

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

**MEETING DATE:** February 28th, 2019  
**PLACE:** Huntsville Town Hall, 7309 E. 200 S.  
**TIME:** 7:00 P.M.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Present
Blake Bingham	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused
Larel Parkinson	Planning Commissioner	Excused
Bill White	Town Council Liaison	Excused
Wendy McKay	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

**Citizens: Tim Charlwood, Ron Gault, Jennifer Sorenson, Rex Harris, CM Bill Wangsgard, Mayor Jim Truett, Artie Powell, Richard Sorenson, Brittain Sorenson**

1 – Roll call: Chairman Doug Allen called the meeting to order

2 – Approval of the Minutes from November 28th, 2018: **Blake made a motion to approve minutes for the Planning Commission Meeting on January 24th, 2019.** Seconded by Sandy. All vote aye. Minutes are approved.

3 – Discussion and/or action on mylar approval for subdivision of Sanctuary Ranch, parcel #200110005, Tim Charlwood. (See Attachment #1) Mr. Charlwood presented the final mylar to the Planning Commission which had been signed off by the Weber/Morgan Health Department. The mayors block is missing from the mylar. Tim Charlwood will have his engineer add the mayoral block to the mylar. **Blake motioned that the Planning Commission make a favorable recommendation to the Town Council with regards to the Sanctuary Lakeside Subdivision final plat.** Sandy seconded the motion. Chairman Allen called for a roll call vote. Three votes aye. One vote nay. Motion passes. The mylar approval will go to Town Council for approval.

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Blake Bingham Chairman Doug Allen
NAYS:	Commissioner Liz Poulter
ALTERNATE:	
EXCUSED:	Commissioner Jeff Larsen

4 – Discussion and/or action on Boundary Line Adjustment for Jennifer Sorenson, parcel #24-014-0001, #24-014-0001, #24-014-0009, #21-008-0007. (See Attachment #2) Jennifer Sorenson came to the Planning Commission and wanted to present the Planning Commission the new parcel numbers for parcels that have been divided and rezoned. She recognized that she had been working with the Planning Commission last year when her estate attorneys decided they needed to have this finalized before the end of the year. The estate attorneys for her family made the boundary line adjustments and recorded the plat with the County without Huntsville Town approval. She apologized for this happening but explained that she wasn't in control of the situation.

Concerns that Blake has with the plan that Jennifer has presented is that the ordinances in the Town of Huntsville were totally disregarded. His first concern is that the Huntsville Ordinance does not allow you to do a boundary line adjustment with two different zones. Secondly, Blake stated the original rezone application has different plat map numbers than the current plat. Blake stated he would like to see this project move forward but it is difficult to see someone circumvent the process after the Planning Commission spent so much time working on these issues. Blake pointed out that every week the Planning Commission agonizes over allowances that have been made in the past that are now causing problems. He doesn't want to see that happen here. He stated he will not be voting for this because the Davis Trust did not go through the correct process. He believes we need a new plat, reconsolidate the parcels and then go about the process the right way.

Mayor Truett wanted asked Jennifer what happened with the process. Jennifer stated her family and attorneys needed to meet some financial and logistical obligations and the division of the property had to happen by December. That's when the attorneys went and filed the divisions with the County.

Sandy stated she is trying to figure out where to go from here. Rex stated his opinion was they needed to fix the issues that are preventing this adjustment from moving forward. He stated the Planning Commission would have approved what has now been recorded, then go through the process to ratify it. Jennifer stated the rezone had already been approved by this body. Beckki stated the Zoning Map Amendment was recommended by the Planning Commission and then tabled at the request of Jennifer Sorenson at the October 5<sup>th</sup> Town Council Meeting. Blake feels that the only way for this to move forward in a legal way is to go to the Appeals Board.

**Blake made a motion to make an unfavorable recommendation as to the boundary line adjustment for Jennifer Sorenson and further move that this be submitted for study to the Town Council and Legal Counsel as to the best solution and least cost to the applicant and the Town.** Sandy seconded the motion. All votes aye.

5 – Discussion and/or action on Ordinance #2019-1-24-B (15.17.3).

Blake explained there was a lot of input from the public at the public hearing. The stipulations put on Ordinance 15.17.3 were not received well by the public. The public in attendance felt the stipulations were arbitrary. The PC is now recommending that "B" of 15.17.3 be revised to say, "A Non-complying building or structure shall not be added to or enlarged in any manner, unless

such additions or enlargements comply with all of the regulations of the zone in which the non-complying building or structure is located.” (See Attachment #3)

Doug wanted some discussion on this issue. He wanted a definition of an “addition.” Blake stated that there has been a work session about this already. He believes that there should be some action on this ordinance.

