

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

MEETING DATE: May 27th, 2021
PLACE: Town Hall with Zoom access
7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

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

Citizens: Steve Johnson, Jen Simpson, Marco Frias, Josh Gill, Tommy Christie, Mark Bates, Rich A Wilder Jr., Bill White, Alane White, Artie Powell, (Via Zoom)- Janet & Jordan Hoover, Ronald Gault, Josh Garner

1-Roll Call: Chairman Allen welcomed all who are attending the meeting. Beckki Endicott introduced and welcomed Shannon Smith as the new assistant Clerk/Recorder. Roll Call attendance taken By Chairman Allen.

2-Approval of Minutes for Planning Commission Meeting 4-22-21. (See Attachment #1) **PCM Sandy Hunter motioned to approve the amended minutes from April 22nd, 2021.** PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3-Discussion and/or action on Land Use Permit for Bill White .25-acre park lot, Parcel #24100014, 280 South 7500 East. (See Attachment #2)

Bill spoke on his behalf for the reasons why the committee should consider his lot buildable. Bill recounted the Land Use Permit he applied for in April, 2021 for a Pole Barn. He continued to explain that as he was planning his pole barn the idea of fitting a small house came up. Bill had a

discussion with his septic consultant on the possibility of installing a smaller septic on the lot and it was deemed possible. The lot was subdivided in 1949. In 2014 the lot was put up for sale. There was an interested buyer at the time, who was told the lot was not buildable due to its small size. The owners of the lot were upset by this decision by the Town and threatened to sue. Bill White approached the sellers and offered to buy the lot, it closed in a few days. Bill was under the assumption that the lot was unbuildable due to its size. Bill recently looked into the Town ordinances, 14.17.14 states that if the lot was subdivided before 1992 and of a legal size at the time of subdivision, then it is considered buildable. In 1992 the State of Utah passed a law stating that if you want to subdivide a lot you need to obtain permission from the town/county where the lot is located. Bill was unable to find an ordinance regarding lot size and subdivision in 1949, he commented that they might not have existed at the time. Bill commented that he has tried everything he could to rejoin the other part of the lot that his lot was subdivided from. He offered to purchase the rest of the original lot or sell his portion to bring the lot its original size but has been unable to make progress on that front.

PMC Sandy Hunter questioned Bill about his interest in the Town possible purchasing the lot from him. Bill comments that it would have more value as a house which he would prefer or even as a barn site if the house was not approved.

Chairman Allen asked for discussion/questions on the topic. He asked Ron if he recalled when the PC was formed. Ron was not sure of a specific date but has records from the middle 1980's with reference to the planning commission.

PMC Sandy Hunter comments on the Ordinance 15.17.14, regarding foot note 37. Then Paragraph A and B were read by PCM Sandy. Ron commented that he believes the foot note was added as a clarification, referring to TCM Blake Bingham's previous comment about the foot note, it was questioned if the foot note qualified as a defining ordinance or is it only a clarification. Beckki commented that it is possible the title was added at that time. Blake gave his opinion that if the foot note was meant to clarify the intent of the ordinance, then the rule is clear, if it is intended to reflect the prior ordinance it was amended from then it would be a dilemma. Ron referenced 2013, there was a lot in Town smaller than $\frac{3}{4}$ acre. The owner was inquiring if they were able to build a home on the lot. He believed that was when the foot note came about. PCM Steve Songer stated that if the lot referenced by PCM Blake Bingham was deemed buildable then Bill's lot in question would also be buildable by the same rule.

PCM Steve Songer also asked Bill to clarify the setbacks required. There was some discussion between Steve and Blake on setbacks required on a non-conforming lot. Bill stated that his proposed site plan does meet the current setback requirements, it also will meet the coverage requirements for the code. He stated that a barn and a house would not fit on the lot, which is why he is requesting a Land Use Permit now for the house. Bill knows that he will not be able to build both structures due to the size of the lot.

PCM Liz Poulter voiced concerns about allowing this lot to be built on, and the precedent it would set. TCM Blake Bingham commented that it would indeed set a precedent. Concerns were raised on this issue. Committee agrees that the Ordinance is what they must base their decision on.

PCM Jeff Larsen motioned to approve the Land Use permit for Bill White Parcel #24100014 280 South 7500 East. PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

The PC discussed need to amend ordinance 15.17.14 to include the information in the footnote 37 as part of the ordinance. To be put on the agenda for next meeting.

4-Discussion and/or action on Land Use Permit for Dale Maxwell pool, Parcel #2000590006, 6880 East 200 North.

The Address was corrected from 6685 to 6680. PCM Steve Songer questioned the easement on the property in question. The easement is Town property. An agreement was made, in the past, that the Maxwells could use the property, but they could not own it. He mentioned that Mayor McKay wrote this agreement up. The Town helped landscape it and the homeowners have been maintaining it ever since. Blake went over the lot size to compare to the plans submitted. The easement is not included in the lot per the plans submitted by the Maxwell's. Chairman Allen commented on the issue of coverage. There was an issue brought before the Town Council recently, where the PC was requesting that recreation areas, e.g., tennis courts, pools. The Town Council tabled this issue and has yet to decide on this.

Chairman Allen felt like the PC needed to table this Land Use Permit until the Town Council revises the Ordinance. More information was also needed from Maxwell's.

PMC Sandy Hunter motioned to table the issue of the Land Use Permit for Dale Maxwell pool, Parcel #2000590006, 6880 East 200 North. PCM Liz Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

5-Discussion and/or action on Land Use Permit for Josh and Katie Garner, Parcel # 241390002, 6685 East 100 South. (See Attachment #3)

Mark Bates was present at the meeting to represent the Garner's. Josh Garner was in the meeting Via Zoom.

Chairman Allen requested to see the elevation plan. To assure that the house would not exceed 35 feet in height. Mark commented the highest point is 28 feet. The Plans were reviewed to clarify measurements.

PCM Sandy Hunter questioned Josh about the lot on the far east side of the subdivision. The boundary between Gardner's and Kyle's, on the west side, extended further out then the older drawing. Clarification on the current boundary lines were discussed. Parcel Numbers were adjusted when the boundary lines changed. Josh provided the committee with the revised numbers. 24-158-0002 (lot 10- Garner) and 24-158-0001 (lot 9).

PCM Liz Poulter motioned to recommend for approval the Land Use Permit for Josh and Katie Garner, Parcel # 24-158-0002, 6685 East 100 South. PCM Steve Songer seconded the motion. All Vote Aye. Motion passes. Votes are reflected below.

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

6-Discussion and/or action on Land Use Permit for Tommy Christie pole barn

Parcel # 240140025, 7340 East 200 South. (See Attachment #4)

Tommy Christie spoke to discuss the sight and the proposed pole barn plan. The pole barn is proposed to have an enclosed structure and a lean-to, for a total footprint of about 1600 sq ft. The structure will be 40x40. The pole barn will have electric and no water.

PCM Sandy Hunter motioned to approve the Land Use Permit for Parcel # 240140025 7340 East 200 South. PCM Liz Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

7-Discussion and/or action on Land Use Permit for Rich Wilder Barn, Parcel # 240170031, 135 South 6900 East. (See Attachment #5)

Rich Wilder was present and spoke regarding his barn. It will have concrete foundation. It will be a height or 25-27 feet. The plan submitted was not to scale, the barn to be closer to the existing potting shed then shown. Building dimensions as follows, left side 60 feet long, 48 feet on the right side. 14 feet and 10-foot garage doors to be included. North facing roof with gables on the North. Access to the barn through the alley on the west side of the building. Stipulation to include a max height of 35 feet. Not stated on plan.

PCM Jeff Larsen motioned to approve the Land Use Permit Rich Wilder Barn, Parcel # 240170031, 135 South 6900 East. PCM Sandy Hunter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

8-Discussion and/or action on renewal of Land Use Permit for Jordan Curtis,
Parcel # 240190015 (per record) 360 South 7700 East. (See Attachment #6)

Jordan present Via Zoom, Chairman Allen has concerns about the property line and setbacks. Jordan discussed process of getting a building permit if the Land Use Permit was approved. Liz Poulter commented that more information was needed to approve this Permit. Jordan requested a contingent approval based on the measurements being re-done and setbacks within the code. The measurements need to be done accurately to the property line. Blake commented that the existing house is measured 31 feet from property line per the survey plot. The barn is planned to be flush with the face of the existing house. Based on that info the proposed barn would meet the setback requirements.

PCM Sandy Hunter to approve the Land Use Permit for the Jordan Curtis, with the stipulation that the Barn will be flush with the Existing house, 360 South 7700 East. PCM Steve Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

Beckki brought up a question about the Breeze way between the house and the barn, if the 10 foot space included the over hangs. Jordan has not decided a final plan for the breeze way at this time. The final plan will be submitted when the building permit is applied for.

9-Discussion and/or action on Land Use Permit for Kerry Wangsgard Mobile Home,
Parcel # 240180052 698 South 7600 East. (See Attachment #7)

Kerry Wangsgard was not present at the meeting. Kerry submitted an appeal to the variance board that was granted. Chairman Allen stated that he had questions for Kerry and questions about the building permit. Beckki states that she has not received detailed plans from Kerry, she has received the building permit application. The Plans he did submit are not sufficient to be granted a building permit. Kerry will need to go to Weber-Morgan Health and have officially stamped plans. Beckki will contact Kerry Wangsgard to notify him his application is incomplete. Chairman Allen questioned the correctness of the address for the lot in question. Liz commented on a stipulation, in addition to what the appeals letter states, that the new Mobile home can be no longer than 56 feet and 13.4 feet wide. Chairman Allen referenced the original letter the appeals committee sent Kerry, this letter states that because he does not have legal access to the property, they are allowing him to replace the trailer, since he cannot build on the lot. Beckki encouraged the PC to look further into the letter Chairman Allen referenced. Blake stated that he recommended that the PMC condition approval of the first decision as amended by the second decision, that way both decisions are incorporated. TCM Blake Bingham commented that as far

as legal access, he believes Kerry has legal easement access through private property. Dates of the Letters in Discussion as follows, 1st letter sent to Kerry Wangsgard Jan 7th, 2020. Second letter sent Oct 22nd, 2020, Third letter May 5th, 2021. All letter generated from the appeals court.

PCM Jeff Larsen motioned to approve the Land Use Permit for Kerry Wangsgard Mobile Home, Parcel # 240180052 698 South 7600 East. PCM Liz Poulter seconded the motion. Jeff Larsen Motioned to amend the above motion, subject to the letters from the appeals board, Dated 1-7-2020, 10-22-2020 and 5-5-2021. With the stipulation that the trailer is no longer than 56 feet long and 13.4 feet wide. PCM Liz Poulter seconded the amended motion. All votes Aye. Motion passes. Votes are reflected below.

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

10-Discussion and/or action on Land Use Permit for Hoover Shed, Parcel #2401200006, 7255 East 300 South. (See Attachment #8)

The Hoover's attended the meeting via Zoom. The Hoover's variance was approved by the Appeals Committee, to reduce the set back from the standard 10-foot to a 6-foot setback. The Appeals Committee stated that since the Hoovers lot is a conforming lot and smaller than most lots in town, the 6-foot set back is beneficial for booth Hoover's and neighbors to the East. A stipulation was stated by the Appeals Authority that a snow guard was to be included on the roof of the shed to prevent snow falling off and damaging fence.

Chairman Allen recalled the issue brought up last month regarding the coverage of the lot. Blake stated that the calculations were made with error at the last meeting and the shed as proposed is an approvable size. Total coverage of the lot not to exceed 35% of total lot. The shed to be 12-13 feet in height. Plan submitted includes all measurements of lot and shed as well as the existing house.

PCM Liz Poulter motioned to recommend for approval the Land Use Permit for Hoover Shed, Parcel #2401200006, 7255 East 300 South. PCM Steve Songer seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below. Motion amended by PCM Liz Poulter to include the conditions set by the variance board, approval of 6-foot setback instead of a 10-foot setback. Also shed to include snow guards on the roof. PCM Steve Songer seconded the appended motion.

