCM Larsen restated his concern about the definition of the area referred to as the driveway. As in order for the new lot to be considered buildable it needs to have the appropriate frontage on an official road or Town alleyway.

TCM Hunter cites some information from Memorandum for the Record presented for this discussion. Mrs. Wangsgard stated they talked about giving the ROW to the town as to avoid any future issues. The ROW parcel is 45 feet wide.

PCM Endicott pointed out that the subdivision application as submitted has no bearing on the ROW and frontage issue. It was discussed that TCM Hunter will bring this issue to the TC and then report back to the PC.

PCM Larsen motioned to recommend approval of the subdivision for Bill and Michaeline Wangsgard, 6870 E. 400 N., Parcel #200100041. PCM Endicott 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:	

7-Discussion and/or action on Land Use Permit for the Falls; moving "Cabin" from Parcel #240230018 to Parcel #240110048 (See Attachment #5)

Artie Powell was present to discuss on this agenda item on behalf of the Fall's. Artie stated the cabin will sit about 40 feet from the front and 35-40 feet from the side.

The issue of address was addressed, as with moving the cabin it will need to be assigned a new address.

The issue of how the cabin will be moved was brought up by PMC Larsen. Artie stated it would be moved across the alleyway. Beckki questioned if they plan on laying new foundation for the cabin and Artie said yes. Beckki clarified that before they can do that the Fall's will need a building

permit. Chairman Allen stated he would like it stated on the Land Use Permit that the Cabin will be moved through the alleyway.

PCM Larsen motioned to approve the Land Use Permit for the Falls; moving “Cabin” from Parcel #240230018 to Parcel #240110048. 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:	

8-Discussion on renovation for existing “Jackson house”, 7315 E. 300 S., Parcel #240110012 (See Attachment #6)

Artie Powell again spoke on behalf of the Falls for this agenda item. The address and the way the house is situated on the lot was brought up for discussion. The setbacks were brought into question by PCM Songer. Mr. Powell stated he believes the setbacks are within allowable range based on his measurements, but it has not been professionally surveyed. Measurements we discussed. Mr. Powell will bring this back to the PC when he has more accurate measurements from the property lines.

It was in the opinion of the PC and Mr. Powell that that address of the property needs to be changed due to changes in the access of the property and to comply with setback requirements.

The property address was discussed as being changed to 310 S. 7300 E. Mr. Powell will return to another PC meeting to have the Land Use Permit approved.

9-Discussion and/or action on Land use Permit for Bill & Luann Carver; demolition and new home build, 489 S. 7500 E., Parcel #240230017 (See Attachment #7)

Mr. Carver went over the specifications of his proposed home. They will be demolishing the existing building and building a new home. Setbacks were per code. The size of the lot was determined to be .72 of an acre. TCM Hunter read from Title 15, the code information for non-complying lots. After reviewing the code, it was decided by the PC, that the lot size was not an issue for building as long as the property owners comply with current code.

PCM Larsen motioned to approve the Land Use Permit for Bill & Luann Carver Demolition and new home build, 489 S. 7500 E., Parcel #240230017. PCM Endicott 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:	

Chairman Allen proposed a short recess.

10-Close regular meeting and open Public Hearing on Flag Lots (See Attachment #8)

Chairman Allen Closed regular meeting and to open Public Hearing on Flag Lots. No opposition.

Public Hearing on Flag Lots:

PCM Endicott questioned the public in attendance if there were any questions on the proposed Ordinance. There were no questions. PCM Endicott explained that the Planning commission is proposing this Flag Lot, to be approved by the Town Council.

Chairman Allen invited any comments from the public. Artie Powell questioned other types of “flag lots”. The PC was open to discussing other “flag lot” options if brought before them, as long as the lot meets current Ordinance. Emergency vehicle access is also an important deciding factor.

11- Close Public Hearing and re-open regular meeting

Chairman Allen closed Public Hearing and reopened regular PC meeting. No opposition.

The Flag Lot Ordinance will be passed onto the Town Council to review and modify as the Council sees fit.

PCM Endicott recommends Ordinance 2021-12-09, Flag Lots, be forwarded to the Town council for their consideration. PCM Poulter 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:	

12- Discussion and/or action on adjusting PC meeting start times

PC Discussed changing the start time of the PC meeting. It was decided to start next PC meeting (April) at 6:30 pm as to be out of the library by closing, no later than 9:00 pm.

PCM Endicott recommended the PC implement a timed and/or consent, agenda to speed up the meeting.

13-Public Comment. There were none.

14-Discussion on Annexation Proclamation Map as part of the GP

TCM Hunter discussed the Ogden Valley GEM Committees plan to incorporate the entire valley. The GEM committee questioned whether Huntsville Town would want to be part of the incorporation. The Town's opinion on that was that they prefer to leave things with the Town where they are, but the Town would be in support of the rest of the valley incorporating. Discussion led to the Town's potential annexation area. The TC was thinking of expanding its annexation Map further west of Highway 39, this gives the Town position to claim the area around where Snowbasin is planning on expanding.

15- Sandy TC Updates

TCM Hunter commented on the issue of out-of-town water culinary connections. The TC has decided to implement a moratorium on out-of-Town water connections for at least 6 months. This will give the Town the time it needs to access the connection fee and make adjustments as needed. Possibly raising the fee from \$20,000 to \$40,000. There will also be a deadline given for these letters promising out of Town connections to be turned in. The Town needs to access how many people have these letters so they can better plan for the Town's water moving forward.

TCM commented on the need for the PC to update the A3 Zone, and before the Sage development agreement is finalized.

At the intersection of 100 S and Hwy 39 a flock camera was installed courtesy of the Weber County Sheriff's Office.

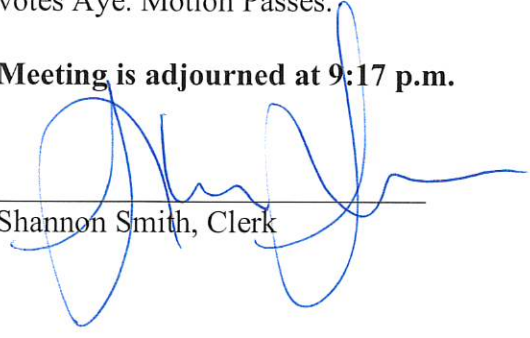
The town has two offers for both parcels across from the library. The money from this sale will go to building of the new Town Hall. TCM Hunter stated that the Town needs to make some decisions on what it would like to see in that area. Possible design style was discussed. There will also be some input from select citizens with some experience in Town planning.

TCM Hunter updated the PC that the court case regarding the ROW by the Wangsgard property is going to trial next week.

16-Motion to adjourn

PCM Poulter made a motion to adjourn the meeting. PCM Songer seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 9:17 p.m.



Shannon Smith, Clerk

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

MEETING DATE: February 24th, 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
Susane Ferre	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens in Attendance: Bill White, Zoom: Ron Gault, Chris and Ken Bair, Candace Ross

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

2-Approval of Minutes for Planning Commission Meeting 1-27-2022. (See Attachment #1)

PCM Larson motioned to approve the amended minutes from January 27th, 2022. PCM Songer 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 renewal for Ken & Chris Bair, 175 N. 6800 E., Parcel # 240170014 (See Attachment #2)

Bair site plan was reviewed. Setbacks were discussed. PCM Songer clarified that the connection between the new and existing structure will need to have a foundation and be part of the building.

