

**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 23<sup>rd</sup>, 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.

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

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 you 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).

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 on one of the lots.

A discussion was had about the alley way near the property in question.

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.

#### 4-Discussion and/or action on Rezone application for Merilee HILLAM-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. 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. 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. 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". The Valley House was referenced as whether weddings/ receptions are allowed. 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.

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

**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 issues and clarity on parking.** PCM Liz Poulter seconded the motion. Roll Call Vote. Motion Passes. Votes are reflected below.

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

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

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

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 wording issue.

**PCM Allen Endicott motions to close public hearing and resume.** 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 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.**

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Shannon Smith, Town Clerk

DRAFT

**NOTICE OF PUBLIC HEARING OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION,**

Public notice is hereby given that the Huntsville Town Planning Commission, Weber County, Utah, will hold a Public Hearing Thursday, October 28th, 2021 at 7:00 p.m. at the Huntsville Town Hall located at 7309 E. 200 S. Huntsville, UT.

**A Public Hearing will be held on the following items:**

Amendment: Title 15.5.3 (E.): Proposed Amendments to footnote 8 to read “A majority vote of the Huntsville Town Appeal Authority, members attending either in person or electronically.”

The ordinance will be available for viewing on <http://huntsvilletown.com> under Government/Planning Commission Minutes and Agendas tab. All interested parties are invited to attend.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**  
According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk/recorder of Huntsville Town, hereby certify that foregoing agenda was duly published, or posted the following:

Dated this 13<sup>th</sup> of October, 2021.

Town Hall  
Post Office  
[huntsvilletown.com](http://huntsvilletown.com)  
[pmn.utah.gov](http://pmn.utah.gov)

\_\_\_\_\_  
Shannon Smith, Recorder

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Beckki Endicott @ 745-3420, giving at least a 48 hour advance notice.

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

**MEETING DATE:** September 23rd, 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	Excused
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Zoom
Allen Endicott	Planning Commissioner	Excused
Steve Songer	Planning Commissioner	Present
Shannon Smith	Recorder	Present
Bill Morris	Town Attorney	Excused

**Citizens: Todd Meyers, Jared Andersen, Lonny Bailey, Sheryll Vanderhooft, Bart Braegger, Bill White, Zoom- John Henderson**

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

2–Approval of Minutes for Planning Commission Meeting on 8-26-21. (See Attachment #1)  
**PCM Liz Poulter motioned to table the minutes from August 26th, 2021.** PCM Steve Songer seconded the motion. All votes Aye. Motion Tabled. Votes are reflected below.

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

3–Approval of Minutes for Planning Commission Meeting and Public Hearing on 9-9-2021. (See Attachment #2) **PCC Doug Allen motioned to approve the minutes from September 9th, 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 Steve Songer <sub>3</sub> Commissioner Jeff Larsen
NAYS:	

4-Discussion and/or action on Land Use Permit for John Henderson home 134 S. 7500 E. Parcel # 24-013-0009. (See Attachment #3) PCC Doug Allen questioned if the plans submitted this time were the same plans as previously submitted. Mr. Henderson confirmed that yes there were. PCM Liz Poulter commended that it looks like it meets the setbacks and had a question about the driveway. Mr. Henderson explained that the driveway will be where the existing driveway is, he will demo the existing garage as it is non-conforming. Then he will extend the driveway.

**PCM Liz Poulter motioned to Approve the Land Use Permit for John Henderson #134 S. 7500 E. Parcel # 24-013-0009.** PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5-Discussion on General Plan update and subdivision update. (See attachment #4) PCC Doug Allen asked that Shannon give an overview of this topic. Shannon stated it was her understanding that the General Plan is the vision of the Town. Due to the recent annexation the General Plan will need to be updated/ amended. The General Plan is currently on the Town's website and there is also Utah State Code 10-9a-401 that describes what the General Plan. It is the planning commissions responsibility as part of the annexation to update the General Plan. PCM Liz Poulter questioned what specific parts of the GP needed to be updated. Shannon stated that there were small adjustments that will need to be made. The PC can work on this over the next few months and then it will need to be approved by the Town Council. There was a question from a resident about this issue and it was clarified by Shannon that CW Lands requests for the Update, as per State Code, and the Town is the one that writes the update. Todd Meyers spoke in regarding to this issue, stating that more specifically the maps in the GP will need to be updated to include the newly annexed land. There was discussion on the map and the boundary of the town and the potential annexation area. All to be addressed in the GP update.

