

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

**MEETING DATE:** January 28, 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/Zoom
Jeff Larsen	Planning Commissioner	Present/Zoom
Larel Parkinson	Planning Commissioner	Present/Zoom
Steve Songer	Planning Commissioner	Present/Zoom
Blake Bingham	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

**Citizens on Zoom: Ron Gault, Jordan Curtis, Amiee & Red Erickson, Ken & Chris Bair, Bill White, Mayor Truett**

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

2–Approval of Minutes for Planning Commission Work Session January 14, 2021. (See **Attachment #1**) **PCM Sandy Hunter motioned to approve the minutes from January 14, 2021.** PCM Liz Poulter seconded the motion. All votes Aye. Motion passes.

3–Approval of Minutes for Planning Commission Meeting December 10, 2020. (See **Attachment #2**) Chairman Allen requested that a footnote be added to the bottom of page 3 stating that the additional meeting Jordan Curtis requested was cancelled. Beckki will add the footnote. Beckki made one other grammatical change. **PCM Sandy Hunter motioned to approve the minutes from December 10, 2020.** PCM Larel Parkinson seconded the motion. All votes aye. Motion passes.

4–Discussion and/or action on 2021 Yearly Meeting Schedule. (See **Attachment #3**) Beckki pointed out that she had made changes to the November and December meetings because they fall during a holiday. The meeting for November was rescheduled to Veteran’s Day, November 11<sup>th</sup>. The PC wanted to have the meeting moved to Wednesday, November 17<sup>th</sup>. PCM Sandy Hunter wanted to know if the PC should try to meet twice a month. There were concerns about the length of the last several agendas. Beckki explained that it was easier to call an extra meeting than to cancel one already posted for the year. **PCM Sandy Hunter motioned adopt the Planning Commission 2021 yearly meeting schedule with the amendment of changing the November 11<sup>th</sup> meeting date to November 17<sup>th</sup>.** PCM Liz Poulter seconded the motion. All votes Aye. Motion passes.

5-Land Use Coordinator Update. Rex Harris stated there has been a lot of preparation that has gone into this meeting so he hoped the meeting would go smoothly. PCM Hunter asked Rex if it would be possible to provide the streets on the site plan in their packets so that they can orient themselves to the parcel. She also asked if it would be possible to have a brief synopsis of what the landowner was intending. Rex stated he would try to provide that.

6-Land Use Permits by Consent:

- 1) Request for Land Use Permit, #200590004, 6822 E 200 N, Sean Smith for solar installation on land. (See Attachment #4) The panels have already been installed. Chairman Allen wondered if there needed to be a vote considering the building permit has already been approved, inspections have been made and the work has been completed. TC Blake Bingham stated the ordinances needed to be revised to consider the consent items. **PCM Sandy Hunter motioned to approve the land use Permit for parcel #200590004 at 5822 E 200 N.** Motion seconded by PCM Larel Parkinson. All votes Aye. Motion Passes. Roll Call Vote. Votes are reflected below.

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

7-Discussion and/or action on Land Use Permit for Ken & Chris Bair Addition, parcel #240170014, 175 N 6800 East. (See Attachment #5) Rex stated there has been debate about using breezeways to make additions to homes. Rex stated the guidance he has been giving residents is the addition must be tied to the house with roof, footings, and foundations. Chairman Allen wanted to know if the Bair's were aware of the additional septic that will be needed.

PCM Sandy Hunter asked the Bair's why the plan was not directly connected to the home. Chris Bair stated the connection was directly made to the house with footings and foundation. PCM Sandy Hunter asked Rex if the set back was within the 30-foot set back. Rex will check on that and get back to Sandy. This would not affect the Land Use Permit. The addition is within the set-back. Rex also wanted Beckki to add to the stipulations on the Land Use Permit, the restriction of "no rental." PCM Sandy Hunter asked Beckki to add the discussion defining a breezeway to the next Planning Commission Agenda.

PCM Liz Poulter wanted to comment that when the "breezeway" restriction was revised, she thought that they were revising it for all homes in Huntsville and not just non-complying homes. TCM Bingham stated the ordinance they revised was for a specific purpose. Rex concurred. The PC would like to study the definition of "breezeway." Rex does not believe that this is an issue for the Bair's Land Use Permit, but they need to discuss the issue in the future.

**PCM Sandy Hunter motioned to approve the Land Use Permit for the Bair Addition, parcel #240170014, 175 N 6800 E.** PCM Jeff Larsen seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below. Motion passes. Beckki will add a “no rental” to the Land Use Stipulations.

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

7-Discussion and/or action on Land use Permit for Red & Amiee Erickson, parcel #240220006, 6650 E 100 South. (See Attachment #6) Rex explained that this addition is a similar situation as the Bair’s. The Erickson’s home sits back on the property and the addition would be added to the front of their home. PCM Sandy Hunter stated that she remembered the Erickson’s coming to the Planning Commission for a Land Use Permit in 2020 for an addition to the west side of their home. She asked the Erickson’s if this Land Use Permit would replace the 2020 permit. Red Erickson responded that yes, it was a replacement. **PCM Sandy Hunter motioned to approve the Land Use Permit for Red & Aimee Erickson, parcel #240220006 at 6650 E 100 South.** PCM Steve Songer seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below. Motion passes. TCM Blake Bingham suggested Beckki add on the Land Use Permit the stipulation that this Land Use Permit replace the previous Land Use Permit. PC Chairman Allen also asked her to add “no rental” to the stipulations.

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

8-Discussion and/or action on Land Use Permit for Lewis & Pam Johnson, parcel #240110016, 361 S 7400 East. (See Attachment #7) Rex explained this was one of the oldest homes in Huntsville. A lot of TLC has been put into the home, but the family would like to tear the home down and build a new home on the existing foundation. PCM Larel Parkinson asked if the lot was a conforming lot. Rex stated that it was not a conforming lot, but it was a buildable lot. The lot has been in existence prior to 1992.

**PCM Sandy Hunter motioned to approve the Land Use Permit for Lewis & Pam Johnson, parcel #240110016, 361 S 7400 East with approved set-backs.** PCM Liz Poulter seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below. Motion passes.

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

9-Discussion and/or action on Boundary Line Adjustment for Bill White, Parcel #241480001, and parcel #241480002, 255 South 7200 East. (See Attachment #8) Rex stated that two years ago when the lot was separated there was a question about where the septic and drain fields were for the old home. The intent of the “box” carved out was to be an easement and not a boundary line. This motion will be a correction of that line. The line will be straight and in line with the other line. Rex stated that as the White’s start new construction on the lot #1 they will locate the septic and drain field for the old home. It is the White’s intent to have the septic and drain field for both houses on their own lots so that there are not any future conflicts. **PCM Sandy Hunter motioned to recommend for approval to the Town Council the Boundary Line Adjustment for Bill & Alane White, Parcel #241480001 and parcel #241480002 at 285 South 7200 East.** PCM Jeff Larsen seconded the motion. All votes Aye. Roll Call Vote. All votes are reflected below. Motion passes.

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

10-Discussion and/or action on Land Use Permit for Bill & Alane White new home construction, parcel #241480001, 255 South 7200 East. (See Attachment #9) Rex continued that this was part two of the White’s action here tonight. Chairman Allen asked Rex to clarify the drain field issue for the old home. Rex stated that the Boundary Line Adjustment is a correction to a subdivision that was done two years ago. If, when undergoing the new construction of the home on the new lot, the drain field of the old home is on the new lot, then an easement will be created on the new lot for the old home. The boundary line will remain a straight east to west line. If they have to place an easement on the new lot, the new lot will be encumbered by the easement.

PCM Hunter wanted to let Bill White know that the lot he owns to the north on 200 South (where he is building the barn) has a new parcel number that has been assigned by Weber County. The lot is listed on their plat map for their boundary line adjustment. Bill White thanked Sandy for calling that to his attention.



PCM Steve Songer wanted to know what will happen if Bill and Alane actually sell the lots to different owners. Rex stated that the easement will encumber and lessen the value of the property. Bill White stated that Carl Shupe is designing the septic system for the new house and a drain field for the old home because they are anticipating there being some problems with the drain field. Hopefully this will alleviate all of the problems with not knowing where it is. He believes there is a 50% chance they will have to relocate the drainfield.

**PCM Sandy Hunter motioned to approve the Land Use Permit for Bill & Alane White, parcel #241480001, 255 South 7200 East.** PCM Liz Poulter seconded the motion. All votes aye. Roll Call vote. Votes are reflected below. Motion Passes. Stipulation will be added to the Land Use Permit that this is based on the mitigation of the septic system and easements.

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

11-Discussion and/or action on Jim Hasenyager building lot status, parcel #240190024. Rex explained he received a call from Jim Hasenyager. This lot is a non-complying lot but has buildable status. The database shows that it is a buildable lot. Years ago, the Town put in a water line for this individual lot. Mr. Haseyager's concern with this lot is that information in the database would get lost. He would like a letter from the Planning Commission stating this lot is a buildable lot. PC Sandy Hunter stated this lot was created prior to 1990. TC Blake Bingham stated he would be willing to draft a letter on behalf of the Town Council. The Planning Commission is in agreement that it is a buildable lot.

12-Discussion and/or action on Boundary Line Adjustment for Jordan Curtis. (See Attachment #10) Rex explained that this is another two-step process. There are two parcels that are owned by Mr. Curtis. Currently one parcel is located in the Town boundaries. The other parcel is located in the County. This boundary line adjustment would move the line between the Town parcel and the County parcel to a boundary line running roughly east and west. There will be parts of the larger parcel to the north that will be in and out of the Town boundaries. It is Mr. Curtis' desire to annex the smaller part of the that property in the County into Huntsville Town. He has already filed the petition and the Planning Commission will hear that petition next on the agenda.

Chairman Allen commented there is enough frontage for both future parcels. **PCM Sandy Hunter motioned to approve the recommendation for the Boundary Line Adjustment for Jordan Curtis at 350 South 7700 East, parcels #240190015 and #240190007.** PCM Jeff Larsen seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below. Motion passes.

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

13-Discussion on Land Use Permit for Jordan Curtis. (See Attachment #11) Beckki stated she inadvertently left off the agenda the Land Use Permit for Jordan Curtis. The Land Use Permit would allow him to move forward on a building permit for remodel of the existing home. She was wondering if the Planning Commission could meet to discuss this in the next couple of days. TC Blake Bingham asked if the work was all interior. Beckki said the work was interior and not changing the footprint of the house. TC Blake Bingham suggested the Land Use Permit be put on the next agenda and just done by consent.

Jordan commented that there were a couple of items that were exterior. He will be replacing the siding on the home. They are doing a roof over the door and changing the roofline. Jordan also commented they are adding a master bathroom and will need to run lines to the septic. PCM Sandy Hunter asked if he was adding a front roof to the front door. Jordan stated that he is taking off the roof on the front and just adding a roof over the door. PCM Sandy Hunter asked Jordan if there was any additional extension of the roof beyond the old roof. Jordan replied that the new roof would not go out from the home farther than the old roof.

PC Chairman Doug Allen stated that as long as the building permit process was going to be followed, he would allow this to be a consent item at the next Planning Commission Meeting. Beckki will include the drawings in the packet.

14-Discussion and/or action on Annexation Petition Application. (See Attachment #12) Rex stated the vote on this item would be a vote to start the annexation process. He stated there are several factors that the Planning Commission should look at in order to consider the annexation. The requirements for annexation are listed on the application provided in the PC packet. One of the requirements is to have the parcel fall within the areas designated for future annexation in Huntsville Town. This parcel is in the unincorporated Weber County. Rex went on to describe the process for annexation.

Chairman Allen wanted to know what zone the parcel would be annexed into. Rex stated the parcel is AV-3 and would be brought in as AV-3. Chairman Allen states this is a natural waterway and should be considered a wetland. He stated that from the December minutes, the PC gave Mr. Curtis the assignment to go and work with the Army Corps of Engineers. Rex stated the last time Mr. Curtis was here, he was working on subdivision plan. Chairman Allen quoted from the minutes over his expressed concerns about the wet nature of the property and parcel currently discussed. TC Bingham replied to Chairman Allen that the Town has annexed wetlands previously.

Chairman Allen is concerned that Huntsville Town can not annex a ditch where the water doesn't belong to the Town. He believes there should be a water easement on the property. TC Blake Bingham stated that this ditch is a remnant ditch from old irrigation systems.

Chairman Allen expressed his concern that Mr. Curtis came to the Planning Commission previously and presented subdivision plans. Rex stated that Jordan Curtis has not presented plans to subdivide, and it would be improper for the Planning Commission to make a decision regarding annexation based on subdivision plans that aren't before them at this time. Rex states Mr. Curtis will still need to work through all the wet-lands issues to see if the lot is developable. It is possible in the end, that he may decide that the land is not fit for subdivision. But at this point in the process, the PC is being asked to make a recommendation based on annexation requirements to start the long process of annexation.

Chairman Allen is concerned about a road that would be built on that property. He wants to propose to table the annexation petition and meet with the Town Council regarding this issue. He asked Mayor Truett to weigh in regarding the process. Mayor Truett stated he thought that Mr. Curtis is not asking to build on wetlands. He is not asking for a permit. Mr. Curtis will have to go through delineation in order to develop this property. He states that Mr. Curtis is just asking Huntsville Town officials for their thoughts on annexation of this piece of property.

Mr. Curtis stated that the lot that is being created today with the boundary line adjustment is a conforming lot. He recognizes there are difficulties with the development process, and it may not go through. For now, he is asking that the portion of the lot located in Weber County be considered for annexation into Huntsville Town. He would like to see the annexation be considered on its own merits. It is his desire to have the entire parcel be located in Huntsville Town.

Chairman Allen stated he is very concerned about the Town annexing a wetland. PCM Jeff Larsen stated it is his opinion that per the code, the requirements to start the process of annexation have been met. PCM Larsen believes they can address the concerns as they come up in the process.

PCM Liz Poulter wanted to know if anyone knows how the line between Weber County and Huntsville came to be created and if the Town was going to go through annexation with the adjacent property owners. Rex stated prior to Highway 39 coming into existence the line between the Town and the County was relatively straight. When the highway was built, it was placed inside the County lines. The land locked parcels that were left on the Town side were allowed to be purchased by the property owners. TC Bingham pointed out that the piece behind Jim Hasenyager is actually owned by Sharon Wangsgard.

**PCM Sandy Hunter motioned to recommend acceptance of the annexation petition from Jordan Curtis for parcel #240190007 as it applies on the current plat map.** PCM Liz Poulter seconded the motion. Roll Call Vote. Votes are reflected below. Five ayes and 1 nay. Motion passes.



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

15-Motion to close the regular meeting and open public hearing on Conditional Use Table. (See Attachment #13) Chairman Allen stated the PC are proposing some changes to the allowable use table. He stated Mayor Truett formed a committee to review the use table. Mayor Truett, TCM McKay, PCM Hunter and PCM Poulter served on that committee. The Planning Commission also met in a work session two weeks ago to review the findings of that committee.

PCM Sandy Hunter stated the Use Table is located at the beginning of the Land Use Title. She stated that the committee felt it was a good idea to add a new commercial zone that would be adjacent to Highway 39. This zone would allow commercial businesses that would be appropriate for the location on the highway and not inside Huntsville Town.

**PCM Sandy Hunter motioned to close the regular meeting and open the public hearing on the changes to the Conditional Use Table.** PCM Larel Parkinson seconded the motion. All votes aye. Motion passes. The PC is now accepting public comment.

16-Public comment on the Conditional Use Table. There were no public comments.

**PCM Hunter motioned to close the public hearing on the Conditional Use Table and open the regular PC meeting.** PCM Liz Poulter seconded the motion. All votes Aye. Motion passes.

17-Discussion and/or action on Ordinance 2021-1-28: Conditional Use Edits. TC Blake Bingham asked Beckki how she noticed the public hearing. There are three components the PC has been working on with regards to the Ordinance. Ordinance 2021-1-28 is the Conditional Use Edits located in 15.4. The second part of the public hearing is on the Conditional Use Table associated with Ordinance 2021-1-28. The third piece of the edits the PC has been working on is 15.6.2 on fractional ownership. Beckki stated she noticed the public hearing on the Conditional Use Table and all associated ordinances. However, since the last set of edits in 15.6.2 were added at a different time, she suggested the action items tonight should be on Ordinance 2021-1-28 and the Conditional Use Table.

Chairman Allen stated we should move forward on Ordinance 2021-1-28: Conditional Use Edits 15.4 and the associated Conditional Use Table/Acceptable Use Table/Table 15.1.

**PCM Sandy Hunter motioned to recommend approval Ordinance 2021-1-28: Conditional Use Edits 15.4 and the associated Conditional Use Table/Acceptable Use Table by Zone/Allowable Use Table/Table 15.4.** PCM Jeff Larsen seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below. Motion passes.

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

18-Public Comment. There were none.

19-Chairman's Remarks. Chairman Allen stated it has been another year since he has been the Planning Commission Chair. He has sent the PC an email request for input regarding his service at the PC Chair. He stated he has received some private email comments that would like him to stay on as chair. He asked PCM Larsen and Parkinson for their input. PCM Larsen stated he appreciated his passion. PCM Parkinson stated he should stay in his position. Chairman Allen asked Mayor Truett for his input. Mayor Truett stated it is hard for all the PC and the TC members, but he feels that sometimes we need to take the emotion out of the issue. Mayor Truett stated there was value in hiring Rex to look at the land use issues from an administrative perspective.

20-Motion to adjourn.

**PCM Sandy Hunter made a motion to adjourn the meeting.** PCM Jeff Larsen seconded the motion. All votes Aye.

**Meeting is adjourned at 9:21 p.m.**

  
Beckki Endicott, Recorder

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

**MEETING DATE:** December 10, 2020  
**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	Excused
Larel Parkinson	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Blake Bingham	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

**Citizens on Zoom: Rex Harris, Ron Gault, Brandon Visser, Norma Klein**

1-Roll call:

2-Approval of Minutes for Planning Commission Work Session October 6, 2020. (See Attachment #1) **PCM Liz Poulter motioned to approve the minutes from October 6, 2020.** PCM Sandy Hunter seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Larel Parkinson – Aye, Chairman Allen – Aye. All votes aye. Motion passes.

3-Approval of Minutes for Planning Commission Meeting October 22, 2020. (See Attachment #2) **PCM Liz Poulter motioned to approve the minutes from October 6, 2020.** PCM Larel Parkinson seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Larel Parkinson – Aye, Chairman Allen – Aye. All votes aye. Motion passes.

3-Land Use Coordinator Update: Rex would like the Planning Commission to think about how lots will look in the future. There have been some lot line adjustments and subdivisions the last three years and for the most part, frontage and set-backs have served as good guidelines. Huntsville Town has also adopted the standards of cul-de-sacs. For the future Rex would like the Planning Commission to think about additional guidelines to add for future lots in subdivisions and adjustments.

**PCM Steve Songer entered the meeting at 7:13 p.m.**

4-Land Use Permits by Consent:

- 1) Request for Land Use Permit, parcel #200590009, 6841 E 300 N, Bruce Ahlstrom, Solar Installation on roof. **(See Attachment #3)**

- 2) Request for Land Use Permit, parcel #200100033, 345 N 6800 East, Andy Hedges, Solar Installation on roof. **(See Attachment #4)**
- 3) Request for Land Use Permit, parcel #240100018, 241 South 7600 East (enclosing porch on self-remodel permit) **(See Attachment #5)**

**PCM Sandy Hunter motioned to approve the Consent Items: 1) Land Use Permit for Bruce Ahlstrom, 2) Land Use Permit for Andy Hedges and 3) Land Use Permit for Chris Stevenson.** PCM Larel Parkinson seconded the motion. All votes aye. Motion Passes. Roll Call Vote. Votes are reflected below.

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

5-Discussion and/or action on Preliminary Subdivision Approval for Jordan Curtis, 340 S. 7700 East, parcel #240190015. Rex stated that Jordan Curtis would like to purchase this lot and subdivide the lot into three parcels. He does not own the property yet, but he is under contract. **(See Attachment #6)** Rex stated Jordan Curtis is looking at getting two loans, one for the existing home, and one loan for the existing undeveloped land. This would require a boundary line adjustment. An annexation would also be needed because part of the parcels are outside the boundaries of Huntsville Town. Rex has consulted with Attorney Morris with regards to the liability for the purchasing contract.