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

11- PH for Ordinance 2021-5-27: Land Use Consent items

Chairman Allen commented on the Ordinance up for discussion. At the current time there is no person filling the role of Land Use coordinator. This ordinance allows the Land Use coordinator to approve Land Use Permits for smaller projects and ones that cannot wait for long periods of time e.g., solar panels. Chairman Allen asked if Jared, the town engineer, would be able to help with the position in discussion. This would not be in his jurisdiction. Sunrise, who Jared is employed through, is contracted with the town for building and engineering.

PCM Sandy Hunter Motioned to close regular meeting and open Public Hearing for Ordinance 2021-5-27: Land Use Consent items, PCM Jeff Larsen seconded the motion.

All votes Aye. Motion passes. Votes are reflected below

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

There were no Public comments.

PCM Larel Parkinson motioned to close public hearing and resume regular PC meeting. PCM Sandy Hunter seconded the motion.

12) Discussion and or action on Ordinance 2021-5-27

PCM Sand Hunter motioned for approval of Ordinance 2021-5-27: Land Use Consent items, PCM Larel Parkinson seconded the motion. All votes Aye. Motion passes. Votes are reflected below

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

13-Public Comments.

PCM Sandy Hunter expressed concerns about the Kerry Wangsgard parcel number. Kerry's lot was subdivided through Weber County without prior approval from the Town. The PC discussed the situation based off of information from Weber County. TCM Blake Bingham commented on the PC's desire for the Kerry Wangsgard to be under one parcel number. The PC would need to formally submit a complaint to the new code enforcement officer, that officer will research the situation and can submit a land use violation notice. Chairman Allen expressed concerns about the change in leadership and issues, like this, being forgotten. Chairman Allen volunteers to take action on this issue. Blake cautioned that taking this action could lead to litigation.

PCM Sandy Hunter expressed concerns about the address/parcel number issue for the Wangsgard lot needing to be on record for reference on future possible actions regarding this lot. PCM Sandy Hunter was concerned with the way Weber County recorder might handle the non-compliance lot in the future. Beckki commented on procedure with the Weber County Recorder, in regards to a similar situation in Ttown with a non-compliant lot.

Chairman Allen questioned Blake about replacing the Chairman's report with Current Events presented by Blake Bingham. Blake agreed to this.

14-Chairman's Remarks/ Current Events (By Blake). Chairman Allen thanked all for the discussion.

Blake- presented on the sale of town hall. The plan is to build Community Center with money awarded by CBGD grant. Beckki conducted an income survey, and the Town was approved

\$400,00 for a Community Center. The Community Center will also have a section for the new Town hall and some of its office employee's. The estimated cost calculated by Blake for a new community center and Town Hall is approximately 1.1-1.5 million dollars. The sale of the current Town Hall was brought up to cover the rest of the cost for the Community Center. The plan is to use the money from the sale of the current Town Hall along with the CBGD grant funds, to cover the cost of the new community center. The location is planned to be East of the Compass Rose hotel.

The Marriott/ Slaterville Community Center was used as a model for the proposed Huntsville Community Center. These plans have been in the works for a while. There has been several Public Hearings on the matter as well as Town Council meetings. The Approximate square footage of the structure will be 8,000. Including a single story and a basement. Issues were raised about the need for a new town hall. Liz Poulter questioned the need for a new building. Beccki spoke on behalf of the need for the Community Center. There is a need for a larger working space for employees as well as a larger meeting area for the community.

CW Lands meet with Blake and the Mayor. The consensus was that the Town Council and Planning Commission need to have a joint work session. There is a need to develop a sequence of events that need to happen with annexation.

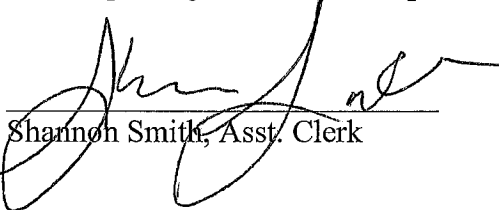
Helicopter pad issue: Blake sent an e-mail to town council to establish a position on the helicopter pad. Blake is personally opposed and suggested to draft address a letter with mild opposition on this issue. Noise issues, environmental impact, wildlife ramification, are some of the concerns. The Town has opposed helicopter landing in the past.

PCM Liz Poulter comments on Forest Service closing a specific trail. Blake stated that it needed to be handed off to the Code Compliance Committee. Beccki commented to the Forest trail issue. She stated that public access can be closed off by private property owners, to the forest land access point, if that property crosses the Forest Service property. Prescriptive easement was mentioned, by PCM Liz Poulter, on the land access to the Forest Service land, via private property. Chairman Allen commented that he and Sean went on location and used the GPS to confirm that part of the trail in question does go onto private property.

14-Motion to adjourn.

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

Meeting is adjourned at 9:15 p.m.



Shannon Smith, Asst. Clerk

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

MEETING DATE: April 22, 2021
PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Excused
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
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: Janet & George Hoover (Zoom), Julie & Artie Powel, Trina White, Clark Wangsgard, Richard Sorensen, Jordan Curtis, Bill White. Ronald Gault

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

2–Approval of Minutes for Planning Commission Meeting March 25, 2021. (See Attachment #1) **PCM Jeff Larsen motioned to approve the amended minutes from March 25th, 2021.** PCM Larel Parkinson seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Jeff Larsen
NAYS:	

3–Discussion and/or action on Land Use Permit for Huntsville Mercantile Signage. Owner of the Mercantile, Richard Sorensen, presented proposed Signage for Huntsville Mercantile (See Attachment #2). He showed the large sign on the main front, no lights proposed at this time. Mr. Sorensen presented the idea of a possible future Mural on the east side of the building.

PCM Liz Poulter motioned to approve Land use permit for Huntsville Mercantile Signage, Motion seconded by Larel Parkinson. All votes Aye. Motion Passes.

Steve Songer Enters Meeting 7:15

4- Discussion and/or action on Land Use Permit for Bill White Barn, east park lot, 280 South 7500 East, Parcel #240100014. (See Attachment # 3) Bill White specified location of the lot. The Lot is located across from the south east side of the park, adjacent to Linda Law's property. The proposed barn to be the same size as pre-existing Barn that was torn down. Questions were raised about whether the location is eligible to be grandfathered in to allow septic for possible future building. PCM Liz Poulter brought up a past discussion where Mr. White commented he did not intend to build on this lot. Chairman Allen approved setbacks on the site plan.

PCM Larel Parkinson Motions to approve Bill White Barn, East park lot, 280 South 7500 East, Parcel #240100014. Motion seconded by Liz Poulter. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

5-Discussion and/or action on Land Use Permit For Barn on Pineview Point, Lot #1, parcel #201770001, 125 North. 6500 East. (See Attachment # 4) Correction of Original Address noted, from 125 South to 125 North. Discussion of setbacks per lot plan. A land use permit was previously issued for the home being built on the property. The planning commission was told at the time that the garage or barn would not be built at the present time. This was an error; Phil Winston is currently seeking a Land Use Permit for a barn.

PCM Jeff Larsen motioned to approve the Land Use Permit for Barn on Pineview point Lot #1 on parcel # 20177001, 124 North 6500 East. PCM Larel Parkinson seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

6-Discussion and/or action on Land Use Permit for pole barn for Larel Parkinson, Parcel #201650001, 6688 East 200 North. (See Attachment #5) Larel reviewed the specifications for the proposed pole barn per plan. Proposed barn is to have electric.

PCM Liz Poulter motioned to approve the Land Use Permit for parcel #20650001, 6688 East 200 North. PCM Steve Songer seconded the motion. Roll Call Vote. 4 votes Aye, 1 refusal, Motion passes. Votes are reflected below.

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

7-Discussion and/or action on Boundary Line Adjustment for Jordan Curtis, Parcel #240190015, 350 South, 7700 East. (See Attachment #6) Jordan Curtis presented his boundary line to be adjusted again. This boundary line will be adjusted to include 1.5 acers on the property with the house, the South lot. Currently this parcel is approximately .75 Acres. Adjusting this boundary line would make the North lot, Parcel 240190007, 1.16 Acers. Jorden states that his 2 parcels together sum 2.66 Acers (Parcels 240190007 and 2401900015). Per the boundary Line, application the Amended Parcel numbers are 240190034 and 240190035.

PCM Liz Poulter motioned to recommend approval of the Boundary Line Adjustment for Jordan Curtis #240190015, 240190007, 350 South 7700 East. PCM Larel Parkinson seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

8-Discussion and/or action on Hoover shed, parcel #21-028-0006, 7255 East 300 South. (See Attachment # 7) Mr. Hoover Commented to make a correction on the address printed on the agenda from 7155 East to 7255 East. The Hoovers are requesting a variance to the Hunstsville Town ordinance 15.6.8, stating that there is a requirement for a 10 foot easement between any accessory building and the property line. The Hoover's are asking for a 6 foot easement as the neighboring lot also has a shed that is a 6 foot distance from the shared fence. Per Mr. Hover, the neighbors (the Powell's) are in favor of this 6 foot variance, as it is less impeding on their view.

The shed is described by Mr. Hoover as similar in look to the house. Doug Allen stated that the Planning commission does not have authority to grant this variance. Planning Commission has

the ability to approve the 10 foot setback. The Hoover's will need to apply for a variance to the appeals committee within 10 days from today for a 6 foot variance.

A concern is raised about the size of the shed. The Committee discusses total percentage of the lot that can be covered per Ordinance 15.6.10, stating that structures cannot exceed 35% of the lot. The shed is proposed to be a total of 280 sq ft. which would exceed the 35% coverage allowance.

PCM Jeff Larsen motioned to deny the Hoover Shed, Parcel #21-028-0006, 7255 East 300 South. Based on the Ordinance 15.6.10, allowing no more then 35% of the lot to be covered by structure(s). The proposed shed is too large for the lot. PCM Steve Songer seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Land Use permit denied. Votes are reflected below.

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

9-Discussion and/or action on Land Use Permit for Clark Wangsgard mobile home, Parcel #21-028-0008, 7500 East 600 South. (See Attachment # 8) Chairman Allen referenced a letter sent to the concerned party, Clark Wangsgard, regarding the mobile home issue. Per the letter, the committee requested the mobile home to be removed, as it was not approved through the proper process. Clark Wangsgard responded with a letter, read aloud by Chairman Allen. Chairman Allen spoke to Clark and reported that Clark is intending to apply for a Land Use Permit for the new mobile home. Clark spoke on his behalf stating that since he was just replacing the existing mobile home he was unaware he needed a permit. The new and the old mobile homes are the same size. This was confirmed by Chairman Doug Allen.

The PC discussed the interpretation of the Ordinance, 15.17.3, as related to this request for Land Use. The PC continued to debate and discuss the different ways the Ordinance could be interpreted in regard to the Wangsgard mobile home issues. Beckki Enicott read aloud the appeals decision form the Kerry Wangsgard Mobile home appeal. Although this was a decision letter on a different mobile home, the majority of the Planning Committee agreed, based on the letter from the appeals previously sent to Kerry Wangsgard, Clark should be approved to replace his mobile home with one of the same or less square footage. PCM Steve Songer raised concerns that the PC cannot interpret appeals decisions. He stated they had to rely on the code. PCM Songer also rose issue with the pitch of the roof being greater the original mobile home.

PCM Jeff Larsen motioned to approve the Land Use Permit for Clark Wangsgard Mobile Home, Parcel #21-028-0008, 7500 East 600 South. PCM Liz Poulter seconded the motion. Roll Call Vote. 4 votes Aye. 1 vote Nay. Motion passes. Votes are reflected below.

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

10-Public Hearing on Ordinance 2021-4-22: An Ordinance of Huntsville Town, Utah, repealing and re-enacting Chapter 15.27 updating annexation to comply with changes to State law: severability; and providing an effective date. (See Attachment # 9)

PCM Liz Poulter Motions to go into Public Hearing, seconded by PCM Steve Songer. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

TCM Blake Bingham spoke in support of the ordinance, with the concern that the Town of Huntsville needs to create an annexation flow chart and step by step process for town council. This will help streamline the process with less confusion.

Chairman Allen encourages the public to voice opinions on this matter.

Tina White, resides in East Huntsville, she expressed the concern that modest growth is accounted for, but she believes Huntsville needs to be better prepared for more growth than expected. Ms. White suggested putting annexation on hold till the Town is better prepared for future growth as far as water, roads and other municipal services.

