

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

MEETING DATE: June 25th, 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 |
| Amanda Hessenauer | Alt Planning Commissioner | Excused |
| Sandy Hunter | TC Liaison | Present |
| Beckki Endicott | Town Clerk | Present |
| Bill Morris | Town Attorney | Excused |

Citizens: Tyler Gessel, Roy and Nancy Hales, Mike Workman, Greg Schlenker

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

2-Discussion and/or action on Land Use Permit Schlenker residence; porch addition, 554 S. 7700 E, Parcel #24018007 (See attachment #1)

Mr. Schlenker was there to speak on behalf of his porch addition. He stated it's approx. 200 sq feet. The plan shows it is within the set backs per town code.

PCM Songer motioned to approve the Land Use Permit Schlenker residence; porch addition, 554 S. 7700 E, Parcel #24018007. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|---------------|--|
| <u>VOTES:</u> | |
| <u>AYES:</u> | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| <u>NAYS:</u> | |

3- Discussion and/or action Land Use Permit for Sorensen; new home build, 469 S 7500 E, Parcel #240150017 (See attachment #2)

Mr. Sorensen was not available to attend the meeting. Beckki spoke on behalf of the project. There has been a Land Use Permit approved for this project previous, but since it has been over a year, the permit needs to be re-approved. The PC looked at all the setbacks. All setbacks are per code.

PCM Poulter motioned to approve renewal of Land Use Land Use Permit for Sorensen; new home build, 469 S 7500 E, Parcel #240150017. PCM Songer seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

| | |
|---------------|--|
| <u>VOTES:</u> | |
| <u>AYES:</u> | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| <u>NAYS:</u> | |

4-Discussion and/or action on Land Use Permit for Hales; new home build, 7256 E 100 S, Parcel #240150017 (See attachment # 3)

Roy and Nancy Hales as well as their contractor Tyler were present to speak for this project. There is an existing home on this property that will be demolished. Tyler stated they are going through the State process to get the demo approved.

This lot is a nonconforming lot due to frontage. But it is a considered legally buildable lot. The Hales stated that they wish to modify the site plan as submitted and shift the boundary of the home to the 10 foot set back on the east side. The PC questioned the height, and specified that there is a 35 foot height limitation.

Beckki stated that adjusting the site plan is a significant change and a new site plan will need to be submitted and attached to the Land Use Permit.

PCM Ferre motioned to approve the Land Use Permit for Hales; new home build, 7256 E 100 S, Parcel #240150017, with the modifications discussed in the meeting. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|---------------|--|
| <u>VOTES:</u> | |
| <u>AYES:</u> | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| <u>NAYS:</u> | |

5- Discussion and/or action on Land Use Permit for Larsen; new home build, 335 N. 6700 E, Parcel # 201850002 (See Attachment #4)

Mike Workman is the contractor representing this homeowner. The PC reviewed the setbacks. The PC discussed the rock retaining wall in the rear of the house. As long as there is no foundation/footings in the 10 foot setback it is allowable.

The height was discussed, the PC restated that 35 feet was the max allowable height.

Chairman Endicott motioned to approve the Land Use Permit for Larsen; new home build, 335 N. 6700 E, Parcel # 201850002 . PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|--------|--|
| VOTES: | |
| AYES: | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| NAYS: | |

6-Discussion and/ or action on Land use Permit for Loffler: garage, 155 S 7500 E, Parcel # 240160021.

Steve Songer spoke on behalf of this project. Steve mentioned that the resident decided to build a structure under 200 ft and no longer needs a Land Use Permit.

Chairman Endicott motioned to table the Land Use Permit for Loffler: garage, 155 S 7500 E, Parcel # 240160021. PCM Ferre seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

| | |
|--------|--|
| VOTES: | |
| AYES: | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| NAYS: | |

5-Discussion and/or action on Land Use Permit for Rod Layton; Shop repair/ replacement. 7562 E 400 S, Parcel # 240100007. (See Attachment #5)

Rod Layton was present to speak for this project. He is not currently asking for a Land Use Permit but has some questions about his project. He stated his setback to the North is about 2 feet to the neighboring property. He would like to remove the existing structure, an old chicken coop, and keep the existing pad as well as extend the pad to make it close to 24 x35.

The PC reviewed the code on non-complying structures. There was discussion on whether this building would be considered in compliance with code. The PC was in agreement that as long as the additional concrete work was out of the setback there would not be an issue.

PCM Poulter motioned to recommend approval of the Land Use Permit Rod Layton; Shop repair/ replacement. 7562 E 400 S, Parcel # 240100007 . PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|--------|--|
| VOTES: | |
| AYES: | Chairman Endicott Commissioner Steve Songer Commissioner Liz Poulter Commissioner Suzanne Ferre |
| NAYS: | |

8- Sandy's TC Updates

Sandy commented on the property owned by the Summit Group down by the point. Summit group is making some smaller changes at this time to update the property to a usable state through the summer.

There is currently a new proposal for the green waste facility. The company is proposing an agreement with the Town to re-use the green waste, and the town would be able to stop burning. Liz was concerned about the proposal as well as the zoning of the property. The Town Council is interested in the proposal.