Chairman Allen expressed concern about the liability and was glad Rex addressed these concerns with Attorney Morris. Chairman Allen also expressed concerns about the wet land on the back of the property. Rex wanted to respond to some of Chairman Allen's concern. Rex stated the 10-foot side setbacks are met. He stated he had walked the property with Jordan. Rex stated he worked with Shirley Hadley years ago to put a drain in the wet areas. Rex stated we do have a responsibility to draw attention to the sensitive wetland areas. When homes are built, requirements will have to be followed. Jordan will have to work with Weber County on their requirements for these lands.

TCM Blake Bingham shared with the Planning Commission the Corp of Engineers map of the property that outlined the wet land. TCM Blake Bingham referred Jordan Curtis to the Bountiful office of the Corp of Engineers.

Jordan Curtis stated there are two projects he would like to see happen on this parcel. The house, once remodeled, would be resold. The second project would be a subdivision. If the subdivision for three lots does not work, Jordan was wondering about having one building lot and then one lot with the existing home. Rex responded if there is enough frontage to have both lots, then to go ahead with the boundary line application. Jordan explained there is a tax advantage to having

a lot line adjustment done prior to the closing on the property and wondered if that could be done. Chairman Allen responded that there would not be time to have another meeting before the next January 2021 meeting. Rex urged the PC to accommodate Jordan Curtis' request. Beckki stated the TC meeting is next Thursday and they have previously accommodated these kinds of requests in the past. Chairman Allen stated they needed to have a new map. There was some confusion about the parcels being affected in a lot line adjustment. Rex stated there are two parcels. Beckki pulled up Weber County's interactive map and identified the two parcels. The parcel numbers are #240190015 and #240190007. Chairman Allen agreed that the lot line adjustment could be done next week.<sup>1</sup>

6-Motion to close the regular meeting and open public hearing on the General Plan. **PCM Larel Parkinson motioned to close the regular meeting and open the public hearing on the General Plan.** PCM Steve Songer seconded the motion. Chairman Allen closed the regular meeting and opened the public hearing by consent.

7-Public Comment on the General Plan: (Attachment #7) Ron Gault presented the General Plan and the changes made for those in attendance.

**Norma Klein** commented she feels the General Plan is very well thought out. She had a question on the last map that was included in the General Plan. Norma wanted to know about a possible annexation on the East side of Town. Ron responded that the areas highlighted in orange on the map are possible areas of annexation if property owners came forward and approached the Town.

**Norma** wanted to know about how wetlands will be handled in the future. Chairman Allen responded that every parcel would have to be taken on a case-by-case basis. Norma also wanted to ask about growth into a class 5 city. Beckki responded that the Town Population has been 608 the past couple of years. It would take a population of 1,000 to change the structure of Town. At that point the Town Council structure and City government would change. Beckki believed it would mirror the government in Marriott-Slaterville.

Norma Klein wanted to also ask about water. She wanted to know who would be the arbiter of culinary water. TCM Blake Bingham described the process of applying for culinary water connections. The Town Council decides on culinary water applications.

Norma wanted to know what is the definition of an overnight guest. TCM Blake Bingham stated that the General Plan is about broad concepts. The municipal code specifies what is and what isn't permitted.

8-Motion to close the public hearing and open the regular meeting. PCM Sandy Hunter motioned to close the public hearing and open the regular meeting. PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

9-Discussion and/or action on the General Plan. **PCM Sandy Hunter motioned to recommend the General Plan Edits for approval to the Town Council.** PCM Steve Songer seconded the

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<sup>1</sup> Meeting referred to here was cancelled.

motion. Steve wanted to know if annexation had to be desired by the landowners. Ron Gault confirmed that the law stated the landowners would need to desire the annexation. All votes aye. Roll Call Vote. Motion passes. The votes are reflected below.

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

10-Discussion and/or action on Conditional Use Table edits. PCM Sandy Hunter recounted the work the Conditional Use Committee has done together over the past months. There is currently a moratorium on conditional use applications in Huntsville Town. The moratorium is set to expire the first week in February. The Committee has established an additional C-2 Zone next to highway 39 that could accommodate businesses that would normally not fit in the residential nature of Huntsville Town. The committee has been working on revising the conditional use table. (See Attachment #8)

The committee has turned the table back to the Planning Commission for recommendations and public input. The Planning Commission needs to review the table and add standards to the ordinances that would coincide with the conditional uses. TCM Blake Bingham stated Mayor Truett asked him to put together the ordinance work behind the Conditional Use Table.

The review of the Conditional Use Table needed more time and the PC wanted additional time to study the document. A Work Session was scheduled for January 14<sup>th</sup>. This would be two weeks prior to the public hearing on January 28<sup>th</sup>. The 4<sup>th</sup> of February is the following week and would be the Town Council Meeting where they could take action on the Conditional Use Table before the moratorium ran out.

11-Public Comment. There were none.

12-Motion to adjourn.

**PCM Sandy Hunter made a motion to adjourn the meeting.** PCM Steve Songer seconded the motion. All votes aye.

**Meeting is adjourned at 9:17 p.m.**

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Beckki Endicott, Recorder

**WORK SESSION – JANUARY 14<sup>TH</sup>, 2021**  
**PLANNING COMMISSION**

**Minutes of the Huntsville Town Council Work Session held on Zoom. The meeting is regarding edits on the Conditional Use Table**

**Attending:** PCM Sandy Hunter, PCM Liz Poulter, PC Chair Doug Allen, PCM Jeff Larsen, PCM Steve Songer, TCM Blake Bingham, Beckki Endicott - Recorder

PC Chairman Doug Allen welcomed the members and thanked PCM Sandy Hunter and PCM Liz Poulter for all their hard work on the Conditional Use Committee. Chairman Allen turned the time over to Sandy to go over the changes on the Conditional Use Table.

PCM Sandy Hunter wanted to go over the documents and changes that would go through the public hearing on January 28<sup>th</sup>. PCM Hunter stated the Conditional Use Table and the 15.4 ordinance change would be available for comment at the public hearing. The section of 15.8 for the C-2 zone has not been fully composed at this time. This section of the ordinance will wait for another day. TCM Blake Bingham has started this ordinance but the work is not complete. The PC concurred it would be best to publish the completed table with the conditions needed by ordinance before the moratorium on conditional use expired.

PCM Sandy Hunter wanted to go over the 15.4 ordinance at the beginning of this meeting. **(See Attachment #1).** TCM Bingham stated he revised this ordinance based on the Utah State Code. PCM Jeff Larsen stated concern over using the word “detrimental.” He asked the PC if the word is too vague for the ordinance. He is okay with leaving the word but wants to make sure it is what the committee wants. TCM Bingham stated he used the word “detrimental” to be consistent with the State Code.

PCM Sandy Hunter went through various edits on the 15.4 Ordinance. PCM Steve Songer went back to the word “detrimental.” It is a word that is used a lot in the Code. PCM Sandy Hunter suggested defining the word in our Town Definitions.

PCM Liz Poulter wanted to address the S-1 zone. PCM Sandy Hunter shared her zoning map. The area behind the Davis property is S-1. This is the only land zoned S-1. PCM Poulter wanted to know why there is not more S-1 zone. Chairman Allen explained that most of the land is in Forest Service jurisdiction. The Town is mostly zoned R-1. Since there is only a small parcel that is located in the S-1 zone, the PC discussed removing some of the specified conditional uses from the table. PCM Liz Poulter stated she doesn't want permitted uses in most of the S-1 zone, but is okay with conditional uses.

PCM Hunter came back to the Conditional Use Table and pointed out the new column of C-2. She explained that in the future the Conditional Use Committee felt that there were commercial businesses that would be better suited in a highway zone than in Town. PCM Hunter stated she did not have a redline copy of this document but would try to point out more changes as they examined the document.

PCM Hunter went over the many changes to the conditional use tables. The following are highlights of the changes and topics for more in depth conversation regarding the use table. (See Attachment #2)

- 1) PCM Hunter wanted to address “fractional ownership.” She suggested talking to our Town attorney regarding this issue. TCM Blake Bingham suggested leaving the line in the Conditional Use Table for discussion.
- 2) Recreational facilities were discussed in an R-1 zone. The committee wanted to avoid landowners putting in recreational facilities covering their lots without a dwelling unit on the parcel. The recreation facility should also be no more than a certain percentage of the parcel. PCM Larsen and TCM Blake Bingham stated that this idea spills over into some of the nuisance ordinances. It can be hard to know where to draw the line between property rights and nuisance. PCM Sandy Hunter agreed that if the Conditional Use Table reflected a “C” she did not want to mandate a permit for every slide put up in a backyard. She is asking whether conditions could be put on recreational facilities in an R-1 zone with a “P” for permitted use. The PC came up with several examples where permitted uses were given conditions. TCM Blake Bingham suggested the footprint of the recreational facilities be included in the totals for all buildings and outbuildings in the coverage requirements. The PC suggested revising 15.6.2 to add the conditions on recreational facilities. TCM Blake Bingham will add the revisions to this ordinance. The Use Table will reflect P for permitted, but ordinance will reflect the conditions.
- 3) The PC discussed the differences between childcare, daycare, preschool and also that type of business as a home business. TCM Blake Bingham looked up the State Code definitions of daycare and preschool. Preschool is a type of childcare by state statute. Chairman Allen stated there are several different classifications of this.
- 4) Mayor Truett asked the Planning Commission to look at Cell Towers as a Use. The PC agreed this would be covered in the utility facilities. Currently utility facilities are “C” in a C-1 zone. The PC did not want to prevent communication systems in the C-1 zone. PCM Steve Songer suggested cell towers should be conditional because of the lucrative nature of the business. Chairman Allen reminded the PC that the money taken in is usually for leases of land not necessarily for just having a cell tower. TCM Blake Bingham gave the example of the Hyde’s. If they wanted to put a cell tower in on their property, they could. PCM Liz Poulter suggested adding a separate line for a cell tower on the conditional use table and then not permitting that use.
- 5) TCM Blake Bingham asked about outdoor storage. PCM Sandy Hunter stated they were not specific about indoor or outdoor storage. It is permitted in R-1. They will specify in a commercial zone.
- 6) There were discussions about food/restaurants and types that would be allowed.



- 7) The last line of the retail sales is “vehicle and equipment sales or rental.” It was commented that this line seems redundant. TCM Blake Bingham and PCM Jeff Larsen recommended they change that line to “recreational vehicle and boat sales.”

The public hearing is scheduled for January 28<sup>th</sup> at the Town Hall. Beckki will facilitate a Zoom meeting as well.

**PCM Jeff Larsen made a motion to adjourn. PCM Liz Poulter seconded the motion. All votes aye.**

**Meeting was adjourned at 9:04 p.m.**

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Beckki Endicott, Recorder

**PUBLIC NOTICE OF REGULAR MEETING SCHEDULE  
FOR PLANNING COMMISSION MEETING 2021**

Pursuant to Section 52-4-6 of the Utah Code, the Town of Huntsville hereby gives notice that the Town Planning Commission will hold its regular Town Planning Commission Meetings for the 2020 calendar year on the fourth Thursday of each month. The regular meetings begin at 7:00 p.m. and are held in the Huntsville Town Hall located at 7309 E. 200 S. Huntsville, Utah.

All Town Planning Commission Meetings and Work Sessions are open to the public unless closed pursuant to Section 52-4-4 and 52-4-5 of the Utah Code relative to the applicable provisions of the Utah Open Meetings Act. Special or emergency meetings in addition to those specified may be held, as circumstances require. A minimum of 24-hour notice will be given for such meetings.

In accordance with the Americans with Disabilities Act, the Town of Huntsville will accommodate reasonable requests to assist the disabled to participate in the meetings. Request for assistance can be made by calling the Town Hall at 801-745-3420, and leaving a voice message, at least 48 hours in advance of the meeting to be attended.

Scheduled regular Planning Commission meeting dates for the 2020 calendar year are as follows:

January 28	July 22
February 25	August 26
March 25	September 23
April 22	October 28
May 27	November <del>17</del> 17
June 24	December 9

Dated this 27<sup>th</sup> day of January 2021.

---

Beckki Endicott, Clerk/Recorder



## LAND USE PERMIT

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

Tax ID # 200590004

Address of Structure 6822 E 200N, Huntsville

Name & Address of Owner/Owners Sean Smith, [REDACTED]

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/13/2021

Set Backs Approved: Yes ☒ No ☐

Per Huntsville Town Engineer Rex Harris approved 12/23/2020

Any special stipulations and conditions of the Site Plan Review: See email regarding

Set backs and site plan as reference

PC Mtg 1/28/2021

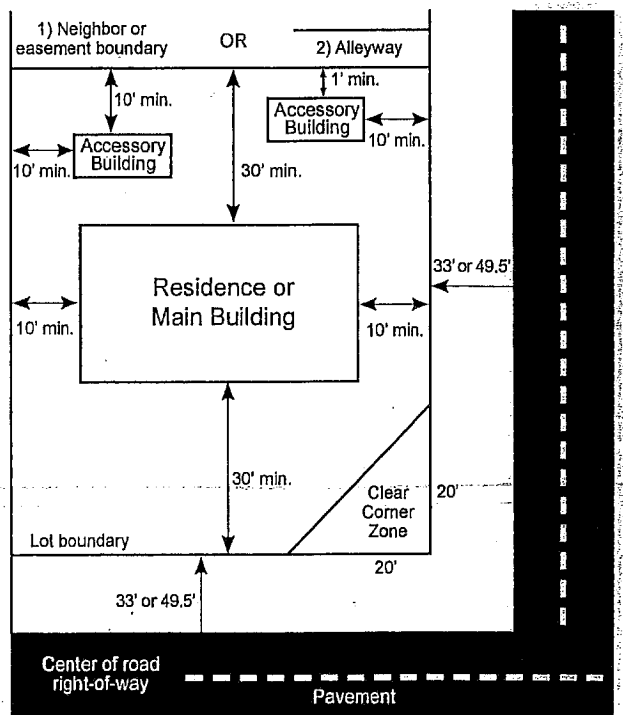
Huntsville Planning Commission Chairman

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



## Beckki Endicott

---

**From:** Rex Harris  
**Sent:** Wednesday, December 23, 2020 11:59 AM  
**To:** Bailey Larsen  
**Cc:** Beckki Endicott  
**Subject:** Re: Re:

Beckki,

The site plan drawing will work for the land use permit. Just a heads up, though, the garage is closer to the southern property edge than 30'. It shouldn't be a problem for this installation, but it is nice to have drawings accurately reflect actual conditions.

Rex

---

**From:** Bailey Larsen [REDACTED]  
**Sent:** Wednesday, December 23, 2020 10:43 AM  
**To:** Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)>  
**Cc:** Beckki Endicott <[bendicott@huntsvilletown.com](mailto:bendicott@huntsvilletown.com)>  
**Subject:** Re: Re:

Rex,

How does this look? Let me know, thanks!

On Mon, Dec 21, 2020 at 11:18 AM Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)> wrote:  
Bailey,

Thanks for updating the drawings. There is a slight misunderstanding about the 30' setback. The Panels need to be 30' off of the property on 6800 East. To make sure that I am clear, this offset is off of the property line and not the roadway. When you showed the 30' off of 200 North it appears that you may be showing it based on the roadway. There actually is not 30' from the property line to the garage on the south side of the property. That dimension is not pertinent to this discussion, but raised a concern that you are made aware that the offsets are measured from the property line.

Give me a call if you have any questions 801-791-3926.

Thanks,

Rex

---

**From:** Bailey Larsen [REDACTED]  
**Sent:** Monday, December 21, 2020 10:32 AM  
**To:** Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)>  
**Cc:** Beckki Endicott <[bendicott@huntsvilletown.com](mailto:bendicott@huntsvilletown.com)>  
**Subject:** Re: Re:

Those drawings were emailed last Wednesday on this thread. I'll attach them again. Thanks

On Sat, Dec 19, 2020 at 9:05 AM Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)> wrote:

Bailey,

Are you asking about how quickly the permit process will take? I think that if we get the update drawings that Beckki could have the permit back to you withing a couple of days.

Rex

**From:** Bailey Larsen [REDACTED]  
**Sent:** Friday, December 18, 2020 12:34 PM  
**To:** Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)>  
**Cc:** Beckki Endicott <[bendicott@huntsvilletown.com](mailto:bendicott@huntsvilletown.com)>  
**Subject:** Re: Re:

Do you guys have an estimated time frame on when this will be completed?

On Wed, Dec 16, 2020 at 4:53 PM Bailey Larsen <[bailey@myntsolar.com](mailto:bailey@myntsolar.com)> wrote:  
Here are those drawings. Let me know if you need anything else in order to get this approved. Thanks!

On Wed, Dec 16, 2020 at 12:28 PM Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)> wrote:  
Bailey,

My comments in regards to land use for your submitted plans is that we need to pin point the location for your solar arrays. There are two setbacks that you will need to meet. On the south side of the property (6800 East) the setback is 30' from the property line. On the north side of the property the setback is 10'. So the array cannot sit within those setbacks. You will need to dimension the drawings indicating that.

Rex

**From:** Bailey Larsen [REDACTED]  
**Sent:** Wednesday, December 16, 2020 8:17 AM  
**To:** Beckki Endicott <[bendicott@huntsvilletown.com](mailto:bendicott@huntsvilletown.com)>  
**Cc:** Rex Harris <[rharris@huntsvilletown.com](mailto:rharris@huntsvilletown.com)>  
**Subject:** Re:

Attached are the documents. Please let me know if you need anything else. Thanks!

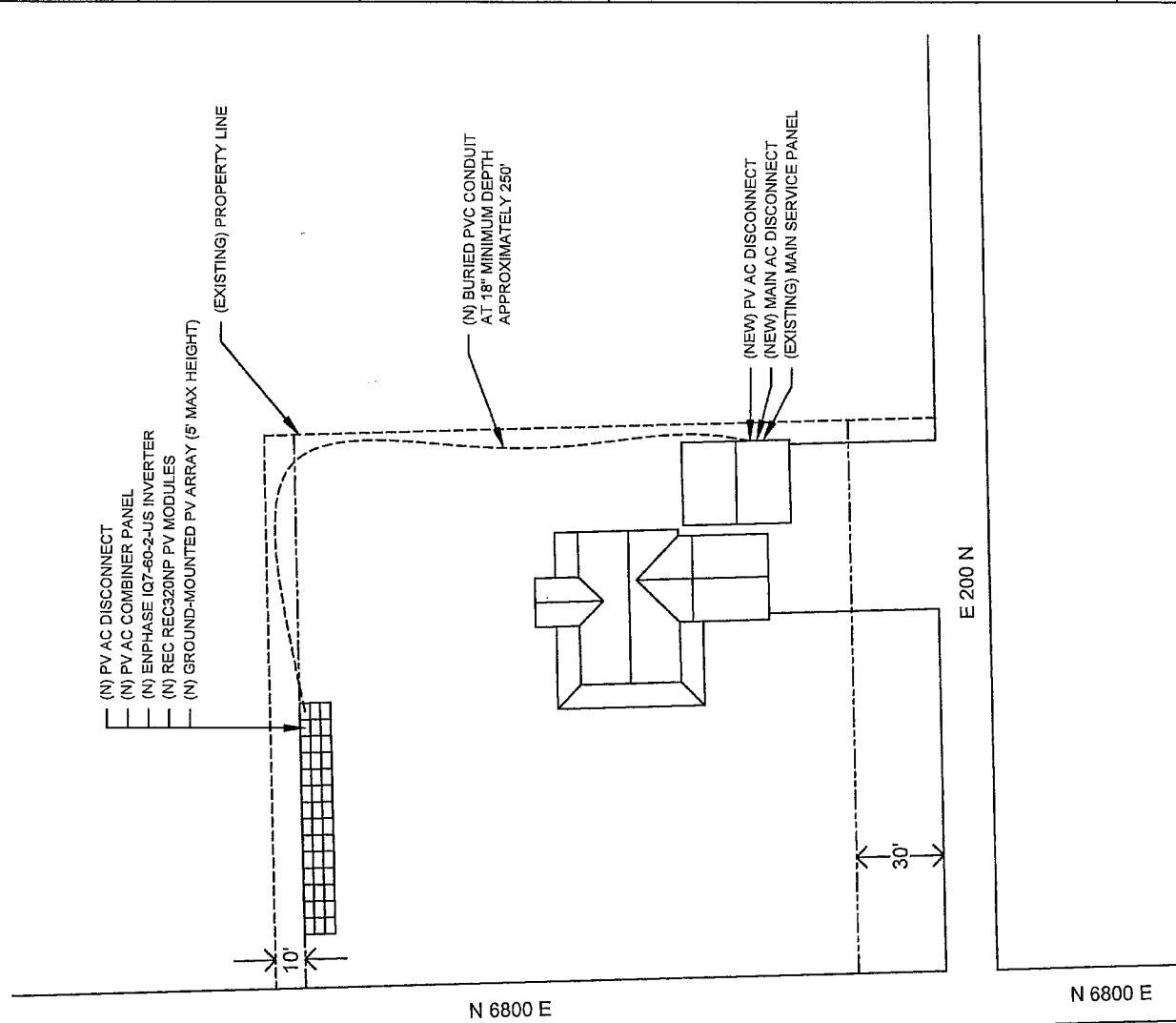
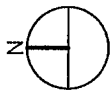
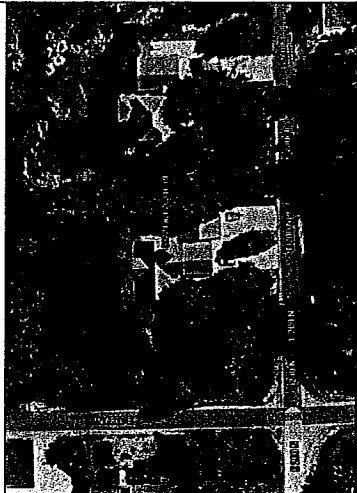
On Tue, Dec 15, 2020 at 3:05 PM Beckki Endicott <[bendicott@huntsvilletown.com](mailto:bendicott@huntsvilletown.com)> wrote:  
Bailey,

I found the email that I received from you regarding the address for Steve Smith. This was in Huntsville Town. However, I don't have the plans nor the building permit application for this resident. If you will forward the information, I will check with Rex.....who is cc'd on this. We have a Planning Commission Meeting this week for a Land Use Permit.

