

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

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

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

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

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

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

PCM Poulter motioned to approve the amended minutes from August 22nd 2024. PCM Ferree 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 and/or action for Land Use Permit for accessory building, 6888 E 200 S., Parcel #240170001(See Attachment #2)

Commissioner Songer joined the meeting

Chad Roberts was present to speak on behalf of the project. Chad commented that he knows this property was discussed before the PC in the past. The property owner wants to build an outbuilding that will initially be for storage but possibly more in the future.

PCM Songer questioned why the PC is looking at this again, as it was approved for an outbuilding in the past. Since this project has been modified and Mr. Roberts is now taking it over it is up for new approval. The previous land use was never officially issued or paid for and will be void.

Chad Roberts agreed to follow up with the PC when the plans are finalized. Chairman Allen requested Mr. Roberts come back to the PC with more information on building. Setbacks were discussed. PCM Poulter questioned the septic on the property. Chad Roberts commented that they will be looking into that as well as they get closer to finalizing plans.

Chairman Endicott motioned to approve Land Use Permit for accessory building, 6888 E 200 S., Parcel #240170001, to include additional discussion of any changes in the building. PCM Songer 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>	

4- Discussion and/or action of Land Use Permit for Wooten, new home build, 6928 E 200 S, Parcel #240160021(See Attachment #3)

Mr. Coombs was present to speak on behalf of the project. This site plan was on the agenda last month, but it was found that that coverage was over the allowable limit. The property owners made some adjustments to meet the code.

Setbacks were discussed. The setbacks were discussed on the home and the sports court by the alleyway. PCM Songer commented that in the past there have been some issues with the property lines in that area, he cautioned to double check the markers.

Coverages were calculated and found to be allowable per code.

PCM Poulter motioned to approve Land Use Permit for Wooten, new home build, 6928 E 200 S, Parcel #240160021. 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 of Title 15 review by the Planning Commission

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

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

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

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

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

6- Sandy's TC Updates

Sandy was not present to report

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

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

9-Motion to adjourn.

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

Meeting is adjourned at 7:33p.m.



Shannon Smith, Clerk

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

MEETING DATE: August 22nd, 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	Excused
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Excused
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

In Attendance: Tony Coombs, Zack Morby, Ron Gault, *Bill & Michele Woysgard*

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

2- Administration of the Oath of Office for John Henderson

3-Approval of minutes for Planning Commission meeting May 23rd 2024.
(See Attachment #1)

PCM Songer motioned to approve the minutes from May 23rd 2024. 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 Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

4- Approval of minutes for Planning Commission meeting June 25th 2024
(See Attachment #2)

PCM Ferre motioned to approve the minutes from June 25th 2024. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5-Discussion and/or action on Land Use Permit, Wooten- New Home build, 6928 E 200 S, Parcel # 240160013 (See attachment # 3)

Tony Coombs was present to represent the Wooten's. The setbacks were reviewed. The new home will be facing a different direction. The option of changing the address was discussed. PMC Songer mentioned the coverage limitations per the code. Tony stated that he will review the coverage calculations and will include them on the plans.

Tony stated the home will be around 9,000 sq feet in total. And is planed to be a second home.

PCM Songer motioned to approve Land Use Permit for Wooten New Home build, 6928 E 200 S, Parcel # 240160013, with the condition that the house meets the coverage requirements per Town Code. PCM Henderson seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

6-Discussion and/or action on Land Use Permit, Loeffler/May- Accessory building, 155 S 7000 E, Parcel # 240160021. (See Attachment #4)

PCM Songer speaks on behalf of the project. Songer went over the setbacks. There was a discussion about what was allowable in an accessory building. The use would not be allowable as a dwelling.

PCM Ferre motioned. Chairman Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

7-Public Comment. Ron Gault inquired whether the Planning Commission was interested in modifying the General Plan. Mr. Wangsgard complimented the Planning Commission on a job well done.

Bill

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

9-Motion to adjourn.

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

Meeting is adjourned at 6:57 p.m.