PCM Poulter verified with the Bair's that the addition will not be used as a rental.

PCM Songer motioned to approve the renewal of the Land Use renewal for Ken & Chris Bair, 175 N. 6800 E., Parcel # 240170014. PCM Endicott 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:	

4-Discussion and/or action on Land Use Permit for Robinson: demolition of existing barn and guest house to be rebuilt in existing location, 7130 E. 200 S. Parcel # 240150009
(See attachment #3)

Candace is on via Zoom to speak on the owner's behalf. PCM Songer commented that a livable structure outside the primary residence is not allowed per Town code. Chairman Allen questioned whether there was existing plumbing and electrical in the "guest house" and Candace stated that there was. Chairman Allen commented that no one would be allowed to live in a structure as this. And Candace commented that no one would be living in it, but it would be for family to visit. Chairman Allen clarified that no human habitation would be allowed.

PCM Endicott questioned the floor in the buildings, it was stated by Candace it was slab on grade. Next question was if the existing foundations would be kept or removed, and it was stated that they would be removed.

PCM Songer stated that in his opinion there is no issue with rebuilding the barn, but the guest house poses concerns with the code. Chairman Allen questions the statute of limitations for a building that has been abandoned from use. TCM Hunter stated that the code says 1 yr., if a building has been abandoned for a year it is no longer allowed to be used as a dwelling if it is out of code. 15.17.7 was read by PCM Larson on this topic.

Chairman Allen agrees that Barn is not an issue but the "guest house" cannot be built with the intent or purpose to have people staying in it.

PCM Poulter questions the connection of the "guest house" to a septic system.

The Land Use permit was clarified by the PC and Candace, that they could approve for both, with the stipulation that the "guest house" is not to have human habitation. "Guest house" can be rebuilt and used for storage. Dimension's of the "guest house" were discussed. It was calculated the footprint was 214 sq. ft. It was stated by Candace that the information she received from the property owner that the "guest house" does have existing electrical and plumbing.

PMC Songer motioned to the Land Use Permit for Robinson: demolition of existing barn and guest house. Approval for the Barn to be rebuilt in existing location. Guest house can be rebuilt as an outbuilding with no plumbing or human habitation. 7130 E. 200 S. Parcel # 240150009. PCM Hunter 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:	

5-Discussion and/or action on Flag Lot Ordinance. (See Attachment #4)

PCM Songer presented two drawings of flag lots, one that he feels should be allowed and one that should not be allowed.

Placement if this addition was discussed as falling under 15.17.16, which was agreeable to the PC. TCM Hunter Specified that the definition will also need to be placed in the definition section, Title 0, of the Town code. Public Meeting on this topic to be scheduled with next regular PC meeting.

6-Discussion and/or action on Town alleyways.

Chairman Allen commented on his concerns on Town alleyways. Mr. White discussed legal issues in regard to fencing and property lines. TCM Hunter commented that residents that currently have personal property or fencing in Town alleyways will most likely need to all be sent a letter for a code violation.

PCM Songer is not in favor of neighbors having to report violations, but the Town should be proactive to enforce its Ordinances. PMC Endicott agrees the Town needs to uphold the Ordinances and follow through on enforcement.

7-Discussion and/or action on General Plan Updates

Ron has sent an updated draft of the GP he is currently working on. Ron feels a joint session to work on the GP will be beneficial at some point. Chairman Allen agrees that a joint session with TC will be needed before the GP goes to Public Hearing.

The subject of the Park and trees and power lines were discussed.

Ron commented that he plans to add wordage about alleyways in the GP, based on discussion during this meeting. Ron reviewed other items he would like to add or address in the GP.

8-Sandy's PC Updates

TCM Hunter addressed the CW Lands Permit that was up for discussion last month at the PC meeting. Some confusion came about in what CW Lands wanted to move forward with at this time. And the issue was tabled at the TC. A TC work session was scheduled to include Bill Morris and Jared Anderson as well as CW Lands to clarify the request. The excavation permit was changed to only moving dirt. Final Plat is expected to be ready in 2-3 months.

TCM Hunter commented that per Town Code the A-3 Zone is missing many of the requirements of R-1. In specific addressing roads and frontage.

TCM Hunter commented on the 2 lots across the street from the library that are owned by the Town, the Town has one of the lots for sale, but is considering selling both lots. If this was the case the Town would like to develop a master plan for those 2 lots. A joint work session is scheduled along with other members of the community to discuss this topic.

TC amended its meeting time to start at 6:30pm, starting in April when the meetings will be held at the library.

PC Ordinance change will also need a joint work session to finalize.

9-Public Comment. There were none.

10-Motion to adjourn.

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

Meeting is adjourned at about 8:49 p.m.

Shannon Smith, Clerk

Bass Property 6704 E. 100S.





Hunter Residence
 Parcel Replatment
 7635 East 600 South
 Huntsville, Utah
 Area: 82,527 Sq. Ft.
 39 Acres
 Scale: 1" = 16'

----- Property Line
 ----- Building Setbacks

Notes: All storm water runoff shall be kept on site during construction and not allowed to be discharged to any surface water.

Note: Surface water shall be diverted to a storm sewer, not create a hazard, and shall be contained so as to drain from the foundation into street with a minimum of 12 inches within the first 10 feet (4% slope).

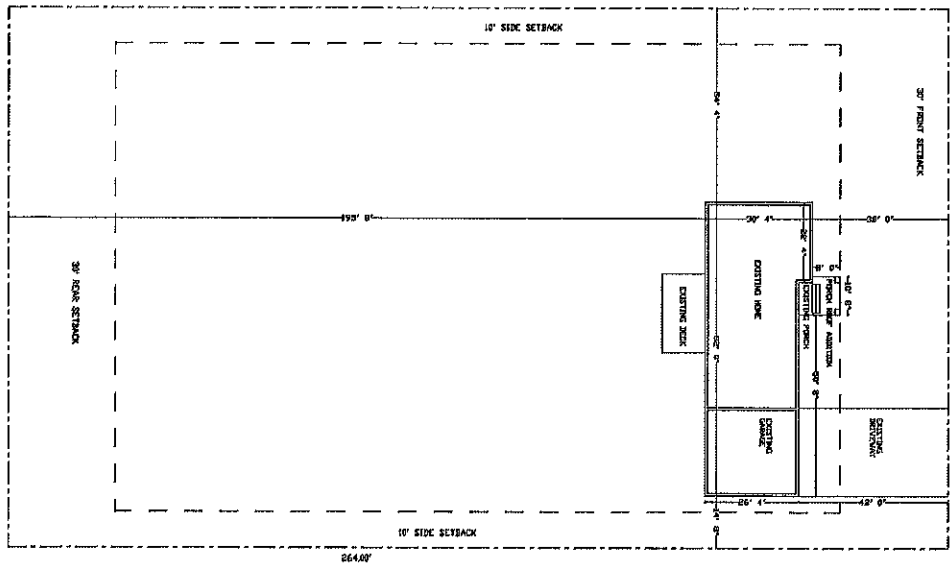
Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (2% slope) and be maintained to the top of the wall. A minimum slope of 1/4" per foot shall be maintained for the remainder of the foundation wall. Foundation walls must slope a minimum of 1/2" per foot away from walls.