**Beckki Endicott**  
Huntsville Town Clerk  
PO Box 267  
Huntsville, UT 84317  
(801) 745-3420

Date of Application 12/16/20	Date Work Begins 12/20/20	Date Permit Issued 1/13/2021	Permit Number 200590002
Proposed Use(s) of Structure <input type="checkbox"/> Residence <input type="checkbox"/> Basement <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Garage <input type="checkbox"/> Remodel <input type="checkbox"/> Electrical <input type="checkbox"/> Addition <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> Accessory Bldg <input checked="" type="checkbox"/> Other (Specify) Solar		BUILDING FEE SCHEDULE	
Building Address 6822 E 200 N Huntsville UT 84317		Bldg Type	R Value
Parcel/Tax ID # 200590004		# of Bldgs	Walls    Roof
Lot #		# of Stories	# of Bedrooms
Subdivision Name (if applicable)		# of Dwellings	# of Stories
Total Parcel Area (acres or sq. ft.)	Total Building Footprint (sq. ft.)	Type of Construction <input type="checkbox"/> Frame <input type="checkbox"/> Brick Var. <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Steel	Land Use
Property Owner Name Sean Smith		Phone 8018740001	State Fee (1%)
Mailing Address		Max Occ. Load	Fire Sprinkler (Y/N)
Email		Bond Required (Y/N)	Bond Amount
Architect/Engineer		General Contractor Mynt Solar	Weber Fire District Fee Receipt Number
Business Address, City, Zip 154 E 660 S Vineyard UT 84059		License Number 10486760-5501	Date Paid
Email bailey@myntsolar.com		Electrical Contractor	Plumbing Contractor
Business Address, City, Zip		License Number	Phone
Email		Business Address, City, Zip	License Number
Mechanical Contractor		Phone	Business Address, City, Zip
Email		License Number	LAND USE REVIEW CHECKLIST
Zone		Lot Area	Lot Frontage
Front Setback		Left Side Setback	Right Side Setback
Rear Setback			
Land Use Notes:			
This permit becomes null and void without a current Land Use Permit. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a building permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit does not approve any violations or mistakes that could be found during inspections. Approved building plans are required on the job site at time of each inspection. No work on any part of any building or structure requiring inspection shall be covered or concealed in any manner whatsoever, without first obtaining the approval of the Building Official in writing. Advance notice of no less than 24 hours is required for all inspections.			
I hereby certify that I have read and examined this application, know the same to be true and correct, and agree to the provisions herein.			
DocuSigned by: Brandon Carter			
Signature of Contractor or Authorized Agent			
Date			
Signature of Owner (if owner)			
Date			
Payment of Fees			
\$			
Cash    Check			
Date			

# LOCATION MAP



## SMITH RESIDENCE

6822 E 200 N  
HUNTSVILLE,  
UT 84317

UTILITY: RMP

### PHOTOVOLTAIC PROJECT INFO

PV MODULE:

(42) REC REC320NP

INVERTER:

ENPHASE IQ7-60-2-US

13.66 kW (DC) / 10.08 kW (AC)

ARRAY AZIMUTH:

178°

ARRAY TILT:

20°

NEC 2017 / IRC 2015 / IBC 2018

### WEATHER LOADING:

GROUND SNOW: 43 PSF

WIND SPEED: 115 MPH

EXPOSURE CATEGORY: B

### PRODUCTS:

RAILS: IRONRIDGE XR100

GROUND MOUNT: IRONRIDGE

PER ASCE 7-10, SECTION 6.4.2.2 &

FIG. 6-3

COVER  
SHEET

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

59

# MOUNTAIN WATERS SUBDIVISION

\* AMENDED LOTS 1 & 2

TAXING UNIT: 35

IN HUNTSVILLE TOWN

SCALE 1" = 100'

SEE PAGE 10

SEE PAGE 10

W LINE OF LOT 3  
TICKLEHOCK 216 AMD  
SEE PG 147

TTF LAKE FRONT LLC  
200590020  
1.37 AC±

SEE TICKLEHOCK SUB 2ND AND 147

SEE PAGE 10

SEE PAGE 10

SEE PAGE 10

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

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

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





## LAND USE PERMIT

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

Tax ID # 240170014

Address of Structure 175 N 6800 E

Name & Address of Owner/Owners Ken & Chris Bair

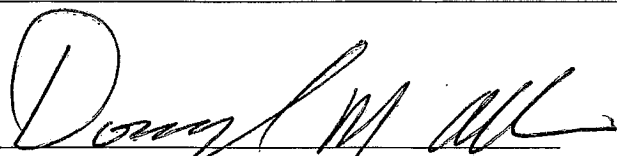
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/28/21

Set Backs Approved: Yes ☐ No ☐

Rex will verify the set back - set back pending

Any special stipulations and conditions of the Site Plan Review: \_\_\_\_\_

Addition may not be used as a rental.

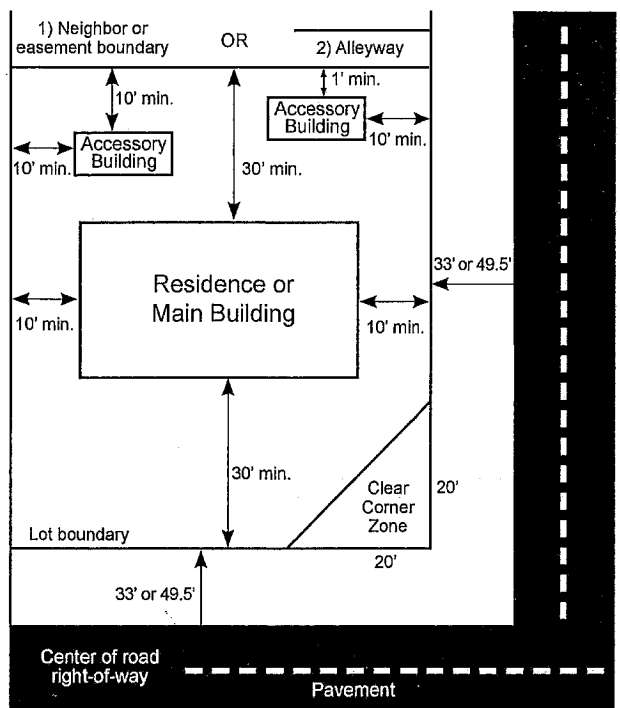
  
Huntsville Planning Commission Chairman

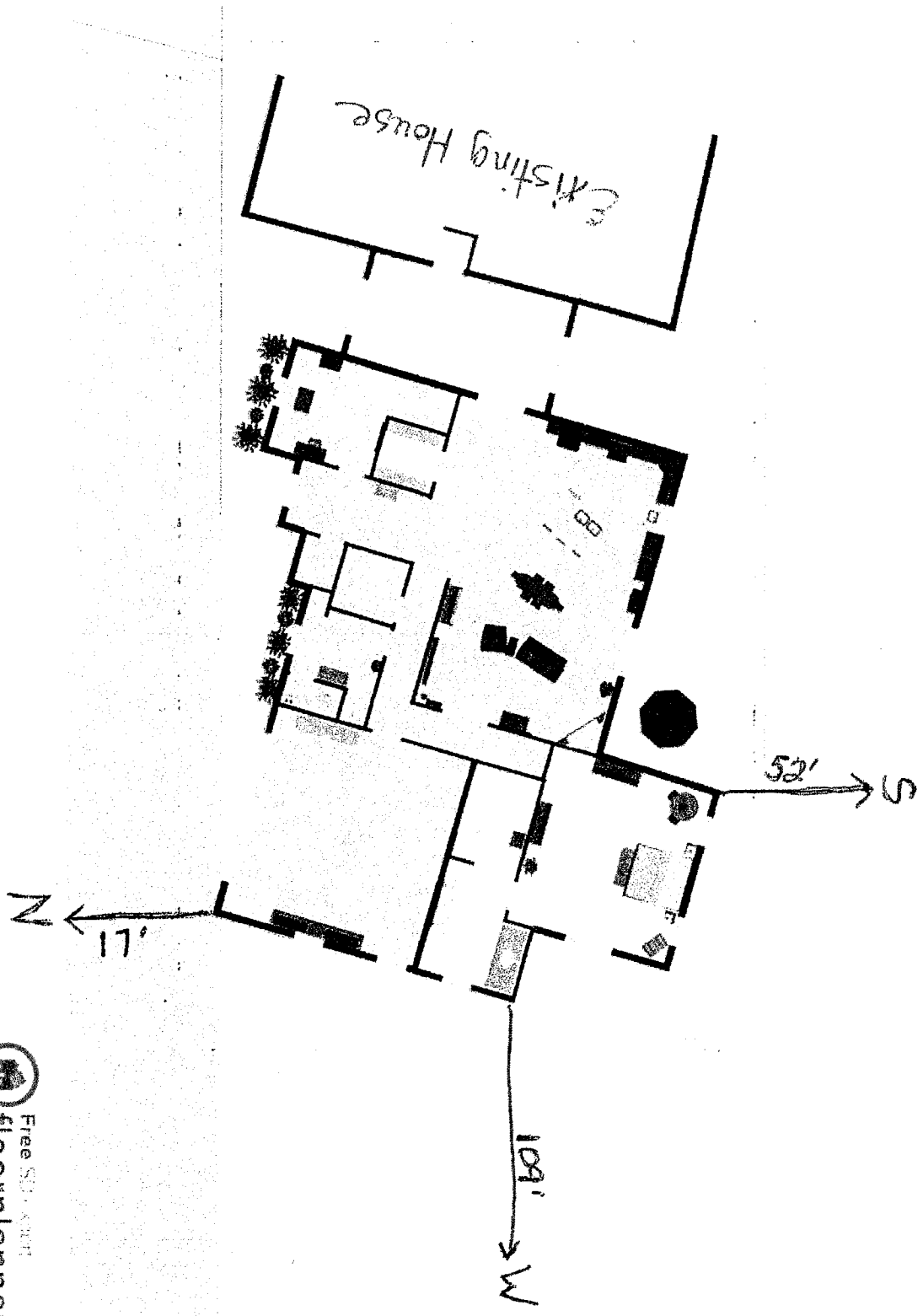
Property Owner Signature \_\_\_\_\_

"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





PART OF N.E. 1/4 OF SEC 13, T.6N., R.1E., S.L.B. & M.

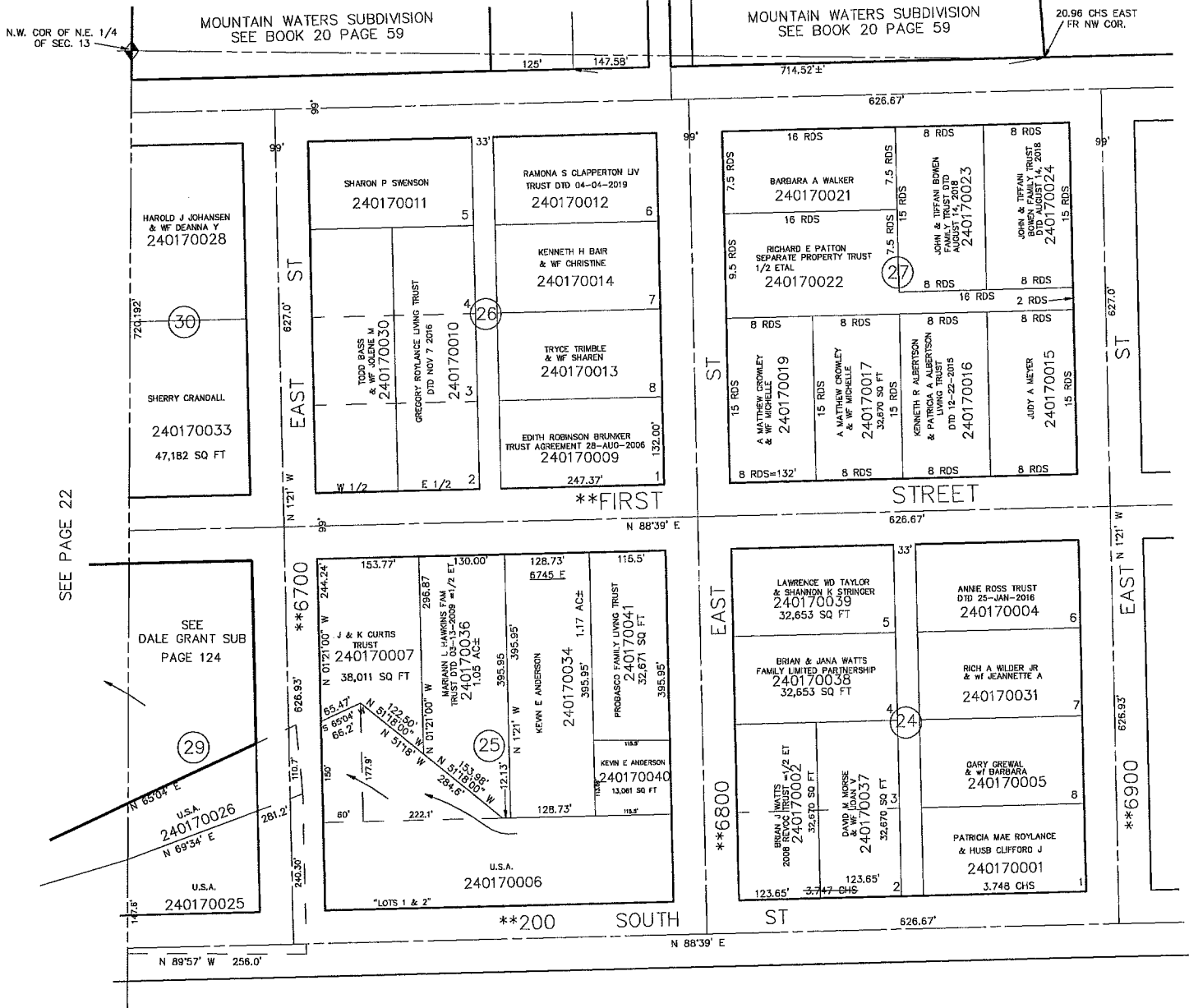
## HUNTSVILLE SURVEY

BLOCKS 24 TO 27, 29 &amp; 30, PLAT A

TAXING UNIT: 35

SCALE 1" = 120'

SEE BOOK 20, PAGE 10



SEE PAGE 16

\*NOTE:  
STREET NUMBERS ACCORDING  
TO COUNTY SURVEYOR

\*\*STREET NAME CHANGE  
 SEE E#2195484



## LAND USE PERMIT

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

Tax ID # 240220006

Address of Structure 6650 E 100 South

Name & Address of Owner/Owners Red & Amiee Erickson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/28/21

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: This Land Use Permit

voids previous land use permit on 2020

Addition may not be used as rental.

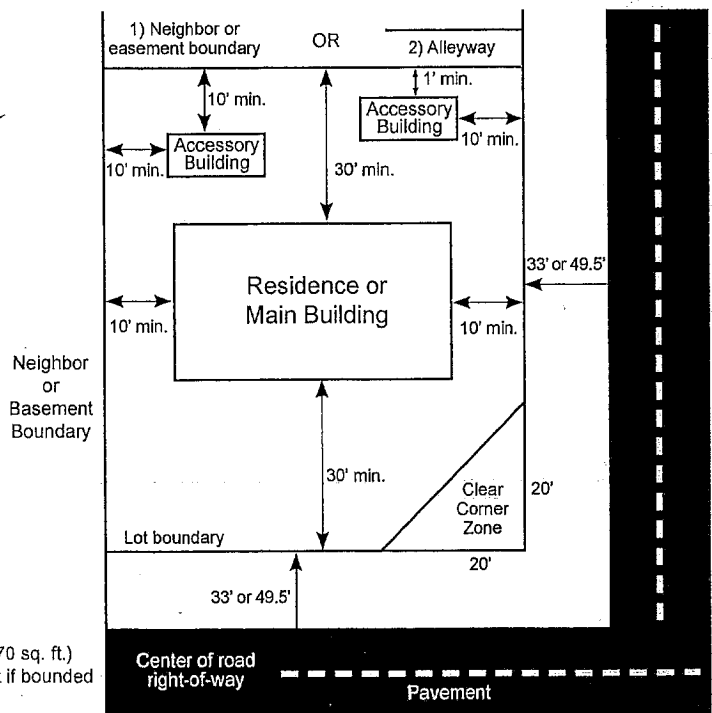
Douglas M. Allen  
Huntsville Planning Commission Chairman

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



MAIN LEVEL  
PSMT. FIN.  
TOTAL FIN.  
PSMT. UNF.  
COLD STREG.  
TOTAL UNFIN.  
GARAGE

1692  
502  
2294  
1180  
102  
1282  
561

ERICKSON RESIDENCE

6650 E 100 S.  
HUNTSMVILLE, UT. 84417

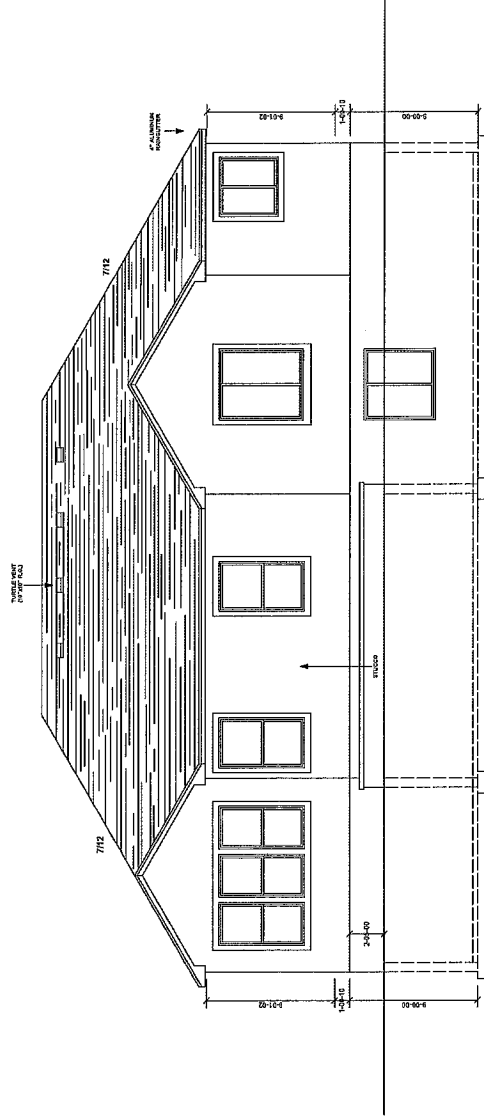
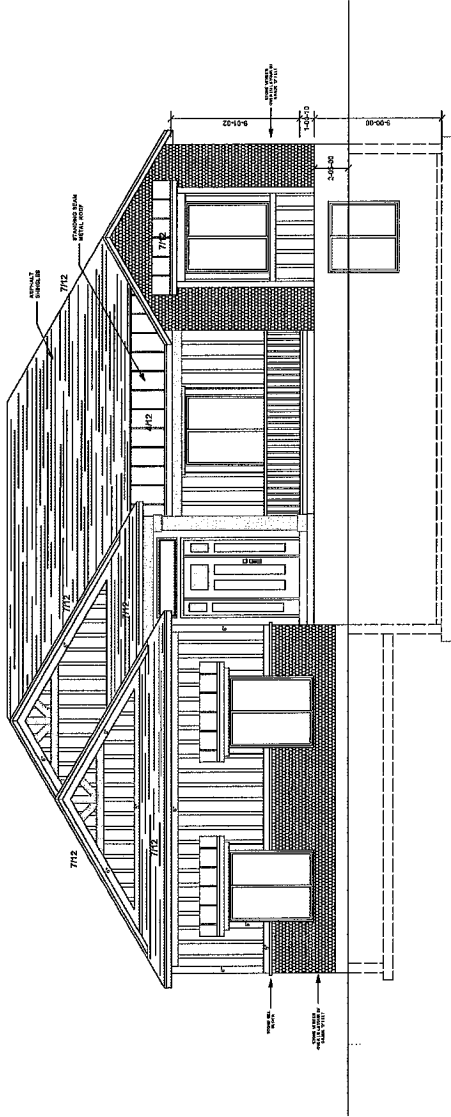
FRONT / REAR ELEVATIONS

DATE: 1/25/21

1 of ?

