

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

MEETING DATE: June 18th, 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
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:

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

2-Approval of minutes for Planning Commission meeting May 22nd, 2025.
(See Attachment #1)

PCM Ferre motioned to approve the amended minutes from May 22nd, 2025. PCM Henderson 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>	

3-Discussion on lot consolidation/boundary line adjustment for Osthed Property, Parcel #240140051 (See Attachment #2)

The Osthed's were present to speak about the ideas they have to adjust their property. They have presented the idea they have to consolidate a neighboring property, they recently acquired. Then they would like to slightly adjust the boundary line with the neighbor. The PC did not see any issues or concern with the homeowners plans.

4-Discussion and/or action of Land Use Permit for Lyon Carport, 6895 E 200 S, Parcel #240210007. (See Attachment #3)

Mr. Lyon was present to speak on behalf of this project. He wants to add a carport type building to use as storage for this boat. There is an existing concrete pad he is planning to use for this project.

PCM Poulter motioned to approve the Land Use Permit for Lyon Carport, 6895 E 200 S, Parcel #240210007. PCM Larsen seconds the motion. All votes Aye, Motions 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>	

5-Discussion and/or action of Land Use Permit for New Home build Sage lot 10, 441 S 7900 E, Parcel #211770010. (See attachment #4)

The contractor and homeowner were present to speak on behalf of the project. This will be a spec home. This lot has no wetlands, therefore a large building envelope. PCM Songer stated that the setbacks appear to be good. PCM Poulter commented on the Dark sky lighting requirements.

PCM Larsen motioned to approve the Land Use Permit for New Home build Sage lot 10, 441 S 7900 E, Parcel #211770010. 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 Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

6- Discussion and/or action of Land Use Permit for Arroyo Carport, 7633 E 600 S, Parcel # 240180045 (See Attachment #5)

Mr. Arroyo was present to speak on behalf of his project. There was some discussion on the front property line. The PC recommended a survey to verify that property line. Mr. Arroyo would like to build a new building where he has an existing building. The setbacks were called into question. As the town code states, if a non-complying structure is modified it must come into compliance. Which means the new building would need to comply with current setback standards. The PC does not have the authority to approve anything outside the current code. If a variance is needed, it would need to go through the appeals process.

Chairman Endicott motioned to Table the Land Use Permit for Arroyo Carport, 7633 E 600 S, Parcel # 240160009. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Henderson
NAYS:	

7- Discussion and/or action of Land Use Permit for Arroyo New Garage, 7633 E 600 S, Parcel # 240180045. (See Attachment #6)

See discussion above in item 6.

Chainman Endicott motioned to Table the Land Use Permit for the Arroyo New Garage, 7633 E 600 S, Parcel # 240180045. PCM Songer seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

8- Discussion and/or action on Parcel consolidation for Wangsgard, Consolidation of Parcels #24-018-0049, -0050, -0051, -0054 and -0055 (See Attachment #7)

Clark Wangsgard was present with his two sons, . Brent and Jeff Wangsgard, whom are the parcel owners, on record for the properties as listed above. They questions the fines the Town imposed on the certificate of non-compliance. Stating that they did not have enough time to for fill the Towns requests. Chairman Endicott stated that the Wangsgard's did go about this process "backwards". First seeking approval from Weber County then coming to the Town.

TCM Hunter did agree that the original violation did occur when Kerry Wangsgard filed with the county for subdivision without seeking Town approval first. She recommended that Jeff and Brent ask Beckki Endicott and the Mayor about the fines accrued, and possible forgiveness on their part. Since Jeff and Brent did not own the lots at the time of the subdivision.

Chairman Endicott and TCM Hunter explained that process was requested to start with the Town and the planning commission for consolidation and then move to the County for final approval. The Wangsgard's first went to the county then the Town. Chairman Endicott explained that if the process is not done correctly it could result in additional fines and restrictions in building rights.

The process was explained to the Wangsgard's that after the Planning Commission recommendation for approval, this application will move to the Town Council for final approval. At that point the Wangsgard's can move forward with the process of the subdivision they desire.

Chairman Endicott motioned to recommend for approval to the Town Council on Parcel consolidation for Wangsgard, Consolidation of Parcels #24-018-0049, -0050, -0051, -0054 and -0055. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

9- Sandy's TC Comments

TCM Hunter updated the PC about the increase in parking fine. The Town Council decided to increase the fee to \$75.

At the last TC meeting the TC voted to approve the vacation of a certain alley way.

The property that is owned by Powder Mountain at the point will be needing some attention in the near future. Some of the uses they are requesting will need to be addressed in the code for them to be in compliance. TCM Hunter feels like re-zoning into the RC zone while making some modifications to the code makes the most sense. The PC has some concerns about use for that

property, and they would like to explore options. The PC would like to see how the plans for Powder can fit with the appropriate Zone and also how the project can benefit the Town financially.

