

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

MEETING DATE: April 26th, 2018
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

| NAME | TITLE | STATUS |
|-----------------|---------------------------|---------|
| Doug Allen | Planning Commission Chair | Present |
| Rex Harris | Planning Commissioner | Present |
| Sandy Hunter | Planning Commissioner | Present |
| Blake Bingham | Planning Commissioner | Present |
| Liz Poulter | Planning Commissioner | Present |
| Mike Engstrom | Planning Commissioner | Present |
| Bill White | Town Council Member | Excused |
| Beckki Endicott | Recorder | Present |

Citizens: Ron Gault, Pauline Maxwell

1 – Roll call. Chairman Allen called the meeting to order.

2 – Dale Maxwell Land Use Permit, 6880 E. 200 N., parcel #200590006. (See Attachment #1)
 Pauline Maxwell approached the Planning Commission. The Maxwell’s have plans to build a garage. They had a previous Land Use Permit for an add-on. The time has expired on that previous Land Use Permit and she is approaching the Planning Commission for a new Land Use Permit to add a garage to her home. The Commission looked at the engineered plans. Rex examined the roof lines and the shingles because the setbacks are close to the property line. Sandy asked how the garage would be used and Pauline replied that they intend to use the garage for cars and recreational vehicles. **Rex Harris moved to approve a Land Use Permit for the Maxwell addition.** Seconded by Sandy Hunter. All votes aye. Motion is approved. Doug signed the Land Use Permit.

| | |
|------------------------|---|
| VOTES: APPROVED | |
| AYES: | Commissioner Doug Allen Commissioner Mike Engstrom Commissioner Sandy Hunter Commissioner Blake Bingham Commissioner Rex Harris |
| NAYS: | |
| ALTERNATE: | Commissioner Liz Poulter |
| EXCUSED: | |

3 – Approval of PC minutes for meeting held March 22nd, 2018.

There were some minor changes to the minutes, grammar corrections. Beckki made the corrections. Rex also added additional information regarding his reasons for recusal from the

votes on the rezone. **Sandy made a motion to approve the minutes from March 22nd, 2018 as amended.** Blake seconded the motion. All vote ayes. Motion passed and minutes are approved.

| | |
|------------------------|---|
| VOTES: APPROVED | |
| AYES: | Commissioner Doug Allen Commissioner Mike Engstrom Commissioner Sandy Hunter Commissioner Blake Bingham Commissioner Rex Harris |
| NAYS: | |
| ALTERNATE: | Commissioner Liz Poulter |
| EXCUSED: | |

4 – Citizen Comments.

Ron Gault asked if the Planning Commission had questions about the Barry Whitehead property at 312 South and 7400 East. **(See Attachment #2)** Rex explained the property owners are building a garage. The Planning Commission approved the Land Use Permit and reviewed the site plan. Everything met specifications at the time. Rex stated the owners dug the footings for the garage and hadn't verified the location of their septic tank and drain field. When they went to dig the footings they dug right into the drain field. Ron provided the paperwork from the previous permit in August 2016. Rex stated they didn't dig the footings according to their site plan. The drawing for the site plan is not to scale. There was discussion about whether the construction was adhering to the site plan. Regardless of the site plan, they cut through pipe on the drain field and this needs to be rectified. Summer Day does septic permitting in the Weber County Health Department. The PC will notify Bill White and the Town Council regarding the situation and have him contact the correct official.

Doug Allen stated there is an active contractor bidding the job for Pathways that is using a residential backyard and alley. Doug stated this is against the Town Ordinances. The contractor is using a residential ally way to store heavy construction equipment. Sandy stated this is in the Land Use Table for the zones. She explained when land owners want to put up accessory buildings, she thinks the PC should ask what the purpose of the building is going to be. The reason for that is the Land Use Table lays out all the acceptable uses in each zone. Rex stated he thought this was an appropriate question to ask the land owners. Sandy stated the residents are reading the ordinances regarding setbacks now. When she was reading the ordinances and what could be done in the R-1 zone, there isn't any place in that section of the ordinances that states to see the Land Use Table in Appendix A-1. She states this would answer a lot of questions that land owners have if they only knew where to look. She thinks that needs to be added at the beginning of every zone. Sandy will go ahead and draft some language for the PC to look at for the next meeting.

Sandy suggested the PC members divide up the ordinances for study and review. Sandy will make the assignments and send out an email regarding those assignments.