Beckki is working on Title 14, the traffic code.

The issue with 7700 E is still an ongoing issue. A committee meet on sight today to look at the road and determine the width of the road to be dedicated.

9-Public Comment. There were none.

10-Chairman's Remarks. Chairman Endicott mentioned the review of Title 15. The PC should plan on presenting their sections at the August meeting.

11-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 7:54 p.m.



Shannon Smith, Clerk

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

MEETING DATE: May 23th, 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 | Excused |
| 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 | Excused |
| 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-Approval of minutes for Planning Commission meeting April 24th 2024.
 (See Attachment #1)

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

| | |
|---------------|---|
| <u>VOTES:</u> | |
| <u>AYES:</u> | <u>Chairman Endicott</u> <u>Commissioner Liz Poulter</u> <u>Alt Commissioner Hessenauer</u> |
| <u>NAYS:</u> | |

3-Discussion and/ or action on Land use Permit for Weil Pole Barn, 663 S. 7700 E., Parcel #240189032 (See Attachment #2)

PC Poulter commented on this project as the Weils's are her next-door neighbors. She stated the Height set to be 20 ft, set backs look good and the structure is though to be about 24x24 ft. No electrical or water at this time.

PCM Poulter motioned to approve Land Use Permit for Weil Pole Barn, 663 S. 7700 E.,

Parcel #240180032. PCC Endicott seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

| | |
|---------------|---|
| <u>VOTES:</u> | |
| <u>AYES:</u> | <u>Chairman Endicott</u> <u>Commissioner Liz Poulter</u> <u>Alt Commissioner Hessenauer</u> |
| <u>NAYS:</u> | |

4-Discussion on initial review of Huntsville Town Subdivision Code (See Attachment #3)

PC Poulter had a question about the 3 cycles listed. Shannon will get clarification on this from the Hansen group. It was discussed whether the town should still have major and minor subdivision processes. The PC agreed that they prefer the 2 step process for subdivision, going through the preliminary and final review process.

5-Discussion on new roof, Liz Poulter

PC Poulter is wanting to replace her roof. Her concern is that she is unsure of her front property line. She wants to make sure her eaves will be allowable. It is the opinion of the PC that according to her estimates her eaves will be allowable within the code. As up to 18" is allowed to overhang into the setback.

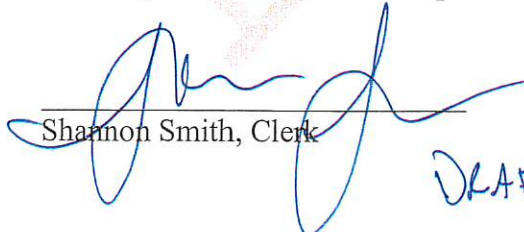
6-Public Comment. There were none.

7-Chairman's Remarks. Chairman Endicott mentioned the project of reviewing title 15. There are still inconsistencies in the code the PC needs to be aware and make note to make appropriate changes.

8-Motion to adjourn.

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

Meeting is adjourned at 6:58 p.m.