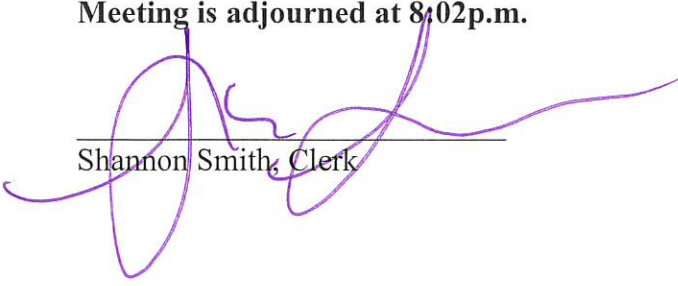
10-Public Comment. There were none.

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

12-Motion to adjourn.

Chairman Endicott made a motion to adjourn, All were in favor. Meeting adjourned by acclamation.

Meeting is adjourned at 8:02p.m.



Shannon Smith, Clerk

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: May 22nd, 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: Micheal Thorne, Kurt Wilson, Jana Watt, Mr. and Mrs. James McKay, Mr. and Mrs. Taylor.

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

2- Approval of Minutes from March 27th 2025. (See Attachment #1)

PCM Poulter motioned to approve the minutes from March 27th 2025. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3- Approval of Minutes from April 17th 2025. (See attachment #2)

PCM Poulter was concerned about amount of detail in the minutes. She would like to see more detail of the PC discussions

PCM Poulter motioned to approve the amended minutes from April 17th 2025. PCM Henderson seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

4- Approval of Minutes from April 29th 2025. (See attachment #3)

PC Chair Endicott motioned to approve the minutes from April 29th 2025. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5- Discussion and/or action of Land Use Permit for Watts Outdoor Pavilion, 6820 E 200 S, Parcel # 240170002. (See attachment #4)

Jana Watts was present to speak on behalf of their project. They are constructing an outdoor pavilion to replace a structure that was previously damaged by the snow several winters ago. TCM Hunter questioned where the septic leach or drain field was on the property. Mrs. Watts stated that there was a small portion of the leach field under the pavilion, but most of it is in the yard going back towards the barn. The septic tank is completely unobstructed. There was some concern about the placement of the pavilion in relation to the leach field.

This project is already underway, and the PC felt comfortable based on the homeowner's description that the pavilion was ok as per the site plan. The Homeowner stated that they went to some lengths to make sure the leach field and septic were not compromised by the current project.

PCM Henderson motioned to approve the Land Use Permit for Watts Outdoor Pavilion, 6820 E 200 S, Parcel # 240170002. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

6- Discussion and/or action of Land Use Permit for McKay Accessory Building, 525 S 7500 E, Parcel # 210270023. (See Attachment #5)

James Mc Kay was present to speak on behalf of this project. The McKay's have a larger lot, and coverage will not be an issue. The setbacks were discussed. The access to the accessory building will be from the existing driveway.

PM Chair Endicott motioned to approve the Land Use Permit for McKay Accessory Building, 525 S 7500 E, Parcel # 210270023. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

7-Discussion and/or action on Land Use Permit for Wilson Accessory Building, 112 S 7000 E, Parcel # 240160009. (See Attachment #6)

Mr. Wilson is looking to build an accessory building for storage. Setbacks were discussed. PCM Poulter questioned the location of the septic and drain field. Mr. Wilson stated that his new building would be clear of both.

PCM Poulter motioned to recommend for approval the Land Use Permit for Wilson Accessory Building, 112 S 7000 E, Parcel # 240160009. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

8- Discussion and/or action of Land Use Permit for Thorne Home Addition, 125 N 6800 E, Parcel # 240170013 (See Attachment #7)

Micheal Thorne was present to speak on behalf of the project. They are looking to expand their current home on the back side of the building. They have already approached Weber Morgan for septic approval. Setbacks were discussed; there were no concerns.

PCM Henderson motioned to approve the Land Use Permit for Thorne Home Addition, 125 N 6800 E, Parcel # 240170013. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

9- Discussion and/or action on Land Use Permit for Taylor Accessory Building, 137 S 7700 E, Parcel # 240130005. (See attachment #8)

The Taylor's are looking at replacing an older garage/ accessory building with a newer, slightly larger one. The current structure is closer to 9 feet away from one of the property lines they will be shifting to the 10 feet that is allowable per code. Setbacks were approved.

PCM Poulter motioned to recommend for approval the Land Use Permit for Taylor Accessory Building, 137 S 7700 E, Parcel # 240130005. PC Chair Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

10- Discussion and/or action on Land use Permit for ~~Frei~~ porch extension, 160 S 6900 E. Parcel # 2400160022. (See attachment #9)

The property owners are looking to extend the porch as well as the roof, alongside the home. The contractor verified the front set back.

PC Chair Endicott motioned to recommend for approval the Land Use Permit for ~~Wilson~~ Accessory-Building, 160 S 6900 E. Parcel # 2400160022. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

11- Sandy's TC Updates

TC Hunter discussed the update the Town made to the appeal authority. The TC recently appointed a new 1-person appeal authority. Brent Bateman will fill this roll; he is a land use attorney and contracts with other municipalities as well.