Artie Powell wanted to know if the PC was going to take public comment on the changes that they wanted to make. Doug explained that the PC had a public hearing on this. Artie explained unless the Town addresses the side setback then he is not in favor of this.

Sandy read from the side setback ordinance. “The minimum side yard for any dwelling, garage or accessory building, shall be 10 feet and the total width of the two required side yards shall be not less than 20 feet.” Sandy pointed out that if the neighbor is encroached, it prevents the property owner from adding on to the home because they need 20 feet of side yard. Blake asked Artie if the Planning Commission addressed the side yard requirement of 20 feet, if that would address his concern. Artie confirmed Blake’s statement. A public hearing will be set to address 15.6.7 regarding the side setbacks.

**Liz made a motion to recommend the changes to 15.17.3 by deleting B and the section will be read, “A Non-complying building or structure shall not be added to or enlarged in any manner, unless such additions or enlargements comply with all of the regulations of the zone in which the non-complying building or structure is located.”** Blake seconded the motion. All votes aye. Chairman Allen called for a roll call vote. Ordinance 2019-1-24-B is recommended for adoption to the Town Council.

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Blake Bingham Chairman Doug Allen Commissioner Liz Poulter
NAYS:	
ALTERNATE:	
EXCUSED:	Commissioner Jeff Larsen

6 – Motion to close the regular commission meeting and open public hearing on 15.6.10, Lot coverage in the R-1 zone, Ordinance #2019-2-28. (See Attachment #4) Before moving to close the meeting, Blake made a presentation on the current and proposed coverage requirements. There was some discussion between PC members. Most feel that the size of the structure should be smaller.

Sandy motioned to close the regular commission meeting and open the public hearing on 15.6.10, Lot coverage in the R-1 zone, Ordinance #2019-2-28. Liz seconded the motion. All votes aye. The public hearing is now open.

**Artie Powell:** He stated that he would not be opposed to changing the ordinance. He feels that 35% is still big and he would support a smaller percentage. He commented that he would not depend on the County to control the size depending on leech fields.

**Rex Harris:** He agrees with Artie. Does this address odd shaped lots or non-conforming lots. Would the PC take into consideration unbuildable lots? He is supportive of engineering controlling the size of a home.

**Wendy McKay:** She wanted to know if there would need to be another public hearing on the ordinance if the size was to change.

**Artie Powell:** He would like to see that every lot be treated the same and not separate out non-conforming lot. He felt the percentages scaled with the lot.

**Richard Sorenson:** He appreciated Blake’s presentation. He would like to see the original 45 and 35 would be good steps toward a more reasonable.

7 - Doug asked if anyone would be opposed to close the public hearing and open the regular commission meeting. By vote of acclamation, the public hearing is closed, and the regular meeting is open.

8 – Discussion and/or action on Ordinance #2019-2-28. Sandy commented that she loves living in Huntsville because of the open and rural feel. She is in favor of changing it to 25% and 35%. Liz agrees with Sandy and would like to see 25% and 35%. Blake would like to see meaningful change to 25% and 35%. Doug commented the PC has been talking about this change for a year. He is comfortable reducing the coverage size. **Blake made a motion to make a favorable recommendation of #2019-2-28 with the following modifications; on “A” striking 35% to read 25% reading “no single building shall cover more than 25 percent of the area of a lot or parcel on which it resides” and modifying 15.6.10 B striking the words 45 and changing it to 35 so that it reads, “no group of buildings including dwellings and accessory structures in aggregate shall cover more than 35% of the of the area of a lot or parcel on which it resides.”** Sandy seconded the motion. Roll call vote. All votes aye. Motion passes.

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Blake Bingham Chairman Doug Allen Commissioner Liz Poulter
NAYS:	
ALTERNATE:	
EXCUSED:	Commissioner Jeff Larsen

9 – Discussion and/or action on the addition of cargo containers and Timeshares to the Use Tables. Sandy stated that she has friends that live up the lane that have adopted a cargo container as their accessory buildings. She stated that she did not want to see this in Huntsville. She is

considering adding this to the use table. Blake stated there are many buildings in Town that don't look good.

PC Members discussed definitions of what a Time Share is and the possibilities for preventing these in Town. Sandy wanted to know what the problem would be to just add that to the Use Table. Richard Sorenson commented there are a couple of different kinds of vacation Time Shares. Some are deeded, and some are not. He sees this as more of a problem in condos.