Sandy stated there are some specific ordinances the PC has been meaning to discuss. She wanted to make a list for future meetings. Blake explained that there isn't a good procedure or ordinance

for consolidating a lot. The closest ordinance used to do a lot consolidation is 15.25.1.12. This ordinance requires a public hearing and Blake felt this was complex for a lot consolidation. He will research some new verbiage for the next meeting.

Blake stated another ordinance that needs discussion is whether you can add an addition to a non-conforming structure with regard to setbacks, as long as the addition meets current code. This is ordinance 15.17.3. Blake explained the statute prohibits any addition to those structures.

Sandy stated 15.6.2 needs discussion as well. This is the ordinance where a single-family dwelling is defined. Sandy also stated there needs to be a discussion on 15.6.10 which addresses home size versus lot size. Ron commented that this intent was the summation of all buildings on a lot.

The Weil's had a property line issue with the Wayman's. The Weil's had their property surveyed and the survey concluded the property line was 13 feet west (and into) the Wayman's property. With the 10-foot setback, the Wayman's felt the Weil's were encroached on Wayman's property and called to see if the Town knew if the Weil's survey was accurate. The Weil's agreed to set their home 10 feet off the Wayman's fence line to settle the dispute. When the Weil's moved the footprint, it skewed the home and put it within a foot of the Forest Service Land at the back (north side) of the property. The Forest Service was called and asked to put something into writing giving them permission to build close to that property line. The previous land owners on the Weil property had removed the Forest Service fence and landscaped that area. The Forest Service believes this property has been taken care of and is in good use. Gail has a letter regarding this permission given by the Forest Service on file. Gardner Engineering and the survey company for the Weil's feel strongly this survey and property lines are accurate. Rex states there are many lots in Town that overlap in their description. Rex told the Weil's the Wayman's could pay for a survey of the property. He measured from fence line to fence line on the property and it matches exactly what the Town plat states. The fence has been there for a long time. For this reason, the Weil's agreed to move their footprint. Then the same thing happened with the Forest Service Property at the back and north side of the Weil's property. The Weil's have permission in writing from the Forest Service.

5 - Set date for next PC meeting:

The next PC meeting will be held on May 23rd, 2018.

Mike Engstrom made a motion to adjourn. Rex Harris seconded. All votes aye. Motion passed.

Meeting adjourned at 8:03 P.M.