Note: Storm, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

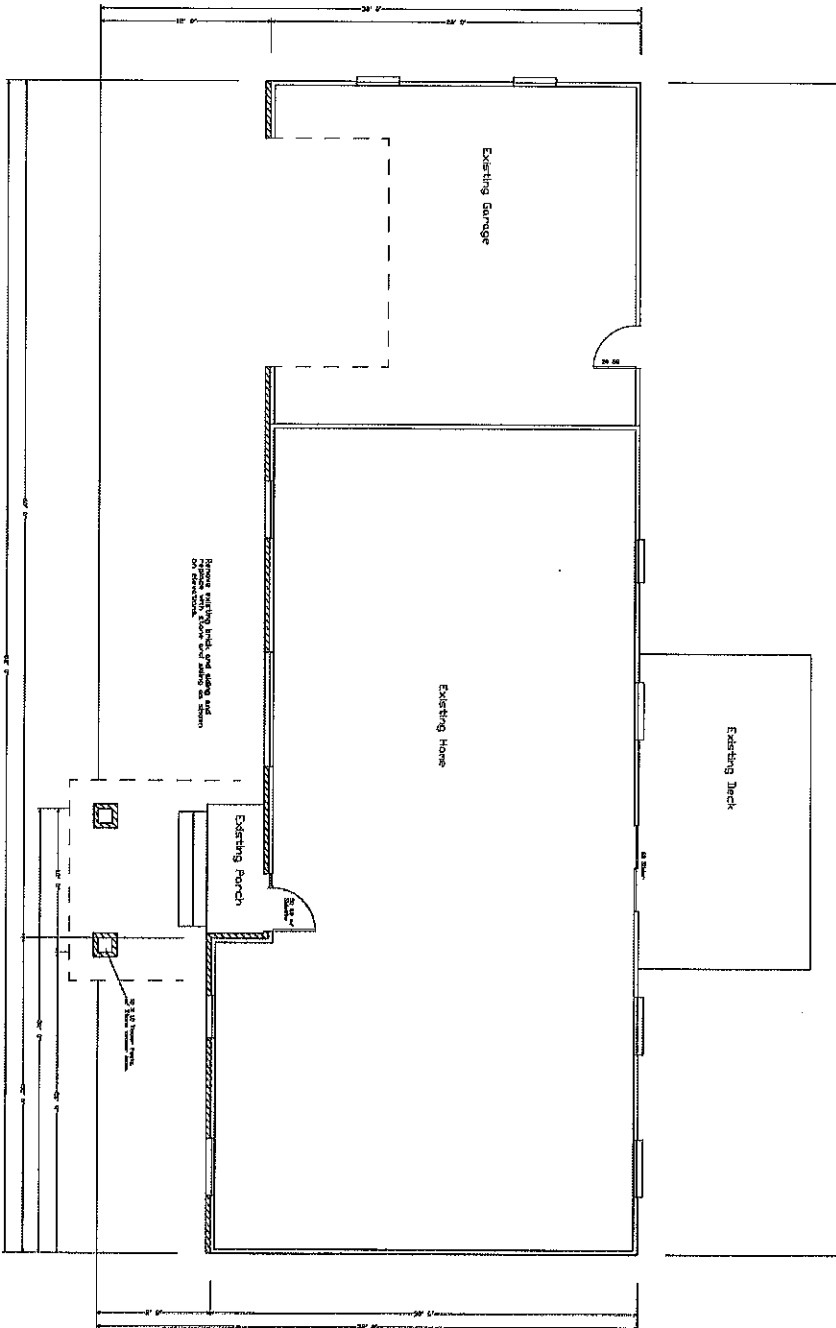
Note: Ground water for radon gas is to be tested and radon removed if any from that radon is to be installed and radon removed from site during construction.

Note: Storm or water may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall be done with radon gas test.

Note: A good concrete without arm must be provided at the site for all concrete, masonry, stone, or masonry work. Washout on the ground is prohibited.



<p>Creative Line L.L.C. Creative Line L.L.C. 8040 N. 1000 E. Suite 100 Provo, UT 84601 801-588-7941</p>	<p>HUNTER RESIDENCE ROOF ADDITION PLAN 7635 East 600 South Huntsville, Utah</p>	<p>General Contractor: Homeowner: Jerry & Sandy Hunter 801-791-0927</p>
SHEET NO. S101 DESCRIPTION: SITE PLAN SCALE: 1/8" = 1 FOOT		



Main Floor Plan

Creative
Line
LLC
Suzanne Lane
CreativeLine.com
801.588.1941

SHEET NO.
ADD.
DESCRIPTION
MAIN FLOOR PLAN

HUNTER RESIDENCE
ROOF ADDITION PLAN
7635 East 600 South
Huntsville, Utah

General Contractor:

Homeowner:
Jerry & Sandy Hunter
801 791-0927

FIRE

1. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall 8' or less.
2. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 8' or less than 12'.
3. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 12' or less than 16'.
4. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 16' or less than 20'.
5. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 20' or less than 24'.
6. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 24' or less than 28'.
7. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 28' or less than 32'.
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19. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 76' or less than 80'.
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21. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 84' or less than 88'.
22. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 88' or less than 92'.
23. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 92' or less than 96'.
24. Gypsum - 5/8" Type "X" gypsum board on metal stud framing, one on each side - wall over 96' or less than 100'.

EXCAVATION

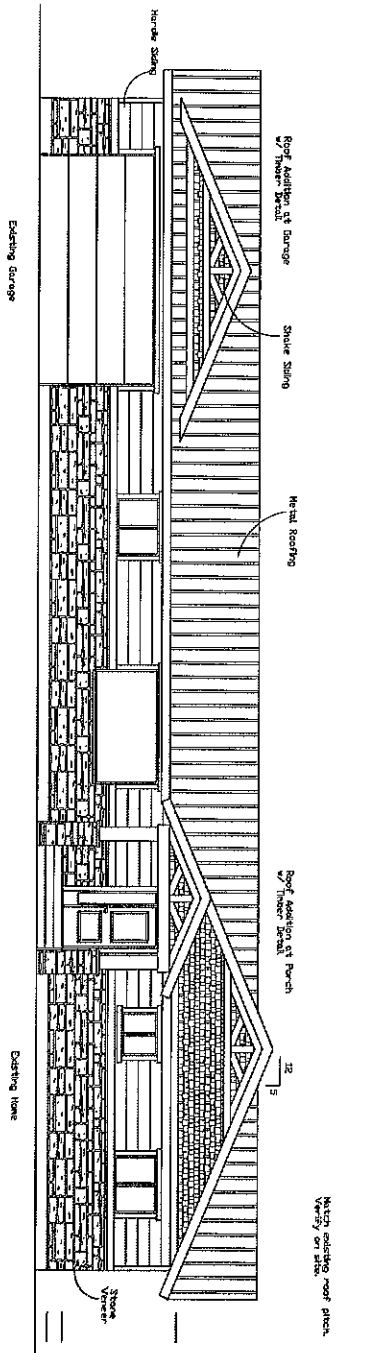
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FOUNDATIONS & CONCRETE