6-Discussion and/or action on the Preliminary Subdivision Plat approval for CW Lands. (See Attachment #6&7)

Todd Meyers was present to represent CW Lands. Chairman Allen commented that the application for subdivision is possibly premature. Chairman Allen started by referencing Jared Anderson's engineering report. Chairman Allen read the report. Chairman Allen described that the area in discussion is a wetland area. Chairman Allen stated from the beginning of this project the wetland issue was a concern. The developer stated they were working with the Army Corps from the beginning, but there were some issues at the beginning. Chairman Allen referenced a letter from the State that CW Lands had submitted. Chairman Allen was concerned that the

Army Corps report/approval was not yet completed. Jared clarified the process of which the Army Corps operates, which can vary. The developer's responsibility is to hire a consultant to delineate the wetland. The Army Corps does not actively complete this part, but a qualified environmental 3<sup>rd</sup> party company does. Once the wetlands are delineated, that information is included into the developer's plan and submitted to the Army Corps for approval. Up to a 1/10<sup>th</sup> of an acre is allowed to be impeded upon in a wetland area. Todd comments that is correct and that the Army Corps had been on site. Steve Songer asked for clarification on the term impede, Todd answered that is any disturbance to the delineated area. Jared spoke to the bridge that CW Lands is planning and that will be in the wetland area, as they have no choice, and will be counted to the 1/10<sup>th</sup> acre. Todd commented that CW Lands has kept their wetland impact to .7 of a 1/10<sup>th</sup> of an acre.

Chairman Allen expressed concerns about several lots in the plan that have a smaller "buildable area" as to avoid the wetlands. The Commission agrees that some of the lots are questionable with the consideration of septic. Todd stated that perk tests have been done for each lot. Steve Songer questions which type of septic will be allowed for these lots. Todd responded that there are 3 different septic systems and each lot has an allowable type(s).

Jared commented that the wetland delineation he is familiar with does not include an offset for septic. A typical offset would include a stream, perennial or yearly. Then a governmental agency can come in and specify an offset for such a stream. Todd referred to the annexation agreement where it is stated how to handle the buildable area. It will also show up on the plat. Todd also pointed out the size of the lots needs to be taken into consideration. They are larger lots and although some are a majority are wetlands they still have a sizable area to build.

Steve Songer questioned how the wetland areas will be respected by future lot owners and appropriate building areas enforced. Todd commented that Bill Morris suggested the regulations for building be laid out in the annexation agreement and also the development agreement. There was some discussion on easements and the use of the certain areas. CW Lands had questioned the Army Corps about building a pond and they were told no, interference with the wetlands is prohibited. Chairman Allen questioned the easement wording in the annexation agreement. And it was clarified that Huntsville Town has control over the rules of use, but the land will be privately owned.

Todd comments to the idea of a special improvement district, which CW Lands thought would be a great way to handle the street. But to create a special improvement district there needs to be a 3 member board. This board could theoretically include community members and a member of a Huntsville Town commission/council. Chairman Allen questions about when the community will be turned over to the homeowners. Todd responds that will be specified in the CC&R's that will be turned in with the final Plat. Bill White commented that conservation easements can be held by municipalities, or by certified 501-c3's that are certified to hold conservation easements. The issue with this is it puts upon that entity to uphold the conservation easements.

Steve Songer questioned what exactly is allowable in the wetland area. Todd responded that this area had cows, that was allowable. You can cut the foliage, fences are restricted.

