

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

MEETING DATE: August 27th, 2020

PLACE: Electronic Zoom Meeting for participants, 7309 East 200 South
(Town Hall) for Planning Commissioners

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	Zoom
Blake Bingham	Town Council Liaison	Excused
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens on Zoom: Rex Harris, James Truett, Derek Taylor, Lon VomBaur, Andy Lund, Jennifer Sorenson, Lane Hoyt, Laurie Van Zandt, Randy Lloyd, William Carver, Luann Carver, Greg Stuart, Erik Stuart

1-Roll call: Chairman Doug Allen opened the meeting and introduced those at Town Hall.

2-Approval of Minutes for Planning Commission Meeting May 28th, 2020. (See Attachment #1) **PCM Sandy Hunter motioned to approve the minutes from May 28, 2020.** PCM Jeff Larsen seconded the motion. All votes aye. Motion passes.

3-Approval of Minutes for Planning Commission Meeting June 3rd, 2020. (See Attachment #2) **PCM Liz Poulter motioned to approve the minutes from June 3, 2020.** PCM Sandy Hunter seconded the motion. All votes aye. Motion passes.

4-Approval of Minutes for Planning Commission Meeting June 25th, 2020. (See Attachment #3) **PCM Jeff Larsen motioned to approve the minutes from June 25th, 2020.** PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

5-Approval of Minutes for Planning Commission Meeting June 29th, 2020. (See Attachment #4) **PCM Sandy Hunter motioned to approve the minutes for June 29th, 2020.** PCM Larel Parkinson seconded the motion. All votes aye. Motion passes.

6-Land Use Coordinator Update – Rex Harris. Rex stated that the subdivision at Pineview Point is almost complete. They are waiting for the paving of the road. The water connection to the Town's main was successful and they were able to make everything work. The One-Horse Subdivision is also underway. The water line coming into the subdivision is on the west side and Huntsville Town thought it was the east side.

7-Discussion and/or action for Land Use Permit amendment for Derek Taylor parcel #240130024, 7650 East 100 South. (See Attachment #5) Rex stated he has reviewed these amended plans. He stated that 15.15.2.D states how far away the constructed home is supposed to be away from streams and sensitive lands. The standard is 75 feet from the stream. Rex asked if Derek could verify that distance from the stream. Rex stated the site plan drawing doesn't look accurate. Derek stated he isn't sure where the architect got the numbers from. Derek stated he measured 72 feet from the high-water mark. Rex stated he looked Google Earth for some verification. Rex would like to amend the site plan drawing to include the accurate numbers.

Derek Taylor stated he would like to move the house to the east so that they could have a parking area. Rex recommended the Taylors add the accurate dimensions to the drawings. He wants to verify on site the dimensions before the building permit is issued. Recommends conditional approval.

PCM Sandy Hunter motioned to approve the amended Land Use Permit for Derek Taylor, parcel #240130024 on the condition that the building is set back to the south 75 feet from the high-water mark of the stream. PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

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

8-Discussion and/or action for Land Use Permit renewal for American Legion parcel #240180004, 583 South 7800 East. (See Attachment #6) Lon VomBaur explained they have submitted the plans to Weber County and the process has been very long. This is why the Land Use Permit is expired. Rex stated it is a simple extension for another year. Chairman Allen wanted to know if Sunrise will take over the inspections. Beckki confirmed that Sunrise would take over the inspections. **PCM Jeff Larsen motioned to renew the Land Use Permit for the American Legion, parcel #240180004, 583 South 7800 East.** PCM Larel Parkinson seconded the motion. All votes aye. Motion passes.

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

9-Discussion and/or action on land use Permit for Lund's (One Horse Subdivision). (See Attachment #7) Andy Lund is on Zoom. Rex explained the subdivision is underway. Technically if there are lots to be sold or homes to be built, the subdivision needs to be completed and recorded before individual home building could take place. Rex stated the Lund's are pushed for time to enclose a home before winter. He is hoping that the Planning Commission can review the site plan and give them a Land Use Permit so that as soon as the transfer of ownership takes place, we can approve a building permit. Rex explained the lots are large and the set back's and heights have been reviewed by him. Rex has approved the plans for Land Use. PCM Sandy Hunter wanted to know why the subdivision hasn't been completed yet. Rex explained the subdivision has to be completed and accepted by the Town before doing that. He explained the owners cannot sell lots until that time because the Town is obligated to provide services and we don't want to sell before the developer is done with the subdivision. Chairman Allen would prefer to give them preliminary approval and not vote on the Land Use. Rex stated the PC could approve everything pending everything being completed. **PCM Sandy Hunter motioned to approve the Land Use Permit for Andrew Lund, Lot #3 of the One-Horse Subdivision, contingent on the parcel is recorded with the parcel number and the transfer of ownership completed to Andrew Lund.** Seconded by PCM Liz Poulter. All votes aye. Motion passes.

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

10-Discussion and/or action on Land Use Permit for Lane Hoyt/Dierdre Gorman, parcel #240110013, 315 South 7400 East. (See Attachment #8) Rex explained that Lane would like to complete two porch awnings that were drawn years ago when he built his home. The awnings are 4'x 5'. One is on the northwest corner of the house and the other is on the south side of the house. Rex stated the awnings meet all set-back(s). The structures are less than 200 square feet and a building permit is not needed. **PCM Liz Poulter motioned to approve the Land Use Permit for Lane Hoyt/Dierdre Gorman, parcel #240110013, 315 South 7400 East.** PCM Larel Parkinson seconded the motion. All votes aye. Motion passes.

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

11-Discussion and/or action on Land Use Permit for Pole Barn for Randy Lloyd, parcel #240150012, 129 South 7200 East. (See Attachment #9) Rex stated they are building a pole

barn that will abut the allyway. They have plenty of space north and south. There is no set back for the allyway, so the perimeter of the building could sit on the ally way. After reviewing the ordinance it was determined the set back was one foot. This was read to Randy Lloyd who stated they are setting it on the old barn footprint which was 3 feet off the old fence line. He believes they are within the guidelines. PCM Liz Poulter asked about the existing barn. Laurie explained the barn came down. They are planning on using the wood from the old barn on the exterior of the building. PCM Jeff Larsen asked about the coverage of the lot with several out buildings already existing on it. Rex confirmed that the coverage is within limits with the pole barn. **PCM Jeff Larsen motioned to approve the Land Use Permit for a pole barn for Randy Lloyd and Laurie Van Zandt, parcel #240150012, 129 South 7200 East.** PCM Sandy Hunter seconded the motion. All votes aye. Motion passes.

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

12-Discussion and/or action on Land Use Permit for William and Luann Carver, parcel #240230017, 489 South 7500 East. (See Attachment #10) Rex stated they are wanting to build a detached garage to the north of the existing home. They are showing a 30-foot set back on 7500 East. Rex stated this detached garage will sit on a corner lot. The current ordinance states if the home is on a corner lot the set back is 30 feet on the frontage and 20 feet on the side. If you consider the frontage to be where they are parking their cars that could change their configuration and their frontage. It is up to the Carver's to choose. PC Chair Doug Allen stated that currently the address reflects frontage on 7500 East and so does the site plan. He recommends no changes.

Luann and William Carver would like to change the frontage to 7500 East and have the set back off 500 South be 20 feet. Luann stated she would be able to keep her view from the kitchen if they changed the configuration. PCM Sandy Hunter recommended that the address be changed if the set backs are changed.

Rex wanted to comment that the primary access should determine the frontage according to our ordinances. PCM Sandy Hunter read the corner lot ordinance, 15.6.4.E.

Primary vehicular access to the lot shall be from the frontage, unless lot is on corner of two public streets. If so, vehicular access can be from either street. If vehicular access on a corner lot is not designated as the frontage, the driveway or garage set-back should be no less than 20 feet from the property line and the frontage set-back no less than 30 feet from the property line. Primary vehicular access is defined as the access used to access the residence the majority of the time.

Luann stated the front door is on 500 South. They access their home on 500 South. After reviewing the ordinance PCM Sandy Hunter stated the Carver's are in essence changing the frontage of their home to 7500 East in order to get the side set back of 20 feet on 500 South. Chairman Allen stated he is inclined to approve this but sees that they will deal with this issue many more times. **PCM Sandy Hunter motioned to approve the Land Use Permit for William and Luann Carver, parcel #240230017. The designated frontage for the home is on 500 South. The new garage will be on 7500 East and set back off 500 South at 20 feet.** PCM Jeff Larsen seconded the motion. All votes aye. Motion passes.

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

Rex stated the Carver's need to submit a new drawing with the 20-foot set back. Beckki will record the motion on the Land Use Permit.