Ronald Gaut (Via Zoom) Stated there is an obligation to adopt the State code as far as annexation. But agreed with Blake that it is necessary to adopt a plan to better understand the process.

Kay Larsen (via Zoom) Commented to Move cautiously with the State code

PCM Steve Songer motined to close the Public Hearing and move onto the regular meeting. PCM Jeff Larsen seconded. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below

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

Back to Regular Planning Commission Meeting

11-Discussion and/or action on Ordinance 2021-4-22: An Ordinance of Huntsville Town, Utah, repealing and re-enacting Chapter 12.27 updating annexation to comply with changes to state law; severability; and providing an effective date.

PCM Liz Poulter Motioned to recommend to the Town Council an update to the annexation to comply to changes in the state law, Ordinance 2021-4-22, Chapter 15.27 an ordinance of Huntsville Town. PMC Larel Parkinson Seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

12-Discussion on changes to the Land Use Title , 4.2.1.

Beckki Commented that there was a consent clause added to 4.2.1 for the land use coordinator. Action needed from the PC to decide on how to move forward with this item. Currently there is no land use coordinator, but there are hopes to have this position filled in the future. The PC agreed to have Beckki schedule Public hearing on this ordinance change.

13-Public Comment. Blake Bingham Commented on the subject of the Land Use permit for Hoover's shed. Blake believed that the calculations made concerning the 35% coverage were incorrect. He suggested that the Hoover's are notified of the error and they can submit another Land Use permit. The PC reviews the lot and house square foot measurements.

Beckki Suggested the variance board meet with the Hoover's to discuss the setback adjustment for the shed. The Board can also discuss the coverage requirements.

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

15-Motion to adjourn.

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

Meeting is adjourned at 9:14 p.m.

Beckki Endicott, Recorder

DRAFT



LAND USE PERMIT

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

Tax ID # 240100014

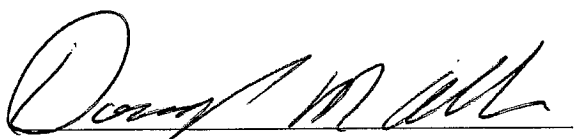
Address of Structure 280 South 7500 East (House)

Name & Address of Owner/Owners Bill White

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

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

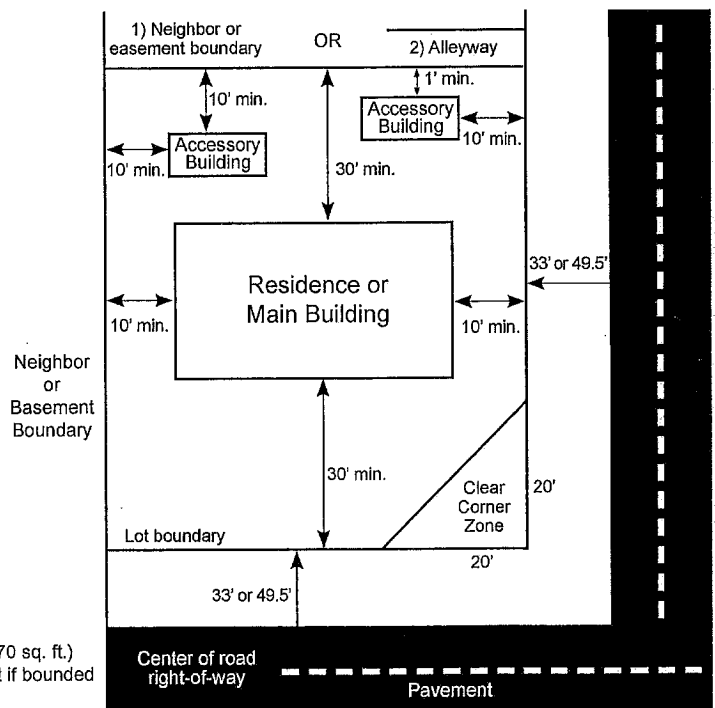

Huntsville Planning Commission Chairman


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



Box 102 Huntsville, Utah
Lewellyn Peterson

BOOK 312 PAGE 252

152960

STATE OF UTAH
COUNTY OF WEBER
FILED
RECORDED FOR
MAY 12 9 42 AM '49

IN 8001512 Records
PAGE 252
DOROTHY H. L. PELL
CLERK

E. Charlotte Jacobs

PLAYED ☒ INDEXED ☒
RECORDED ☒ ABSTRACTED ☒
COMPARED ☒ FILED ☒

Mail tax notice to Name

Address

WARRANTY DEED

Joseph Peterson and Mary Peterson, husband and wife,

Grantor &

of Huntsville, County of Weber, State of Utah, hereby CONVEY and
WARRANT to C. James Marker and Mary P. Marker, husband and
wife, as joint tenants with full rights of survivorship and not as
tenants in common,

Grantee &

of Ogden, County of Weber,
Ten and no/100
the following described tract of land in Weber

State of Utah, for the sum of
DOLLARS,
County, State of Utah:

The West 1/3 of Lot Two (2), in block fourteen (14), Plat "A",
Huntsville Survey containing one-fourth acre.

Together with all water rights appertaining thereto.

WITNESS the hand & of said Grantor &, this 10th day of May A. D. 19 49

Signed in the presence of

Joseph Peterson
Mary Peterson

STATE OF UTAH
County of Weber

On the 10th day of May A. D. 1949, Personally
appeared before me Joseph Peterson and Mary Peterson,
husband and wife,
the signer & of the within instrument, who duly acknowledged to me that
- he y executed this same.

Margaret Bell
Notary Public

Residing at: Ogden, Utah

My Commission expires:



Page 102 Huntsville

BOOK 312 PAGE 253

152959

STATE OF UTAH
COUNTY OF WEBER
FILED
RECORDED FOR
MAY 12 9 40 AM '49
IN BOOK 312
PAGE 253
COROLLARY
CORDER
To Charlotte Jacobs

80 ft

PLATED
RECORDED
COMPARED
INDEXED
ABSTRACTED
INDEXED

Mail tax notice to Name

Address

WARRANTY DEED

Joseph Peterson and Mary Peterson, husband and wife, Grantor s
of Huntsville County of Weber, State of Utah, hereby CONVEY and
WARRANT to Lowellyn Peterson

Grantee

of Ogden County of Weber, State of Utah, for the sum of
Ten and no/100 DOLLARS,
the following described tract of land in Weber County, State of Utah:

The East 2/3 of Lot Two (2), in block fourteen (14), Plat "A",
Huntsville Survey, containing one-half acre.
together with all water rights appertaining thereto.

WITNESS the hand s of said Grantor s this 10th day of May A. D. 19 49

Signed in the presence of

Joseph Peterson
Mary Peterson

STATE OF UTAH
County of Weber



On the 10th day of May, A. D. 19 49, Personally
appeared before me Joseph Peterson and Mary Peterson,
husband and wife,
the signer s of the within instrument, who duly acknowledged to me that
they executed the same.

Margaret R. Bell
Notary Public
Residing at: Ogden, Utah
My Commission expires:





White Residence
Parcel 102976
Huntsville, Utah
Area 10,296 Sq. Ft.
2.99 Acres
Scale 1" = 8'

— Property Line
— Building Setbacks

Note: All storm water and debris will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be directed to a storm sewer not faster or higher than the ground surface so as to prevent water from inundating walls. The grade away from the structure shall be a minimum of 4 inches within the first 10 feet (min. 2% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (2% slope) from the foundation wall. The grade shall be maintained for the life of the structure. All other surface areas shall be maintained at a minimum of 4 inches within the first 10 feet (min. 2% slope) from the foundation wall. The grade shall be maintained for the life of the structure.

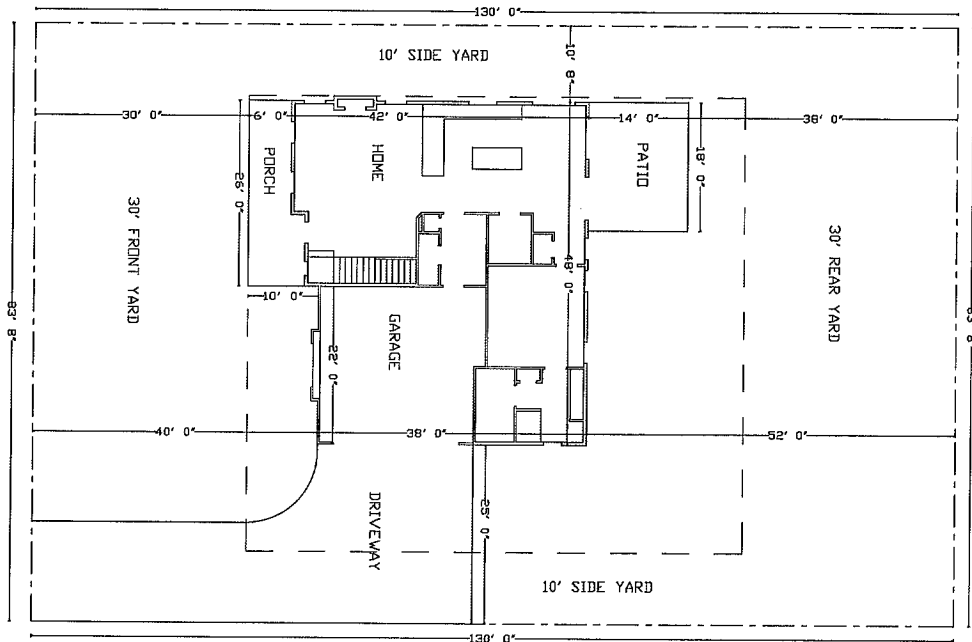
Note: Street Curb and gutters will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent) shall be placed and maintained around the perimeter of the structure to prevent erosion downstream from site during construction or stormwater.

Note: Bags of gravel may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete retention area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

7500 EAST STREET



300 SOUTH STREET

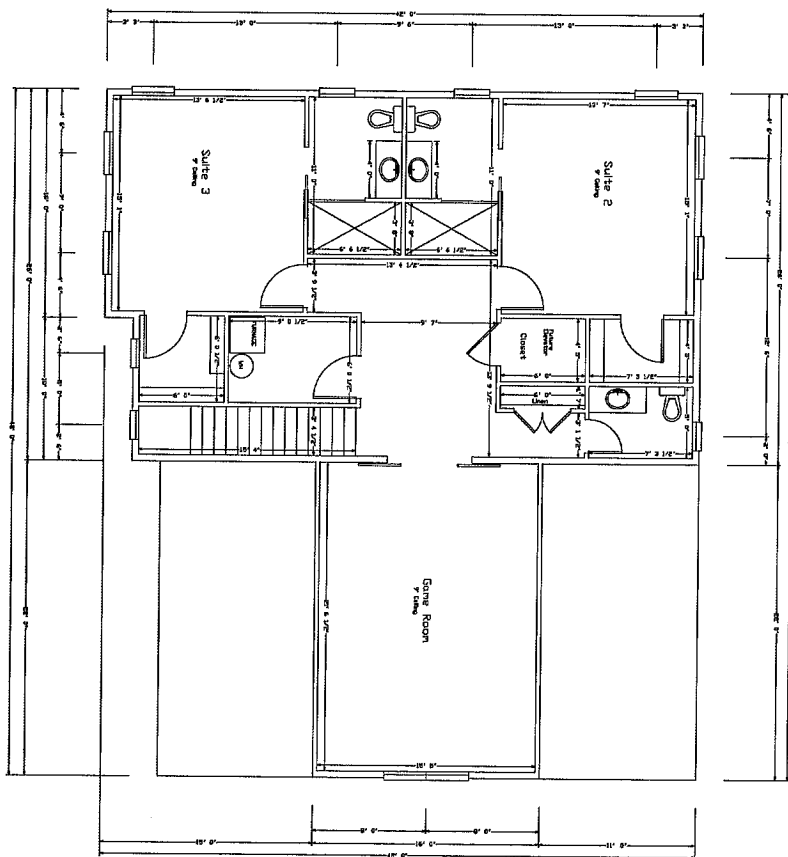
Creative
Line
L.L.C.
Solutions
CreativeLinePlans.com
@Ashlie Hall
801 528-7041

SHEET NO.
S101
DESCRIPTION
SITE PLAN
Scale 1/8" = 1 Foot

WHITE'S FARMHOUSE
300 South
Huntsville, Utah

General Contractor:

Homeowner:
Bill White
801 518-7422



Upper Floor Plan

Upper Floor, 1408 Sq. Ft.