Jeff Larsen brought up Huntsville Town code 15.15.2, which governs stream corridors and wetlands. This code states that Army Corps recommendations for this area are to be followed and there are also regulations as far as setbacks for septic 100ft, 50 ft for streams.

Liz Poulter questioned if there was a map of the perks that were done. Todd did not have that information at the meeting. Todd clarifies that the Final Plat for the subdivision will be in 2

division/phase, the 1<sup>st</sup> division/phase will have traditional septic and the 2<sup>nd</sup> will have other forms of septic.

Chairman Allen addressed the issue of water shares. Chairman Allen is concerned about the irrigation shares. Bill White comments to that issue, that the annexations agreement covers that issue. PCM Liz Poulter commented to the developer needing to install the infrastructure for that water and Bill White agreed that that was also addressed on the annexation agreement. Todd interjects that CW Lands does have water shares for Huntsville Town. CW Lands has provided documentation to the Town regarding water shares. A resident questioned the issue if this property has water rights, not shares. Culinary water is to be paid for by CW Lands. The issue of repair cost to water pipes etc. was brought up, and to who would be responsible, The HOA or Huntsville Town. Todd responded that the HOA would be responsible.

PCM Liz Poulter questions access on Hwy 39 and 5<sup>th</sup> South. The access permission is going through the approval process. A resident questioned a 25 ft easement to UDOT they had to provide in that area for future road expansion. Todd commented to this, that government agencies do have rights to plan for the future and that will be worked out as needed. Todd commented that CW Lands is present today because UDOT wants to know if the Town wants to approve this subdivision before they look into it.

PCM Liz Poulter questioned the flood plain issue. Chairman Allen reads from a document that the State Flood Plain manager requests a flood plain development permit from the local flood plain administrator. It is needed to assure compliance with the national flood insurance program, and local flood plain regulations.

Chairman Allen expressed concerns with a few issues brought up during this meeting.

The Delineation report was brought up, in reference to the Army Corps. Chairman Allen was interested in getting this report before approving the subdivision. The Geo Technical report and improvement reports were submitted to Jared, upon request, the day before this meeting. But were not included in his report.

Chairman Allen requests reports of this capacity to be submitted with more time to review in the future, preferably 30 days.

PCM Jeff Larsen, commented that he also did not have sufficient time, due to travel to review the documents. His concerns regarded the wetlands ordinance and how it would apply. His other question was regarding flag lots and frontage requirements. PCM Jeff Larsen concurred with the other members of the PC as well as consultants that have commented. PCM Steve Songer also questions the flag lots. The compliance of frontage for the flag lots was a concern for the PC. Todd commented that currently there was no Ordinance for flag lot requirements in Town Code that is what the annexation agreement specified the allowance for 4 flag lots. Per Todd, the purpose for the flag lots in the Sage subdivision is to provide access. The frontage requirements will still be in place on the front/street facing side of the lot. Bill White commented that the Town Council does not have the authority to override town Ordinance through an annexation agreement. It was the opinion of Bill White that the Town would have to amend the Ordinance of Flag Lots in Town to meet the terms in the annexation agreement.

PCM Steve Songer commented that the engineering report by Jared had a lot of good suggestions to move forward, he suggested adding the Army Corps involvement be added. And have that information submitted by CW Lands with more time for the PC to review.

Jared spoke to his report, and that although there were certain things he did not see in the Preliminary Plat submission, those things can be requested by the PC and still move this request forward. Jared commented that the comments on his report do not determine whether or not the



Preliminary Plat should be approved or denied. There is a code that speaks to those requirements and that is what should be the deciding factor.

Chairman Allen commented that the PC would be willing to have a work session, also to include CW Lands as well as Jared to work through the issues addressed in the meeting. Chairman Allen also expressed concerns with the lack of a Town Council liaison. PCM Liz Poulter agreed the PC should hold a work session to compose a list of their recommendations to CW Lands. She also agreed that she did not have enough time to thoroughly review all the information.