Lonny Bailey and Bruce Ahlstrom are working on a new cemetery, out by the green waste facility. The property owners in the area are willing to give the Town access to the area the Town is looking on using. They are looking at raising the ground with dirt and adding some landscaping to separate from the existing green waste facility.

The Town raised the parking fines to \$150, to match the price increase done by Weber County. TCM Hunter updated the PC on the Powder Mountain property and what they are working on. They will be coming before the PC to seek approval when plans are finalized. Sandy would like to adjust the Use Table to address the desire of the Town to keep the R1 Zone for single family homes.

12- Public Comment. There were none.

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

14- Motion to adjourn.

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

Meeting is adjourned at 7:42 p.m.

Shannon Smith, Clerk

PC Meeting 6.18.2025
Attn # 2

Outlook

Courtney - Osthed Parcel Purchase and Boundary Adjustments

From Adam Osthed <aosthed@msn.com>**Date** Tue 6/17/2025 12:00 PM**To** Clerk <clerk@huntsvilleutah.gov>

3 attachments (786 KB)

AMANDA HESSENAUER-ROS.pdf; Weber County Plat map from 2024.pdf; OSTHED HUNTSVILLE.pdf;

Hi Shannon,

Thanks for all your help with this!

Here's what I'd like to present to the Planning Commission tomorrow.

- Friday, June 13th, we (Courtney-Osthed) went under contract for Osthed to purchase Courtney's back parcel (24-014-0052) of .75 acres.
- Osthed aims to consolidate this .75 acre parcel (24-014-0052) with his existing 2.0 acre parcel (24-014-0051) for a new combined parcel of 2.75 acres.
- Subsequently, we (Courtney-Osthed) are going to determine a Boundary Line Adjustment between our two parcels – Osthed's **new** consolidated parcel (24-014-0051) and Courtney's other parcel (24-014-0047) which will give it a more rectangular shape. The final parcels sizes between Osthed's **new** (51) and Courtney's other parcel ("47") will be for Osthed's parcel (51) approximately 2.55-2.75 acres while Courtney's other parcel ("47") will be between 1.0-1.2 acres.

The aim of these Boundary Line Adjustments are to:

1. 'Straighten' the Courtney parcel ("47") North boundary line to run along the outside of his existing fence line AND provide sufficient easement / setback for his leach field (we think this line will be at about the outside of his fence line).
2. 'Straighten' the Courtney parcel ("47") West boundary line running north-south using his southwest corner parcel marker and existing fence along the Southwest corner as a guideline.
3. 'Cut' a new diagonal, small northwest boundary line where the North and West Boundaries are connected. This is to accommodate a driveway that Osthed contemplates in order to have better access the purchased parcel from Courtney.

I just want to show the planning commission what this will roughly look like **prior** to us likely submitting the actual Parcel Consolidation by Osthed and the Boundary Line Adjustments by Courtney-Osthed in July or August once we've formalized the lines with a Surveyor and Weber County approval.

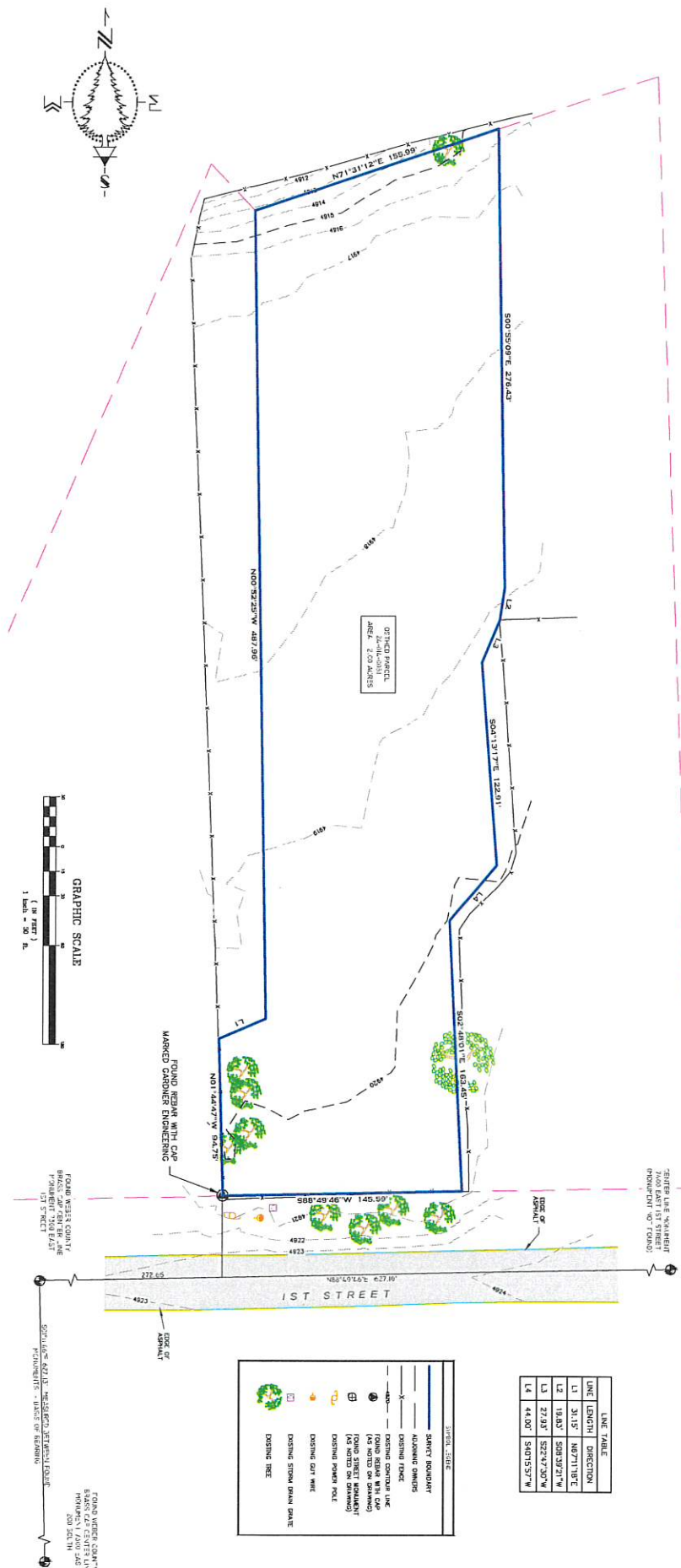
Here is a Google Earth image that shows roughly what we're doing. Purple lines are approximately the final, desired Courtney parcel 47, yellow lines are the purchased parcel (52), and the orange line shows the old West boundary jog of the current Courtney parcel 47 that we want to 'straighten' into the purple shape.



