

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

MEETING DATE: June 29th, 2020

PLACE: Electronic Zoom Meeting,

TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Larel Parkinson	Planning Commissioner	Excused
Steve Songer	Planning Commissioner	Excused
Blake Bingham	Town Council Liaison	Excused
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens: Rex Harris, Derek Taylor, Jennifer Sorenson, Barry Whitehead, Ron Gault

1--Roll call: Chairman Doug Allen introduced everyone on Zoom.

2--Approval of Minutes for Planning Commission Meeting May 28th, 2020. Not presented.

3--Approval of Minutes for Planning Commission Meeting June 3rd, 2020. No presented.

4--Land Use Coordinator Update. Rex stated the Town should start seeing construction started on Pineview Point. Rex also admonished the PC to study the Acceptable Use Table, especially as they will discussing recreational and athletic facilities.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson
NAYS:	

5--Discussion and/or action on Land Use Permit for Derek Taylor, parcel #240130024. (See Attachment #1) Derek explained this is a small structure that is 31 feet off the property line. It is an A-Frame with a 1,100 square footprint.

Rex commented he has reviewed the plans and the plan meets the requirements of a Land use Permit.

PCM Liz Poulter wanted to know if the lot was separate from the main house and if Derek knew where the septic was. Derek responded this is a separate lot with a separate tax id. It needs its own septic system.

PCM Sandy Hunter asked Rex if they needed to determine the address and frontage of the home. This parcel was given permission by the Appeals Board to access it from the alley. Beckki suggested the driveway was like an extension of 100 South. Rex stated he believes the frontage is off First street. PCM Sandy Hunter agrees. Derek responded the address of 7650 East and 100 South is off first street.

PCM Sandy Hunter stated she would like to see 100 South to be the frontage of the home in case it was added on to in the future. The 30-foot set back should be off the 100 South.

PCM Jeff Larsen wanted to know if there had been discussion about the water or sensitive area off First Street. Rex explained the County would address these in a wastewater certificate and septic design. Derek Taylor said they had been approved for a mixed medium system but his home just east of this A Frame site qualified for a regular system. The Taylor's are trying to dig closer to that area and looking at moving the system farther off the alley.

PCM Sandy Hunter wanted to ask Derek about short term rental status because they had proposed that use in the past and the building is on the smaller side. Derek explained they have abandoned the idea of short-term rental. They plan to use this for their parents to stay. They would also like to see if they can rent to a short but longer-term renter, like a traveling nurse.

Chairman Allen advised Derek he might consider moving the house over to build a two-car garage in the future. PCM Sandy Hunter explained the side setback on the west side against the alley would need to be 10 feet. The set back off First Street would be 30 feet. Rex advised to approve the Land Use based on what the current set-backs are showing. If Derek wants to change that in the future, he can come back to the PC.

Larel Parkinson entered the meeting 7:25 p.m.

PCM Liz Poulter motioned to approve the Land Use Permit for Derek Taylor, parcel #240130024 at 7650 East 100 South. PCM Jeff Larsen seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Sandy Hunter
NAYS:	
ABSTAIN:	Commissioner Larel Parkinson

6-Discussion and/or action on Land use permit renewal for Barry Whitehead, parcel #240110005, 312 S. 7400 East. (See Attachment #2) Beckki explained Barry contacted her for a

building permit. The wording was different on the Land Use Permit than what Barry intended, and the permit was about to expire. Barry explained the footprint is not changing. He did say that originally when he met with Rex, they just intended to enclose the porch. When Barry met with the builder, he wanted to sure up the foundation of the porch, so he is here for a new Land Use Permit. PCM Liz Poulter asked about the dimensions and the use of the room. Barry explained this would provide additional space to the kitchen area.

PCM Jeff Larsen motioned to approve the Land Use Permit for Barry Whitehead to enclose the front porch and add foundation to that porch, parcel #240110005, 312 South 7400 East in Huntsville. PCM Sandy Hunter seconded the motion. Four votes aye. One vote nay. Roll Call Votes. Votes are reflected below. Motion passes.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Jeff Larsen Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	Commissioner Liz Poulter

7-Discussion and/or action on Subdivision Plan approval for Jennifer Sorensen. (See Attachment #3) Rex explained the plans for One Horse Subdivision had preliminary approval last year. Jennifer Sorensen is bringing the plan to the Planning Commission. The plans are now engineered, and they are here to receive a recommendation for final approval on the subdivision. Rex stated this is a three-lot subdivision. There is one existing home and then two additional lots. They are calling this street 6975. Rex showed the Planning Commission the cross section of the road on the plans. The road will be 28 feet wide with a 2-foot shoulder. Rex did work with the engineers on the drainage for the road. Rex showed the PC the separation of the culinary and the secondary piping on opposite sides of the road. Both sides of the roads have landscaping and trees that are built on top of the Town waterline. Rex stated they may have to dig up some of the landscaping. He still hasn't seen the will serve letters for the utility companies.

Rex stated he has reviewed the plans and recommends the PC approve the plans pending the will serve letters be presented before construction begins.

PC Chairman Doug Allen asked about drainage issues. Rex pointed the PC to the drainage contours on the plan and walked them through where the water would flow on the subdivision.

PCM Sandy Hunter asked Jennifer Sorenson if the property to the west and north of the subdivision was accessible and if there would be any development there. Rex replied that there is an access road to the back (north) of the property. Rex stated they would follow Weber County guidelines as far as the sensitive lands, but Jennifer states the land is far too wet to development.

PCM Liz Poulter asked if the construction company would follow SWPP plan guidelines to prevent sediment from going into the lake. Rex responded that the construction company would have to abide by SWPP guidelines.

PCM Hunter motioned to recommend approval for the final subdivision plan for the One-Horse Subdivision for Jennifer Sorensen. PCM Jeff Larsen seconded the motion. All votes aye. Roll call vote. Votes are reflected below. Motion passes.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Sandy Hunter Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson
NAYS:	

8-Discussion on Bed and Breakfast conditional use guidelines 15.6.2.H. (See Attachment #4)
PCM Sandy Hunter reviewed some of the concerns the PC has with regards to the regulations for Bed and Breakfasts. She stated the PC started to discuss whether the owner of the Bed and Breakfast should live on the premises or reside in the home of the Bed and Breakfast. PCM Hunter stated this came up a couple years ago when reviewing a Conditional Use Permit for Richard Sorensen's rooms at The Mercantile. The same issue was discussed when reviewing the home plans for the Clawson's. She is asking the PC what their intent is. If the intent is for the owner to reside in the home, then Ordinance 15.6.2.H needs to be clarified.

Chairman Doug Allen stated the Huntsville code only allows for one single family dwelling on one lot. PCM Jeff Larsen stated he believed the definition for Bed and Breakfasts cover the intent as well. He read from the "Definitions" part of the code:

Bed and Breakfast, Residential Zone: an owner-occupied dwelling in which not more than three (3) rooms are rented out by the day, offering overnight, but not to exceed seven (7) consecutive nights, lodging to travelers, and where one or more meals are provided by the host family, the price of which may be included in the room rate.