Chairman Allen questioned Todd on when the Army Corps information would be available. Todd commented that there could be a work session without that report but based on the plat. PCM Lis Poulter insisted that she thought the Army Corps report be crucial to moving forward.

**PCC Doug Allen motioned to Deny the Preliminary Subdivision Plat from CW Lands, based on incomplete information.** PCM Steve Songer seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

6-Discussion and/or action on Ordinance change on majority vote for the appeals committee.  
(See Attachment #8)

Title 15.5.3. There was a question among the PC about what was meant for this discussion. Shannon explained that this issue was brought up a while back. That amendment 8, as a foot note, was vague and needed clarification on what a majority meant. It was added by a resident, and the discrepancy was, if there was a quorum present at an appeals committee meeting, but not all members were present what constituted a majority? PCC Doug read the footnote in question. Bill White, a member of the appeals Committee, suggested the wording "Majority vote for of those members at the meeting". PC suggested to change "Majority vote of the Huntsville Town appeals authority of members in attendance at the meeting, either in person or electronically".

**PCC Doug Allen motioned to approve to amend Title 15.5.3 item E to state "Majority vote of the Huntsville Town appeals authority of members in attendance at the meeting, either in person or electronically".** PCM Steve Songer seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

#### 8-Public Comment.

Bill White commented that the Town needs clarification on the annexation agreement approving flag lots when the Town does not allow them. Bill also questioned the title PMC Jeff Larsen discussed earlier about building structures and septic systems being 100 ft from the wetlands. Bill believed that should be part of the discussion for approval of the building envelopes. The issue of water rights was his last concern. The lots in the Sage development are larger than most lots in town and he had a question on whether there are adequate shares for the subdivision. Also Bill White stated that the HOA should remain in control of the water shares not the land owner. PCC Doug Allen stated that he made a note from Bill Morris that stated the water right will be held in perpetuity by Huntsville Town. Mr. White believes that is a problem, due to assessment fees. Mr. White also questioned on what a share of irrigation water was tied to. And he believed that information is important in figuring out if CW Lands has enough irrigation shares.

9-Chairman's Remarks. Chairman Allen thanked all for the discussion.