Creative
Line
L.L.C.
Custom Home
Construction
801 528-7941

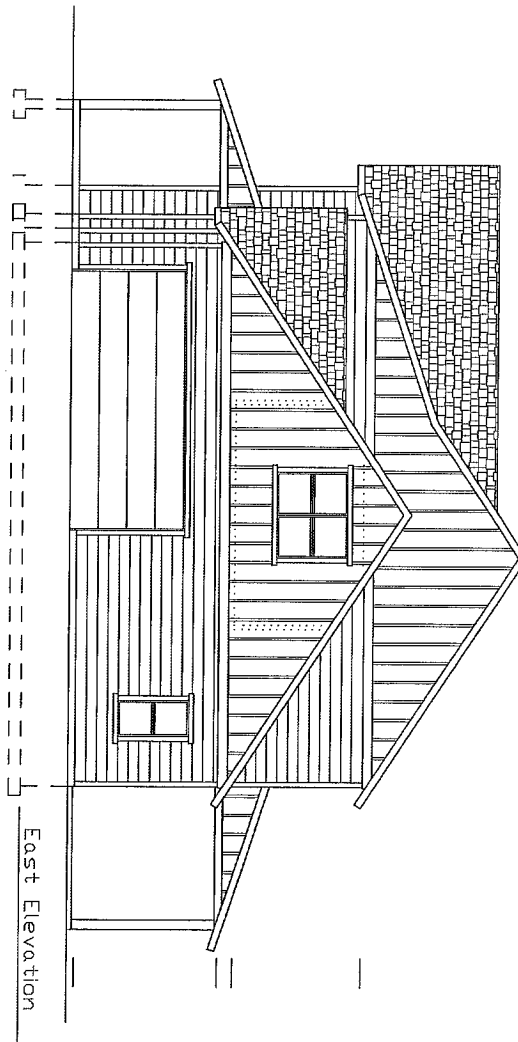
Scale: 1/4" = 1 Foot

SHEET NO.
A102
DESCRIPTION:
UPPER FLOOR PLAN

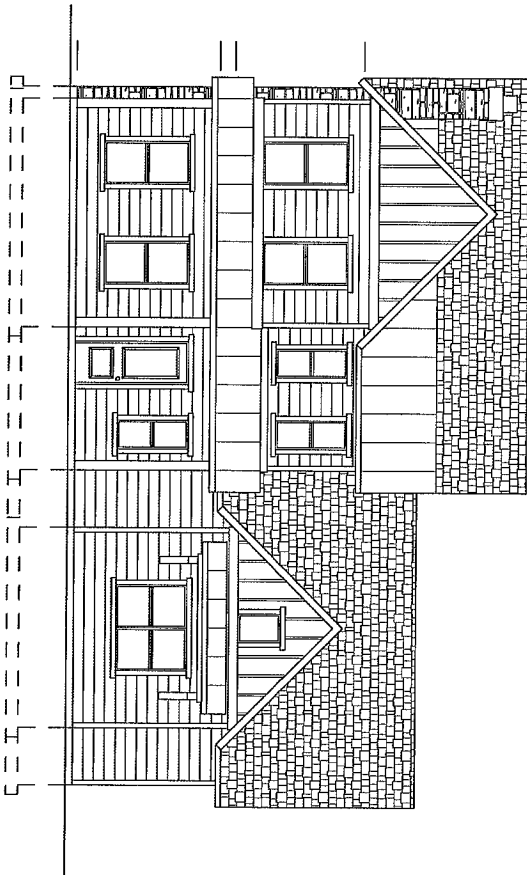
WHITE'S FARMHOUSE
300 South
Huntsville, Utah

General Contractor:

Homeowner:
Bill White
801 518-7422



East Elevation



South Elevation

Creative
Line
LLC
Solutions
CreativeLine.com
801 568-7041

Scale 1/4" = 1 Foot

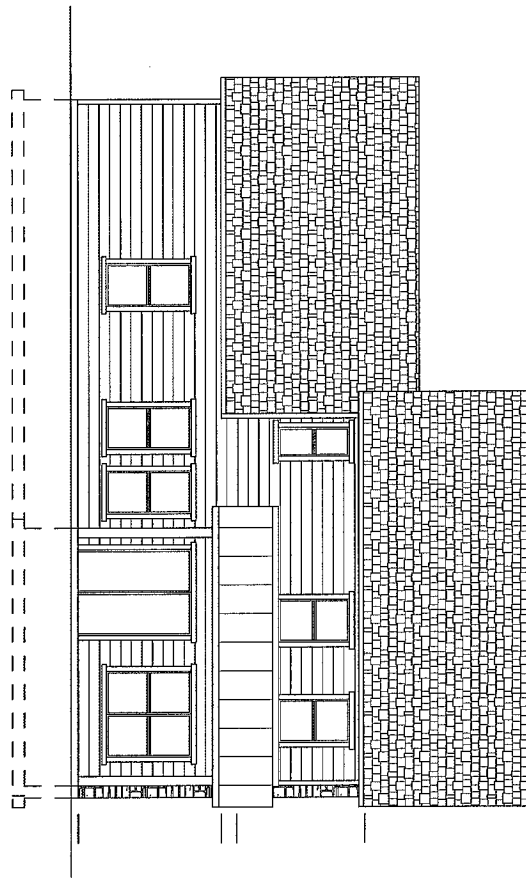
DESCRIPTION
EXTENSION ELEVATIONS

SHEET NO.
A201

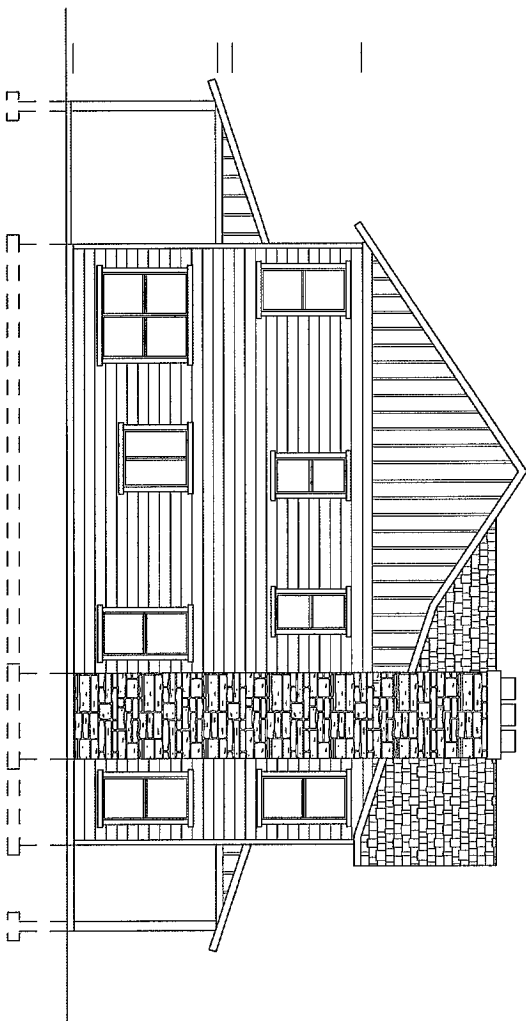
WHITE'S FARMHOUSE
300 South
Huntsville, Utah

General Contractor:

Homeowner:
Bill White
801 518-7422



North Elevation



West Elevation

Creative
Line
LLC
Design Home
Solutions
Creative@hull
801 568-7941

Scale: 1/4" = 1 Foot

EXTERIOR ELEVATIONS

DESCRIPTION

SHEET NO.

WHITE'S FARMHOUSE

300 South
Huntsville, Utah

General Contractor:

Homeowner:
Bill White
801 518-7422

HUNTSVILLE TOWN PLANNING COMMISSION

Public notice is hereby given that the Huntsville Town Planning Commission will hold their regularly scheduled meeting January 23rd, 2014, @ 7:00 p.m. at the Huntsville Town Hall.

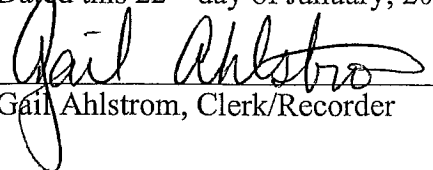
DATE: JANUARY 23rd, 2014
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

The items to be discussed are as follows:

- 1-Roll call.
- 2-Discussion and/or action on Dale Grants building permit request. (6597 E. 100 S.)
- 3-Review of Mary Marker property. (Corner of 300 S. 7500 E.)
- 4-Review of Allowable Uses Table.
- 5-Discussion on RFP's for Huntsville Town Square properties.
- 6-Approval of minutes for Joint Work Session minutes for meeting held October 15, 2013.
- 7-Approval of minutes for PC meeting held October 24, 2013.
- 8-Approval of minutes for PC meeting held November 20th, 2013.
- 9-Watch "No One Home" video.
- 10-Citizen comments.
- 12-Set date for next PC meeting.

All interested parties are invited to attend.

Dated this 22nd day of January, 2014.


Gail Ahlstrom, Clerk/Recorder

Posted: Town Hall
Post Office
www.huntsvilletown.com
www.pmn.utah.gov

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

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

MEETING DATE: January 23rd, 2014
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

Commissioners: Ron Gault Rex Harris Bill White
Karen Klein Sandy Hunter

Excused: Brent Ahlstrom

Admin Staff: Gail Ahlstrom Mike Engstrom

Citizens: Dale Grant Tyler Knight/Landmark Survey

Ron Gault called the meeting to order, there is a full quorum present.

Discussion and/or action on Dale Grant's building permit request: (6597 E. 100 S.) (See Attachments)

Tyler Knight introduced himself, he works for Landmark Survey and has been hired as Dale Grants surveyor/contractor. Dale Grant would like to subdivide his lot with the minimum lot size requirement to build a home on. They have run into an issue with the location that Dale wants to build his home, in the northwest corner of the parcel. According to his deed there isn't enough frontage along the main road to allow them to keep a 10 foot side yard from the existing house. Dale wants to keep his old home. There isn't 130 feet frontage to keep a 10 foot setback unless the property line is angled. Tyler commented that the easiest solution would be to vacate the dedicated street, which is shown on the old 1924 plat maps.

