

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

**MEETING DATE:** January 25th, 2024  
**PLACE:** Town Shops  
 167 S 750 E, Huntsville Utah  
**TIME:** 6:30 p.m.

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

**Citizens: Travis Rumsey**

1-Roll call: Acting Chair Liz Poulter, welcomed all who attended the meeting.

2-Approval of minutes for Planning Commission meeting December 14th, 2023.  
 (See Attachment #1)

**PCM Hessenauer motioned to approve the amended minutes from December 14<sup>th</sup> 2023.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

3-Discussion and/or action on Land Use Permit for Morse outbuilding, 6834 E. 200 S., Parcel # 240170037 (See attachment #2)

Davis Morse was present to speak on behalf of his project. He will be removing existing structure/garage and replacing it with a slightly larger out building. It will be boarding an alley and it will be attached to the house. Mr. Morse stated that he was unsure exactly how he will attach the building but it will be by some kind of Breezeway. He stated 18-24" off the alleyway.

PCM Poulter questioned the dimensions the building, Mr. Morse stated it would be about 26x24 feet. There will be a room and possibly a bathroom in the structure.

**PCM Songer motioned to approve Land Use Permit for Morse outbuilding, 6834 E. 200 S., Parcel # 240170037, as an addition, with a breezeway to the house, and not a dwelling unit.** PCM Poulter seconded the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

4-Discussion and/or action on Rezon Petition for American Legion from A3 to C2, 583 S. 7800 E., Parcel # 240180004. (See attachment #3)

Chris Sauer, the commander of the American Legion. Is requesting a rezone to the new C2 Zone. TCM Hunter commented on a few items to adjust on the application. Mr. Saucer agreed to make the changes mentioned and will re-submit. TCM Hunter clarified the uses the Legion currently utilizes, as to make sure they can continue operating as they have been. Hunter suggested that after the rezone passes, the Legion can then apply for the conditional use permit(s) (CUP) it needs.

**PCM Hessenauer motioned to recommend approval to the Town Council the Rezone Petition for American Legion from A3 to C2, 583 S. 7800 E., Parcel # 240180004, with the added recommend that the rezone fee be waived, as the property should have been annexed in as commercial.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

5-Discussion and/or action on recommendation on Final Plat for North Arrow Condominiums, Parcel #241200004 (See Attachment #4)

The Hyde family were present to speak on behalf of their project. Dokata Hyde went over the location of the new building. He also went over the septic system, as well as commented that water, electric and gas have been stubbed for the new building. Dokota stated that parking is adequate per code.

PCM Poulter referred to the town engineer, Jared Anderson, report on the final plat. There were a few items Jared called out that he is requesting from the project.

**PCM Poulter recommended for approval, to the Town Council, the final plat subdivision for North Arrow Condominiums, Parcel #241200004.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Steve Songer Alt Commissioner Hessenauer
NAYS:	

6- Discussion and/or action on Ordinance 2023.12.14, Amending Title 15.10, Agriculture Zone A3 and Changes to Table 15-1. (See Attachment #5)

Shannon commented that she had made the edits per the discussion last meeting. PCM Poulter stated that any above ground structure should uphold to the 10-foot setback. There was discussion on a current project in town as it is relevant to this discussion. The concern is that rock or other retaining walls can currently be right on the property line, there are no setbacks in the code that address this issue. Some members of the Planning Commission feel that is an issue and others are not wanting to restrict this any further.

PCM Poulter believes that any structure above ground needs to meet setbacks. PCM Hessenauer and Songer do not feel there should be any further restrictions on these types of structures. TCM Hunter questions if there should be a height requirement that the PC should address. PCM Poulter is adamant about addressing the proper setbacks for any above ground structure. With PCM Poulter in the minority it was decided to remove the above ground structure wording in the Ordinance.

TCM Hunter reviewed a few minor changes she made in the Ordinance, these can be seen in attachment #5.

**PMC Hessenauer motioned recommend approval of Ordinance 2023.12.14, Amending Title 15.10, Agriculture Zone A3 and Changes to Table 15-1, to the Town Council, with the changes discussed.** PCM Songer seconded the motion. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Steve Songer Alt Commissioner Hessenauer
NAYS:	Commissioner Liz Poulter

7- Sandy's TC Updates

TCM Hunter gave an update on the pending incorporation as it pertains to the annexations the Town is currently in the process of.

8-Public Comment. There were none.

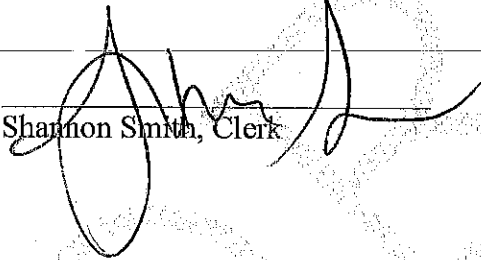
9-Chairman's Remarks. Acting Chair Liz Poulter, wanted to address the quality of the site plans submitted. There was an agreement that there needs to be some quality control on the site plans submitted. Shannon will work on getting higher quality plans.

10-Motion to adjourn.

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

**Meeting is adjourned at 8:15 p.m.**

Shannon Smith, Clerk



CLERK

PCM Meeting 1.25.24  
Att. #1

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

**MEETING DATE:** December 14th, 2023  
**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	Present
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Excused
Amanda Hessenauer	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens: Travis Rumsey**

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

2- Open to Public Hearing on Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1

Chairman Endicott asks for public comment. There were none.