10 – Citizen Comments. There were none.

11 – Motion to adjourn. **Sandy made the motion to adjourn the meeting.** Blake seconded the motion. All votes aye. Meeting is adjourned at 9:26 p.m.

A handwritten signature in cursive script, reading "Beckki Endicott". The signature is written in black ink and is positioned above a horizontal line.

Beckki Endicott, Recorder

# Huntsville Town

## Minor (3 lots or less) Subdivision Application

Applicant(s) Name: TIMOTHY CHARLWOOD Date: 4/28/17

Applicant Mailing Address: PO BOX 480400, PARK CITY UT 84098-0400

Property Location: 6500 E 100 S, HUNTSVILLE UT 84317

Legal Description of Property: DESCRIBE IN EXHIBIT 1 GREAT BASIN ENG. SURVEY TO PART OF SECTION 12 AND 13 TOWNSHIP 6 NORTH SEE EXHIBIT FOR FULL DESCRIPTION

Property Owner(s): TIMOTHY CHARLWOOD SANCTUARY RANCH UTAH LLC.

A Minor Subdivision Preliminary Plan (Huntsville Town Ordinances Title 15.25.1.5. A and 15.25.1.11)

will be required prior to review of any proposed subdivision. Brief description of the plan for minor

subdivision: DIVIDE PARCEL TO 2 LOTS LOT 1 56005 SQ FT LOT 2 47284 SQ FT

Property Owner(s) Permission for Minor Subdivision Application:

I (we) authorize TIMOTHY CHARLWOOD to apply for a minor subdivision of my (our) property.

[Signature] Property Owner Signature

[Signature] Applicant Signature

Upon Receipt of the fees and Minor Subdivision Application the Official Subdivision Review process will commence. Fees Paid: \$100

Minor Subdivision Application Receipt Date: \_\_\_\_\_

Huntsville Town Clerk: [Signature]

**HUNTSVILLE TOWN**

P.O. Box 267  
Huntsville, UT 84317  
801-745-3420

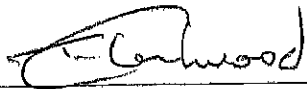
To Whom It May Concern:

Before the completion of any subdivision is allowed by the Town, it must be understood by both parties involved that all:

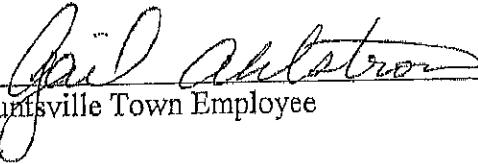
- 1)-Legal fees (this includes Attorney's fees)
- 2)-Recording and filing fees with Weber County
- 3)-Weber County Surveyor's fees
- 4)-Publication and posting fees
- 5)-And any other expenses incurred by the Town on behalf of the subdividers benefit

must be reimbursed to the Town of Huntsville by the subdivider of the property, before the recording will be completed. Please contact Ramona Clapperton, Treasurer for Huntsville Town with any questions @ 745-3420.

Agreed upon and signed by:



Person Requesting Permit



Huntsville Town Employee

Fee to be paid for subdivision/adjustment/consolidation review by Huntsville Town Planning Commission.  
Fee set by Resolution 02-09-5. \$100.00 plus \$10.00 for each lot contained in the subdivision plat.

## NOTICE OF APPROVAL

HUNTSVILLE TOWN, WEBER COUNTY, UTAH

Whereas, The  Minor Subdivision,  
 Parcel Line Adjustment,  
 Consolidation of Parcels,

complies with the allowed exemptions enumerated in Utah Code 10-9a-103 and applicable Huntsville Town Title 15 Land Use Ordinance.

Whereas, the following land owner(s) have applied for, and complied with, the applicable State laws and Huntsville Town Land Use Ordinances relating to the approval of the above noted action; \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Whereas, In accordance with Utah Code 10-9a-605 the authorized agent of Huntsville Town does hereby sign and acknowledge this Notice of Approval in accordance with the provision of Title 57, Chapter 2a, Recognition of Acknowledgements Act;

Now Therefore, as the authorized agent of Huntsville Town, I, Ronald Gault, Chairman of the Huntsville Town Planning Commission, do hereby approve the action as noted and set forth therein;

Ronald Gault 11/28/2017  
Ron Gault, Planning Commission Chairman

Attest:

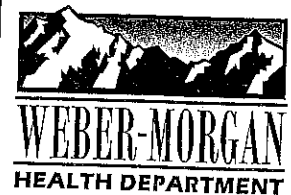


Gail Ahlstrom  
Gail Ahlstrom, Clerk/Recorder



BRIAN W. BENNION, M.P.A., L.E.H.S.  
Health Officer/Executive Director

February 28, 2019



Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, UT 84401

RE: Sanctuary at Lakeside, 2 lots  
6500 E. 100 S., Huntsville, UT 84317  
Parcel # 20-011-0005  
Soil log #14649

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Huntsville Town Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lot 1: has an existing home located on it. The residence was permitted for a wastewater treatment system in 1988 permit number W88061.