FRONT

REAR





MAIN LEVEL  
 BASIC FIN.  
 TOTAL FIN.  
 1892  
 502  
 2394

BASIC INF.  
 1180  
 COLD STRG.  
 102  
 TOTAL INFN.  
 1282

GARAGE  
 981

# FLOOR BEAMS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
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- 15.
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- 20.
- 21.
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- 23.
- 24.
- 25.

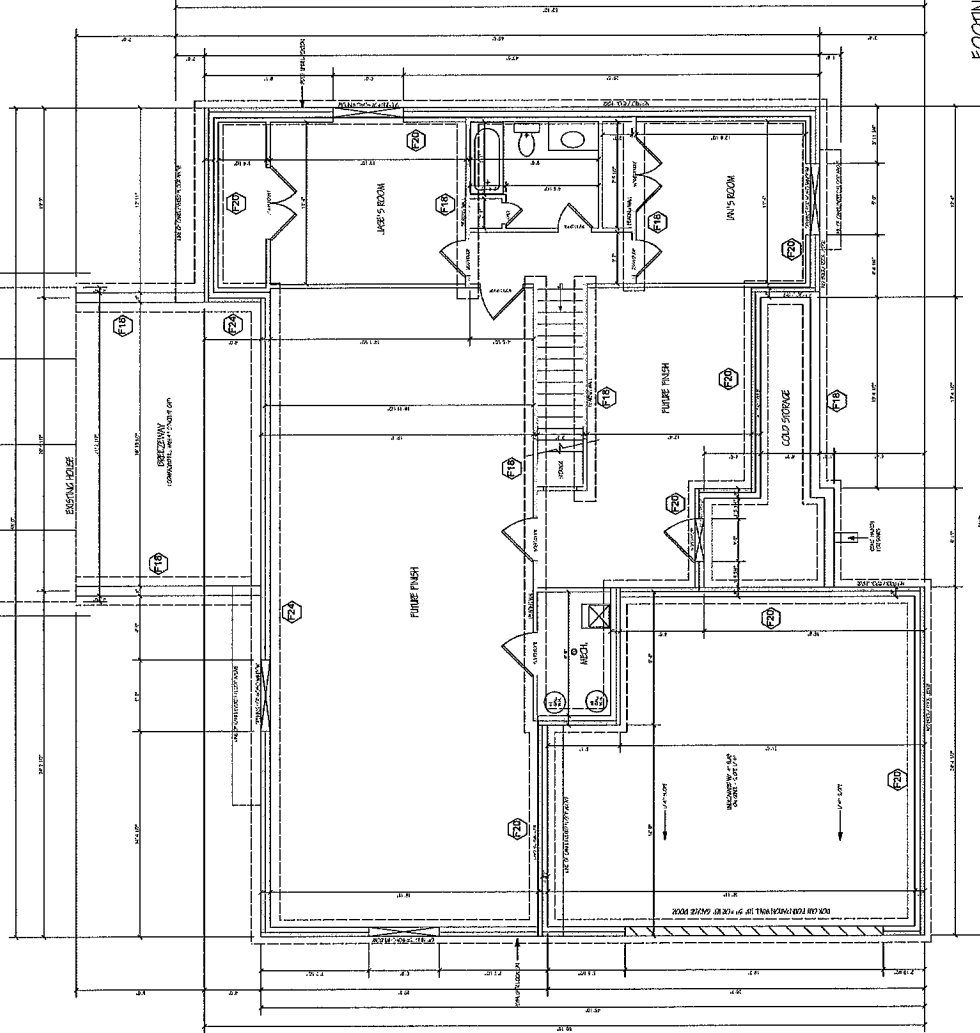
ERICKSON RESIDENCE

6690 E 100 S,  
 HUNTSVILLE, UT 84317

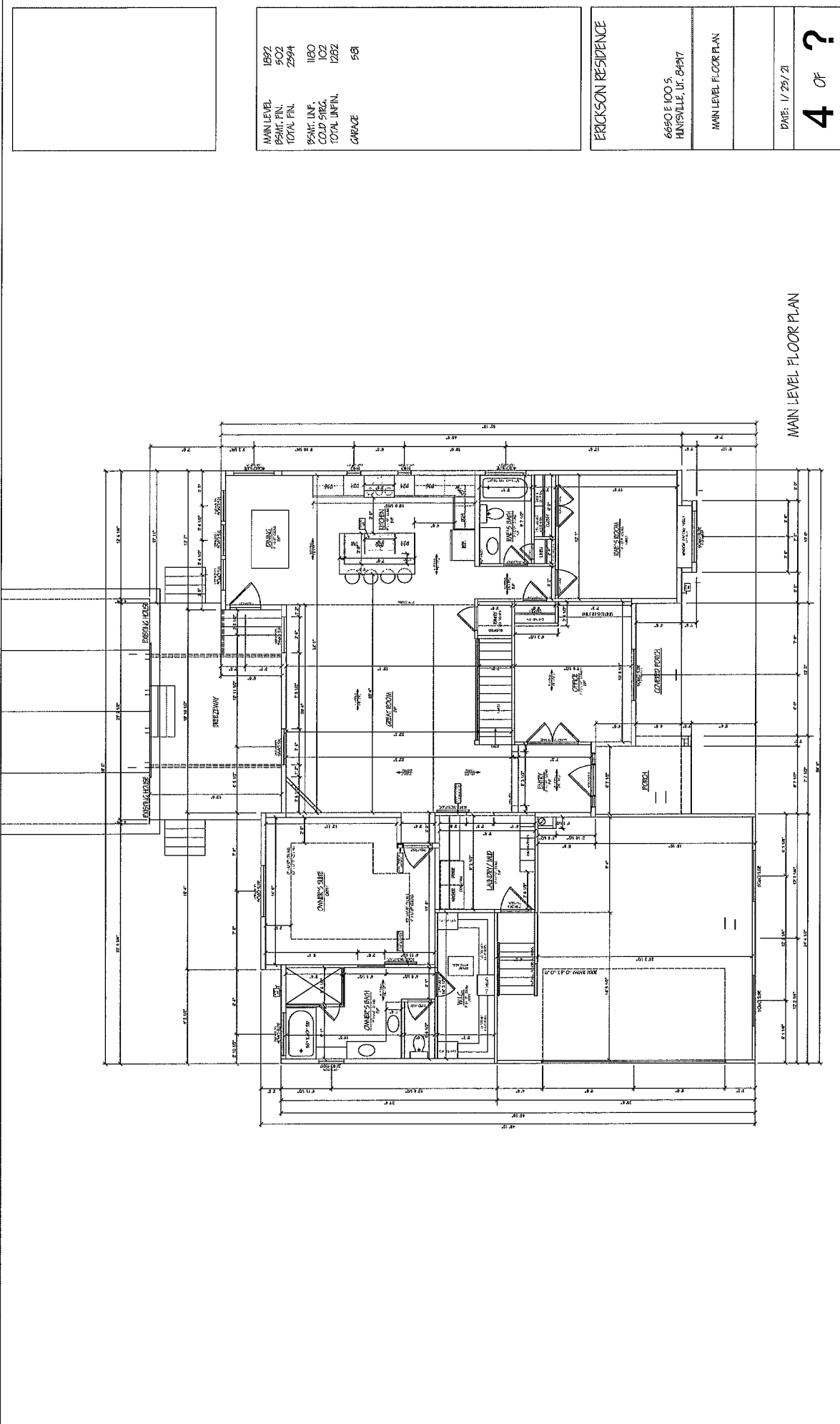
FOOTINGS & FOUNDATION

DATE: 1/29/21

3 OF ?



FOOTINGS/ FOUNDATION



MAIN LEVEL FLOOR PLAN

MAIN LEVEL	1892
BSMT. FIN.	502
TOTAL FIN.	2394
BSMT. UNF.	1180
COLD STRG.	102
TOTAL UNFIN.	1282
GARAGE	58

ERICKSON RESIDENCE
6650 E 100 S, MINISVILLE, UT 84317
MAIN LEVEL FLOOR PLAN
DATE: 11/26/21
4 OF ?



MAIN LEVEL	1992
BSMT. FIN.	502
TOTAL FIN.	2994
BSMT. UNF.	1180
COLD STG.	102
TOTAL UNFN.	1282
GARAGE	581

# FLOOR BEAMS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

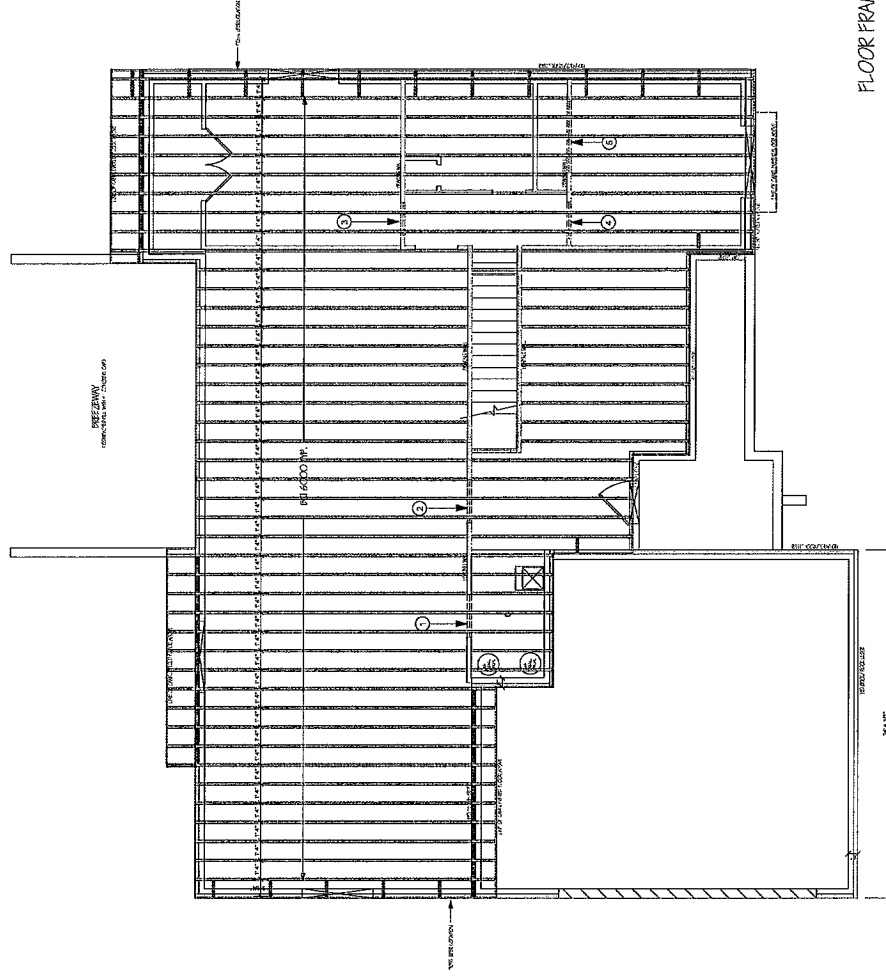
ERICKSON RESIDENCE

6650 E 100 S,  
HUNTSMVILLE, UT 84317

FLOOR FRAMING PLAN

DATE: 1/29/21

4 OF ?



MAIN LEVEL  
 PSMT. FIN. 1892  
 TOTAL FIN. 502 2994  
 PSMT. INF. 1180  
 COLD STG. 102  
 TOTAL INF. 1282  
 GARAGE 501

ROOF BEAMS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
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- 25.

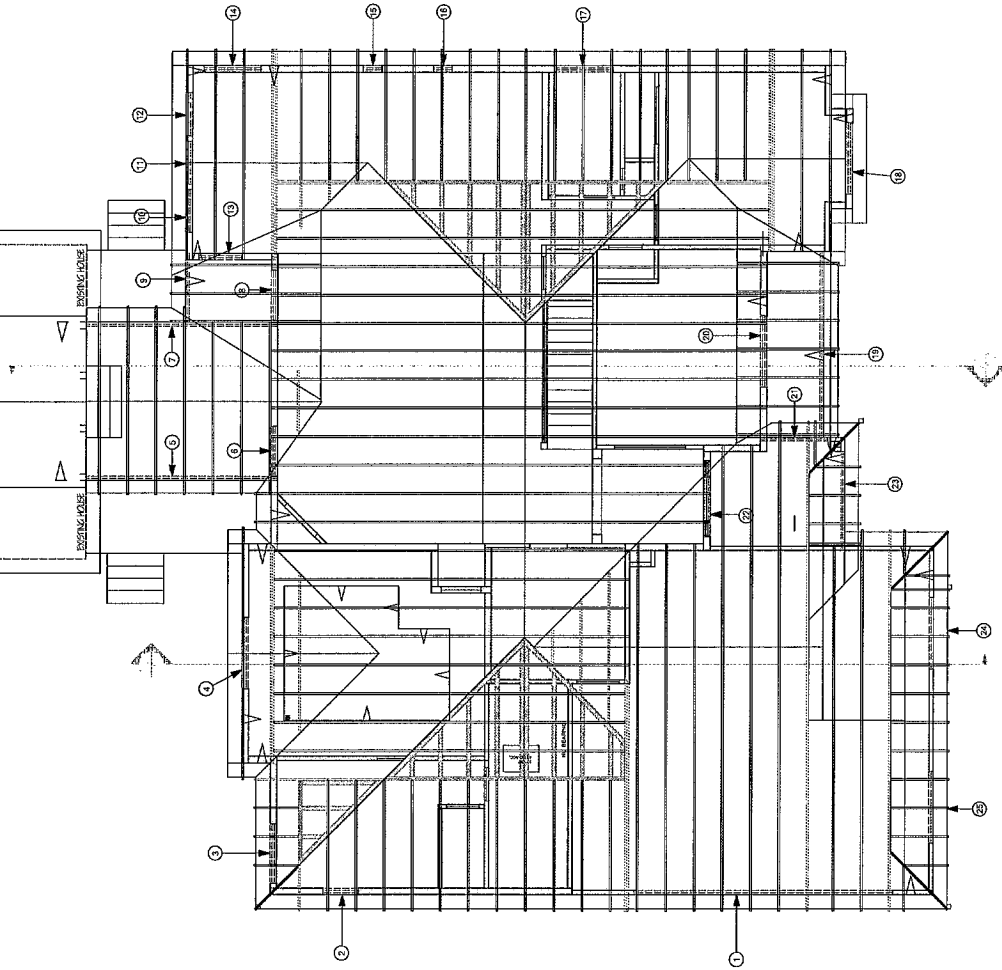
ERICKSON RESIDENCE

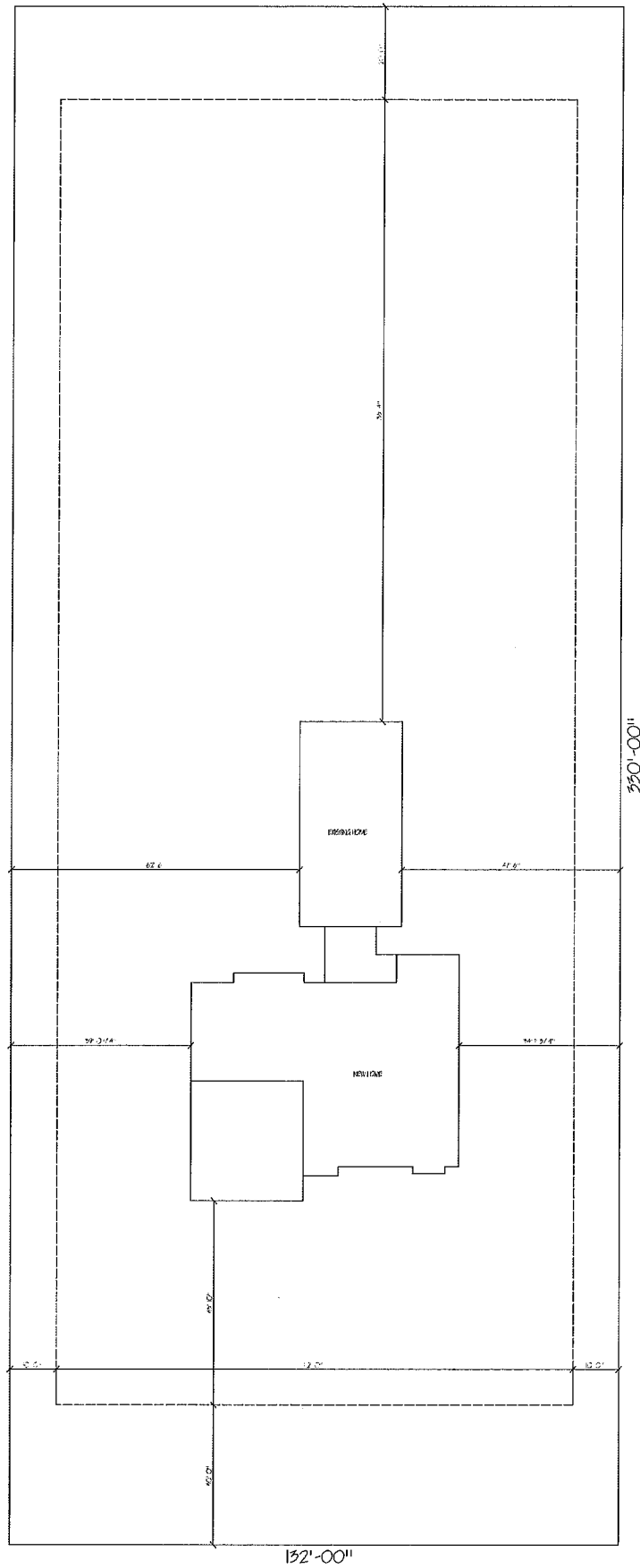
6650 E 100 S.  
 HUNTSMVILLE, UT 84317

ROOF FRAMING PLAN

DATE: 1/25/21

6 OF ?





AMEE & BENDERSON  
 6690 E 100 S  
 HUNTSVILLE, UT 84307  
 SCALE: NOT TO SCALE





## LAND USE PERMIT

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

Tax ID # 240110016

Address of Structure 361 S 7400 E

Name & Address of Owner/Owners Pam & Lewis Johnson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/28/21