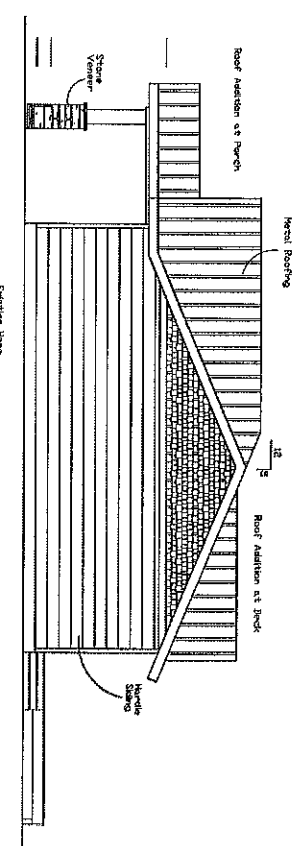
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FLASHING

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Front Elevation



Right Elevation

<p>General Contractor:</p> <p>Homeowner:</p> <p>Jerry & Sandy Hunter</p> <p>801 791-0927</p>	<p>HUNTER RESIDENCE</p> <p>ROOF ADDITION PLAN</p> <p>7635 East 600 South</p> <p>Huntsville, Utah</p>	<p>SHEET NOS.</p> <p>ADDN</p> <p>ROOF ADDITION</p> <p>EXTENSION</p> <p>Scale: 1/4" = 1 Foot</p> <p>CREATIVE LINE L.L.C.</p> <p>CREATIVEDRAWING.COM</p> <p>801 462-7641</p>
--	--	--

20210007



LAND USE PERMIT

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

Tax ID # 240180040

Address of Structure 7635 E 600 S

Name & Address of Owner/Owners Sandy Hunter & Jerry Hunter

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10/22/2020 3/24/2022

Set Backs Approved: Yes No

Renewal
X [Signature]

Any special stipulations and conditions of the Site Plan Review: N/A

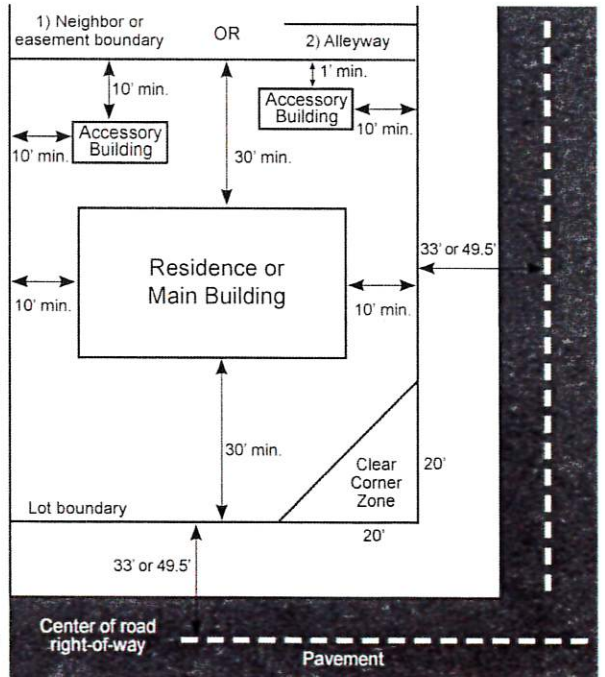
Donna M. [Signature]
Huntsville Planning Commission Chairman

Sandy Hite
Property Owner Signature

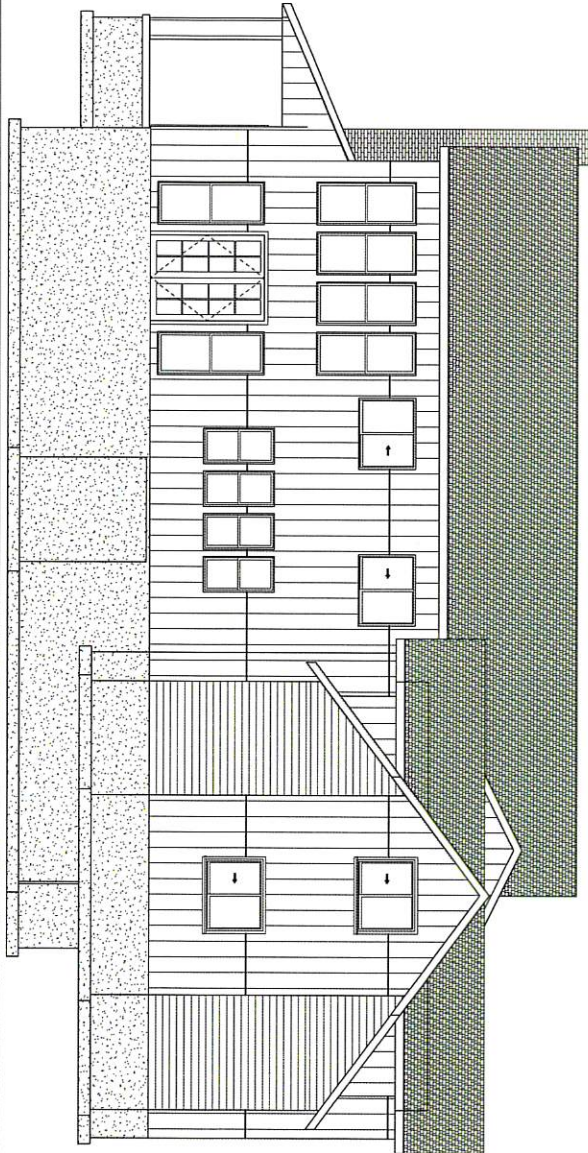
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit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



② Rear
1/4" = 1'-0"



① Front
1/4" = 1'-0"



Sheet A1
Elevations,
Front/Rear

Revisions

McReaken Engineering
Architectural Designers & Structural Engineers

Custom Residential & Stock Plans

2107 East 25 South, Layton, Utah // 801-305-5145

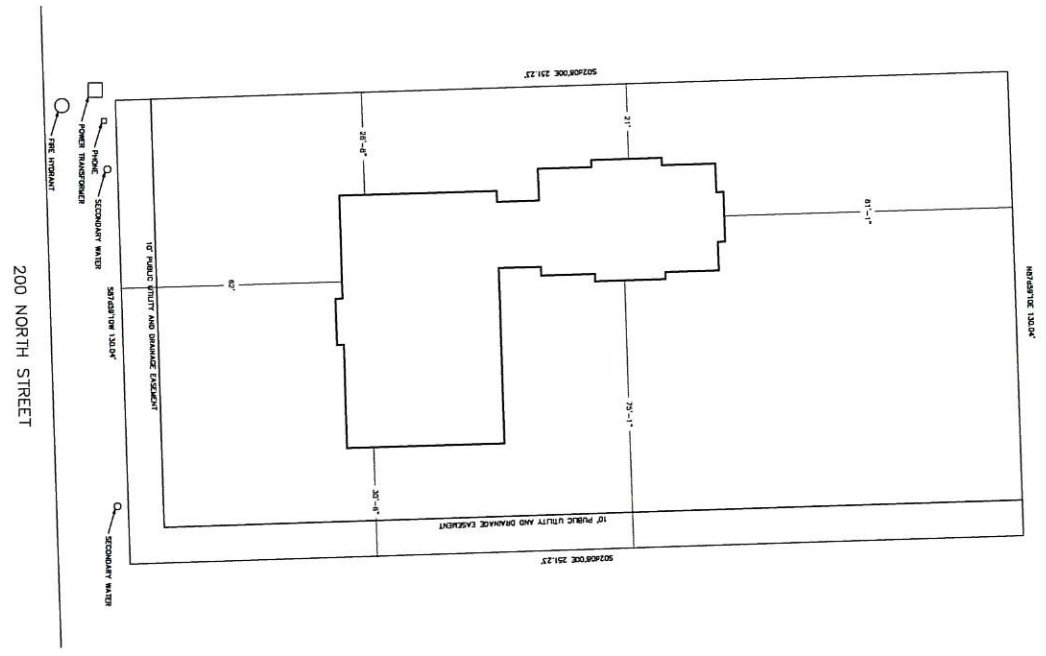


VanderToolen
Owner: Will & Emmy VanderToolen
Location: 6722 E 200 N
Huntsville, UT

Project Number: 202108-07
Issue Date: 11/25/2021

201480002

SITE PLAN - LOT 2, MOUNTAIN WATERS SUBDIVISION
 SCALE: 1/16" = 1'



SHEET
SITE

Revisions	

MCREAKEN ENGINEERING
 2107 East 25 South, Layton, Utah 84040
 801-309-5145 / J_MCREAKEN@YAHOO.COM

Valid only for the project being built on this site and not signed by engineer at any other location.

