

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

**MEETING DATE:** November 3rd, 2022  
**PLACE:** Huntsville Library  
 131 S 7400 E, Huntsville Utah  
**TIME:** 6:30 p.m.

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

**Citizens: Ron Gault, Amanda Hessenauer, Carl Shupe, Michelle Robinson, Max Ferre, Gracey Ellison**

1-Roll call: A moment of silence was given in honor of Doug Allen. Intern Chair Endicott welcomed all commissioners in attendance.

2- Approval of Minutes for Planning Commission Meeting for August 25th, 2022.  
 (See Attachment #1)

**PCM Poulter motioned to approve the amended minutes from August 25th, 2021.** PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Suzanne Ferre Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

3-Discussion on Annexation Policy Plan- Ron Gault (See Attachment #2)

Mr. Gault was in attendance to present on the Annexation policy plan. He reviewed the changes that he has made. Mr. Gault explained that the current water system was a deciding factor in many ways with his changes to this plan.

The Map was presented and discussed. TCM Hunter suggested labeling the boundary line of possible incorporation a little more clearly. Adding street names as applicable.

6- Discussion and/or action on Land Use Permit for Robinson remodel of Barn and “Girl Cave”, 7130 E. 200 S., Parcel # 240150009 (See Attachment #5)

Mrs. Robinson is present to speak on behalf of her project. The barn will be extended a small amount but still well within the setback requirements. The structures will have electricity, but she was unsure about plumbing. TC Hunter commented that if plumbing was specified per the final plans then a septic certification would be required by Weber-Morgan. Mrs. Robinson stated that she will not put in plumbing.

The Robinson’s currently have an active Land Use Permit that is up for amendment at this meeting, based on the small changes of the footprint of the proposed barn.

**PCM Ferre motioned to amend a previously approved Land Use Permit for Robinson remodel of Barn and “Girl Cave”, 7130 E. 200 S., Parcel # 240150009.** PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Suzanne Ferre Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

7-Discussion and/or action on Land Use Permit for Carl Shupe, Carport. 445 S. 7700 E., Parcel # 240090029. (See Attachment #6)

Mr. Shupe was present to speak to his carport project. He is requesting this structure to allow for more storage on his property. It will not have a foundation and will be movable.

**PCM Larsen motioned to approve the Land Use Permit for Carl Shupe, Carport. 445 S. 7700 E., Parcel # 240090029.** PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Suzanne Ferre Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

8-Discussion and/or action on a Boundary line adjustment for Steve Johnson, 7320 E. 100 S. Parcel # 240140048 (See Attachment #7)

Amanda Hessenauer spoke on behalf of her involvement in this Boundary line adjustment. Her family owns the neighboring parcel. This boundary line adjustment will allow an additional .75 acre to be included in their property. Another family on the other side of the property in discussion will also be receiving .75 acre. The boundary line adjustment (s) will not create a non-conforming lot in any way.

The PC decided on one boundary line application and one fee for this agenda item. This item will need to be moved to the next TC meeting for final approval. Mr. Johnson will also need to sign and pay in full for this application before it will be official and released to him.

**PCM Poulter motioned to recommend approval for the Boundary line adjustment for Steve Johnson, 7320 E. 100 S. Parcel # 240140048.** PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Suzanne Ferree Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

9- Sandy’s TC Updates

Fractional ownership is under discussing Valley wide and TC Hunter believe this is an issue that the Town should addresses. There were some updates on the updates to the C2 Zone that Mr. Janson in the process of adjusting.

The Tree issue in the park was briefly addressed. Many trees have been infected with the beetle and are being removed.

15.17.3- noncomplying lots in relation to home expansions/additions. Look at adding to R1 section.

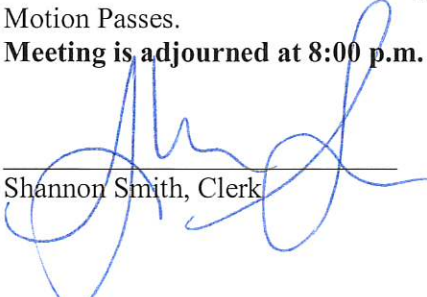
10-Public Comment. Carl Shupe questioned shipping containers as storage. There is currently nothing in the Town code to prohibit them.

11-Chairman’s Remarks. Intern Chairman Endicott thanked all for the discussion and the opportunity to serve. He also suggested planting a tree in the park in memory of Mr. Allen.

12-Motion to adjourn.

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

**Meeting is adjourned at 8:00 p.m.**

  
\_\_\_\_\_  
Shannon Smith, Clerk

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

**MEETING DATE:** August 25<sup>th</sup>, 2022  
**PLACE:** Electronic Zoom Meeting with anchor location at Huntsville Library  
131 S 7400 E, Huntsville Utah  
**TIME:** 6:30 p.m.

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

**Citizens: Artie Powell, Beckki Endicott, Bill Morris, Lawrence Taylor, Jared Anderson, Todd Meyers, Tony Hill, Nate Reeve, Brian Nicholson, Valin Miranker, Katlin Poulter, Joshua Peel, Rex Harris, Michelle Robinson, David Robinson, Michelle White, Justin Blair, Mountain Luxury, Jeff and Cassie Allen**

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

2-Approval of Minutes for Planning Commission Meeting for July 28th, 2022.  
(See Attachment #1)

**PCM Poulter motioned to approve the amended minutes from February 18<sup>th</sup>, 2021.** PCM Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott Commissioner Suzanne Ferre
NAYS:	

3-Presentation regarding Public Hearing (See Attachment #2)

Bill Morris presented information on Ordinance 2022-8-25: Development agreement for CW Lands. Mr. Morris reviewed the conditions CW Lands had to abide by. The following codes were referenced as applicable, 15.6, Title 25, title 15.15.

Mr. Morris stated that if approval was granted by the Planning Commission it should be with the stipulations/requirements listed in the staff report provided.

Mr. Morris reviewed the Development agreement with the Planning Commission. Some of the important topics that Mr. Morris reviewed are as follows. The sewer system, 317-4, is currently in process and will go to Weber County for approval. The Wetlands issue, a federal issue, is governed by the Army Corps. The agreement states that CW Lands will abide by all direction given by the Army Corps and the Town will be harmless where this is concerned.

