

## MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

**MEETING DATE:** June 24th, 2021

**PLACE:** Town Hall with Zoom access  
7309 East 200 South, Huntsville Utah

**TIME:** 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Excused
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Blake Bingham	Town Council Liaison	Present
Beckki Endicott Shannon Smith	Recorder/Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens: Jeff Keeney, Lisa Farr, Fred Farr, Deanne Smith, Ronald Gault (Via Zoom)**

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

2-Approval of Minutes for Planning Commission Meeting 5-27-21. (See Attachment #1) PCM Liz Poulter motioned to approve the amended minutes from May 27th, 2021. PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<b>VOTES:</b>	
<b>AYES:</b>	Chairman Doug Allen Commissioner Liz Poulter Commissioner Allen Endicott Commissioner Steve Songer Commissioner Jeff Larsen
<b>NAYS:</b>	

3-Discussion and/or action on Land Use Permit for Jeff Keeney new home. 170 North 6500 East, Parcel # 20-177-0003 AMMENDED (See Attachment #2)

Chairman Allen pointed out the missing set back measurements from the Cul-de-sac. He discussed with Mr. Keeney before the meeting that there is a distance of 35-feet from the house to the road. PCM Liz Poulter asked the size of the lot Mr. Keeney stated it was 1.4 Acres. PCM Liz Poulter questioned the height of the building and Mr. Keeney stated he believed it was 26 feet tall. The proposed home will be 2 stories, no basement. PCM Steve Songer Commented that for a Land Use Permit there was no need to question the color or height of a building. TCM Blake Bingham commented that the height and setbacks do need to be known at the time of the

request for a land use permit. Then the Building Permit comes next. Beckki commented that a building permit checklist was recently added to huntsvilletown.com. Located Under Residence-Building Permits- Building Permit Checklist.

PCM Jeff Larsen clarified Mr. Keeney's name spelling, as there was a discrepancy from the plans and the agenda. Adjustment was made.

Blake looked up the Parcel number on Geo-Gizmo and found a mistake. The parcel number was given by Mr. Keeney as 20-014-0013, the correct Parcel number is now on record for this meeting as 20-177-0003. Correction was made.

**PCM Allen Endicott motioned to approve the Land Use permit for Jeff Keeney new home. 170 North 6500 East, Parcel # 20-177-0003.** PCM Steve Songer seconded the motion. Motion Amended by PCM Allen Endicott to include correct parcel number, as listed above, Seconded by PCM Steve Songer. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Steve Songer Commissioner Allen Endicott
NAYS:	

4-Discussion and/or action on Land Use Permit for Farnes Pool, 320 N 6900 East, Parcel #200590020. (See Attachment #3)

Chairman Allen brought up possible coverage issues. Beckki Stated that she has been in contact with the pool contractor on this plan. The concern was raised about the possible interference with the homes septic system in relation to the proposed pool location. TCM Blake commented that the pool will require a Building Permit and a sign off from Weber Morgan who will validate the pool and septic are correctly placed. PCM Steve Songer requests that it is included in the motion that the pool passes inspection from Weber Morgan. TCM Blake also expressed the need to clarify that the Land Use Permit being requested is only for the pool and does not include any "future" buildings as stated on the plans.

Chairman Allen requested that before there is a motion that Shannon reads the stipulations set by the PC. Shannon reviews the stipulations, 1) Compliance with Weber Morgan regarding the septic system. 2) The pool is the only structure being approved with this Land Use Permit, not to include and "future" buildings at this time. Beckki questioned if Weber Morgan will need to approve the pool, Chairman Allen and TCM Blake stated that a building Permit will need to be issued for pool and therefor Weber-Morgan will be involved. Beckki stated that with this stipulation she will not issue a building permit without wastewater approval from Weber-Morgan.

PCM Jeff Larsen questioned the fence and and/or cover requirement on pools. Ordinance 15.6.15- Swimming Pools Section B. was read by Shannon Smith. It was agreed that a fence OR a power safety cover is allowed and required.