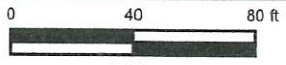
Shannon Smith, Clerk

DRAFT to Approve Next meeting

PC Meeting 6/29.29
Att. #1



Base:
2012 5-inch Color HRO Orthoimagery,
from Utah UGRC; <http://gis.utah.gov/>



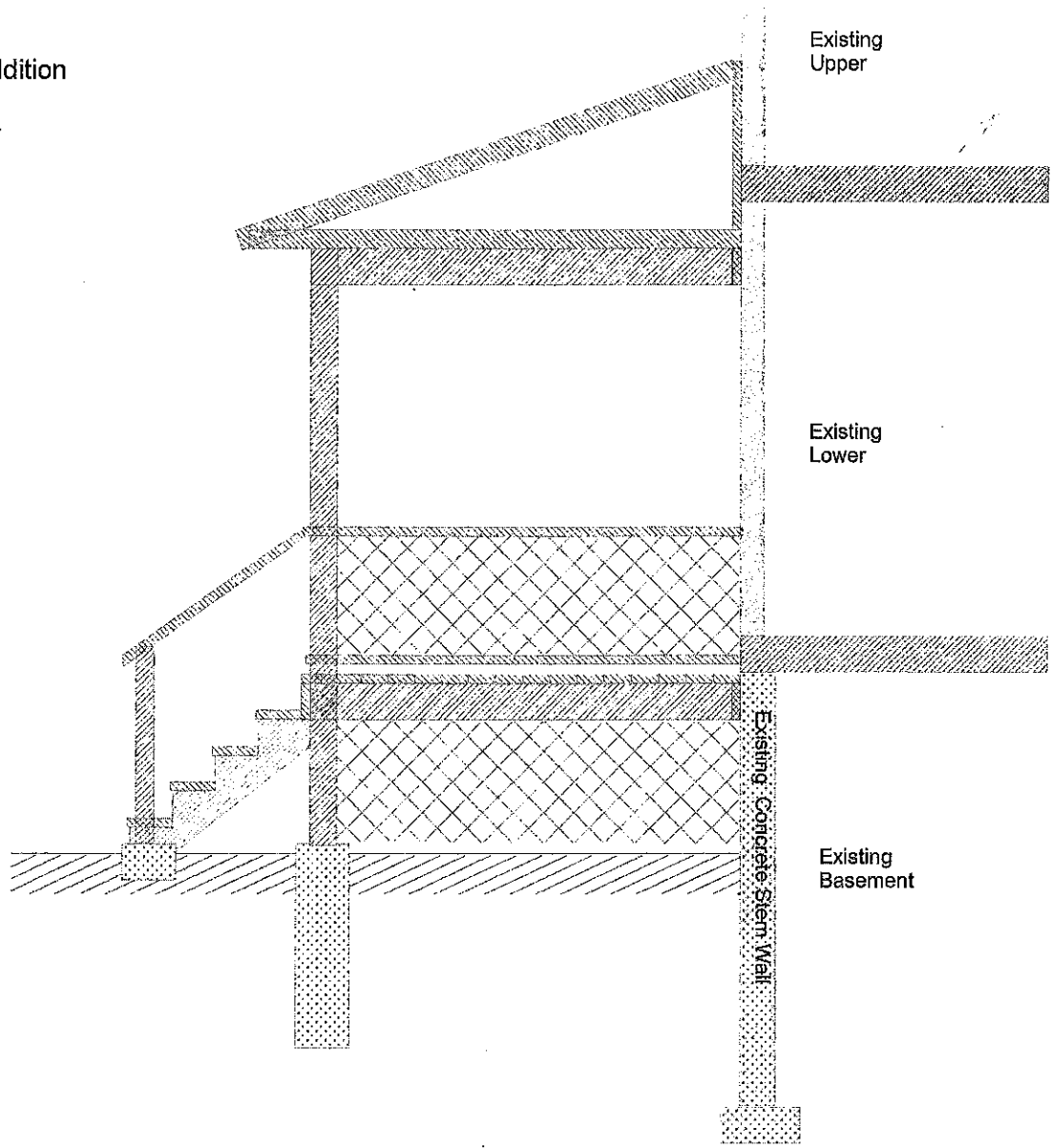
1:480

Schlenker Residence Front Porch Addition
554 South 7700 East Street, Huntsville, Utah
Parcel #: 24-018-0017, Residential Zone R-1

FIGURE 1
Land Use Site Plan

Schlenker
Front Porch Addition
554 S. 7700 E.
Huntsville, Utah
Parcel #: 24-018-0017
Residential Zone R-1

Schematic
E-W Side Elevations
1" = 2'



Schlenker
Front Porch Addition

554 S. 7700 E.
Huntsville, Utah
Parcel #: 24-018-0017
Residential Zone R-1

Schematic
Rendering Overlay Photo



2024-0024



LAND USE PERMIT

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

*Clwe
\$150
Paid w/ Building Permit 8/15/24*

Tax ID # 240180017

Address of Structure 554 S 7700 East Huntsville

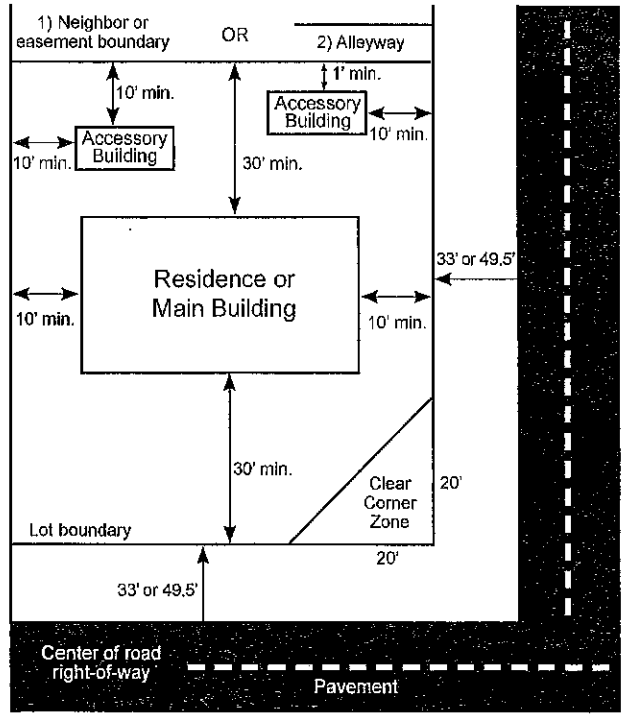
Name & Address of Owner/Owners Schlenker

