

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

MEETING DATE: December 9th, 2021

PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah

TIME: 7:00 p.m.

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

Citizens: Ron Gault, Carsen Young

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

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

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

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

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

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

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

4- Discussion and/or action for Land Use Permit amendment for Miranker new build, 295 N. 6800 E., Parcel#200100028 (See Attachment #3)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8-Motion to adjourn.

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

Meeting is adjourned at 8:08 p.m.



Shannon Smith, Clerk

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

MEETING DATE: Wednesday, November 17th, 2021
PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

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

Citizens: Jed Dewsnap, Erin Dewsnap, Artie Powell, Dakota Hyde, Jeff Hyde, Richard Sorensen

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

2–Approval of Minutes for Planning Commission Meeting October 28th, 2001.
(See Attachment #1)

PCM Sandy Hunter commented that she felt like the October minutes lacked details that she would like to see referenced. Shannon commented that due to her recent training she did shorten these minutes to the discussion around the items/motions on the agenda. There was a discussion brought up by PCM Allen Endicott that minutes are not meant to be a transcript of the meeting. It was the conclusion of the PC that the minutes be tabled and redone by Shannon and presented at the next meeting. More of a middle ground can be achieved with some more information included but not a complete transcript.

PCM Steve Songer motioned to table the minutes from October 28th, 2021. PCM Jeff Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3-Approval of Minutes for Planning Commission Meeting for August 26th, 2021.
(See Attachment #2)

PCM Sandy Hunter motioned to approve the amended minutes from August 26th, 2021.
PCM Allen Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

4- Discussion and/or action on Parcel Consolidation for Parcel 240230029, Parcel #240230018, Parcel #240110008 And Parcel #240110049, into one Parcel, Falls Property
(See Attachment #3)

Artie Powell Spoke on behalf of the Falls property in question. The properties listed here were reviewed by the Planning Commission. PCM Sandy reviewed the compliance regulations, and it was agreed that this consolidation plan fits accordingly.

PCM Liz Poulter questioned the deck on the plans that impedes on the 10-foot setback. Citing the code that states only an overhang from a roof can enter onto the setback.

Artie commented that he personally filed out the consolidation application on behalf of his son-in-law, the owner of the property in discussion. And that per the request of the Town Recorder, Beckki Endicott, a signature from the property owner, John Falls, is needed to finalize the application. Artie is requesting an approval subject to this signature being obtained.

PCM Sandy Hunter motioned to recommend approval Parcel Consolidation for Parcel numbers 240230029, 240230018, 240110008 And 240110049, into one Parcel. Falls Property, subject to a signature from John Falls, owner of entities "Legend of the Fall" and "Silent Falls" which are the recorded owners of Parcels in discussion.

PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

Artie noted that there are some issues with the address currently on record for these Parcels. Beckki will be the one to re-work the new address and parcel number.

5- Discussion and/or action on Land Use Permit for new home on consolidated Parcels in item 4 of this Agenda, as listed above. (See Attachment #4)

The issue of setbacks is discussed. PMC Liz referenced 15.6.7 to clarify setbacks. It was concluded that the porch of the “Gym” would not be allowable in the 10-foot setback. Artie commented that the property owner, John Falls, would move the building back so the porch would fall into the setback requirements.

The cabin on the property in question was brought into question. Artie stated that the plan is for the existing cabin to be moved to another parcel nearby, also owned by John Falls. PCM Sandy stated that a condition for the cabin to be removed needs to be included in the motion. PCM Sandy referenced the Town Code that states any structure used as a temporary residence, during construction, needs to be removed from the property 30 days after Occupancy is granted.