He recommends that section 15.6.2.H.2 be clarified with the one word change that PCM Hunter is suggesting. She is suggesting 15.6.2.H.2 be changed from "Proprietor or owner must occupy the property" to "Proprietor or owner must occupy the dwelling."

Rex suggested the PC also consider they revisit the definition of the dwelling. Chairman Allen suggested the definition of Bed and Breakfast is clearer than the ordinance. He is supportive of the one-word change. PCM Larel Parkinson is also supportive of the change. Chairman Allen is supportive of scheduling this change for a public hearing along with the other changes in 15.6.2. He would like to schedule that hearing for Huntsville Park. PCM Sandy Hunter will go ahead and make the edits.

Rex commented PCM Sandy Hunter use the term "Dwelling unit" per the Huntsville Town Definition.

Dwelling Unit: any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one (1) family.

PCM Hunter would also like to add a reference to the definition in the Huntsville Code.

Beckki will schedule the public hearing for July 30th for Huntsville Park. Chairman Allen would like to see additional public input on what amenities should be included in an accessory building. Chairman Allen asked Rex to review with the PC a request from the Stuarts.

Rex stated a couple years ago the Stuarts were putting rooms in a garage and adding an additional septic system. The PC put a stop work order on the remodel and asked them to come and explain to Huntsville Town what they were doing. The Stuart's came in and stated they had gone to Weber Morgan Health and with the upgrade of the septic thought they could just add to the home. They stated they didn't know they needed a building permit. They were issued a Land Use Permit but told by the PC that they could not have two dwelling units on one lot. It was also written on the Land Use Permit. The Stuart's went to Weber County and WC issued them a building permit for their plans. The Stuart's didn't complete the work within a year and went back to WC to renew the building permit. WC renewed the permit. The Stuart's did not complete the work again the following year, but when they went back to renew the permit, they were referred to Huntsville Town for the building permit. When they came to the Town, they were told what they were planning does not comply with the ordinances.

Rex has given them options to adjust their plans. He believes a connection to the house with a foundation is the best option. The Stuart's have come to them with the plan of adding a land bridge to connect the garage. It would be connected out of the second story master bedroom. Rex believes the intent is just to satisfy the code. He explained to the Stuart's the Town does not want a dwelling to be sublet or rented and when the connection is not really part of the home, it is easier to sublet the home.

PCM Sandy Hunter pointed to the changes that have been proposed on 15.6.2.A and stated the additional wording that will be considered after the public hearing of "no single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner" would strengthen the code. PCM Sandy Hunter stated it is not whether they have their family with them on the weekend or not, they are more concerned about having nightly rentals.

Rex stated if the house was a house with a connected garage, the PC would not have a problem with the size of the home. If it looks like one big building, then it is less of an enforcement issue. PC Chair Doug Allen wanted to know if the Town is obligated to honor the permit for Weber County. Rex has consulted with Attorney Morris and Huntsville is not obligated to the permit issue by Weber County.

9-Chairman's Report. Chair Doug Allen reported he is half-way through his term as Planning Commission Chairman.

Ron Gault reported that he has sent some edits to the PC on the General Plan. Beckki stated she is going to post the notice to start working on the General Plan. She wanted to know if this should be part of the next public hearing. Ron stated there needed to be additional work done.

4-Public Comment. Rex decided to address Larel's concerns about the fences that have been added to an access near Larel's home and the Boat Club by the Black's. The access is at the back of Larel's property. Rex sees the interest of the Town in having the roadway open. It has been an access that has been open for years and years. He wanted to know if the PC wants to go to the Town Council and make a request to address this issue with the property owner. PCM Sandy Hunter stated it is private property but there is a water line that goes through the property. PCM Larel Parkinson stated the Black's have agreed to give the Town a key to the gate, but the residents who use that access are very upset about losing the access. PCM Sandy Hunter wanted to know how the Town would make claims for the right of way without ownership. Rex described how prescriptive use works. Rex stated if jurisdiction is taken over, the Town would have to provide frontage and other maintenance.

Chairman Allen responded to Rex that it is not in the best interest of Town to try to take jurisdiction. PCM Sandy Hunter stated the Boat Club might be willing to join with other residents. She agreed that it might not be in the Town's interest to take it over, but the property owner's surrounding need to get together to address the issue.

PCM Sandy Hunter made a motion to adjourn the meeting. PCM Larel Parkinson seconded the motion. All votes aye. **Meeting is adjourned at 9:25 p.m.**


