

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

MEETING DATE: June 22nd, 2023
PLACE: Ogden Valley Library
 131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Excused
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
Amanda Hessenauer	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Carly Bateman, Jed Dewsnup, Erin Dewsnup, Kevin Anderson

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

2-Approval of minutes for Planning Commission meeting May 25th, 2023.
 (See Attachment #1)

PCM Ferre motioned to approve the amended minutes from May 25th, 2023. PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
<u>NAYS:</u>	

3- Discussion and or action on Land Use Permit for Dewsnup pool, 280 N. 7600 E., Parcel # 201650005 (See attachment #2)

Carly Bateman was present to speak on behalf of the Dewsup's pool project. It is a 15x40 foot pool. The setbacks per the site plan were discussed. PMC Poulter questioned the concrete around the pool, it was agreed that it was not relevant per code. PMC Hessenauer questioned lighting and

Ms. Bateman addressed the pools lighting plans. Fencing was also discussed. The final fencing plan has not been decided by homeowner.

PCM Hessenauer motioned to approve the Land Use Permit for Dewsnup pool, 280 N. 7600 E., Parcel # 201650005. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

4- Discussion and or action on Consolidation of Parcels #240170040 and #240170034 for Kevin Anderson (See Attachment #3)

Kevin Anderson and Gary Probasco came to an agreement several years ago and came before the Town Council for approval so that Mr. Anderson could purchase ¼ acre of Mr. Probasco’s neighboring property. This was approved by the TC but never finalized. Mr. Anderson is now planning on building a barn on this property and needs to finalize the lot consolidation.

Mr. Anderson went on to discuss the Barn which is the next item on the agenda.

PCM Poulter motioned to approve Consolidation of Parcels #240170040 and #240170034 for Kevin Anderson. PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

5- Discussion and/or action on Land Use Permit for Kevin Anderson Barn, 6745 E 100 S. (See Attachment #4)

PCM Larsen motioned to approve the Land Use Permit for Kevin Anderson’s Barn consistent with the site plane submitted and presented before the Planning Commission. This approval is subject to Town Council approval of the consolidation of the Parcel’s #240170040 and #240170034. Amended motion to include height limit of 35 feet per code. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

6-Discussion and/or action on PC Ordinance (See Attachment #5)

Beckki Endicott commented that the Town office staff needs to be careful about what information they post online. There are many things to consider with what information is posted online. Many of the records are public but also subject to GRAMA requests.

PCM Hessenauer is concerned about the transparency of moving to a land use authority and not having a public open record of the land use actions. Per the Huntsville Town code there is an option to dispute a land use permit within a certain timeline, but without knowledge of what is being discussed that becomes difficult to navigate.

TCM Hunter brought up the property rights point. If it’s approved as allowable within code, then it’s hard to dispute. PCM Poulter suggested that the land use authority come before the PC, at the monthly meeting, to discuss all land use issues that have been approved.

PC Chair Endicott suggested that the clerk post the land use authorities agenda separately. Beckki suggested that there can be a separate deadline to submit land use permits separately before the PC meeting. Before the PC meeting there would be a list of land use permits approved by the land use authority. That information would then be presented at the PC meeting. The contest period would start when it was presented at the public PC meeting.

TCM Hunter recited the changes she would like to see in the Ordinance. The PC was in agreement.

The appeals part of the Ordinance was reviewed and discussed.

PC Chair Endicott motioned to hold a public hearing on the PC Ordinance in July. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

7-Discussion and/or action on C2 Zone (See Attachment #6)

TCM Hunter presented some information on this topic. The C2 Zone was added to the Use table. This would be a future Highway Commercial Zone, that has yet to be added to the Town Code. The TC is interested in acquiring the land around Chris's as commercial property into the town. The tax benefit would be beneficial to the town. The "river bottom" property is also of interest, as long as building would be limited, per an agreement with the property owners.

It was also recently discovered that the American Legion is currently under the Residential Zone and should be moved to the C2 Zone. PC Chair discussed his conversation with the town Attorney, Bill Morris, on this issue. There are several steps that need to take place for this all to happen. There is also the issue of revising the use table to allow for bars, as currently they are prohibited. It was suggested that the town limit the number liquor license that the town issues. Up to 4 was suggested.

The campground by Chris's was discussed and it was mentioned that Chris's would need a conditional use permit for the campground. The consensus was a public hearing should be scheduled for August.

PC Chair Endicott motioned to table the C2 zone discussion. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

8-Sandy's TC Updates.

TCM Hunter discussed the issue of revising the annexation map. The TC is interested in acquiring Chris's to the Snowbasin property. This would include minimal new potential water connections and residential properties. TCM Hunter updated the PC on the property the TC decided to include in East Huntsville. TCM Hunter proposed that the town consider annexing this east Huntsville area as C2. The property with the dog kennel/breeding was a concern for the PC. There are not currently guidelines for this in the code. The town will need to consider this issue.

The water shares for Sage was discussed as well as increasing the water connection fee. Beckki updated the PC that Sage did receive approval from Army Corps for their delineation report. Final plat has been approved by the town and the mylar has been signed by all required parties. They are in process of recording this plat with the county. The next step is for the town to work on the bond with CW Lands. PC Chair Endicott suggested that a representative from Sage present an update before the Town Council.

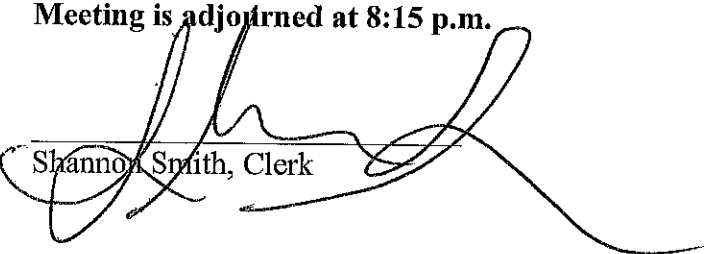
9-Public Comment. There were none.

10-Chairman's Remarks. Chairman Endicott thanked all for the discussion and expressed gratitude for the PC members. PC Chair also updated the PC on the Town Hall project.