#### 10-Motion to adjourn.

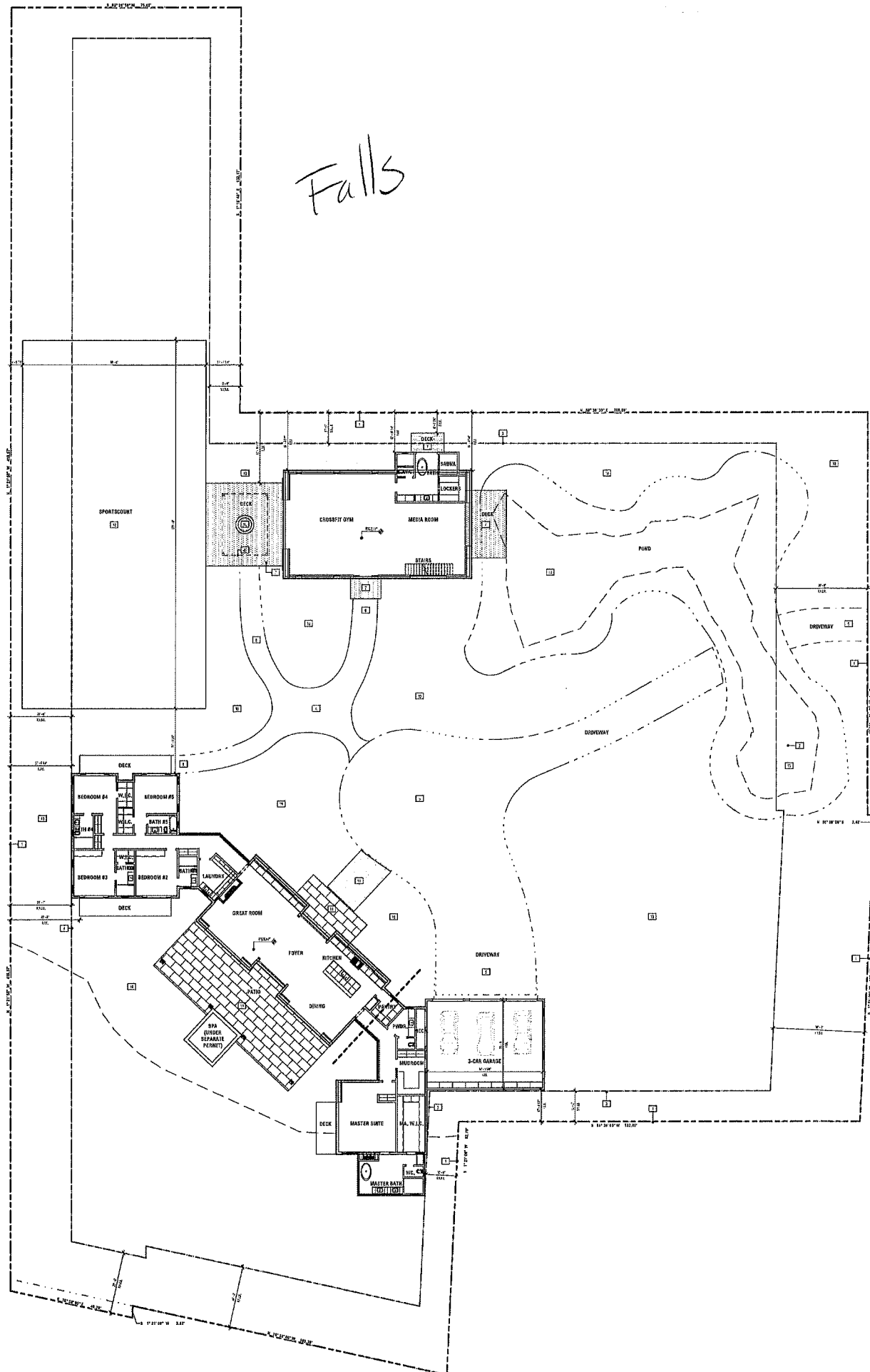
**PCM Steve Songer made a motion to adjourn the meeting.** PCM Liz Poulter seconded the motion. All votes Aye. Motion Passes.

**Meeting is adjourned at 8:51 p.m.**

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Shannon Smith, Clerk





## Huntsville Town Rezoning Petition – Part I (Fee-\$500.00)

Applicant(s) Name: Merilee Hiram-Clauson <sup>Date: 10-12-21</sup>

Applicant Mailing Address: 7432 E 1005 Huntsville UT 84317

Property Location: 7432 E 1005 Huntsville UT 84317

Legal Description of Property: (Attach to Petition) Lot 8, Block 3, Plat B, Huntsville Survey, Weber County, Utah, according to the official Plat thereof.

Property Owner(s): Merilee Hiram-Clauson & Phillip Clauson

Current Zone: R-1 Requested Zone: C-1

A Concept Development Plan (Huntsville Town Ordinances Title 15.16.4) will be required prior to approval of any rezoning. Give a brief description of the Concept for Development of this Property:

We rent a small bed and breakfast on our property - We have had many guests and others request to have small weddings here. We have hoped to have small weddings here and so we are requesting to be rezoned to C1 in order to meet the city ordinances. (See attached sheet.)

Is Subdivision Required? no If yes, brief description (must be compliant with Huntsville Town

Ordinances title 15.25): n/a

Property Owner(s) Permission for Rezoning Request:

I (we) authorize Merilee Hillam-Dawson & Phillip Dawson to request a change in the Zoning

classification of my (our) property from

R-1

to

C-1

Merilee Hillam Dawson  
Property Owner

Phillip Dawson  
Property Owner

[Signature]  
Applicant Signature

\*\*\*Petitioner will assume ALL publication, engineering and installation fees associated with project.