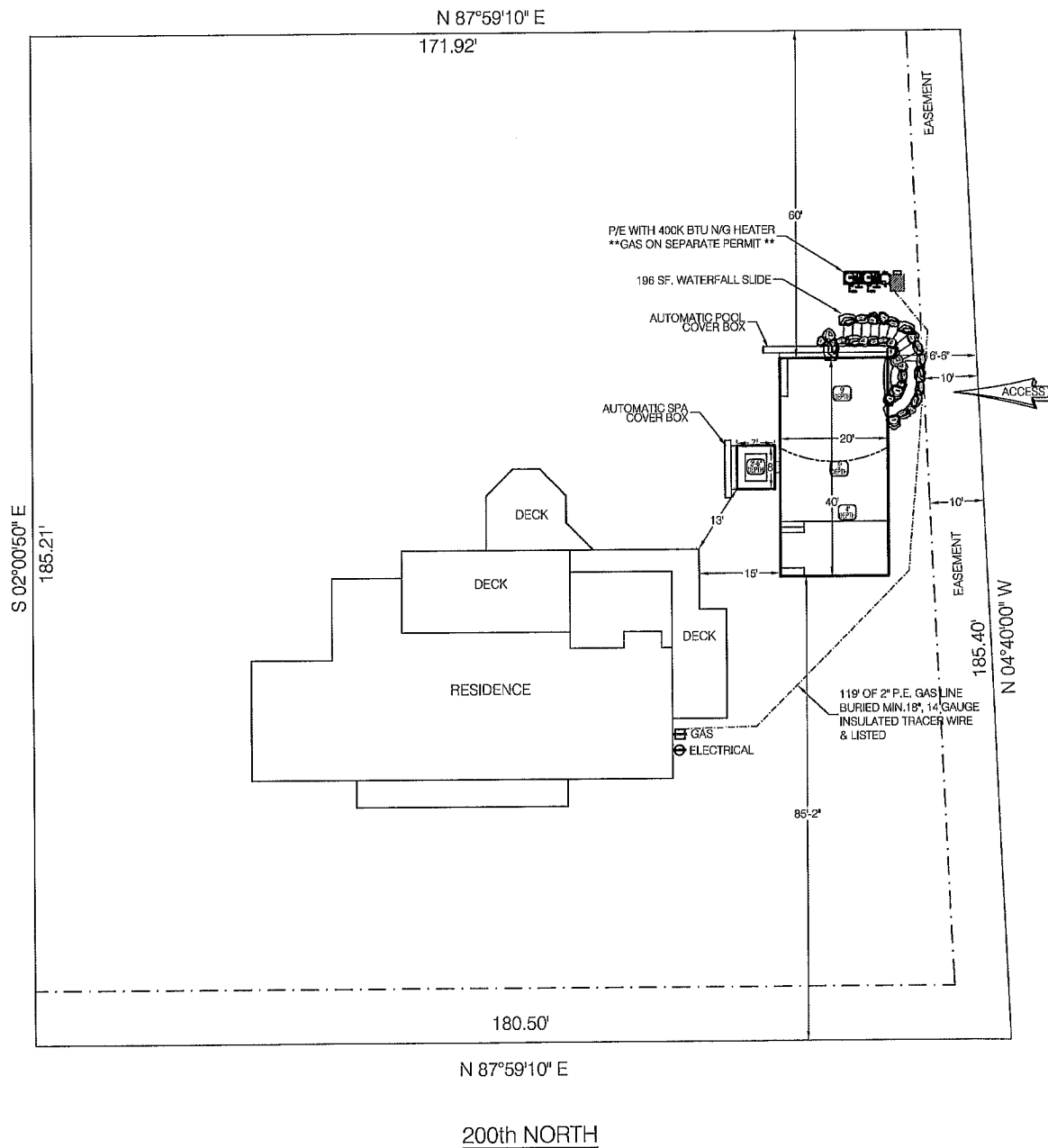
It has never been a street and will probably never be developed because the only place it goes is straight into the lake. Tyler said their first option would be to have the town vacate the dedicated road. According to Dale's deed, the description calls out to the center line of that road over to the center line of 6700 E. Rex stated that they are Town right-of-ways.

Ron asked about their other options. Tyler said Option Two would be to see if they could have 120 feet frontage because of the county road. Is there something in the ordinances that says the 130 feet minimum frontage could be shortened to 120 if there is an alley? The 120 foot frontage would allow Dale to stay 10 feet away from the existing house. Option Three: would be to have the 130 foot frontage that angles in, Option Four, meet the 130 feet along the front and meet the 30 feet back from the road. Option 5, would be to have the 130 feet frontage along the undeveloped road. Ron questioned if the road would have to be paved if it was considered their frontage? Emergency vehicles would require a paved road; they won't travel on a dirt road. The ordinance doesn't specify that the 130 foot frontage needs to be paved.

Review of Mary Marker property: (Corner of 300 S. 7500 E.)

Gail mentioned that she has received three phone calls on this property just this week. Apparently there is a bidding war on the property. Bill confirmed that there was a bidding war. Bill contacted Howard Holt about the property about a month ago, and asked him to get together with Kenton Peterson to see if they could come to terms on combining their properties.

They were unable to do so. Bill asked Howard Holt to call him before he listed the property. The property was put up for sale, a bidding war ensued. Bill made an offer on the property that would be fast and easy with the idea that the property would not be developed. Mr. Holt took less money with the idea that it wouldn't be a fight with the town to get a building permit. Bill will try to make arrangements with Kenton to convince him to join the two pieces of property, because Kenton has a non-buildable lot as well. If this doesn't happen and the town is interested Bill will give the town terms on the property and donate a portion of purchase price back to the town.





LAND USE PERMIT

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

Tax ID # 241390002

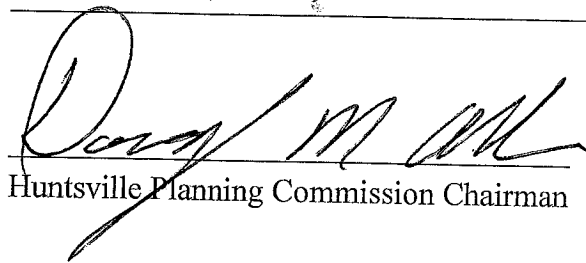
Address of Structure 6685 East 100 South

Name & Address of Owner/Owners Josh & Katie Garner

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

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

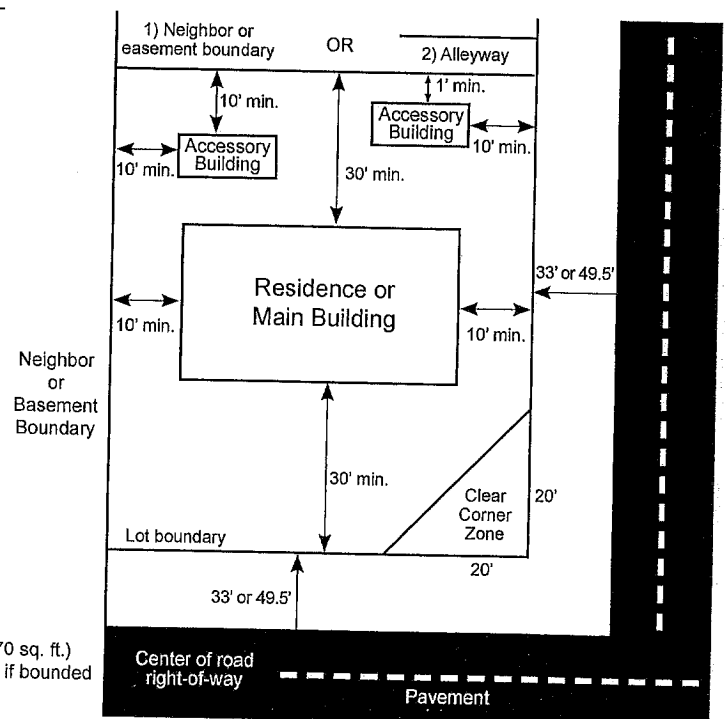

Huntsville Planning Commission Chairman

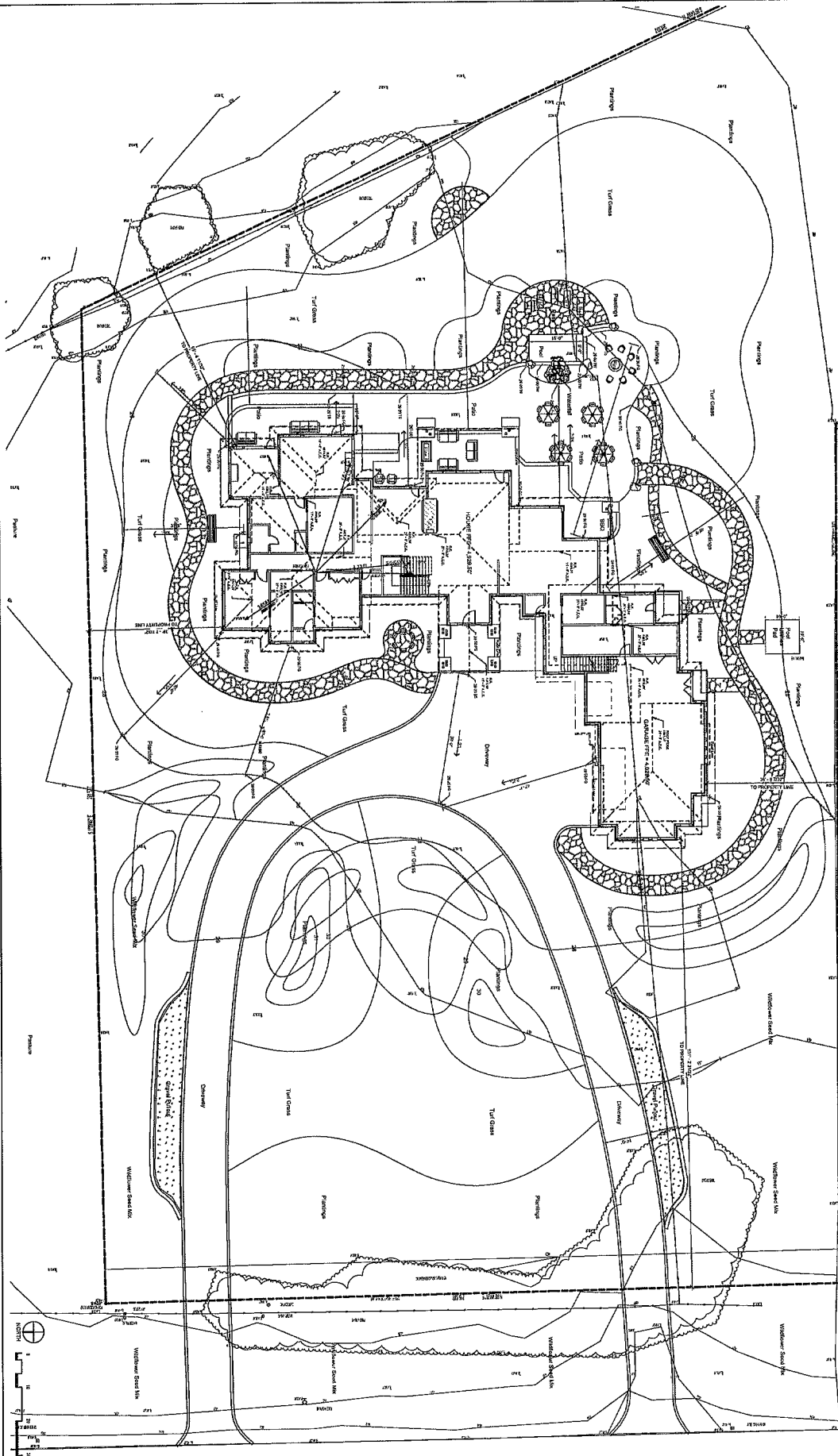
Property Owner Signature

"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





R.R. = ROOF RIDGE
AEG = ABOVE EXISTING GRADE

GRADING PLAN KEY:
Contour Interval = 1 ft.

Existing Major Contour

Existing Minor Contour

Proposed Major Contour

Proposed Minor Contour

Proposed Linear Contour

Proposed Linear Contour

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SITE PLAN

SP1



LAND USE PERMIT

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

Tax ID # 240140025

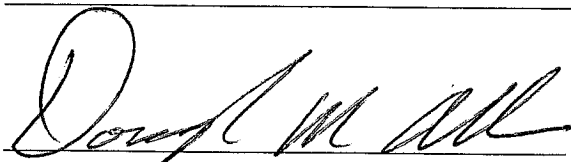
Address of Structure 7340 East 200 South