Beckki Endicott, Recorder



LAND USE PERMIT

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

Tax ID # 20-059-0006


Address of Structure 6880 E 200 N

Name & Address of Owner/Owners Dale + Pauline Maxwell

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: April 26, 2018

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: 1/30/18

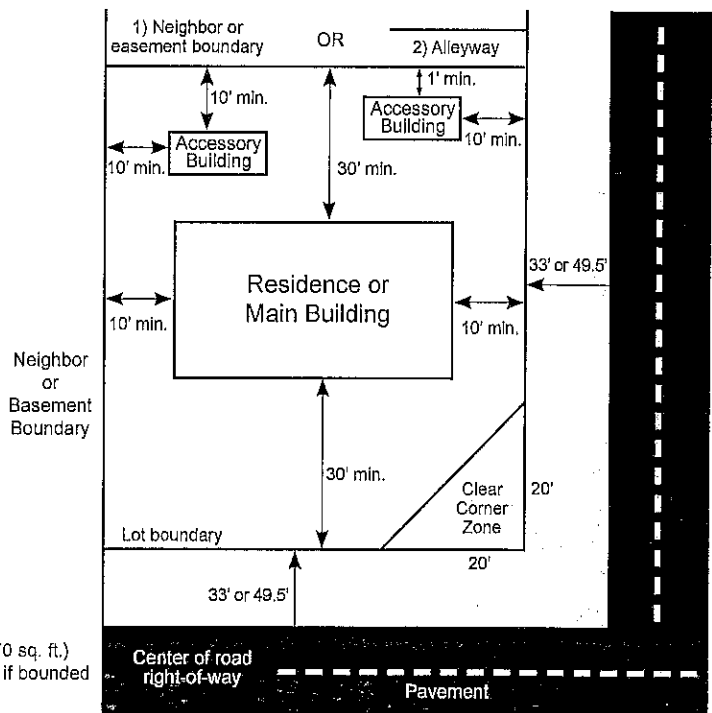

Huntsville Planning Commission Chairman


Property Owner Signature

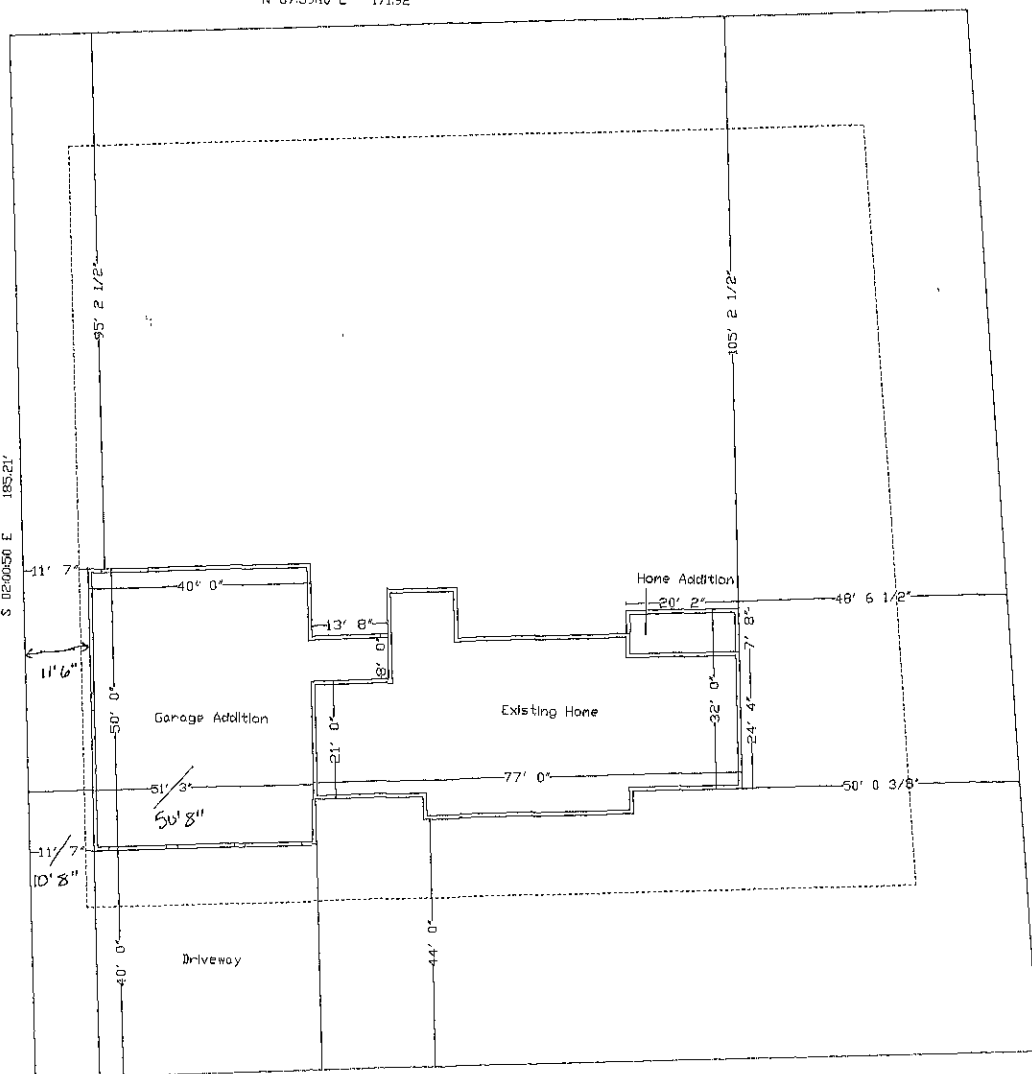
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit 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 87:59:10 E 171.92'



6900 East Street

N 87:59:10 E 180.50'

200 North Street

Maxwell Residence
Addition Plans
Ord. Serial #200590006
180 East 200 North
Cortezville, Utah
Total: 32,670 Sq. Ft.
0.75 Acres
Scale: 1" = 10'

— Property Line
- - - - Building Setbacks

Gravel and dirt will be kept on site during final landscaping is done.
Erosion control shall be diverted to a storm sewer approved point of collection so as to prevent runoff from the site.
The lot shall be graded so as to drain from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches per foot (min. 5% slope).

Protection to all foundation walls shall fall within the first 10 feet (5% slope).