13-Discussion and/or action on Land Use Permit for Erik Stuart, parcel #240110004, 340 South 7400 East. (See Attachment #11) Rex rehearsed the history of this lot. He stated the family obtained a septic permit from Weber County to add bathrooms and remodel their garage back in 2015. The family did not realize they needed a land use permit. The Town issued a stop order and the family came to the Planning Commission in February 2016. At the time, they were told the ordinances only allowed for one dwelling on one lot. They were given a land use permit and then a building permit through Weber County. The family did not finish the remodel and renewed their building permit through the County in 2017. The family still did not complete their project and went back for another building permit in 2019. At that time, the Stuart's were told the County was no longer involved. The family is now here at the Planning Commission to obtain a current Land Use Permit so they can finish the remodel of their garage.

Rex has looked at their plans. It is his opinion that the garage remodel is an additional dwelling. The remodel has additional bathrooms, bedrooms, living space, kitchens, etc. He told the Stuarts that they have a few options. At the time of Barry Whitehead's remodel, the ordinance for accessory buildings only allowed one sink and one toilet. Huntsville Town asked Barry Whitehead to remove some amenities to allow him to move ahead. The first option presented to the Stuarts was to remove some amenities. The second option Rex recommended to them was to connect the two structures. The foundation and footings would have to be established and connect both structures. The Stuart's would like to bridge the two structures. The connection would be a bridge on the second level of the home. The Stuart's state they are able to access their backyard more easily if they connected the two structures with a bridge.

Greg Stuart stated the bridge needs to be structurally engineered through a foundation and roofline because of the weight of the project.

PCM Sandy Hunter asked what rooms were connected with the sky bridge. Greg Stuart stated the bridge connected a living area with a master bedroom.

Rex stated the real question is what is acceptable to the Planning Commission when defining "one dwelling unit."

PC Chair Doug Allen stated he would like foundation and walls. He is wondering why they needed access to the back of their property from the front of their house when their entire family owns that street and the family accesses the back of the property from the allyway. Chairman Allen would like to see the engineered drawing for one single building. Greg Stuart asked if it would comply with the ordinances if the breezeway was connected with foundation and footings. Rex agreed that it would take a great deal of engineering.

Rex explained the Stuart's have actually connected living spaces between the structures. He believes that this shows they are trying to make it one structure. The difficulty for the Planning Commission is that if they accept this scenario, they need to be prepared to accept many other types and configurations of structure joining.

PCM Hunter asked if the bottom of the garage was actually going to be used as a garage. After trying to review plan details, Greg Stuart stated the PC was looking at a plan from Brady Architects. That plan was an old plan. Greg Stuart sent new plans to Rex. The correct plans were done by RGM.

PC Larsen wanted to know about the additional septic system. Rex stated it was built back in 2016 based on the planned, additional 4 bedrooms. PC Larsen asked Greg Stuart if he would be willing to put up roll up doors or French doors below. Greg Stuart asked why they would be required to do that. He stated the foundations would have to be connected in order to support the structure.

Rex suggested a compromise. He suggested the Stuarts run a footing that connected the two structures and then built a slab walkway at ground level. It would be open, but the footings and the foundation would be connected. Greg Stuart felt this would be good compromise. PC Chairman Allen stated he is speaking for the Committee that they feel a connection has walls from floor to roof. They do not want to open the door for structures to do what has been done previously in Town.

PCM Sandy Hunter stated it comes down to intent for her. She stated that if the intent is to make it a single-family dwelling then she said it needs a foundation and walls. If the intent is to make it an accessory building, then she doesn't care if it is connected or not. But if it is an accessory building then it needs to stay a garage on the bottom.

Erik Stuart asked if the garage remodel was an accessory building, then would he be required to take out the roughed in bathrooms. Rex stated the requirement was one sink and one toilet. The PC responded that the one sink, one toilet ordinance did not pass the Town Council.

PCM Steve Songer stated as long as the Stuarts are willing to tie the home and garage together with foundations and footings, he sees that they are satisfying the ordinances. PC Jeff Larsen stated he agrees with Steve with regards to the ordinances, but he does see that if the PC wants something different then they need to do more work in the code.

PC Chair Allen stated he would like to see a clean set of plans that reflects the footings and foundations tied together into one. Greg Stuart stated he would work with Rex in developing some additional plans.

14-Public Comment: Ron Gault wanted to make sure that everyone was aware the County Commission is looking at nightly rental zones for the Valley. He is admonishing the Planning Commission to come up with wording for our vision with regards to nightly rentals for the General Plan. Ron would like to write some words up for the Planning Commission to review at the next meeting.

PCM Sandy Hunter made a motion to adjourn the meeting. PCM Jeff Larsen seconded the motion. All votes aye. **Meeting is adjourned at 9:37 p.m.**


Beckki Endicott, Recorder

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

MEETING DATE: May 28th, 2020
PLACE: Electronic Zoom Meeting,
TIME: 7:00 p.m.

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

Citizens: Justin Blair, Rex Harris, Ron Gault

1-Roll call: Sandy Hunter introduced herself. She is acting chair while Doug Allen is out of Town.

2-Approval of Minutes for Planning Commission Meeting April 23, 2020. (See Attachment #1)
PCM Jeff Larsen motioned to approve the minutes from the Planning Commission Meeting dated April 23, 2020 as amended. Liz Poulter seconded the motion. All votes aye. Motion passes.

3-Discussion and/or action on Land use Permit for volleyball court construction on parcel number #240140027, 140 S. 7300 East. Developer Justin Blair presenting for Starling Family. Justin Blair explained the Starling Family is thinking of buying this lot to put sand volleyball courts on the lot for the family recreation. He is coming to the Planning Commission because the family would like to put a 12-foot fence around the lot and that is higher than the code allows. PCM Sandy Hunter shared the plans for the lots that Justin had shared with them. **(See Attachment #2)** Sandy Hunter asked Justin Blair if this is for private use. Justin confirmed this was for private use. The family has another home in Town. They would use the lot for family recreation when they are in Town.

PCM Sandy Hunter identified that recreational facilities in an R-1 zone are not allowed. She would consider what Justin Blair gave them as a site plan to be recreational facilities. PCM Sandy Hunter stated that if there was a home there, they probably wouldn't question it. However, this looks like a recreational use without a home in an R-1 zone.

Rex Harris responded the PC should be careful in interpreting this. He stated that many residents have volleyball or other types of courts in their yard. PCM Jeff Larsen commented this plan he would consider would fit into an AV-3 zone but not an R-1 zone. PCM Liz Poulter asked about the site plan which lists two volleyball courts, one pickleball court and a tiny home (to be built at

a later date). She asked what the family would be doing with the facilities. Justin explained they would use them privately when they were here.

PCM Sandy Hunter commented back to Rex that he was considering this to be a yard, yet there isn't a home on the property, so to her, it wasn't a yard. She does see that this use is approved in a C-1 zone. She asked about rezoning the property to C-1.

PCM Liz Poulter read the Huntsville Title regarding fencing should be no higher than 6 feet and be made of natural material. Rex Harris stated that a 12-foot fence would potentially impact the neighbors. PCM Sandy Hunter proposed the idea of rezoning as commercial with conditions. This is a way to allow the 12-foot fence.

Rex Harris suggested that he and Justin get together offline and talk about the current ordinances. He also suggested the Planning Commission put the use table for recreational facilities up for discussion. They need to look at whether this use was intended for commercial or private facilities. He stated that if the Starlings had an adjacent lot to their current home that they put two volleyball courts on, the residents might not think anything about it. But because this lot is separate, and it is a concept they haven't seen before the Planning Commission is thinking about this differently. PCM Sandy Hunter said she agreed with Rex. She pointed out that when they put the Use Table together, they allowed private parks in an R-1 zone and stated this could be considered a private park. She asked the rest of the PC if they were thinking the intent not allowing recreation facilities in an R-1 zone was meant for commercial facilities or if they should limit private recreational facilities.

PCM Liz Poulter stated she was more concerned about a 12-foot fence. PCM Larel Parkinson is also concerned about a 12-foot fence. PCM Jeff Larsen wanted to know about parking for visitors and what that would look like. Justin responded that the lot was wide and would allow for parking on both sides of the tiny home, if there needed to be a home on the property. He also stated if the 12-foot fence was an issue, they could just not do that.

PCM Jeff Larsen stated there is room in the use table to do what needs to be done here. He suggested that he meet with Rex to develop the proposal. Beckki will send the information to Rex and he will contact Justin.

Steve Songer joined the meeting at 7:33 p.m.