Lot 2: Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the silt loam, granular structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

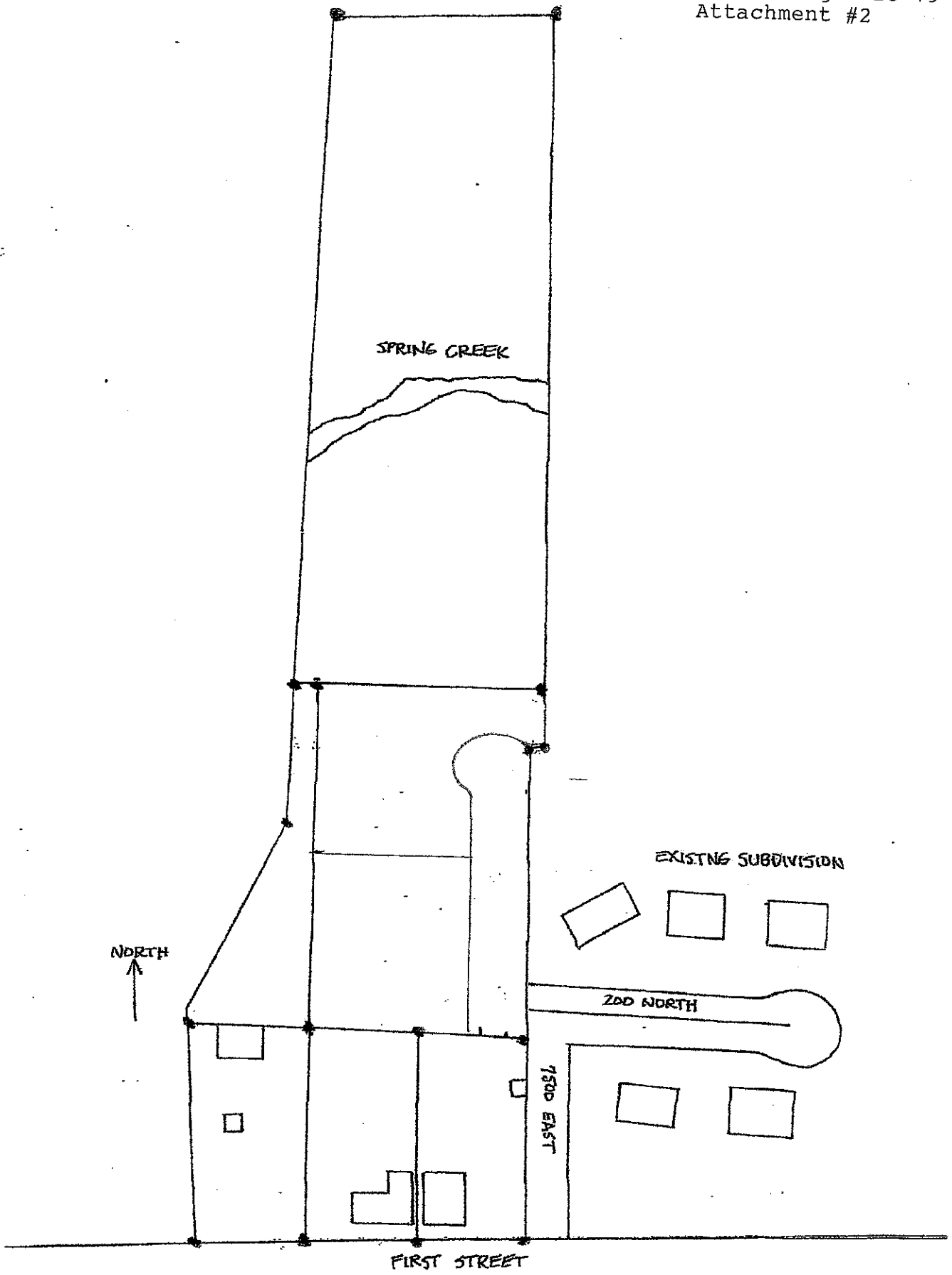
All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS III, Program Manager  
Environmental Health Division  
801-399-7160





# Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

<b>Current Taxes</b>	<b>Ownership Info</b>	<b>Tax History</b>	<b>Property Characteristics</b>	<b>Delinquent Taxes</b>
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Todays Date: 03/05/2019

<--Back to Search  
 <--Back to Search Results

**Parcel # 24-014-0042**

### Ownership Info

Owner SORENSEN, JENNIFER D

Property Address

Mailing Address 7458 E FIRST ST  
 HUNTSVILLE UT 843179803

Tax Unit 35

[View in Geo-Gizmo](#)

#### Plat Map

24-014 View PDF  
 Updated: January 14 2019

#### Prior Year Plats

Plats as of Dec 31st of each year

**2017** - 24-014 View PDF

**2016** - 24-014 View PDF

**2015** - 24-014 View PDF

**2014** - 24-014 View PDF

#### Dedication Plat

No Dedication Plats found

### Current References

Entry #	Book	Page	Recorded Date
2963293			30-JAN-19
		Kind of Instrument	
		SP WARRANTY DEED	

### Prior Parcel Numbers

210080007 (Dead)  
 240140001 (Dead)  
 240140009 (Dead)  
 240140010 (Dead)

### Legal Description

*\* For Tax Purposes Only \**

PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN AND IN LOT 7, BLOCK 3, PLAT B, HUNTSVILLE SURVEY; HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7, WHICH IS ALSO THE SOUTHWEST CORNER OF TRAPPERS COVE SUBDIVISION RECORDED AS ENTRY NO. 1872231 IN THE OFFICE OF THE WEBER COUNTY RECORDER 34.98

FEET NORTH 89D05'46" EAST AND 579.94 FEET SOUTH 01D54'03" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 18 AS REFERENCED ON SAID SUBDIVISION, AND RUNNING THENCE SOUTH 88D49'46" WEST 141.27 FEET ALONG THE NORTHERLY BOUNDARY AND RIGHT-OF-WAY LINE OF FIRST STREET; THENCE NORTH 00D32'54" EAST 251.95 FEET; THENCE SOUTH 88D49'46" WEST 116.85 FEET; THENCE NORTH 00D32'54" EAST 457.05 FEET TO AN EXISTING FENCE; THENCE SOUTH 89D39'26" EAST 272.32 FEET ALONG SAID FENCE TO A FENCE LINE SURVEY PREPARED BY F. LEWIS PRATT, FILED IN WEBER COUNTY AS RECORD OF SURVEY NO. 3137 AND THE WESTERLY BOUNDARY OF 21-007-0015 AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, ENTRY NO. 2345372; THENCE SOUTH 02D06'26" WEST 122.57 FEET ALONG SAID LINE TO A FENCE CORNER; THENCE NORTH 89D05'46" EAST 2.70 FEET ALONG SAID FENCE TO SAID TRAPPERS COVE SUBDIVISION; THENCE SOUTH 01D54'03" WEST 579.94 FEET ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING.