3- Close Public Meeting and open regular planning meeting

**PCM Songer motions to close Public Hearing and open regular planning meeting.** PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

4- Discussion and/or action on Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1- Vote for recommendation

TCM Hunter explained the changes she made in Title 15. Some of these changes were made in anticipation of possible future annexation. Sandy also had adjusted 15.6 to clarify the use of accessory structure and its limitations as a dwelling.

There was also a modification to 15.10.5 in reference to setbacks on “any structure”. This adjustment was done to address landscaping issues that could impose on neighboring properties.

There was a discussion on frontage requirements for different size lots. PCM Songer disagreed that larger lots should be required more frontage. Chairman Endicott agreed with Songer. It was agreed that the frontage for all lots should be the same.

PCM Poulter suggested edits to 15.10.5- G, #3. PCM Hessenauer suggested an option that was agreeable to the PC.

The PC discussed the changes made to 15.6.2.G as far as accessory structures used for guests. Chairman Allen was concerned about the wording in this section as the specification on the 15 day limit. PCM Hessenauer expressed concern about the ability of residents to be able to build these accessory structures that are much like a “second home” on the property. There was agreement that section 15.6.2.G be rewritten to read “ Accessory structures or buildings. No accessory structure or building or position thereof, shall be rented or used as a dwelling unit.”

PCM Hessenauer questioned weather it would be allowable to an accessory building with a kitchen and “living areas”. Currently per code the Town has no restriction on what can be built in as part of an accessory structure but the use needs to align with the code and zone.

PCM Larsen brought up the issue of the setback changes to “above ground structures”. There was discussion on what qualifies as an “above ground structure”.

**PC Chair Endicott motioned to table the Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

5-Discussion and/or action on minutes from Planning Commission meeting October 26th, 2023.  
**(See Attachment #2)**

**PCM Larsen motioned to approve the amended minutes from October 26th, 2023.** PCM Hessenauer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

6- Discussion and/or action on Land use Permit for Greg Stuart- Outbuilding, 340 S. 7400 E. Parcel # 240110004 (See attachment #3)

Travis Rumsey was present to speak on behalf of the project. There will be an open loft in the building. Travis stated that he is not installing utilities in the outbuilding. And that the older structure on site will be torn down, as it is in disrepair. The issue the PC expressed concern about a previous Land Use permit for this property (2020) that was never completed to the agreement as stated on the permit and signed by the property owner. The town required the property owner to attach the previous outbuilding to the existing home.

Travis states that the property owner argues that there are other properties in Town that have the same layout. Chairman Endicott replied that since the property owner agreed to the stipulation on the past Land Use permit the Town will hold him accountable to that. There was some discussion on the changes the property owner made to the previous outbuilding and what that meant for the requirements, per code, if that outbuilding needed to be attached to the home.

**PCM Hessenauer motioned to approve the Land use Permit for Greg Stuart- Outbuilding, 340 S. 7400 E. Parcel # 240110004, with the conditions that the requirements from the previous Land Use permit for an outbuilding (2020) be completed as well as coverage calculation be provided and current older barn/shed be removed within 30 days of CO.** PCM Larsen seconded the motion. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	<u>Commissioner Poulter</u>

7-Discussion and/or action on Land Use Permit for Outbuilding, 6875 E. 200 S., Parcel # 240210005 (See Attachment #4)

Travis is also speaking for this project. Setbacks were reviewed.

*Building within deck setback*

**PCM Larsen motioned to approve the Land Use Permit for Outbuilding, 6875 E. 200 S., Parcel # 240210005.** PCM Poulter 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 Alt Commissioner Hessenauer
NAYS:	

8- Discussion and/or action on Land Use Permit for Outbuilding, 6888 E. 200 S., Parcel # 240170001 (See Attachment #5)

Travis is again the representative for this project as well. This barn will be almost exact to the outbuilding above.

*But smaller, will also include abatement*

**PCM Songer motioned to Land Use Permit for Outbuilding, 6888 E. 200 S., Parcel # 240170001.** PCM Larsen 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 Alt Commissioner Hessenauer
NAYS:	

9- Discussion on setbacks, as they apply to landscaping

This topic was addressed in the discussion as it pertained to the above ordinance. PCM Hessenauer felt like this issue was not one she would address, as far as re-writing the code. PCM Songer and Chairman Endicott agreed with Hessenauer as well as PCM Songer. PCM Poulter felt like this is an issue that she has some concerns about. Chairman Allen commented he was not opposed to looking further into this and PCM Larsen agreed, there would need a very clear definition of what would be described as "above ground".



10- Discussion on 2024 meeting schedule

Shannon presented the 2024 meeting schedule. There were a few dates that were discussed that possibly needed to be adjusted.

11- Sandy's TC Updates

The TC approved the Use Table, with no permissions of movie theater or light manufacturing, and auto parts store as conditional. The TC has requested that the PC further explore discuss definitions of light manufacturing as a conditional use. The TC also would like to explore an option for a "mom and pop" store possible under Discount Store. The PC has also been requested to look into this option. The TC also changed Funeral Services to Conditional, in C2 Zone, as currently the American Legion does conduct funeral type services at their location.

TCM Hunter updated the TC on the status of the annexations that the town has been working on.

TCM Hunter commented on Title 15 and the updates that are needed to be made and posted to the website.

11-Public Comment. There were none.

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

14-Motion to adjourn.