Homeowner: Dale & Pauline Maxwell
General Contractor:
MAXWELL RESIDENCE ADDITION PLAN
Scale: 1" = 10'
Create Line L.L.C. Custom to Solutions Creative, Inc. Asheville, NC 801 628-2222

PART OF THE S.E. 1/4, SEC. 12 AND THE N.E. 1/4, SEC. 13, T.6N., R.1E., S.L.B. & M.
MOUNTAIN WATERS SUBDIVISION

* AMENDED LOTS 1 & 2

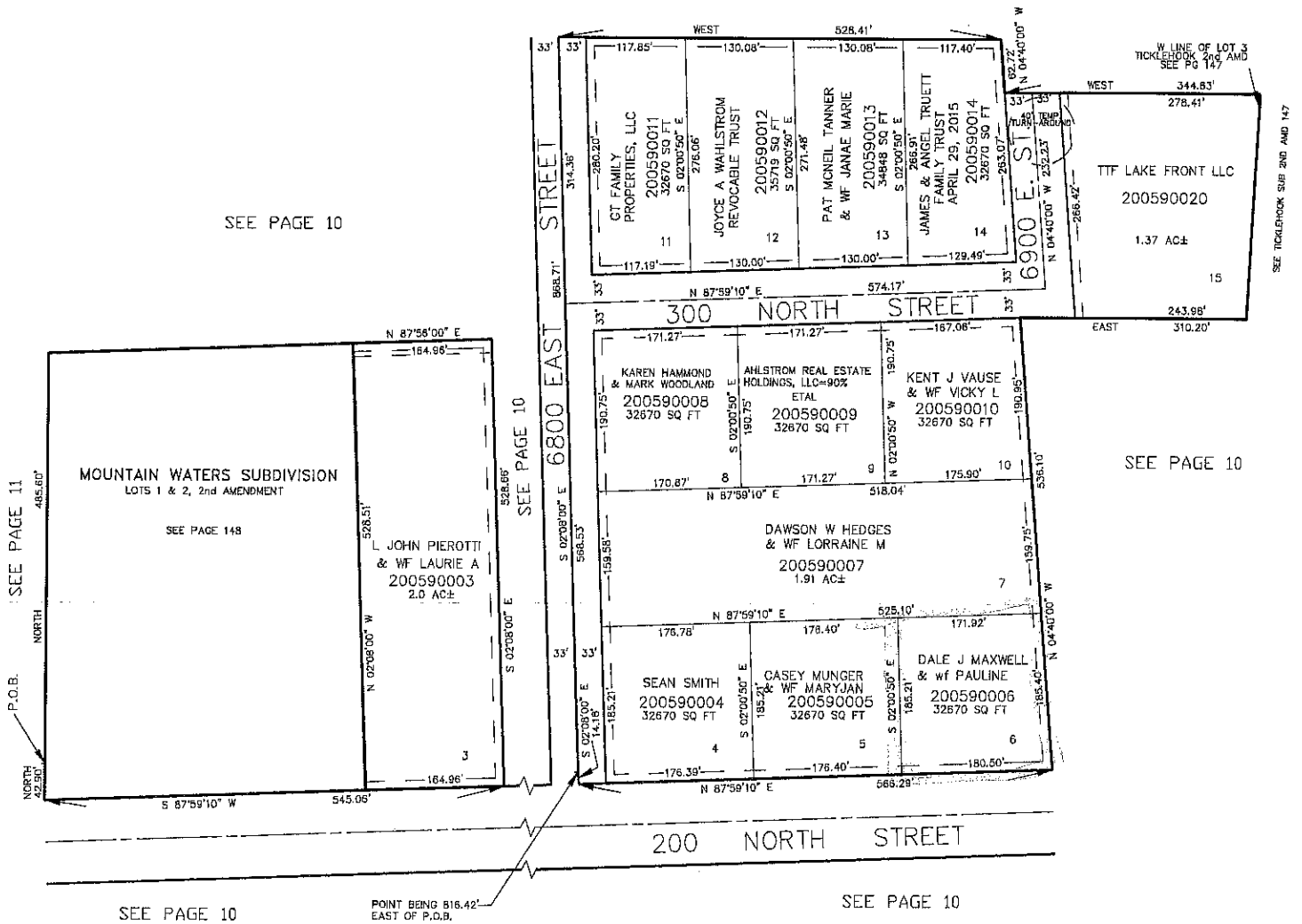
TAXING UNIT: 35

IN HUNTSVILLE TOWN

SCALE 1" = 100'

