

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

MEETING DATE: October 24th, 2024
PLACE: Ogden Valley Library
131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Dave Morse, Jake Shannon, Dave Wellace

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

2-Approval of amended minutes for Planning Commission meeting September 24th, 2024.
(See Attachment #1)

PCM Poulter motioned to approve the amended minutes from September 24th 2024. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

3) Discussion and/or action on Land Use Permit for New Home Build, 322 S 7900 E, Parcel #211770005 (Sage)

A representative from the construction company was present to speak on behalf of the project. They are currently working on the building permit while the Land Use permit is pending approval. TCM Hunter reminded the PC that since Sage has wetland areas, there is a buildable envelope for each lot. This property is currently set to be a spec home.

Per the plan there was a pool drawn as well. The PC will only be approving the structure at this time. There was a discussion on height, max 35 ft allowable as per code. TCM Hunter reviewed the code for building height.

PCM Songer motioned to approve Land Use Permit for New Home Build, 322 S 7900 E, Parcel #211770005 (Sage). PCM Ferre seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

4) Discussion and/or action on Land Use Permit for David Morse, addition of home and carport, 6834 E 200 S, Parcel #240170037

Mr. Morse is back before the PC with an updated plan for his extension. PCM Poulter questioned the setbacks, the proposed structure is about 16" from the side alley setback and Mr. Morse stated for the record that the front setback was 33", same as the existing home.

Shannon passed out another site plan she drafted up showing all structures on the property both existing and proposed. Mr. Mose stated that the site plan was accurate as to the structures on the property. The Site plans show the new addition as a carport attached to the house and a new addition then attached to the carport. Chairman Endicott questioned whether this would meet current code for being attached to the existing home. TCM Hunter reviewed the code on breezeways and allowable connections. 15.6.2 was updated in 2023 to prohibit 2 dwelling units on a lot.

TCM Hunter believes the current plan Mr. Morse is presenting is not allowable per code. The code reads that the addition needs to be directly connected to the existing home. Mr. Morse understands they need to adjust the plans so there is a connection from the main house to the extension.

Mr. Morse understood what kind of adjustment he needs to make, he will re-submit plans to the Planning commission for the next meeting. The intent of the code was to limit extensions of the home that serve as a separate dwelling unit. Any extension should be connected to the main/original home/dwelling unit.

PC Chair Endicott motioned to table the Land Use Permit for David Morse, addition of home and carport, 6834 E 200 S, Parcel #240170037. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
NAYS:	

5- Discussion on Planning commission review of Title 15

Chairman Endicott suggested that the PC add the wording for a garage/carport to be added to 15.6.2, in the breezeway description.

PC Poulter had some changes to discuss to her sections. She spoke to the Shoreline zone. There was a discussing that with the new zoning map the town has annexed the forest service land around the lake. This area is now all zoned S-1. PC Liz plans to make suggested adjustments to the shoreline zone that emphasize water protection.

The next section she addressed was open space which there are currently no open space zones in Town. There were suggestions to remove this section, but the PC decided to leave it in the code. There was discussion on the lots in Sage and the buildable envelopes that have been established. The PC requested that the buildable envelope be part of the site plans submitted but any lots in Sage.

PC Poulter commented on the sections on flood plains. The PC is interested in setting guidelines to assure that property that does have wetlands is properly delineated as well as making sure that the buildable areas of the property are well defined.

15.4, Recreation Zone was reviewed by PC Poulter. There were a few changes she suggested for this part of the code. Sensitive Lands had some wording about landscaping that PC Poulter recommended be removed/replaced.

6- Sandy's TC Updates

Sandy commented that she currently is acting Mayor while Richard recovers from some medical issues. Sandy gave the PC an update on the Town Hall project.

7-Public Comment. There were none.

8-Chairman's Remarks. Chairman Endicott thanked all for the discussion.

9-Motion to adjourn.

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

Meeting is adjourned at 8:04 p.m


Shannon Smith, Clerk

Clerk
PCM Meeting 10.24.24
Attach. #1

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: September 18th, 2024
PLACE: Ogden Valley Library
131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused Present
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present Excused
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Tony Coombs, Baline Vernon, Chad Roberts, Alyssa Lloyd

1-Roll call: Chairman Endicott welcomed all who are attending the meeting.

2-Approval of minutes for Planning Commission meeting August 22nd 2024.
(See Attachment #1)

PCM Poulter motioned to approve the amended minutes from August 22nd 2024. PCM Feree seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

5- Discussion of Title 15 review by the Planning Commission

PCM Larsen started his review of his portion of Title 15. He also referenced stated code as it pertained to his assigned titles.

PCM Ferre commented on Title 15.10- Agricultural Zone A3. PCM Ferre questioned the wording in the Zoning description. She was wondering where there were Agricultural Zones in the Town boundaries. It was said that Sage is Zoned A3. Shannon brought the Zoning map up on the screen and the PC reviewed the zoning map from the huntsvilleutah.gov website.

PCM Ferre wanted to clarify 15.10- Agricultural Zone A3- referring to rentals no less then 30 days, no short-term rentals. She also mentioned standards for setbacks in the Zone.

PCM Larsen reviewed his edits with the PC. Some suggestions and adjustments were made. PCM Larsen questioned the CUP, conditional use permit, process. It was discussed whether there should be time limitations or a renewal process for the CUP.