**PCM Jeff Larsen motioned approve to the Land Use Permit, subject to the stipulations listed on the Land Use Permit, for Farnes Pool, 320 N 6900 East, Parcel #200590020.** 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 Steve Songer Commissioner Jeff Larsen
NAYS:	

5-Discussion on Title 15.17.15 to include foot note 37 in the Title. (See Attachment #4,5,6)

Correction made by Shannon to the Title to state 15.17.14. TCM Blake recapped the issue, there was some conversation in May's PC meeting on the interpretation on this footnote. The consensus of the PC was that it needed to be added to the code in a more concise manner. Minutes for the TC meeting on 3-18-21 were included as an **Attachment #4**.

Chairman Allen read aloud minutes from The PC meeting of 10-24-2013(**Attachment #6**) PCM Steve Songer questioned if the Town Council needs to change the wordage, as this Ordinance is currently stated, the owner has to prove if a lot is buildable, which can lead to some confusion. Bill White was cited (from a previous meeting) as saying it actually cannot be proven due to the fact that there is no Ordinance found prior 1949, that states what a buildable lot was. Beckki stated that there is a log kept for any amendments that are made. It is possible if Bekki can find it and pull the log to get some clarification, if the information is available. TCM Blake Bingham argued that if there is no Ordinance against something then by default it would be allowed. PCM Steve Songer was not in full agreement of this interpretation. PCM Songer believe the TC needs to clarify this Ordinance. TCM Blake commented that how that happens is that the PC proposes an amendment, holds a Public Hearing and the Ordinance come to TC for a vote.

Beckki comments that at the time of the referenced meeting in 2013 the procedure was different. The responsibility of the PC on Land Use issues is to hold a Public Hearing and recommend to the TC for a vote.

TCM Blake Bingham questioned the Ordinance regarding what is considered a buildable, and when that came into effect. Prior to 1992 the State did not delegate power to the towns to prevent people from subdividing their parcels. Landowners were allowed to subdivide as they wanted, without going through the Town. It might not be considered buildable but they could subdivide.

The Town could deem a lot unbuildable prior to 1992 but it could not prevent subdivision. Chairman Allen questioned Blake's statement. The 1950 date was brought up and questioned how it relates to this issue, and if it has any significance to the Ordinance. Beckki has looked into this issue and was not able to confirm a 1950 date within the code. Ronald Gault was asked about this issue and the oldest Ordinance he had access to was 1987. PCM Steve Songer commented on a personal experience he had in 1978-79 with the TC and subdivision. His experience at that time showed him there was inconsistency in the way the TC allowed subdivision. This issue was related to Bill White's request for a Land Use permit in May 2021, and the information that was given at that time.

Public comment was taken from Fred Farr, regarding subdivision in the past. Lisa Farr also commented on this subject, her family was able to subdivide and sell 1/3 of an acer some time ago. Beckki read aloud Title 15.17.14 foot note 37. TCM Blake Bingham goes back to the issue that this foot note should be included in the Ordinance. Chairman Allen requested that a Public Hearing for this issue be put on the agenda for next month's PC meeting. TCM Blake Bingham suggests including the footnote as item C. in the Title.

#### 6- Discussion on Ordinance 2021-2-25, Recreational Property coverage 15.6.2

(See **Attachment # 7, 8 ,9**) Chairman Allen referred to **Attachment #7**, minutes from the TC meeting 3-18-2021. TCM Blake Bingham referred to **Attachment #9**, the proposed amended Ordinance. Stating that the TC had an issue with line item I. He volunteered to bring it back to the PC to discuss this point and have the PC decide how to act. Chairman Allen questioned TCM Blake Bingham on why the TC took issue with item I. TCM Blake commented that several members of the TC considered this to be an overreach of the Town. TCM Blake referred to the issue of the pickle ball courts issue, where a landowner requested to put pickle ball courts on a lot, not to include a house. PCM Steve Songer clarified that that reason for this Ordinance was because the Town was against the idea of a lot of sports courts being installed on lots without homes. This gives the Town a different feel. The TC felt this is a property rights issue.