Beckki Endicott, Recorder

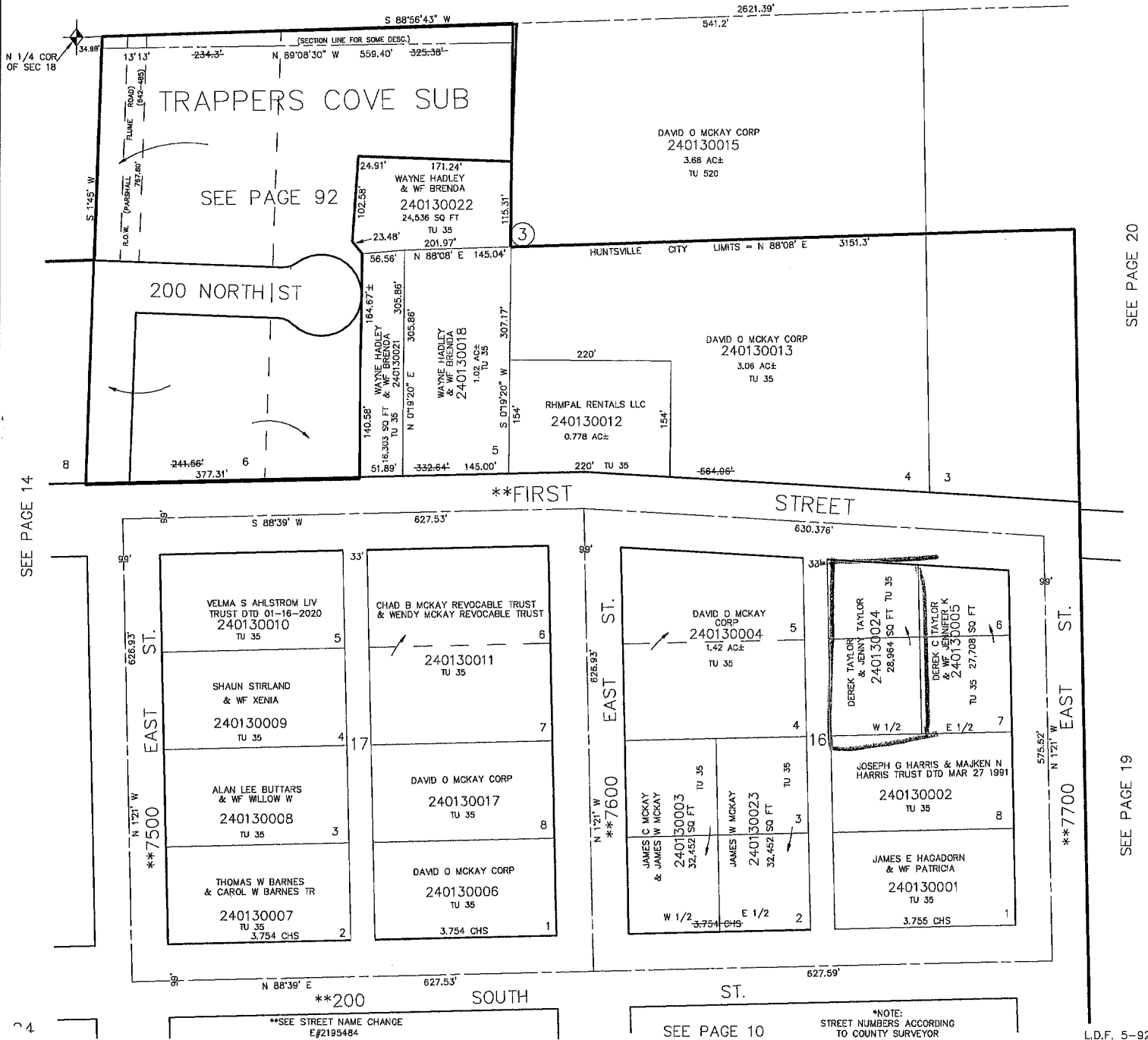
13

HUNTSVILLE SURVEY

BLOCKS 16 & 17, PLAT A & LOTS 4 TO 6, BLOCK 3, PLAT B

SCALE 1" = 100'

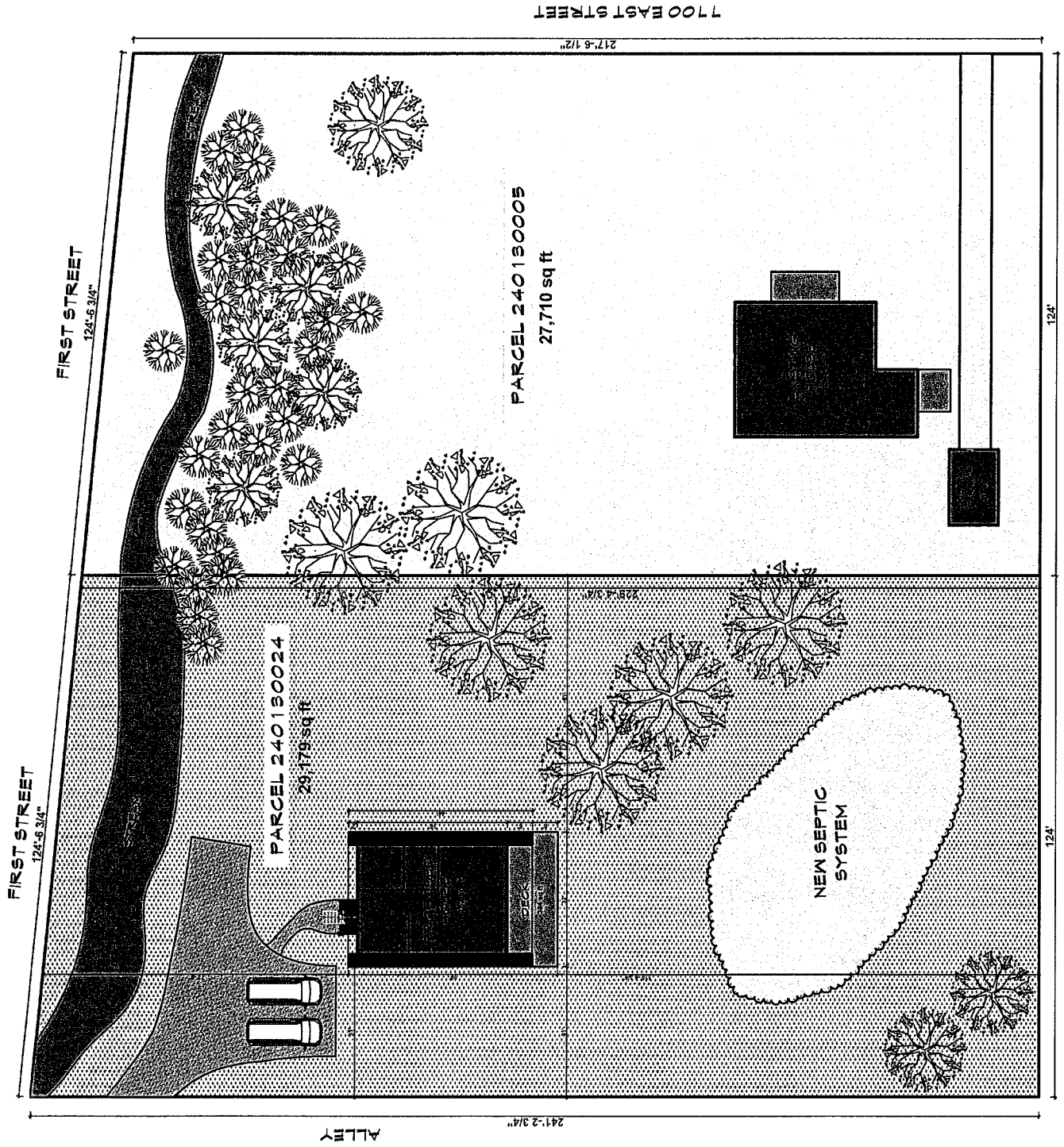
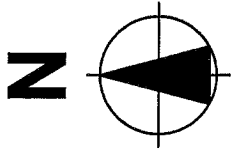
SEE BOOK 21, PAGE 7



SEE PAGE 20

SEE PAGE 19

L.D.F. 5-92



0. PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



LAND USE PERMIT

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

Tax ID # 240110005

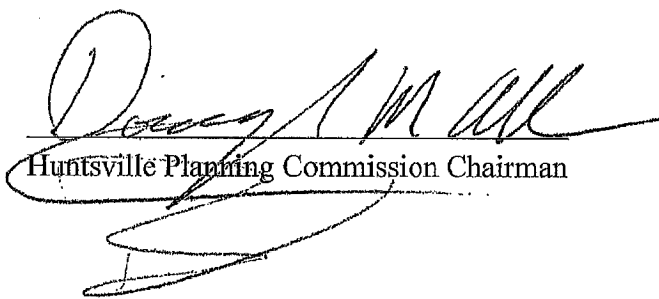
Address of Structure 312 South 7400 East Huntsville

Name & Address of Owner/Owners Barrett Whithead

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/28/2019

Set Backs Approved: Yes X No

Any special stipulations and conditions of the Site Plan Review: enclosing existing porch on northwest side