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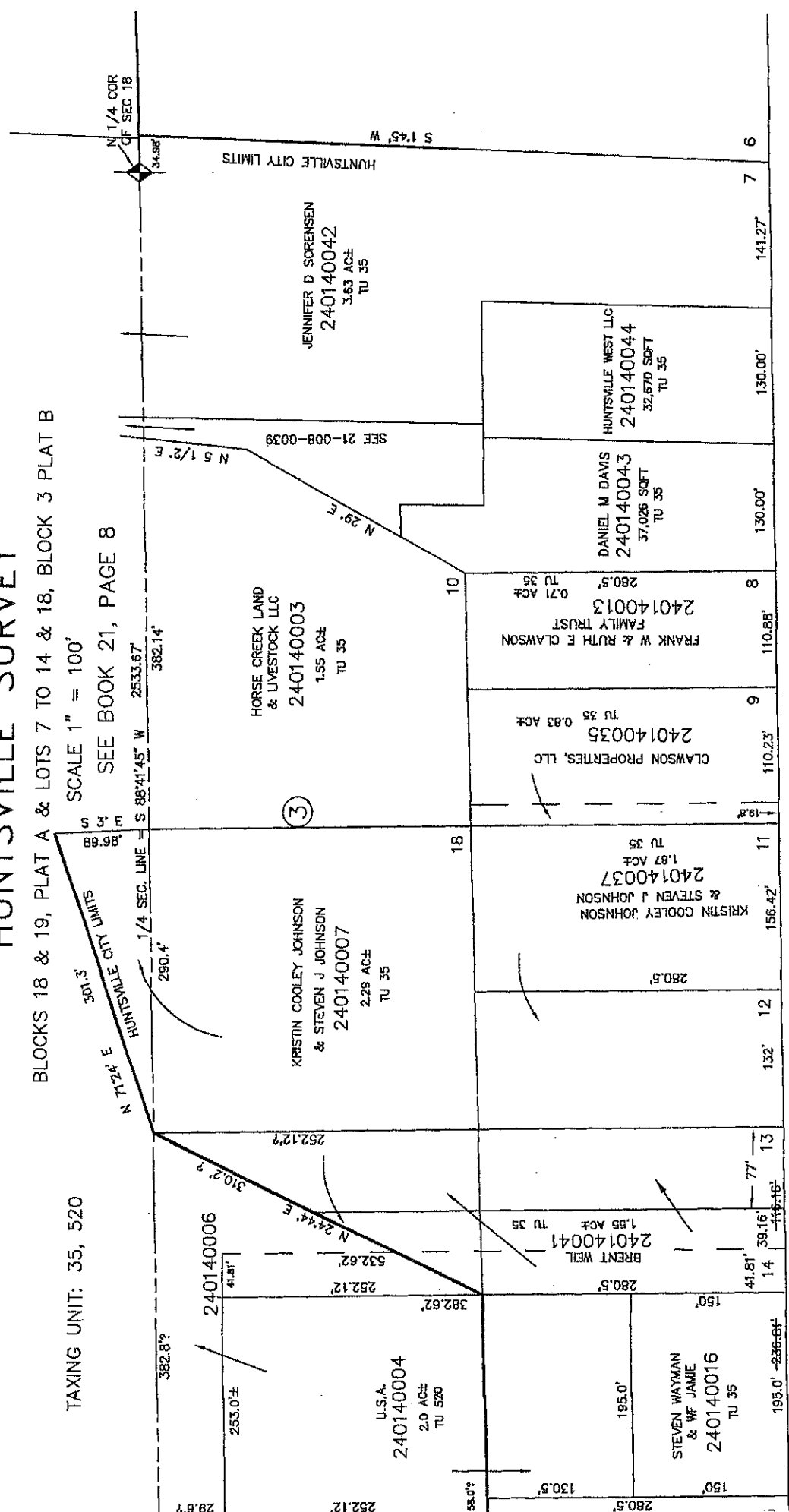
# HUNTSVILLE SURVEY

BLOCKS 18 & 19, PLAT A & LOTS 7 TO 14 & 18, BLOCK 3 PLAT B

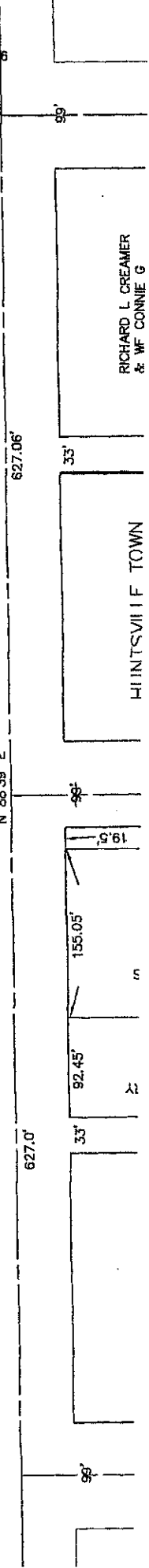
TAXING UNIT: 35, 520

SCALE 1" = 100'