4-Discussion and/or action on Land Use Permit for new home parcel #240140013, 7432 E. 100 South, Phil & Merilee Clawson. Phil Clawson stated this lot was his grandmothers and his Uncle Frank bought the property. They prepared a site plan. They would like to tear down the old home, build a new home and refinish the barn. He explained that this lot with the old home on it does not have enough frontage to meet the code. He is coming to the Planning Commission to look for suggestions.

PCM Sandy Hunter explained this was a non-conforming lot because it only has 110 feet of frontage and the lot is undersized. But according to our ordinances if the lot has a house on it prior to 1992, it is considered a conforming buildable lot. Sandy added the ordinance does stated

that the house needs to not be abandon. She asked if the home was empty. Phil commented it was occupied until 2005. Sandy is worried that this doesn't comply with the code, 15.17.A.

Rex states there are a couple of issues. The home was put on the Database of homes as a non-conforming lot because although it has always had a home on it, it was considered undersized. Rex states he is not sure that the PC can get around it being on the Database of Huntsville Homes as a non-conforming lot without going through the variance process.

Phil oriented the PC to the site plan. He stated they are planning on doing a bed and breakfast. Rex stated Huntsville has ordinance regarding bed and breakfasts and they would need to follow that ordinance. Phil asked about the variance process: what the process looked like and how long it would take. Sandy also asked about the definition of abandonment. Phil Clawson stated the intent was not to abandon the home. He stated the home was rented to a person with animals that had caused much damage. The uncle tried to gut the home, but the foundation was not in good shape. The owners plan to remodel came to a stop when his wife was diagnosed with cancer. He stated the intent was never to abandon the home.

Rex stated he believes that the Town made a decision on the Database spreadsheet that this was a non-complying lot. It wouldn't matter if there was a home on the lot or not. This would need to be appealed. In order for the PC to make a decision, the Clawson's need to be under contract. Rex would like to consult with our Town Attorney about the legality of the document. The Clawson's will go ahead and purchase the property from the family. The PC will schedule a meeting in the in next week to take action on a Land Use Permit.

Steve Songer wanted to comment on the Bed and Breakfast proposal. He stated when he was on the Town Council when the use table was being put together, you could not build a building that could house a bed and breakfast. You had to convert the existing home to a bed and breakfast. Rex stated the intent was that the building is not built as a bed and breakfast. However, you can build the home first and then apply for a business license. He believes there is a work around for them to do that. Phil stated he understands that concept. They would like to convert the old barn, which is existing. Rex stated that having the barn be the bed and breakfast might be an issue, and other PC members agreed. Rex told the Clawson's that the owners must occupy the building where the customers are staying. Sandy confirmed the intent of the ordinance is for the owners to occupy the same home, however, the ordinance currently says the owner must occupy the same "property" not "home." PCM Liz Poulter stated she would hate the Clawson's to be intent on converting the barn when the nightly rentals are a major item they are discussing at this moment in time. Merilee stated they would still fix the barn for the family. Liz just wanted to make sure that the bed and breakfast in the barn was not a make or break item for them in building a home. Merilee stated they would like to remodel the barn at the same time as the house.

Rex stated the Planning Commission should spend some time talking about the bed and breakfast wording in the ordinance.

Merilee asked about renting out the barn for more than 30 days if they can't do the bed and breakfast. PCM Sandy Hunter explained that you can only have one single family home on a property. You could rent that home to another person, but you can't rent part of your home or an

accessory building. Phil Clawson clarified that you could have a bed and breakfast as long as it was a part of your home and TCM Blake Bingham added to that clarification that the bed and breakfast could be attached to the home. Blake went on to clarify that the intent is to have the bed and breakfast in the home.

Phil will get Beckki the contract for the home and tentatively plan for June 4th for action on a Land Use Permit.

5-Public Hearing on Ordinance 2020-4-23: Update of 15.31.5 Penalties. **Steve Songer motioned to go to a public hearing for Ordinance 2020-4-23. (See Attachment #4)** PCM Liz Poulter seconded the motion. All votes aye. Roll Call votes. All votes reflected below.

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson
NAYS:	
ALTERNATE:	Commissioner Steve Songer

TCM Blake Bingham gave some history regarding this ordinance. He stated these are some changes that our Town Attorney proposed to strengthen this section. There were additional clauses added to the first paragraph that stated we can seek other remedies allowed by law when trying to enforce an action. Also added in subparagraph A are ways that we can reimburse the expenses and court costs in enforcing those actions. Blake explained these changes were more bookkeeping changes.

There were no public comments. There were no public comments received by mail.

6-Close Public Hearing on Ordinance 2020-4-23: Update of 15.31.5 Penalties. **PCM Sandy Hunter motioned to close the public hearing and go back to the regular session.** PCM Jeff Larsen seconded the motion. All votes aye.

7-Discussion and/or action on Ordinance 2020-4-23: Update of 15.31.5 Penalties. There were no additional comments given by the Planning Commission. **PCM Jeff Larsen motioned to recommend for adoption Ordinance 2020-4-23: Update of 15.31.5.** PCM Liz Poulter seconded the motion. Roll Call Vote. All votes aye. The votes are reflected below. Motion passes.

VOTES:	
AYES:	Commissioner Sandy Hunter Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson

NAYS:	
ALTERNATE:	Commissioner Steve Songer

8-Discussion and/or action on revision of the General Plan. Ron Gault presented a new copy of the General Plan with edits from the last PC Meeting. **(See Attachment #5)**

PCM Sandy Hunter asked about the survey that was referred to in the General Plan. Ron stated the survey was done in 2012 probably needs to come out of the General Plan.

Sandy stated that in the physical description section of the plan that Huntsville has 246 dwellings and 221 are occupied year-round by residents. PCM Liz Poulter suggested adding a year to the counted dwellings, Compass Rose Lodge and pickleball courts.

TCM Blake Bingham suggested moving the Huntsville Cemetery to the in-town Boundary.

In the current edit of the General Plan there is a reference to the amount of water the Town currently produces. PCM Liz Poulter believes this should be taken out of the plan if the Town is not open to development. Ron will take that out.

PCM Liz Poulter asked Ron to put in a reference to the VIPS program in law enforcement. Liz asked about the development of the 40-car parking lot on the Town lots near the library. There was discussion on what exactly our commitments were to the Weber County Library. Ron will research Huntsville's legal commitments there and put them in writing.

There were various items given to Ron to research. Some of the items just need some updating and "cleaning up." Beckki will notice the intent to work on the General Plan. Ron will forward a clean document to Beckki for the website.

9-Discussion and/or action on 15.6.2.A & L regarding Accessory Buildings. (See Attachment #6) PCM Sandy commented that she likes the wording Blake has edited. Blake stated as he edited the document, he was trying to strengthen the wording of the ordinance to prevent renting parts of single-family dwellings. He has been discussing it with residents and reports that this sentiment for no rentals is not always desired by residents. He wanted the Planning Commission to understand that not all residents want this.

Blake added the reference to the Appendix for table 15.1 (Acceptable Uses by Zone). PCM Jeff Larsen likes what has happened with the language in this document. He believes the intent is clearer. PCM Jeff Larsen wanted to know if the ordinance changes allowed a couple, who has an accessory building with bedrooms in it, to move into the accessory building and leave the main home for the family. TCM Blake Bingham believes the wording changes prevents the renting or in-kind donations, but probably doesn't prevent a multigenerational family from occupying the property all together. PCM Sandy Hunter stated she believes it does prevent this because of the reference of a single-family dwelling. TCM Blake Bingham pointed out that they discussed this last meeting when they asked if the whole family, multiple generations, could live in one house. The question was posed about whether a family lived in the accessory building or the house, did this really matter.

PCM Sandy Hunter felt the PC needed to address the requirements for Bed and Breakfasts. TCM Blake Bingham felt they needed to change the requirement from "proprietor or owner must occupy the property" to "proprietor or owner must occupy the home."

Blake will edit the document and email the edits to the PC members. Beckki will publish the upcoming public hearing.

10-Land Use Coordinator Update: Rex Harris.

Rex has had a good deal of discussions with residents regarding setbacks on corner lots. TCM Blake Bingham stated the PC updated the ordinance to read that if your garage entrance is not on your frontage, the requirement is a 20-foot set back. The PC addressed additional concerns regarding various buildings on corner lots and evaluated the ordinances regarding those concerns.

Rex received the subdivision plat for Pineview Point. Rex redlined the plan and they have made corrections. Rex stated he has reviewed the subdivision plan and it is ready for review at the Planning Commission level. He will send the plans to the PC for review.

11-Chairman's Report – There was none.

12- Public Comment – There was none.