Client Information
 Name: Will & Emmy VanderToolen
 Project No.: 202108-07
 Address/Location: 6722 E 200 N
 Huntsville, UT
 Issued - 11/25/2021

VanderToolen

20220010



LAND USE PERMIT

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

Tax ID # 20 14 80002

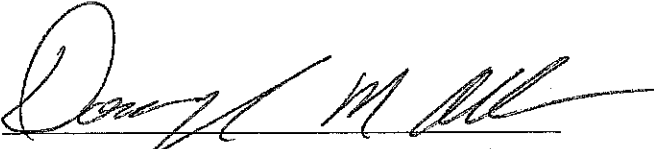
Address of Structure UT 22 E, 200 N.

Name & Address of Owner/Owners ~~Vander Tolens~~ Vander Tolten 1704 N. Woodw. w. Bannifield UT, 8408

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 3-24-2022

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: N/A

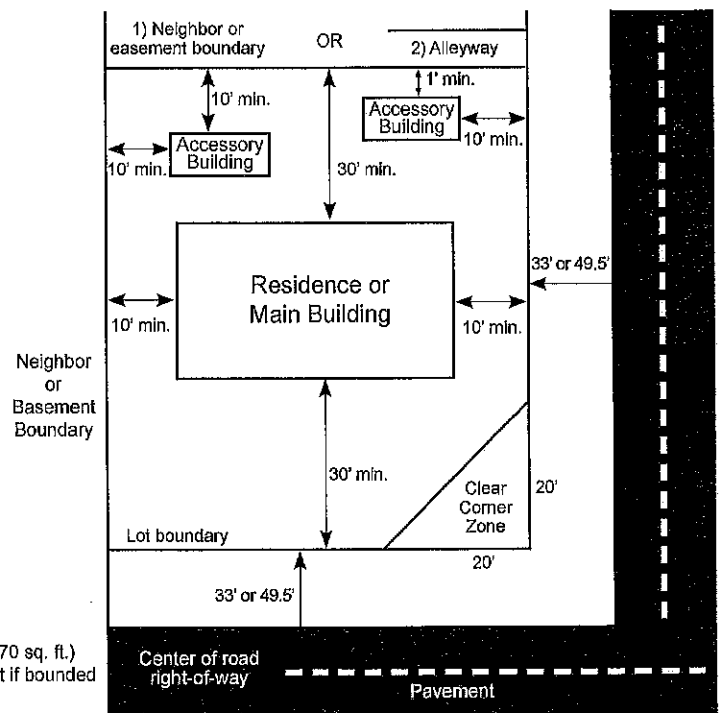

Huntsville Planning Commission Chairman


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



N 2°10' W 366.0'

S 2°10' E 321'

*This plat shows Barbara's
2 parcels now as one
20-010-0030*

JOHN A COX JR
& WF BARBARA

200100030

1.91 AC± TU 35

260'

VILLE

N 2°10' W 321'

WILLIAM H WANGSGARD
& w.f. MICHALINE A

200100040

38,333 SQ FT

239.26' TU 35

20.7'

154.27'

*32,670 sq ft
in 3/4 acre*

*200100041
6870 E.
400' N.*

SOUTH 284.26'

WILLIAM H
WANGSGARD
& MICHAELINE

200100031

41,382 SQ. FT.

*This plat shows Bill.
received parcel # 200100022
from barrel that included
the driveway. He divided
the driveway from a building
lot which received a new
parcel # 20-010-0040*

235.79'
390'

146.78'

25' R.O.W.

WILLIAM H WANGSGARD & w.f. MICHALINE A

200100022
17,424 SQ FT
389.04'

TU 35

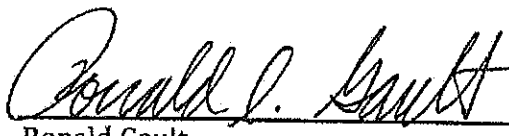
191.56'

TU 35

Memorandum for the Record

1. On July 30, 2015 the Huntsville Planning Commission reviewed the plats of their property with William and Michaeline Wangsgard (parcels 200100022 and 200100041).
2. William Wangsgard explained that in the pre-1970's his father Harold W. Wangsgard annexed approximately 4 acres located at the end of 6800 East into Huntsville Town. At that time, the portion of 6800 East ending at the property was a county road, there being country properties between the Wangsgard property and the Town boundaries. So the annexed property was an island, with Weber County property between the property and the Town boundaries belonging to the Harold W. Wangsgard ETAL Trust.
3. In the 1970's Jack and Barbara Cox (William's sister) built a house on the western-most quarter of the property, obtaining permission from Harold Wangsgard and the Town to access their house via 6800 East and crossing Harold's property. Jack and Barbara's house is now recorded as parcel 20-010-0043.
4. In the 1991 time frame, the 4 acres of property was divided into four lots, roughly equal in size, with the third from the west lot containing a 45-foot wide by 389-foot long rectangular piece along the southern portion of the three western-most lots (recorded as parcel 20-010-0022). Also in the 1991 time frame Bill and Michaeline Wangsgard obtained a building permit from the Town and built their house on the eastern-most lot (parcel 20-010-0031).
5. Later the Wangsgards acquired the third from the west lot, and a new parcel number was assigned to the main portion of the lot (20-010-0040) with the rectangular piece continuing with the same parcel number (20-010-0022). This parcel has served as a driveway and contains a 25-foot right-of-way (ROW) granted and recorded by the Wangsgards.
6. Also in the intervening years, the property between these four parcels and the Town boundary was annexed into Town and 6800 East was paved up to the SW corner of the properties. The Town's obligation for snow removal only extends to the end of 6800 East, but the Wangsgard's have allowed the snowplow to use the ROW and their driveway to turn around.
7. Preston Cox purchased parcel 20-010-0042 and built a house on the property in approximately 2010.

8. In 2008 the Wangsgard's platted the two properties (20-010-0031 and 20-010-0040) into one parcel for tax purposes. It received a new parcel number (20-010-0041).
9. The Wangsgard's are now contemplating re-dividing parcel 20-010-0041 into two Town compliant-sized lots (minimum .75 acre and 130 foot frontage) and selling the western most parcel for the building of a home.
10. The Planning Commission reviewed the above information with the Wangsgard's at their regularly schedule September 24, 2015 meeting and while they are not applying for a building permit at this time on the vacant lot that would exist after the boundary change, it was the consensus of the Planning Commission that a building permit would be acceptable since the re-platted lot was originally platted and allocated as a buildable lot. The Commission did point out to the Wangsgard's that this is a grandfathering recommendation under the current ordinances, and if these properties were being annexed into Town today, they would have to provide a Town road with road frontage on each lot.