PMC Sandy Hunter motioned to approve the Land Use Permit for new home on consolidated Parcels in item 4 of this Agenda, as listed above (Subject to approval of the Parcel consolidation by the Town Council), subject to the building of the cross fit gym being moved to the South so that deck of this structure is 10 feet from the property line, Also subject to the 15.6.2.(c), the existing residence to be removed from the property in discussion, within 30 days of occupancy of the new home. PCM Liz Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

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

Jared Anderson entered the meeting Via Zoom

6-Discussion and/or action on Subdivision Application, Preliminary Plan, for North Arrow Condominiums, c/o Jeff & Dakota Hyde, All of Lot 3 Huntsville Town Park Subdivision
(See Attachment # 5)

Dakota Hyde was present at the meeting and spoke on behalf of this project. After clarifying the agenda item as a subdivision of individual condominiums. The issue of the land was brought into question. Currently it is two lots, the Hyde's plan through the process of the condominiumization, the lots in question will be returned to one lot.

PCM Allen Endicott questioned the paperwork submitted and the dates on this paperwork. Dates were clarified by Dakota. Dakota reviewed the current plat, that he stated was 2 weeks old. Building A in the plans is the current Compass Rose Lodge, Building B is the proposed phase II addition.

Dakota clarified that the plans show the buildings, but currently they are only seeking approval of the subdivision of the condominiums. Each condo will need to have it's own parcel number. The Hyde's plan for all the buildings to be considered ~~be~~ one unit. Dakota reviewed each level of the new building, and briefly explained the use anticipated. The main floor level will have 2 units that can be used for commercial use. The upper levels are where the condo units are located. The idea is individual owners can purchase the condo units and stay as allowed per Huntsville Town code. When the owners are not using their unit they can place the condo in the Compass Rose Lodge rental pool and it can be rented out like a hotel room. The rooms will include a kitchenette.

PCM Jeff Larson questioned the original development agreement and if that agreement permitted the proposed plan. PCM Jeff also brought up the issue of the land and how it is currently two parcels. The question was deferred to Attorney Bill Morris. Bill states that the Hyde's will be required to submit CC&R's, and the owners of the units will not be permitted to stay longer than 30 days, per Huntsville Town code. When the owners of the unit are not staying in their unit it will be rented out just like a hotel through the property management company, run by the

Bill Morris
Comment
added

Compass Rose. The town will also be able to collect a transient room tax. The property owners will receive a portion of the money collected when their unit is rented out.

PCM Sandy Hunter reviewed the issue and how it applied to the development agreement and the Town code. PCM Jeff directed the question on the land where the property in question sits. Since the land was subdivided without the approval of the Town, through Weber County, how does the Town move forward with this issue to resolve it the correct way. Bill stated that there will be a new plat issued and the County Recorder's Office will deal with that issue accordingly. Dakota also comments to this issue as well, that once they are ready record the condominium plat this issue will be dealt with at Weber County. Bill reviewed that the Hyde's will still need to submit covenants and condominium declarations, as required per State Law. They also need to do their engineering to satisfy town engineer Jared Anderson. This will come back to the Planning Commission for Final Plat approval.

PCM Liz Poulter and Sandy Hunter questioned the height of the buildings. Dakota stated that the height of the existing silo was modified to 35-feet. It was proposed at 40 feet, as allowed per the agreement, but was built to 35 feet. Allowing the Hyde's one additional structure at the 40-foot mark, which they have proposed in the new building.

PCM Allen asked Jared to speak on behalf of his 2 reports. Jared commented on the dates of the plans he reviewed. The plat was up to date but the plans were from 2017. Jared reached out to the building engineer and addressed the older plans. The Hyde's engineer was comfortable with the 2017 plans being submitted for preliminary plat, and with that conversation with the engineer Jared understood the reason it was submitted as it was. Jared referred to his report where he stated that he would recommend preliminary approval subject to, up to date plans being submitted for final review. Jared also went over his second, updated report.

Chairman Allen questioned Jared about his reports and whether comments from both reports are to be considered. Jared stated that yes, comments from both reports are valid and should be considered. PC Chair Doug questioned the timeline on when Final Plat would be ready for approval. Dakota anticipated a couple of months. Jared commented that it depends when preliminary and final items can be completed. PC Chair referred to Richard Sorenson and Artie Powell on if they have any questions, seeing that they will be dealing with these issues as elected officials for 2022. Artie expressed concerns with the issue of the land as discussed above. Dakota clarified that the plat in review currently, should correct the issue of the two parcels, and move forward with one parcel, as that is what they are submitting to Weber County. Bill Morris commented that the County will be the one to recommend what steps need to be taken to resolve the split parcel. Jared concurred.