PCM Liz Poulter encouraged all the PC Members to listen to the Town Council Minutes from 5-21-20. She stated it's important to address the issues of lighting in Huntsville Town.

13-PCM Larel Parkinson motioned to adjourn the PC meeting. PCM Steven Songer seconded the motion. All votes aye. Meeting is dismissed.

Meeting is adjourned at 9:31 p.m.

Beckki Endicott, Recorder

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

MEETING DATE: June 3rd, 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	Present
Steve Songer	Planning Commissioner	Present
Blake Bingham	Town Council Liaison	Excused
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens: Phil Clawson, Merilee Clawson, Rex Harris

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

2-Discussion and/or action on Land use Permit for Phil and Merilee Clawson, Parcel #24014013, 7432 East 100 South. Chairman Allen started by asking Phil Clawson to tell them about the site plan for his home. **(See Attachment #1)**. Phil described the site plan with a pergola breezeway leading back to an accessory building. Chairman Allen asked if the road west of the home is a deeded road on the site plan. Phil said this is a private access road. Chairman Allen advised him to take it off the site plan. Rex also requested that he strike the road from the site plan. Phil Clawson agreed to remove the road.

Chairman Allen explained to Phil Clawson that a bed and breakfast connected by a breezeway would not be in line with Huntsville ordinances. PCM Sandy Hunter shared with the Clawson's the current ordinance regarding the Bed and Breakfast. She explained to the Clawson's that the bed and breakfast should be a part of the dwelling in a residential lot. PCM Sandy Hunter stated they allow Bed and Breakfasts, but they should be under the same roof as the owner. Rex suggested the Clawson's attach this accessory building to the house. Phil Clawson agreed to connect the accessory building to the house with a contiguous foundation, wall structure and roof.

Chairman Allen told the Clawson's the PC would not be approving a bed and breakfast. The Town Council would approve that as a business license. PCM Jeff Larsen advised the Clawson's to go and talk to the Town Council about the licensing for the Bed and Breakfast.

PCM Steve Songer explained the ordinance for the use of a Bed and Breakfast originated with the idea that you rent a room in an already established home. Rex stated this was a good point.

He advised the Clawson's to take the label of Bed and Breakfast off the accessory building and start with the premise that this is a part of their home. PCM Songer agreed with this action.

Phil Clawson stated he would add the building to the northwest side of the home, essentially forming a "u" shape. He will send a copy of the new site plan to the PC. Rex suggested the PC make a conditional approval based on the description but have Chairman Allen sign the Land Use Permit when the site plan has been updated.

The Clawson's are agreeing to an addition to the home contiguous with the west on the northwest corner of the house. **PCM Sandy Hunter motioned to approve the site plan for parcel #240140013 for Phil and Merilee Clawson with a 16x24 foot addition on the northwest corner of the home. Setbacks have been met.** 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:	
ALTERNATE:	Commissioner Steve Songer

3-Discussion and/or action on Subdivision Plan Approval for Pineview Point, parcel #240140013, 6560 East 100 South. Ken Berg is the engineer for Pineview Point. They are seeking final approval on the Subdivision Plan for Pineview Point. They would like to work on the subdivision during the summer and be ready to sell lots in the Fall of 2020. Rex explained the PC has already given the approval for the subdivision. Ken Berg has been working on the details of this plan. **(See Attachment #2)** Rex stated they have engineered utilities, roads and signage. Rex's recommendation is that this subdivision final plan be approved.

Chairman Allen asked if there was resolution on the question of the back, fence line. Rex stated they have addressed the issue and via the survey and confirmed the fence line is the property line. PCM Sandy Hunter described the issue. She stated there is a white fence that is north of the property line between the two properties. Both the Boat Club and Pineview Point agree according to the survey that the fence is north of the property line. PCM Sandy Hunter asked if the white fence was going to come down. Ken Berg responded that the white fence is on the Boat Club's property and they could do with it what they would like.

Chairman Allen asked about a remodel permit for the existing home in that subdivision. Rex stated that a remodel permit had been issued. Beckki reminded them that a Land Use Permit had been issued. There has not been a building permit issued from Weber County nor Huntsville Town. Rex stated the family will probably come back to the Town for the building permit.

Rex stated the subdivision plan allows for a 22-foot wide street. He thinks this will be a good size road with a gentle slope and look nice. Culinary water is placed on one side of the road and secondary is on the other side. The utilities will be place out towards the property line. Rex made sure the plan is requiring signs. He felt the location of the road warranted “no parking” and “dead end” signs because it was so close to Cemetery Point.

PCM Steve Songer stated that he is concerned about the exposure to the back yard on lot one. He is wanting to know if we can require landscaping to prevent an eyesore. Rex explained this could be a part of the building permitting process for lot #1.

The PC decided the addresses for the lots. Lot 1 is 125 N 6500 East. Lot #2 is 155 N 6500 East. Lot #3 is 170 N and 6500 East. The existing home is 6500 East and 100 South.

PCM Liz Poulter motioned to recommend the approval of the final subdivision plan of Pineview Point, parcel #200140013, 6560 East 100 South. PCM Hunter seconded the motion. All vote ayes. Motion passes. Roll Call Vote. Votes are reflected below.

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

Rex asked Ken Berg if the will serve letters have been obtained from the utility companies.

4-Land Use Coordinator Update: Rex Harris.

Rex asked the Planning Commission to be aware of a Boundary Line Adjustment that is being requested by Gary Probasco and his neighbor, Kevin Anderson. Rex stated that the adjustment was originally drawn as a separate parcel, but Rex advised them to change that as to not create a non-complying lot. Gary has requested they be on the next Planning Commission Agenda.

Erik Stuart has approached Rex for a Land Use Permit for a remodel of their garage. They live just south of Barry Whitehead on 7400 East. Some years past they had a building permit from Weber County. They started building but the building permit expired before they got too far into their project. They plan on building four bedrooms, three baths and a kitchen in the garage. It also has a separate septic tank and drain field. The Stuart's are coming to the Town about renewing the building permit. Rex has explained to him that Huntsville ordinances require only one single family dwelling on one lot. Rex stated this has all the makings of a second home and provided him with alternate options.

Rex stated he explained to Erik Stuart that at the time of Barry Whitehead's remodel, they allowed him only one toilet and one sink in his garage. Rex gave Erik the option of either scaling down the plans or attaching the garage to the home. Rex also gave him the option of coming to the Town and request they change the ordinance, or he could go to the Appeal's Board.

At the time that Rex talked to him, they are interested in finding a way to connect the two structures. PCM Hunter asked how far along they are on the plans that they have been working on. Rex stated he didn't know. Beckki stated she has the inspection report from Weber County that stated the work that was done was in violation and the next inspection should be a rough inspection. Rex told them they needed to come to Planning Commission for a Land Use Permit. Beckki also commented that she has told the Stuart's they need a wastewater certificate.

Larel had a question regarding the Bed and Breakfast regulations. The definition doesn't say anything about a locked door or separation for rental. Larel feels that residents could take advantage of the definition of Bed and Breakfast. There are homes that are renting their basements and by the current definition of Bed and Breakfast, we have made nightly rentals legal. Chairman Allen pointed out that those residents needed a business license. PCM Sandy Hunter made a point that the owner for the B&B needed to be in the home.

PCM Sandy Hunter talked about the Use Table needing updating. The Planning Commission needs to have that on the agenda. Beckki stated she would put that on the agenda. They need to some time thinking about defining recreational facilities and to review the definition of B&B's.

5-Chairman's Report – There was none.

6- Public Comment – There was none.

7-Chairman Allen motioned to adjourn the meeting. PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

Meeting is adjourned at 8:29 p.m.

Beckki Endicott, Recorder

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

MEETING DATE: June 25th, 2020
PLACE: Electronic Zoom Meeting,
TIME: 7:00 p.m.

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

Citizens: Rex Harris, Mayor Truett, TCM Richard Sorensen, TCM Wendy McKay, Gary Probasco, Kevin Anderson, Allen Endicott

1-Roll call: Chairman Doug Allen introduced everyone on Zoom and at Town Hall.