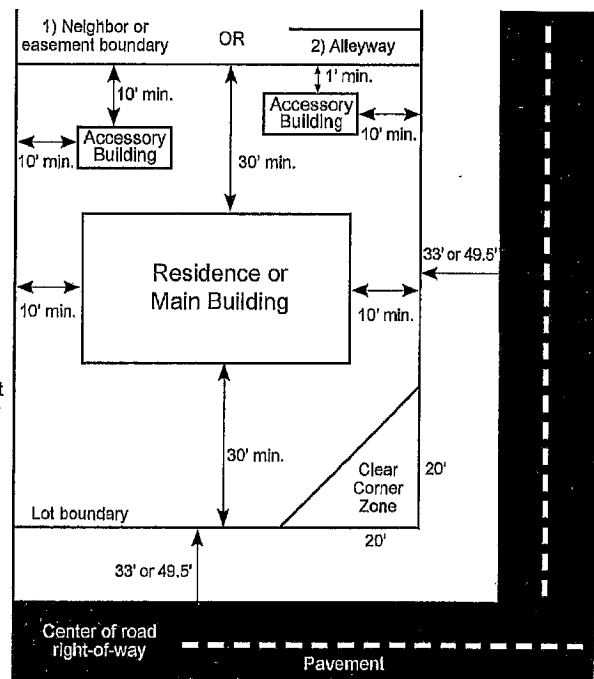

Huntsville Planning Commission Chairman

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

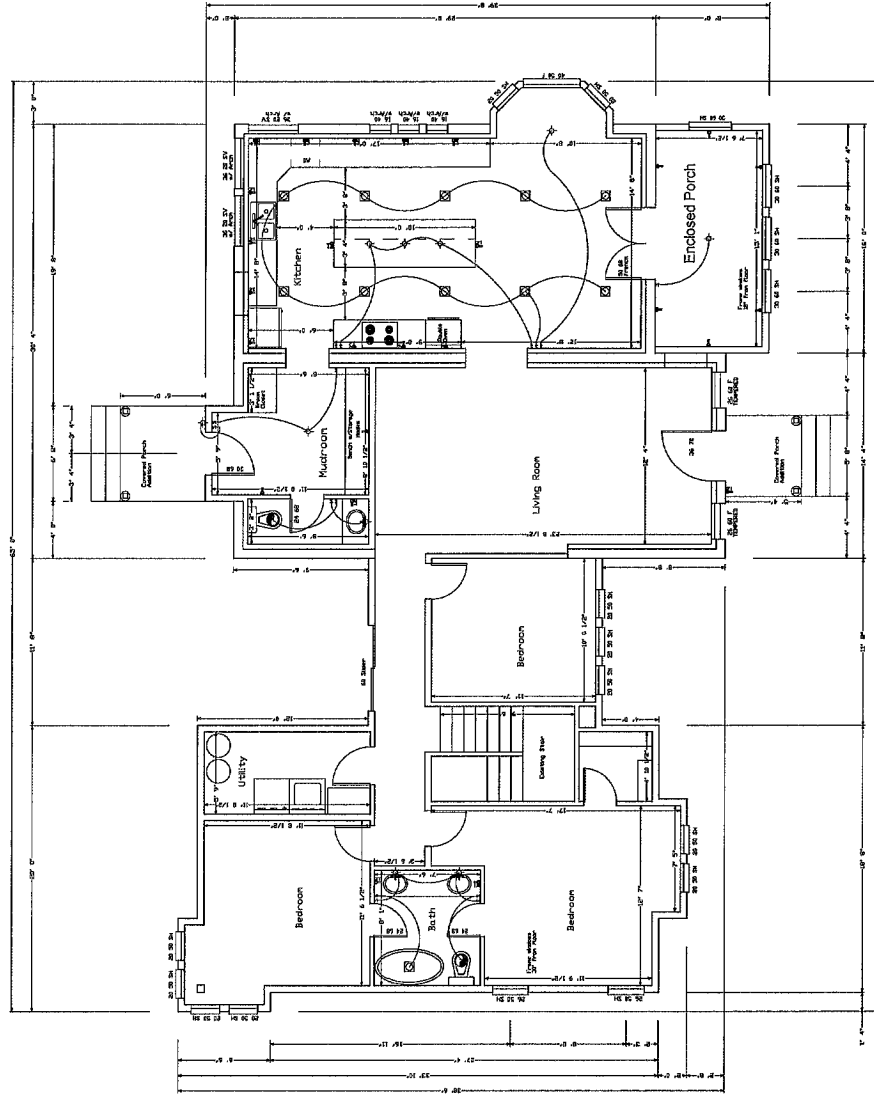


General Contractor
Homeowner
Barry & Julie Whitehead
801 719-0347

WHITEHEAD RESIDENCE
REMODEL PLAN
312 South 7400 East
Huntsville, Utah

SHEET NO:
ADD:
DESCRIPTION:
MAIN FLOOR PLAN
REV: APRIL 18, 2019
Scale: 1/4" = 1 Foot

Creative Line L.L.C.
CreativeLinePlans.com
801 628-7041



Main Floor Plan
Existing Main Level: 1838 Sq. Ft.

WINDOWS

1. Basement & Crawling Space - Below the fourth story, shall have at least one operable window or ventilation opening for each sleeping space. Such window shall have a minimum clear height of 20" and a minimum clear width of 20".
2. Ceiling & Window Ventilation - Shall have a window and if placed at height above the ceiling, shall have a minimum clear height of 20" and a minimum clear width of 20".
3. Ceiling & Window Ventilation - Shall have a window and if placed at height above the ceiling, shall have a minimum clear height of 20" and a minimum clear width of 20".
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19. Ceiling & Window Ventilation - Shall have a window and if placed at height above the ceiling, shall have a minimum clear height of 20" and a minimum clear width of 20".
20. Ceiling & Window Ventilation - Shall have a window and if placed at height above the ceiling, shall have a minimum clear height of 20" and a minimum clear width of 20".

BATHROOM

1. Shower and Bathtub Enclosures - Fully tempered, laminated safety glass or approved plastic.
2. Shower - All within 3' of shower or tub to be tempered.
3. Shower - Height to be not less than 72". Enclosure shall have a minimum finished floor height of 48" above finished grade. Enclosure shall be of type not assembly.
4. Shower - All enclosed in tub or shower enclosure shall be of type not assembly.
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STAIR & HANDRAIL

1. Stairs - 4" minimum and 7 1/2" maximum height.
2. Stairs - 4" minimum and 7 1/2" maximum height.
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19. Stairs - 4" minimum and 7 1/2" maximum height.
20. Stairs - 4" minimum and 7 1/2" maximum height.