Shannon Smith, Clerk

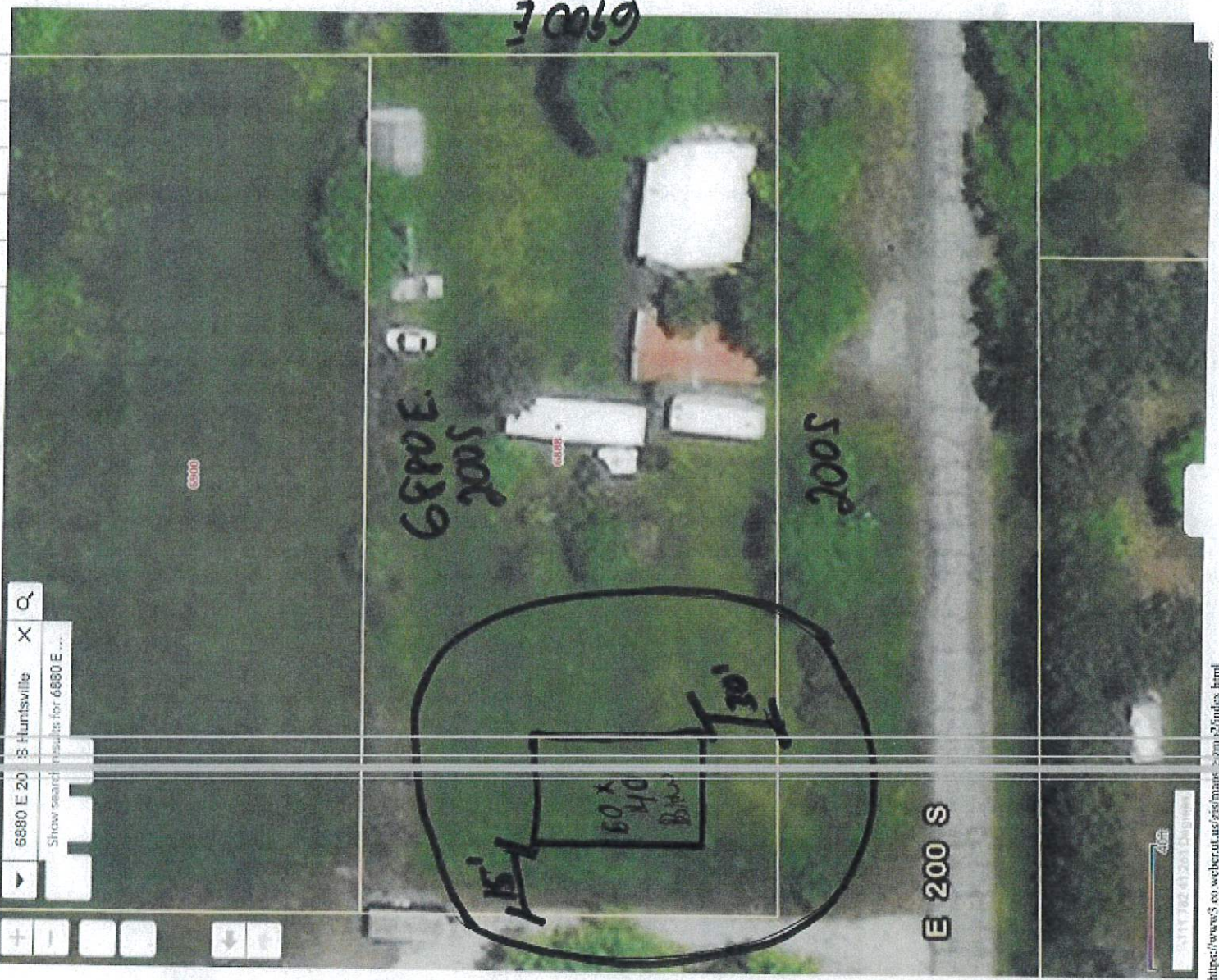
PC meeting 9.18.24
Attach # 2

Weber County Geo-Gizmo

6880 E 20 S Huntsville X Q
Show search results for 6880 E ...



Recorder Surveyor Elected



Dani's Hyge
11/2/24

2024-0041



\$150

LAND USE PERMIT

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

Tax ID # 240170001

Address of Structure 0888 E. 200 S.

Name & Address of Owner/Owners Hoyd

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9-18-2024

Set Backs Approved: Yes No

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

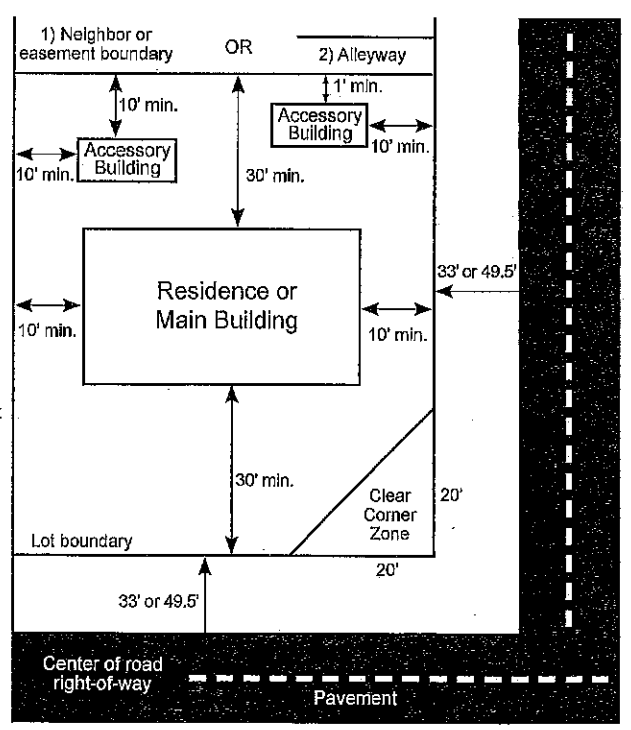
[Signature]
Huntsville Planning Commission Chairman

[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)

Huntsville Town Residential Zone Setbacks



2024-0040



\$150

LAND USE PERMIT

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

Tax ID # 240146021

Address of Structure 6928 E 200S.

Name & Address of Owner/Owners Wooten

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9-18-2024 Approval of Home i. Sports court

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