2-Discussion and/or action on Boundary Line Adjustment for Kevin Anderson/Gary Probasco. Address of properties at 6745 East and 6775 East at 100 South. Parcel #240170034 and #240170008. (See Attachment #1) Gary Probasco is wanting to sell .30 acres to the Andersons and make a boundary line adjustment. This would leave Gary with the required .75 acre lot. Rex stated he has reviewed the survey and the adjustment, and he approves of the adjustment. PCM Liz Poulter was wanting to know about the pedestrian path on the south side of the property. She is wanting to know if the fence line is the boundary line between the them and the Forest Service Property. Gary stated the fence is on Forest Service property, but it is not the property line. PCM Liz Poulter was wondering what the Anderson's are going to do with the new property. Kevin Anderson stated eventually they would like to have a small barn, grass and use the land for residential purposes. Mayor Truett was wondering if the property would be fenced since it is an area that has a lot of parking difficulties. Kevin Anderson stated they might consider fencing the lot. **PCM Liz Poulter motioned to recommend to the Town Council the Boundary Line Adjustment of Gary Probasco and Kevin Anderson, parcel #240170034 and #240170008 at 6745 East and 6775 East at 100 South.** PCM Larel Parkinson seconded the motion. All votes aye. Roll Call Vote. Motion passes. Votes are reflected below.

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

3-Chairman's Report. Chairman Doug Allen wanted to express his concerns about holding public hearings by electronic meetings. He states that people will not come and wear a mask. He also believes that people are not computer literate enough to sign on to Zoom and participate. Chairman Allen stated the population of Huntsville is older and is uncomfortable with technology. He would like others to share their thoughts. He doesn't believe that public hearings are possible right now during this pandemic.

Rex wanted to comment. He has been experiencing public hearings at the state level. He stated it is the opportunity for people to provide public comment. The state gives a couple of options. There is an online option. There is the option to send in written comments. Rex stated they added a limited size presentation where people can come in limited numbers. They have also provided a way for someone to show up and a recorder to record their comments. Rex stated we have the ability to send out email. There are other ways to solicit comments.

Blake stated Weber Morgan Health has set up the guidelines and we just need to figure out what a public hearing looks like within those guidelines. He recommends that we continue to do the business of the Town. There will not be a way to please everyone.

Chairman Allen would like to see us utilize the water billing to solicit comments. Mayor Truett states he sees both sides of the argument. He favors gathering people together but recognizing that electronic meetings are effective. Mayor Truett states there are a lot of ways to meet the needs for a public hearing. He would like to see online surveys and mail in surveys.

PCM Larel Parkinson wanted to comment that he sees the value in making the venue for the public hearings consistent. TCM Wendy McKay stated that when surveys have been made available in the water bill only 9 or 10 come back. She recommends using the BSA to go door to door to present and collect the surveys.

PCM Jeff Larsen stated he would like to check with Bill Morris about what other municipalities are doing. Rex wanted to make sure that we are not just surveying people. Public hearings are to invite input, but the committees are the decision makers. Rex advised to be careful about questions on a survey. Mayor Truett suggested using The Mercantile for meeting. It has the facilities and the space.

Rex stated that maybe the simplest idea is to have the public hearing outside. Mayor Truett liked the idea of simplifying and doing it at Huntsville Park. TCM McKay really likes the idea of going outside.

4-Public Comment. There were none.

PCM Larel Parkinson motion to adjourn the meeting. Chairman Allen seconded the motion. All votes aye. **Meeting is adjourned at 7:41 p.m.**

Beckki Endicott, Recorder

**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

Beckki Endicott

From: Derek Taylor [REDACTED]
Sent: Thursday, August 6, 2020 8:27 AM
To: Beckki Endicott
Subject: Re: Land Use Permit Signature
Attachments: Taylor_A_Frame_SitePlanB.pdf

Hi Beckki,

We should have plans, etc to submit to the review board by next week. In the meantime, we decided to take Doug's advice from the planning meeting and move the house over about 10 feet. This will still leave us an extra 10 feet (so 20 feet total) on the alley set back. Let me know if that will be a problem. See attached.

Thanks!

Derek

On Thu, Jul 2, 2020 at 9:53 AM Derek Taylor [REDACTED] wrote:

I'll try to swing by this afternoon. It'll be difficult as I'm running errands in Ogden most of the day. If not, I can definitely come by on Monday.

On Thu, Jul 2, 2020 at 7:24 AM Beckki Endicott <bendicott@huntsvilletown.com> wrote:

Hello Derek,

I need your signature on the Land Use Permit. Is it possible to come by today in the afternoon from 1-5 p.m.? If not, maybe Monday? Let me know.

Thanks!

Beckki Endicott

Huntsville Town Clerk

PO Box 267

Huntsville, UT 84317

(801) 745-3420



* Ammended

LAND USE PERMIT

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

Tax ID # 240130024

Address of Structure 7650 East 100 South

Name & Address of Owner/Owners Derek Taylor

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-27-20

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Frontage determined off 1st Street

Approved with the condition of that the building is set back to South 75 ft from the high water mark of the stream.

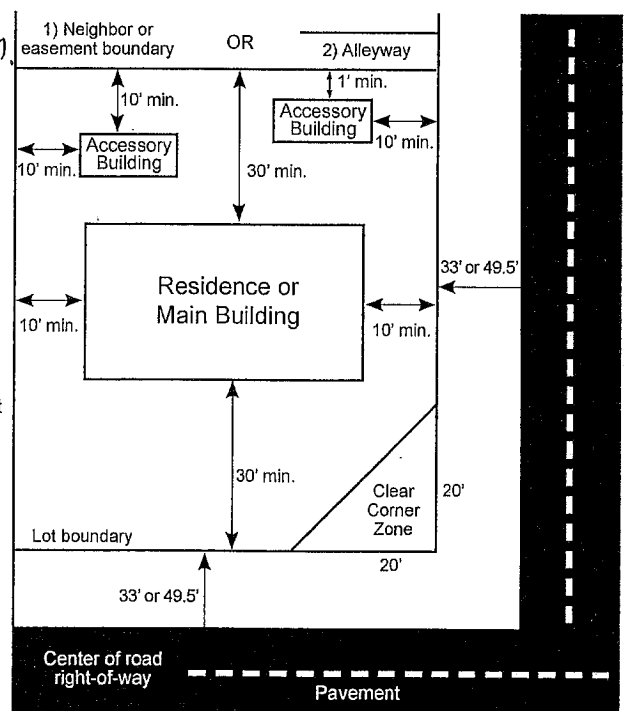
Doug M. [Signature]
Huntsville Planning Commission Chairman

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





LAND USE PERMIT

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

Tax ID # 240130024

Address of Structure 7650 East 100 South

Name & Address of Owner/Owners Derek Taylor dertaylor@gmail.com
970-207-1644

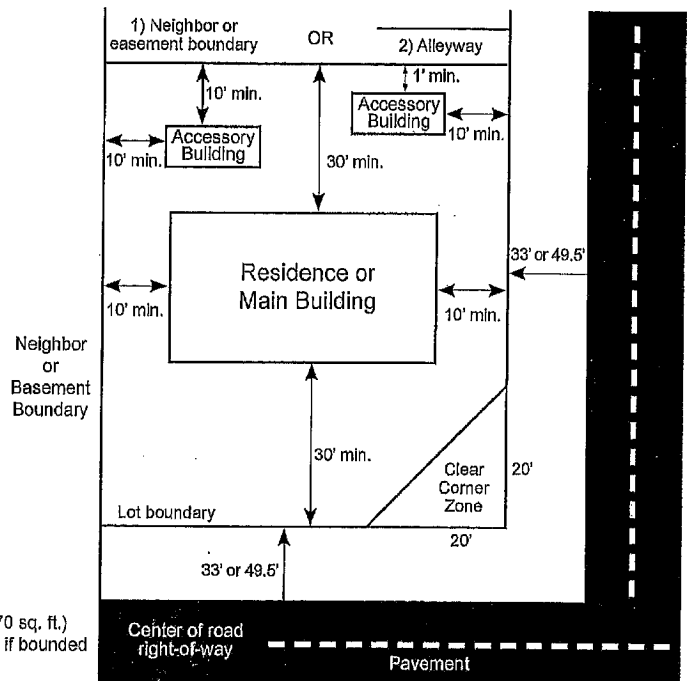
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/29/2020

Set Backs Approved: Yes ☒ No ☐

See Below

Any special stipulations and conditions of the Site Plan Review: Easement determined
if 66 ft street. If any changes w/ setback, Taylors
will come back to PC.