SEE BOOK 21, PAGE 8



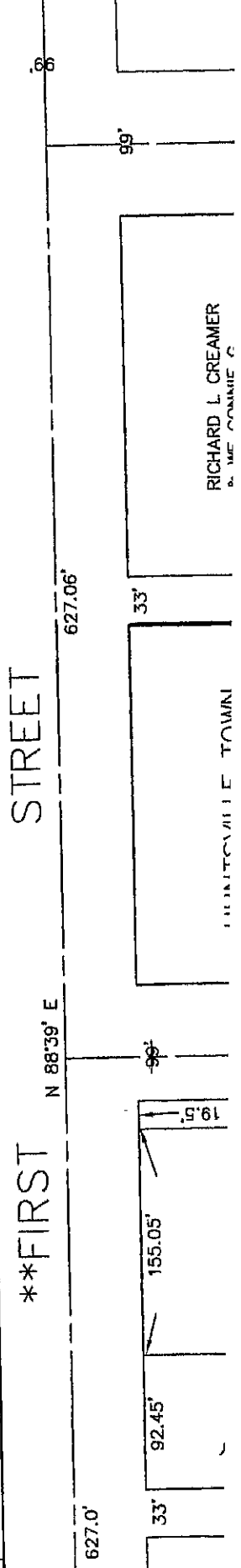
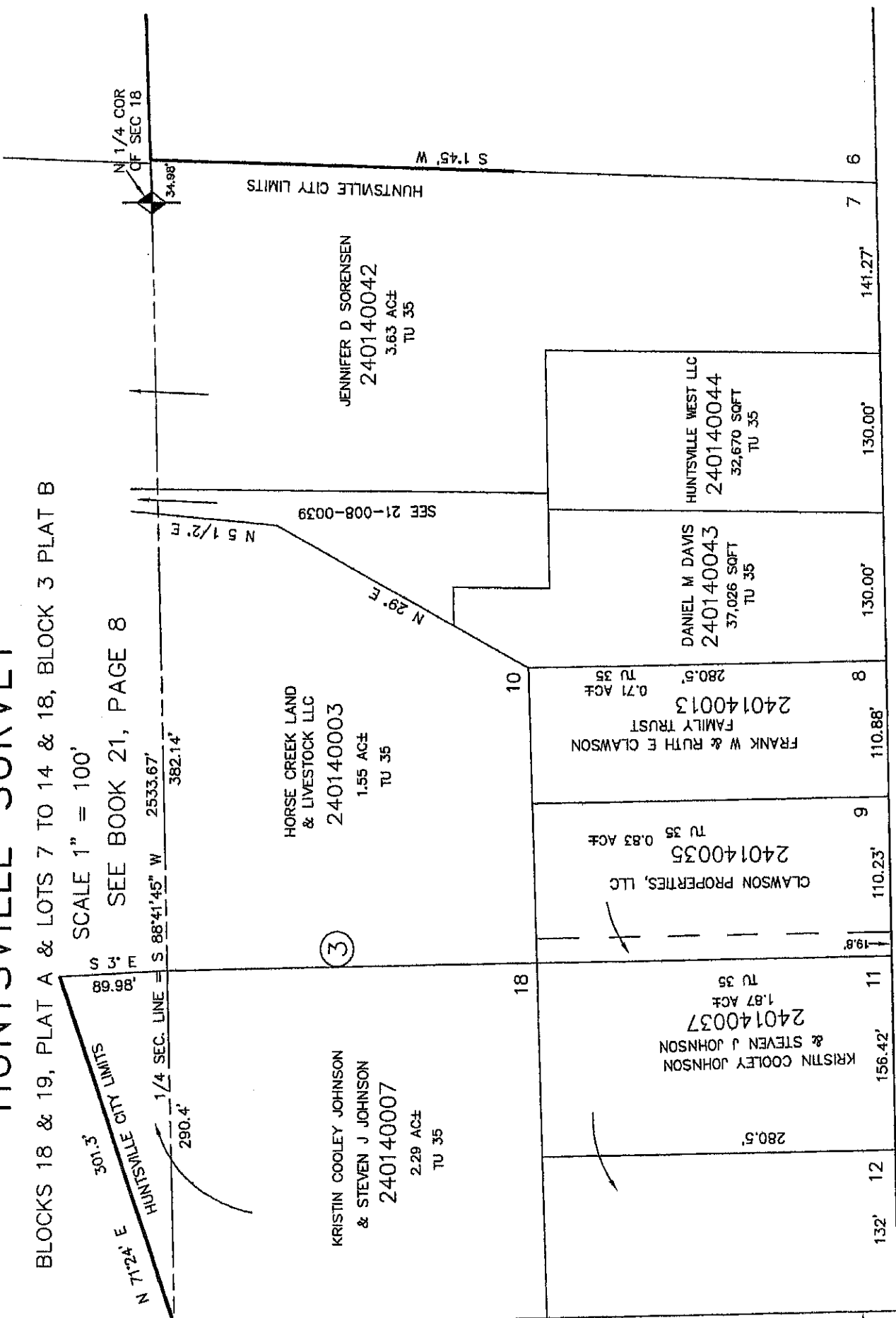
\*\*FIRST STREET



# HUNTSVILLE SURVEY

BLOCKS 18 & 19, PLAT A & LOTS 7 TO 14 & 18, BLOCK 3 PLAT B

SCALE 1" = 100'  
SEE BOOK 21, PAGE 8





WEBER COUNTY RECORDER / SURVEYOR  
OWNERSHIP / DESCRIPTION REPORT

SERIAL NUMBER: 24-014-0001



PRIOR SERIAL NUMBER(S):