Chairman Allen thanked PCM Larsen for his overview and asked that other PC members come prepared to review their sections next month. PCM Henderson volunteered to give an overview of his parts of Title 15. He commented that overall he was impressed with the way the sections his sections read. He did have concerns about residential being allowed in commercial zones. Chairman Allen commented that the Town has a history of allowing this. Allysa Lloyd, a resident from the audience, asked for permission to speak on the topic and she expressed that allowing residential in commercial or mixed use helps keep the commercial Zones successful. PCM Henderson gave a few more general comments and asked for opinions from the PC. PCM Larsen brought up the concern of fractional ownership on a property and how the code might address that issue

6- Sandy's TC Updates

Sandy was not present to report

7-Public Comment. Liz stated that Sandy asked her to bring up the topic of a sports court built on a lot without a residence. Sandy would like to see the PC address this in the code. The PC was in support of keeping residential as the primary use in the R1 Zone.

8-Chairman's Remarks. Chairman Endicott thanked all for the discussion. He appreciated the PC's time and iterates that the process is important.

9-Motion to adjourn.

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

Meeting is adjourned at 7:33p.m.

Shannon Smith, Clerk

211770005
322579003.
huntsville, UT 84317
Lot # 5

[illegible]



LAND USE PERMIT

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

Tax ID # 211770005

Address of Structure 2225 7900E Huntsville UT

Name & Address of Owner/Owners CW Land/Habitation 610 W. 800 W. Centerville, UT 84614

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10-24-24

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: max building

height of 35 feet

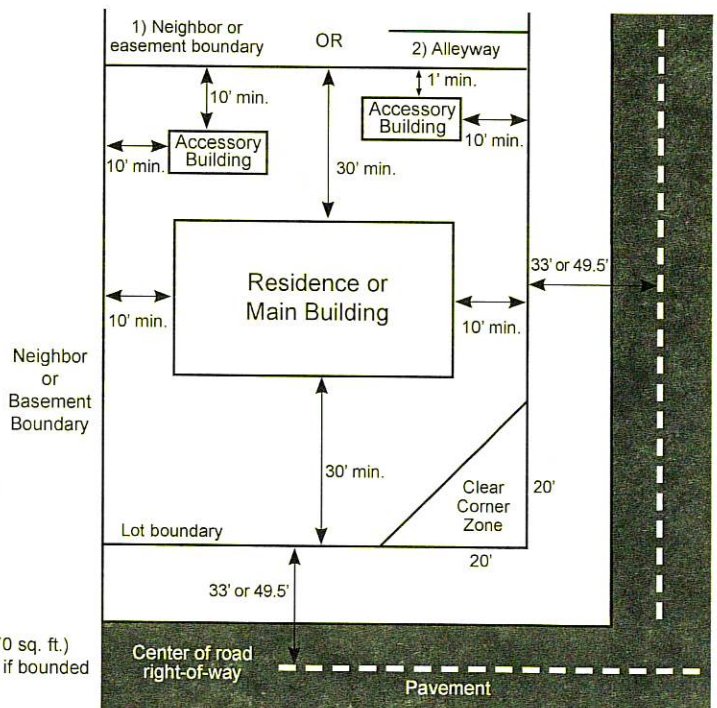
Huntsville Planning Commission Chairman

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



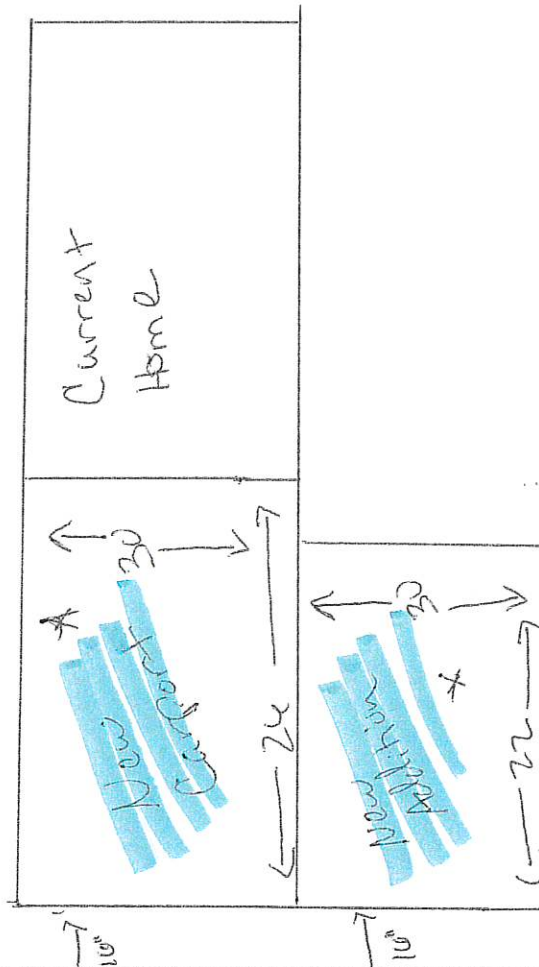
David Morse
 6834 E. 200S.
 Parcel # 240170037

S

- * Carpet = 760 sq ft
- * Addition = 660 sq ft

200 S.

33 feet



Alley

3

3

PC Meeting 10.24.21
 Attach. #3

* Not to Scale

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