Huntsville Town Residential Zone Setbacks

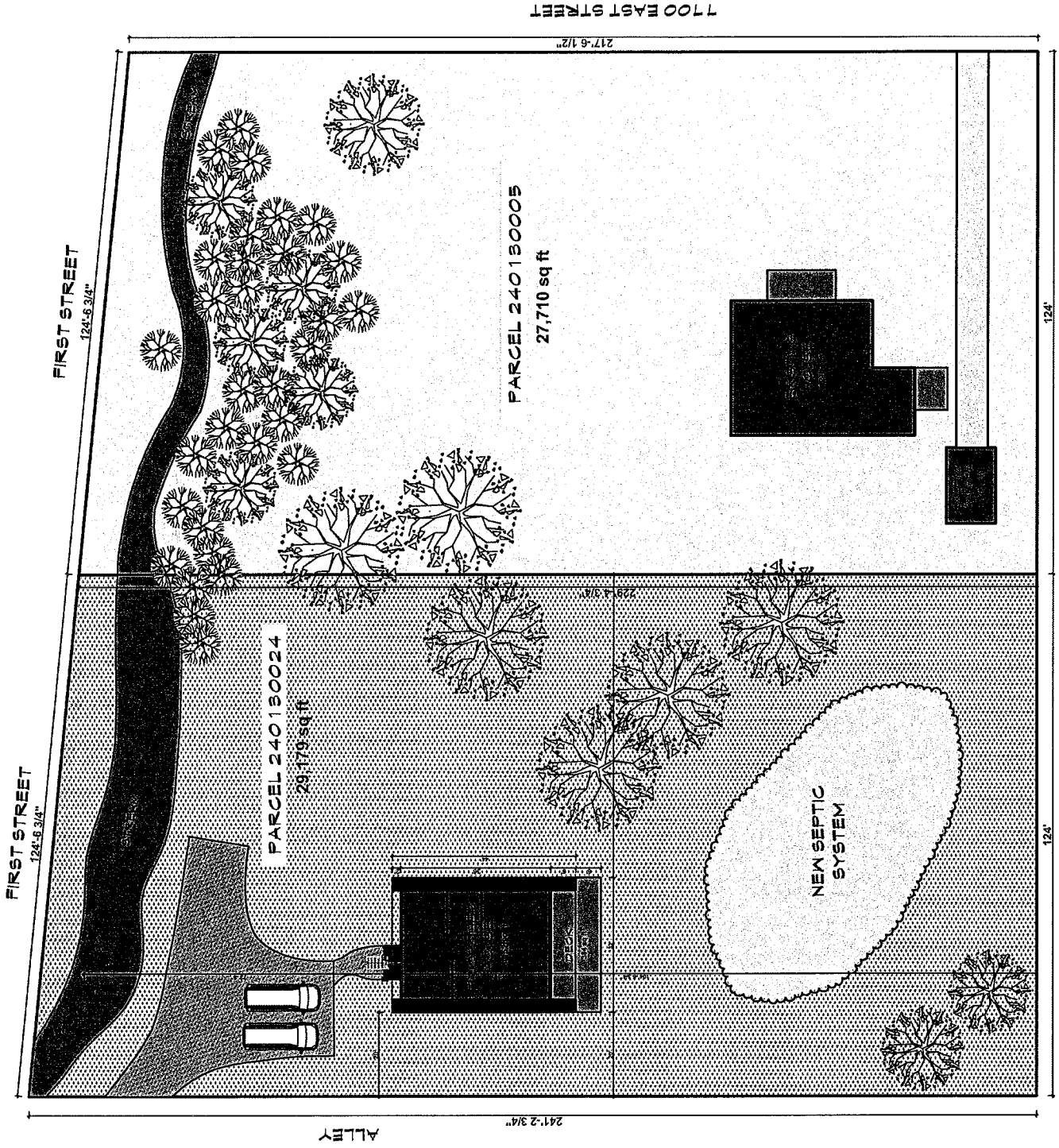
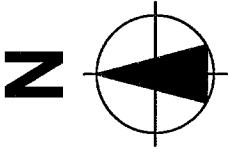


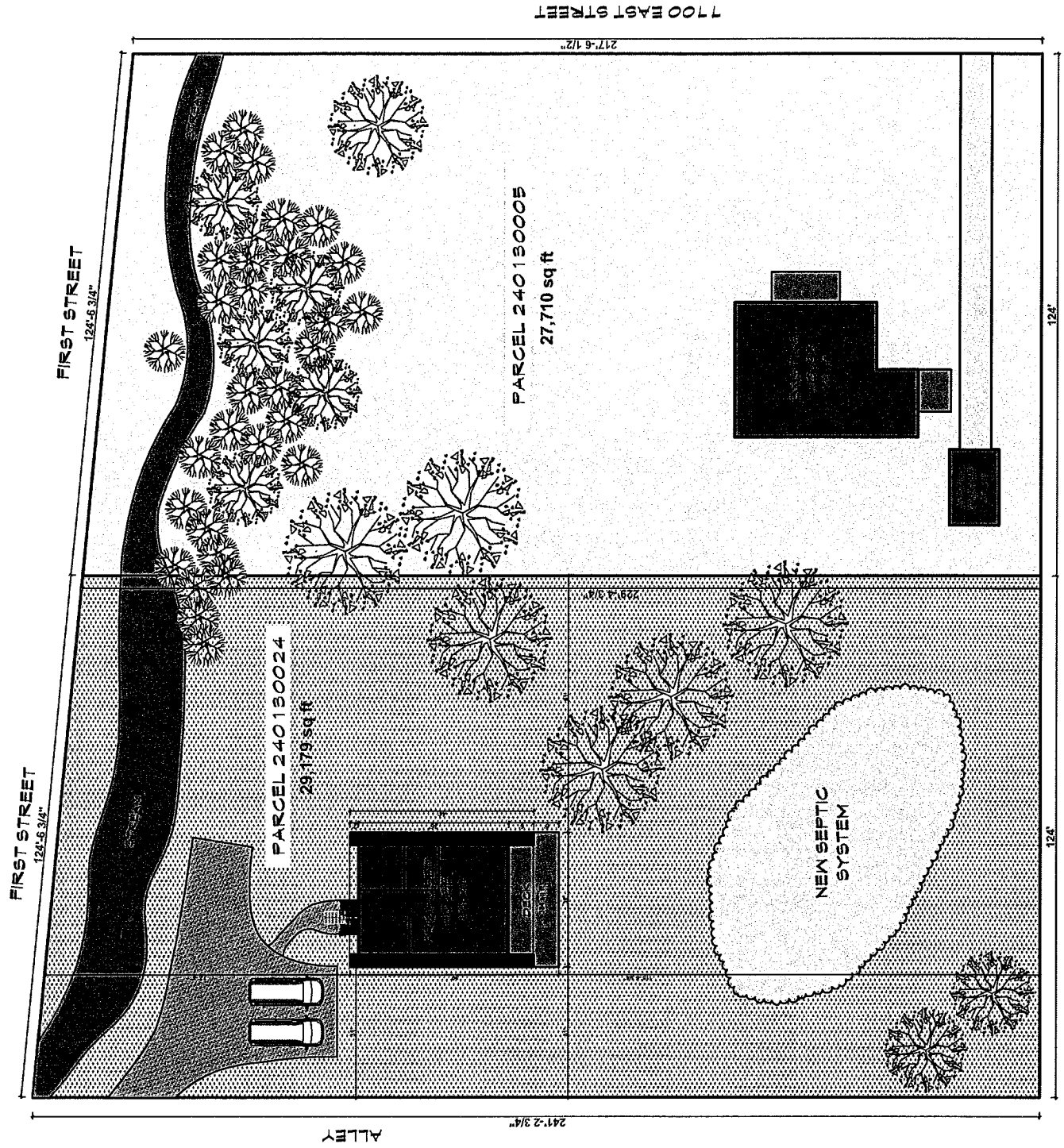
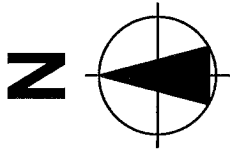
[Signature]
Huntsville Planning Commission Chairman

[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)





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

* Renewed



LAND USE PERMIT

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

Tax ID # 240180004

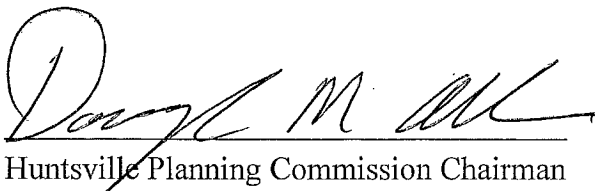
Address of Structure 583 South 7800 East - Addition and