Set Backs Approved: Yes ☒ No ☐

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

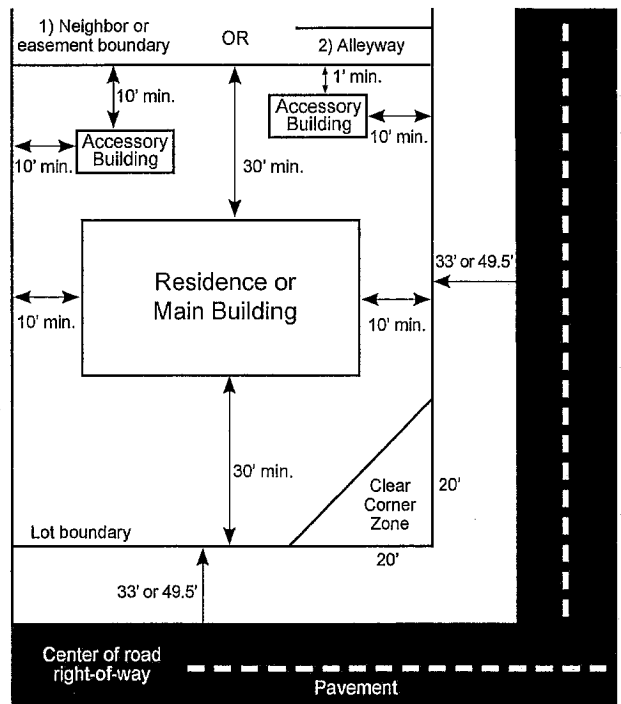
Huntsville Planning Commission Chairman

Property Owner Signature

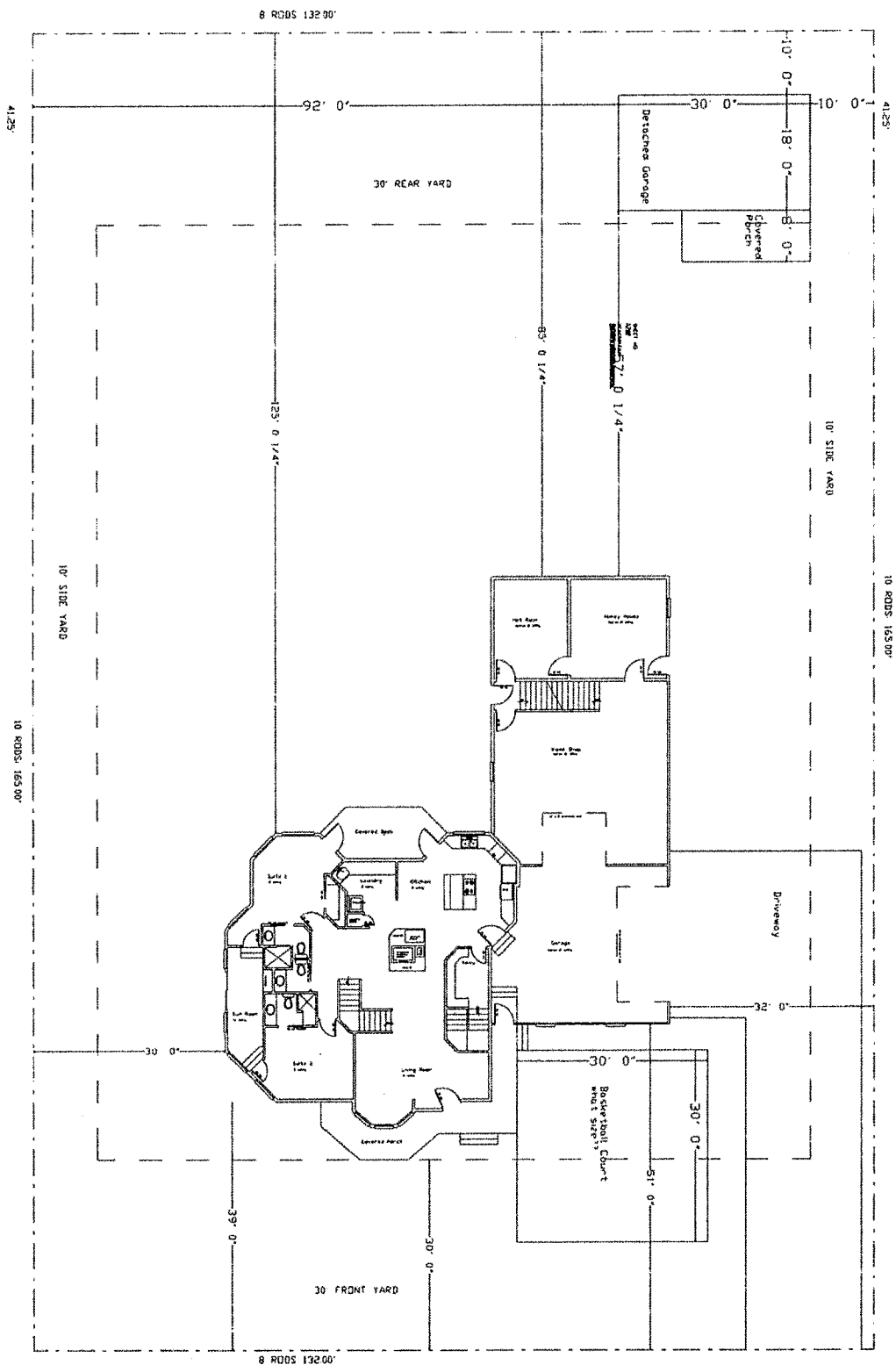
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit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







## Huntsville Town

### Boundary Line Adjustment Application

Applicant Name: Bill White  
Applicant Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Brief Description of Proposed Boundary Line Adjustment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Parcel Owner's Permission for Boundary Line Adjustment Application

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-148-0001  
Parcel(s) Owner Name: W & A Real Estate  
Parcel(s) Owner Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Parcel Owner Signature: [Signature] Date: 1-25-21  
Title (Authorized Agent): Manager

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-148-0002  
Parcel(s) Owner Name: W & A Real Estate  
Parcel(s) Owner Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Parcel Owner Signature: [Signature] Date: 1-25-21  
Title (Authorized Agent): Manager

*(For Additional Parcel Owners Use Attached Sheet)*

#### For Town Use:

Application Date: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

Beckki Endicott, Town Clerk



### Huntsville Town Planning Commission

- |  |   |
|--|---|
| <input type="checkbox"/> Recommended for Approval  | <input type="checkbox"/> Recommended for Conditional Approval |
| <input type="checkbox"/> Recommended for Rejection | <input type="checkbox"/> Deferred                             |

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

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

### Huntsville Town Council

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

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

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

ATTEST:

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

Beckki Endicott, Town Recorder

#### Boundary Line Adjustment Application Requirements:

- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

#### Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

PART OF THE NW. 1/4, OF SECTION 18, T.6N., R.2E., S.L.B. & M.

148

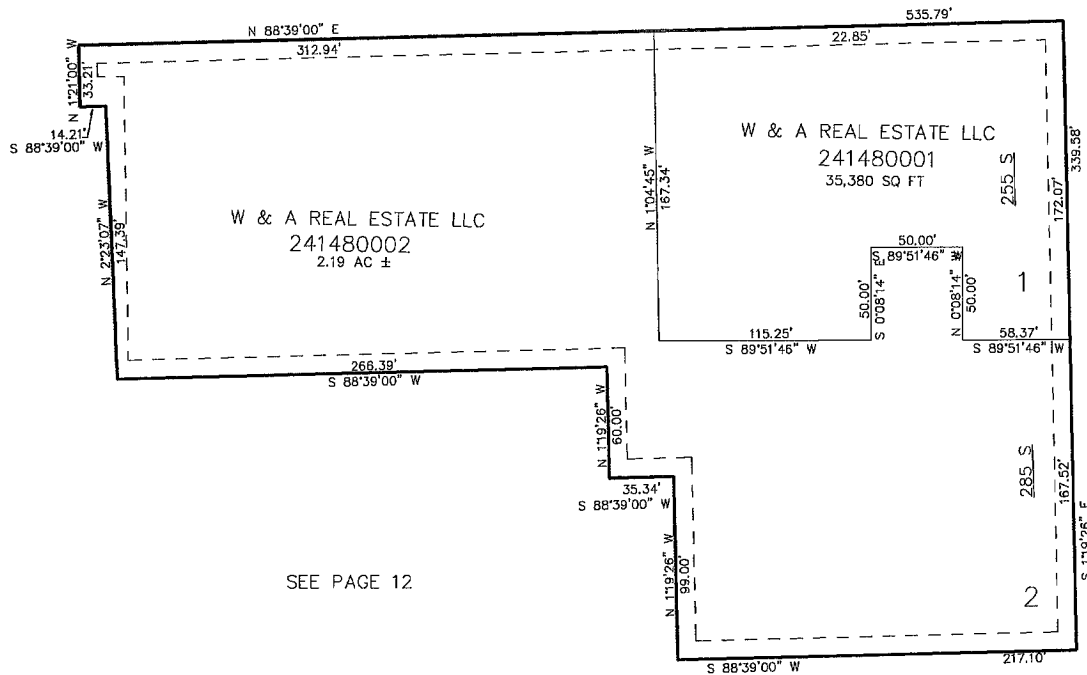
# BELL COTTAGE SUBDIVISION

IN HUNTSVILLE TOWN

TAXING UNIT: 35

SCALE 1" = 50'

SEE PAGE 12



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

FOR COMPLETE ENG DATA SEE  
ORIGINAL DEDICATION PLAT IN  
BOOK 64, PAGE 90 OF RECORDS.

# BELL COTTAGE SUBDIVISION FIRST AMENDMENT

PART OF LOTS 5 AND 6, BLOCK 1, PLAT "C", HUNTSVILLE CITY SURVEY  
WEBER COUNTY, UTAH  
JANUARY 2021



VICINITY MAP

NOT TO SCALE

## Exploration Pit Data

EXPLORATION PIT (UTM ZONE 12T, NAD 83, 435028 E 4597850 N)  
UTM ZONE 12T, NAD 83, 435028 E 4597850 N  
SUT LAM, BLOCK STRUCTURE  
70'-108"

NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 1 EAST, SUT LAM, BLOCK STRUCTURE, AGRICULTURE BRASS CAP MONUMENT

200 SOUTH

S88°40'00"W (BASE OF BEARINGS) 128.91' [9] S88°39'00"W 627.07' [9]

FOUND WEBER COUNTY CENTERLINE MONUMENT AT INTERSECTION OF 200 SOUTH AND 7100 EAST

24-012-0013  
W & A 100' COTAGE LUC

24-012-0014  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0015  
SCOTT L. PROXIMITY  
MONUMENT

24-012-0016  
W & A 100' COTAGE LUC

24-012-0017  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0018  
W & A 100' COTAGE LUC

24-012-0019  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0020  
W & A 100' COTAGE LUC

24-012-0021  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0022  
W & A 100' COTAGE LUC

24-012-0023  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0024  
W & A 100' COTAGE LUC

24-012-0025  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0026  
W & A 100' COTAGE LUC

24-012-0027  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0028  
W & A 100' COTAGE LUC

24-012-0029  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0030  
W & A 100' COTAGE LUC

24-012-0031  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0032  
W & A 100' COTAGE LUC

24-012-0033  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0034  
W & A 100' COTAGE LUC

24-012-0035  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0036  
W & A 100' COTAGE LUC

24-012-0037  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0038  
W & A 100' COTAGE LUC

24-012-0039  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0040  
W & A 100' COTAGE LUC

24-012-0041  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0042  
W & A 100' COTAGE LUC

24-012-0043  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0044  
W & A 100' COTAGE LUC

24-012-0045  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0046  
W & A 100' COTAGE LUC

24-012-0047  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0048  
W & A 100' COTAGE LUC

24-012-0049  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0050  
W & A 100' COTAGE LUC

24-012-0051  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0052  
W & A 100' COTAGE LUC

24-012-0053  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0054  
W & A 100' COTAGE LUC

24-012-0055  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0056  
W & A 100' COTAGE LUC

24-012-0057  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0058  
W & A 100' COTAGE LUC

24-012-0059  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0060  
W & A 100' COTAGE LUC

24-012-0061  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0062  
W & A 100' COTAGE LUC

24-012-0063  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0064  
W & A 100' COTAGE LUC

24-012-0065  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0066  
W & A 100' COTAGE LUC

24-012-0067  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0068  
W & A 100' COTAGE LUC

24-012-0069  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0070  
W & A 100' COTAGE LUC

24-012-0071  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0072  
W & A 100' COTAGE LUC

24-012-0073  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0074  
W & A 100' COTAGE LUC

24-012-0075  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0076  
W & A 100' COTAGE LUC

24-012-0077  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0078  
W & A 100' COTAGE LUC

24-012-0079  
DEATH & WELLMAN  
PROXIMITY MONUMENT

24-012-0080  
W & A 100' COTAGE LUC



## LAND USE PERMIT

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

Tax ID # 241480001

Address of Structure 255 South 7200 East

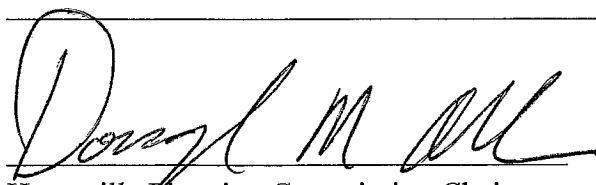
Name & Address of Owner/Owners Bill & Alane White

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/28/21

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: \_\_\_\_\_

mitigation on septic systems + easement.

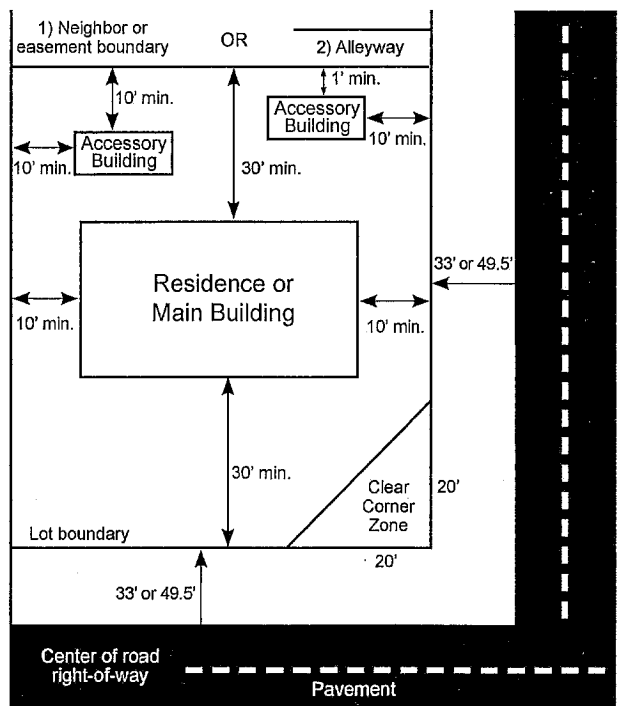
  
Huntsville Planning Commission Chairman

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



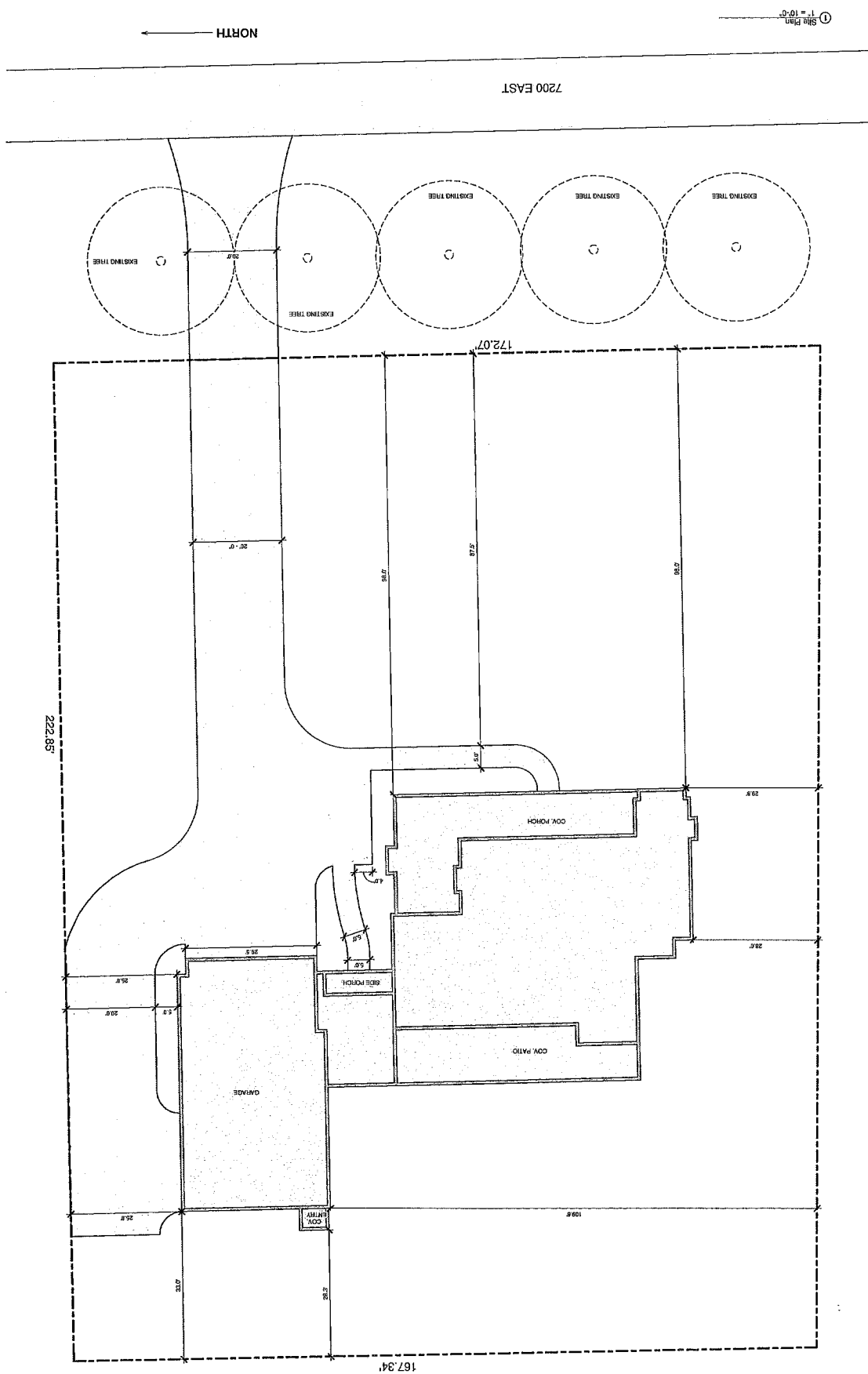
DATE: Jan. 16th, 2021

REVISION: #8

**White Residence**  
285 S 7200 E  
Huntsville, UT 84317

**SHEET #:**

5



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

# HUNTSVILLE SURVEY

BLOCK 2 PLAT B

SCALE 1" = 200'

TAXING UNIT: 35, 520

(A) STATE ROAD  
COMMISSION OF UTAH  
240190019  
TU 520

(B) SHARON WANGSGARD  
TR ETAL  
240190027  
727 SQ FT  
TU 35

(C) STATE OF UTAH  
ROAD COMMISSION  
240190021  
TU 520

(D) STATE ROAD  
COMMISSION OF UTAH  
240190003  
TU 58

(E) STATE OF UTAH  
ROAD COMMISSION  
240190020  
TU 520

(H) JORDAN ROMNEY CURTIS  
240190007  
10,505 SQ FT  
TU 58

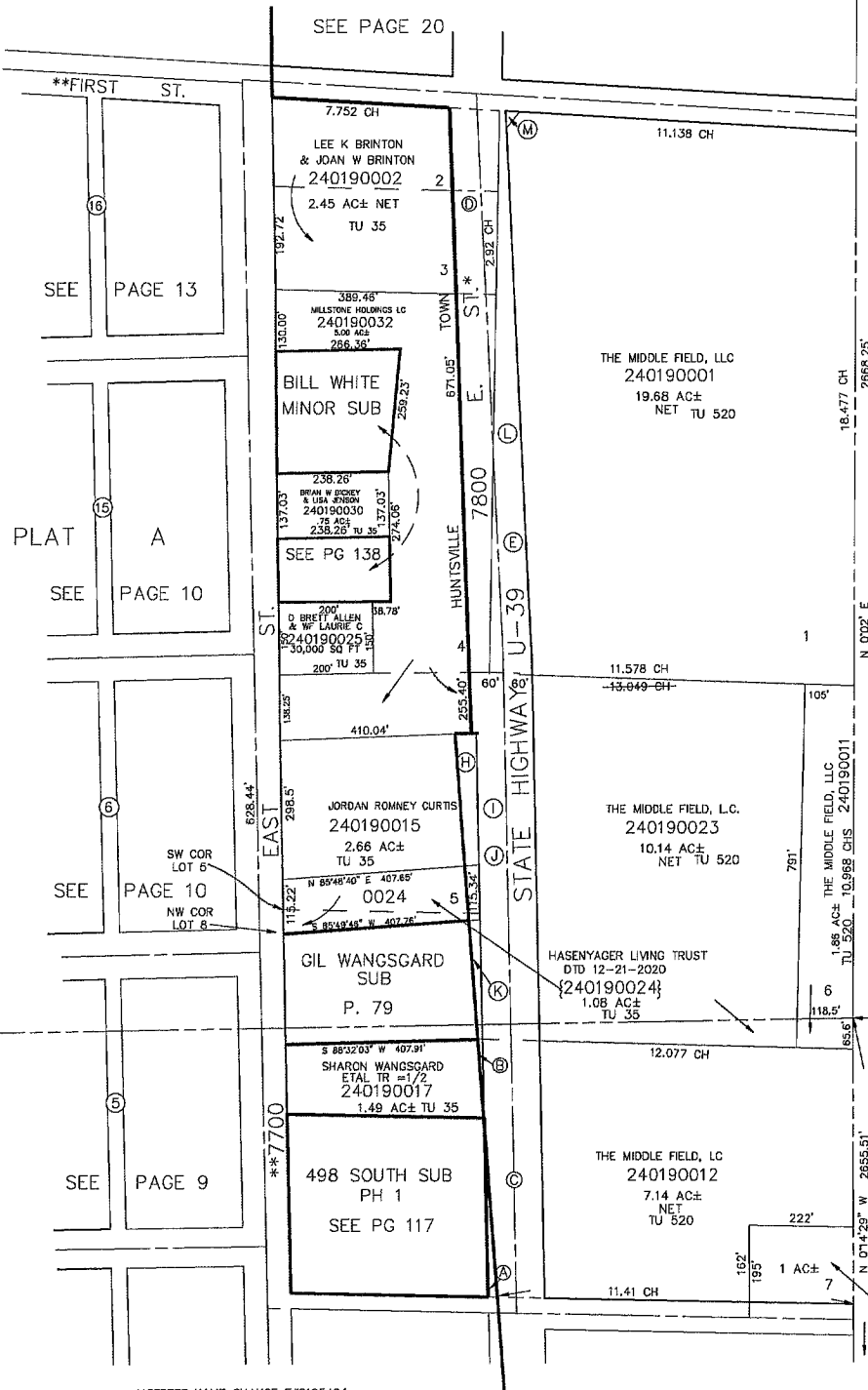
(I) STATE OF UTAH  
240190008  
TU 58

(J) STATE OF UTAH  
240190010  
TU 58

(K) GILBERT A WANGSGARD  
& WIFE TRUST  
240190009  
4005 SQ FT  
TU 58

(L) STATE ROAD  
COMMISSION OF UTAH  
240190006  
1.28 AC±  
TU 58

(M) UTAH DEPARTMENT  
OF TRANSPORTATION  
240190029  
533 SQ FT  
TU 58



SEE BOOK 21  
PAGE 26-2

\*NOTE:  
STREET NUMBERS  
ACCORDING TO COUNTY SURVEYOR

\*\*STREET NAME CHANGE E#2195484

SEE PAGE 18

L.D.F. 5-92

# Huntsville Town

## Boundary Line Adjustment Application

Applicant Name: Jordan Curtis  
Applicant Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Brief Description of Proposed Boundary Line Adjustment: Move Current Parcel  
line to reduce house lot to .75 acres.  
Remaining lot to be 83,379 sq.ft.