Name & Address of Owner/Owners Tammy Christie

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

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

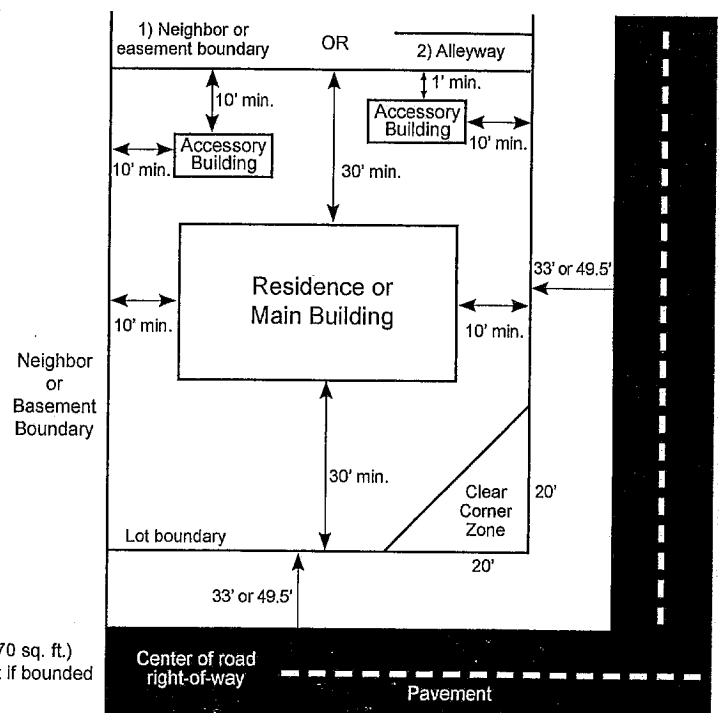

Huntsville Planning Commission Chairman


Property Owner Signature

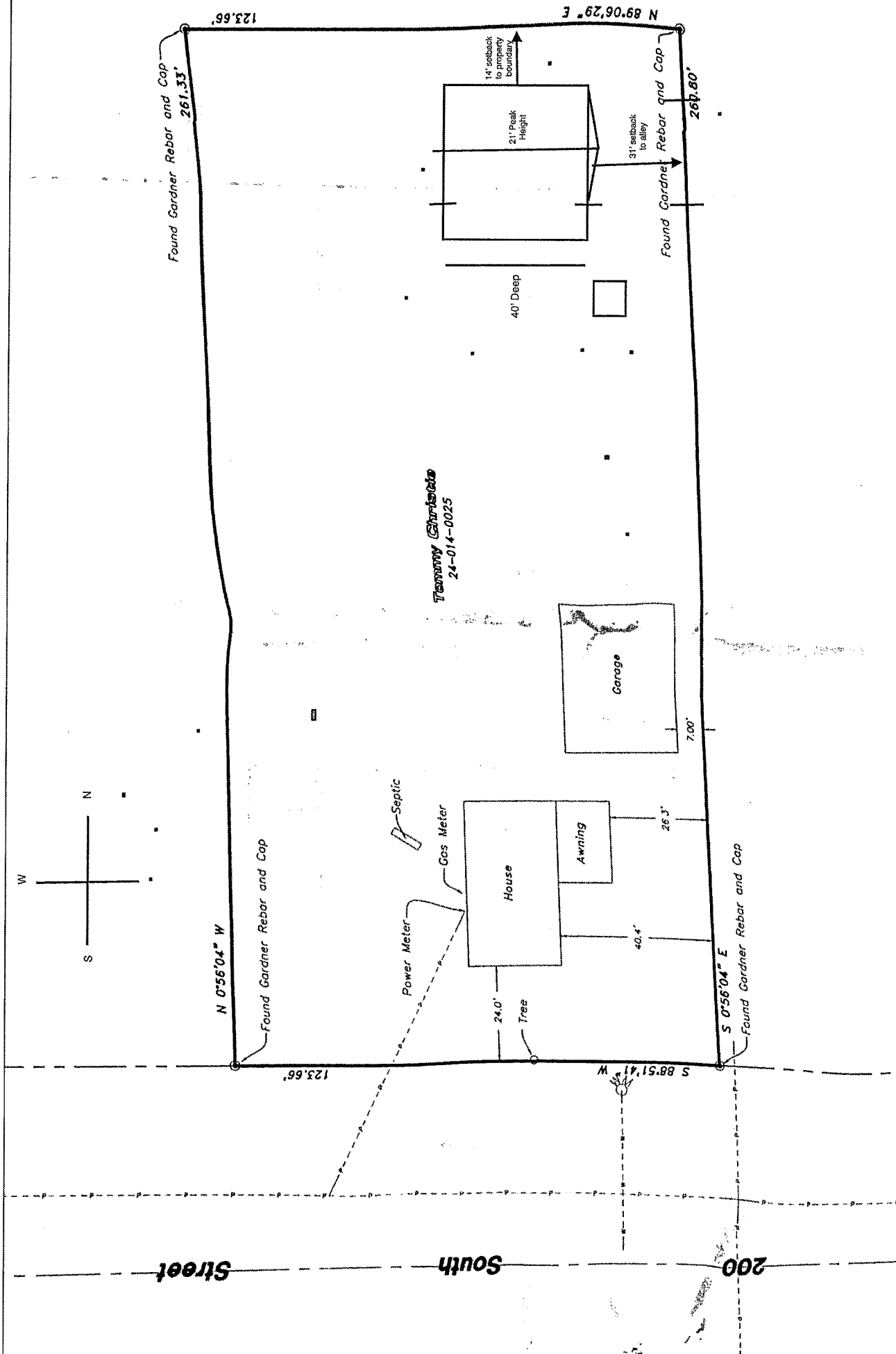
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit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



Christie





LAND USE PERMIT

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

Tax ID # 240170031

Address of Structure 135 South 6900 East

Name & Address of Owner/Owners Rich Wilder

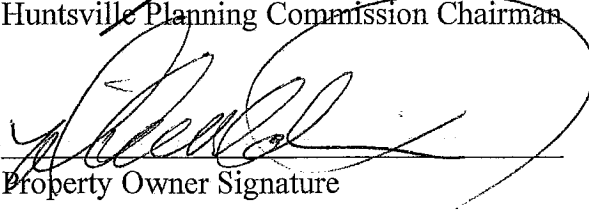
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: pitch now

higher than 28ft

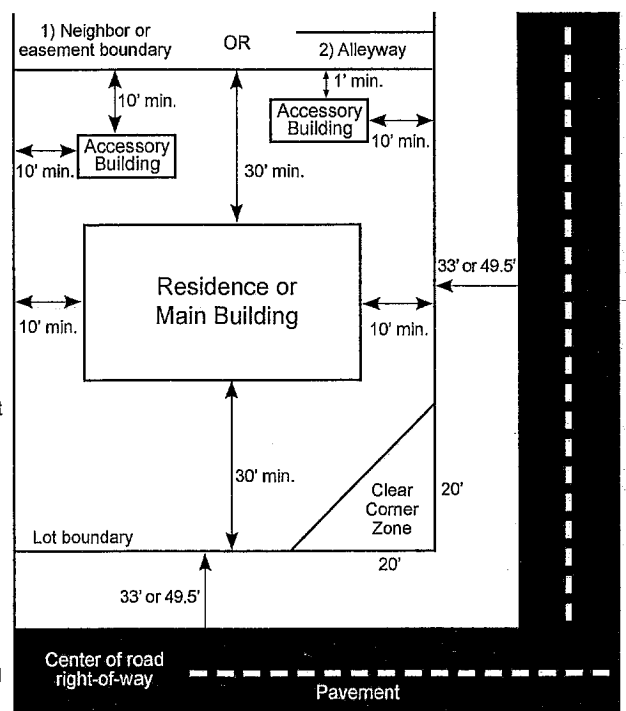

Huntsville Planning Commission Chairman


Property Owner Signature

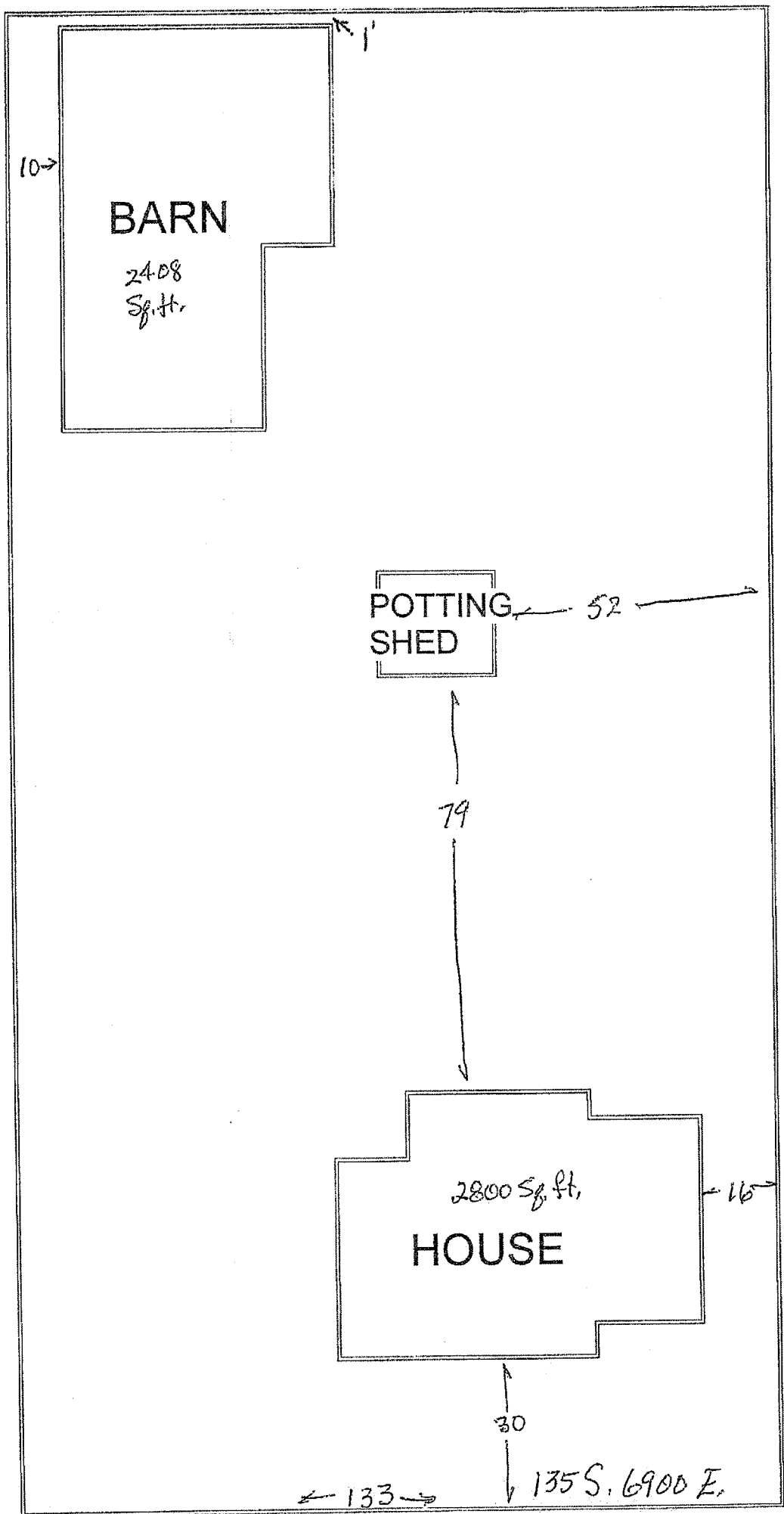
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit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

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Huntsville Town Residential Zone Setbacks



Wilder



BARN

2408
Sq. ft.

POTTING
SHED

79

52

24.9

2800 Sq. ft.

HOUSE

16

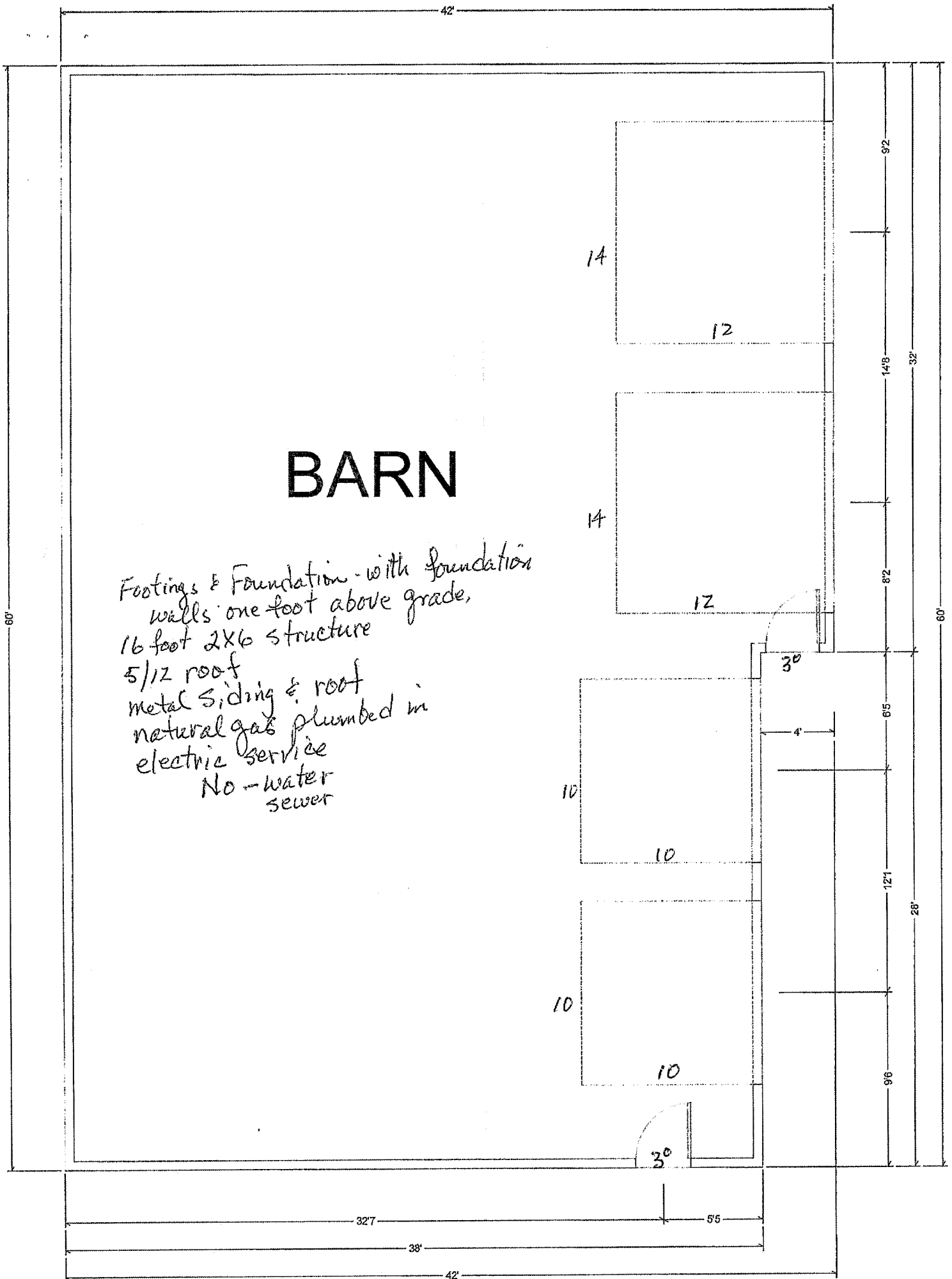
30

133

135 S. 6900 E.

BARN

Footings & Foundation - with foundation
walls one foot above grade,
16 foot 2X6 structure
5/12 roof
metal Siding & roof
natural gas plumbed in
electric service
No - water
sewer





LAND USE PERMIT

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

Tax ID # 240190015 (South lot)

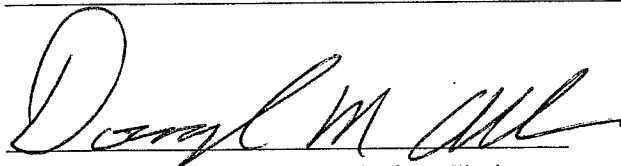
Address of Structure 360 South 7700 East

Name & Address of Owner/Owners Jordan Curtis

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Pole Barn/ the garage to be flush with front of the existing house.

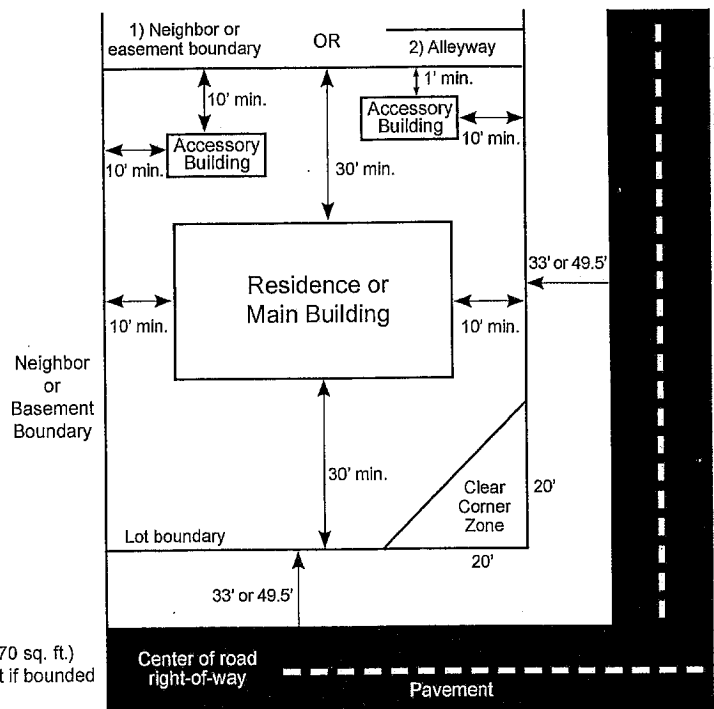

Huntsville Planning Commission Chairman

Property Owner Signature

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Huntsville Town Residential Zone Setbacks





LAND USE PERMIT

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

Tax ID # 240180052

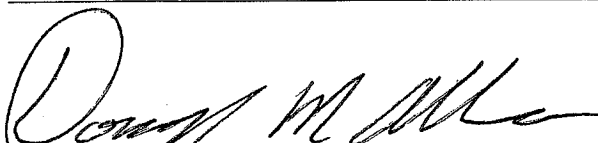
Address of Structure 698 South 7000 East (mobile home)

Name & Address of Owner/Owners Kerry Wangsgard

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: _____

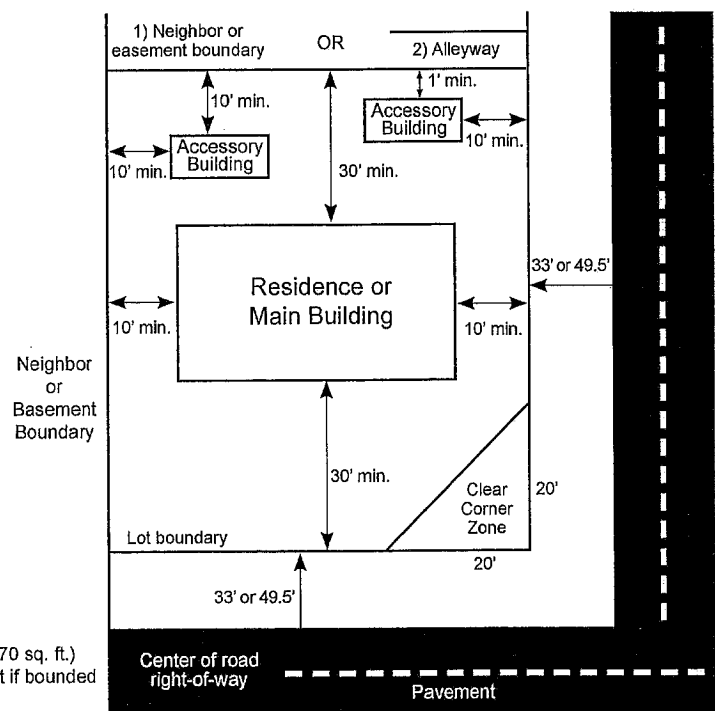

Huntsville Planning Commission Chairman

Property Owner Signature _____

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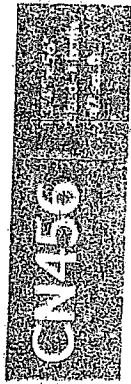
Huntsville Town Residential Zone Setbacks



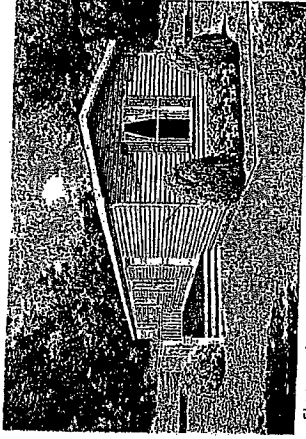
HUNTSVILLE TOWN BUILDING PERMIT APPLICATION

THIS APPLICATION DOES NOT BECOME A PERMIT UNTIL SIGNED, ALL FEES ARE PAID, AND PERMIT NUMBER IS ISSUED

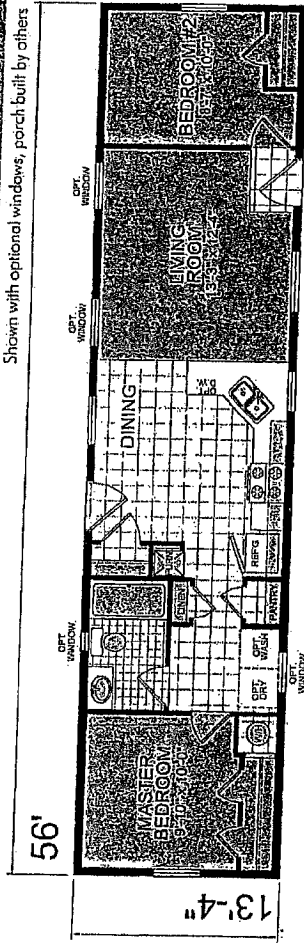
Date of Application 3/23/2021		Date Work Begins 4/2/2021		Date Permit Issued		Permit Number																																																	
Proposed Use(s) of Structure <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Basement <input type="checkbox"/> Mechanical <input type="checkbox"/> 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 type="checkbox"/> Other (Specify)				BUILDING FEE SCHEDULE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><input type="checkbox"/> Rough Basement</td> <td colspan="2">Building Fee</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Finished Basement</td> <td colspan="2"></td> </tr> <tr> <td>Garage sq. ft.</td> <td>Occupancy Group</td> <td>Electrical Fee</td> <td></td> </tr> <tr> <td>Bldg Type</td> <td>R Value</td> <td>Plumbing Fee</td> <td></td> </tr> <tr> <td># of Bldgs</td> <td>Walls Roof</td> <td>Mechanical Fee</td> <td></td> </tr> <tr> <td># of Stories</td> <td>R-19 R-40</td> <td>Plan Review Fee</td> <td></td> </tr> <tr> <td># of Dwellings</td> <td># of Stories</td> <td>Culinary Impact Fee</td> <td></td> </tr> <tr> <td>Type of Construction</td> <td></td> <td>Culinary Connection Fee</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Frame <input type="checkbox"/> Brick Var. <input type="checkbox"/> Concrete</td> <td></td> <td>State Fee (1%)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Brick <input type="checkbox"/> Block <input checked="" type="checkbox"/> Steel</td> <td></td> <td>TOTAL</td> <td></td> </tr> <tr> <td>Max Occ. Load</td> <td>Fire Sprinkler (Y/N)</td> <td></td> <td></td> </tr> <tr> <td></td> <td>N</td> <td></td> <td></td> </tr> </table>				<input type="checkbox"/> Rough Basement		Building Fee		<input type="checkbox"/> Finished Basement				Garage sq. ft.	Occupancy Group	Electrical Fee		Bldg Type	R Value	Plumbing Fee		# of Bldgs	Walls Roof	Mechanical Fee		# of Stories	R-19 R-40	Plan Review Fee		# of Dwellings	# of Stories	Culinary Impact Fee		Type of Construction		Culinary Connection Fee		<input type="checkbox"/> Frame <input type="checkbox"/> Brick Var. <input type="checkbox"/> Concrete		State Fee (1%)		<input type="checkbox"/> Brick <input type="checkbox"/> Block <input checked="" type="checkbox"/> Steel		TOTAL		Max Occ. Load	Fire Sprinkler (Y/N)				N		
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Building Address 698 South 7600 East		Bldg Type mobile home		R Value																																																			
Parcel/Tax ID # 24-018-0052		# of Bldgs		R-19 R-40																																																			
Lot #		Subdivision Name (if applicable)		# of Stories																																																			
Total Parcel Area (acres or sq. ft.) 1.74		Total Building Footprint (sq. ft.) 744.84		# of Dwellings																																																			
Property Owner Name Kerry Wanggaral		Phone 801-358-3114		Type of Construction																																																			
Mailing Address 1322 E 2400 N North Ogden UT		Email		Max Occ. Load		Fire Sprinkler (Y/N)																																																	
Architect/Engineer		Phone		Bond Required (Y/N)		Bond Amount																																																	
General Contractor		Phone		Weber Fire District Fee Receipt Number		Date Paid																																																	
Business Address, City, Zip				Building Official Notes:																																																			
Email		License Number		<p><i>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></p> <p><i>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.</i></p>																																																			
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Mechanical Contractor		Phone																																																					
Business Address, City, Zip																																																							
Email		License Number																																																					
Land Use Review Checklist																																																							
Zone	Lot Area 1.74	Lot Frontage 225 feet	Building Height	<p>Signature of Contractor or Authorized Agent _____ Date _____</p> <p>Signature of Owner (if owner) _____ Date _____</p>																																																			
Front Setback 60 ft	Left Side Setback 130 feet	Right Side Setback 216 ft	Rear Setback 189 ft																																																				
Land Use Notes:																																																							
Land Use Coordinator Signature _____ Date _____				Payment of Fees \$ _____ <input type="checkbox"/> Cash <input type="checkbox"/> Check Date _____																																																			



CHAMPION HOME BUILDERS



Shown with optional windows, porch built by others



**Mailing Address**

P.O. Box 267
Huntsville, UT 84317

Phone

801.745.3420

Fax

801.745.1792

Web

www.huntsvilletown.com

Mayor

James A. Truett

Town Council

Max Ferre'
Wendy McKay
Blake Bingham
Richard Sorenson

Town Clerk/Recorder

Beckki Endicott

Treasurer

Kay Larrison

Attorney

Bill Morris

Huntsville Town Mayor, Council, and Planning Commission

May 5, 2021

Re: Hoover Variance Request

Kerry Wangsgard Land Use Permit for Mobile Home Appeal

Dear Council:

The Huntsville Appeals Authority Board met on May 5, 2021 to hear an appeal request from Kerry Wangsgard and a variance request from George and Janet Hoover.

Previously, Kerry Wangsgard was approved to replace his mobile home with a new mobile home the same size or smaller. Kerry Wangsgard found a new mobile home very close to the original size but approximately 25 sq. ft. larger. A town official told Kerry that would probably be close enough. The next trailer available close to the size of his original trailer was much smaller. The Town Planning Commission was unable to approve a mobile home which was larger, thus, Mr. Wangsgard came to the Appeals Authority Board. The board felt the new trailer was close enough to the original size and met the intent of the town ordinances. The board approved Kerry Wangsgard's appeal to replace his old mobile home with a new mobile home with dimension as large as 56 ft. in length and 13 ft. 4 in. in width.

George and Janet Hoover requested a variance to build a shed 6 feet from the property line rather than the required 10 feet as required by Town ordinances. The Hoover's have a non-conforming lot which is smaller than standard lots in Town. Placing the shed 6 feet from the property line would allow them to build the shed further to the rear of their property. This would be more efficient use of their small lot and would also allow their neighbors, to the east, to keep more of their view of the lake and mountains. The neighbors stated their preference to approve the variance for the 6-foot setback in order to keep their view, as long as snow guards were installed to keep snow sliding off the roof from damaging the fence. The Appeals Board voted to approve the variance for the

Hoovers to build their shed 6 feet from the property line as long as snow guards were used to protect the fence from snow sliding off the roof.

Sincerely,

Bruce Ahlstrom
Chairman, Appeals Board



LAND USE PERMIT

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

Tax ID # 2401200006

Address of Structure 7255 East 300 South

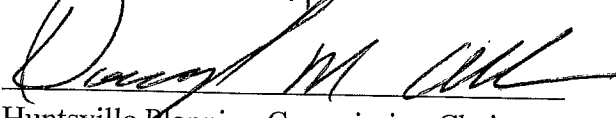
Name & Address of Owner/Owners Hoover's - Janet & George

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-27-2021

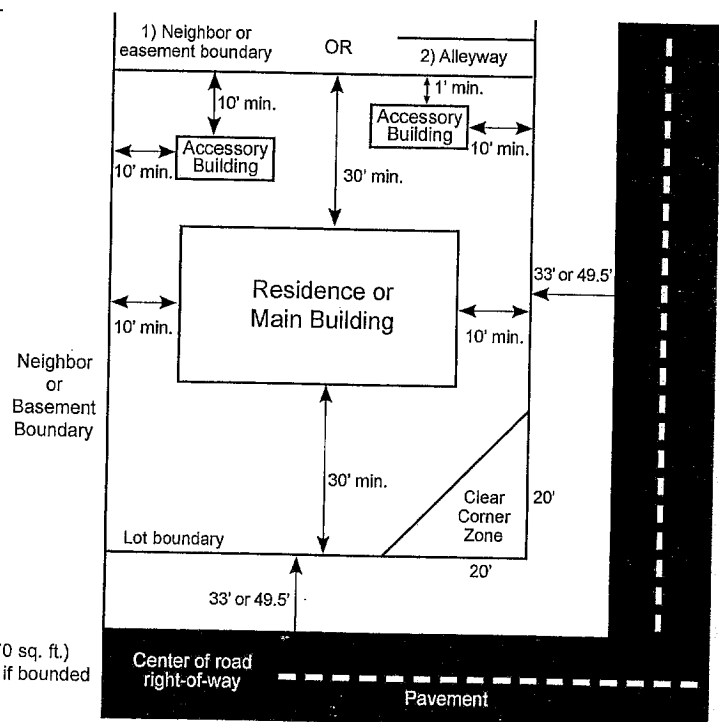
Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Based on the variance board decision, May 5th, 2021, 6 foot side setbacks are

approved with the requirement of snow rail


Huntsville Planning Commission Chairman

Huntsville Town Residential Zone Setbacks



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)

101-8-5-91

House (Patio)

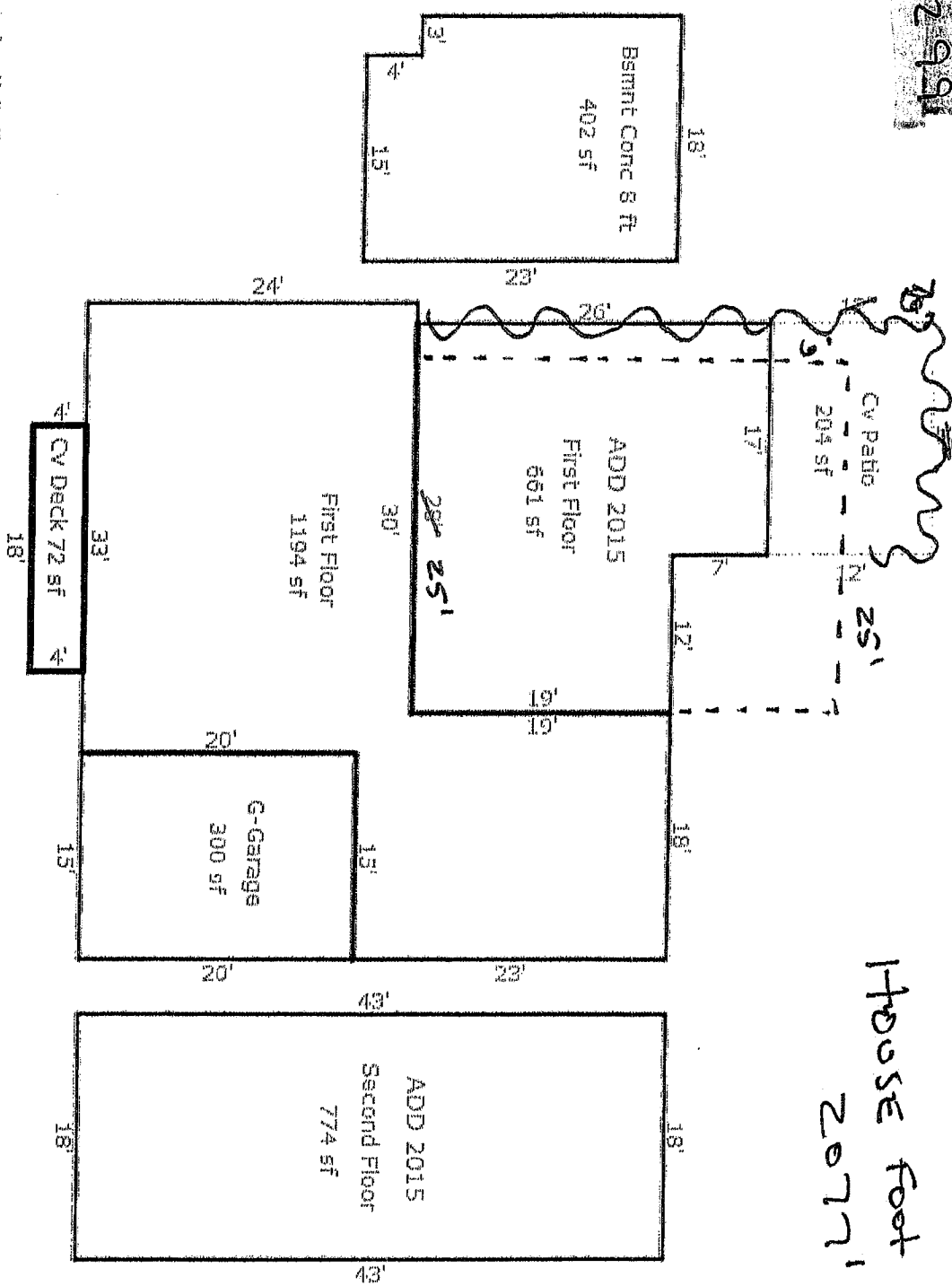
2,299

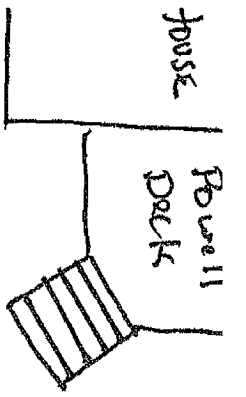
Outside Patio

222'

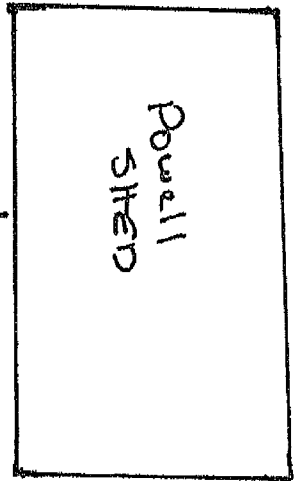
House Foot Print
2077'

Drawn by Apex Systems

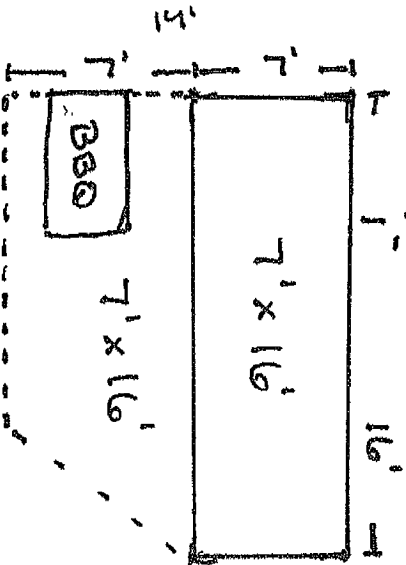




SHARED FENCE



Hoover House



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

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 4 LAND USE
PERMITS.**

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 lacks the ability to issue Land Use Permits without the convening and approval of the Planning Commission, leading to unnecessary and burdensome delay for residents endeavoring to perform simple or uncomplicated projects;
- D. WHEREAS**, the proposed change to the ordinance would allow the delegation of conditional authority to issue Land Use Permits by the Planning Commission to the Town’s Land Use Coordinator;
- 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:

4 LAND USE PERMITS

4.1 Purpose

Building/Land Use permits are essential for the management of building construction and land use in Huntsville Town, provide an effective vehicle for complying with State laws and adopted building standards, and are necessary to effectively administrate building and construction procedures and to cover the costs of the administration thereof.

4.2 Land Use and Building Permits Required

4.2.1 Land Use Permits

- A. Except as provided for under 4.2.2.1, Any owner desiring to change (i.e. build a new residence) or add a use of the land shall not proceed until a Land Use Permit has been issued by the Huntsville Town Planning Commission or the Land Use Coordinator if approved under 4.2.1.B. The only exception to this requirement is for the construction of a structure under 200 square feet that does not contain any combination of gas, mechanical, or plumbing features, as explained in 4.2.2.1.
- B. The Planning Commission may, by majority vote, delegate conditional authority to the Town's Land Use Coordinator for issuance of Land Use Permits. The delegated authority to issue Land Use Permits by the Land Use Coordinator may be further restricted, conditioned, or entirely withdrawn by majority vote of the Planning Commission or Town Council.
- C. Any permanent structure being placed on land shall adhere to all land use regulations established for the zone in which that land resides. If the Huntsville Town Planning Commission deems it necessary, due to extenuating circumstances, they will submit the permit application to the Huntsville Town Council for their review and approval.

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 remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

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>