11-Motion to adjourn.

PCM Larsen made a motion to adjourn the meeting. By acclamation, All votes Aye. Motion Passes.

Meeting is adjourned at 8:15 p.m.


Shannon Smith, Clerk

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

MEETING DATE: May 25th, 2023
PLACE: Ogden Valley Library
131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
Amanda Hessenauer	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Ron Gault, Bill White, Kline's

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

2-Approval of minutes for Planning Commission meeting April 26th, 2023.
(See Attachment #1)

PCM Poulter motioned to approve the amended minutes from April 26th , 2022. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Sezanne Ferre</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

3- Discussion and or action on Land Use Permit for Dewsnup pool 280 N. 7600 E, Parcel #201650005 (See Attachment #3)

Shannon Discussed coverage as given per mail by designer, 29.12% was the number provided. Chairman Endicott had a concern about the setbacks. PCM Hessenauer brought up the issue of the pool equipment also needing to be 10 feet from the property line. PC wanted calcification on the property line and the exact setbacks. There was also a grey area on the plan that was not labeled and came under question.

PCM Poulter motioned to approve to table on Land Use Permit for Dewsnup pool 280 N. 7600 E, Parcel #201650005. PCM Hessenauer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Sezanne Ferre Alt Commissioner Hessenauer
NAYS:	

4- Discussion and or action on CUP for Davis Owen/ Imagine Music 7300 E. 200 S, Parcel # 240110022 (See attachment #2)

Mr. Owen was available to present on his CUP application. He explained his vision for his space and the type of small events/ weddings he would like to host. He is thinking 60 people would be about the max. He stated he is vey open to feedback from neighbors in order to respect those that live close to the building.

TCM Songer was concerned that the Kline's, who were at last months meeting, where not present at this meeting to give their feedback. Mr. Owen clarified that he had spoke with Karen Klein on the phone and communicated over e-mail as well. Shannon also commented that she had spoke with Karen after her and Mr. Owen had touched base and that the Klein's had a few concerns but were happy with Mr. Owens answers and comfortable with him moving forward with this as it was presented.

Mr, Owen expressed his desire to make this venue agreeable with Town and surrounding neighbors.

PCM Songer motioned to approve the CUP for Davis Owen/ Imagine Music 7300 E. 200 S, Parcel # 240110022, with the conditions 1-lighting limited to business hours and during events (10pm), 2- Parking on site/property, 3- Guest limited to 60 people, 4- Onsite staff person during events. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
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AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Sezanne Ferre Alt Commissioner Hessenauer
NAYS:	

5- Discussion and/or action on Land Use Permit for Freeman roof extension/ covered patio, front and back 384 S. 7400 E Parcel #240110002 (See Attachment #3)

Chad Roberts was present as the contractor to speak to this project. The homeowner, Tom Freeman was also present. Chad explained the scope of this project and why the homeowner is looking to do these improvements.

Chairman Endicott questioned the setbacks, Chad explained that the roof additions are well within the front and back setbacks.

PCM Hessenauer motioned to approve the Land Use for Freeman roof extension/ covered patio, front and back 384 S. 7400 E Parcel #240110002. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

6-Discussion and/ or action on Land use Permit for Joe Farr home additions 7065 E 200 S., Parcel #241540003 (See Attachment #4)

Mr. Farr was present to speak on behalf of this home re-model project, which includes additions to the house. PCM Songer expressed a concern about the setback on the carport. The plan shows 8 feet, Mr. Farr stated that he measured that area and he said it was 12 feet. It was the conscious of the PC that Mr. Farr should have no issue enclosing the existing carport.

PMC Hessenauer motioned to approve the Land Use Permit for Joe and Wendy Farr home additions 7065 E 200 S., Parcel #241540003. 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 Allen Endicott Alt Commissioner Hessenauer
NAYS:	

7- Discussion and/or action on Land Use Permit David Morse rebuild of storage shed, 6834 E. 200 S, Parcel #240170002 (See Attachment #5)

Mr. Morse had a shed collapse due to the snow. He is looking to rebuild the shed. Since Mr. Morse is planning on re-pouring the foundation, he will need to bring the shed into compliance with the 1 (one) foot setback off the alley way. This is indicated in his site plan presented.

PCM Songer motioned to approve the Land Use permit for David Morse rebuild of storage shed, 6834 E. 200 S. Parcel #240170002. PCM Hessenauer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

8- Discussion and or action on Land Use permit for Huntsville Town, new Town Hall Parcel #240140040 (See attachment #6)

Wendy McKay was in attendance to speak on behalf of the plans for the New Town Hall. Wendy presented and discuss the sight plan for the Town Hall building. Wendy then went to further describe the project, including lay out, design and function.

PCM Songer commented that they decided to move the building slightly closer to 200 S. The PC was agreeable with this change.

PCM Hessenauer questioned the septic situation. Wendy commented that the current septic system that the Town Shops uses was designed with the intent to tie into the future Town Hall.

PCM Ferre motioned to approve the Land Use permit for Huntsville Town, new Town Hall Parcel #240140040 motioned. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

10- Discussion and/or action on PC Ordinance (See attachment #7)

TCM Hunter reviewed the changes she made to this Ordinance. A few of the main points of change that have been previously discussed are, term limits for a PC member, who appoints the Chairman, the ability of the town to hire/appoint a Land Use Authority, this person would manage certain smaller Land use Items independently from the PC. Currently the PC is the Land Use authority. This ordinance also includes some changes on the appeals authority. Currently it is a board of people and this Ordinance would allow for a 1 person appeal authority. The PC discussed having a professional, paid appeal authority person. Chairman Endicott commented that the process to get to and then through appeals authority is currently too long.

TCM Hessenauer questioned section 5, 15.5.020 #5 where there is a discrepancy in days as contested as there is ten days and 15 days stated. The PC will need to decide what they would like. 10 Business days was decided to be the preference. The process of contesting a land use permit was discussed. PCM Hessenauer was concerned with the transparency of the process using a one person Land Use Authority. There was some concern with the PC with how the land use permits would be made available to the public.