Homeowner:
Barry & Julie Whitehead
801 719-0347

General Contractor:

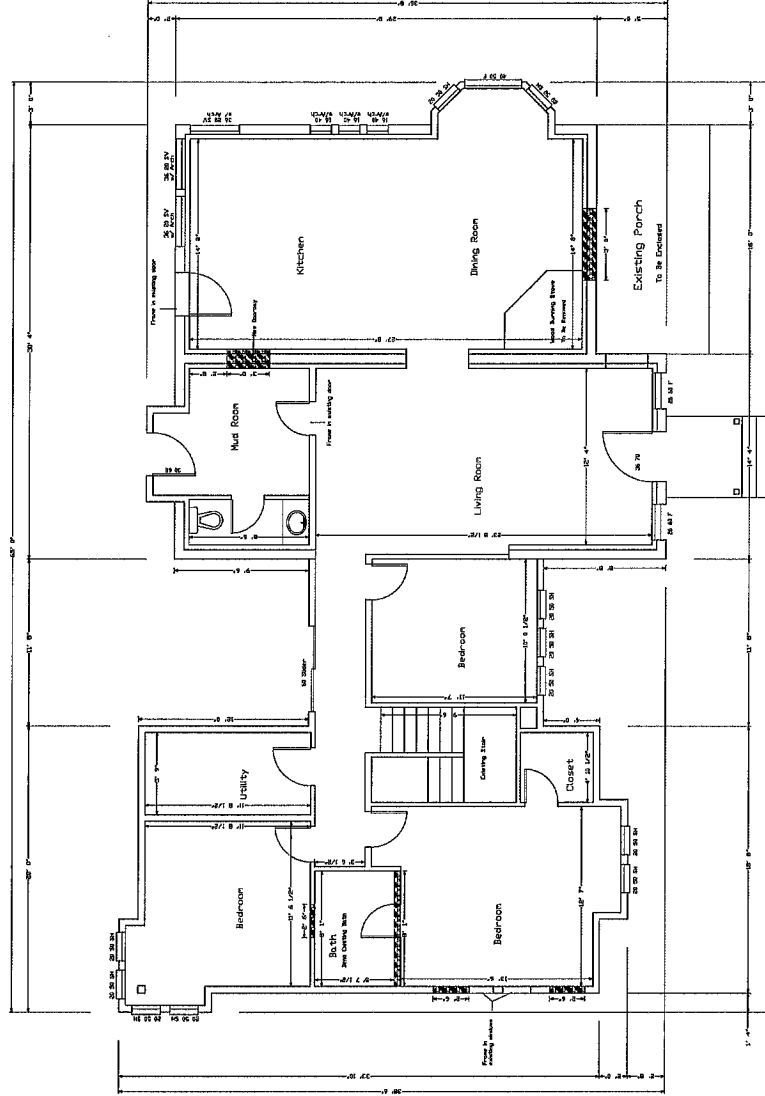
WHITEHEAD RESIDENCE
REMODEL PLAN
312 South 7400 East
Huntsville, Utah

DESCRIPTION:
EXISTING MAIN FLOOR

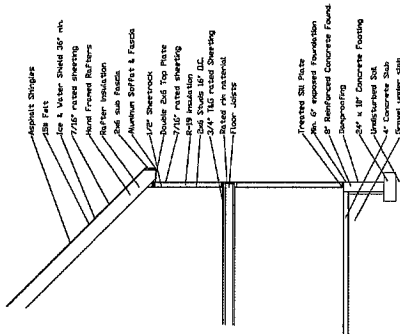
REV. APRIL 12, 2019

Scale: 1/4" = 1 Foot

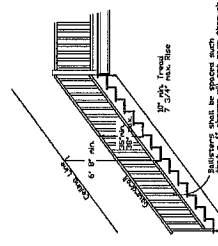
Creative Line
L.L.C.
Creative Line Plans
801 628-7041



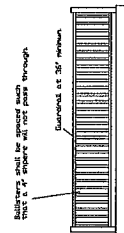
Existing Main Level



Wall Detail

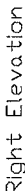


Stair Detail



Guardrail Detail

FIRE

[illegible][illegible][illegible][illegible]

match existing roof pitch.
Verify on site.

Front Elevation

Construction Note

1. There will be no changes to the exterior of the home, including exterior finishes, unless necessary as part of the porch enclosure or bedroom window replacement project.

Creative Line
L.L.C.
Custom Home Solutions
creativeLinePlans.com
Ashlie Hull
801 628-7041

General Contractor
Homeowner:
Barry & Julie Whitehead
801 719-0347

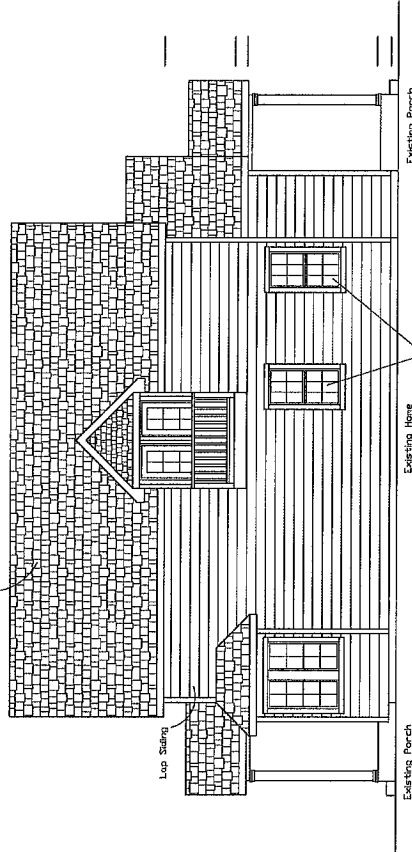
WHITEHEAD RESIDENCE
REMODEL PLAN
312 South 7400 East
Huntsville, Utah

SHEET NO: 201
 DESCRIPTION: EXTERIOR ELEVATION
 REV: APRIL 18, 2019
 Scale: 1/4" = 1 Foot

1. The 12-hour release vessel shall have transfer equipment of at least 12 in. diameter and shall be capable of being lowered and raised vertically. And/or shall have a lift or boom, on the extended leg, that will engage the 12 in. diameter lift equipment.
2. Maximum barrier required, or 144 ft. width.
3. Vessel barrier required - Minimum of 200T each way, or a total of 202.
4. ERO2/Vesicles. Vesicles shall be provided in the outside 25% of memory, cells in ERO2/Vesicles shall be located vertically above the 25% cells in ERO2/Vesicles. Vesicles shall be located vertically above the 25% cells in ERO2/Vesicles.

[illegible][illegible][illegible]

Match existing roof pitch.
Verify on site.



Left Elevation

Construction Notes

1. There will be no changes to the exterior of the home, including windows and exterior finishes, except removing kitchen exterior door and installing bedroom windows.