Jared Anderson next addressed the final plat subdivision. Mr. Anderson referred to his final review #2 as well as the staff report. Mr. Anderson commented that the design engineer, Reeves, has completed all the requests on the design drawings. Next the cost estimate is to be given and bonds are put in place based on the cost estimates. Then the developer can start selling lots, the Town's assurance is that if the developer backs out then the bond money can be used to complete the subdivision.

Mr. Anderson also commented on the Wetland delineation, .08 will be disturbed. Which is under the requirement of 1/10<sup>th</sup> if an acer. In his experience Mr. Anderson, said these cases tend to move through approval more easily. Mr. Anderson has nothing further to review with the design drawings. It was also commented that the stream alteration permit has been approved, which was worked through with Army Corps.

Chairman Allen questioned about the building envelopes on the subdivision. Mr. Anderson stated that CW Lands does have designated building envelopes for all lots, these areas are clear of any wetland or stream alteration areas. Mr. Anderson has reviewed this and is comfortable with the plat as submitted. The developer has also put out the information on the sewer pressure system that each Lot owner will need to be aware of. This information is in three places, the plat, the construction plans and design guidelines for the HOA. Each person will be aware of this situation when purchasing a lot.

PCM Poulter questioned the items listed as pending in Mr. Anderson's report. Some of these approvals have since been submitted, i.e Fire approval. The more important items still needed are Army Corps approval, and sewer approval by Weber Morgan. Mr. Anderson commented that the Bond number decided upon was 1.9 million dollars.

CW Lands was represented by Todd Meyers, Nate Reeve, Tony Hill and Brian Nicholson. Mr. Meyers commented that CW Lands will have design guidelines that all homeowners will need to follow. Mr. Meyers discussed the sewer system; upon review of Weber Health dept it was decided that a sewer system (vs septic) was needed for a few of the lots. CW Lands made the decision to include all lots on a sewer system and slightly reduce their number of lots.

Mr. Meyers commented on the design review process with the HOA. It includes a pre-construction meeting where any building will be steaked in order to ensure that no wetland areas are built upon.

PCM Songer questioned what the area that holds the community sewer system will look like. Mr. Meyers commented that it will be landscaped and look like the rest of the open space maintained by the HOA. It is not to be an open pond.

UDOT

Rex Harris asked to comment, he said that his boss at Udot requested that he attend to speak and or answer questions on behalf of Udot. Also, to include the round-a-bout on the corner of Highway 39, as this area ~~is~~ affects the Sage subdivision in discussion.

**PCM Poulter motioned to close regular meeting and open public hearing.** PCM Endicott seconded the motion. All Vote Aye. Motion passes. Votes are reflected below

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott Commissioner Suzanne Ferre
NAYS:	

PUBLIC HEARING

Ordinance 2022-8-25: Development Agreement for CW Lands  
And  
Final Plat Subdivision for CW Lands/Sage Development

Chairman read aloud a letter from Weber County regarding the CW Lands Subdivision.

Katlin Poulter- Expressed concerns with the Wetland delineation and the alterations made to the area. She also raised the issue about wildlife in the area under question.

David Robinson- Questioned whether this subdivision sets a precedent for greater expansion of the town. And if the town was interested in further expansion.

Joshua Peel- Raised the issue of the flag lots in the Sage subdivision plat.

Rex Harris- Asked to review comments he made on the public hearing on the annexation of the property in discussion. Rex also commented that the cul-de-sac looked to be in violation of town code for the maximum allowable length of a one-way street.

**PCM Poulter motioned to close public meeting and re-open regular meeting.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott Commissioner Suzanne Ferre
NAYS:	

Resume Planning Commission Meeting

Chairman Allen asked for responses from either Mr. Morris or Mr. Anderson on Public comments that were relative to their expertise.

Mr. Anderson addressed a few of the public comments, specifically the issue of the length of the road. He stated he would look into that issue.

Mr. Meyer's also commented on the cul-de-sac issue. He states that UDot was in support of the updated cul-de-sac plan and Mr. Meyers commented that it also helps lessen the impact to the wetlands and with Army Corps. CW Lands has worked with the fire dept on the cul-de-sac design that was agreeable to both parties.

Rex Harris commented on the UDot point of view, that UDot prefers that there is not a connection to its roads. But if necessary, UDot will work with the town and/or the developer with the road planning.

PCM Endicott asked about the letter from Weber County, if they were requirements or just recommendations. Mr. Morris reviewed the letter and commented that they are recommendations from the county. Mr. Morris also commented that this development agreement is adopted in Ordinance form and becomes part of the town code.

TCM Hunter reviewed the road issue and the process it went from a gated through street to the cul-de-sac as it is presented currently.

PCM Poulter questioned the dirt added to the property in discussion. Mr. Meyers commented that the dirt was added to the property in non-wetland areas for future landscaping purposes.

Chairman Allen referred to Mr. Anderson's report, #6 Huntsville water works approval. Chairman Allen commented that when the fill dirt was added a few months ago to the property it covered a seasonal stream. He stated that 2 irrigation companies rely on that stream to drain their systems. Mr. Meyers spoke to this; he stated that there is a culvert under the road by the Chevron station and CW Lands will pipe it and put it into an easement. Mr. Reeves confirmed that plan, stating it has been evaluated for grade and flow and it has been approved by Rex.

Chairman Allen stated he discussed the culvert under the road with Mr. Grover at Weber County. Chairman Allen is concerned about this issue. Mr. Reeve spoke to this issue stating that it is not uncommon for streams and spring activity to change as development occurs. CW Lands are

working with Rex to show the same amount of water can move from point A to B. Chairman Allen was concerned that the sight of the proposed community sewer was located by the stream he previously commented on.

Mr. Anderson commented that he had Gary Probasco look over the piping plans and Mr. Probasco did approve them

PCM Endicott requested a quick break, a 5-minute recess was agreed upon.