**PCM Songer made a motion to adjourn the meeting.** By acclamation, All votes Aye. Motion Passes.

**Meeting is adjourned at 8:15 p.m.**

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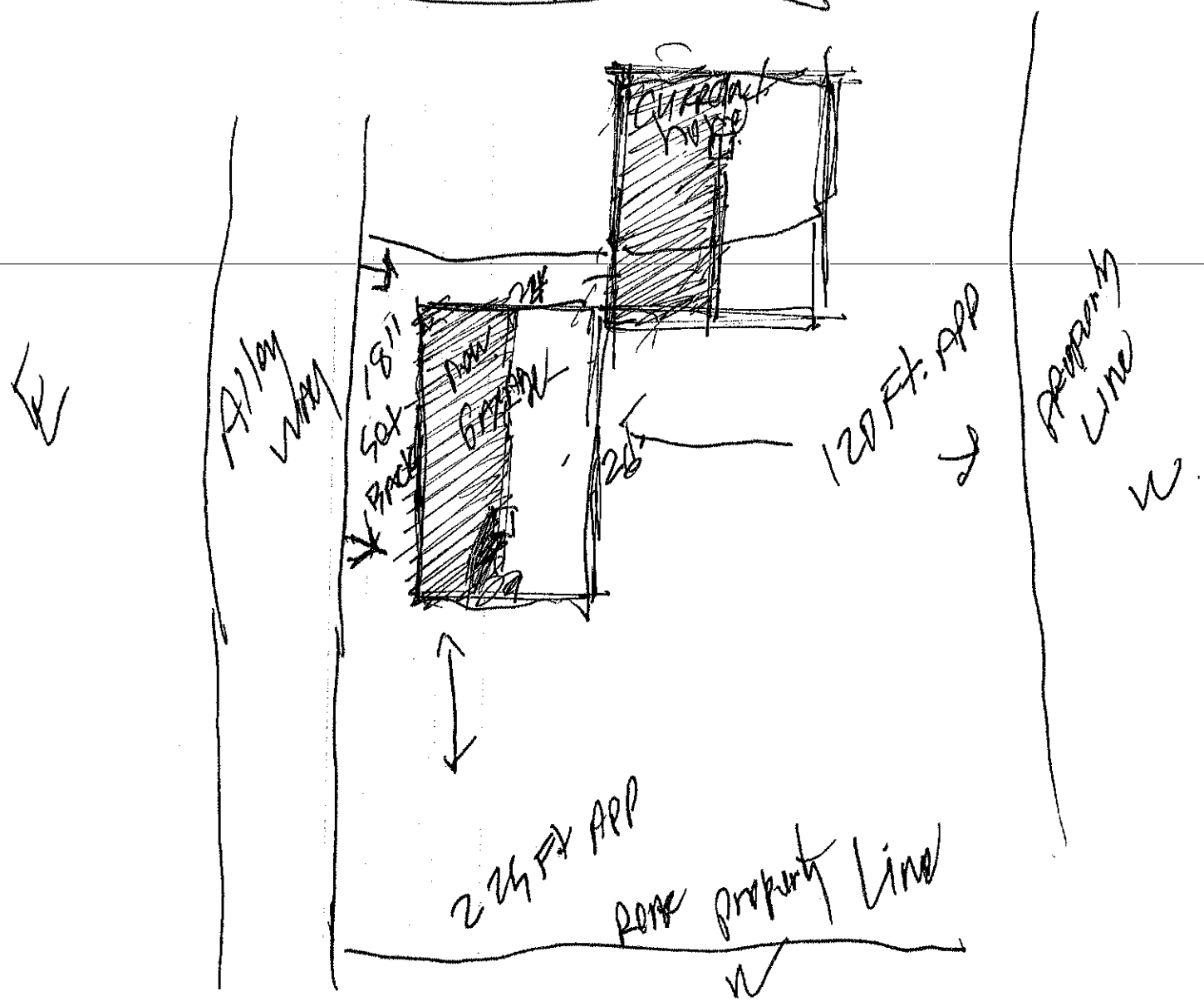
Shannon Smith, Clerk

PC meeting 1.25.24  
Atch. #2

S

DAVID MARZO 6834 E, 2005.

6834 E. 2005 South Parcel # 24 0170037



2024-0007



\$150

# LAND USE PERMIT

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

Tax ID # 240170037

Address of Structure 0834 E. 200S

Name & Address of Owner/Owners Morse

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1.25.24

Set Backs Approved: Yes  No

Any special stipulations and conditions of the Site Plan Review: Not to be

used as a dwelling unit

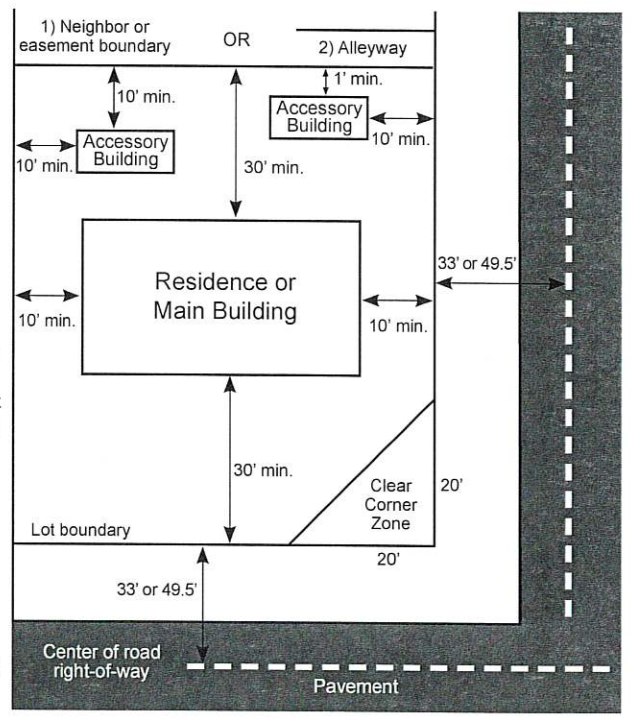
Huntsville Planning Commission Chairman

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



# Huntsville Town Rezoning Petition – Part I (Fee-\$500.00)

Applicant(s) Name: Chris Sauer

Date: 12/7/2023

Applicant Mailing Address: 2347 N 7000 E

Property Location: Croydon, UT, 84018

Legal Description of Property: (Attach to Petition) American Legion Post 129  
Ogden Valley. 583 S 7800 E Huntsville UT 84317.  
Parcel# 240180004. Tax Area 35