 Oct 2, 2015

Ronald Gault
Chairman, Huntsville Town Planning Commission

0325

Huntsville Town

~~8288~~

Subdivision Application

Applicant Name: William & Michaeline Wangsgard

Applicant Mailing Address: 6870 E. 400 N., Huntsville, UT 84317

Email: maw279@gmail.com Phone: 801-814-2662

Brief Description of Proposed Subdivision: Our Parcel #20-010-0041 was originally Parcel #20-010-0031 (41,382 SQ. FT.) and Parcel #20-010-0040 (38,333 SQ. FT.). A few years ago, due to the cost of property tax, we turned those two parcels into one with the intention of separating them again so one of our children could build a home on Parcel #20-010-0040.

Applicant Signature: Michaeline Wangsgard Date: _____

Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision:

Parcel Number(s): # 20-010-0041

Parcel(s) Owner Name: William & Michaeline Wangsgard

Parcel(s) Owner Mailing Address: 6870 E. 400 N., Huntsville, UT 84317

Email: maw279@gmail.com Phone: 801-814-2662

Parcel Owner Signature: Michaeline Wangsgard Date: _____

Title (Authorized Agent): _____

The undersigned authorize this application for subdivision:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 3/24/2022 Fees Paid: _____

Beckki Endicott, Town Clerk

Huntsville Town Planning Commission – Subdivision Preliminary Plan

- Recommended for Approval Recommended for Conditional Approval
 Recommended for Rejection Deferred

Chair Signature: [Signature] Date: 3/24/22

Notes/Conditions: None

Huntsville Town Council – Subdivision Preliminary Plan

- Approved Conditional Approval
 Rejected Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST: _____ Date: _____
Beckki Endicott, Town Recorder

Huntsville Town Planning Commission – Final Plat

- Recommended for Approval Recommended for Conditional Approval
 Recommended for Rejection Deferred

Chair Signature: _____ Date: _____

Notes/Conditions: _____

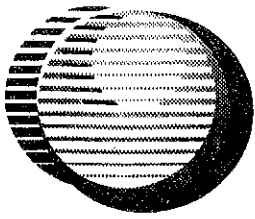
Huntsville Town Council – Final Plat

- Approved Conditional Approval
 Rejected Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST: _____ Date: _____
Beckki Endicott, Town Recorder



SOLAR DESIGN

CONSTRUCTION CORPORATION

5645 S. Commerce Dr. • Salt Lake City, UT 84107
(801) 266-9666 • (801) 266-9674 Fax
1-888-592-0045 Toll Free
www.fourseasonsutah.com

PC Meeting 3-24-22
Attachment # 6

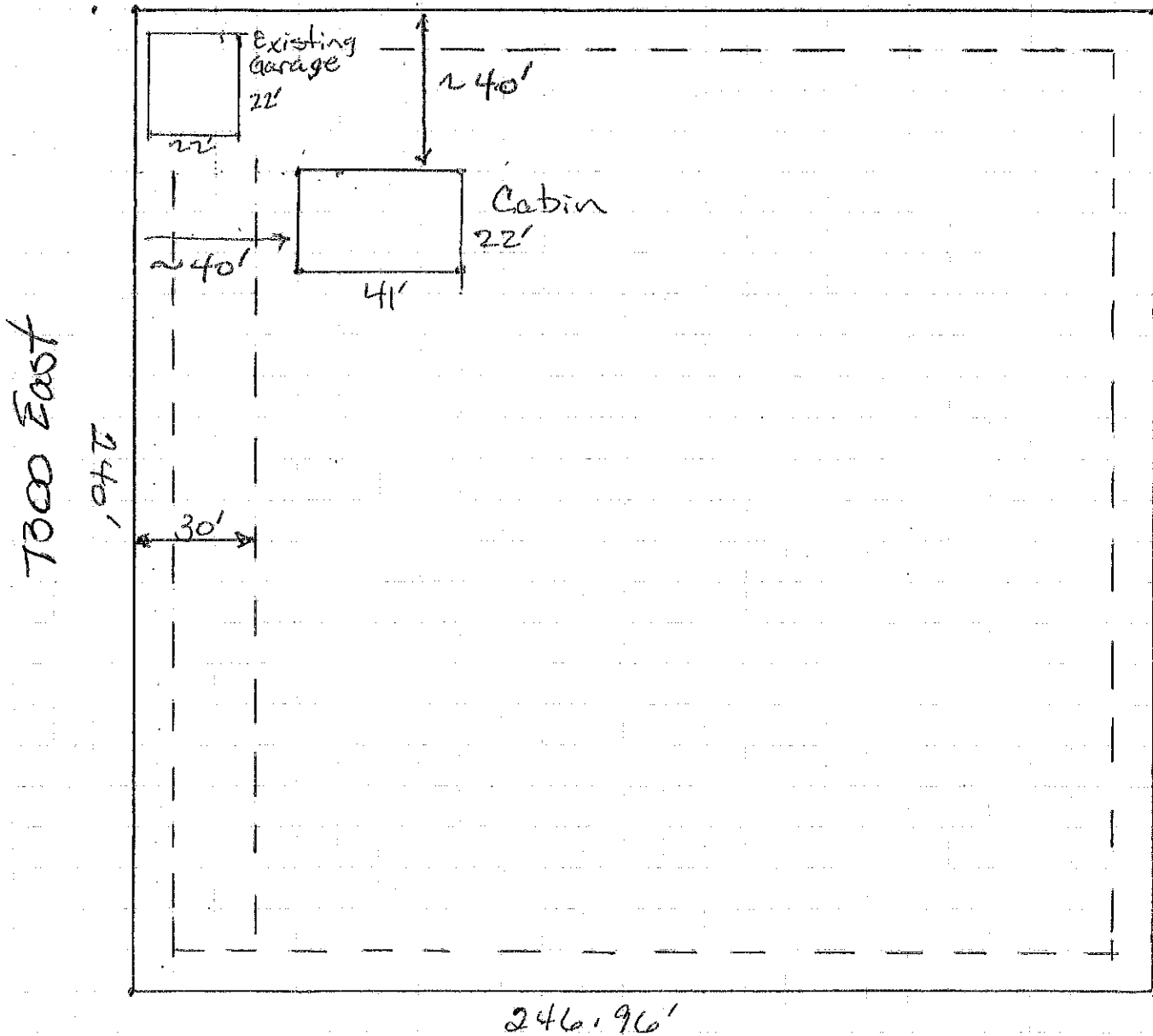
SUNROOMS

Independently Owned and Operated
SUNROOMS • CONSERVATORIES • PATIO ROOMS
GLASS AND SCREEN ENCLOSURES
PATIO & DECK ENCLOSURES • SKYLIGHTS

Outdoor Living . . . Indoors™

Parcel # 240110048 1.37 Acres 59,677'sqft 240' x 247' (Approximate)
(Brunker Lot/Cabin Lot)

Block/square $\cong 10'$





20220009

LAND USE PERMIT

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

Tax ID # 240 230018 to
24 0110048

Address of Structure New address TBD

Name & Address of Owner/Owners John Falls

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 3-24-2022

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: House to be moved through Alleyway