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: no

Huntsville Town Residential Zone Setbacks



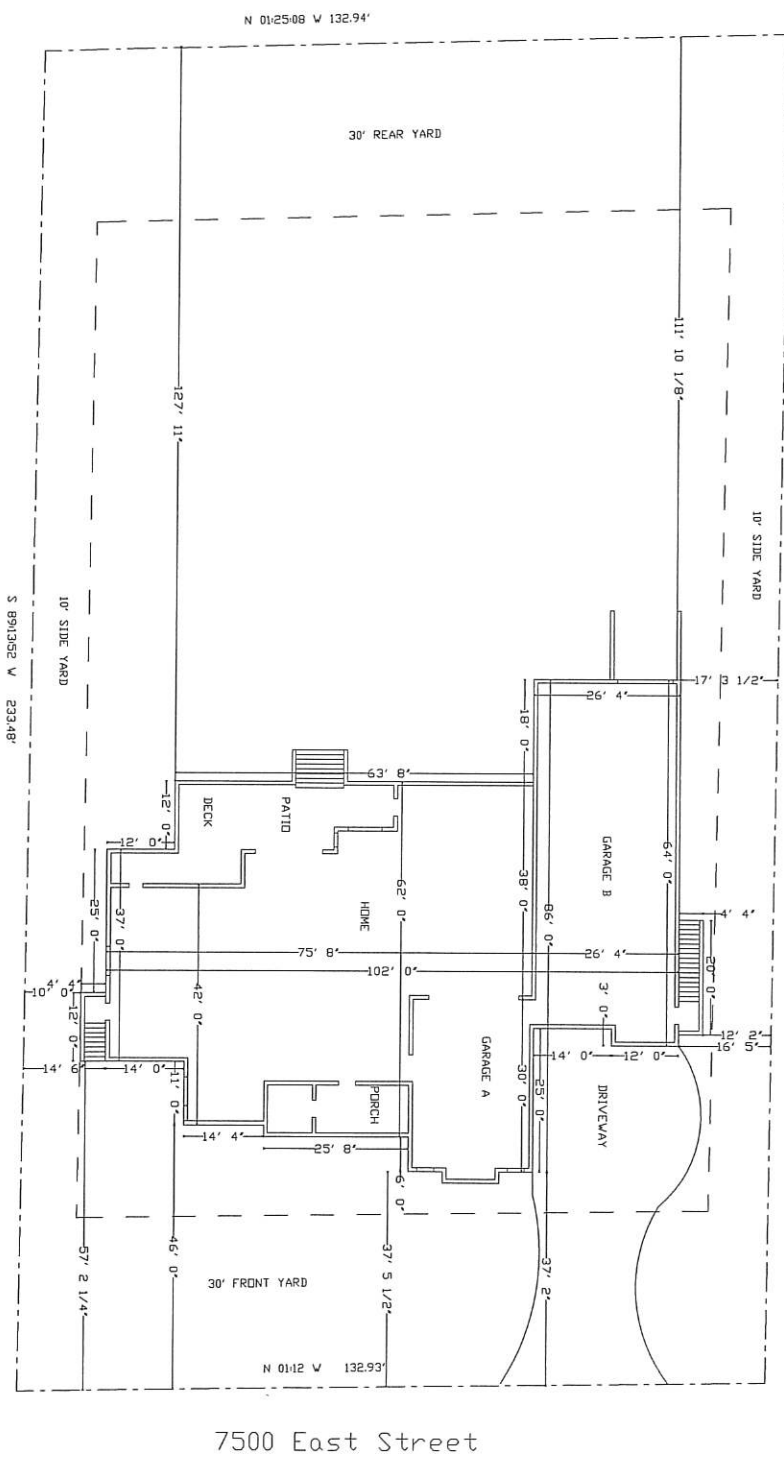
[Signature]
Huntsville Planning Commission Chairman

[Signature]
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)

PC Meeting 6-25-24
 H.A. # 2



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

Note: Surface drainage shall be directed to a storm sewer conveyance or other approved point of discharge. Do not create a hazard. Lot shall be graded so as to drain from the foundation walls shall fall a minimum of 10 inches within the first 10 feet (4% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (6% slope). R.O.I. Landscaping, patios, porches or decks, which are 10 feet or more from the foundation walls shall fall a minimum of 1/4" per foot away from the foundation walls must slope a minimum of 1/4" per foot away from the walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel logs (or equivalent BMP) to be placed and maintained downstream from site during construction.

Note: Berms or swales may be required along property lines to blend with adjacent lots.

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



Sorensen Residence
 Parcel #240230004
 469 South 7500 East
 Huntsville, Utah
 Area: 31,137 Sq. Ft.
 .71 Acres
 Scale: 1" = 10'

Property Line
 Building Setbacks

Creative
 Line
 L.L.C.
 Easton, Home
 Construction
 888-668-7041

SHEET NO.
 S101
 DESCRIPTION
 SITE PLAN
 Scale: 1" = 10 Feet

SORENSEN RESIDENCE
 469 South 7500 East
 Huntsville, Utah

General Contractor:

Homeowner:
 Richard & Regen Sorensen
 801 791-7004
 801 458-0945



2024-0210
Renewal

LAND USE PERMIT

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

Renewal

Tax ID # 240230004

Address of Structure 469 So 7500 East

Name & Address of Owner/Owners Sorenson - new home

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024

Set Backs Approved: Yes No

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

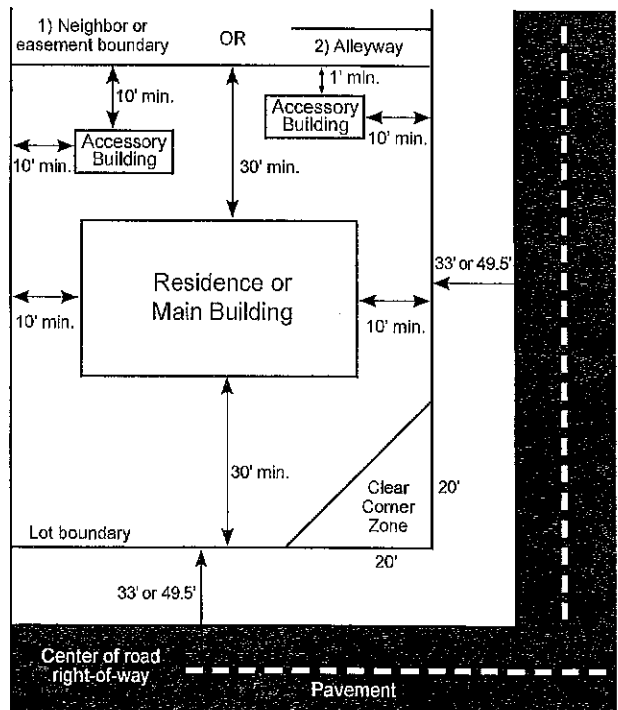
Height required - 33 feet on the building

Huntsville Town Residential Zone Setbacks

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."



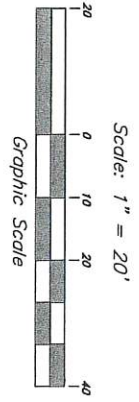
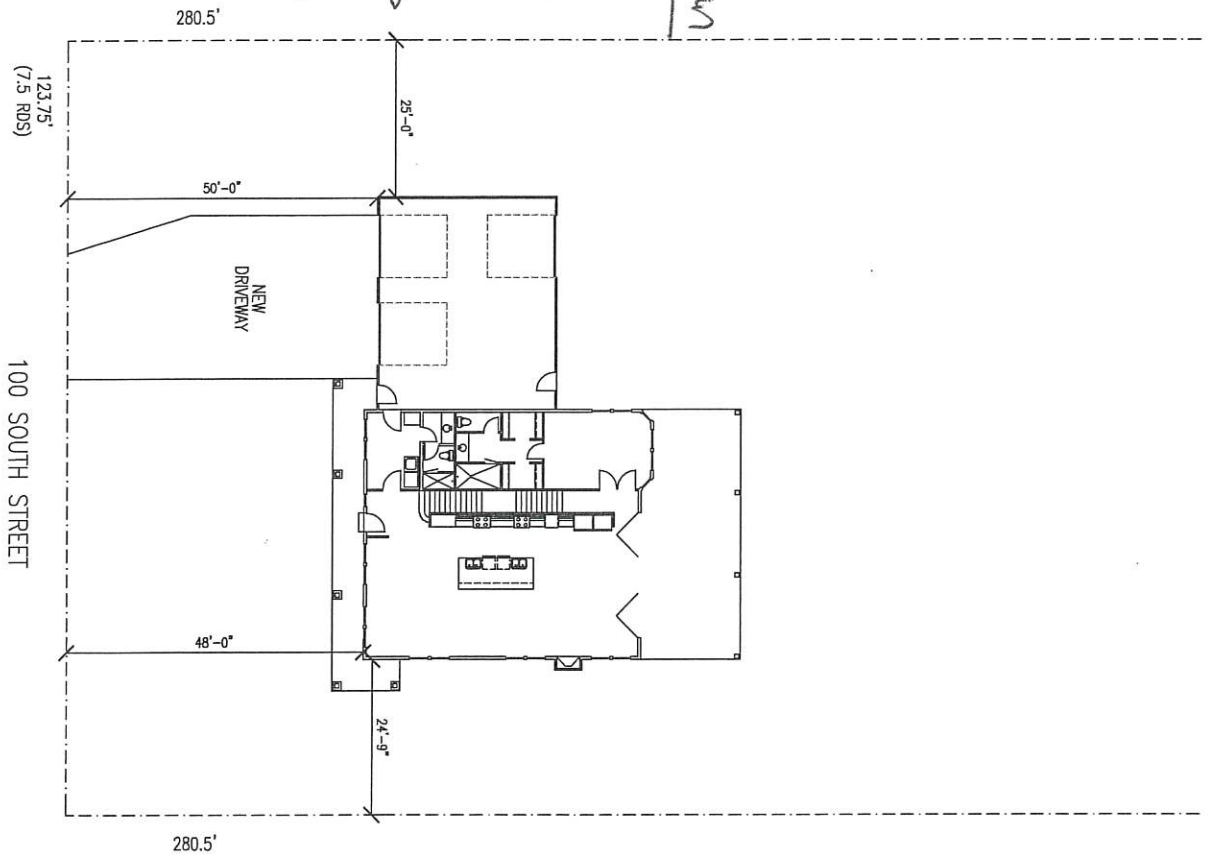
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

PC Meeting Co. 25.24
Att. #3

Amendment to
site plan

* house will be
adjusted to the
setback of 10'-ft
on the west
side

New
Plan
Huntsville



Taylor
Gesele
801-205-0077

| | | | |
|--|--|--|---|
| DATE: 01-18-24 SCALE: 1/8"=1'-0" JOB: HALES SHEET: ST | HALES RESIDENCE 7256 E 7256 WEST 100 SOUTH HUNTSVILLE, UTAH | LAKMAN HOME DESIGNS TIM LAKMAN 801-205-0382 | PRICE ENGINEERING KYLE R. PRICE, S.E. |
|--|--|--|---|

2024-0027



LAND USE PERMIT

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

Tax ID # 240150017

Address of Structure 7256 E 100 South

Name & Address of Owner/Owners Roy + Nancy Hales

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024

Set Backs Approved: Yes No

House will be adjusted to the 10 ft setback on the west side.

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

Cannot exceed 35 feet of height for home structure

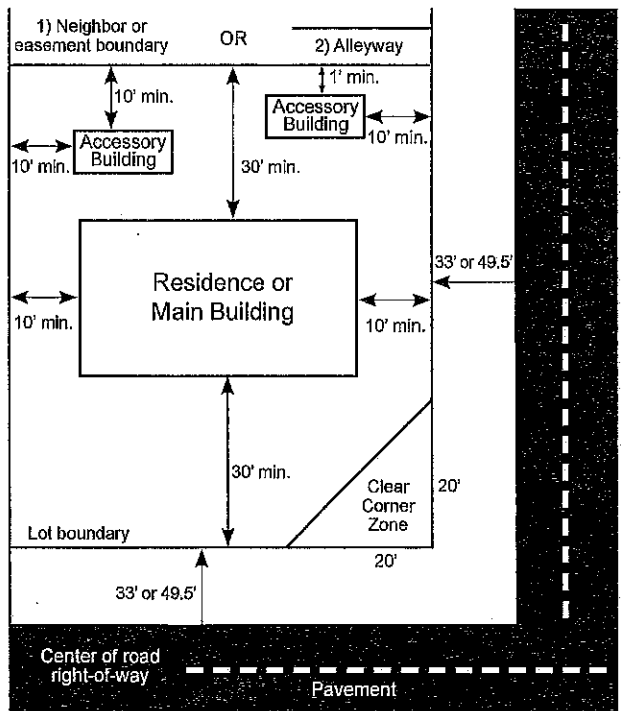
Huntsville Planning Commission Chairman

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."

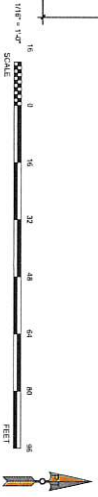
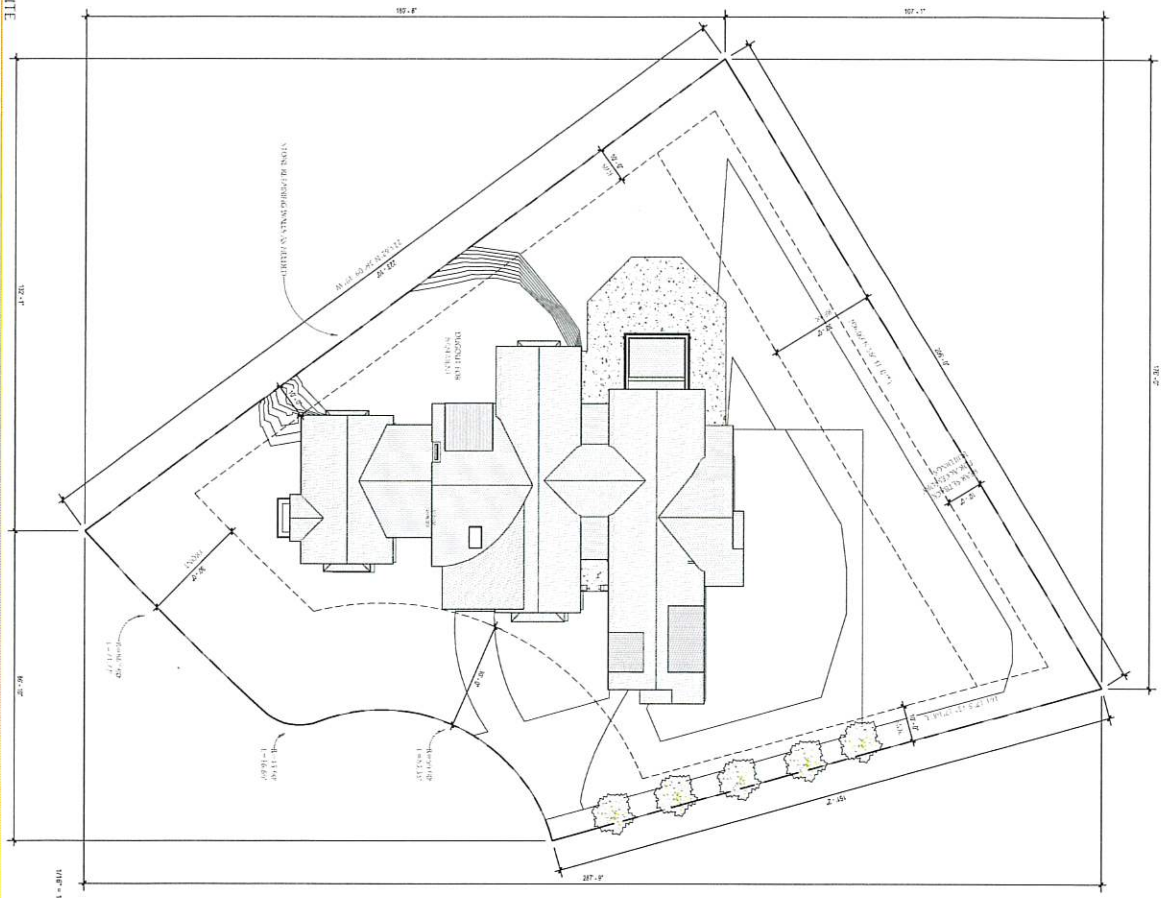
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