Richard Sorenson questioned the ADA room spec'd out in the new building. Dakota stated that per law they are required to have 1 ADA room per 20 regular rooms. And since they are proposing 21 rooms total, they will need to add an additional ADA room to be in compliance.

Chairman Allen stated that he feels comfortable moving forward with this preliminary plan. Dakota spoke in reference to the 2017 site plan submitted for this meeting. He stated that this site plan was submitted because this was the site plan previously approved by Huntsville Town. The Hyde's consulted with their engineer, builder and architect and it was agreed that the ~~any~~

changes were minor. PCM Allen Endicott questioned if the Hyde's will be required to submit an updated site plan. Jared stated that there are still items, per the Ordinances, that need to be addressed and that it remains to be seen whether a new site plan will be required for final plat appr.

PCM Jeff Larsen motioned to recommend approval, and forward to the Town Council, the Subdivision Application, Preliminary Plan, for North Arrow Condominiums, All of Lot 3 Huntsville Town Park Subdivision, Parcel #'s 24120003, 24120005, 24120004. Subject to the letter from Sunrise engineering dated 11/10/2021 and the 5 conditions listed as well as the letter dated 11/16/2021 and the 2 conditions listed. PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

A Discussion was had on the wording to be used for the new development. It was suggested by the PC that thought be given to the wording as to accurately describe its use.

Bill Morris and Jared Anderson left the meeting

7- Discussion and/or action for Land Use Permit amendment for Richard Sorensen. Adding two additional Log Cabins, 7390 East 200 South, Parcel # 24-014-0023 (See Attachment # 6)

Richard Sorensen commented on his behalf for this project. The plot plan was reviewed by Richard and the PC. Chairman Allen clarified on the plans that "existing cabins" are actually 2 separate units. Although they appear as one on the plans given.

PCM Sandy Hunter motioned to approve the amended the Land Use Permit for Richard Sorensen, 7390 East 200 South, Parcel # 24-014-0023, Adding two additional Log Cabins. PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

8- Discussion and/or action on Land Use Permit for Pole Barn for Erin and Jed Dewsnup 280 N. 6700 E., Parcel # 20-165-0005 (See Attachment # 7)

PC Chair Doug Allen referenced the Dewsnup's plans and the 30 -foot set back, that is required per code. PCM Liz Poulter referred the future house plans that also appear on sit plan. PCM Allen questioned the rectangle drawn in Mr. Dewsnup stated that is a possible future pool. PCM Sandy confirmed with the Dewsnup that the pool dimensions will be 42x56. They stated yes. Also, the height of 24 feet was noted by PCM Sandy.

PCM Sandy Hunter motioned to approve for Land Use Permit for Pole Barn for Erin and Jed Dewsnup 280 N. 6700 E., Parcel # 20-165-0005. PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

9) Discussion and/or action on wording to update Huntsville Town's Policy and Procedures Manual for deadline to submit for Planning Commission

"To be included on the Planning Commission Agenda for the monthly meeting, all items need to be submitted to the Town Clerk no later than 10 days prior to the meeting."

Chairman Allen expressed concern about certain issues that need more time. To give Jared Anderson adequate time to complete his reviews. Beckki recommended that the wording be such that any reports necessary are ready by that 10 day mark.

PCM Allen Endicott motioned to recommend approval of adding the following wording to the Huntsville Town Policy and Procedure's Manual "To be included on the Planning Commission Agenda for the monthly meeting all items, including all engineering reports and subdivision changes, need to be submitted to the Town Clerk no later than 10 days prior to the meeting. PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

10-Public Comment. There were none.

11-Chairman's Remarks. Chairman Allen thanked all for their diligence and effort.

12-Motion to adjourn.

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

Meeting is adjourned at 9:26 p.m.

Shannon Smith, Clerk

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

MEETING DATE: October 28th, 2021

PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah

TIME: 7:00 p.m.