Homeowner:
Barry & Julie Whitehead
801 719-0347

General Contractor

WHITEHEAD RESIDENCE
REMODEL PLAN
312 South 7400 East
Huntsville, Utah

SHEET NO:
4202

DESCRIPTION:
EXTERIOR ELEVATIONS

REV: APRIL 18, 2019

Scale: 1/4" = 1 Foot

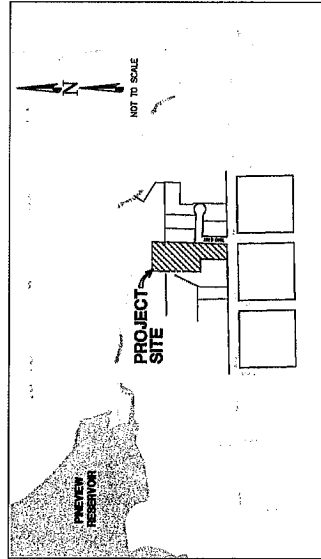
Creative
Line
L.L.C.
Custom Home
Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041

THIS APPLICATION DOES NOT BECOME A PERMIT UNTIL SIGNED, ALL FEES ARE PAID, AND PERMIT NUMBER IS ISSUED

Date of Application 6/15/20	Date Work Begins 7/15/20	Date Permit Issued	Permit Number
Proposed Use(s) of Structure ☒ Residence ☐ Basement ☐ Mechanical ☒ Plumbing ☐ Garage ☒ Remodel ☐ Electrical ☒ Addition ☐ Commercial ☐ Recreational ☐ Accessory Bldg ☐ Other (Specify)		BUILDING FEE SCHEDULE	
Building Address 312 South 7400 East		Bldg Type	R Value
Parcel/Tax ID # 2-40110005		# of Bldgs	Walls Roof
Lot #		# of Stories	# of Bedrooms
Subdivision Name (if applicable)		# of Dwellings	# of Stories
Total Parcel Area (acres or sq. ft.)	Total Building Footprint (sq. ft.) 150 Sq Ft	Type of Construction	Culinary Impact Fee
Property Owner Name Darry Whitehead	Phone 801-719-0347	☐ Frame ☐ Brick Var. ☐ Concrete	Culinary Connection Fee
Mailing Address 400 N. 700 W. NSL UT 84054	Email	☐ Brick ☐ Block ☐ Steel	State Fee (1%)
		Max Occ. Load	Fire Sprinkler (Y/N)
		TOTAL	
Architect/Engineer York/Creative Line	Phone 801-628-7041	Bond Required (Y/N)	Bond Amount
General Contractor Chad Roberts	Phone 801-671-3079	Weber Fire District Fee Receipt Number	Date Paid
Business Address, City, Zip		Building Official Notes:	
Email	License Number		
Electrical Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
Plumbing Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
Mechanical Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
LAND USE REVIEW CHECKLIST			
Zone	Lot Area	Lot Frontage	Building Height
Front Setback	Left Side Setback	Right Side Setback	Rear Setback
Land Use Notes: ENCLOSURE Covering Porch and Remodeling Kitchen			
I hereby certify that I have read and examined this application, know the same to be true and correct, and agree to the provisions herein.			
Signature of Contractor or Authorized Agent		Date	
Signature of Owner (if owner)		Date	
Payment of Fees			
S			
☐ Cash ☐ Check		Date	

ONE HORSE SUBDIVISION CIVIL ROAD IMPROVEMENT PLANS

HUNTSVILLE TOWN
WEBER COUNTY, UTAH



VICINITY MAP

INDEX OF DRAWINGS

- COVER SHEET
- FINAL PLAN
- 1. SUBDIVISION STANDARD NOTES
- 2. OVERALL SITE PLAN
- 3. PLAN & PROFILE - STA. 0+00 TO STA. 2+25
- 4. EROSION CONTROL PLAN AND DETAILS

JUNE, 2020

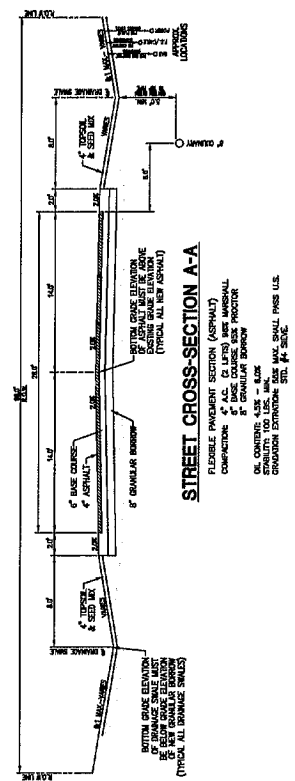
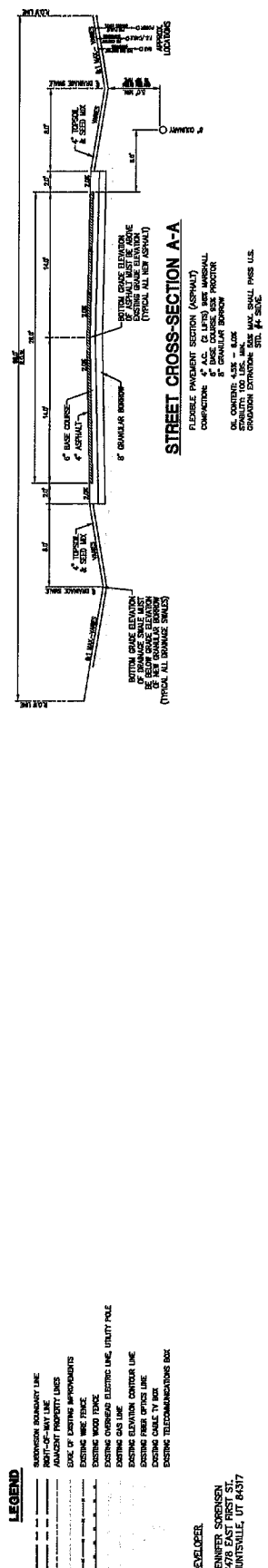
OWNER

JENNIFER SORENSEN
7478 EAST FIRST ST.
HUNTSVILLE, UTAH 84317

CIVIL DESIGNER



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-5000

[illegible]

DOMINION
Engineering Associates, L.C.
5884 South Green Street
Murray, Utah 84113 801-713-7000

JENNIFER SORENSEN
HUNTSVILLE TOWN, WEBER COUNTY, UTAH

DURATION	DATE	CHECKED	JOP
04/19	04/19		4/19
APPROVED	DATE	FORWARDED	JOP

DEVELOPER,
JENNIFER SORENSEN
7478 EAST FIRST ST.,
DENVER, CO 80231

LEGEND

DIVISION BOUNDARY LINE
T-O-WAY LINE
CENT PROPERTY LINES
L OF EXISTING IMPROVEMENTS
TINK IRON FENCE
TINK WOOD FENCE
TINK OVERHEAD ELECTRIC LINE, UTILITY POLE
TINK GAS LINE
TINK ELEVATION CONTROL LINE
TINK FIBER OPTICS LINE
TINK CABLE TV BOX
TINK TELECOMMUNICATIONS BOX