The PC would like some clarification and more time to review this Ordinance. Shannon volunteered to look up some referenced to the State Code. The PC would also like to have a plan for how the Land use permits being reviewed and approved can be made available to the public.

PCM Endicott motioned to table the PC Ordinance. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

11- Sandy's TC Updated

The TC had approved the breezeway changes the PC were working on.

11-Public Comment. There were none.

12-Chairman's Remarks. Chairman Endicott thanked all for the discussion. Chairman Endicott suggested that PC spend some time reviewing and updating the code. Sandy agreed that this was a good idea and that the PC should come back with specific wording for any changes that they see fit. Chairman Endicott expressed appreciation to the PC and for the work they do.

13-Motion to adjourn.

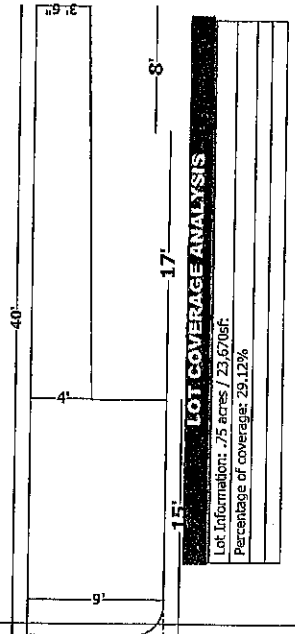
PCM Songer made a motion to adjourn the meeting. By acclamation. All votes Aye. Motion Passes.

Meeting is adjourned at 8:29 p.m.

Shannon Smith, Clerk

PROJECT OWNER INFORMATION

CLIENT NAME: Erin Dewsmup
 ADDRESS: 280 N 6700
 CITY: Huntsville
 STATE/PROVINCE: UT
 ZIP/POSTAL CODE: 84317
 DESIGNER NAME: Carly Bateman



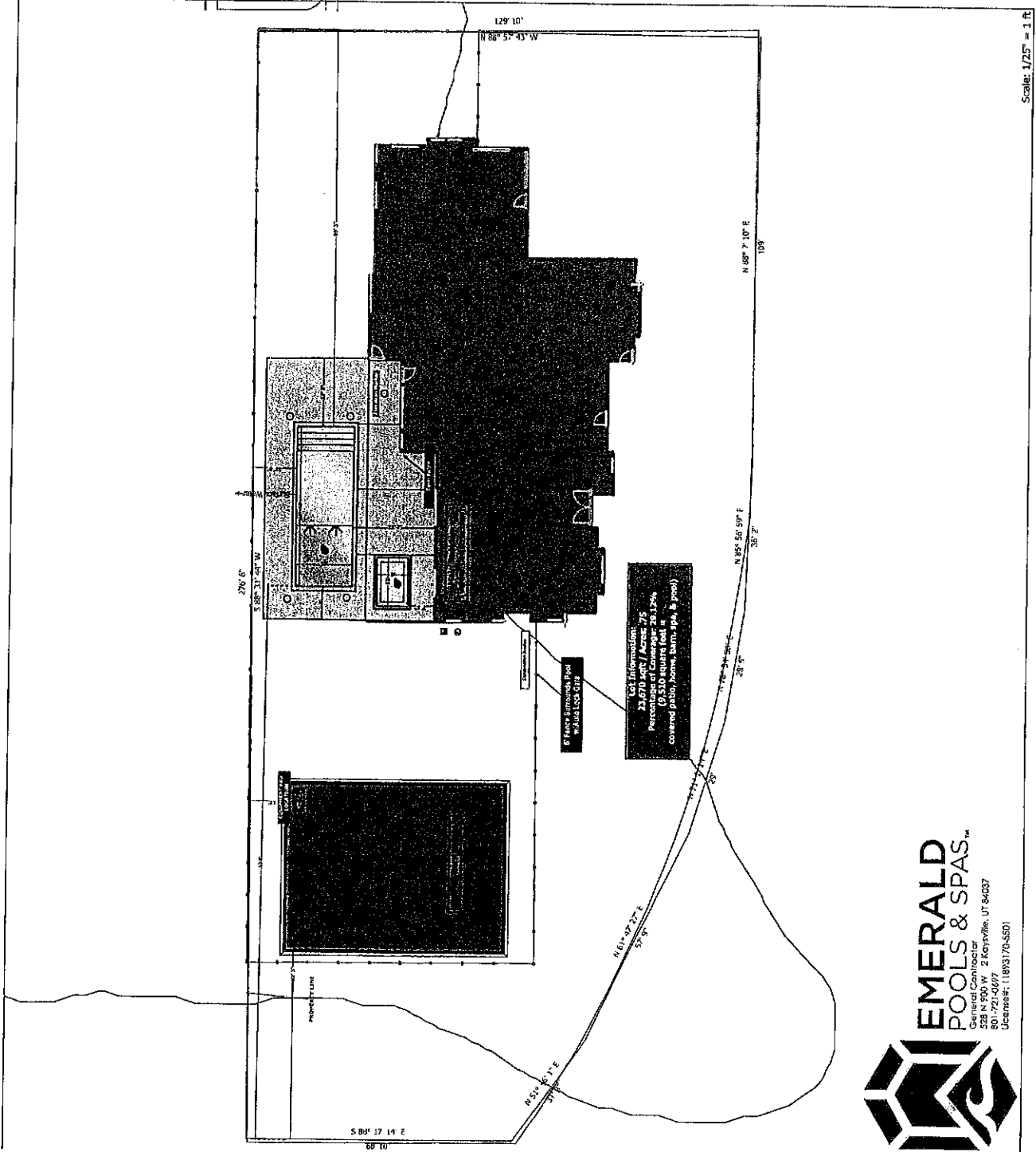
LOT COVERAGE ANALYSIS

Lot Information: 7.5 acres / 23,670sf
 Percentage of coverage: 28.12%

BUILDING DETAILS

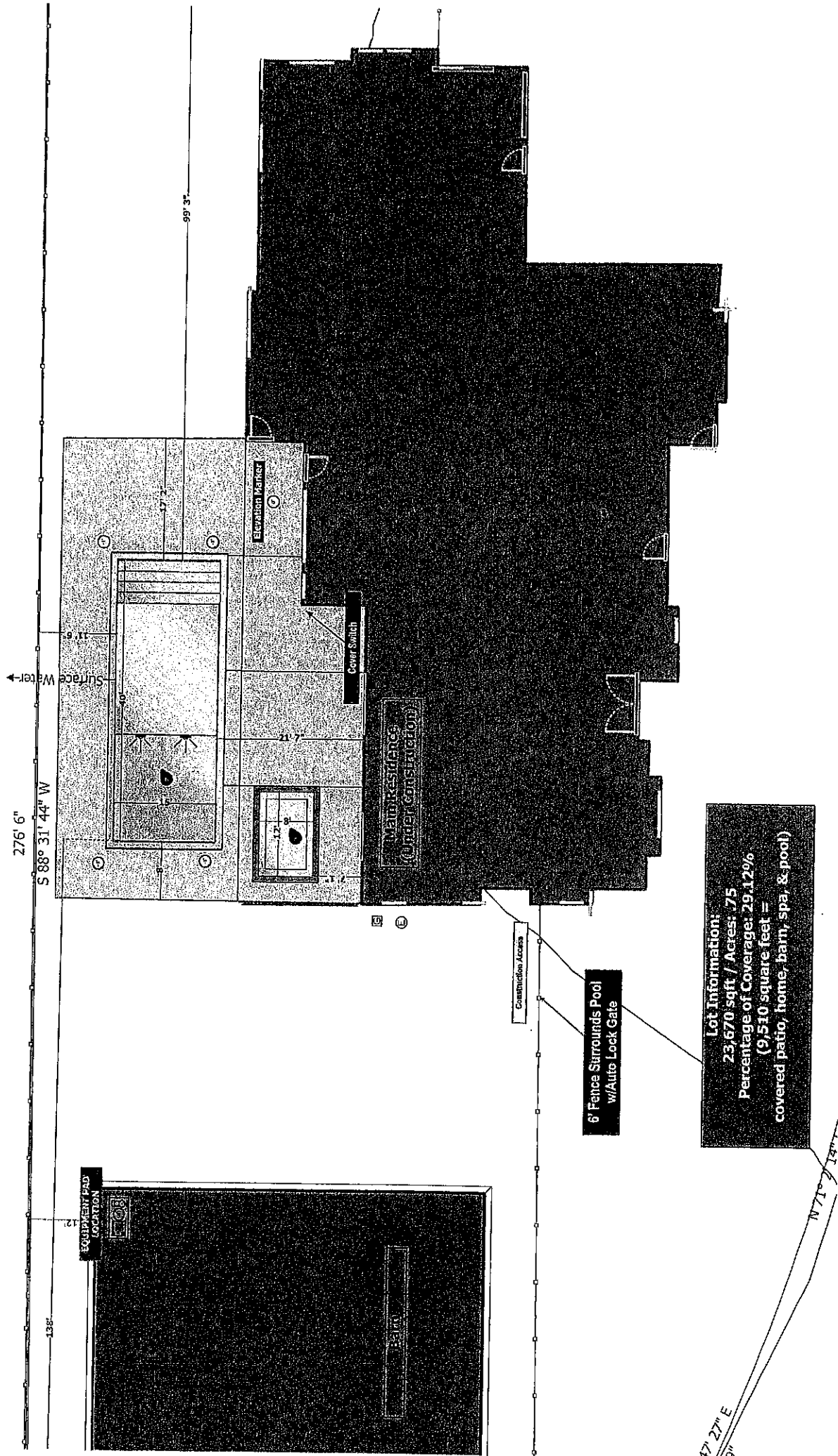
- Lined Concrete Washout to be Placed by Driveway for All Concrete, Paint, Stucco, and Masonry.
- Water Draining Away from Homes, Berms or Swales May be Required Along Property Lines to Prevent Storm Water Flow onto Adjacent Lots. Final Grading Shall Blend with Adjacent Lots.
- The Grade Away from the Foundation Walls Shall Fall a Minimum of 6" Within the First 10' (5%) R401.3.1.5.
- Gravel Bags or Equivalent Will be Placed and Maintained Around Storm Drain Inlets Adjacent or Immediately Downstream from Site. Street Curb and Gutter Will be Inspected and Cleaned of All Mud and Dirt at the End of Every.
- All Storm Water and Dirt Will be Kept on Site During Construction Until Final Landscaping is Complete. General Contractor Will be Held Responsible for Keeping All Dirt/Mud Onsite During Incident Water for Site Cleanup.
- Excavation Observation Report Will be Conducted Post Excavation.
- Gas Line Upgrade May be Necessary.
- 6" Fence Surrounding Pool with Auto Locking Gate Will be/has been Installed.
- Electrical Location Marked
- Elevations Marked
- Property Lines and Distances from Structures to Water's Edge Have been Marked
- Automatic Cover Will be Installed on All Bodies of Water, with a Cover Switch in Full Pool.
- No Windows Within 5' of Water's Edge
- Swim Gate Provided.
- Returns Every 300ft.
- Equipment Will Have Proper Venting and Access Per Industry and Equipment Standards Within 4' Horizontally or 10' Vertically of Windows or Doors.

PC Meeting 6.22.23
 A# 2



Scale: 1/2" = 1 ft

EMERALD POOLS & SPAS
 General Contractor
 528 N 700 W 2 Kayville, UT 84037
 725.467.8678
 Utah: (801) 893-70-5801



Re: [EXTERNAL] Re: Residential Swimming Pool Application

Carly Bateman <carly.bateman@emerald-utah.com>

Tue 5/23/2023 2:30 PM

To: Shannon Smith <ssmith@huntsvilletown.com>

My apologies Shannon, I just spoke with the homeowner and there is a covered patio I was unaware of. The new total is as follows:

- 0.75 acres * 43,560 square feet/acre = 32,670 square feet
- (9,510 square feet / 32,670 square feet) * 100 = 29.12%

Totaling a coverage of approximately 29.12%



EMERALD
POOLS & SPAS.

Carly Bateman
Designer/Pre-Construction Manager
Emerald Pools and Spas

Work Cell: 801-425-3077
www.Emerald-Utah.com
208 W 200 N Kaysville, UT

From: Carly Bateman <carly.bateman@emerald-utah.com>

Sent: Tuesday, May 23, 2023 2:18 PM

To: Shannon Smith <ssmith@huntsvilletown.com>

Subject: Re: [EXTERNAL] Re: Residential Swimming Pool Application

The barn, house, hot tub, and pool come to 8,946 square feet.

- 0.75 acres * 43,560 square feet/acre = 32,670 square feet
- (8,945 square feet / 32,670 square feet) * 100 = 27.38%

Totaling a coverage of approximately 27.38%.



EMERALD
POOLS & SPAS.

Carly Bateman
Designer/Pre-Construction Manager
Emerald Pools and Spas

Work Cell: 801-425-3077
www.Emerald-Utah.com
208 W 200 N Kaysville, UT

From: Shannon Smith <ssmith@huntsvilletown.com>

Sent: Monday, May 22, 2023 12:38 PM

To: Carly Bateman <carly.bateman@emerald-utah.com>

Subject: Re: [EXTERNAL] Re: Residential Swimming Pool Application

I'm just finalizing everything for the meeting, this is great, but can you give me a percentage of coverage? I would exclude the driveway and concrete around the pool, as will most likely be considered landscaping. But coverage would be the footprint of the house, barn, pool and any gazabo/ covered patio or deck area.

Thank You,
Shannon Smith



huntsvilletown.com

From: Carly Bateman <carly.bateman@emerald-utah.com>

Sent: Friday, April 28, 2023 8:19 AM

To: Shannon Smith <ssmith@huntsvilletown.com>

Subject: Re: [EXTERNAL] Re: Residential Swimming Pool Application

Huntsville Town Parcel Consolidation Application

Applicant Name: Kevin and Julie Anderson

Applicant Mailing Address: [REDACTED] P.O. Box 459, Huntsville, UT 84317

Email: [REDACTED] Phone: [REDACTED]

Brief Description of Proposed Parcel Consolidation:

We purchased the southerly 113.9 feet of the Gary Probasco property in approximately 2020.

The Planning Commission and Town Council approved that subdivision and sale to us. We now desire to consolidate the two parcels we own into one. A plat map showing the two parcels to be combined is attached hereto as Exhibit A.

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-017-0034 (Home, original parced) and 24-017-0040 (new parcel).

Parcel(s) Owner Name: Kevin E. Anderson

Parcel(s) Owner Mailing Address: Same as above.

Email: Same as above. Phone: 801-554-4430

Parcel Owner Signature: [Signature] Date: _____

Title (Authorized Agent): Owner.

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-017-0034 (Home, original parced) and 24-017-0040 (new parcel).

Parcel(s) Owner Name: Kevin E. Anderson

Parcel(s) Owner Mailing Address: Same as above.

Email: Same as above. Phone: Same as above.

Parcel Owner Signature: [Signature] Date: _____

Title (Authorized Agent): Owner.

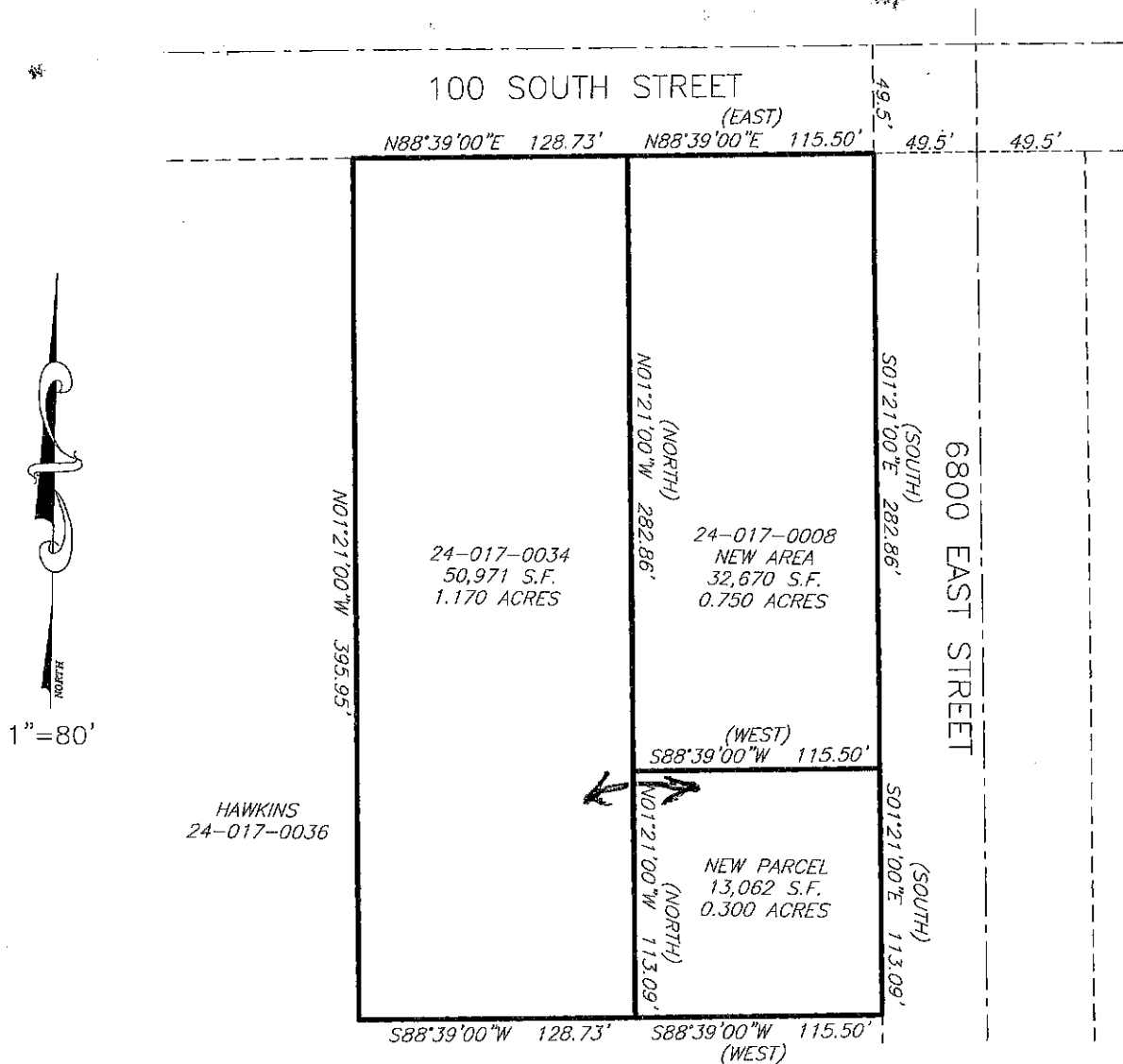
(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: _____ Fees Paid: _____