PC Meeting 6.25.24
 AH. #4

1 SITE
 SCALE 1/8" = 1'-0"



SHEETNOTES

ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KEYNOTES

IN CONFORMANCE WITH THE

The Owner and Architect of this project have entered into a professional services agreement with Miliëu Design LLC, a limited liability company, for the design and construction of the project. The design and construction of the project shall be in accordance with the plans and specifications prepared by Miliëu Design LLC. The design and construction of the project shall be in accordance with the applicable laws and regulations of the State of Utah. The design and construction of the project shall be in accordance with the applicable laws and regulations of the State of Utah.

Miliëu
 DESIGN
 75 SOUTH 400 WEST | 10000 UT 63111
 AMHERST, UT 84406 | 435.792.4444

LARSEN, MICHELLE & DAVID

LARSEN RESIDENCE
 335 N 6700 E Huntsville, UT

PROJECT NUMBER: J020114
 DESIGN DATE: 06/07/2024
 DRAWN BY: MD
 CHECKED BY: MD
 SHEET COUNT: 001 OF 001

A101

PLAN - SITE

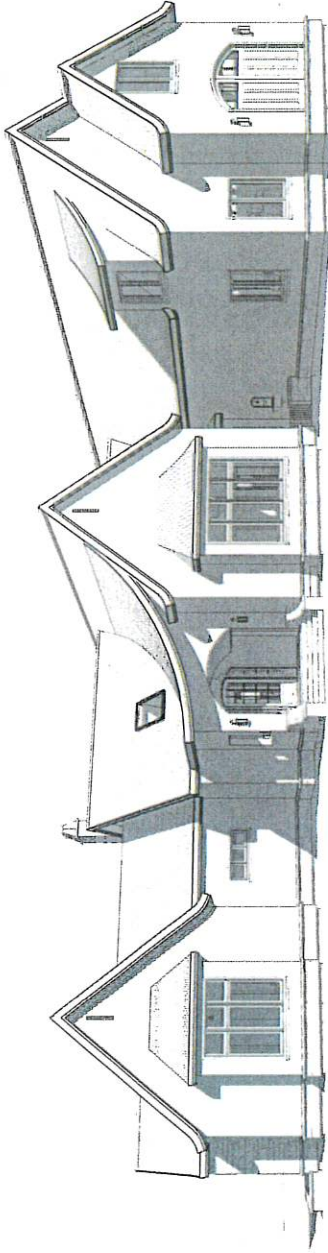
CONCEPT SET



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PROJECT SHEET INDEX

| SHEET NUMBER | SHEET NAME |
|--------------|--|
| G001 | COVER SHEET |
| A101 | PLAN - SITE |
| A102 | MAIN FLOOR PLAN + WINDOW/DOOR SCHEDULE |
| A103 | BASEMENT PLAN + WINDOW/DOOR SCHEDULE |
| A104 | SECOND FLOOR PLAN + WINDOW/DOOR SCHEDULE |
| A105 | REFLECTED CEILING PLAN - MAIN PHASE I |
| A106 | REFLECTED CEILING PLAN - BASEMENT |
| A107 | PLAN - ROOF |
| A108 | PLAN - FOUNDATION |
| A201 | ELEVATIONS - BUILDING PHASE I |
| A202 | ELEVATIONS - BUILDING PHASE I |
| A301 | FLOORING PLAN |
| A302 | PLAN - FURNITURE PLAN |
| A601 | TILE ELEVATIONS |
| A602 | TILE ELEVATIONS |
| A603 | DOOR AND WINDOW ELEVATIONS |
| S1 | FOUNDATION PLAN |
| S2 | FIRST FLOOR FRAMING PLAN |
| S3 | SECOND FLOOR FRAMING PLAN |
| S4 | ROOF FRAMING PLAN |
| SD1 | STRUCTURAL DETAILS |
| SD2 | STRUCTURAL DETAILS |
| SD3 | STRUCTURAL NOTES AND SCHEDULES |
| SD4 | STRUCTURAL NOTES AND SCHEDULES |