Property Owner(s): American Legion Ogden Valley Post 129

Current Zone: A-3 Requested Zone: C-2

A Concept Development Plan (Huntsville Town Ordinances Title 15.16.4) will be required prior to approval of any rezoning. Give a brief description of the Concept for Development of this Property:

*with the current* → It was ~~rezoned~~<sup>annexed</sup> into Huntsville quite some time ago, and the current zoning <sup>which</sup> is not cohesive with our business policies.

There is no current plans for development on this property.

Is Subdivision Required? NO If yes, brief description (must be compliant with Huntsville Town Ordinances title 15.25):

*\* Operate as above: Restaurant, funeral services, Camp Ground*

Property Owner(s) Permission for Rezoning Request:

I (we) authorize Commander Chris Sauer to request a change in the Zoning classification of my (our) property from A-3 to C-2.

Chris Sauer

Property Owner

Property Owner

Christopher T. Sauer

Applicant Signature

**\*\*\*Petitioner will assume ALL publication, engineering and installation fees associated with project.**

Fees paid: \$ \_\_\_\_\_

Huntsville Town Clerk: \_\_\_\_\_ Receipt Date: \_\_\_\_\_

## Huntsville Town Rezoning Petition – Part II

Upon Receipt of the Concept Development Plan (Huntsville Town Ordinances Title 15.16.4), the Official Rezoning Request Review process will commence.

Concept Development Plan Receipt Date: \_\_\_\_\_

Huntsville Town Clerk: \_\_\_\_\_

**\*\*\*Petitioner will assume ALL publication, engineering and installation fees associated with project.**

PC Meeting 125.24  
Attn. #4

# Huntsville Town Subdivision Application

Applicant Name: JEFF P. HYDE  
Applicant Mailing Address: 5778 E. ELKHORN DR. EDEN, UT. 84310  
Email: jeff@bonnieandhyde.com Phone: 801-540-9553  
Brief Description of Proposed Subdivision: Subdivision of part of Lot 3 Huntsville Town Park Subdivision which includes Compass Rose Lodge (Building A) and phase II (Building B) which will include multiple subdivided parcel units.

Applicant Signature: [Signature] Date: 10-27-21

### Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision: 24-120-0003, 24-014-0018, part  
Parcel Number(s): All of Lot 3 Huntsville Town Park Subdivision Parcel No: part 24-014-0019  
Parcel(s) Owner Name: Ski Town Venture LLC  
Parcel(s) Owner Mailing Address: 5778 E Elkhorn Dr. Eden UT 84310  
Email: jeff@bonnieandhyde.com Phone: 801-~~755~~-540-9553  
Parcel Owner Signature: [Signature] Date: 10-27-21  
Title (Authorized Agent): [Signature] President owner Jeff P. Hyde

The undersigned authorize this application for subdivision:

Parcel Number(s): \_\_\_\_\_  
Parcel(s) Owner Name: \_\_\_\_\_  
Parcel(s) Owner Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Title (Authorized Agent): \_\_\_\_\_

(For Additional Parcel Owners Use Attached Sheet)

### For Town Use:

Application Date: 10/27/2021 Fees Paid: 925.00

Beckli Endicott, Town Clerk

[Signature]

Huntsville Town Planning Commission – Subdivision Preliminary Plan

- Recommended for Approval
- Recommended for Conditional Approval
- Recommended for Rejection
- Deferred

Chair Signature: *[Signature]* Date: 11-17-2021

Notes/Conditions: Subject to conditions listed in Sunrise engineering reports from Janel Anderson Dated 11/10/2021 and 5 conditions. ALSO 11/16/21 and those 2 conditions.

Huntsville Town Council – Subdivision Preliminary Plan

- Approved
- Conditional Approval
- Rejected
- Deferred

Mayor Signature: *[Signature]* Date: 12-2-21

Notes/Conditions: Subject to final acceptance of septic system design and updated flows by WHMIS, final submitted drawings showing items stated in the preliminary review dated 11-10-21, staff agency and affected entities comments and compliance with code requirements.

ATTEST: *[Signature]* Date: 12-2-21  
Beckki Endicott, Town Recorder

Huntsville Town Planning Commission – Final Plat

- Recommended for Approval
- Recommended for Conditional Approval
- Recommended for Rejection
- Deferred

Chair Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_  
\_\_\_\_\_

Huntsville Town Council – Final Plat

- Approved
- Conditional Approval
- Rejected
- Deferred

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_  
\_\_\_\_\_

ATTEST: \_\_\_\_\_ Date: \_\_\_\_\_  
Beckki Endicott, Town Recorder



**Huntsville Town Engineer – Final Plat & Final Improvement Plan**

- Approved  Conditional Approval  
 Rejected  Deferred

Town Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submission Requirements & Process:**