Chairman Allen requested to look into the definition of the Town's residential space. Chairman Allen commented that the way he read the code was that R-1 zoning was for residential single-family homes. Meaning that any recreational structure would need to be tied to a house.

PCM Liz Poulter commented that there were too many parts to this Ordinance. And she wanted to clarify what part the TC was opposed to. Chairman Allen referenced the Maxwell property in reference to this ordinance and the definition of coverage. He also stated the need to resolve this issue before certain permits are approved. PCM Allen Endicott, referring to the minutes from 3-18-2021 commented that there was nothing left for the PC to do but send it back to the TC. TCM Blake Bingham, as the lesion will convey the PC's thoughts on this matter to the TC.

PCM Liz Poulter, raised an issue of recreational facilities being a common necessity. The issue of porta-potties was raised by PCM Allen Endicott. He stated that they are currently being used in town and there is no Ordinance preventing the use.

PCM Steve Songer commended that a pickle ball court does count as a structure and therefore counts towards the Towns current 35% coverage restriction. He also voiced that the restroom facilities needs to be addressed. Chairman Allen agreed with the issues needing to be addressed and was adamant that the issue of residential zones be preserved as such. Meaning that there would be the intent to build a single-family home on a R-1 zoned lot. PCM Jeff Larsen commented on the discrepancy in the code allowing R-1 zones to allow recreational structures.

TCM Blake commented that originally this issue arose due to a concern with coverage. But it progressed to include a rule to regulate recreational areas, that they should be attached to a single-family dwelling. Beckki raised the issue of the Starling property, where the landowners wanted to build several recreational "structures" without a home on the property. They consented to build a tiny home on the property to appease the PC.

TCM Blake Bingham clarifies with Chairman Allen the request he is to present to the TC. He will propose that the ordinance drops the clause requiring to build a home, yet the 35% coverage rule will apply to whatever recreational structures as proposed on the property. Chairman Allen adds that a restroom, that is not a port-a potty, needs to be included as part of any plan. PCM Allen Endicott again expresses concern that the use of port-a-potties in Town already sets a precedent. TCM Blake commented that the restroom issue is a different issue, not related to the topic under discussion on Ordinance 2021-2-25.

PCM Liz Poulter suggested that if the PC strikes the first line of Item I and keeps the last 3 lines, to present that to the TC. PCM Steve Songer brought the question to the PC if any members present thought it was overstepping to include Part I of the proposed Ordinance. PCM Allen Endicott voiced concern. PCM Liz Poulter raised issue with the town allowing more sports courts to be built in Town and how that would change the atmosphere of Huntsville Town. She expressed concern with courts with high fences and lights and noise. Chairman Allen shares these concerns. PCM Jeff Larsen felt like the PC could propose more limitations to the TC, but he felt like the TC would not be open to considering more restrictions. Chairman Allen mentioned putting issues like this in the allowable use table.

PCM Jeff Larsen referenced the current Allowable Use Table that states that recreational facilities are allowed. Beckki spoke on the dates when the Allowable Use Table was adopted. PCM Liz Poulter again references Item I in the proposed Ordinance. Stating if the requirement to build a home is removed, the 35% coverage would still apply. PCM Liz was more agreeable to that adjustment, knowing the 35% restriction will limit the building allowed on a lot. PCM Allen Endicott was in agreement with PMC Poulter, as well as TCM Bingham. TCM Bingham references the Title where the 35% coverage is referenced 15.6.10.