Fees paid: \$ 500.00

Huntsville Town Clerk: \_\_\_\_\_

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

## Huntsville Town Rezoning Petition – Part II

Upon Receipt of the Concept Development Plan (Huntsville Town Ordinances Title 15.16.4), the Official Rezoning Request Review process will commence.

Concept Development Plan Receipt Date: \_\_\_\_\_

Huntsville Town Clerk: \_\_\_\_\_

\*\*\*Petitioner will assume ALL publication, engineering and installation fees associated with project.

There's a possibility of no wedding just a wedding dinner. OR just a reception. OR just a small family gathering / dinner.

For parking we plan to use in town designated parking and shuttle to the venue if there is overflow from what fits at our home.

We feel that by having these small gatherings at our home adhering to the Town quiet hours and on the North side of our home there would be little to no affect on neighboring houses.

We will hydroseed in the spring and our yard will be fully landscaped with plenty of room for the above mentioned activities.

Merilee and Phillip Clawson / [merilee.huk.cinco@gmail.com](mailto:merilee.huk.cinco@gmail.com)



HUCKLEBERRIES  
— LAKE COTTAGE —

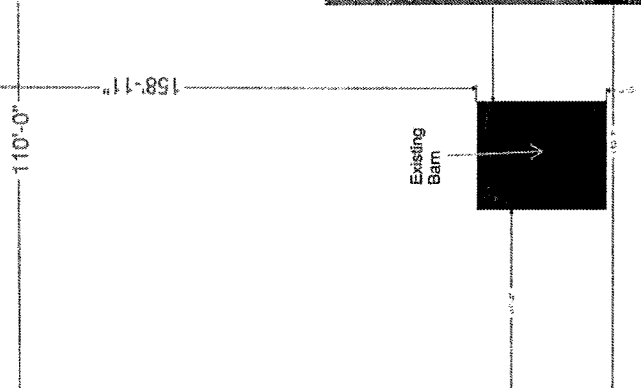
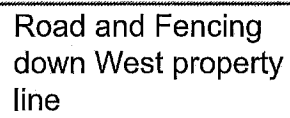
## Request for Rezoning of 7432 E 100S Huntsville Utah

We are requesting to Rezone to C-1. We currently run Huckleberries Lake Cottage Bed and Breakfast. We would like to host small Weddings and/or Receptions and feel that it would be a good addition to our town.

Attached are proposed parking and current pictures and renderings of future work that will take place in order to host such events.

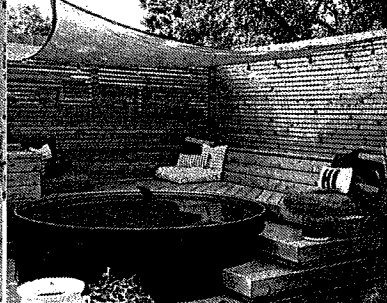
## Parking Solutions

We plan to accommodate 10 vehicles on site with our 110' of frontage and west road and plan to use public parking at the town park for any possible overflow as needed.