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Subdivision Preliminary Plan** requirements (see Titles 15.25.1 for all requirements):
  - Submit eight (8) copies of the Subdivision Preliminary Plan that includes the following:
    - Drawn to a scale no smaller than 100 feet to an inch.
    - The proposed named of the subdivision.
    - Sufficient information to accurately locate the proposed subdivision, including section corner ties.
    - The name(s) and address(es) of the subdivider, the licensed engineer (if required), and licensed land surveyor.
    - Land ownership of adjacent parcels to the proposed subdivision.
    - The boundary lines of the existing parcel(s) with bearings and distances.
    - The location of existing streets, water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the parcels being subdivided.
    - Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the parcel and immediately adjacent thereto.
    - North-pointing arrow, scale, and date of drawing creation.
  - A written Statement of Feasibility from the Weber County Health Department or Utah Division of Water Quality which states recommendations regarding sanitary sewage disposal.
  - The Subdivision Application and Subdivision Preliminary Plan must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
  - Approval the Subdivision Preliminary Plan by the Huntsville Town Council is valid for eighteen (18) months from the date of approval.
- Final Plat** requirements (see Titles 15.25.1.8 for all requirements):
  - Submit four (4) copies of the Final Plat that includes all requirements outlined in Title 15.25.1.8.
  - A Letter of Certification by the subdivider's registered Land Surveyor, indicating that all lots meet the requirements of the Huntsville Town Land Use regulations.
  - The Final Plat must be recorded within eighteen (18) months from the date of approval of the Subdivision Preliminary Plan by the Town Council otherwise the subdivision application is considered void. A Subdivision Application that is considered void will require a new application with the accompanying appropriate fees.
- Final Improvement Plan** requirements (see Titles 15.25.1.9 for all requirements):
  - Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
  - Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.





# NORTH ARROW LOFTS

A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE TOWN, WEBBER COUNTY, UTAH

**LEGEND**

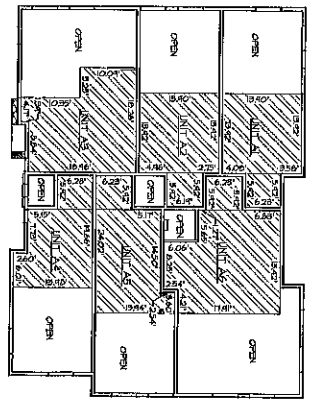
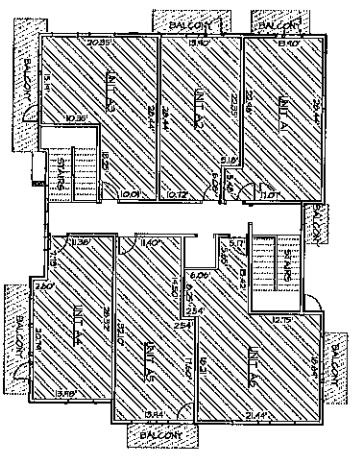
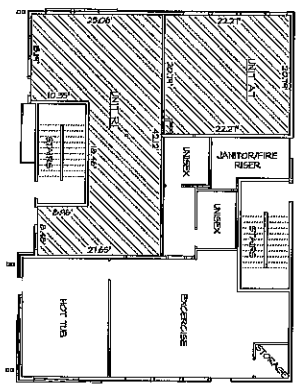
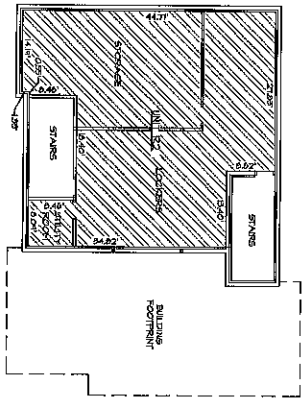
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	UNITED COMMON ELEMENTS
	COMMON ELEMENTS

**UNIT AREA TABULATION**

FLOOR	UNIT NO.	AREA (SQ. FT.)
BASEMENT	UNIT #21	1580 SQ. FT.
	UNIT #22	489 SQ. FT.
FIRST FLOOR	UNIT #1	181 SQ. FT.
	UNIT #2	410 SQ. FT.
SECOND FLOOR	UNIT #3	378 SQ. FT.
	UNIT #4	442 SQ. FT.
THIRD FLOOR	UNIT #5	378 SQ. FT.
	UNIT #6	411 SQ. FT.
LOFT FLOOR	UNIT #7	290 SQ. FT.
	UNIT #8	290 SQ. FT.
TOTAL	UNIT #1	181 SQ. FT.
	UNIT #2	410 SQ. FT.
TOTAL		6345 SQ. FT.

**UNIT ADDRESSES**

UNIT #	ADDRESS
UNIT #1	710 SOUTH 1400 EAST UNIT #1
UNIT #2	710 SOUTH 1400 EAST UNIT #2
UNIT #3	710 SOUTH 1400 EAST UNIT #3
UNIT #4	710 SOUTH 1400 EAST UNIT #4
UNIT #5	710 SOUTH 1400 EAST UNIT #5
UNIT #6	710 SOUTH 1400 EAST UNIT #6
UNIT #7	710 SOUTH 1400 EAST UNIT #7
UNIT #8	710 SOUTH 1400 EAST UNIT #8
UNIT #9	710 SOUTH 1400 EAST UNIT #9
UNIT #10	710 SOUTH 1400 EAST UNIT #10



177 E. ANTELOPE DR. STE. B  
 LAYTON, UT 84041  
 PHONE: (801) 499-5054  
 FAX: (801) 499-5065

SHEET 2 OF 2

WEBER COUNTY RECORDS

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

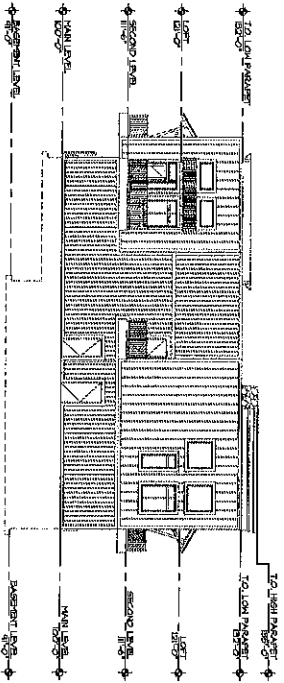
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RECORDED AT THE RESIDE OF \_\_\_\_\_