**PCM Liz Poulter motioned to present amended Ordinance 2021-2-25 to TC, 15.6.2, to drop the first line of item I and keep the last 3 lines as the new Ordinance. Ordinance to state "I. The footprint of the recreational facility shall be included in the calculation of the total permitted coverage associated with the dwelling and the other accessory structures as defined in Title 15.6.10B"** 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 Steve Songer Commissioner Jeff Larsen
NAYS:	

7- Discussion on 15.22- Lighting (Attachment # 10 &11) PCM Liz Poulter stated that the Town does have a lighting Ordinance 15.22. PCM Liz Poulter would like to see more attention paid to this issue. She presented an Ordinance on lighting from the Town of Torrey, UT (**Attachment # 11**) as an example of what she would like to see Huntsville move towards. Weber County currently has a Dark Sky Ordinance for Ogden Valley. The Gov. of Utah has declared April Dark sky month. And PCM Liz would like to see more enforcement with the lighting Ordinance in Town. The Town has exempted itself from regulation of the current lighting Ordinance. TCM Blake Bingham proposed to encourage compliance rather than stricter regulations. At this time, it seems that the Ordinance 15.22 could be sufficient but there is a lack of enforcement. PCM Steve Songer, does not support legislation on this issue, but suggests forming a committee to explore this issue. The consensus of the PC was that public education would be a good start on the Town becoming more dark sky friendly. TCM Blake suggested rebates to encourage people to comply. Chairman Allen agreed that a committee with resident involvement is a good idea and Beckki also spoke in support of a committee. PCM Allen Endicot proposed that TCM Blake Bigham present this issue to the TC. PC is in support of a committee, community education and possible incentives for compliance.

8-Public Comment. Lisa Farr spoke in regard to her proposed subdivision. She is planning to attend the next Planning Commission. Lisa Farr had a few questions for the PC regarding her proposed subdivision. She asked the PC to clarify the Towns frontage Ordinance 15.6.4 regarding the lot in question. She mentioned the below Part B. in the Ordinance.

“B. The frontage requirement minimum is one hundred twenty (120) feet when an alleyway is the only reason for not being able to provide one hundred thirty (130) feet of frontage.”

Lisa Farr states that her frontage would be about 123.75 feet if they split the lot down the middle, from 1<sup>st</sup> street. And using Part B. of Ordinance 15.6.4 would mean she meets the requirement of 120 feet with the alleyway.

9-Chairman’s Remarks/ Blake’s TC Updates. Chairman Allen thanked all for the discussion. TCM Blake Bingham gave an overview of the last TC meeting. A contract was discussed regarding the Town and the Abbey in regards to the culinary connections. There was an agreement reached that the Town would give 20 connections in exchange for 30 connections now. That was tabled to see if the Town could get at least 2 more connections for fire hydrants.

The Cycle Kart race event was approved for next year. The TC acknowledged receipt of the certification of annexation petition from CW Lands. That means the Town has certified the petition and now moves forward to the comment/ protest period, followed by a Public Hearing at the TC before it has final approval. The Mayor announced that Allen Endicott would be joining the Planning Commission as Larel Parkinson steps down. There was also a Public Hearing on the Town's Budget. The budget included items such as improvement projects and the proposed new Town Hall. TCM Blake also commented on irrigation issues regarding the current drought situation. TCM Blake Bingham encouraged the Town to be conservation minded but also stated that currently it looks like the Town will have enough water to irrigate through the summer. Chairman Allen commented on the footings that have been started and put in by Weber Pathways. He was unaware of any Permits being issued for this and was concerned about the issue. Beckki Stated that she was unaware of the work being done. PCM Jeff Larsen asked on the issue of the pothole repair in the Town roads. That work was scheduled to be done within the week.

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 8:49 p.m.**

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Shannon Smith, Ass. Clerk





# Huntsville Town

## Subdivision Application

Applicant Name: LISA FARR

Applicant Mailing Address: 2480 SUNNYSIDE AVE, SLC, UT 84108

Email: lisafarr211@gmail.com

Phone: 801-583-8185

Brief Description of Proposed Subdivision: WE WOULD LIKE TO SPLIT THIS PARCEL W/ A N/S SPLIT WITH A JOG, ACCORDING TO THE ATTACHED PLAN.