### Parcel Owner's Permission for Boundary Line Adjustment Application

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 240190015, 240190007  
Parcel(s) Owner Name: Jordan Curtis  
Parcel(s) Owner Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Parcel Owner Signature: [Signature] Date: 1-25-2021  
Title (Authorized Agent): [Signature]

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): \_\_\_\_\_  
Parcel(s) Owner Name: \_\_\_\_\_  
Parcel(s) Owner Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

Beckki Endicott, Town Clerk

### Huntsville Town Planning Commission

- |  |   |
|--|---|
| <input type="checkbox"/> Recommended for Approval  | <input type="checkbox"/> Recommended for Conditional Approval |
| <input type="checkbox"/> Recommended for Rejection | <input type="checkbox"/> Deferred                             |

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

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

\_\_\_\_\_  
\_\_\_\_\_

### Huntsville Town Council

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

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

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

#### Boundary Line Adjustment Application Requirements:

- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

#### Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.



BOUNDARY ADJUSTMENT SURVEY FOR JORDAN CURTIS	HUNTSVILLE, UTAH	LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,	TOWNSHIP 6 NORTH, RANGE 2 EAST, S.T.B. AND M.
--	------------------	---	---

REVISIONS SCALE: 1" = 40' DATE: 7/11/70 DESCRIPTION:		DESIGNED: KRM CHECKED: KRM
---	--	-------------------------------

ORIGINAL PARCEL 240190007 BOUNDARY DESCRIPTION

ADJUSTED PARCEL 240190015 BOUNDARY DESCRIPTION

[illegible]

FOUND HANSEN  
COP AND REPAIR  
REPAIR  
NORTHEAST CORNER  
SEC. 117N, RGE 5134M

**SURVEYOR'S CERTIFICATE**

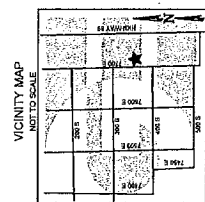
**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH, ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS CONDUCTED BY JORDAN CURTIS. THE BAGS OF LEARNING IS THE SOUTH LINE OF THE NORTH-EAST QUARTER OF SECTION 18, WHICH BEARS N<sup>79°13'07"</sup> W<sup>61'</sup> WEST, AND COUNTRY ROAD NORTH, AND A STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY VARIATION BY MAGNETIC DECLINATION AS ENTRY NUMBER 1458385. THE PROPERTY CORNERS ARE IDENTIFIED BY IRON PIPES. THE EXISTING PATH OF BULL WHITE MOUNT SUBDIVISION AND OLD WANGKARAD SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

**SURVEYOR'S CERTIFICATE**

JOHN H. WATNEY, DO hereby certify that I am a licensed professional land surveyor in the state of Utah and that I hold certificate no. 827728 in accordance with title 16, chapter 22, of the professional engineers and land surveyors act; I further certify that by authority of the owners of the above described property, I have completed a survey of the property and have furnished a copy of the same to the owner of the property. I have verified all survey plat area located as indicated and am sufficient to return or reestablish this survey; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.



- + WATER COURSE / DRAINAGE / AS NOTED  
 ○ SETBACK PANEL AND  
 MAINTAINED LANDSCAPE IDENTIFICATION  
 SUBJECT PROPERTY BOUNDARY
- LOT LINE  
 ADJACENT PARCEL  
 SECTION LINE  
 EASEMENT  
 POSTING FENCE LINE  
 SETBACK LINE  
 5' CONTIGUOUS  
 1' CONTIGUOUS
- POSTING CONCRETE  
 POSTING ASPHALT  
 POSTING TREES  
 POSTING POWER POLE  
 POSTING POWER LINE

00 SOUTH STREET

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

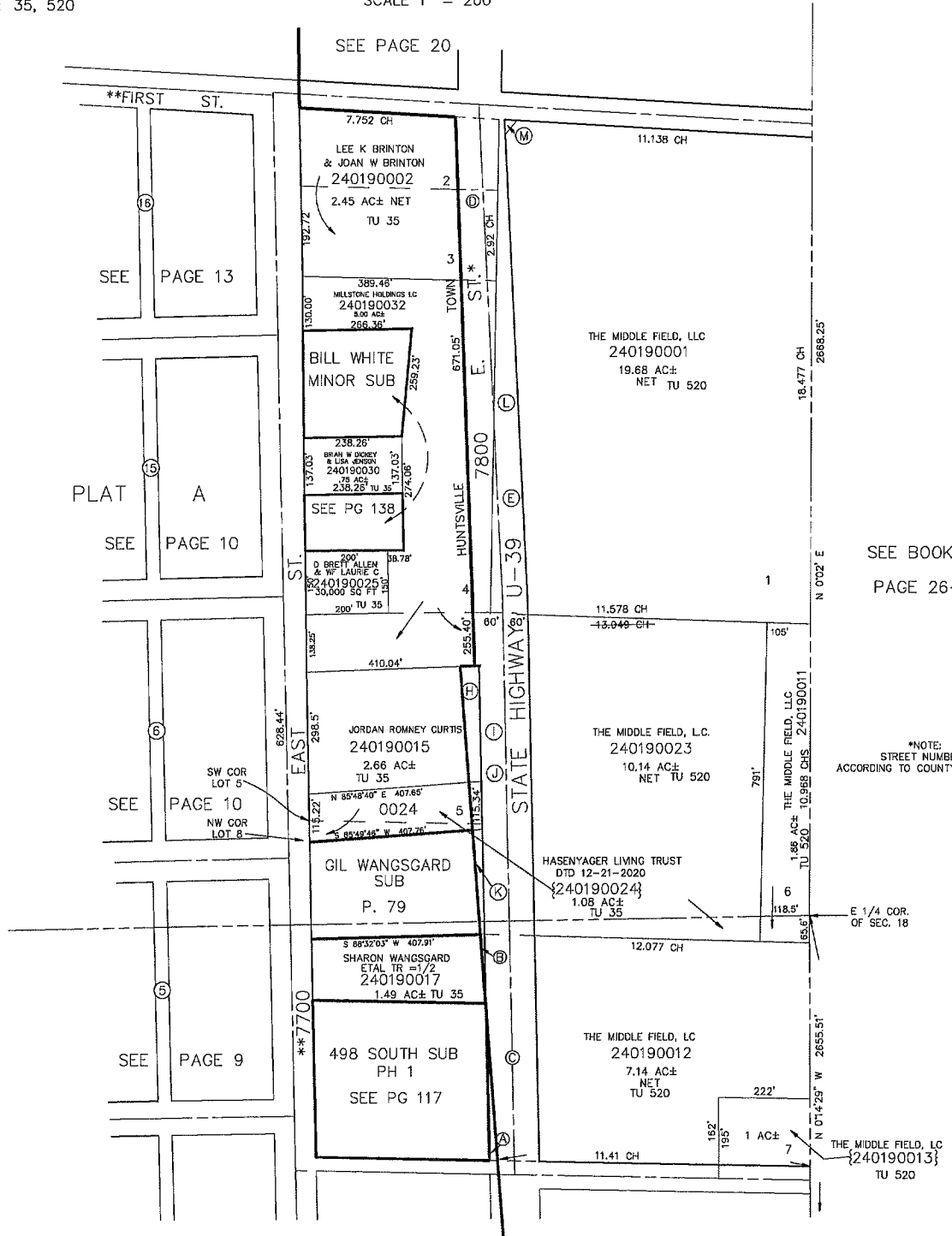
# HUNTSVILLE SURVEY

BLOCK 2 PLAT B

SCALE 1" = 200'

TAXING UNIT: 35, 520

- (A) STATE ROAD COMMISSION OF UTAH  
240190019  
TU 520
- (B) SHARON WANGSGARD  
TR ETAL  
240190027  
727 SQ FT  
TU 35
- (C) STATE OF UTAH  
ROAD COMMISSION  
240190021  
TU 520
- (D) STATE ROAD COMMISSION OF UTAH  
240190003  
TU 58
- (E) STATE OF UTAH  
ROAD COMMISSION  
240190020  
TU 520
- (H) JORDAN ROMNEY CURTIS  
240190007  
10,505 SQ FT  
TU 58
- (I) STATE OF UTAH  
240190008  
TU 58
- (J) STATE OF UTAH  
240190010  
TU 58
- (K) GILBERT A WANGSGARD  
& WF TRUST  
240190009  
4005 SQ FT  
TU 58
- (L) STATE ROAD COMMISSION OF UTAH  
240190006  
1.28 AC±  
TU 58
- (M) UTAH DEPARTMENT  
OF TRANSPORTATION  
240190029  
533 SQ FT  
TU 58



SEE BOOK 21  
PAGE 26-2

\*NOTE:  
STREET NUMBERS  
ACCORDING TO COUNTY SURVEYOR

\*\*STREET NAME CHANGE E#2195484

SEE PAGE 18

I will be doing the following items. Many of which I don't need any engineering as far as planning committee needs to approve.

(No engineering needed, as far as I know)

- Tearing down and replacing the vinyl siding on exterior
- new layer of shingles on whole roof (not removing old shingles)
- Kitchen remodel (cabinets, appliances)
- new flooring in whole house
- adding tankless water heater
- remodeling main bathroom
- replacing a broken window

(Engineering needed)

- move bedroom wall and add closet/bathroom/doors
- move kitchen wall
- plumb new bathroom near master bedroom (requires running pipes/drainage)
- adding 3 bedrooms upstairs
- removing front roof and adding different small roof
- filling in some exterior doors

# Huntsville Town

## Annexation Petition

Applicant Name: Jordan Curtis  
Applicant Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Brief Description of Proposed Annexation: Requesting annexation of  
Remnant Property ~~on~~ on East Side of property  
Parcels 240190015 and 240190007. Into Huntsville  
town limits.

### Parcel Owner's Permission for Annexation Petition

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): 240190015 and 240190007

Parcel(s) Owner Name: Jordan Curtis

Parcel(s) Owner Mailing Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Parcel Owner Signature: [Signature] Date: 1-25-2024

Title (Authorized Agent): [Signature]

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Date of Petition: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

### Huntsville Town Planning Commission

☐ Recommended for Approval

☐ Recommended for Conditional Approval

☐ Recommended for Rejection

☐ Deferred

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

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

\_\_\_\_\_

\_\_\_\_\_

### Huntsville Town Council – Vote to draw up Memorandum of Understanding

☐ Approved

☐ Conditional Approval

☐ Rejected

☐ Deferred

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

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

\_\_\_\_\_

\_\_\_\_\_

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

Beckki Endicott, Town Recorder

### Huntsville Town Council – Vote on Memorandum of Understanding

☐ Approved

☐ Conditional Approval

☐ Rejected

☐ Deferred

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

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

\_\_\_\_\_

\_\_\_\_\_

Date of the public hearing set by the Huntsville Town Council: \_\_\_\_\_

ATTEST: \_\_\_\_\_

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

Beckki Endicott, Town Recorder

**Huntsville Town Council – Vote to instruct Town Attorney to prepare an Annexation Agreement  
following Public Hearing**

- ☐ Approved
- ☐ Vote to table the Annexation Petition

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

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

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

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

Beckki Endicott, Town Recorder

**Annexation Requirements (Huntsville Code 15.27.1):**

- ☐ The proposed parcel must fall within the areas designated for future annexation in Huntsville Town General Plan.
- ☐ The area of land is compatible with the character of Huntsville Town.
- ☐ Areas considered for annexation must be contiguous to the Corporate Limits of Huntsville Town at the time of submission of an annexation request.
- ☐ Areas considered for annexation shall not be located within the corporate limits of another incorporated town or be part of a previously filed annexation petition that has not been either denied, accepted, or approved.
- ☐ When feasible, Huntsville Town will consider as appropriate petitions for annexation along boundaries of water improvements, special service districts, or other taxing entities.
- ☐ Annexation will eliminate existing, and not create, islands and peninsulas of unincorporated territory. When the determination of a peninsula is in question, the Weber County Surveyor will make the determination.
- ☐ Prevent overlapping functions of government.
- ☐ Promote efficient delivery of services.
- ☐ Encourage the equitable distribution of community resources and obligations.
- ☐ Give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within Huntsville Town, in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within Huntsville Town. Further, giving consideration that the cost of additional infrastructure services shall not burden current residents of Huntsville Town.
- ☐ Huntsville Town does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services.
- ☐ It is the policy of Huntsville Town to annex territory only if no enclave will be created thereby.
- ☐ To annex territory if Huntsville Town determines it is feasible to serve the area with utilities and other municipal services within a reasonable amount of time.

**Submission Requirements & Process:**

- ☐ Completed & Signed Application Form accompanied by legal descriptions and plat prepared describing the parcel proposed for annexation.
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the proposed annexation.
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.

- ☐ Annexation Petitions, including all required documents, must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once Planning Commission recommendations are considered by the Huntsville Town Council, the Huntsville Town Council shall determine what questions and problems are presented by each petition for annexation and shall invite the petitioners to consult concerning the equitable solution thereof. The zoning of areas considered for annexation shall be governed and controlled at all times by the Land Use Code. At this point, the Huntsville Town Council shall take the opportunity to make a motion to continue the process or to deny continuation of the process.
- ☐ If the Huntsville Town Council votes to continue the process of reviewing the Annexation Petition, the Council and the Petitioners shall endeavor, in good faith, to enter into a written Memorandum of Understanding identifying the issues, questions and problems presented by the annexation and the proposed solutions to those issues. The memorandum of Understanding shall cover all points necessary to be considered in order to secure compliance with the annexation policy as set forth. The MOU shall not be considered a binding contract between the Parties but shall be deemed an attempt by the Parties to identify the issues that need to be resolved prior to annexation and to provide a framework for the Parties to move forward in their attempt to resolve the issues identified during the annexation process.

#### Notice Checklist:

- ☐ The Huntsville Town Clerk shall, within thirty (30) days, certify that the Annexation Petition Plat meets requirements and send the required Notices of Certification, including a written notice to the Huntsville Town Council. If denied, the Huntsville Town Clerk shall send the required notices.
- ☐ The Huntsville Town Council, within ten (10) days after receipt of the Recorder's Notice of Certification, shall publish a Notice of the Proposed Annexation at least once a week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the recorder's notice of certification, the Huntsville Town Council must mail written Notice of the Proposed Annexation to each affected County within thirty (30) days after the date of the Huntsville Town Council's receipt of the certification notice. If a Written Protest is filed, it will be handled by the Weber County Boundary Commission. Upon receipt of the Weber County Boundary Commission's decision, the Huntsville Town Council may deny or approve the proposed annexation subject to the Boundary Commission's decision.
- ☐ If no written protest is filed during the designated protest period, the Huntsville Town Council may set a public hearing, after a minimum seven (7) day notice, and consider an Ordinance to Grant the Proposed Annexation. After public comments are received, the Council may elect to table the Annexation Petition for further study or may vote to instruct the Town Attorney to prepare an Annexation Agreement between the Parties.
- ☐ An Annexation Agreement is prepared. The Annexation Agreement will specifically state that the Rights and Obligations of the Parties is contingent upon the Town Council passing an Ordinance to Grant the Proposed Annexation.
- ☐ After the Parties have completed an Annexation Agreement mutually agreeable to the Town and the Applicants, the Huntsville Town Council, at the Huntsville Town Council's next regularly scheduled meeting, shall consider an Ordinance to Grant the Proposed Annexation. A majority of four (4) of the five (5) members of the Huntsville Town Council will be required to pass an ordinance granting the proposed Annexation. If the Council approves the ordinance granting the Annexation, a copy of the duly certified Annexation Plat shall at once be filed in the office of the Weber County Recorder together with a certified copy of the Ordinance to Grant the Proposed Annexation. Copies of the Ordinance to Grant the Proposed Annexation shall likewise be filed with Huntsville Town Clerk and Weber County Recorder.

## ADDITIONAL PARCEL OWNERS

### Parcel Owner's Permission for Petition to Annex into Huntsville Town

*The undersigned authorize this petition for annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this petition for annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this petition for annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this petition for annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_



**15.27 ANNEXATION**

- 15.27.1 Purpose
- 15.27.2 Procedures for Submission of an Annexation Request
- 15.27.3 Annexation Agreement, Extension of Needed Municipal Services in Developed and Developing Unincorporated Areas and Payment of the Same<sup>46</sup>
- 15.27.4 Estimate of Impact
- 15.27.5 Securing Land for Public Sites
- 15.27.6 Easements for Utilities
- 15.27.7 Assumption of outstanding Bonded Obligations
- 15.27.8 Public Roads
- 15.27.9 Lot Sizes
- 15.27.10 Underground Utilities

**15.27.1 Purpose**

In accordance with the provisions of Utah Code, Huntsville Town hereby adopts the following Utah Code compatible criteria for consideration of possible future annexations. The Huntsville Town General Annexation Criteria are as follows.

- A. As part of its ongoing effort to anticipate responsible growth, Huntsville Town has identified territory adjacent to its present Huntsville Town boundaries that could at some time in the future be a part of Huntsville Town. Areas considered for annexation must fall within the areas designated for future annexation in the Huntsville Town General Plan. Even though property proposed for annexation is located within the potential annexation expansion area, there is no guarantee that any annexation request will be approved by the Huntsville Town Council.
- B. The character of the Huntsville community is mixed residential, commercial, recreational, and agricultural. Areas considered for annexation should be compatible with this character. The annexed land shall be zoned to be compatible with surrounding uses within Huntsville Town and its nearby vicinity.
- C. Areas considered for annexation must be contiguous to the Corporate Limits of Huntsville Town at the time of submission of an annexation request.
- D. Areas considered for annexation shall not be located within the corporate limits of another incorporated town or be part of a previously filed annexation petition that has not been either denied, accepted, or approved.
- E. When feasible, Huntsville Town will consider as appropriate petitions for annexation, along boundaries of water improvements, special service districts, or other taxing entities.
- F. Annexation will eliminate existing, and not create, islands and peninsulas of unincorporated territory. When the determination of a peninsula is in question, the Weber County Surveyor will make the determination.
- G. Prevent overlapping functions of government.
- H. Promote efficient delivery of services.
- I. Encourage the equitable distribution of community resources and obligations.
- J. Give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within Huntsville Town, in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within Huntsville Town. Further, giving consideration that the cost of additional infrastructure services shall not burden current residents of Huntsville Town.