LARSEN, DAVID & MICHELLE

LARSEN RESIDENCE
335 N 6700 E HUNTSMVILLE, UT

PROJECT NUMBER: 2020014
SET ISSUE DATE: 9/6/21/2021
DRAWN BY: JMS
CHECKED BY: JAC
SHEET COUNT: 001 OF 204

CONCEPT SET

| DATE | NO. | DESCRIPTION | BY |
|----------|-----|---------------------|-----|
| 09/06/21 | 01 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 02 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 03 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 04 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 05 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 06 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 07 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 08 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 09 | ADDITIONAL FINISHES | JMS |
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| 09/06/21 | 64 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 65 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 66 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 67 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 68 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 69 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 70 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 71 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 72 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 73 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 74 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 75 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 76 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 77 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 78 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 79 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 80 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 81 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 82 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 83 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 84 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 85 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 86 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 87 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 88 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 89 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 90 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 91 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 92 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 93 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 94 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 95 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 96 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 97 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 98 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 99 | ADDITIONAL FINISHES | JMS |
| 09/06/21 | 100 | ADDITIONAL FINISHES | JMS |

FINISHED 1926 SF
GARAGE
FINISHED 2271 SF
STORAGE
FINISHED 945 SF
STORAGE
FINISHED 418 SF
FINISHED 1189 SF

2024-028



LAND USE PERMIT

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

Tax ID # 201850002

Address of Structure 335 N. 6700 E Huntsville

Name & Address of Owner/Owners Dave + Michelle Larsen

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024

Set Backs Approved: Yes No

No concrete foundation in the set back

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

Height restricted to 35 feet for structure

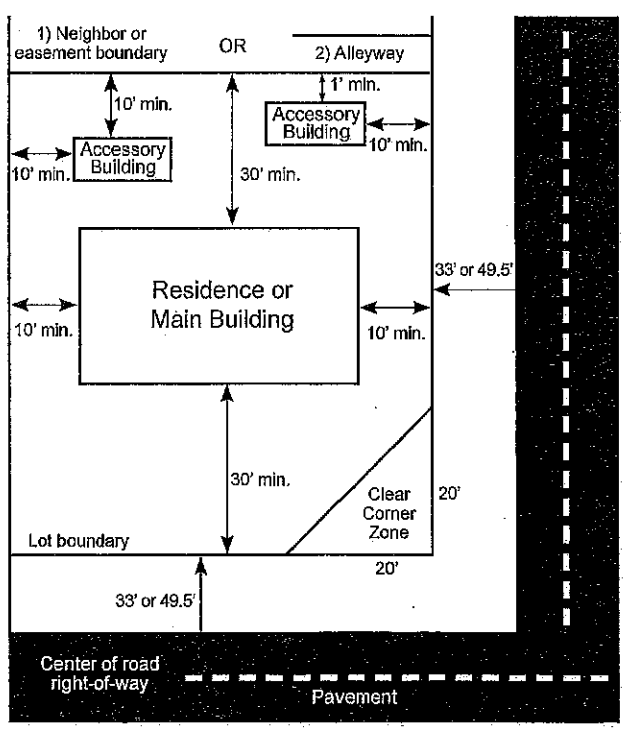
Huntsville Planning Commission Chairman

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



PC Meeting 6.25.24
Att. # 5

Huntsville Alley

W

CURRENT SETBACK 3'

← 2' →

CURRENT SETBACK

CURRENT
STRUCTURE

← 32 →

← 24 →

Addition

EXTENT TO 35'

VICKY MANFUL

N

S

TOTAL BUILDING SIZE 24 X 35

E

Rod Layton
1562 E 400 South
Parcel # 240100007

2024-0023



LAND USE PERMIT

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

Tax ID # 240100007

Address of Structure 7562 E 400 South Huntsville

Name & Address of Owner/Owners Rod Layton - Chicken Coop Shop

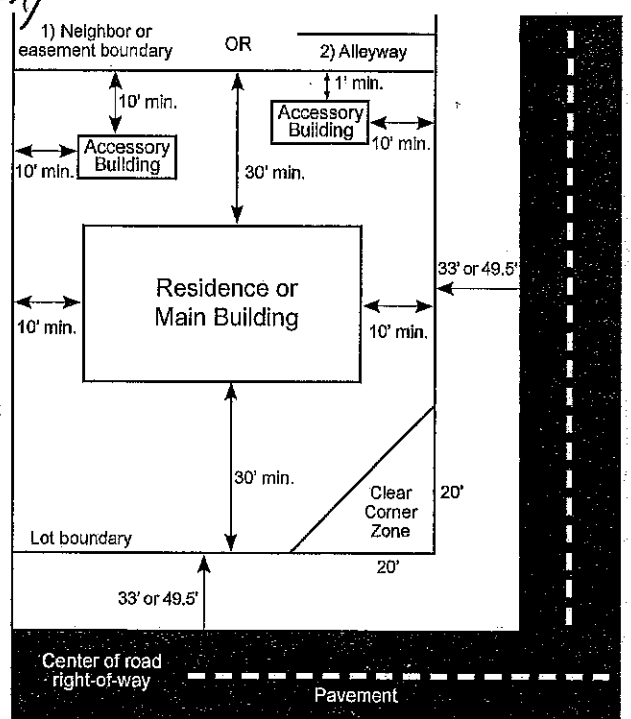
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024

Set Backs Approved: Yes No

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

No enlargement to the north. New building should follow the existing foundation slab along the north side

Huntsville Town Residential Zone Setbacks



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)