Applicant Signature: [Signature]

Date: 7/3/21

### Parcel Owner's Permission for Subdivision Application

*The undersigned authorize this application for subdivision:*

Parcel Number(s): 240160010

Parcel(s) Owner Name: Frederick Lynn Farr

Parcel(s) Owner Mailing Address: 2480 Sunnyside Ave, Salt Lake City, Utah, 84108

Email: farr@byu.net

Phone: 801 860 5325

Parcel Owner Signature: Frederick Lynn Farr

Date: 7/3/2021

Title (Authorized Agent): Lorene Wade Farr Barlow trust beneficiary

*The undersigned authorize this application for subdivision:*

Parcel Number(s): 240160010

Parcel(s) Owner Name: Deanne Farr Smith

Parcel(s) Owner Mailing Address: 7040 E. 200 S Huntsville, UT. 84317

Email: deannefsmith5@a-gmail.com

Phone: (801) 643-0621

Parcel Owner Signature: Deanne Farr Smith

Date: \_\_\_\_\_

Title (Authorized Agent): Lorene Wade Farr Barlow trust beneficiary

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

Beckki Endicott, Town Clerk

**Huntsville Town Planning Commission – Subdivision Preliminary Plan**

- ☒ Recommended for Approval ☐ Recommended for Conditional Approval  
☐ Recommended for Rejection ☐ Deferred

Chair Signature: [Signature] Date: 6/22/2021

Notes/Conditions: Need to verify Culinary Water line at  
North end of lot.

**Huntsville Town Council – Subdivision Preliminary Plan**

- ☐ Approved ☐ Conditional Approval  
☐ Rejected ☐ Deferred

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Beckki Endicott, Town Recorder

**Huntsville Town Planning Commission – Final Plat**

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

Chair Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

**Huntsville Town Council – Final Plat**

- ☐ Approved ☐ Conditional Approval  
☐ Rejected ☐ Deferred

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Beckki Endicott, Town Recorder

**Huntsville Town Engineer – Final Plat & Final Improvement Plan**

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Conditional Approval |
| <input type="checkbox"/> Rejected | <input type="checkbox"/> Deferred             |

Town Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

**Submission Requirements & Process:**

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ **Subdivision Preliminary Plan** requirements (see Titles 15.25.1 for all requirements):
  - Submit eight (8) copies of the Subdivision Preliminary Plan that includes the following:
    - Drawn to a scale no smaller than 100 feet to an inch.
    - The proposed named of the subdivision.
    - Sufficient information to accurately locate the proposed subdivision, including section corner ties.
    - The name(s) and address(es) of the subdivider, the licensed engineer (if required), and licensed land surveyor.
    - Land ownership of adjacent parcels to the proposed subdivision.
    - The boundary lines of the existing parcel(s) with bearings and distances.
    - The location of existing streets, water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the parcels being subdivided.
    - Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the parcel and immediately adjacent thereto.
    - North-pointing arrow, scale, and date of drawing creation.
  - A written Statement of Feasibility from the Weber County Health Department or Utah Division of Water Quality which states recommendations regarding sanitary sewage disposal.
  - The Subdivision Application and Subdivision Preliminary Plan must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
  - Approval the Subdivision Preliminary Plan by the Huntsville Town Council is valid for eighteen (18) months from the date of approval.
- ☐ **Final Plat** requirements (see Titles 15.25.1.8 for all requirements):
  - Submit four (4) copies of the Final Plat that includes all requirements outlined in Title 15.25.1.8.
  - A Letter of Certification by the subdivider's registered Land Surveyor, indicating that all lots meet the requirements of the Huntsville Town Land Use regulations.
  - The Final Plat must be recorded within eighteen (18) months from the date of approval of the Subdivision Preliminary Plan by the Town Council otherwise the subdivision application is considered void. A Subdivision Application that is considered void will require a new application with the accompanying appropriate fees.
- ☐ **Final Improvement Plan** requirements (see Titles 15.25.1.9 for all requirements):
  - Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
  - Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.