<sup>11</sup> Amended 3-07-2013: Verbiage added to address water rights when annexation occurs.

- K. Huntsville Town does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services.
- L. It is the policy of Huntsville Town to annex territory only if no enclave will be created thereby.
- M. To annex territory if Huntsville Town determines it is feasible to serve the area with utilities and other municipal services within a reasonable amount of time.

#### **15.27.2 Procedures for Submission of an Annexation Request**

The following steps reflect a general summary of the requirements and procedures for processing an annexation request by Huntsville Town:

- A. **Annexation Petition/Plat.** An Annexation Petition accompanied by an Annexation Plat must be submitted to the Huntsville Town Clerk. Said petition shall:
  - 1. Be signed by private property owners of record which cover a simple majority of the area to be annexed. Said owners shall also represent at least one-third (1/3) of the assessed valuation of the private aggregate properties to be annexed, as reflected on the last tax assessment roles.
  - 2. Represent an area contiguous to the existing corporate limits of Huntsville Town and shown to be within the areas designated for consideration for annexation in the potential Expansion Area Map in the Huntsville Town General Plan.
  - 3. Include an Annexation Plat prepared by a Professional Surveyor, licensed in the State of Utah.
  - 4. Designate up to five (5) of the signers of the petition as Sponsors, one of whom shall be designated as the Contact Sponsor. Each sponsor's mailing address shall be included.
  - 5. Comply with any other applicable provision of the Utah Code, not stated herein.
- B. **Petition Fees and Meeting Agenda.** The Huntsville Town Clerk, upon receipt of a properly prepared Annexation Petition and accompanied by the proper Annexation Plat, shall collect such fees to recover the costs of processing said petition, as have been established by resolution by the Huntsville Town Council; and at that time shall place the petition on the Meeting Agenda for consideration at a regular Huntsville Town Planning Commission meeting within fourteen (14) days of its receipt.
- C. **Huntsville Town Planning Commission Recommendations.** The Huntsville Town Planning Commission shall review the annexation petition and shall vote upon and forward to the Huntsville Town Council their recommendation of acceptance or denial. The results of this review process will be issued as Recommendations.
- D. **Huntsville Town Council Motion to Continue or Deny.** The Recommendations of the Huntsville Town Planning Commission, concerning approval or disapproval and any recommendations it might have relating to zoning thereof, will then be forwarded to the Huntsville Town Council at the Huntsville Town Council's next regularly scheduled meeting. The Huntsville Town Council shall determine what questions and problems are presented by each petition for annexation and shall invite the petitioners to consult concerning the equitable solution thereof. The zoning of areas considered for annexation shall be governed and controlled at all times by the Land Use Title. At this point, the Huntsville Town Council shall take the opportunity to make a motion to continue the process or to deny continuation of the process.
- E. **Memorandum of Understanding.** If the Huntsville Town Council votes to continue the process of reviewing the Annexation Petition, the Council and the Petitioners shall endeavor, in good faith, to enter into a written Memorandum of Understanding identifying the issues, questions and problems presented by the annexation and the proposed solutions to those issues. The Memorandum of Understanding shall cover all points necessary to be considered in order to secure compliance with the annexation policy as set forth in this chapter. The Memorandum shall not be considered a binding contract between the Parties but shall be deemed an attempt by the Parties to identify the issues that need to be resolved prior to annexation and to provide a framework for the Parties to move forward in their attempt to resolve the issues identified during the annexation process.

- F. Huntsville Town Council Vote to Accept or Deny. After the Parties have completed the Memorandum of Understanding, the Huntsville Town Council, at the Huntsville Town Council's next regularly scheduled meeting, shall vote on the question of whether to accept the Annexation Petition and move the Petition to a public hearing.
- G. Notice of Certification. If the Annexation Petition is accepted, the Huntsville Town Clerk shall, within thirty (30) days, certify that the Annexation Petition/Plat meets the above requirements and send the required Notices of Certification, including a written notice to the Huntsville Town Council. If denied, the Huntsville Town Clerk shall send the required notices.
- H. Public Notice of Proposed Annexation and Written Protest. The Huntsville Town Council, within ten (10) days after receipt of the Recorder's Notice of Certification, shall publish a Notice of the Proposed Annexation at least once a week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the recorder's notice of certification, the Huntsville Town Council must mail written Notice of the Proposed Annexation to each affected entity as defined in Utah State Law. The notice shall explain how a Written Protest is to be filed with Weber County within thirty (30) days after the date of the Huntsville Town Council's receipt of the certification notice. If a Written Protest is filed, it will be handled by the Weber County Boundary Commission. Upon receipt of the Weber County Boundary Commission's decision, the Huntsville Town Council may deny or approve the proposed annexation subject to the Boundary Commission's decision.
- I. Public Meeting. If no written protest is filed during the designated protest period, the Huntsville Town Council may set a public hearing, after a minimum seven (7) day notice, and consider an Ordinance to Grant the Proposed Annexation. After public comments are received, the Council may elect to table the Annexation Petition for further study or may vote to instruct the Town Attorney to prepare an Annexation Agreement between the Parties.
- J. Annexation Agreement. An Annexation Agreement, as described in the following section 15.27.3, will be prepared between Huntsville Town and the Applicants. The Annexation Agreement will specifically state that the Rights and Obligations of the Parties is contingent upon the Town Council passing an Ordinance to Grant the Proposed Annexation.
- K. Ordinance to Grant Proposed Annexation. After the Parties have completed an Annexation Agreement mutually agreeable to the Town and the Applicants, the Huntsville Town Council, at the Huntsville Town Council's next regularly scheduled meeting, shall consider an Ordinance to Grant the Proposed Annexation. A majority of four (4) of the five (5) members of the Huntsville Town Council will be required to pass an ordinance granting the proposed Annexation. If the Council approves the ordinance granting the Annexation, a copy of the duly certified Annexation Plat shall at once be filed in the office of the Weber County Recorder together with a certified copy of the Ordinance to Grant the Proposed Annexation. Copies of the Ordinance to Grant the Proposed Annexation shall likewise be filed with Huntsville Town Clerk and Weber County Recorder as provided by law (U.C.A. 10-2-401 et seq.).

**15.27.3 Annexation Agreement, Extension of Needed Municipal Services in Developed and Developing Unincorporated Areas and Payment of the Same**

- A. In areas where municipal services are not presently extended, services will be extended on an as-needed basis by, and at the cost of the developer(s). All extensions of municipal services must comply with all Town Ordinances and Policy Criteria and will be paid for by the individual developer(s) or property owner(s).
- B. An Annexation Agreement will be prepared between Huntsville Town and petitioners for annexation outlining specific circumstances relating to water, streets, garbage, and all other services and infrastructure to be provided by Huntsville Town. Electricity, telecommunications, fiber optic/broadband, and other specific improvements and services provided by utilities with Franchise Rights granted by Huntsville Town must be provided for, and indicated in a Utility Contract or Agreement in writing prior to annexation approval. Evidence of this Utility Contract or Agreement must be presented to the Huntsville Town Council prior to approval of the Annexation Agreement.

- C. Land annexed to Huntsville Town shall be accompanied by water rights and water sources sufficient to accommodate the needs of all existing uses of water. However, any change to existing uses requiring water service to be provided by Huntsville Town will require the owner of the land to convey to Huntsville Town acceptable water rights sufficient to cover those new uses of water. Decreed or Certificated Water rights, of the type and quantity acceptable to Huntsville Town, and approved for municipal use within the Town of Huntsville by the Utah State Engineer shall be required to be conveyed to Huntsville Town as a condition of development, subdivision approval or issuance of a building permit on annexed property. Huntsville Town does not provide secondary irrigation water service and proof of adequate water service for all outdoor irrigation by a secondary water supplier approved by Huntsville Town shall also be required as a condition of development, subdivision approval, or issuance of a building permit. The water rights conveyance requirements for development shall be in addition to any requirement that may be imposed upon development of the land after annexation and in addition to appropriate Huntsville Town impact fees. Water requirements, as referenced by the previous paragraph, will be established on a case by case basis utilizing, among other things, Utah Division of Drinking Water standards and Utah Division of Water Rights regulations. Specific requirements may be contained in the Annexation Agreement, but the general guideline of 0.45 acre-feet for inside domestic use per residential building permit will be a minimum standard.<sup>47</sup>
- D. The Annexation Agreement shall contain provisions requiring the petitioners seeking annexation to provide verifiable financial guarantees to insure the performance of commitments contained in the Memorandum of Understanding and any other requirements discovered during the annexation process, giving due consideration to the projected utilities and infrastructure to be required for areas which have none; the reasonably expected cost of utilities and infrastructure to serve areas under petition which already receive utility services (Huntsville Town and other); and the cost of utilities and infrastructure already installed which would serve or be in a position to serve the area under petition.

There are essentially two types of land parcels which may be considered for annexation: parcels with existing structures and legal occupancy; and parcels with no existing structures and no legal occupancy, such as agricultural land.

In order to serve parcels with existing structures and legal occupancy, the utilities and infrastructure required to serve the areas under petition shall be installed in accordance with the Roads Right-of-Ways Title of this Ordinance, which require, among other things, engineering design, drawings, contractor insurance, etc.

For parcels of land which do not have any existing residences and legal occupancy, and for which the petitioners intend to subdivide into buildable lots, the financial guarantee shall be identical to that required in the Subdivisions Title of this Ordinance. This type of a financial guarantee depends upon a design of improvements for a subdivision. Therefore, the process for annexation for this type of a parcel must follow the Subdivisions Title of this Ordinance.

This financial guarantee shall also insure the provisions of this and any other Huntsville Town Land Use Titles and any other requirements the Huntsville Town Council may deem necessary to carry out this particular instance of its annexation policy. The following financial guarantee options are available to the Petitioners but the option agreed to by the Parties will be set forth in the Annexation Agreement:

1. Execute and deposit with Huntsville Town Bond(s), which are certified as valid by the Huntsville Town Attorney. The Bond(s) must cover all provisions relating to the installation of municipal utility service lines and facilities, the furnishing of municipal utility service, and any other requirements of the Huntsville Town Ordinances. The amount of this bond will be set by an Engineer's Estimate, prepared by a Professional Engineer, Licensed in the State of Utah, plus ten percent (10%).
2. Pay to Huntsville Town such sum of money. The amount of this money will be set by an Engineer's Estimate, prepared by a Professional Engineer, Licensed in the State of Utah, plus ten percent (10%). To secure such payments the petitioners shall enter into a written Financial Contract with Huntsville Town. The Financial Contract may contain such other reasonable provisions relating to the installation of

<sup>47</sup> Amended 3-7-2013, Title 15.27.3.C: Paragraph C was added to address water rights when annexation occurs.

municipal utility service lines and facilities, the furnishing of municipal utility service, and any other requirements of the Huntsville Town Ordinances, as the board shall deem fair and proper and agreed upon with the Petitioners. The contract shall be acknowledged by the parties and recorded.

3. Upon request, and upon completion of work by the petitioner's contractor, partial releases of the money upon such portion of the lands shall be executed, acknowledged and delivered by Huntsville Town; provided, that such releases in the judgment of Huntsville Town will not adversely affect the adequacy of the security remaining for the unfinished work of the total work to be completed. And provided further, that the partial release of money, in the judgment of Huntsville Town, will not be contrary to the interests of Huntsville Town from the standpoint of the orderly development of the lands involved.
4. In the event territory annexed includes land of owners who have not joined in the petition for annexation, and who have not agreed to pay or executed a contract agreeing to the sums specified in subsection (1) of this section, allocable to their respective lands, the Huntsville Town Council may establish municipal utility connection fees as a prerequisite to the rendering of municipal utility service to the lands. The connection fee shall be, as near as practicable, the monetary equivalent of the money payable by petitioners in connection with such annexation, due regard being given, to the expected requirements for utility service or facilities and the expected cost of providing utility service lines or facilities to serve the lands. Thereafter, no connection to any municipal utility service may be made to serve such lands or any part thereof, and no municipal utility service shall be rendered to the lands or the occupants thereof, or facilities constructed therefore, unless such connection fee for such utilities or facilities serving the lands shall first be paid.

After annexation, and within a reasonable time after request therefore, the annexation fees having been paid within the time specified by the Huntsville Town Council, Huntsville Town shall provide utility service lines to a point at or which Huntsville Town determines it to be reasonably accessible to the newly annexed lands. In most cases, this shall be the property line. The annexation will allow developers of the annexed property access to culinary water, and other services, provided all developments meet specifications and comply with the applicable Land Use Planning Title of this Ordinance and all improvements are installed pursuant to Huntsville Town Public Works Standards and Technical Specifications. The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses Huntsville Town may incur by annexing these properties. In summary, the newly annexed developing areas shall finance the extension of needed municipal services, such as new water utility infrastructure, streets, signs, storm water pollution prevention facilities, culverts, monuments, sidewalks, and other capital improvements as development occurs.

Upon annexation, the newly annexed areas shall receive the following services:

- a. Culinary Water
- b. Police Protection
- c. Planning and Zoning, including enforcement
- d. Snow removal and Street maintenance on deeded, dedicated streets
- e. Curb side garbage collection
- f. Other Services provided by Huntsville Town

#### 15.27.4 Estimate of Impact

It is not anticipated that the annexation will cause any adverse consequences to the residents in Huntsville Town or in the area annexed, except there may be a temporary, slight reduction in general services to Huntsville Town residents in the present Town limits as general services are expanded into the newly annexed territory.

It is anticipated that the residents in the territory considered for annexation will experience an increase in their property tax because of the difference in the certified tax rates in Weber County and Huntsville Town. It is further anticipated that as newly annexed territory property taxes are received by Huntsville Town, Huntsville Town will increase the total level of services within the total community. Additionally, persons in the newly annexed territory may experience reductions in their fire insurance rates and property insurance rates.

As areas grow and become more populated, the demand and need for services increase. Once this policy plan is adopted and areas begin to develop, continual planning by Huntsville Town will allow development to occur in an economical manner, since homes, buildings, streets, and other amenities will be developed in accord with Huntsville Town specifications. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their property.

#### **15.27.5 Securing Land for Public Sites**

Huntsville Town may require the donation of land for public sites; which option may be exercised between the time of annexation and acceptance of any Subdivision Plat. Responsibility for the cost of any site improvements with respect to such sites is negotiable between Huntsville Town and the donor.

#### **15.27.6 Easements for Utilities**

Easements, or the fee title, as determined by Huntsville Town, shall be dedicated for storm sewer lines and ditches down natural drainage areas, and for culinary water lines and other culinary water infrastructure. Other utility infrastructure such as irrigation water, electric, gas, telephone and TV cable lines, will also require easements according to the requirements of the providing utilities.

These requirements will be indicated by the Utilities in the procurement of an Annexation Agreement, as discussed in Section 16.3 of this Chapter, where a Utility Contract or Agreement is required from the affected Utility. In the Utility Contract or Agreement, the Utility shall indicate that all sufficient easements have been provided, either directly, or through the shared use of a utility easement, to satisfy the installation requirements of the Utility.

#### **15.27.7 Assumption of Outstanding Bonded Obligations**

Outstanding bonded obligations involving special service districts, schools, etc., shall be paid by the annexing parties or assumed under mutually satisfactory agreements between and among Huntsville Town, the Service District(s), and the Annexation Petitioners. This would take the form of an Outstanding Bond Obligation Agreement.

#### **15.27.8 Public Roads**

In all annexed areas, the size and locations of roads, right-of-ways, and alleyways shall be determined before annexation occurs. Public roads shall be dedicated at the time of Annexation. The details of public road dedications shall be specified in the Annexation Agreement.

Existing or platted roads and rights-of-way shall be brought up to the Public Works Standards and Technical Specifications of Huntsville Town, if not already met.

All roads and alleyways must be extended to the next un-annexed parcel of ground, or to the farthest boundary of the annexed area.

All roads and alleyways must be extended to the next un-annexed parcel of ground, or to the farthest boundary of the annexed area.

#### **15.27.9 Lot Sizes**

It shall be recognized by the Petitioners that Huntsville Town does not allow in any of its zones, a lot smaller than 32,670 sq. ft., or three-quarters (3/4) of an acre.



**15.27.10 Underground Utilities**

In all areas annexed into Huntsville Town, all new utilities must be buried underground. All utilities must be extended to the next un-annexed parcel of ground, or to the farthest boundary of the annexed area.

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

19

# HUNTSVILLE SURVEY

BLOCK 2 PLAT B

SCALE 1" = 200'