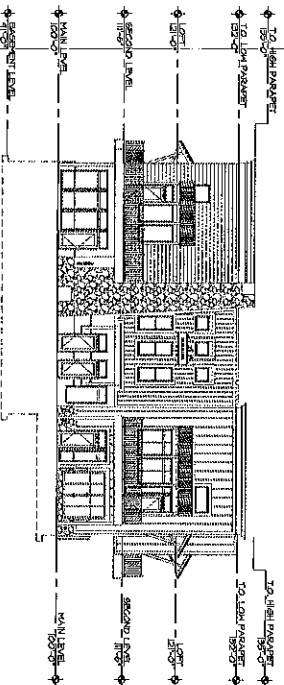
BY: \_\_\_\_\_

# NORTH ARROW LOFTS

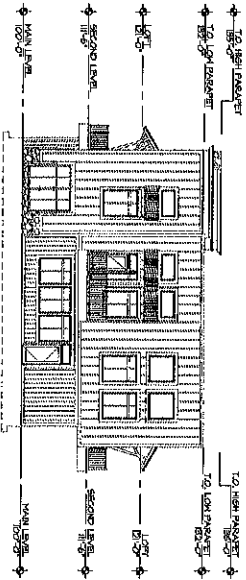
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,  
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE TOWN, WEBER COUNTY, UTAH



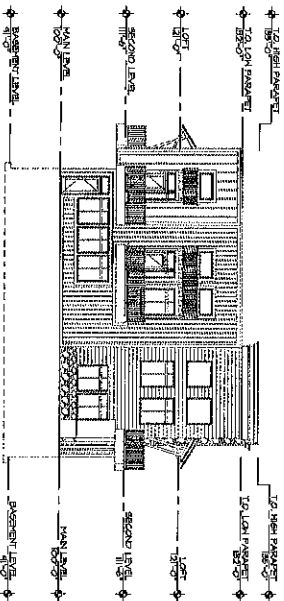
BUILDING #4 EAST ELEVATION  
 SCALE 1" = 8'



BUILDING #4 WEST ELEVATION  
 SCALE 1" = 8'



BUILDING #4 SOUTH ELEVATION  
 SCALE 1" = 8'



BUILDING #4 NORTH ELEVATION  
 SCALE 1" = 8'

**SILVERPEAK**  
 ENGINEERING



177 E ANTELOPE DR. STE. B  
 LAYTON, UT 84041  
 PHONE: (801) 499-5054  
 FAX: (801) 499-5065

SHEET 3 OF 3	
WEBER COUNTY RECORDS	
ENTER NO.	_____
DATE	_____
BOOK	_____
PAGE	_____
RECORDED AT THE REQUEST OF _____	
WEBER COUNTY RECORDERS	
BY _____	



Ogden - South Office

5711 South 1475 East, Suite 203, Ogden, Utah 84403 | Tel: 801.523.0100

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**Date:** January 25, 2023  
**To:** Shannon Smith  
**From:** Jared Andersen  
**Subject:** North Arrow Condominium Final Review

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**Review – 01/23/24 – Plat Set dated 01/25/2024**

To perform a final review I will need the following:

1. Final engineer stamped set of the improvement drawings.
2. Engineers estimate for infrastructure which requires a bond.
3. All items in the preliminary review addressed.

I have attached the preliminary review for reference.

If you have any additional questions, please don't hesitate to contact me.

A handwritten signature in blue ink, appearing to read "Jared Andersen".

Jared Andersen, P.E.  
Project Manager  
Sunrise Engineering  
jandersen@sunrise-eng.com

DR

David Reed <dreed@weberfd.com>  
To: Shannon Smith; Jared Taylor <jtaylor@weberfd.com>

☺️ 🔒 ↩️ ↪️ 🗃️ ⋮

Mon 1/8/2024 4:37 PM

Fire has no specific comments about a subdivision for North Arrow Lots. Comments and requirements will come when a building is proposed. For this particular project, it looks like hydrants, a turn-around, and fire sprinklers will be required. It's hard to tell for sure without civils and building plans.

PS I hope this works 🙏

Thanks,



David Reed  
Deputy Chief  
801.782.3580 ext.205

Clerk

**HUNTSVILLE TOWN  
ORDINANCE 2023-12-14  
AN ORDINANCE OF HUNTSVILLE TOWN, UTAH AMENDING TITLE 15.10  
AGRICULTURAL ZONE A3**

**RECITALS**

**WHEREAS**, Huntsville Town (hereafter referred to as "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace, and good order for the inhabitants of the Town;

**WHEREAS** Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

**WHEREAS** the Huntsville Town Planning Commission desires to amend **Title 15.10**, Agricultural Zones to include an **A-5 and A-20** zone;

**WHEREAS** the Huntsville Town Planning Commission desires to update the Allowable Use Table;

**WHEREAS** the Huntsville Town Planning Commission desires to update portions of **Title 15.6** for clarity;

**WHEREAS** the Huntsville Town Planning Commission desires to update portions of **Title 15** for clarity as to obstructions and use of Town alleyways;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on December 14, 2023, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on December 14, 2023;

**WHEREAS** the Town Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, and desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the Huntsville Town Council 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:



**Title 15.10 AGRICULTURAL ZONES: A-3, A-5, and A-20**

- 15.10.1 Purpose
- 15.10.2 Agriculture Preferred Use
- 15.10.3 Permitted Uses
- 15.10.4 Conditional Use Standards
- 15.10.5 Single Family Dwellings
- 15.10.6 Permitted Signs