SEE PAGE 10

SEE PAGE 10



SEE PAGE 10

SEE PAGE 10

SEE PAGE 10

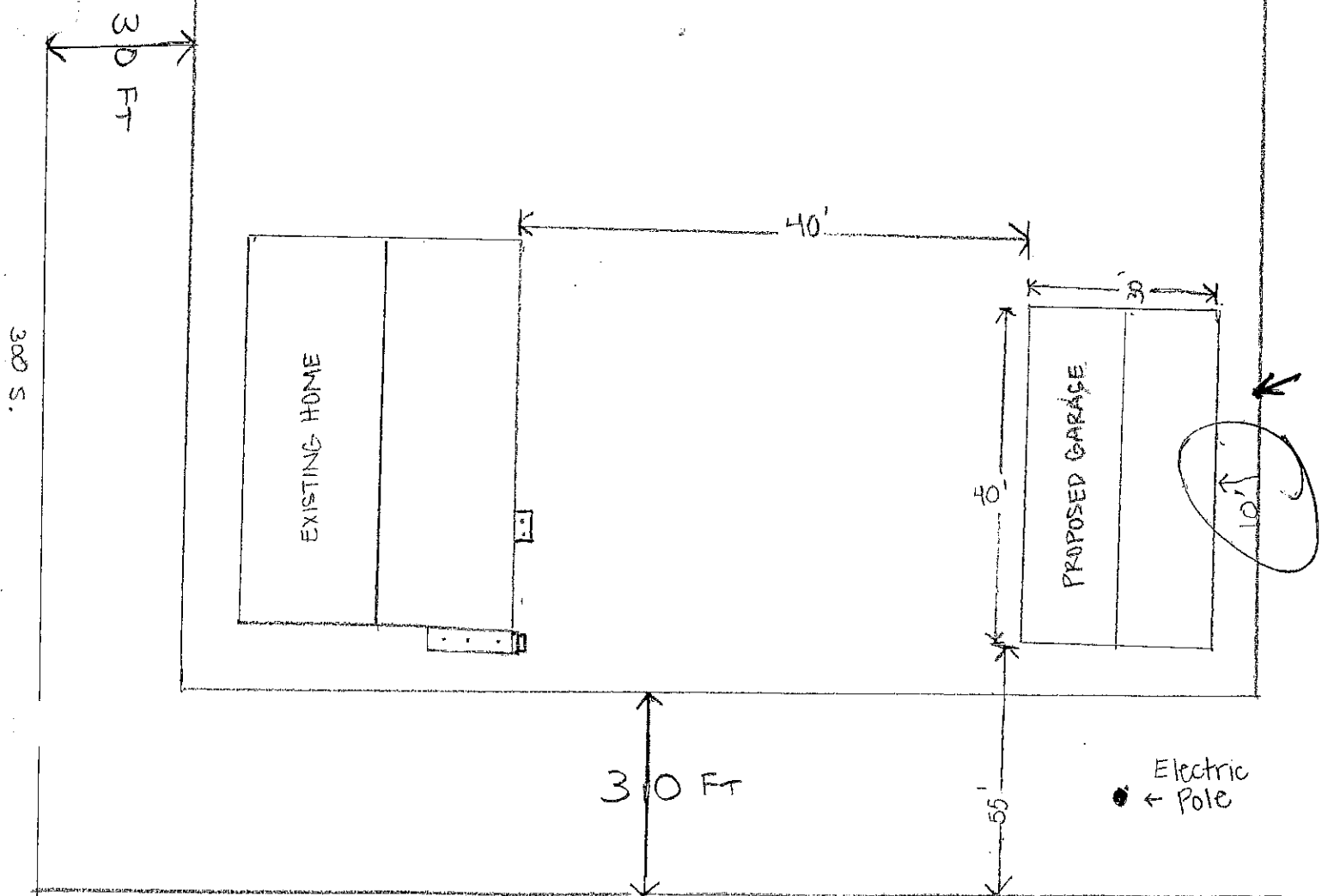
10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 39, PAGE 10 OF RECORDS.

* AMENDED LOTS 1 & 2 SEE DED. PLAT (39-99)

WHITEHEAD PROPERTY
312 SOUTH 7400 EAST

Attachment #2
PC Meeting 4-26-18



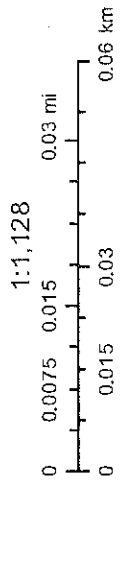
Barry W. ahead



August 23, 2016

Street Labels

Parcel Address



© 2016 Microsoft Corporation © 2010 NAVTEQ

PART OF N. 1/2 OF SEC. 18, T.6N., R.2E., S.L.B. & M.

HUNTSVILLE SURVEY

BLOCKS 8, 9, 12 & 13, PLAT A

TAXING UNIT: 35

SCALE 1" = 100'

SEE PAGE 14



SEE PAGE 12

SEE PAGE 10

SEE PAGE 23