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

Citizens: Artie Powell, Merilee Hillam-Clawson, Phillip Clawson, Ronald Gault (Via Zoom)

1–Roll call: Acting Chair Sandy Hunter welcomed all who are attending the meeting.

2–Approval of Minutes for Planning Commission Meeting September 23rd, 2021.
(See Attachment #1)

PCM Liz Poulter motioned to approve the amended minutes from September 23rd, 2021.
PCM Jeff Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

3- Discussion on Parcel Consolidation, Parcel #240230018, Parcel #240110008 & Parcel #240110049 into one Parcel, Falls Property (See Attachment #2)

Artie was present to explain and review the plans on behalf of the Falls. Artie reviewed the Falls plan to remodel the Jackson Cabin, 7315 E 300 S. The situation of the front facing side of the property came into question in relation to what setbacks would need to be considered. The address of the property currently is not congruent with the side the front door is located. Sandy referred to Title 15.6.4 (E), in reference to the set back on a garage.

Lot consolidation was addressed. There were some issues with the address on file for the lots in discussion. Artie went on to explain the lots the Falls are looking to consolidate. The Falls are looking to consolidate 4 lots, 240230018, 240230028, 240110008 and 240110049. The Falls are also considering moving the existing cabin to another lot they own nearby.

The Town alley nearby was brought up. There is a fence in the alley area that was put there some time ago. The history of the alleyway was said to have been disputed many years back, between the Town and the Posnien family.

Discussion moved to the new construction planned on the above consolidated lots. Access will be off 7400 E. The pond shown on the plan is no longer part of the project. Artie pointed out the deck off the "gym/spa" goes over the 10-foot setback. This is something they are looking at modifying to bring it into compliance. PCM Allen Endicott questioned the property will be rented out. Artie states that will not be the case. Artie questions the 35-foot height requirement, PCM Sandy Hunter stated that nothing besides a church steeple is allowed over the 35-foot mark.

4-Discussion and/or action on Rezone application for Merilee Hiram-Clawson (See Attachment #3)

The Clawson's are interested in rezoning from residential to commercial to accommodate small weddings and receptions. They currently run a small Bed and Breakfast out of their home, and the customers have been asking about the ability to do weddings at the location. Merilee stated that she anticipates the weddings would be more of a side project, for smaller groups possibly around 50 people. She estimated a few weddings a month would most likely be their max. But there is currently no formal plan.

The parking issue was questioned by PCM Allen Endicott. Currently the Clawson's have a small amount of parking available on site. They estimate they could accommodate about 9 cars in front and a few more around the side. Then they proposed that extra cars, possible around 10-15 cars, could park at the Huntsville Park and be shuttled over to the Clawson's property.

PCM Allen Endicott brought up the issue of noise/music due to proposed events. There was a concern voiced about surrounding neighbors and the effect this would have on people living near by. Merilee stated that it is important to them as well to control noise and not upset the neighbor's. PCM Sandy Hunter reviews the procedure for rezoning. Merilee questioned the sound restrictions for the Mercantile, PCM Jeff Larsen stated that 10:00pm is the town's quiet time per the Town Ordinance.

PCM Jeff Larsen questions the General Plan and whether this request fits into the General Plan. PCM Allen Endicott references 15.16.2 & 3 Part C. PCM Sandy Hunter references the General Plan whether this is "needed" and desired by the residents. The Valley House was referenced as whether weddings/receptions are allowed. The zoning map was revived and the Valley House is in an R-1 zone. PCM Liz Poulter questioned the spot zoning issue. PMC Sandy Hunter explained the procedure in reference to the Title. It was noted the parcel directly across the street from the Clawson's parcel is zoned commercial.

The Parking issue was further discussed. PCM Liz Poulter was still concerned this would be an issue. PCM Allen Endicott questioned if the parking across the street could be utilized. The Clawson's have looked into a few other options for parking.

The PC discussed possible action. 15.4.6 was referenced by PCM Sandy Hunter. Limits can be placed on conditional use permits, which the Clawson's will need to obtain in addition to the rezone. PCM Sandy Hunter mentioned limiting hours of events, even possibly number of events. A Public hearing will be required at the Town Council if this moves forward.

PMC Jeff Larsen motioned to recommend consideration for a rezone from R1 to C1 to the Town Council, 7432 E. 100 S., Parcel #240140013, with input moving forward that the conditional use permit restrict number of events as well as hours of operation, noise restriction and clarity on parking. PCM Liz Poulter seconded the motion. Roll Call Vote. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	Commissioner Allen Endicott

PCM Allen Endicott motions to close regular meeting and open public meeting. PCM Steve Songer seconds the motion. All Vote Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

5- Public Hearing on 15.5.3 to change to part E. footnote 8 (appeals majority)
(See Attachment #4)

PCM Chair Sandy Hunter asks for public comment. Sandy Hunter reads the recommended wording for 15.5.3 Part E. Shannon reviews the reason for the revision. There was discussion about the possibility of adding the verbiage of "the Majority vote of at least 3 voting members". Artie also commented on the past wording on this issue. The "concurring vote" is the wording currently used in the Title. This has caused some confusion and needs further clarification. Artie, as a

member of the appeals board, agrees that the wording being discussed would be agreeable to the appeals board.

PCM Allen Endicott motions to close public hearing and resume public meeting. PCM Steve Songer seconded the motion. All Votes Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

6- Discussion and/or action on change to part E, footnote 8 (appeals majority)

PCM Sandy Hunter recited the revision to read “The majority of at least three voting members”

PCM Jeff Larsen motions to recommend approval of the revision of 15.5.3, Part E. to include the changes “the Majority of at least 3 voting members” to the Ordinance. PCM Liz Poulter Seconded the motion. Roll Call Vote. All Votes Aye. Motion Passes.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

7- Discussion and/or action on deadline for submitting for Planning Commission Agenda

Planning Commission discussed options for deadline for submitting information to be included on the Planning Agenda. Written statement will be presented to Planning Commission at the next meeting. Planning Commission was in agreement that this deadline can be included in the Operating procedure.

PCM Allen Endicott mentioned that he would like the Flag Lot issue and the General Plan Update to be placed on the “PC working list” to be addressed at the beginning of next year.

8-Public Comment. Ronald Gault commented that he would be happy to help with updates on the General Plan.

Shannon updates the Planning Commission that the CW Lands Annexation was officially recorded with Weber County.

Sandy Hunter announced the upcoming work session with the Town Council and Planning Commission. This meeting is set to discuss the CW Lands and Randy Day development issues.

9-Chairman's Remarks. Acting Chairman Sandy Hunter thanked all for the discussion.

10-Motion to adjourn.

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

Meeting is adjourned at 8:58 p.m.

Shannon Smith, Town Clerk



LAND USE PERMIT

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

Tax ID # 200100028

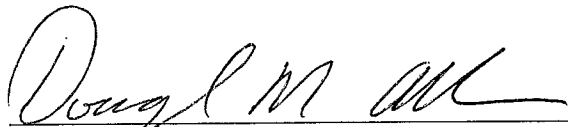
Address of Structure 295 N. 0800 E

Name & Address of Owner/Owners Dan & Valin Miranker

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 12/9/2021 * amended from (2/25/21)
New Site plan submitted

Set Backs Approved: Yes ☒ No ☐

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



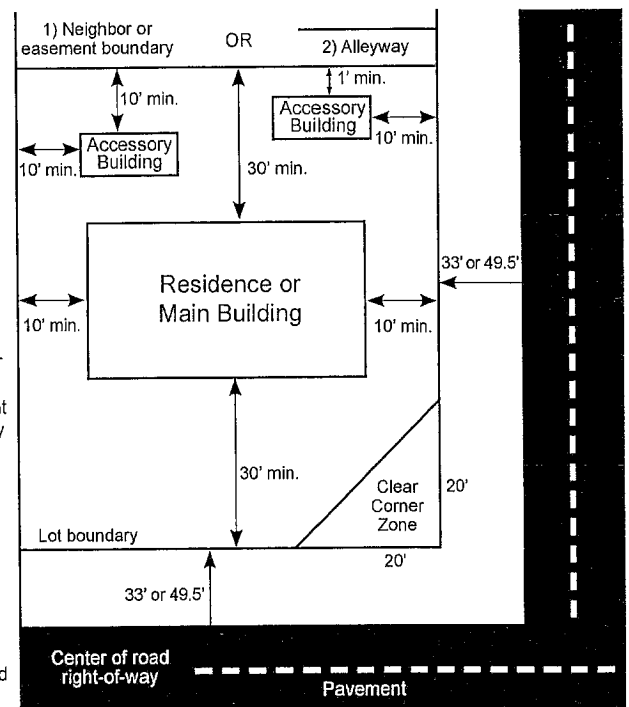
Huntsville Planning Commission Chairman

Property Owner Signature

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

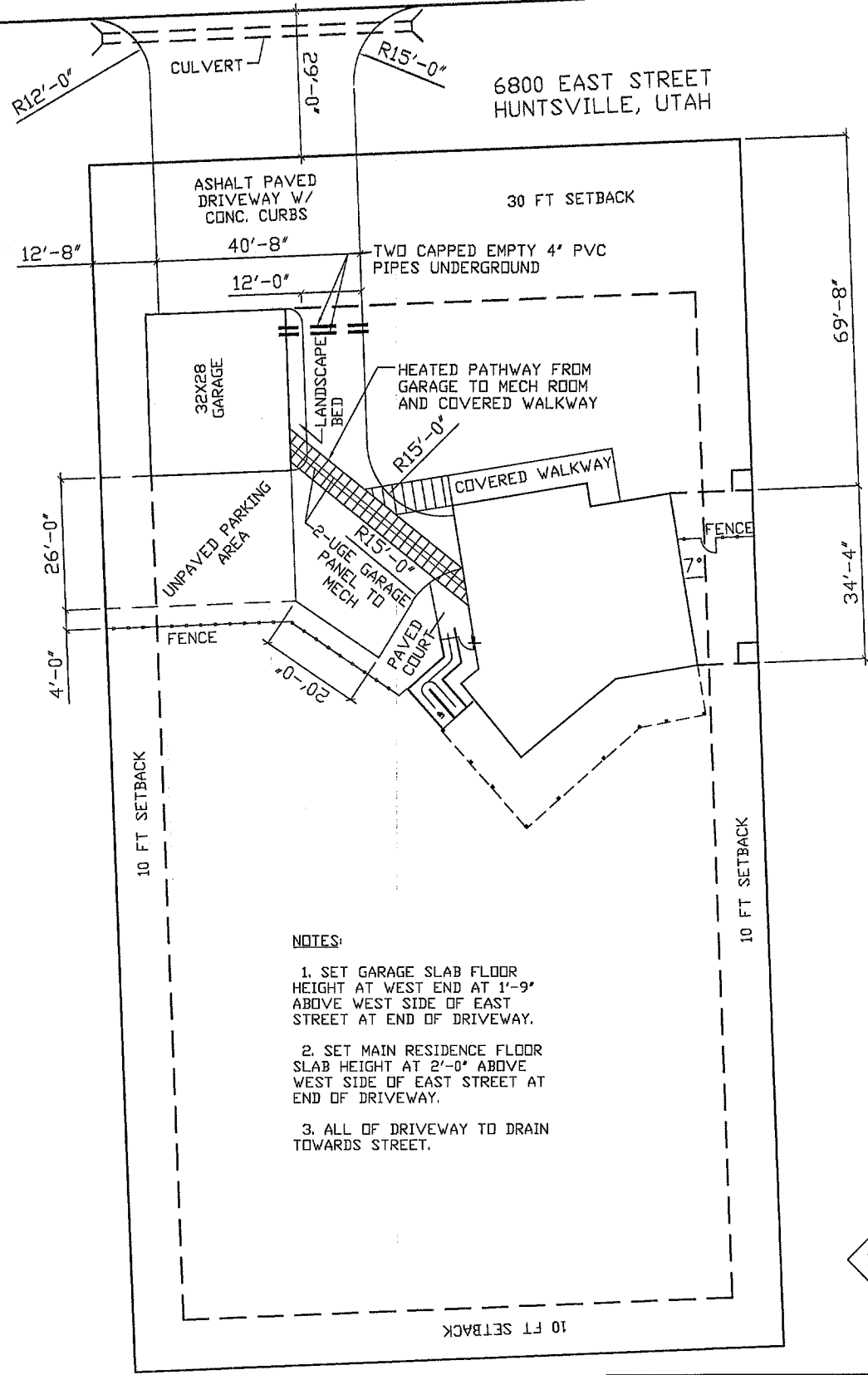
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks

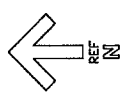


REVISIONS			
ZONE	REV	DESCRIPTION	DATE
			APPROVED

EAST STREET



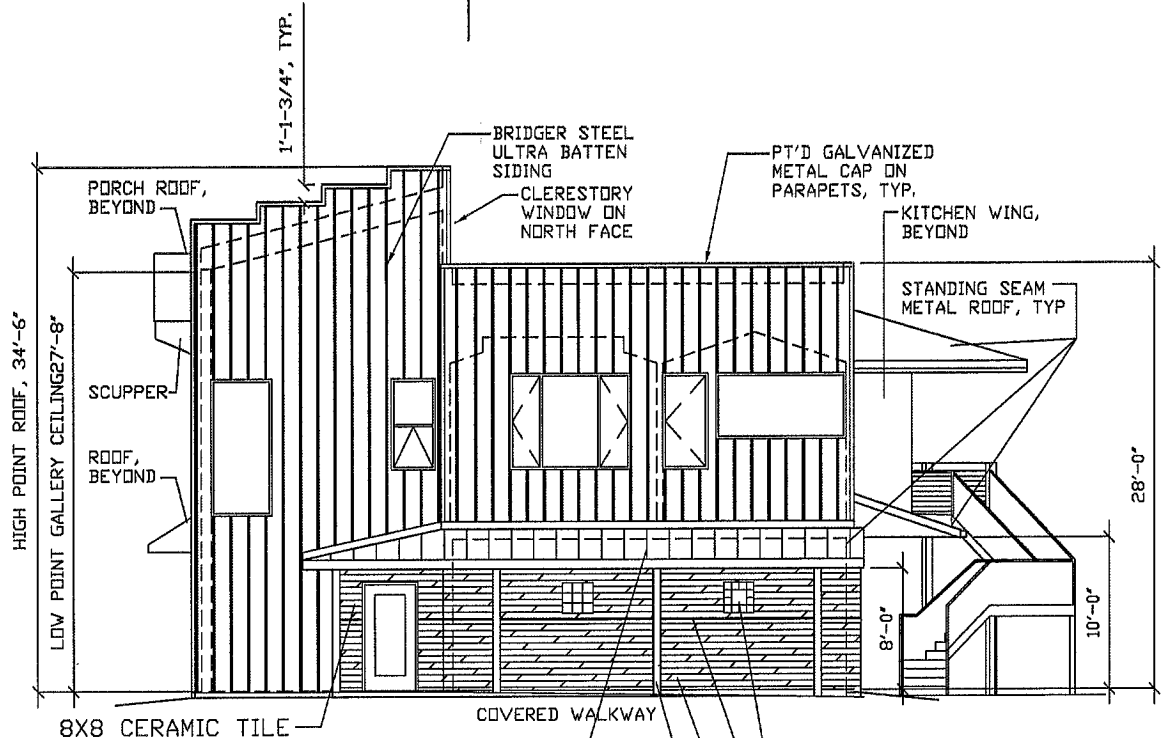
- NOTES:
1. SET GARAGE SLAB FLOOR HEIGHT AT WEST END AT 1'-9" ABOVE WEST SIDE OF EAST STREET AT END OF DRIVEWAY.
 2. SET MAIN RESIDENCE FLOOR SLAB HEIGHT AT 2'-0" ABOVE WEST SIDE OF EAST STREET AT END OF DRIVEWAY.
 3. ALL OF DRIVEWAY TO DRAIN TOWARDS STREET.