4-Discussion and/or action for recommendation on Ordinance 2022-8-25: Development Agreement for CW Lands and Final Plat Subdivision for CW Lands/Sage Development

Chairman Allen asked for thoughts from the Commission. PCM Endicott referred to the staff report section under recommendations. PCM Endicott stated that he would recommend approval with the listed recommendations. PCM Ferre and PCM Songer agreed with PCM Endicott to move forward. PCM Poulter agreed and also stressed the importance for the Army Corps approval, she added the approval of the County engineer for the drain under the road.

**PMC Endicott motioned to recommend approval of Ordinance 2022-8-25: Development Agreement for CW Lands and Final Plat Subdivision for CW Lands/Sage Development, with the stipulations listed as 1-4 in the staff report presented, with the addition of a review and approval from Weber County engineering on the drain/culvert under highway 39.** PCM Songer seconded the motion. Roll call vote. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Suzanne Ferre Commissioner Allen Endicott
NAYS:	

5-Discussion and/or action on Land Use Permit John Falls New build; House and Outbuilding, 374 S 7300 E, Parcel # 240110051 (See Attachment #3)

Artie Powell was here to represent Mr. Falls. The address came under question as it is incorrect on the county website. It will be adjusted and corrected as soon as the parcels in question are consolidated. The site plan has been changed and therefor back before the Planning Commission for approval. Mr. Powell stated that the porch off the outbuilding was previously in the set back and has now been removed.



The Falls also added a guest wing where the current cabin now sits. PCM Endicott questioned the removal of the Cabin as previously discussed, it was to be moved to a nearby lot. Mr. Powell commented that has changed and they still plan on removing the cabin but selling it instead of relocating it themselves.

PCM Songer questioned where the alley was in relation to the sight plan. Mr. Powell referenced the GIS Map, he stated that the corner of the house did actually protrude about 2 feet into the alleyway. The gate in the alleyway was mentioned. PCM Songer believes that gate was installed illegally. Mr. Powel disputes that. PMC Songer suggested this item be tabled as it is his understanding that the town cannot legally give or sell property. He also stated he believes the town cannot give prescriptive use to a private person of a public way. PCM Songer commented that since there is a discrepancy with this topic, the item needs to be further looked into and discussed. Mr. Powell disagreed that that the town could not sell property.

Shannon questioned the <sup>site</sup>sight plan as submitted with the setbacks. It was unclear on the site plan submitted where the property owned by Mr. Fall was in relation to the Town Alleyway. It was requested that a more precise <sup>site</sup>sight plan be submitted with all setbacks actually shown from any neighboring land. As well as neighboring properties accurately labeled.

**PCM Songer motioned to table the Land Use Permit John Falls New build; House and Outbuilding, 374 S 7300 E, Parcel # 240110051.** PCM Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott Commissioner Suzanne Ferre
NAYS:	

6) Discussion and/or action on Land use Permit for Robinson Barn expansion and Girl Cave, 7130 E 200 S, Parcel #240150009 (See Attachment #4)

Mr. and Mrs. Robinson were present to speak on behalf of their project. They are looking to expand their barn and re-do a pre-existing outbuilding. The Barn currently has electricity, and the outbuilding has plumbing and electricity. PCM Songer commented that he sees no issue with the plan but it was agreed that the Robinson’s need to present better plans with more accurately measured setbacks. The PC commented no living quarters.

Setbacks were discussed, Mr. Robinson stated they recently had their property surveyed and the current barn is 3 feet off the alleyway.

**PCM Songer motioned to table the Land Use Permit for Robinson Barn expansion and Girl Cave, 7130 E 200 S, Parcel #240150009.** PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

Mr. Mendoza was present to speak on Mr. Taylor's project, who is a planner and consultant. Mr. Mendoza cited the code and the conditional use table, regarding the preservation of a historical structure.

**PCM Endicott motioned to approve the Land Use Permit for Larry Taylor Preservation of Existing Brick Garage and Addition subject to the setback requirements, 6813 E 100 S, Parcel #240170039.** PCM Songer seconded the motion. All Votes Aye. Motions passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott Commissioner Suzanne Ferre
NAYS:	

9- Sandy's TC Updates- Skipped due to timing issues

12-Public Comment. Skipped to do timing issues

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

14-Motion to adjourn.