TAXING UNIT: 35, 520

(A) STATE ROAD  
COMMISSION OF UTAH  
240190019  
TU 520

(B) SHARON WANGSGARD  
TR ETAL  
240190027  
727 SQ FT  
TU 35

(C) STATE OF UTAH  
ROAD COMMISSION  
240190021  
TU 520

(D) STATE ROAD  
COMMISSION OF UTAH  
240190003  
TU 58

(E) STATE OF UTAH  
ROAD COMMISSION  
240190020  
TU 520

(H) JORDAN ROMNEY CURTIS  
240190007  
10,505 SQ FT  
TU 58

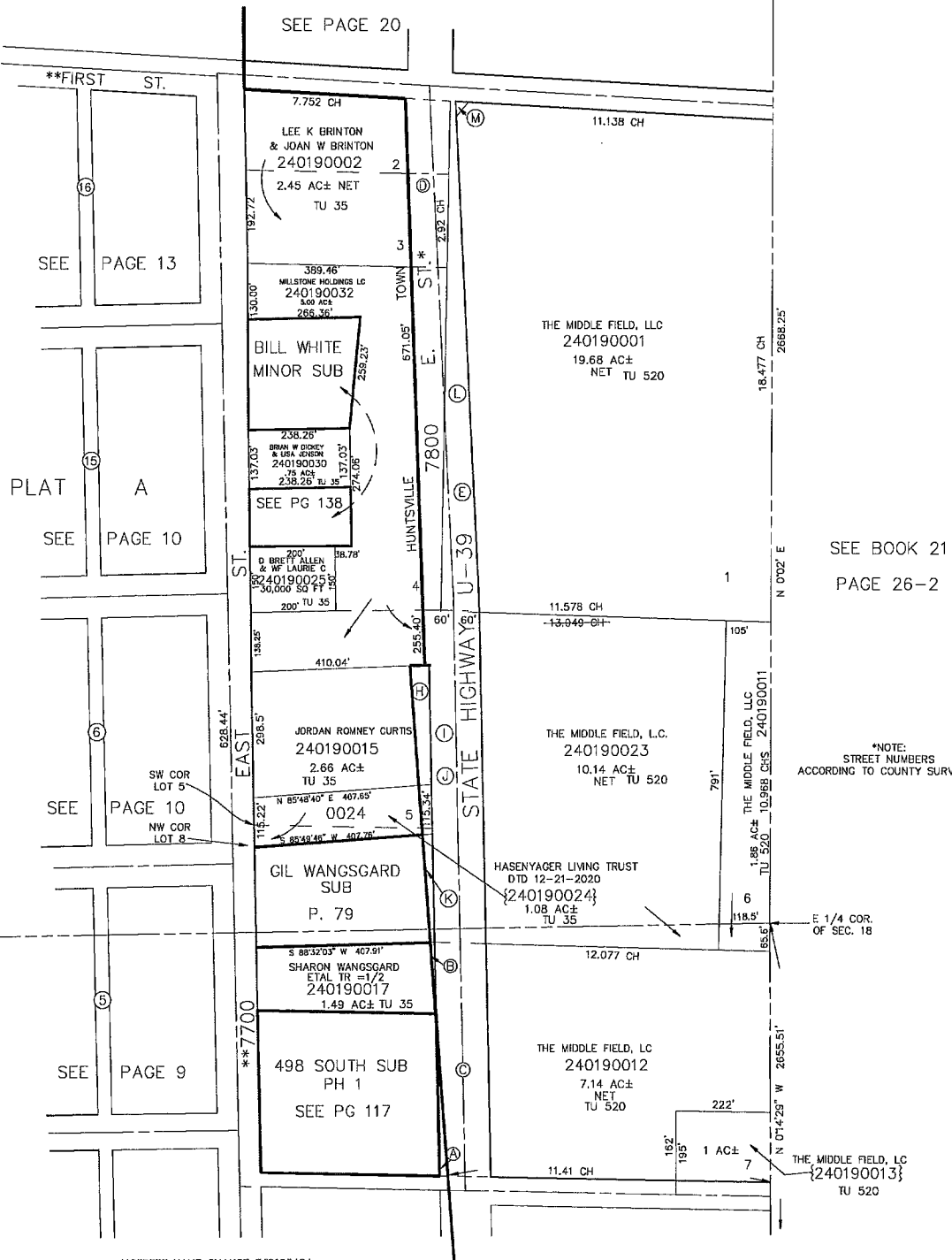
(I) STATE OF UTAH  
240190008  
TU 58

(J) STATE OF UTAH  
240190010  
TU 58

(K) GILBERT A WANGSGARD  
& WF TRULI  
240190009  
4005 SQ FT  
TU 58

(L) STATE ROAD  
COMMISSION OF UTAH  
240190006  
1.28 AC±  
TU 58

(M) UTAH DEPARTMENT  
OF TRANSPORTATION  
240190029  
533 SQ FT  
TU 58



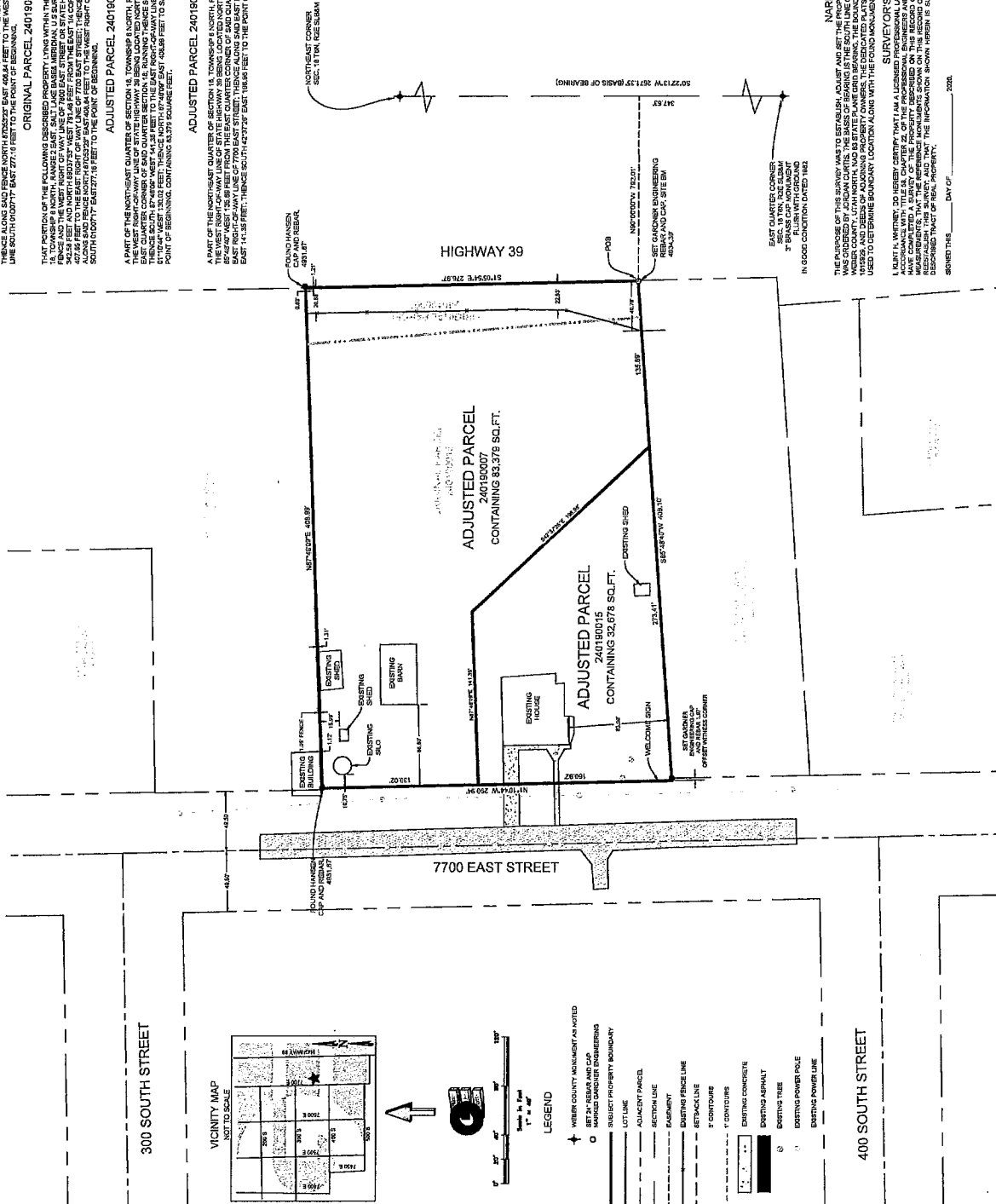
\*\*STREET NAME CHANGE E#2195484

SEE PAGE 18

L.D.F. 5-92



BOUNDARY ADJUSTMENT SURVEY FOR JORDAN CORP.  
HUNTSVILLE, UTAH  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

[illegible][illegible][illegible]

**HUNTSVILLE TOWN  
ORDINANCE 2021-XX-XX**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.4  
CONDITIONAL USE REGULATIONS.**

**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**, the Town’s conditional use regulations have been deemed inadequate to appropriately mitigate potential detrimental effects of conditional uses due to the lack of identifiable standards as required by Subsection 10-9a-507 of the *Utah Code Annotated*, 1953, as amended;
- D. WHEREAS**, the proposed change to the ordinance brings the Town’s conditional use regulations in compliance with Subsection 10-9a-507 of the *Utah Code Annotated*, 1953, as amended;
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its 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>.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on <DATE> 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 is hereby amended to read as follows:

**15.4 CONDITIONAL USES**

**15.4.1 Purpose**

The purpose of Conditional Uses is to allow a land use that, because of its unique characteristics or potential impact on the Town, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts in certain areas, compatible integration of such uses as special exceptions but which are related to the permitted uses of the zone, but which may be

~~suitable and desirable only in certain locations in that particular zone due to conditions and circumstances peculiar to that location and/or only if such uses as designed, laid out and constructed on the proposed site in a particular manner.~~

#### **15.4.2 Conditional Use Permit**

A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.

#### **15.4.3 ~~Review~~Application Procedure**

- A. Application for a Conditional Use Permit shall be made to the Huntsville Town Planning Commission. A site plan showing details and other requirements shall accompany the completed application forms provided by the Huntsville Town Clerk or Huntsville Town Building Official.
- B. The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.
- C. The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.

#### **15.4.4 Determination**

After the completion of the review procedure in 15.4.3, the Huntsville Town Planning Commission will pass their decision to recommend or not recommend a Conditional Use on to the Huntsville Town Council. In recommending any Conditional Use, the Huntsville Town Planning Commission shall impose such requirements and conditions necessary to mitigate the reasonably anticipated detrimental effects of the proposed use for the protection of adjacent properties and the public welfare. The applicant shall be notified of the decision.

The Huntsville Town Council may adopt, modify, or reject~~uphold or reverse~~ the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit.

#### **15.4.5 Basis for Issuance of Conditional Use Permit**

- A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

~~The Huntsville Town Planning Commission shall not recommend a Conditional Use Permit unless evidence is presented to establish:~~

- ~~A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community, and~~
- ~~B. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs, and~~
- ~~C. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and~~
- ~~D. That the proposed use conforms to the goals, policies and governing principles for land use as stated in the Huntsville Town General Plan.~~
- ~~E. That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.~~

#### 15.4.6 Conditional Use Standards

- A. The following conditions may be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use:
  - 1. On-site security, security system, or security plan.
  - 2. Additional set-backs or landscaping.
  - 3. Additional storm water facilities or retention.
  - 4. Sign limitations.
  - 5. Easements, covenants, deed restrictions, or similar limitations.

6. Limits on hours of operation, in whole or part.
7. Limits on hours of operation of equipment or machinery.
8. Limits on the types of equipment or machinery.
9. Height limits.
10. Size limits.
11. Density limits.
12. Structural limits.
13. Time limits for construction, temporary uses, limited uses, or limited operation.
14. Limits on number of objects or animals.
15. Conditions to limit light, glare, or heat.
16. Conditions to limit vibration, movement, odor, or noise.
17. Architectural, fencing, landscaping, or design mitigation.
18. Limits on number of employees, patrons, or automobiles.
19. Traffic regulations, congestion reduction measures, and limited access.
20. Limitations to improve public health.
21. Limitations to improve public safety.
22. Any other condition to mitigate anticipated detrimental impacts.

#### **15.4.67 Building Permit and Improvement Guarantee**

Following the issuance of a Conditional Use Permit, the Huntsville Town Building Permit Official shall approve an application for a building permit and shall ensure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

Prior to the issuance of an Occupancy Permit, the developer shall guarantee to Huntsville Town, the completion of any uncompleted improvements or conditions of approval, which shall be included in the Assurance Bond held by Huntsville Town.

#### **15.4.78 Expiration**

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Huntsville Town Council may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Huntsville Town Council, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18)

month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

#### **15.4.82 Discontinued Use**

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Huntsville Town Planning Commission and Huntsville Town Council. If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Blake Bingham				
CM Wendy McKay				
CM Richard Sorenson				

PASSED AND ADOPTED by the Town Council on this <DATE>.

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

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Recorder

RECORDED this <Month/Day/Year>

**HUNTSVILLE TOWN  
ORDINANCE 2021-XX-XX**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.4  
CONDITIONAL USE REGULATIONS.**

**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**, the Town’s conditional use regulations have been deemed inadequate to appropriately mitigate potential detrimental effects of conditional uses due to the lack of identifiable standards as required by Subsection 10-9a-507 of the *Utah Code Annotated*, 1953, as amended;
- D. WHEREAS**, the proposed change to the ordinance brings the Town’s conditional use regulations in compliance with Subsection 10-9a-507 of the *Utah Code Annotated*, 1953, as amended;
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its 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>.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on <DATE> 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 is hereby amended to read as follows:

**15.4 CONDITIONAL USES**

**15.4.1 Purpose**

The purpose of Conditional Uses is to allow a land use that, because of its unique characteristics or potential impact on the Town, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

#### **15.4.2 Conditional Use Permit**

A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.

#### **15.4.3 Application Procedure**

- A. Application for a Conditional Use Permit shall be made to the Huntsville Town Planning Commission. A site plan showing details and other requirements shall accompany the completed application forms provided by the Huntsville Town Clerk or Huntsville Town Building Official.
- B. The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.
- C. The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.

#### **15.4.4 Determination**

After the completion of the review procedure in 15.4.3, the Huntsville Town Planning Commission will pass their decision to recommend or not recommend a Conditional Use on to the Huntsville Town Council. In recommending any Conditional Use, the Huntsville Town Planning Commission shall impose such requirements and conditions necessary to mitigate the reasonably anticipated detrimental effects of the proposed use. The applicant shall be notified of the decision.

The Huntsville Town Council may adopt, modify, or reject the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit.

#### **15.4.5 Basis for Issuance of Conditional Use Permit**

- A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.



- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

#### **15.4.6 Conditional Use Standards**

- A. The following conditions may be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use:

1. On-site security, security system, or security plan.
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6. Limits on hours of operation, in whole or part.
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17. Architectural, fencing, landscaping, or design mitigation.
18. Limits on number of employees, patrons, or automobiles.
19. Traffic regulations, congestion reduction measures, and limited access.
20. Limitations to improve public health.
21. Limitations to improve public safety.
22. Any other condition to mitigate anticipated detrimental impacts.

#### **15.4.7 Building Permit and Improvement Guarantee**

Following the issuance of a Conditional Use Permit, the Huntsville Town Building Permit Official shall approve an application for a building permit and shall ensure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

Prior to the issuance of an Occupancy Permit, the developer shall guarantee to Huntsville Town, the completion of any uncompleted improvements or conditions of approval, which shall be included in the Assurance Bond held by Huntsville Town.

#### **15.4.8 Expiration**

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Huntsville Town Council may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Huntsville Town Council, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

#### **15.4.9 Discontinued Use**

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Huntsville Town Planning Commission and Huntsville Town Council. If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Blake Bingham				
CM Wendy McKay				
CM Richard Sorenson				

PASSED AND ADOPTED by the Town Council on this <DATE>.

---

JIM TRUETT, Mayor

ATTEST:

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BECKKI ENDICOTT, Recorder

RECORDED this <Month/Day/Year>

**TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE**

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Accessory Building, Private	P	C	C	P	C	C	C	C	
Adult/sex-oriented facilities and businesses	N	N	N	N	N	N	N	N	
Agriculture	P	N	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	N	
Banks and financial services	N	C	C	N	C	N	N	N	
Bars, taverns, clubs	N	C	C	N	C	N	N	N	
Bed and breakfast	C	C	C	C	C	C	N	N	See 15.6.2.C
Bike Path	P	C	C	P	C	P	P	P	
Botanical or zoological garden	N	N	C	C	C	C	P	N	
Campground	N	N	C	C	C	C	P	P	
Car wash, commercial	N	N	C	N	N	N	N	N	
Cell Tower	N	N	N	N	N	N	N	N	
Cemetery	C	N	N	P	C	P	P	N	
Childcare center with less than 9 children	C	C	C	C	C	C	N	N	
Childcare center with more than 9 children	N	N	C	C	C	N	N	N	
Childcare, in home	C	C	C	C	C	C	N	N	
Churches	C	C	C	C	C	N	N	N	
Commercial kennels	N	N	C	C	N	C	N	N	
Construction equipment rental	N	N	C	N	N	N	N	N	
Construction equipment storage	N	N	C	N	N	N	N	N	
Construction equipment sales, wholesale	N	N	C	N	N	N	N	N	
Construction services office	N	N	C	N	N	N	N	N	
Dwelling unit, accessory	N	N	N	N	N	N	N	N	
Dwelling unit, multi-family (Apts)	N	N	N	N	N	N	N	N	
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, fractional ownership	N	N	N	N	N	N	N	N	See 15.6.2.A.2

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone  
 Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Dwelling unit, single family	P	P	P	P	P	P	N	N	
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	N	C	C	C	C	P	N	
Funeral services	N	C	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	N	C	N	C	N	N	N	
Golf courses	N	N	C	C	C	C	C	N	
Golf Course, (miniature)	N	N	C	N	N	N	N	N	
Golf Driving Range with Golf Course	N	N	C	C	C	C	C	N	
Group home for juveniles	N	N	C	N	N	N	N	N	
Healthcare facilities	N	C	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	C	N	N	
Horse boarding	C	N	C	C	C	N	C	N	
Horse stables and riding academy	N	N	C	C	C	N	C	N	
Hospitals	N	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	
Manufacturing, light	N	N	C	N	N	N	N	N	
Medical equipment supply	N	C	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	N	
Movie Theater	N	N	C	N	C	N	N	N	
Museum	C	C	C	C	C	C	C	C	
Nursing home, Assisted Living	N	C	C	N	N	N	N	N	
Offices, general	N	C	C	N	N	N	N	N	
Offices, medical and dental	N	C	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	C	N	C	C	N	N	
Park and ride	N	N	C	N	C	N	N	N	
Parking lot	N	C	C	N	C	C	N	N	
Parks, Public	N	C	C	P	C	P	P	N	
Parks, Private	P	C	C	P	C	P	P	P	
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property management offices/check in facilities	N	N	N	N	N	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone  
 Uses: P-Permitted, C-Conditional, N-Not Permitted



<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Reception Center	N	C	C	N	C	N	N	N	
Recreation and athletic facilities	P	C	C	N	C	C	C	N	See 15.6.2.I
Recreation Equipment Rentals	N	C	C	N	C	C	C	N	
Recreation, public	N	C	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	C	N	N	
Repair services, Motorized	N	N	C	C	C	C	N	N	
Repair services, Non-motorized	C	C	C	C	C	N	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N	
Retail Sales ( <b>See Chart Below</b> )									See Below
Schools	N	C	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	N	
Storage, Indoor, Commercial	C	C	N	N	N	N	N	N	<i>*See Applicable Conditional Uses Defined (Attached to this document)</i>
Storage, RV, boat or vehicle, Private	P	N	C	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial (Indoor or Outdoor)	N	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	C	N	N	
Timeshares	N	N	N	N	N	N	N	N	
Trailhead Parking	C	C	C	C	C	C	C	N	
Trails	C	C	C	P	C	P	P	C	
Transportation/Shuttle Services	N	C	C	N	C	C	N	N	
Truck Stop	N	N	N	N	N	N	N	N	
Utility Facilities	N	C	C	N	C	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	N	C	C	C	P	P	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone  
 Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Agricultural sales and service	N	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	C	N	N	N	
Art Supply Store	N	C	C	N	C	N	N	N	
Auto Parts Store	N	N	N	N	N	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	N	
Bakery	N	C	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	N	
Big box retail	N	N	N	N	N	N	N	N	
Bookstore	N	C	C	N	C	N	N	N	
Bowling Alley	N	N	C	N	N	N	N	N	
Camera Shop	N	C	C	N	C	N	N	N	
Clothing/Boutique Shop	N	C	C	C	N	N	N	N	
Convenience Store	N	C	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	C	N	N	
Food Truck	N	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	N	C	C	C	N	N	N	N	
Grocery Store	N	C	C	N	C	N	N	N	
Hardware Store	N	C	C	N	C	N	N	N	
Kiosk	N	C	C	C	C	N	N	N	
Laundromat, Laundry	N	N	C	N	C	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	N	
Medical/Dental/Optical Clinic	N	C	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	N	
Mortuary	N	N	C	N	N	N	N	N	
Music Store	N	C	C	N	N	N	N	N	
Optical Shop	N	C	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	N	
Pet Shop	N	C	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	C	N	N	
Pharmacy	N	C	C	N	C	N	N	N	
Print Shop	N	C	C	N	N	N	N	N	
Recreation Vehicle and Boat Sales	N	N	N	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Through	N	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	C	N	N	
Shoe Store	N	C	C	N	N	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone  
 Uses: P-Permitted, C-Conditional, N-Not Permitted



<b><u>Use – Retail Sales</u></b>	<b><u>R-1</u></b>	<b><u>C-1</u></b>	<b><u>C-2</u></b>	<b><u>A-3</u></b>	<b><u>CR1</u></b>	<b><u>S</u></b>	<b><u>O</u></b>	<b><u>RC</u></b>	<b><u>Additional Reference</u></b>
Smoke Shops	N	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	C	N	N	
Studio, decorator and display	N	C	C	N	C	N	N	N	
Studio, Health or Exercise	N	C	C	N	C	N	N	N	
Tent Vendor	N	C	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	C	N	N	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone  
 Uses: P-Permitted, C-Conditional, N-Not Permitted

**HUNTSVILLE TOWN  
ORDINANCE 2021-XX-XX**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED LAND USE IN RESIDENTIAL (R-1) ZONE.**

**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**, Title 15.6.2 currently does not clearly define limitations associated with multiple-family occupations of single-family dwellings and stand-alone recreation facilities in Residential Zone R-1.
- D. WHEREAS**, the proposed change to the ordinance specifies the extent that multiple families or unrelated groups may occupy a single-family dwelling and places limitations on recreation facilities.
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its 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>.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on <DATE> 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 is hereby amended to read as follows:

**15.6.2 Use Regulations**

Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

In Residential Zone R-1, the following uses are subject to the respective conditions:

**A. Single-family dwellings.**

1.      Only one single-family dwelling is allowed on an approved R-1 building lot.

2. No single-family dwelling, or portion thereof, shall be rented for a term less than 30 days.
3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.

B. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.

C. A Residential Zone Bed and Breakfast subject to the following standards:

1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
2. Proprietor or owner must occupy the property;
3. Meals may only be served to overnight guests;
4. Not more than three (3) guests sleeping rooms per dwelling;
5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
6. Business license must be obtained;

D. Signage as regulated under Title 15.21.

E. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing dwelling is used as a temporary dwelling during construction of a new dwelling, upon issuance of the occupation permit for the new dwelling, the old dwelling must be removed within thirty (30) days.

F. Home occupations as regulated under Title 15.18.

G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.

H. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) dwelling, except as outlined in E. above.

I. Recreation facilities are only permitted on parcels with an existing single-family dwelling. The footprint of the recreation facility shall be included in the calculation of the total permitted coverage associated with the dwelling and other accessory structures as defined in Title 15.6.10.B.



VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Blake Bingham				
CM Wendy McKay				
CM Richard Sorenson				

PASSED AND ADOPTED by the Town Council on this <DATE>.

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

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Recorder

RECORDED this <Month/Day/Year>