I've also attached the Weber County Plat map and the surveys done by Amanda Hessenauer (Aug 2023) for their Boundary Line Adjustments as well as the Survey I had done last year (Fall 2024) to confirm those markers for my future home build.

Let me know if you think I should provide anything else.

Best regards,
Adam Osthed
(801) 633-1710 mobile



SURVEYOR'S CERTIFICATE

I, TROY L TAYLOR, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6654112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I HEREBY CERTIFY THAT DURING THE MONTH OF JANUARY 2023, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DESCRIPTION

TROY L TAYLOR

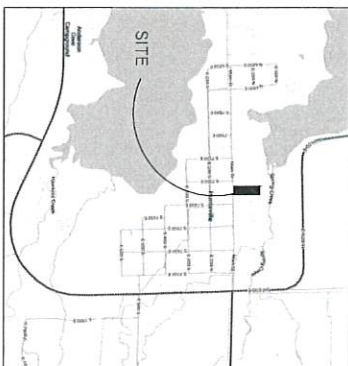


SURVEYOR'S NARRATIVE











I WAS ASKED BY CLIENT TO PERFORM A TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY TO AID IN THE DESIGN OF A NEW HOME FOR THE PROPERTY. THIS SURVEY IS A TOPOGRAPHIC SURVEY ONLY, NO WORK ON DETERMINING THE BOUNDARY WAS DONE OR TO BE DONE. THE BOUNDARY OF THE PROPERTY IS TO BE DETERMINED BY THE DEEDED DESCRIPTION. THE BOUNDARY AS SHOWN ON THIS SURVEY IS TAKEN FROM THE SURVEY OF THE REGION. THE ELEVATIONS SHOWN ON THIS SURVEY ARE AT 1 FOOT INTERVALS.

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTER LINE. BEARING OF 7300 EAST STREET BETWEEN THE FOUND WEIBER COUNTY BRASS CAP AT THE INTERSECTION OF 7330 EAST STREET AND 1ST STREET AND THE FOUND WEIBER COUNTY BRASS CAP AT THE INTERSECTION OF 7300 EAST STREET AND 200 SOUTH STREET, SAID BEARING BEING SOUTH 01°11'46" WEST.

VICINITY MAP

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	31.15'	N67°11'18"E
L2	19.83'	S08°39'21"W
L3	27.93'	S22°47'30"W
L4	44.00'	S40°15'57"W

	SAFETY BOUNDARY
	ADJOINING OWNERS
	EXISTING FENCE
	EXISTING EXISTING LOT
	FOUND DRIVE WITH CAR (AS NOTED ON DRAWING)
	FOUND STREET MOUNTAIN (AS NOTED ON DRAWING)
	EXISTING POWER POLE
	EXISTING DAY WIRE
	EXISTING STORM DRAIN (PRIVATE)
	EXISTING HOLE

200 S

PC Meeting Co. 18. 2025
Atch. #3

6895 E 200 S

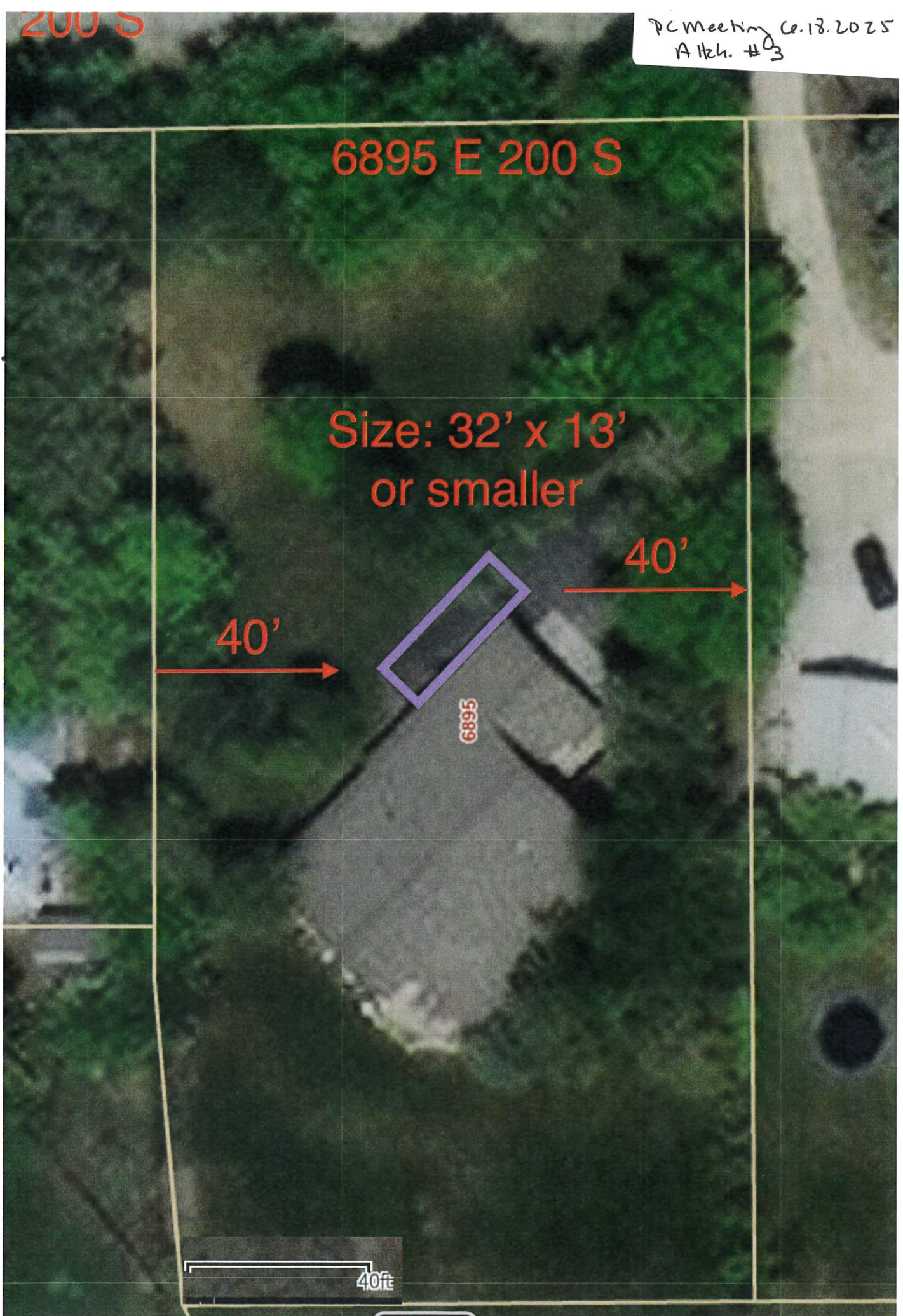
Size: 32' x 13'
or smaller

40'

40'

6895

40ft





2025-0051

LAND USE PERMIT

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

Tax ID # 240210007Address of Structure 6895 E. 200 S.Name & Address of Owner/Owners LyonThe above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6-18-2025Set Backs Approved: Yes X No Any special stipulations and conditions of the Site Plan Review: NONE

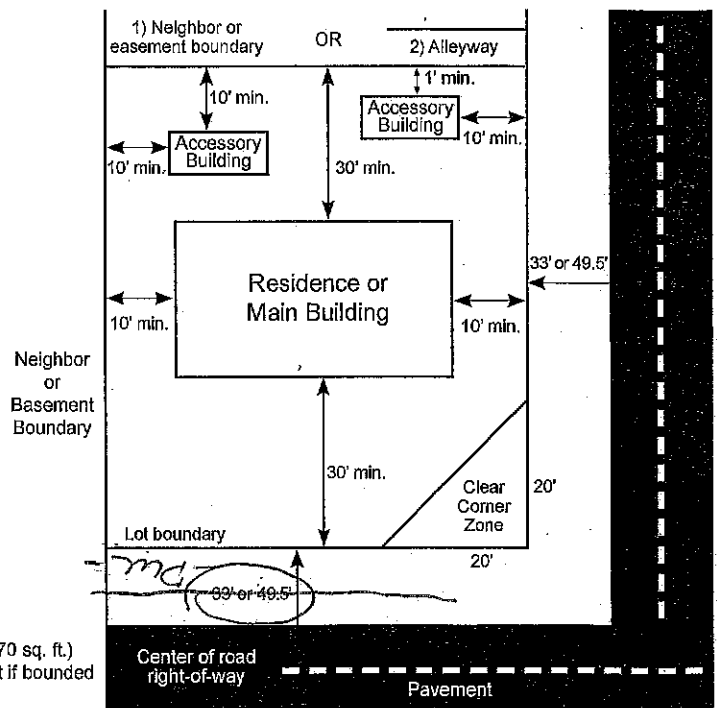
Huntsville Planning Commission Chairman

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





JEWKES DESIGN

SHEET NOTES

#	Comments
1	Driveway depth to have be a min. 2'-0" away from property line.
2	Final grade to be 12" above finished ground level.
3	Final grade to be 12" above finished ground level.
4	Driveway to be 12" above finished ground level.
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99	Driveway to be 12" above finished ground level.
100	Driveway to be 12" above finished ground level.

7800 EAST - HIGHWAY 39

500 SOUTH STREET

7900 EAST STREET

North

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD B.
C1	283.00'	32.52'	006°35'02"	32.50'

LOT INFO	
Address	441 S 7900 ST E
City	Huntsville, UT
Subdivision	Sage
Lot #	10

SCALE NOT TO SCALE
AS SHOWN (12 x 18)
AS SHOWN (24 x 36)
Scale 1" = 30.00'

Cardinal Peaks

Sage, Lot 10
Huntsville, UT
5 June 2025
Project 345888770

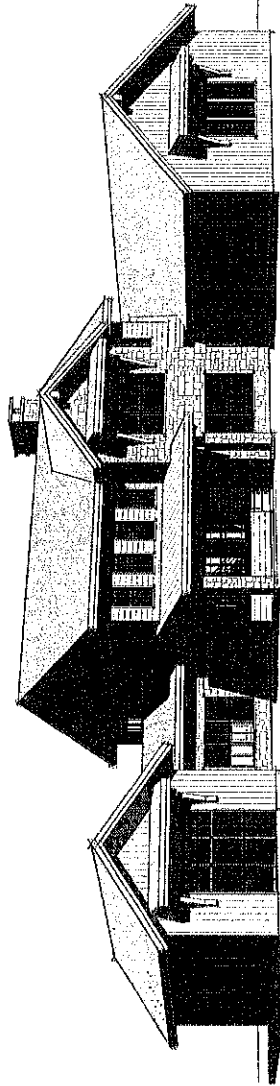
Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

SITE PLAN

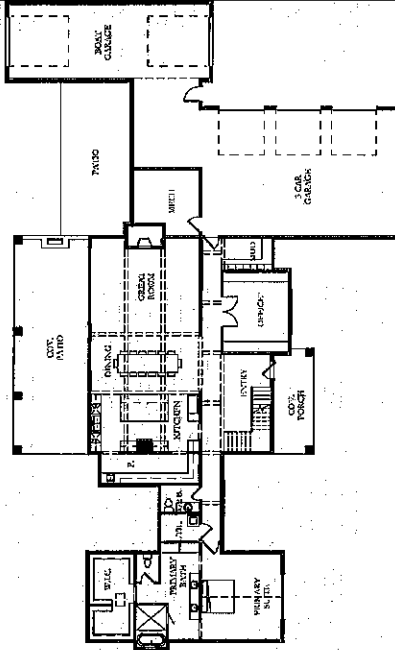
G104

PC Meeting 4.18.2025
Attn. #4

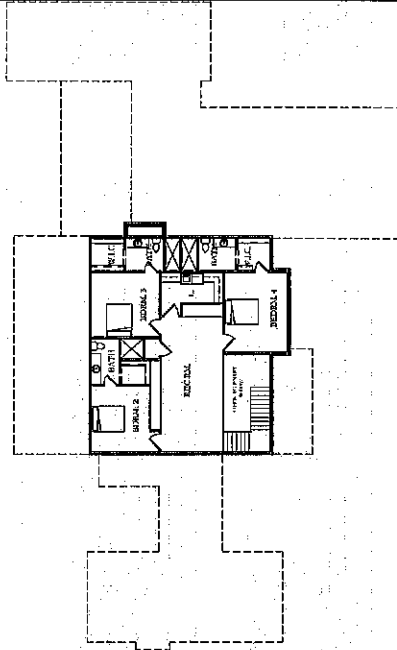
Cardinal Peaks



Sage, Lot 10



MAIN FLOOR



UPPER FLOOR



JEWKES DESIGN

SHEET INDEX

- G101 COVER SHEET
- G102 PROJECT NOTES
- G103 FULL DOOR & WINDOW SCHEDULES
- G104 SITE PLAN
- C101 EXISTING CONDITIONS
- C102 UTILITY AND GRADING PLAN
- A101 MAIN LEVEL FOUNDATION PLAN
- A102 MAIN LEVEL DIMENSION PLAN
- A103 UPPER LEVEL FLOOR PLAN
- A104 UPPER LEVEL DIMENSION PLAN
- A201 FRONT & REAR ELEVATIONS
- A202 LEFT & RIGHT ELEVATIONS
- A203 3D VIEWS
- A301 BUILDING SECTIONS A, B, C, & D
- A401 ROOF PLAN
- A501 ARCHITECTURAL DETAILS
- A502 ARCHITECTURAL DETAILS
- A601 FOUNDATION DIMENSION PLAN
- A602 MAIN LEVEL ELECTRICAL PLAN
- U101 UPPER LEVEL ELECTRICAL PLAN
- CSN GENERAL STRUCTURAL NOTES
- S1-0 FOOTING & FOUNDATION PLAN
- S1-1 MAIN FLOOR WALL PLAN
- S2-0 UPPER FLOOR FRAMING PLAN
- S2-1 UPPER FLOOR STEEL WALL PLAN
- S3-0 ROOF FRAMING PLAN
- S3-1 ROOF TRUSS DETAILS
- S3-2 STRUCTURAL DETAILS
- S3-3 STRUCTURAL DETAILS

REVISIONS

- 1.
- 2.
- 3.