PRIOR TO SECONDARY WATERLINE CONSTRUCTION
CONTRACTOR TO FIELD VERIFY EXISTING 3" PVC
SECONDARY WATERLINE LOCATION IN FIELD
CONNECT 3" PVC SECONDARY WATER LATERAL
WITH 3" WATER MAIN AND SECONDARY WATERLINE

PRIOR TO SECONDARY WATERLINE CONSTRUCTION-
CONTRACTOR TO FIELD VERIFY EXISTING 3" PVC
SECONDARY WATERLINE LOCATION IN FIELD
CONNECT 1" PVC SECONDARY WATER LATERAL

LOT 2
225 NORTH 6975 EAST
1.218 AC

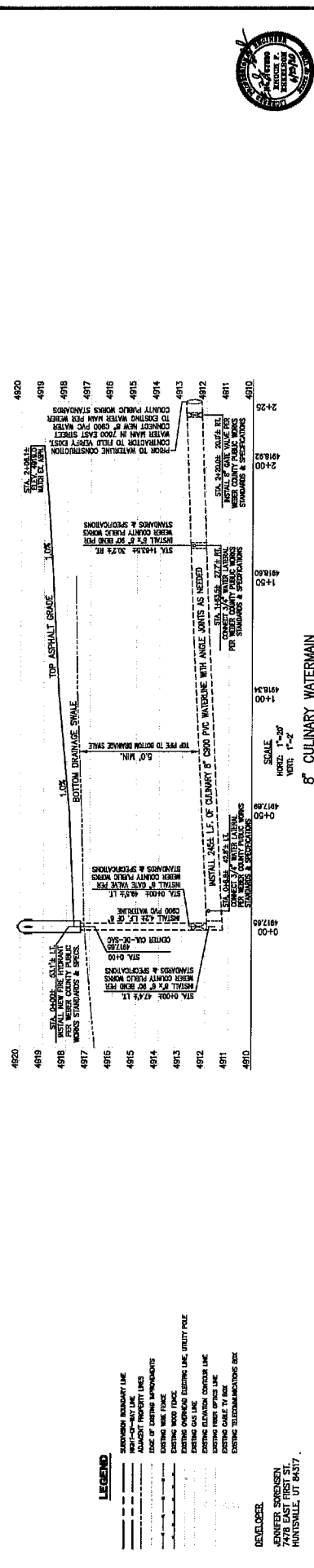
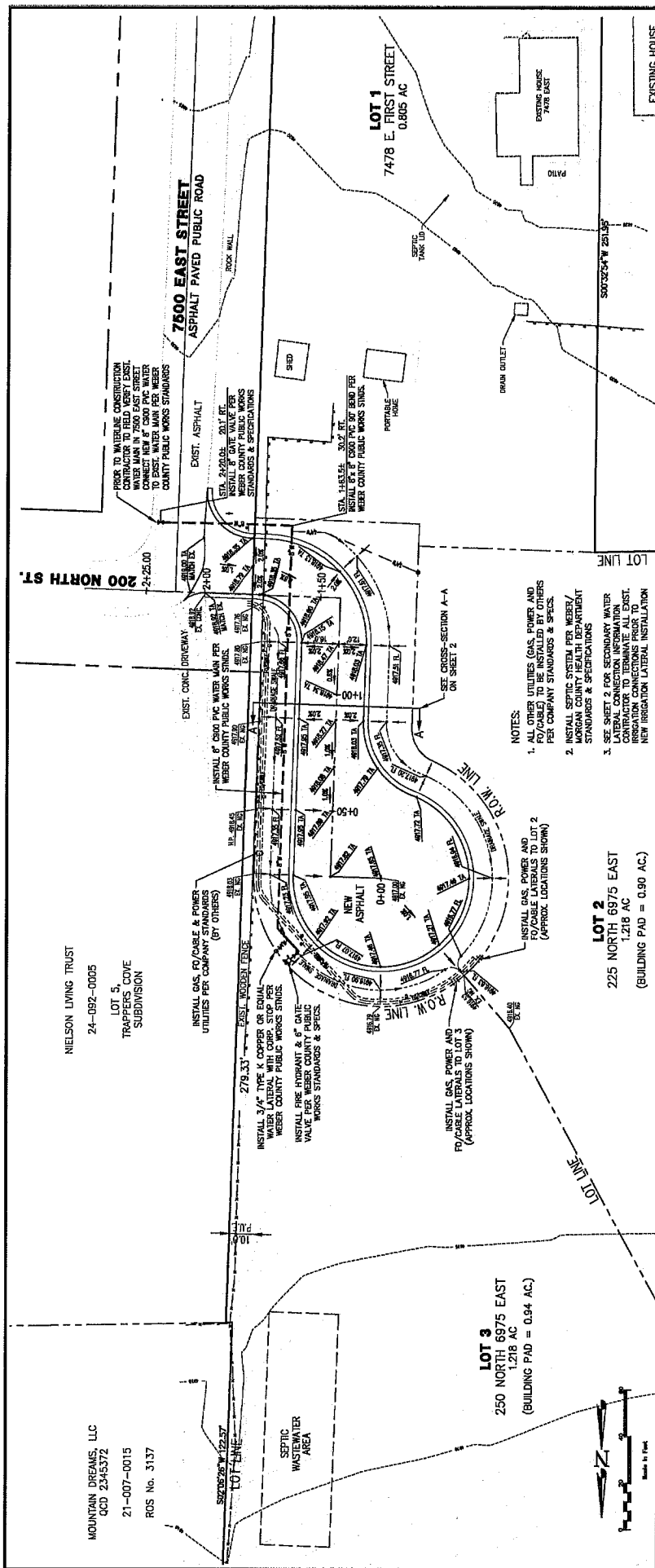
LOT 3
250 NORTH 6975 EAST
1.278 AC