1 SITE PLAN
 SCALE: 1" = 20'-0", 11X17 FORMAT
 SCALE: 1" = 10'-0", 22X34 FORMAT

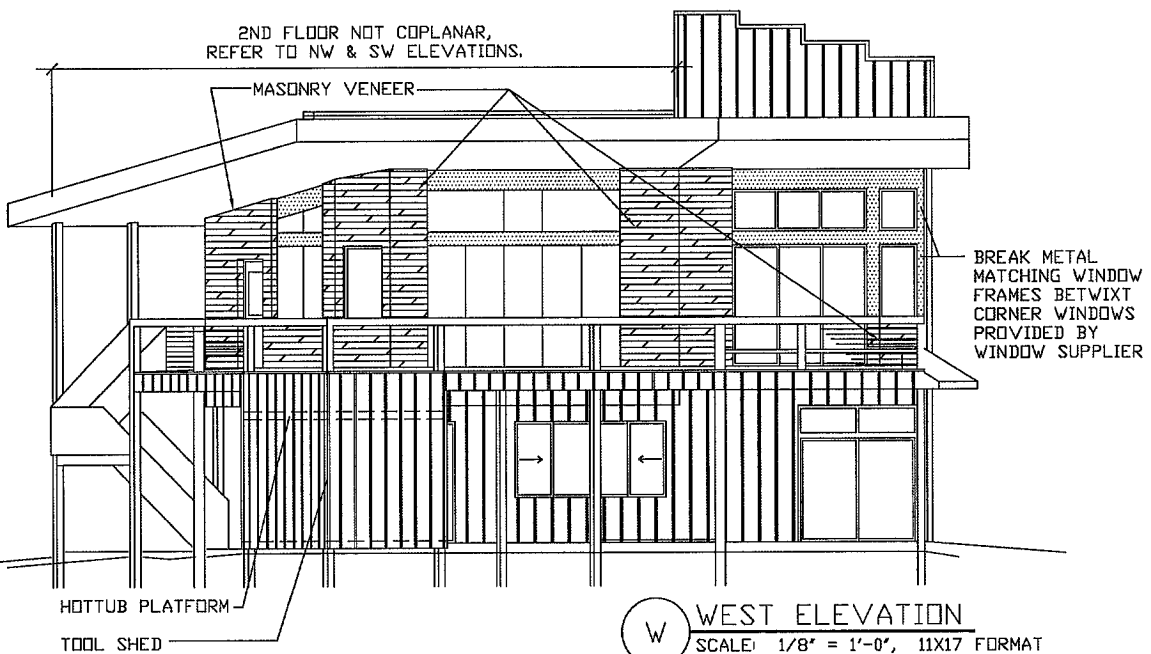
CI	MIRANKER HOUSE
	295 NORTH 6800 EAST HUNTSMVILLE, UTAH
NOV 2, 2021	

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



E EAST (STREET) ELEVATION
 SCALE: 1/8" = 1'-0", 11X17 FORMAT
 SCALE: 1/4" = 1'-0", 22X34 FORMAT
 MATCH ROOF METAL PANELS TO WALL METAL PANEL IN SHAPE COLOR AND ALIGNMENT.

- 24"X24" GLASS BLOCK PANEL
- BORDER STRIP
- RANDOM LENGTH LEDGESTONE
- STEEL POST, TYP.



W WEST ELEVATION
 SCALE: 1/8" = 1'-0", 11X17 FORMAT
 SCALE: 1/4" = 1'-0", 22X34 FORMAT



LAND USE PERMIT

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

Permit # 20010014

not paid
needs
signature

Tax ID # 200100028

Address of Structure 295 N 6800 East

Name & Address of Owner/Owners Dan & Valin Mirankers

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 2/25/21

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Garage moved back w/in set back to front & side.


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