Cardinal Peaks

Sage, Lot 10
Hillsville, VT
5/12/2025
Project 34583885710

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COVER SHEET

G101

SQUARE FOOTAGE

Main Level	
Garage Space	1810 SF
Living Space	2594 SF
Storage	213 SF
Outdoor Space	1240 SF
Upper Level	
Living Space	1524 SF
Storage	12 SF
Totals:	
Garage Space	1810 SF
Living Space	4118 SF
Outdoor Space	1240 SF
Storage	225 SF

PLAN DESIGNER:

Jewkes Design
801-595-2263
office@jewkesdesign.com

CONTRACTOR:

Cardinal Peaks
George Hyatt
801-595-2263
email@cardinalpeaks.com

INTERIOR DESIGNER:

Jewkes Design
Laurie Schmidt
801-595-2263
office@jewkesdesign.com

STRUCTURAL ENGINEER:

Architectural Engineering
Hue Scott
office@architecturalengineering.com
801-642-4897



2025-0052

LAND USE PERMIT

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

Tax ID # 211770010

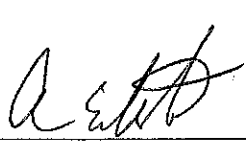
Address of Structure 441 S. 7900 E - Sage lot 10

Name & Address of Owner/Owners Evans

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6-18-2025

Set Backs Approved: Yes ☒ No ☐

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

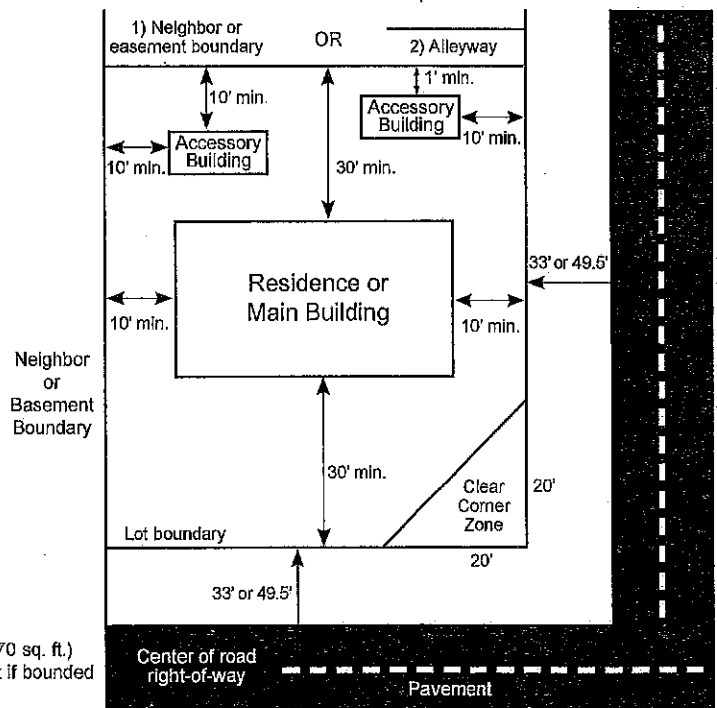

Huntsville Planning Commission Chairman


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



Weber County Geo-Gizmo



PC Meeting 6.18.2025
 Attach. # 5 & 6

SANTOS e Angeles Arroyo 954-206-1550
7633 E. 600 S. Huntsville UT 84317

Huntsville Town

PC meeting 6.18.2025
Attn. #7

Parcel Consolidation Application

Applicant Name: Jeff Wangsgard
Applicant Mailing Address: 698 S. 7600 E Huntsville UT 84317
Email: clarkwangsgard@gmail.com Phone: 801-791-3676
Brief Description of Proposed Parcel Consolidation: _____

Consolidate Lots 24-018-0049
24-018-0050
24-018-0051
24-018-0054
24-018-0055

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-018-0049 - 50-51-54-55
Parcel(s) Owner Name: JEFF - Wangsgard
Parcel(s) Owner Mailing Address: 698 S. 7600 E Huntsville UT 84317
Email: clarkwangsgard@gmail.com Phone: 801-791-3676
Parcel Owner Signature: Jeff Wangsgard Date: Apr 23-2025
Title (Authorized Agent): _____