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

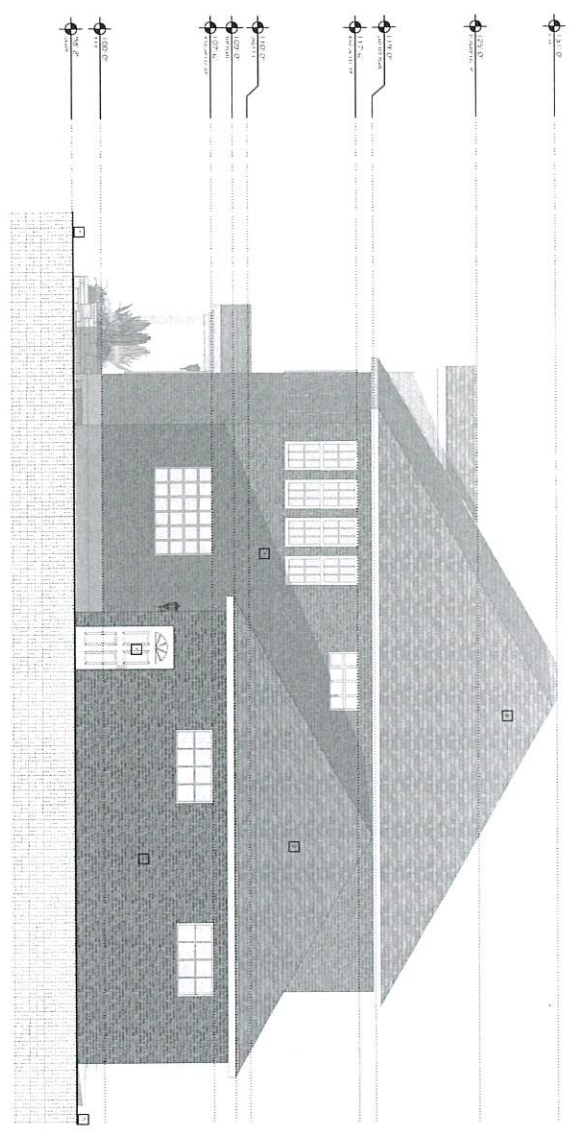
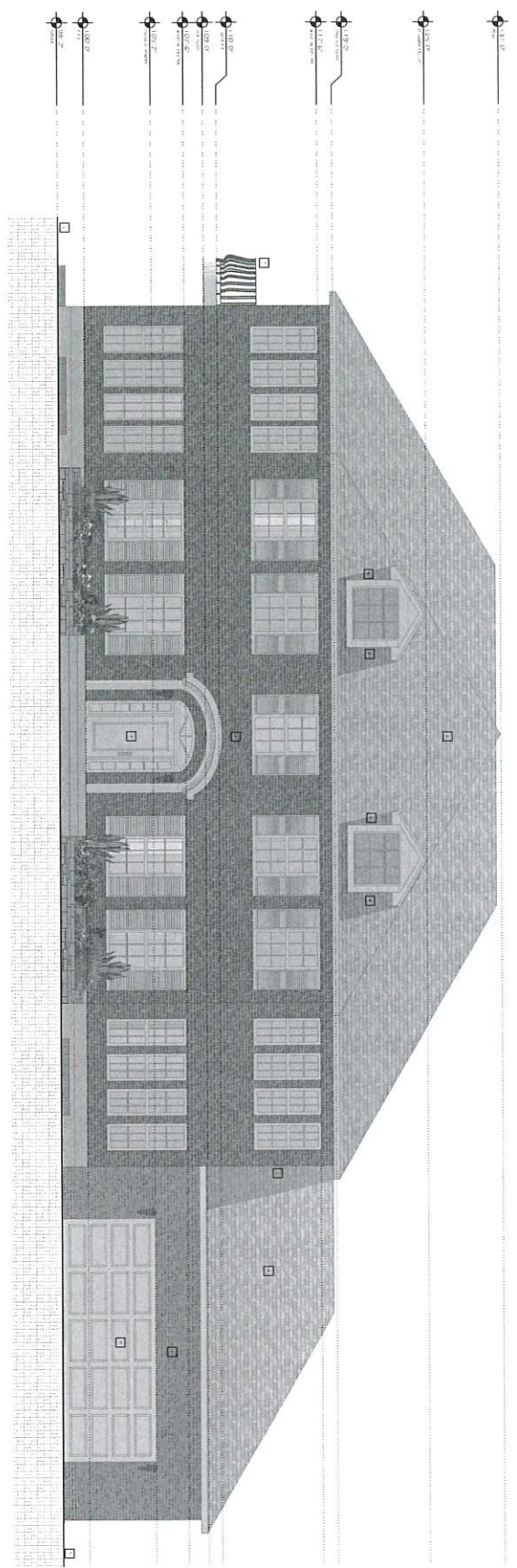
**Meeting is adjourned at 8:58 p.m.**

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Shannon Smith, Clerk



PC meeting 11.3.22  
Attachment #3



### ELEVATION NOTES

- 1 PROVIDE ANCHORED BOLTS/ROCKS VERTICAL TO FLEETS 2 INCHES IN CONCRETE. PROVIDE 1/2\"/>
- 2 PROVIDE 50 YEAR ARCHITECTURAL SHINGLES OVER ONE LAYER OF UNDERLAYMENT APPLIED IN A SHINGLED FASHION. UNDERLAYMENT TO BE LAYED AT MINIMUM OF 2 INCHES. RAO DIPS SHALL BE 4 INCHES AND SHALL BE A
- 3 PROVIDE INSULATED STEEL SECTIONAL OVERHEAD GARAGE DOOR. STYLE & COLOR SELECTED BY OWNER.
- 4 SOLID CORE EXTENSION DOOR. STYLE & COLOR AS SELECTED BY OWNER.
- 5 FINISHED GRADE.
- 6 FLASH & COUNTER FLASH AT ROOF TO WALL INTERSECTIONS TO PROVIDE WATERPROOF FINISH. ALL EXPOSED FLASHING TO BE FINISHED TO MATCH EXISTING WHEN GARAGE DOOR IS NOT. STYLE AND COLOR AS SELECTED BY OWNER.

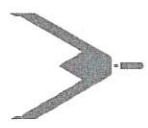
## Layton Residence

Document Date:  
August 14, 2022  
Document Phase:  
Final Design

rev. date remark

Brody and Nicole Layton

164 S 7100 E  
Huntsville, Utah



**MERAK**  
DRAFTING AND DESIGN

765 Lava Pointe Dr.  
St George, Utah 84770  
tel: (435) 574-7479  
email: merakdrafting@gmail.com

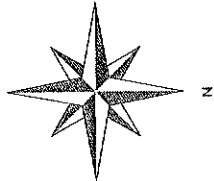
Elevations

**A3.1**



**MERAK**  
DRAFTING AND DESIGN

785 Lava Pointe Dr  
Suite 200  
Huntsville, TN 37404  
tel: 423.574.7744  
email: merakdrafting@gmail.com



164 S 7100 E  
Huntsville, Utah

# Layton Residence

Brody and Nicola Layton

Document Date:  
August 14, 2022  
Document Phase:  
Construction Documents  
rev. date: 08/14/22  
rev. by: jml  
1. 07/14/22 jml revision X