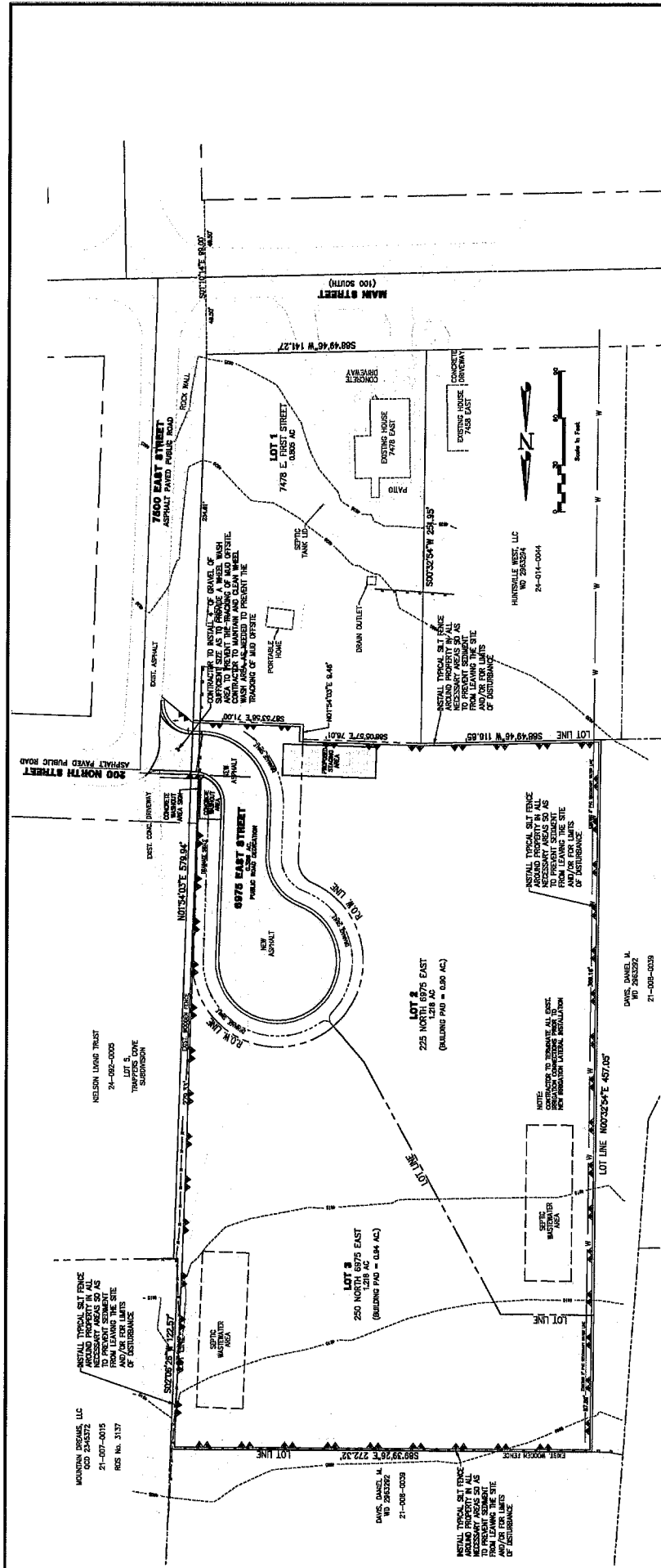
NEW FIRE HYDRANT

MOUNTAIN DREAMS, LLC
DOC 2345372
21-007-0015

NELSON LIVING TRUST
24-092-0305

Full Packer Davis Auto 2007 Dealers Auction 2007/Venue Home Bid - Great Site Parking | Not later June 28, 2020 | Billed by rcmg

[illegible]



CONCRETE WASHOUT AREA

INSTALL CONCRETE WASHOUT AREA TO PREVENT CONCRETE FROM LEAVING THE SITE AND/OR FOR LIMITS OF DISTURBANCE.

VEHICLE WASH

INSTALL VEHICLE WASH TO PREVENT OIL AND GREASE FROM LEAVING THE SITE AND/OR FOR LIMITS OF DISTURBANCE.

STABILIZED CONSTRUCTION ENTRANCE

INSTALL STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR FOR LIMITS OF DISTURBANCE.

SILT FENCE

INSTALL TYPICAL SILT FENCE TO PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR FOR LIMITS OF DISTURBANCE.

WATER MANAGEMENT

INSTALL WATER MANAGEMENT MEASURES TO PREVENT EXCESSIVE WATER FROM LEAVING THE SITE AND/OR FOR LIMITS OF DISTURBANCE.

ENGINEER JENNIFER SORENSEN HUNTSVILLE TOWN, WEBER COUNTY, UTAH		CLIENT DOMINION Engineering Associates, LLC 1000 S. 1000 E. SUITE 100 HUNTSVILLE, UTAH 84303		PROJECT NO. 3081-01	
DATE APR 4/18		DATE APR 4/18		SCALE 1" = 30'	
APPROVED JENNIFER SORENSEN APR 4/18		APPROVED DOMINION APR 4/18		REVISIONS 1. 4/18	
ONE HORSE SUBDIVISION EROSION CONTROL PLAN					

**HUNTSVILLE TOWN
ORDINANCE 2020-XX-XX**

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED AND CONDITIONAL USES IN RESIDENTIAL (R-1) ZONE.

RECITALS

- A. WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS**, Title 15.6.2 currently does not clearly define limitations associated with the rental of dwelling units and accessory buildings and structures in Residential Zone R-1.
- D. WHEREAS**, the proposed change to the ordinance specifies the extent that the renting of dwelling units accessory structures or buildings in Residential Zone R-1 is allowed; refers to Appendix One, Table 15-1 Huntsville Town Acceptable Uses by Zone; and eliminates redundant references for permitted uses.
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on <DATE> to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on <DATE>.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on <DATE> and desires to act on this Ordinance;

ORDINANCE

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

15.6.2 Use Regulations

Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

In Residential Zone R-1, ~~no building or structure or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses~~ the following uses are subject to the respective conditions:

A. Single-family dwellings. Only one single-family dwelling is allowed on an approved R-1 building lot. No ~~residential~~ single-family dwelling, or a portion thereof, of a ~~residential dwelling~~ shall be rented for a term less than 30 days. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner. ~~Violations will be subject to a Class B Misdemeanor.~~

~~B. Churches.~~

~~C. Cemeteries.~~

~~D. Libraries, museums, public art galleries.~~

~~E. Public schools, pre-school, child day care or nursery.~~

FB. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.

~~G. Large animals and household pets, in accordance with the Huntsville Town Animal Control Title.~~

HC. A Residential Zone Bed and Breakfast subject to the following standards:

1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
2. Proprietor or owner must occupy the property;
3. Meals may only be served to overnight guests;
4. Not more than three (3) guests sleeping rooms per dwelling;
5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
6. Business license must be obtained;
7. No traveler or guest may rent a room for more than seven (7) consecutive nights;

~~ID. Signage as regulated under Title 15.21 is restricted. These regulations are contained in the Huntsville Town Signs Title.~~

JE. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing ~~residence~~ dwelling is used as a temporary ~~residence~~ dwelling during construction of a new ~~residence~~ dwelling, upon issuance of the occupation permit for the new ~~residence~~ dwelling, the old ~~residence~~ dwelling must be removed within thirty (30) days.

KF. Home occupations as regulated under Title 15.18, ~~in accordance with the Home Occupations Title of this Ordinance.~~

~~LG.~~ Accessory ~~uses~~ Structures or Buildings. (~~e.g., garage, shop, storage, etc.~~) No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.

~~MH.~~ No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) ~~residence~~ dwelling, except as outlined in ~~JE.~~ above.

~~N.~~ ~~Hotels, Motels, and condominiums are not allowed.~~

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Blake Bingham				
CM Wendy McKay				
CM Richard Sorenson				

PASSED AND ADOPTED by the Town Council on this <DATE>.

JIM TRUETT, Mayor

ATTEST:

BECKKI ENDICOTT, Recorder

RECORDED this <Month/Day/Year>