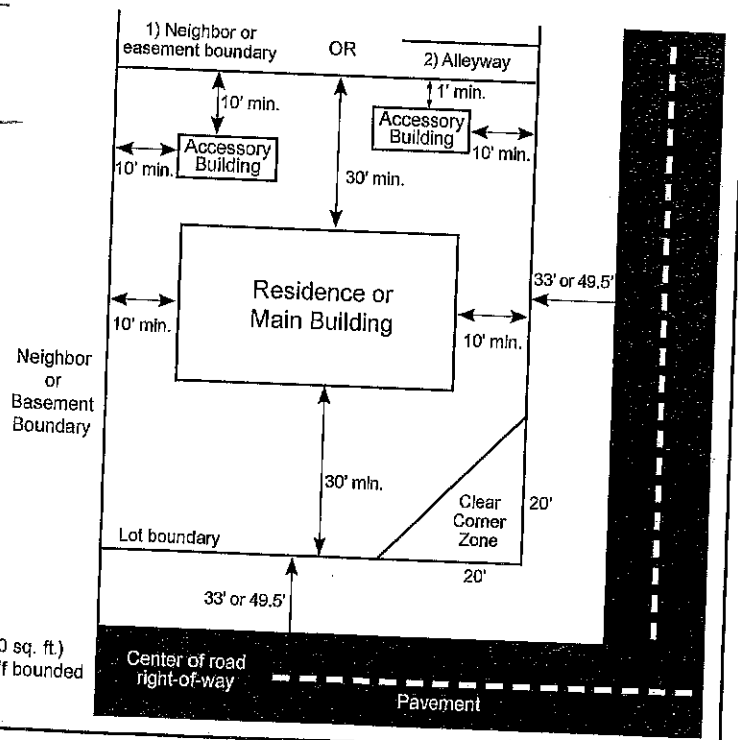
Huntsville Planning Commission Chairman

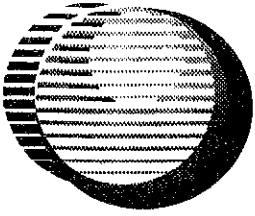
Property Owner Signature

"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





SOLAR DESIGN
CONSTRUCTION CORPORATION

5645 S. Commerce Dr. • Salt Lake City, UT 84107
(801) 266-9666 • (801) 266-9674 Fax
1-888-592-0045 Toll Free
www.fourseasonsutah.com

PC Meeting 3-24-22
Attachment # 7

Independently Owned and Operated
SUNROOMS • CONSERVATORIES • PATIO ROOMS
GLASS AND SCREEN ENCLOSURES
PATIO & DECK ENCLOSURES • SKYLIGHTS