**15.10.1 Purpose**

The purpose of the Agricultural Zones is to designate farm areas which are likely to undergo a more intensive urban development; to set up guidelines to continue small-scale, limited agricultural pursuits including the keeping of animals; and to direct orderly low density residential development in a continuing rural environment. **The A-3 zone requires a three-acre minimum lot requirement, the A-5 zone requires a 5-acre minimum lot requirement, and the A-20 zone requires a 20-acre minimum lot requirement.**

**The intent of the A-20 zone is to protect and preserve the natural environment of those areas in Huntsville Town that are characterized by naturalistic lands and to permit development compatible to the preservation of those lands, including to prevent sanitation and pollution problems and protect the watershed.**

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**15.10.2 Agriculture Preferred Use**

Small scale agriculture and single-family dwellings are the preferred uses in **these agricultural zones**. All small-scale, limited agricultural operations are encouraged including the operation of farm machinery.

**15.10.3 Permitted Uses**

Refer to Table 15.1 (Allowable Use Table) for all permitted uses in the **A-3, A-5 and A-20 zone**.

**15.10.4 Conditional Use Standards**

The following conditional uses are subject to additional standards in the **Agricultural Zones**. Any of these conditional uses must receive approval on a case-by-case basis from the Planning Commission and Town Council after the submittal of a conditional use application.

- A. Animal hospitals, veterinary clinics and associated buildings or enclosures shall be located not less than thirty (30) feet from a public street and not less than fifty (50) feet from any side or rear property line.
- B. Dog breeding, dog kennels, or dog training schools are conditional provided there is a maximum of ten (10) dogs of more than ten (10) weeks old per acre at any time; and provided any building or enclosure for animals shall be located not less than fifty (50) feet from a public street and not less than fifty (50) feet from a public street and not less than fifty (50) feet from any side or rear property line.
- C. Greenhouse or Nursery limited to growing and selling plants or sod; and selling landscaping materials, fertilizer, pesticide or insecticide products, tools for garden and lawn care, and related goods.
- D. Construction equipment storage: the overnight parking of not more than one construction vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than three (3) acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty (50) feet from a public street.
- E. The storage and use of light construction equipment up to a ten-wheel truck for off-premises contract work by the owner resident of property of not less than five (5) acres in area, provided that the equipment is parked at least fifty (50) feet from a public street.
- F. Bed and Breakfast Inns subject to the following standards:
  - 1. Two parking spaces shall be provided for the full-time occupant plus one space for each guest room. No parking may be located on the public thoroughfare;
  - 2. The proprietor or owner must occupy the dwelling;
  - 3. Meals may only be served to overnight guests;
  - 4. Not more than three (3) guest sleeping rooms per dwelling;
  - 5. Allowed only in existing dwellings with no exterior additions nor shall the use change the residential character; and
  - 6. Business license is required.

**15.10.5 Single Family Dwellings**

- A. Use Regulations for Single Family Dwellings
  - 1. Only one single-family dwelling is allowed on an approved A-3, A-5, or A-20 building lot.
  - 2. No single-family dwelling or a portion thereof, shall be rented for a term less than 30 days.



3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner except as stated in 15.18.5.
4. No single-family dwelling shall be occupied by more than four families, or a combination of unrelated groups, within a 12-month period.
5. Temporary buildings used incidental to construction work, must be removed upon the completion or abandonment of the construction work. If an existing residence is used as a temporary residence during construction of a new residence, upon issuance of the occupation permit for the new residence, the old residence must be removed within thirty (30) days.
6. Home occupations are allowed as regulated under Title 15.18.
7. No accessory structure or building, or portion thereof, shall be rented or used as a dwelling unit—including in-kind considerations.
8. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) residence, except as outlined in number five (5) above.

#### B. Area Regulations

1. The minimum lot area for a single-family dwelling in the A-3 zone shall be not less than three (3) acres.
2. The minimum lot area for a single-family dwelling in the A-5 zone shall be not less than five (5) acres.
3. The minimum lot area for a single-family dwelling in the A-20 zone shall be not less than twenty (20) acres.

#### C. Frontage Regulations

1. The minimum width of a lot, for a single-family dwelling, along the street frontage shall be one hundred thirty (130) feet ~~on a lot of less than five (5) acres and three hundred feet (300) on a lot of more than five (5) acres~~. Where the lot frontage is on a cul-de-sac, the frontage width requirement shall be along the front property boundary line running from one radial property side boundary to the other and measured perpendicular to the circumference of the setback of thirty (30) feet of the cul-de-sac. Alleys shall not be considered street frontage unless the Town designates it as such and provided no other street frontage is available.
2. The frontage requirement minimum is one hundred twenty (120) feet on a three ~~(3) acre lot or two hundred ninety feet (290) on a five (5) acre or larger lot~~ when an alley is the only reason for not being able to provide one hundred thirty (130) feet ~~or three hundred (300) feet of frontage~~.
3. Primary vehicular access is defined as the access used to access the residence the majority of the time. Primary vehicular access to the lot must be identified on ~~the~~ submitted site plan.

4. Unless the lot is on the corner of two public streets (a "Corner Lot"), primary vehicular access to the lot shall be from the designated frontage. For a Corner Lot, vehicular access can be from either street provided, if the primary vehicular access is not from the designated frontage, the set-back should be no less than 20-feet from the property line.

D. Every Dwelling is to be on a "Lot"

Every dwelling shall be located and maintained on a "lot" as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town. No building may be located upon any area on the lot covered by an easement.

E. Front, Side and Rear Yard and Height Regulations

The minimum depth of the front yard for the dwelling and for private garages shall be thirty (30) feet from the property line.