John Henderson  
134 S 2500 W  
Huntsville  
Utah 84317

PHONE:



ARMSTRONG  
Drafting & Design  
192 W 4050, Pleasant View, UT 84141  
801-944-8838

SCALE: AS NOTED  
DRAWN BY: S. Armstrong  
DATE: Saturday, July 3, 2021

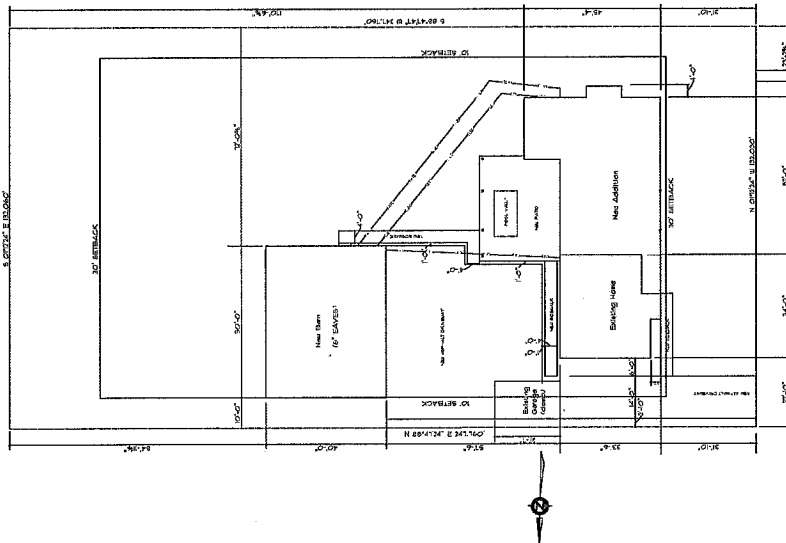
Silo Plan

1/15



DRAWING SCHEDULE	
1	Site Plan
2	Construction Notes pg.1
3	Construction Notes pg.2
4	Perimeters
5	Plan - Front & Rear Remodel
6	Plan - Main Floor Remodel
7	Foundation Plan - Remodel
8	Main Floor Plan - Remodel
9	Basement Electrical
10	Main Floor Electrical
11	Basement Mechanical
12	Main Floor Mechanical
13	Roof Sections - A & B
14	Elevations - Existing Home
15	Foundation & Main Floor Plans (existing)

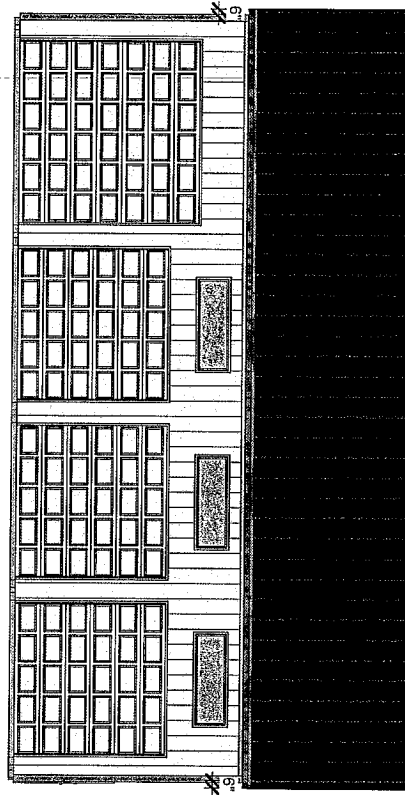
HENDERSON REMODEL  
134 SOUTH 1500 WEST  
HUNTSVILLE, UT 84317



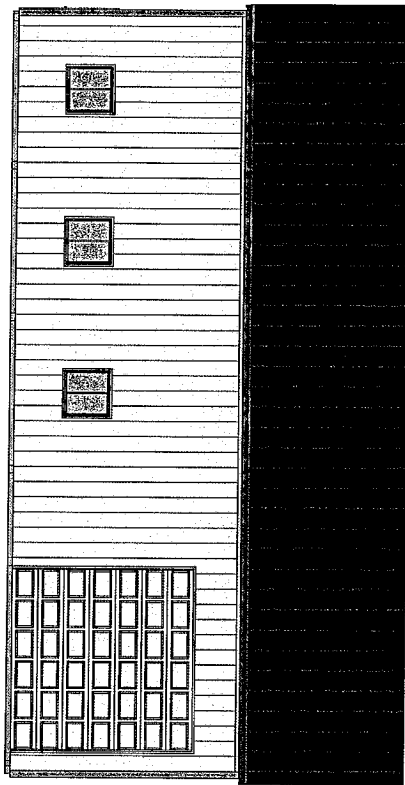
1500 East Street

SITE - REMODEL WITH BARN  
SCALE: 1" = 20'-0"

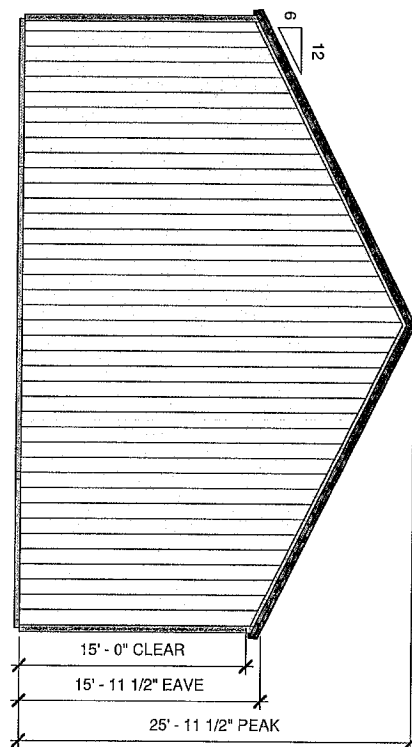
① WEST ELEVATION  
1/8" = 1'-0"



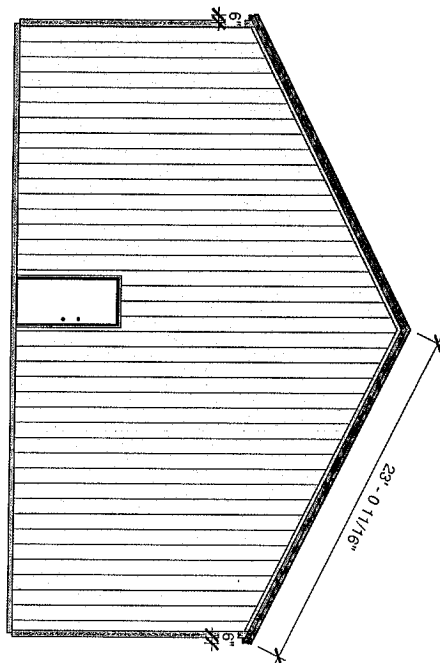
③ EAST ELEVATION  
1/8" = 1'-0"



② NORTH ELEVATION  
1/8" = 1'-0"



④ SOUTH ELEVATION  
1/8" = 1'-0"



A5

Date: 7/9/2021  
Scale: 1/8" = 1'-0"  
Drawn by: CBC  
Job: HENDERSON  
Elevations

JOHN HENDERSON BLDG.

134 South 7500 West  
Huntsville, UT 84317

DMLP RESOURCES/  
ROPER BUILDINGS

(801) 540-5586



## LAND USE PERMIT

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

Tax ID # 24-013-0009

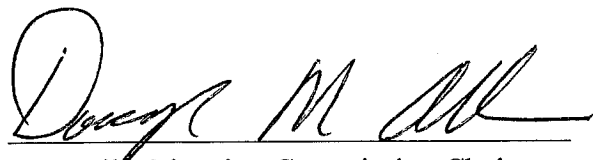
Address of Structure 134 S. 7500 W.