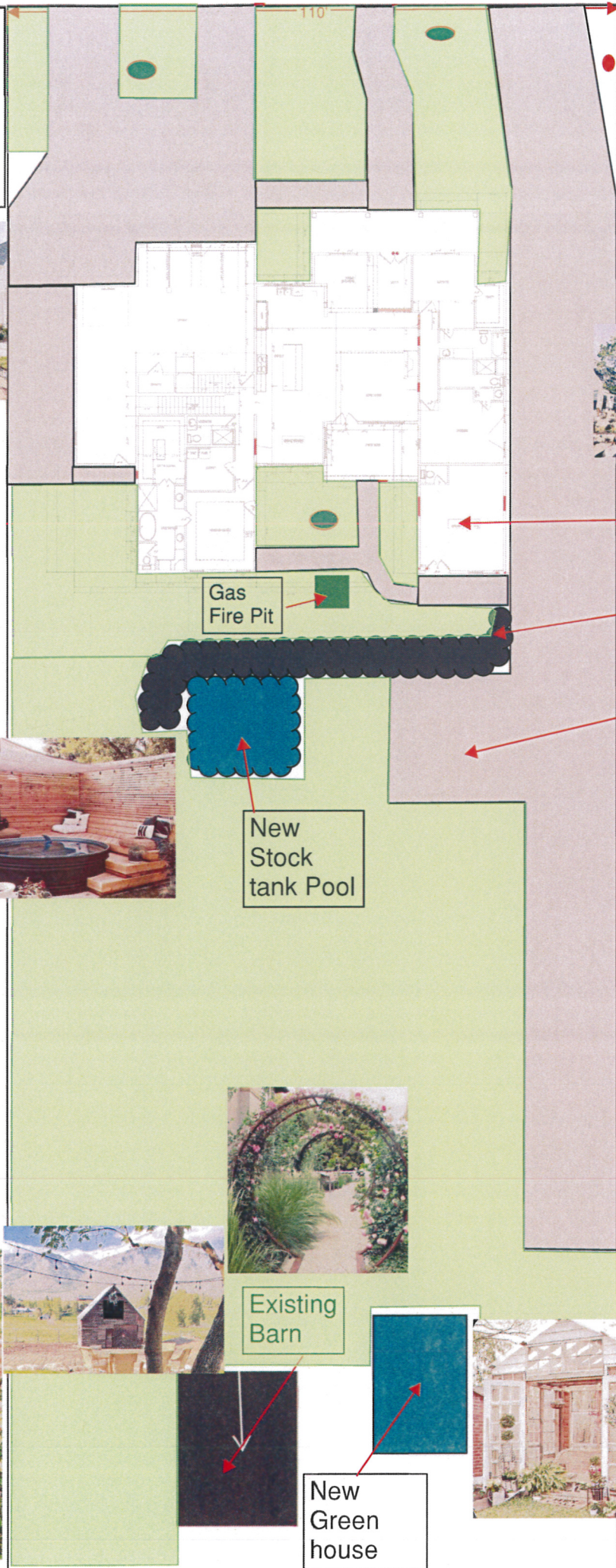




## Proposed Improvements



Phillip & Merilee  
Clawson  
7432 E 100 S  
Huntsville Utah 84317  
Proposed Site Plan



Trees & landscaping  
Hard Surface



Existing  
Bed &  
Breakfast

Rock  
Wall

Parking  
for B&B

Gas  
Fire Pit

New  
Stock  
tank Pool

Existing  
Barn

New  
Green  
house



**HUNTSVILLE TOWN  
ORDINANCE 2021-9-23**

**HUNTSVILLE TOWN TITLE 15 UPDATES – APPEALS AUTHORITY**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15 – APPEALS AUTHORITY**

**RECITALS**

- A. WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS**, it is the desire of the Appeals Committee to further define what is meant by the term “majority vote”;
- D. WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on October 28<sup>th</sup>, 2021 to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on October 28<sup>th</sup> 2021;
- E. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on November 4<sup>th</sup>, 2021 and desires to act on this Ordinance;

**ORDINANCE**

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

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** The Huntsville Municipal Code 15.5.3.E is hereby amended to read as follows:

**15.5.3.E – Organization – Procedures**

*of at least 3 voting members*  
E. A majority ~~vote~~ of the Huntsville Town Appeal Authority either attending in person or electronically, is necessary to reverse any order, requirement, decision, or termination of any administrative official or agency or to decide in favor of the appellant.

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance shall take effect immediately upon mayoral approval and posting.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Jim Truett				
CM Max Ferre'				
CM Wendy McKay				
CM Richard Sorensen				
CM Kevin Anderson				

PASSED AND ADOPTED by the Town Council on this 4<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
JIM TRUETT, Mayor

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Clerk

RECORDED this 4<sup>th</sup> day of November, 2021