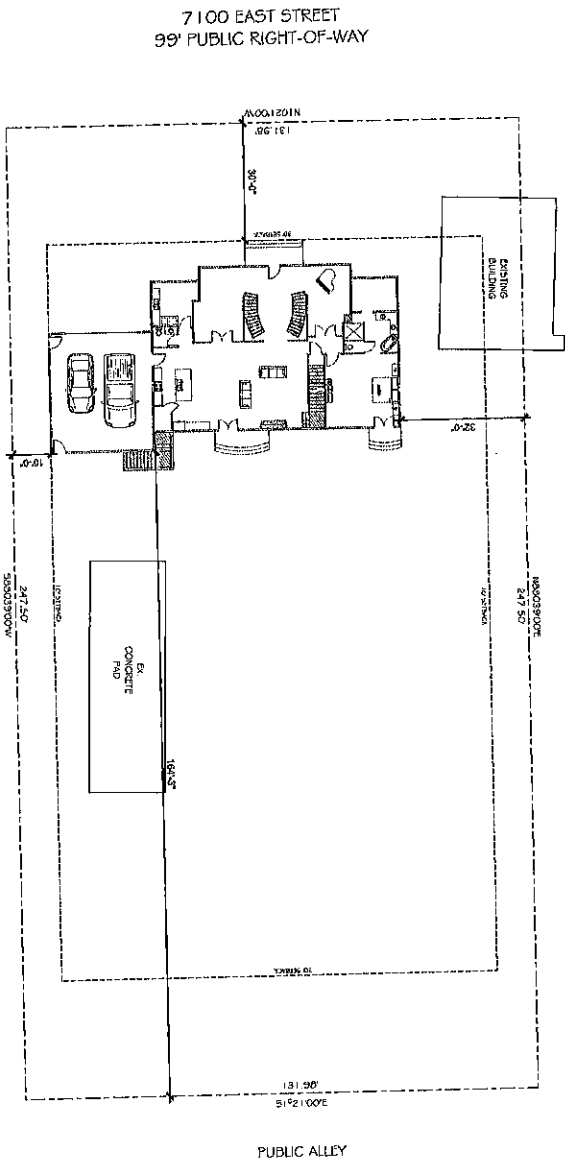
Existing Site  
Plan

# A1.1

## PROJECT LOCATION

PARCEL # 24-015-0030  
164 S. 7100 E.  
HUNTSVILLE, TN 37404  
92.685329 S 50.711111 W 57.251406 W

PARCEL NO.  
24-015-0010



PARCEL NO.  
24-015-009



2022-0031



\$150

# LAND USE PERMIT

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

Tax ID # 24 015 0030

Address of Structure 164 S. 7100 E.

Name & Address of Owner/Owners Layton - New Home

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11.3.2022

Set Backs Approved: Yes  No

Any special stipulations and conditions of the Site Plan Review: Removal of existing property within 30 days of occupancy of New home

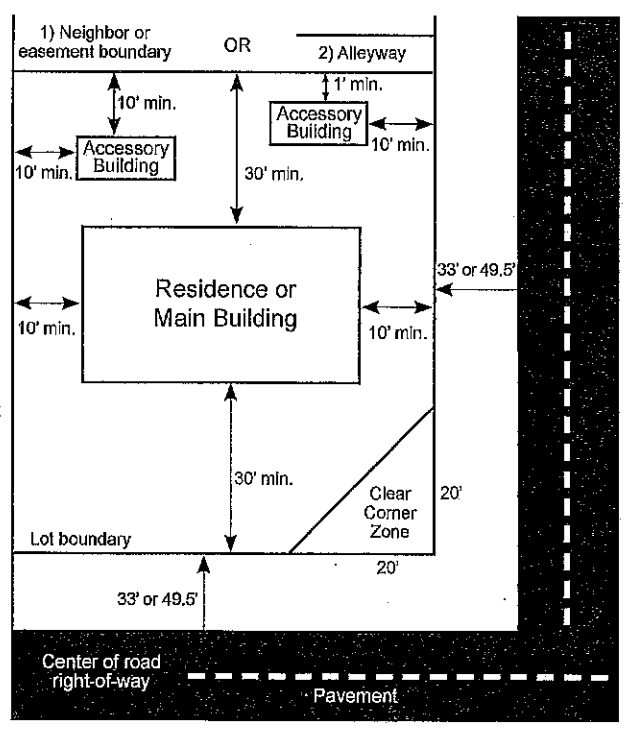
Huntsville Planning Commission Chairman

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



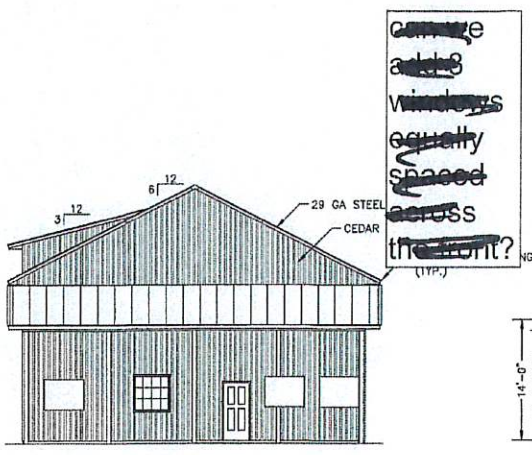
PC Meeting 11.3.22  
Attachment #4



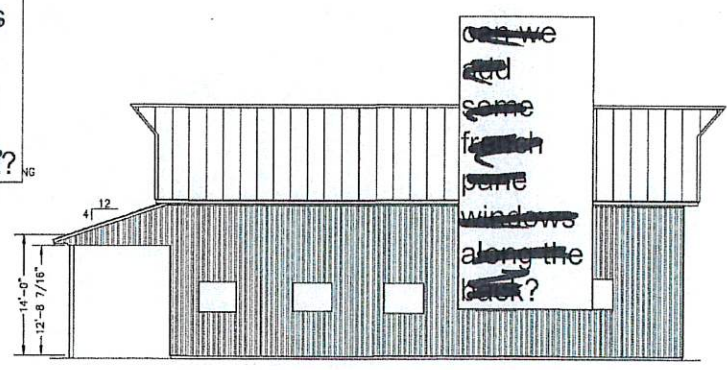
ELEVATIONS

TOM FREEMAN BUILDING  
HUNTSVILLE, UTAH

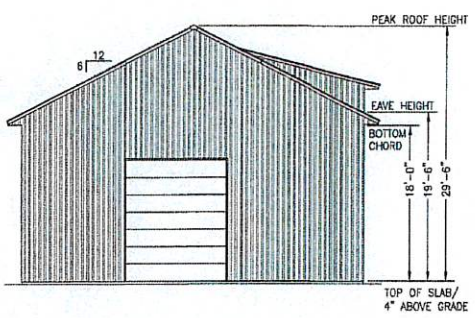
PROJECT	XSB
SCALE	3/32" = 1'-0"
DATE	10/12/2022
SHEET	06