DEAD

OWNER: JACK J DAVIS MANAGEMENT LLC

MAILING ADDRESS:

509 W CAGNEY ST  
MERIDIAN ID

836466507

TAX UNIT  
35

CHANGE DATES:  
Name: 19-SEP-2017  
Tax Unit: 28-DEC-2017

PROPERTY ADDRESS:

ADDITIONAL NAMES:

CURRENT REFERENCES:

Seq	EntryNbr	Book	Page	Kind of Instrument	Deed Date	Recorded Date
1	2802073			WARRANTY DEED	25 / 06 / 2016	06-JUL-2016

COMMENTS:

DEAD

30-JAN-2019

2019 DEAD

DESCRIPTION OF PROPERTY: As Of: ~~02-DEC-1978~~ Change Year/Code: 1975-COMB ACRES: 2.54

PART OF LOT 7, BLOCK 3, PLAT B, HUNTSVILLE SURVEY. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 1D45' WEST ALONG THE EAST LINE OF SAID LOT 7 TO A POINT ON THE NORTH LINE OF HUNTSVILLE CITY LIMITS LYING NORTH 1D45' EAST 280.5 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88D08' WEST 405.91 FEET ALONG SAID LIMITS; THENCE TO WEST LINE OF SAID LOT; THENCE NORTH 29D EAST AND NORTH 5D30' EAST ALONG THE WEST LINE OF SAID LOT TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG LOT LINE 289.01 FEET TO BEGINNING. CONTAINING 2.54 ACRES, M/L.

\*\*\* RUN DATE: 14-FEB-2019 01:10 PM \*\*\*

IAN 2 0 2019 BT

SEE 21-008-0039 & 24-014-0042 & 0043 FOR ASSESSMENT



**HUNTSVILLE TOWN  
ORDINANCE 2019-1-24-B**

**ADDITIONS AND ENLARGEMENTS OF NON-COMPLYING BUILDINGS OR STRUCTURES**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.17.3 NONCOMPLYING BUILDINGS, NONCONFORMING USES, AND PARCELS - ADDITIONS AND ENLARGEMENTS: REVISING SUB-PARAGRAPH B TO ALLOW ADDITIONS AND ENLARGEMENTS TO NON-COMPLYING BUILDINGS OR STRUCTURES SO LONG AS SUCH ADDITIONS OR ENLARGEMENTS CONFORM TO ALL LAND USE REGULATIONS AND MEET CERTAIN SIZE REQUIREMENTS.**

**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**, after publication of the required notice, the Planning Commission held its public hearing on January 24, 2019 to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on February 28, 2019;
- D. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on March 7, 2019 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:

**15.17.3 Additions and Enlargements**

- A.** A building or structure nonconforming as to use shall not be added to or enlarged in any manner, unless the building or structure is brought into conformance with the use regulations of the zone in which it is located.
- B.** A non-complying building or structure shall not be added to or enlarged in any manner, unless:
  - 1.** Such additions or enlargements comply with all of the regulations of the zone in which the non-complying building or structure is located; and
  - 2.** A Conditional Use Permit is approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission.

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is

unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

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

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Jim Truett				
CM Max Ferre'				
CM McKay				
CM Bill Wangsgard				
CM Bill White				

PASSED AND ADOPTED by the Town Council on this 7 day of March 2019.

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

ATTEST:

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

RECORDED this 7 day of March 2019

**HUNTSVILLE TOWN  
ORDINANCE 2019-2-28**

**COVERAGE REGULATIONS**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.10 COVERAGE REGULATIONS: REVISING SUB-PARAGRAPHS A AND B TO REDUCE THE ALLOWED COVERAGE FOR BUILDINGS AND ACCESSORY BUILDINGS ON RESIDENTIAL LOTS.**

**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**, after publication of the required notice, the Planning Commission held its public hearing on February 28, 2019 to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on February 28, 2019;
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**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:

**15.6.10 Coverage Regulations**

- A. No single building shall cover more than twenty-five (25) percent of the area of the lot or parcel upon which it resides.
- B. No group of buildings (including dwellings and accessory structures), in aggregate, shall cover more than thirty-five (35) percent of the area of the lot or parcel upon which they reside.

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

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

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Jim Truett				
CM Max Ferre'				
CM McKay				
CM Bill Wangsgard				
CM Bill White				

PASSED AND ADOPTED by the Town Council on this 7 day of March 2019.

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

ATTEST:

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

RECORDED this 7 day of March 2019