Beckki Endicott, Town Clerk

ANDERSON EXHIBIT A



HAWKINS
24-017-0036

USA
24-017-0006



Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: TJH
 Date: 5-27-2020
 Name: K. ANDERSON
 Number: 7430
 Scale: 1"=80'

APPLICATION FOR BUILDING PERMIT FOR BACKYARD BARN

Applicants: Kevin and Julie Anderson
Address: [REDACTED] Huntsville, Utah 84317
Project: Backyard Barn

Dear Huntsville Town Planning Commission,

Kevin and Julie Anderson provide this application for approval of a backyard barn in the southeast corner of their property at [REDACTED] S. The barn will be located so that all set-back requirements are satisfied, as reflected on the plat map which is enclosed.

The ridge of the barn roof will be approximately 28 feet tall from the natural grade, well within the permissible height limit. The barn will have a central structure approximately 30 feet wide with a 12-foot lean-to section on each side, totaling 54 feet in width, and 50 feet in length. The barn will be a pole barn structure. The preliminary elevations of the barn are included herewith.

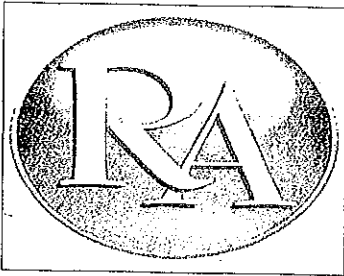
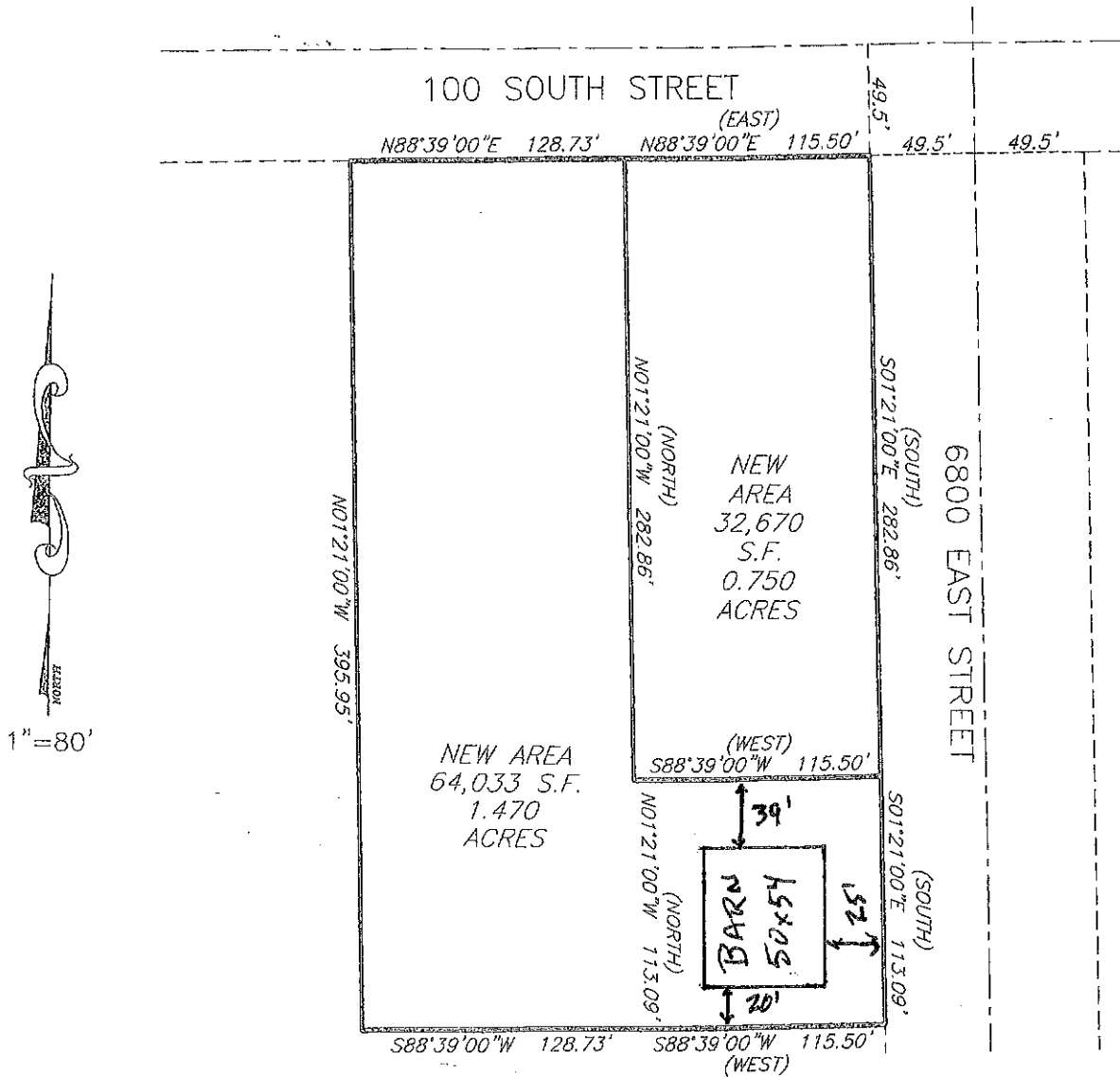
The barn will not be used for residential rental purposes. It will be used primarily for occasional family use, equipment (including tractor) storage, and workshop purposes. We would like to include a small bathroom in the barn for use while working in the workshop and on other projects.

We hope to begin construction in July of this year. Please let me know if you would like any additional information.

Best regards. Kevin and Julie Anderson. [REDACTED]

PC Meeting 6.22.23
 AH. #4

ANDERSON EXHIBIT



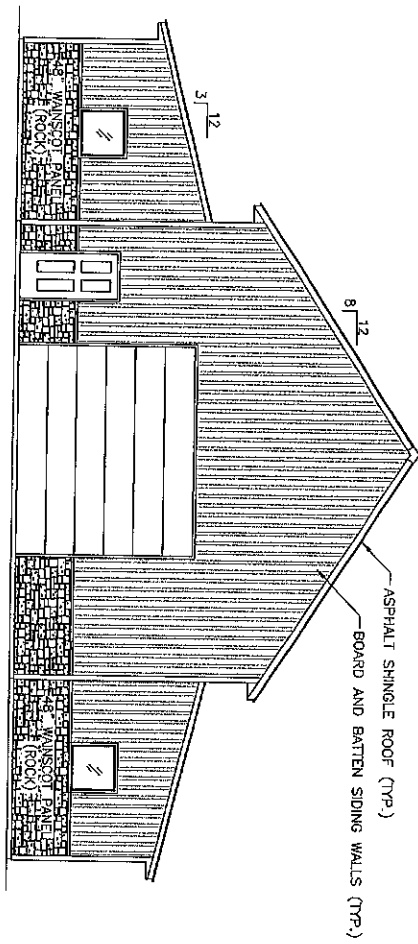
Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

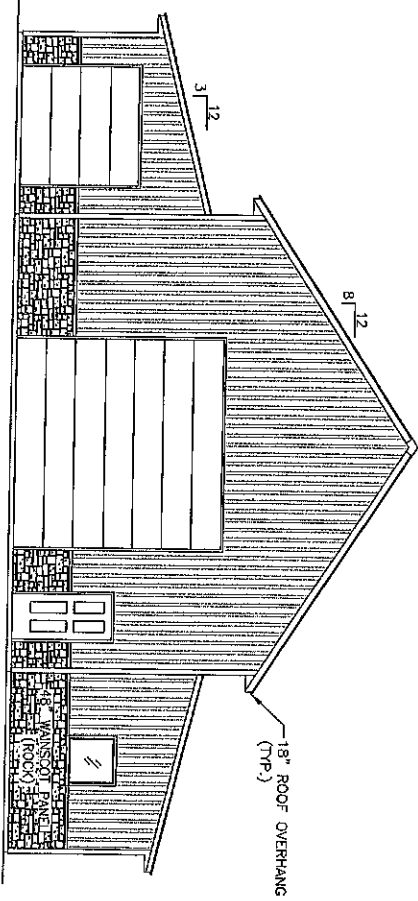
Project Info.

Designer: TJH
 Date: 5-27-2020
 Name: K. ANDERSON
 Number: 7430
 Scale: 1"=80'

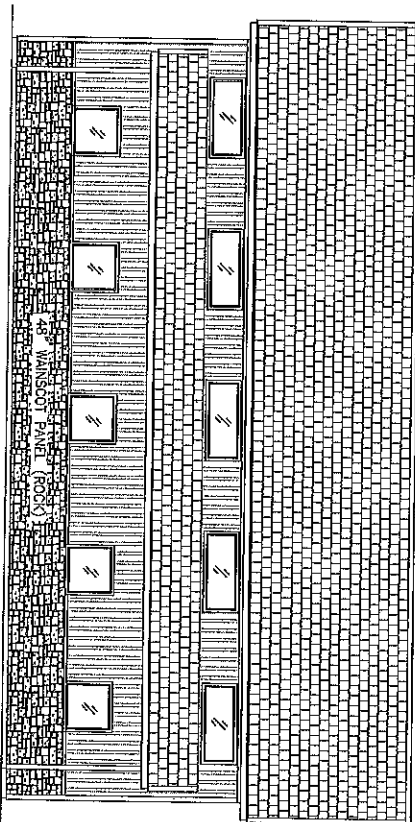
- 54' x 50'
 - 28 FT TALL AT ROOF RIDGE
 - NO LOFT / SECOND FLOOR. GROUND FLOOR ONLY



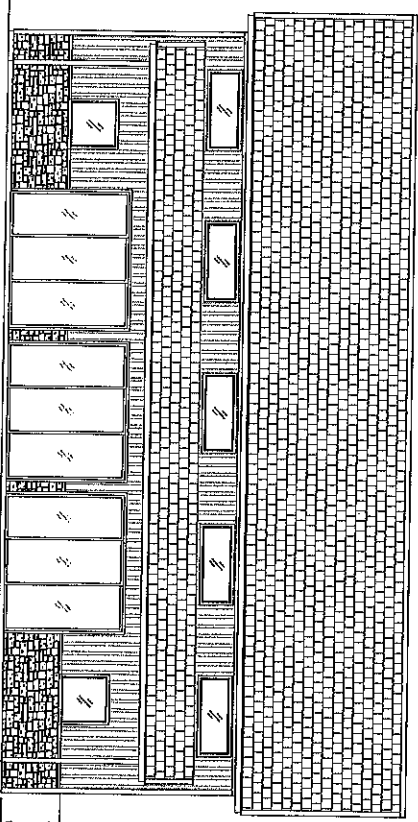
GABLE END ELEVATION - EAST



GABLE END ELEVATION - WEST



SIDE ELEVATION - NORTH



SIDE ELEVATION - SOUTH

PRELIMINARY
 NOT FOR PERMIT



ELEVATIONS

ANDERSON BARN
 HUNTSVILLE, UTAH

PROJECT	X65
SCALE	1/8" = 1'-0"
DATE	06/01/2023
SHEET	04

48" WAUSAOT
 PANEL (ROCK)

20230220



LAND USE PERMIT

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

Tax ID # 240-17-0040

Address of Structure 6745 E 100S


Name & Address of Owner/Owners Anderson - Barn

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/22/2023

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: Pending approval of lot consolidation (240-170040 & 240170034) by the T.C.

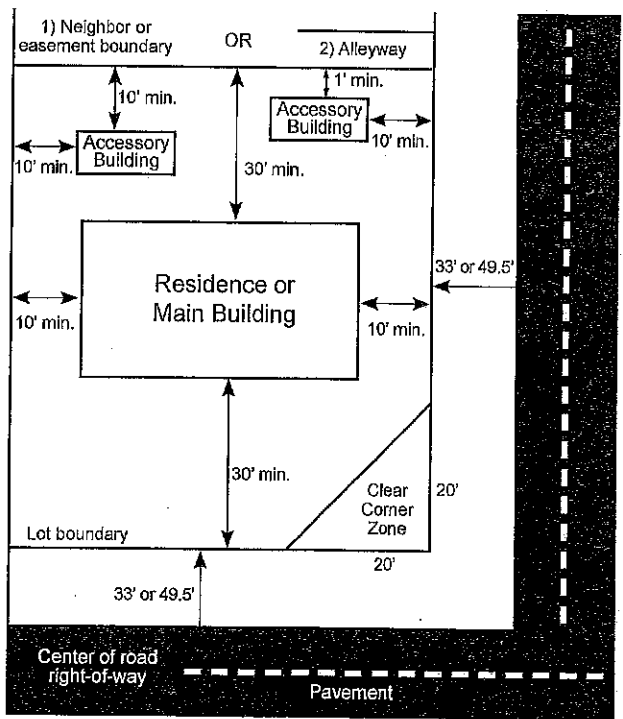
Huntsville Town Residential Zone Setbacks


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)



PC Meeting 6-27-2023
Att: #5

HUNTSVILLE TOWN
ORDINANCE NO. _____

W22.5.22

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 and one alternate 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. The alternate will be invited to all meetings and in the event of one of the five (5) members being absent, the alternate is eligible to vote.
3. Term. Each member of the Planning Commission shall serve a term of two three (3) years. Terms may be staggered. Members may be reappointed.
4. Vacancy. Any vacancy in the Planning Commission is filled for a two (2) three (3) 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.
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 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. One member will be appointed by the Mayor with the advice and consent of the Town Council to serve as the Chairman. ~~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. 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 proper and accurate 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.

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.

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 (15) days of decision by the Administrative Hearing Officer. *of the Presentation to the PC*

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

15.5.030 Appeal Authority.

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 All decision made by the Adm. hearing officer will be presented to the PC @ the next meeting by the representative.

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.

HUNTSVILLE TOWN
ORDINANCE _____

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING TITLE 15.8A
HIGHWAY COMMERCIAL ZONE C-2

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as "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 authorizes the Town 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 the Town to regulate land use and development;

WHEREAS, Table 15-1, Huntsville Town Acceptable Uses by Zone, in Title 15 designates a Commercial Highway Zone C-2, the Huntsville Town Planning Commission desires to establish the standards of the Commercial Highway Zone C-2 into Title 15, Land Use;

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

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on _____, and desires to act on this Ordinance;

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

15.8.A COMMERCIAL HIGHWAY ZONE (C-2)

- 15.8A.1 Purpose
- 15.8A.2 Use Regulations
- 15.8A.3 Single-Family Dwellings Use and Regulations
- 15.8A.4 Front Yard Regulations
- 15.8A.5 Side Yard Regulations
- 15.8A.6 Rear Yard Regulations
- 15.8A.7 Height Regulations
- 15.8A.8 Coverage Regulations
- 15.8A.9 Architectural, Landscape, and Screen Standards
- 15.8A.10 Parking
- 15.8A.11 Special Development Plan Overlay Zone

15.8A.1 Purpose

The purpose of the C-2 Zone is to designate areas within Huntsville Town that are close to Highway 39 and not in the center of Huntsville Town and would accommodate other uses in a commercial zone that are not permitted in the center of old Huntsville Town.

15.8A.2 Use Regulations

All uses allowed in the Commercial Highway Zone C-2 are designated either as permitted in Table 15-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8A.3 Single-Family Dwellings Use and Regulations

All Use, Area, Frontage, Coverage, Yard, Height Regulations and Special Provisions pertaining to single-family dwellings are listed in the Agricultural Zone A-3 under Single Family Dwellings.

15.8A.4 Front Yard Regulations

The depth of the front yard shall be thirty (30) feet from the property line for all structures.

15.8A.5 Side Yard Regulations

The minimum side yard shall be ten (10) feet. The measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.

15.8A.6 Rear Yard Regulations

Lots which rear upon the side yard of another lot in a residential zone R-1 or agricultural zone A-3, 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.

15.8A.7 Height Regulations

No pitched roof building or structure shall be erected to a height greater than two and one-half (2 ½) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty (40) feet, be no greater than 150 sf 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 two (2) stories or twenty-four (24) feet, whichever is greater.

15.8A.8 Coverage Regulations

No buildings or structures or group of buildings with their accessory buildings shall cover more than 45 percent of the area of the lot.

15.8A.9 Architectural, Landscape and Screening Standards

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

General requirements for all main buildings facing the public street:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas.
3. 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.
4. Metal roofs shall be painted or of a non-reflective nature.
5. 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.
6. Fencing shall be three to four rail type fencing when visible from the street.
7. 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.
8. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally.
9. No stucco is allowed.

15.8A.10 Parking

As permitted in the Huntsville Town Vehicle Parking and Loading Title except location of parking spaces shall be on the same lot as the main building.

15.8A.11 Specific Development Overlay Zone

As permitted in the Huntsville Town Commercial Zone C-1, Title 15.8.10, and following the requirements of Title 15.29, Specific Development Plan Overlay Zone.