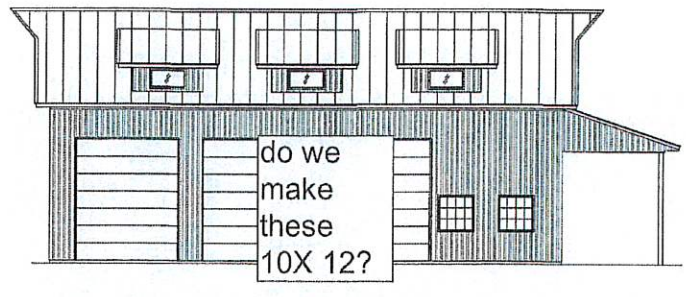
GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



GABLE END ELEVATION - EAST



SIDE ELEVATION - NORTH





2022-0032

\$150



# LAND USE PERMIT

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

Tax ID # 240110002

Address of Structure 384 S. 7400 E

Name & Address of Owner/Owners Freeman - Barn

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11.3.2022

Set Backs Approved: Yes  No

Any special stipulations and conditions of the Site Plan Review: any future lighting to follow Town Ordinance and inspection

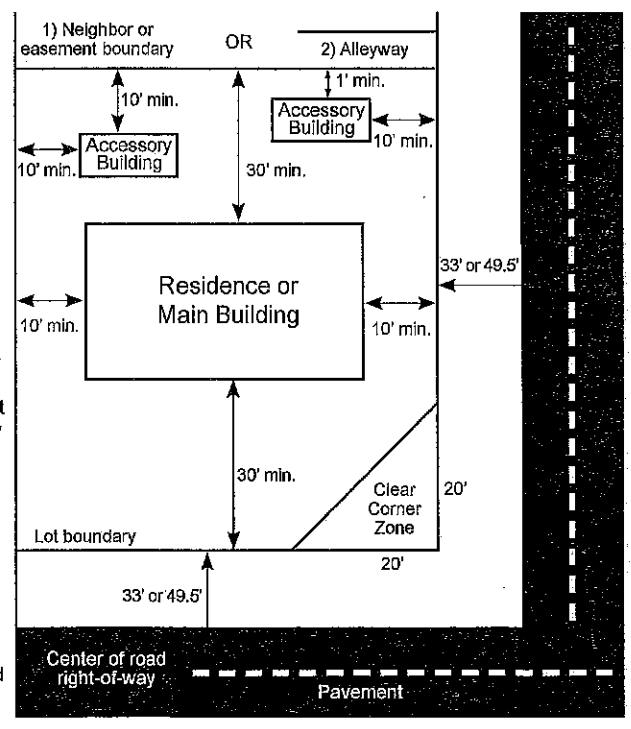
A. Hob  
Huntsville Planning Commission Chairman

[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



DC Meeting 11.3.22  
Attachment #5

130' 0"

243' 7"

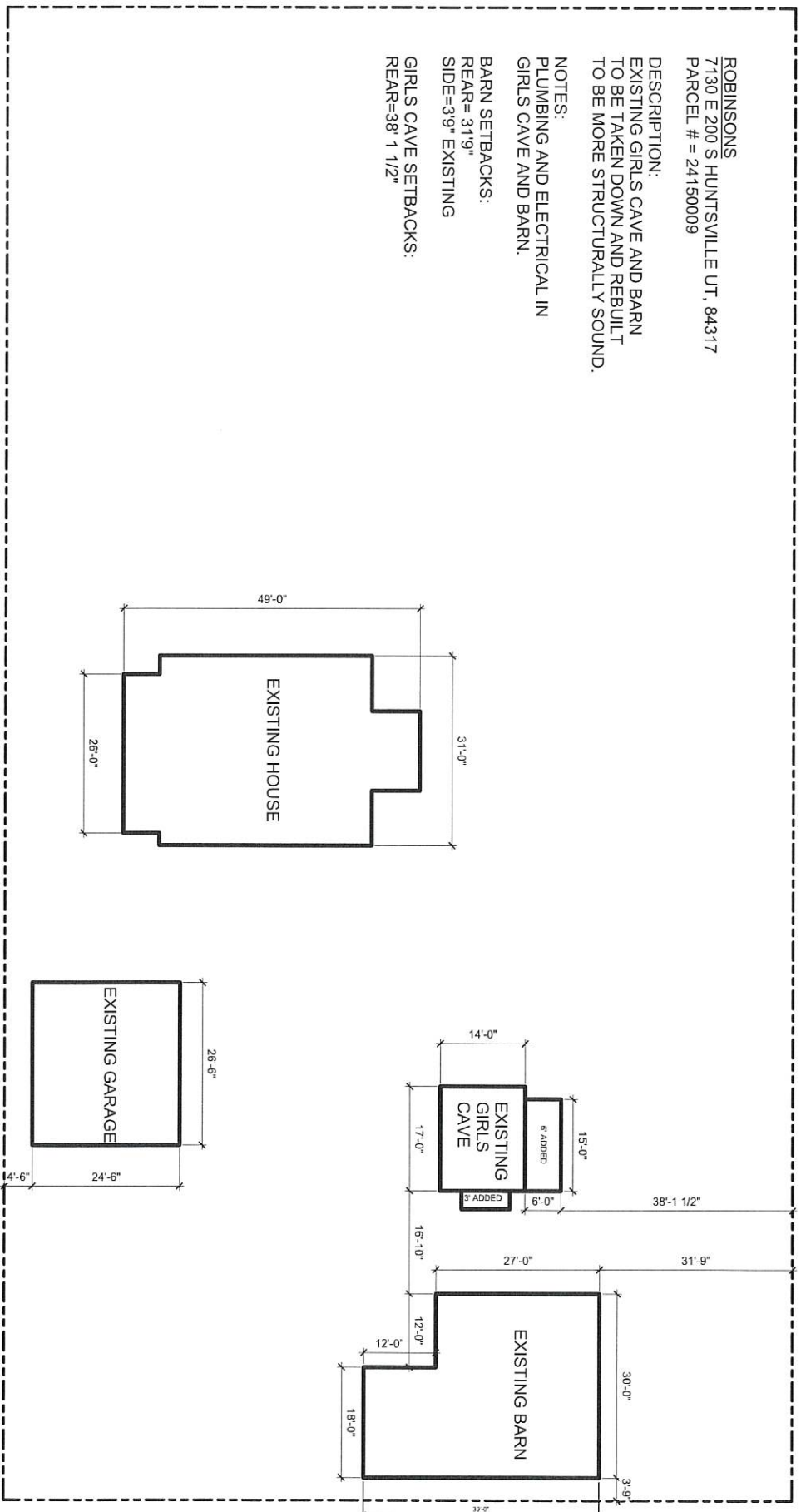
ROBINSONS  
7130 E 200 S HUNTSVILLE UT, 84317  
PARCEL # = 24150009

DESCRIPTION:  
EXISTING GIRLS CAVE AND BARN  
TO BE TAKEN DOWN AND REBUILT  
TO BE MORE STRUCTURALLY SOUND.