Name & Address of Owner/Owners Henderson Barn

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10-22-2021

Set Backs Approved: Yes X No       

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

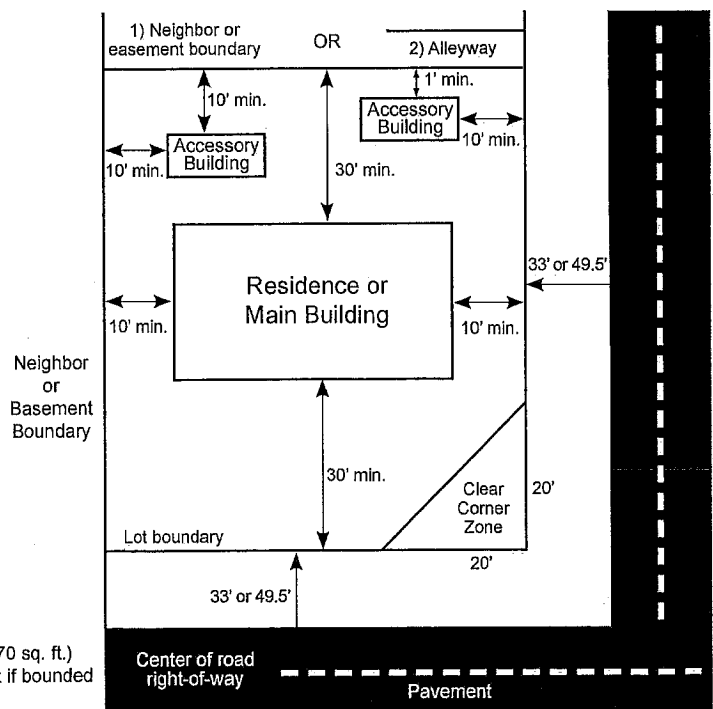
  
Huntsville Planning Commission Chairman

Property Owner Signature

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

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

### Huntsville Town Residential Zone Setbacks



**Huntsville Town  
Ordinance 2021-6-24**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE  
15.17.14 NONCONFORMING LOTS OR PARCELES OF RECORD**

**RECITALS**

- A. **Whereas**, Huntsville Town (hereafter "'Town'") is a municipal corporation, duly organized and existing under the laws of the State of Utah.
- B. **Whereas**, Title 15.17.14 currently includes footnote 37 that is decidedly important enough to be included as part of the title as part C.
- C. **Whereas**, after publication of the required notice, the Planning Commission held it's public hearing on (date) to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT this Ordinance on (date)
- D. **Whereas**, the Planning Commission is recommending this to the Town Council for approval

**ORDINANCE**

**NOW, THEREFORE**, be it ordained by the Planning Commission of Huntsville Town, Utah as follows:

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

**15.17.14 Nonconforming Lots or Parcels of Record**

- A. A parcel nonconforming as to area and frontage requirements, containing a single family residence that has not been abandoned, and was created and recorded prior to the July 1992 amendments to the Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101 et. seq., Subdivision Law; shall be considered to be a legally complying lot entitled to the same rights as lots conforming to current Huntsville Town area and frontage requirements.
- B. A parcel nonconforming as to current area and frontage requirements which was created and recorded prior to the July 1992 amendments to the Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101 et. seq., Subdivision Law; and met area and frontage requirements for the zone in which it was created at the time it was created; may submit an application for subdivision approval provided that it meets all other applicable requirements of the Huntsville Town Subdivision and Zoning Titles. The Landowner will have the burden to prove that their lot met area and frontage requirements for the zone in which it was created at the time it was created.
- C. Non-conforming lot<sup>(s)</sup> ~~or non-conforming structure~~ shall be considered a legal building lot entitled to the same rights as conforming lot<sup>s</sup>, if the lot was created prior to July 1992.

Votes:	Ayes	Nays	Excused	Recused
Chairman Doug Allen				
Liz Poulter				
Sandy Hunter				
Steve Songer				
Jeff Larsen				
Allen Endicott				

Passed And Adopted by the Planning Commission on this (date)

\_\_\_\_\_  
Doug Allen, PC Chairman

ATTEST:

\_\_\_\_\_  
Shannon Smith, Clerk

Recorded this (DATE)