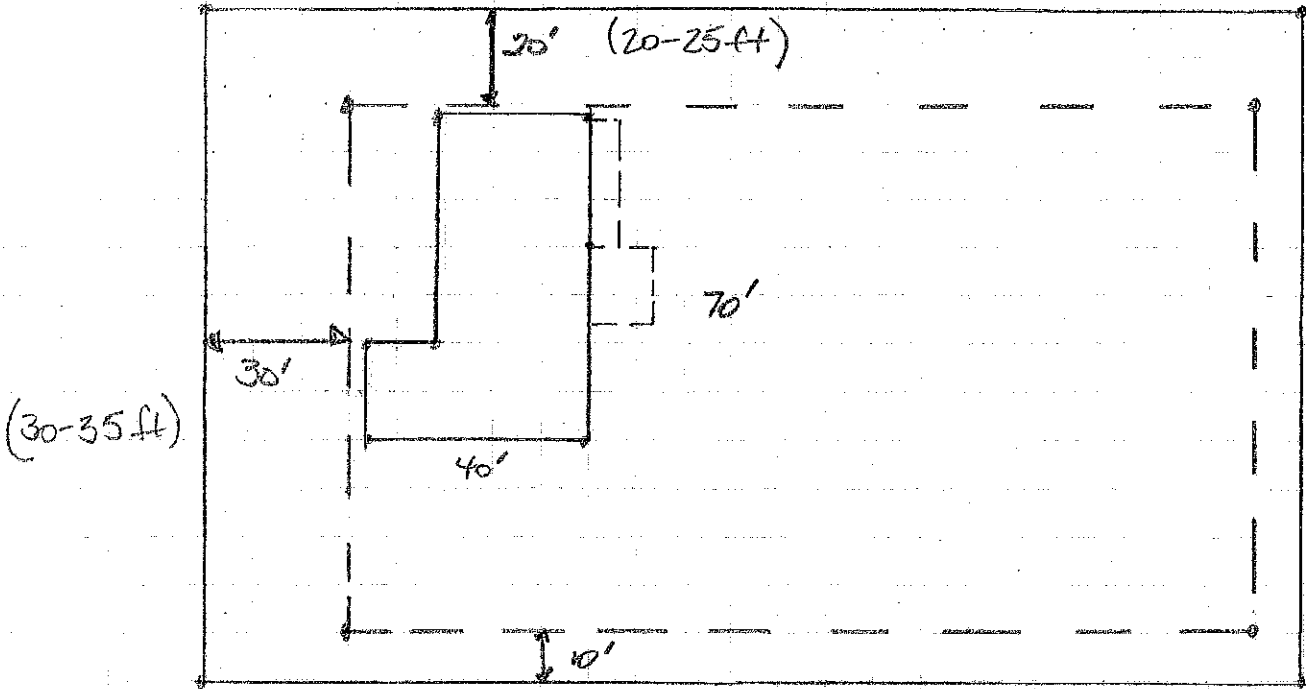
Outdoor Living . . . Indoors™

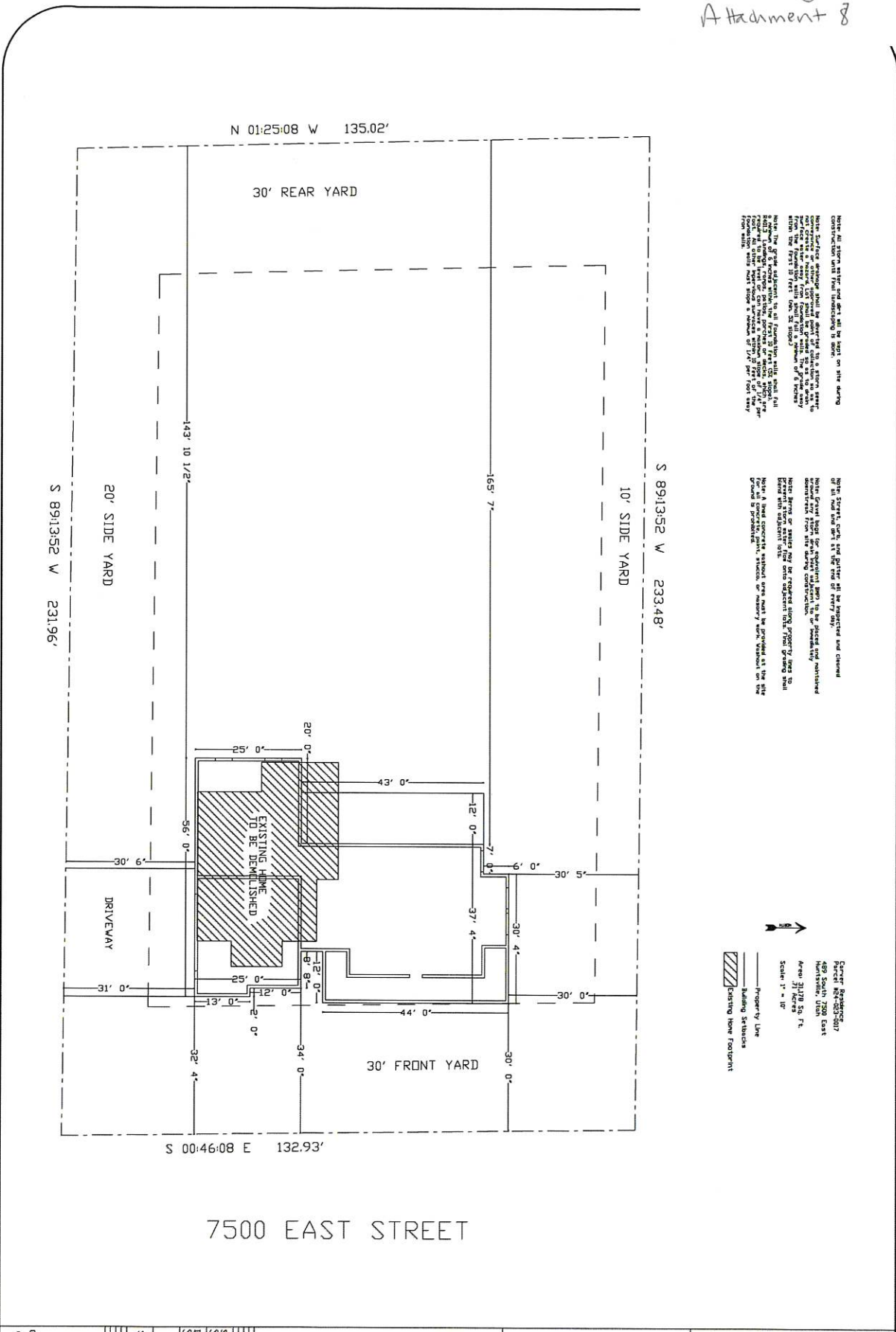
Parcel # 240110012
(Jackson House)

0.75 Acres
32,670 sq ft

~ 143' x 228'
~ 132' x 247'

83





Note: All storm water and debris will be kept on site during construction and final landscaping is done.
Note: Surface drainage shall be directed to a storm sewer system and not to a water table. The drainage system shall be designed to handle the maximum runoff from the site during construction. The drainage system shall be installed in accordance with the local code requirements.
Note: The owner shall be responsible for obtaining all necessary permits and approvals for the construction of the building and the site.
Note: The owner shall be responsible for obtaining all necessary permits and approvals for the construction of the building and the site.

Note: Street, curb, and gutter will be installed and cleaned of all mud and dirt at the end of every day.
Note: Gravel base for driveways shall be installed and maintained throughout the construction process.
Note: Storm water shall be directed to a storm sewer system and not to a water table.
Note: The owner shall be responsible for obtaining all necessary permits and approvals for the construction of the building and the site.



Project Reference:
489 South 7500 East
Huntsville, Utah
Area 31178 Sq. Ft.
Scale: 1" = 10'
Legend:
--- Property Line
--- Building Footprint
--- Existing Footprint

<p>Creative Line LLC. Home e Solutions CreativeLine@comcast.net @Ashlie_Hull 801-628-7041</p>	<p>CARVER R RESIDENCE 489 South 7500 East Huntsville, Utah</p>	<p>General Contractor: Chad Roberts 801 671-3079</p>	<p>Homeowner: Bill & LuAnn Carver 801 624-0944 801 624-0744</p>
---	---	--	---

240-230017



2022008

LAND USE PERMIT

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

Tax ID # 24 0230017

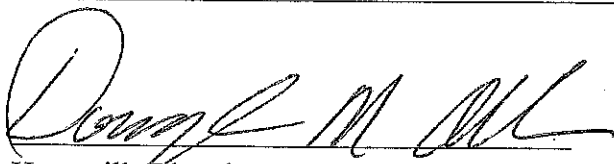
Address of Structure 489 S. 7500 E.

Name & Address of Owner/Owners Bill & Luann Carver

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 3-24-2022

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: NONE


Huntsville Planning Commission Chairman

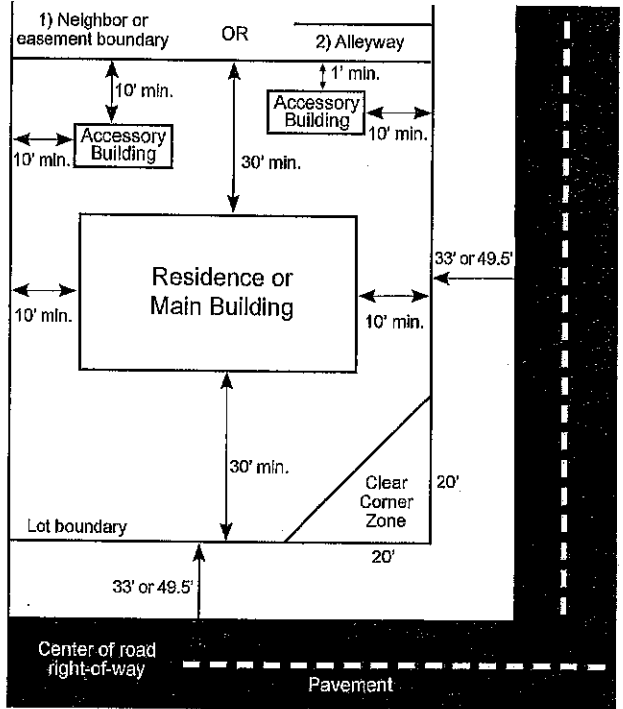


Property Owner Signature

"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."

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- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



Huntsville Town
Ordinance 2021-12-09

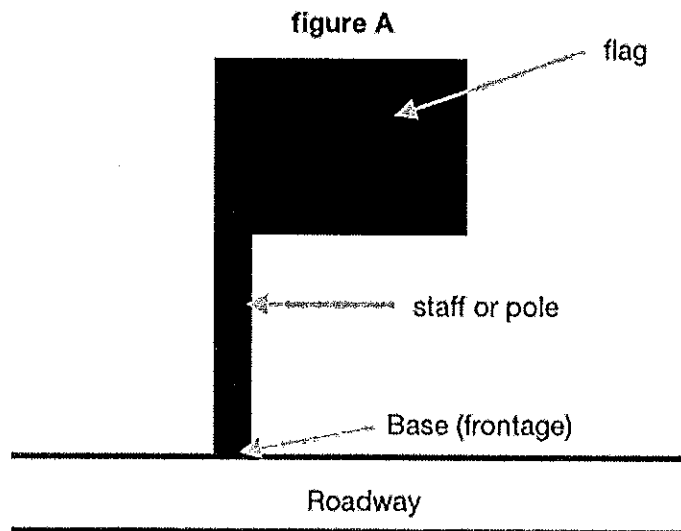
AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, FLAG LOTS

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 15 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 its public hearing on March 24th 2022, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on March 24th 2022.
- 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

A flag or L-shaped lot, of which the major portion has access to a road or street by means of a narrow strip of land called the "staff" or "pole", which leaves the bulk of property, the "flag" portion, with very little frontage. Refer to diagram A below:



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:

15.17 Nonconforming Buildings, Nonconforming Uses, and Parcels

15.17.16 Flag Lots

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)