NOTES:  
PLUMBING AND ELECTRICAL IN  
GIRLS CAVE AND BARN.

BARN SETBACKS:  
REAR= 31'9"  
SIDE=39" EXISTING

GIRLS CAVE SETBACKS:  
REAR=38' 1 1/2"



130' 0"

243' 7"

ROBINSONS  
PRELIMINARY DRAWINGS  
NEW RESIDENTS  
2024/11/03



Need signatures and \$150.00

# LAND USE PERMIT

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

Tax ID # 24 015 0009

Address of Structure ~~7309 E 200 S~~ 7309 E 200 S

Name & Address of Owner/Owners Robinson, David & Michelle

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 2-24-2022 Amended - 11.3.2022

Set Backs Approved: Yes  No

Any special stipulations and conditions of the Site Plan Review: Approval of demolition

of both buildings. Barn is ok to rebuild in existing location. "Guest House"

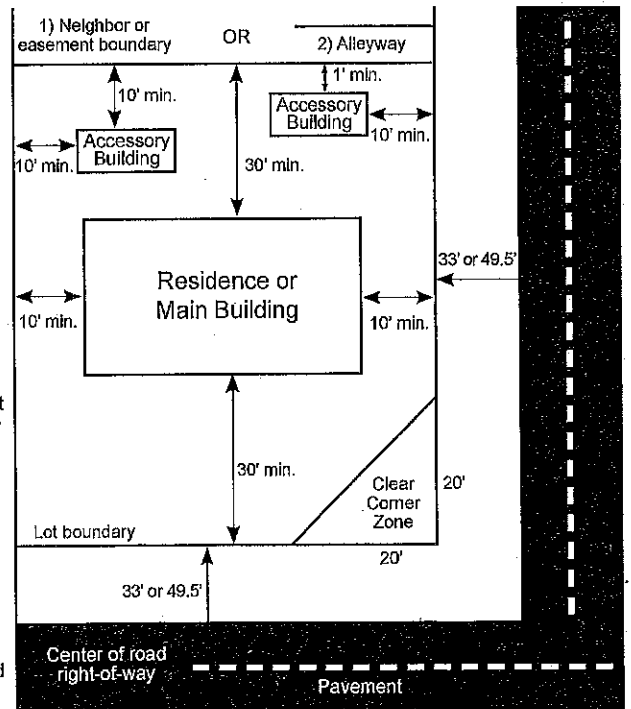
Approval with limitations ① No Plumbing as an out building ② No human habitation

Douglas M. All

Huntsville Planning Commission Chairman

Michelle Robinson  
Property Owner Signature

### Huntsville Town Residential Zone Setbacks



"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 11.3.22  
Attachment # 6*



VersaTube Building Systems  
50 Eastley Street  
Collierville, TN 38017

800-810-2993  
sales@versatube.com  
support@versatube.com

# Custom Structure Technical Specification

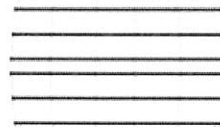
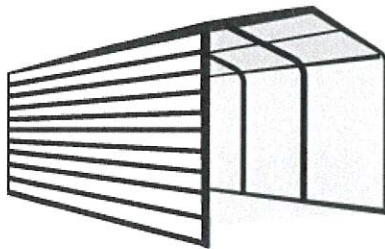
Wednesday, October 19th 2022, 04:38 PM

Design ID: ?

PRICE  
**\$8,855**

## STRUCTURE TYPE

### Grand - 3-sided

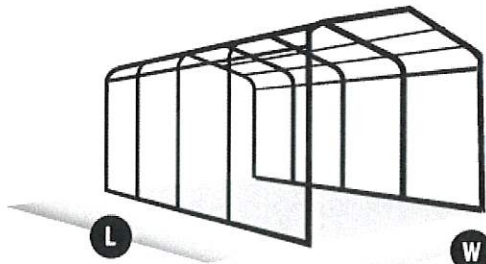


With Roof Hat Channel (Purlins)

#### Description:

24'x24'x12' Grand 3-sided, 5' on center

## FRAME SPECS



WIDTH  
24'

LENGTH  
24'

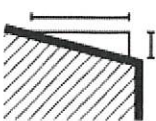
HEIGHT (SIDEWALL)  
12'

This structure is engineered to meet or exceed your local building code requirements of:

<p><b>?lbs</b> GROUND SNOW LOAD</p>	<p><b>60lbs</b> ROOF SNOW (LIVE) LOAD</p>	<p><b>90MPH</b> WIND LOAD</p>
---	---	-----------------------------------

Structure will be anchored to:

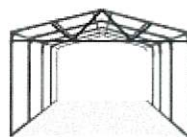
Ground



ROOF PITCH  
**3:12**



ON CENTER SPACING  
**5'**



TRUSS BRACE TYPE  
**Type 7R**



GROUND-TO-TRUSS CLEARANCE  
**11' 11 1/4"**



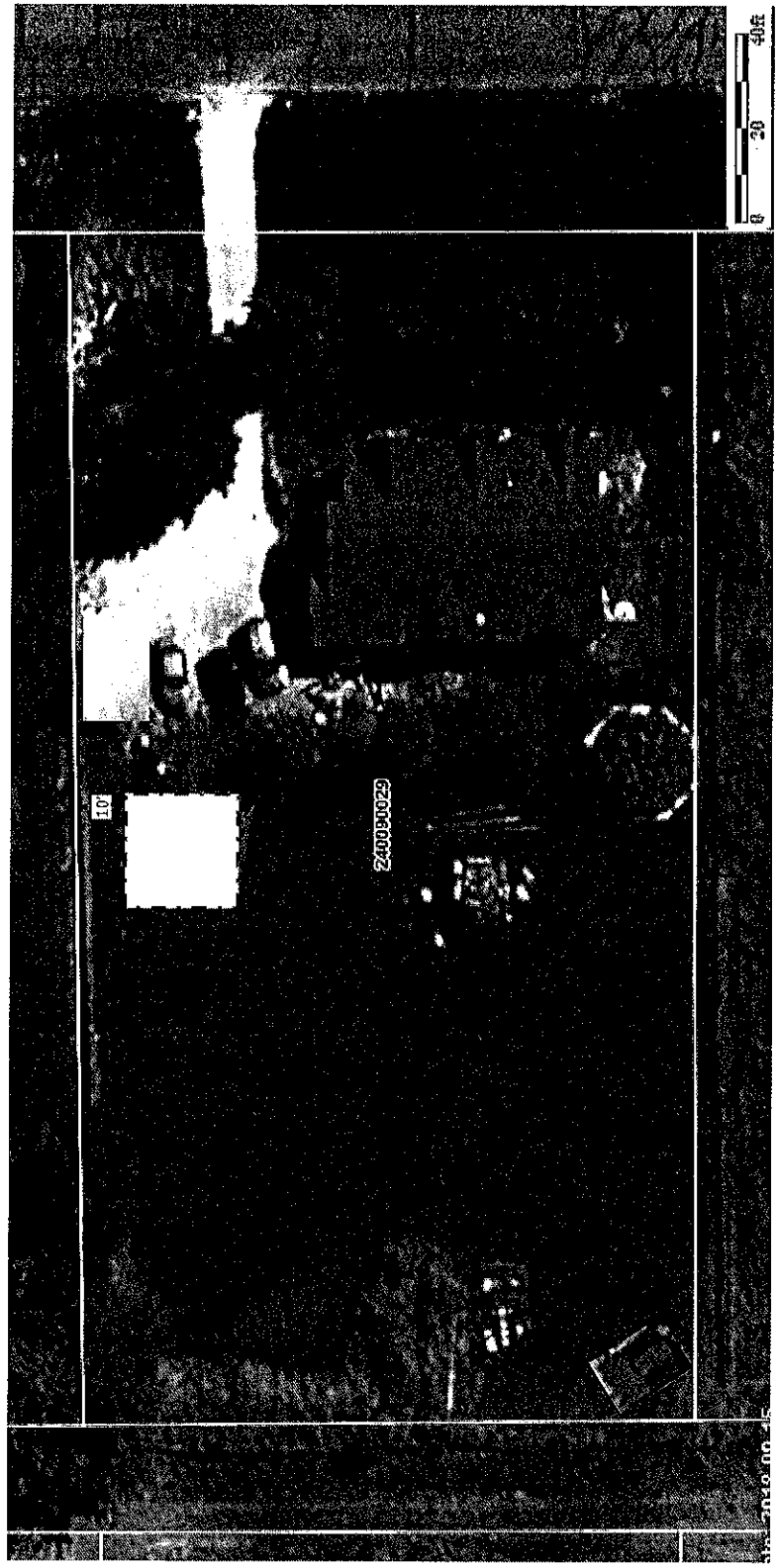
FRAME WEIGHT  
**1805 lbs**

## Steel Specifications

Shupe Shed  
446 S 7700 East St Huntsville

Address:

Site Plan (11/27)  
Scale: 1 inch = 25 feet  
25' 0" 12.5' 25'





PC Meeting 11.3.22  
A Hachmat # 7

# Huntsville Town

## Boundary Line Adjustment Application

Applicant Name: Steve Johnson

Applicant Mailing Address: 409 Harmony Creek Drive

Email: perpetualskillsfoundation@gmail.com Phone: 385 206 9529

Brief Description of Proposed Boundary Line Adjustment: 3.16 acres located at 7320 E 100 S Huntsville is adjusting its east and west lot lines to allow the neighboring properties to each have 3/4 acres of land.

### Parcel Owner's Permission for Boundary Line Adjustment Application

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-014-0048

Parcel(s) Owner Name: Steve Johnson and Kristin Johnson

Parcel(s) Owner Mailing Address: same as above

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: 10-6-2022

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-014-0047

Parcel(s) Owner Name: ~~Michael and Amanda Hausenauer~~ MICHAEL + AMANDA HESSENHAUER

Parcel(s) Owner Mailing Address: 7382 E 100 S, HUNTSVILLE, TN 37317

Email: abs65@cornell.edu Phone: 845 213 0380

Parcel Owner Signature: [Signature] Date: 10/24/2022

Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

Beckki Endicott, Town Clerk



ADDITIONAL PARCEL OWNERS

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 24-014-0041 1023 N. 100 S. Huntsville, UT. 84317  
Parcel(s) Owner Name: Brent and Mckell Weil  
Parcel(s) Owner Mailing Address: PO Box 30 Huntsville, UT 84317  
Email: Brent.SKL.Weil@gmail.com Phone: 801-791-3202  
Parcel Owner Signature: [Signature] Date: 10-23-22  
Title (Authorized Agent): \_\_\_\_\_

The undersigned authorize this application for boundary line adjustment:

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

The undersigned authorize this application for boundary line adjustment:

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

The undersigned authorize this application for boundary line adjustment:

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

Huntsville Town Planning Commission

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

Chair Signature: \_\_\_\_\_ Date: 11.3.2022

Notes/Conditions: NONE

Huntsville Town Council

- Approved
- Conditional Approval
- Rejected
- Deferred

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

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

ATTEST:

Beckki Endicott, Town Recorder

Date: \_\_\_\_\_

Boundary Line Adjustment Application Requirements:

- The change in boundary lines does not result in the creation of a new lot or parcel.
- The change in boundary does not involve a recorded subdivision plat.
- The proposed change to a lot 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 the nonconformity.
- The proposed change to a parcel 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 land use requirement.
- The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- The subject parcels are the same zone.

Submission Requirements & Process:

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Legal descriptions of each parcel involved in the boundary line adjustment
- Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- Boundary Line Adjustment 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 boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