1. No obstruction to view in excess of two (2) feet in height shall be placed or permitted to remain on any corner lot within a triangular area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.
2. The minimum side yard for any dwelling, private garage, **accessory building, or any above-ground structure** shall be ten (10) feet. Measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.
3. Where the rear of a lot abuts the side of an adjoining lot, the minimum setback for any building **or above-ground structure** on the rear of the former lot shall be ten (10) feet from the property line.
4. Where the side of a residential lot abuts an alley, the minimum side yard for any residence shall be ten (10) feet from the alley boundary. The minimum side yard **or rear yard** for a garage, **accessory building, or above-ground structure** that abuts an alley shall be one (1) foot measured from the alley boundary.
5. For setbacks where the boundary is a natural stream or river corridor see the Huntsville Town Sensitive Lands Title 15.15.
6. No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet.

**Commented [SS1]:** Do we want to keep wording "above ground structure" Define?

**Commented [SS2]:** Same as above

**Commented [SS3]:** Same

7. No dwelling shall be erected to a height of less than one (1) story above ground.
8. No building which is accessory to a single-family dwelling shall be erected to a height greater than thirty-five (35) feet.
9. Height is defined as the vertical distance from the average of the highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof.

F. Coverage Regulations

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

G. Special Provisions

1. Public health requirements concerning domestic water supply and sewage disposal shall comply with State and Weber/Morgan County Health Department requirements. A septic tank certificate of design approval from the Weber/Morgan County Health Department shall be required in all applications for a building permit.
2. Lots identified by the Town Engineer containing wetlands will not be approved as a building lot by Huntsville Town without a demonstration from the Army Corps of Engineers approving the delineation of the boundaries of the wetlands within the lot.
3. No building or structure shall be constructed ~~nor land subdivided~~ within the boundaries of any public reservoir as determined by the public agency having jurisdiction ~~nor~~ within the boundaries of any natural waterway or watercourse as determined by the Huntsville Town Engineer ~~wherein no buildings or structures shall be constructed, or land subdivided~~. Where buildings are to be constructed within fifty (50) feet of the exterior boundaries of a flood channel existing at the effective date of this ordinance, adequate measures must be taken as determined by the Floodplain Administrator or Town Engineer to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.
4. The required yard space shall be kept free of debris, refuse, or other flammable material which may constitute a fire hazard, as further defined in the Huntsville



Town Nuisance Title.

5. The requirements of this Title as to minimum building site area shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time this ordinance becomes effective.
6. No space needed to meet the width, yard, area, coverage, parking, or other requirements of this ordinance for a lot or building may be sold or leased away from such lot or building.
7. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot.

C. Swimming Pools

A family swimming pool shall be permitted in the side or rear yard of a dwelling as an accessory use, only under the following conditions.

1. The location of the family swimming pool, ~~accessory machinery, or above-ground structure~~ shall not be less than ten (10) feet from the dwelling's property boundaries. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard setback for an accessory building.
2. An outdoor family swimming pool shall be completely enclosed by a substantial fence of not less than ~~six (6)~~ feet in height or a power safety cover that meets the requirements of the International Building Codes. ~~Lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from adjoining premises.~~ A "substantial fence" means any fence that will not allow normal passage by any person except through an otherwise locked gate.
3. Lighting shall conform to the requirements of 15.22.7. Additionally, lights used to illuminate the swimming pool, or its accessories buildings or equipment shall be so arranged as to reflect the light away from adjoining premises.

Commented [SS4]: ??

**15.10.6 Permitted Signs**

The height, size, and location of permitted signs shall be in accordance with the regulations set forth in the Huntsville Town Signs Title 15.21

(Amendment to Title 15.6 below)

(15.6.2.G) G. ~~Accessory Structures or Buildings. No accessory structure or building, or portion~~

thereof, shall be rented or used as a dwelling unit—including in-kind considerations. No accessory structure or building, or portion thereof, shall be used as a dwelling unit, except on a short-term basis (under 15 days) and only by friends or family of the owner while the owner is present on the property.

**15.6.7. Side Yard Regulations** (only amending A and B, C remains unchanged)

A. The minimum side yard for any dwelling, private garage, accessory building, or any above-ground structure shall be ten (10) feet. Measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out eighteen (18) inches or less.

Commented [SS5]: ??

B. Where the rear of a residential lot abuts the side of an adjoining residential lot, the minimum side yard for any dwelling shall be ten (10) feet. The minimum side yard for a private garage, accessory building, or any above-ground structure shall not be less than ten (10) feet.

Commented [SS6]: ??

(Amendment to Title 15.21 below)

**15.21.6 Allowable Signs by Zoning District** (see amendment below)

**C. Residential and Agricultural Zones** (only amending paragraph 2)

2. For lots with a residence that has a home business in the residence and a property that adjoins a state or county highway; one sign meeting the requirements in Title 15.21.6.B shall be allowed only for that home business and only along the property line adjoining the state or county highway.

(Amendment to Title 15.30 below)

**15.30 Fencing** (adding paragraph 3 to 15.30.A.)

3. Privately owned fences shall not be erected or installed beyond the owner's property line, nor on Town property unless officially authorized by the Town Council.

**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.

ADOPTED AND APPROVED on this

\_\_\_\_\_  
RICHARD L SORENSEN, Mayor

ATTEST:

\_\_\_\_\_  
NIKKI WOTHUIS, Town Clerk

RECORDED this  
POSTED this

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) [www.pmn.org](http://www.pmn.org) on the above referenced dates.

\_\_\_\_\_  
NIKKI WOTHUIS, Town Clerk

DATE: