

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

Public notice is hereby given that the Huntsville Town Planning Commission, Weber County, Utah, will hold a Public Hearing Thursday, July 22nd, 2021 at 7:00 p.m. at the Huntsville Town Hall located at 7309 E. 200 S. Huntsville, UT.

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

Amendment: Title 15.17.14: Proposed Amendments to footnote 37 to be included in the Title.

**15.17.14 Nonconforming Lots or Parcels of Record**

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

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

Dated this 7<sup>th</sup> of July, 2021.

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

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Shannon Smith, Recorder