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-018-0049 - 0050 - 0051 - 0054 - 0055
Parcel(s) Owner Name: Brent C. Wangsgard
Parcel(s) Owner Mailing Address: 689 S 7600 E Huntsville UT 84317
Email: BRENTWHONDA@GMAIL.COM Phone: 801-628-8918
Parcel Owner Signature: B. Wangsgard Date: 4-26-25
Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 6/4/2024 Fees Paid: 150⁰⁰

Becki Endicott, Town Clerk

Shannon Smith

(Huntsville Town Planning Commission)

June 18th - 0630



Recommended for Approval



Recommended for Conditional Approval



Recommended for Rejection



Deferred

Chair Signature: _____ Date: _____

Notes/Conditions: _____

(Huntsville Town Council)



Approved



Conditional Approval



Rejected



Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder

Date: _____

Parcel Consolidation Application Requirements:

- ☐ The parcel consolidation does not involve a recorded subdivision plat.
- ☐ The proposed parcel consolidation does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
- ☐ The proposed parcel consolidation does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
- ☐ The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- ☐ If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

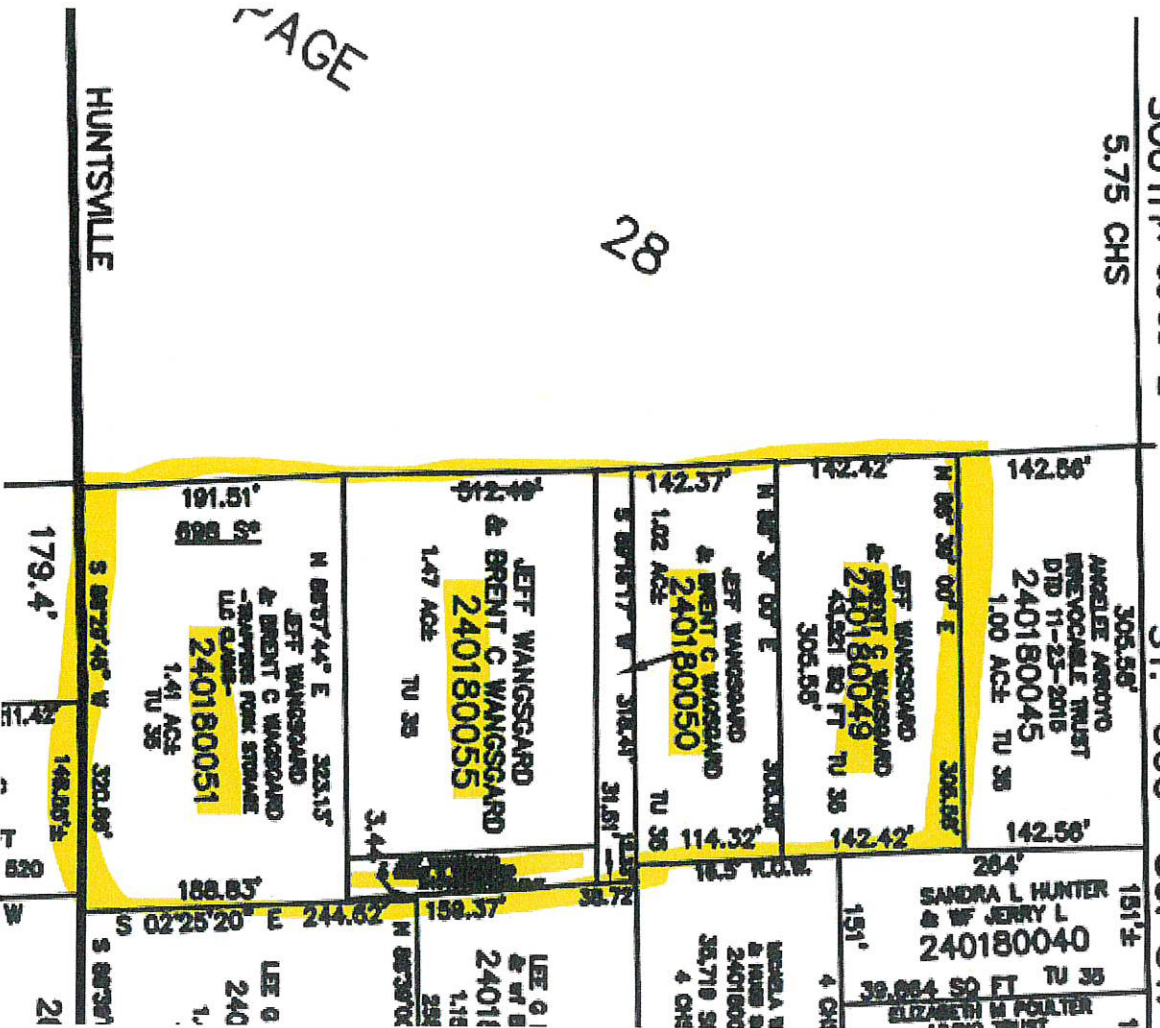
Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal description of the whole piece of property to be consolidated
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- ☐ Parcel Consolidation Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

SOUTH N 88°39' E

ST. #600 SO. ST.

5.75 CHS



* 24 -

all Parcels shown here
to be combined into one
Parcel.

Clark Wangcard
Jeff Wangcard
Brent C Wangcard