Name & Address of Owner/Owners American Legion

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-27-2020

Set Backs Approved: Yes ☒ No ☐

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

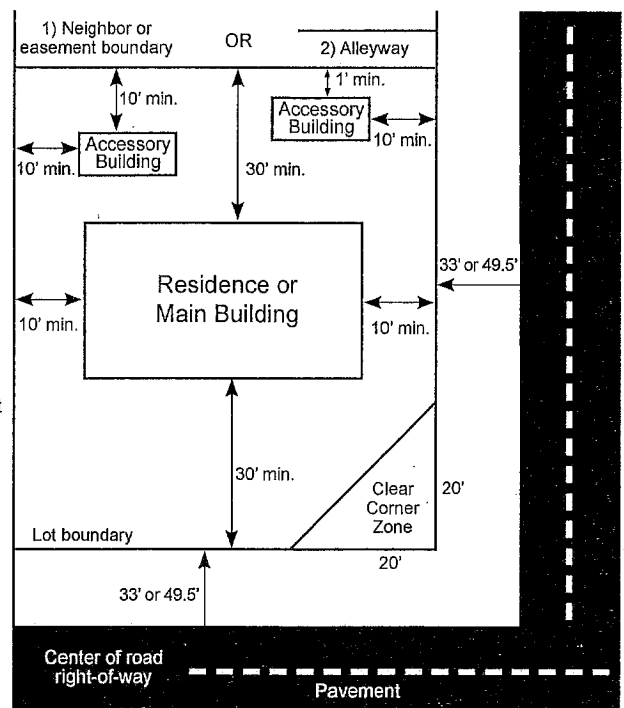

Huntsville Planning Commission Chairman

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





LAND USE PERMIT

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

Tax ID # 240180004

Address of Structure 583 South 7800 East - Addition and remodel

Name & Address of Owner/Owners American Legion

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-22-2019

Set Backs Approved: Yes X No

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

[Signature]
Huntsville Planning Commission Chairman

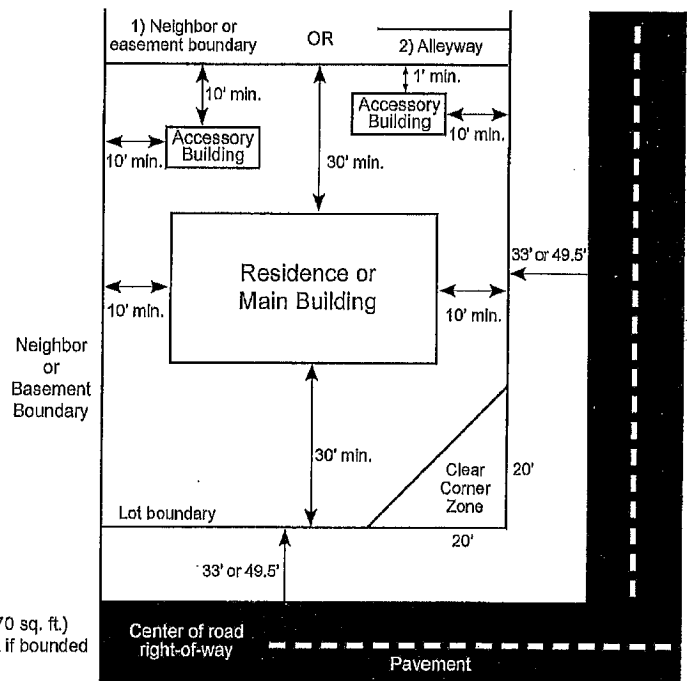
[Signature]
Property Owner Signature

CONTRACTOR

"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."

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Huntsville Town Residential Zone Setbacks





LAND USE PERMIT

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

Tax ID # TBD

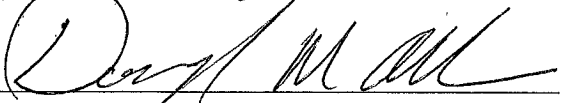
Address of Structure 250 North 6975 East

Name & Address of Owner/Owners Andrew Lund

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-27-2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Contingent upon the parcel being recorded with a parcel number, subdivision completed & recorded & transfer of ownership completed to Andrew Lund.

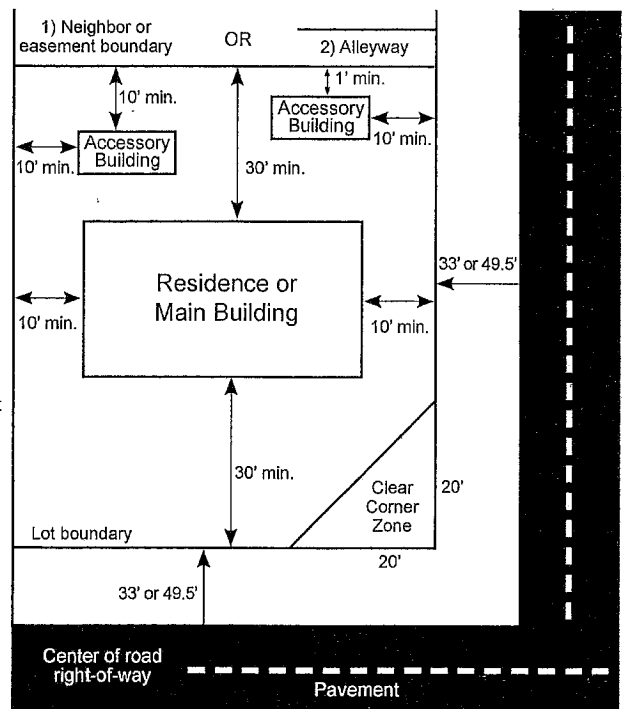

Huntsville Planning Commission Chairman

Property Owner Signature

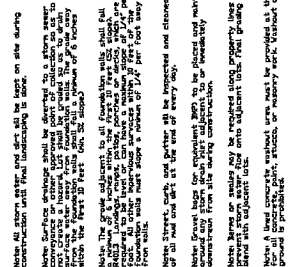
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

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Huntsville Town Residential Zone Setbacks



Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041



[illegible][illegible]

- [illegible]

[illegible]

THE ABOVE INFORMATION WAS OBTAINED FROM THE FILES OF THE FBI, NEW YORK, AND THE NEW YORK OFFICE OF THE ATTORNEY GENERAL, AND IS BEING FURNISHED TO YOU FOR YOUR INFORMATION. IT IS REQUESTED THAT YOU ADVISE THE NEW YORK OFFICE OF THE ATTORNEY GENERAL OF ANY DEVELOPMENTS IN THIS MATTER.

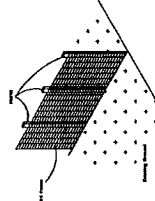
- [illegible]

1. Approximately 4250 sq. ft. will be disturbed during construction.
2. The General Contractor is responsible for restoring conditions during construction.
3. The General Contractor will provide a written plan of construction site to contain dirt and debris from construction project as required.
4. All construction material will be used on site at the other local concrete floors.
5. The concrete will be located near the construction entrance, centrally located.
6. The concrete will be located near the south corner of the lot.
7. The construction material will be located directly in front of the garage, on the south side of the lot.
8. The gravel that is used in the driveway will be located near the southeast corner of the lot.
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[illegible]

1. NAME _____
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3. TIME _____
4. LOCATION _____
5. DESCRIPTION _____
6. REMARKS _____
7. SIGNATURE _____
8. INITIALS _____
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229. DESCRIPTION _____
230. REMARKS _____
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232. INITIALS _____
233. DATE _____
234. TIME _____
235. LOCATION _____
236. DESCRIPTION _____
237. REMARKS _____
- 238.

www.elsevier.com/locate/jmb



Lund Residence
Lot #3 One Horse Subdivision
230 North 6975 East
Huntsville, Utah

Area: 1218 Acres

Scale 1" = 16'

--- --- Property Line
--- --- Building Setbacks

Homeowner:
Andy & Pri Lund
807-448-0075

General Contractor

Lot #3 One Horse Sub,
250 North 6975 East,
Huntsville, Utah

SHEET NO. 102
 DESCRIPTION: SWPPP PLAN
 Scale: 1/16" = 1 Foot

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Custom Home
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CreativeLinePlans.com
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801.520.7041

Homeowner:
Andy & Pri Lund

General Contractor:

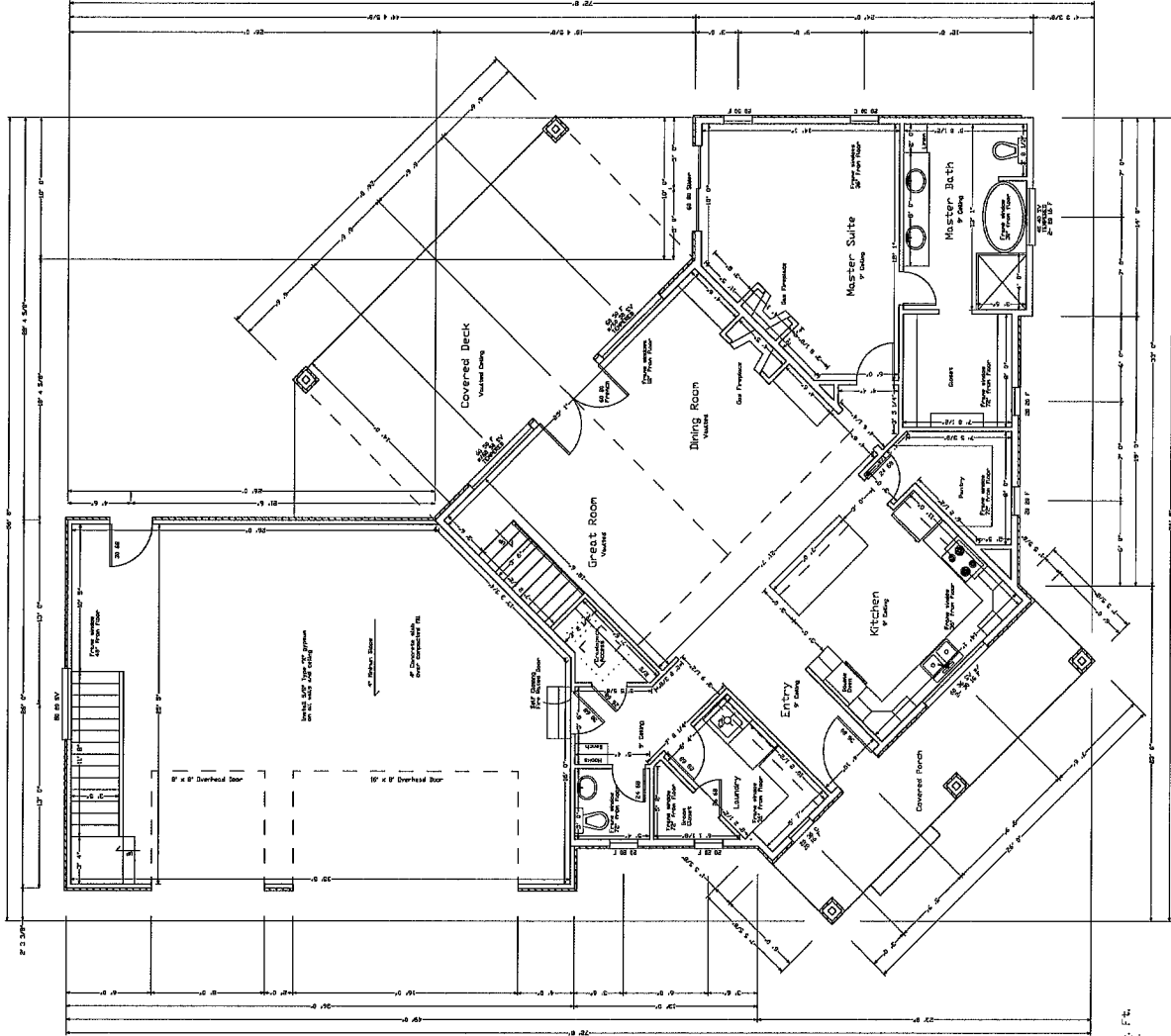
LUND RESIDENCE
Lot #3 One Horse Sub.
250 North 6975 East
Huntsville, Utah

SHEET NO:
A101

DESCRIPTION:
MAIN FLOOR PLAN

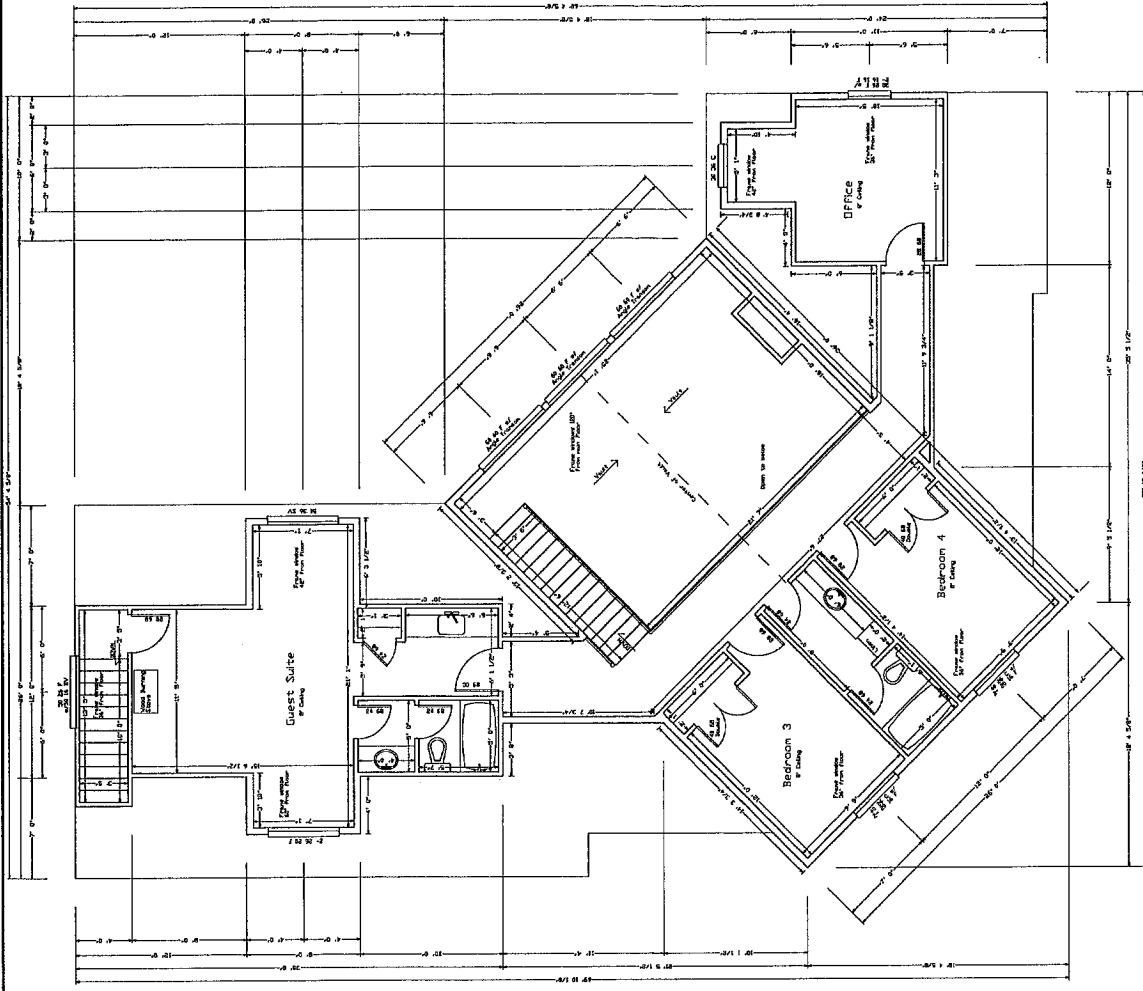
Scale 1/4" = 1 Foot

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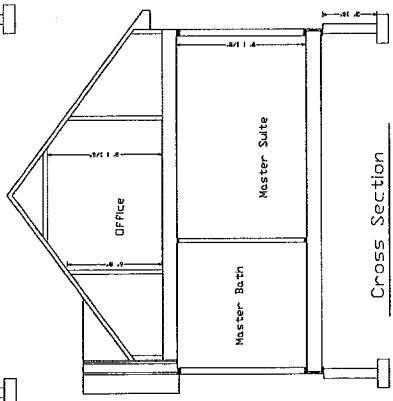
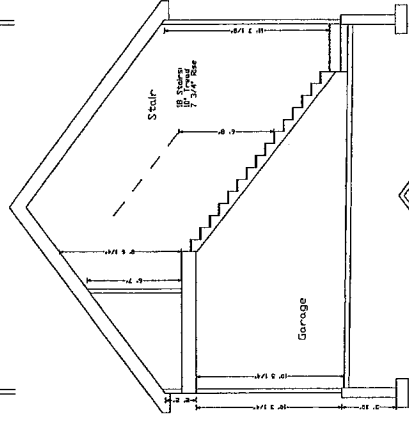
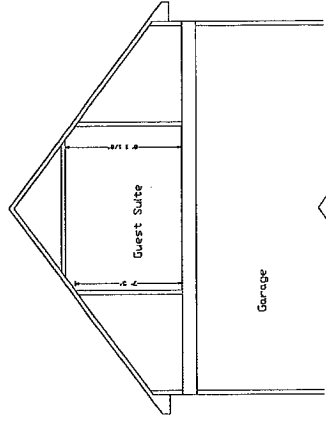


Main Level: 1456 Sq. Ft.
Garage: 888 Sq. Ft.

Main Floor Plan



Upper Level: 1154 Sq. Ft.

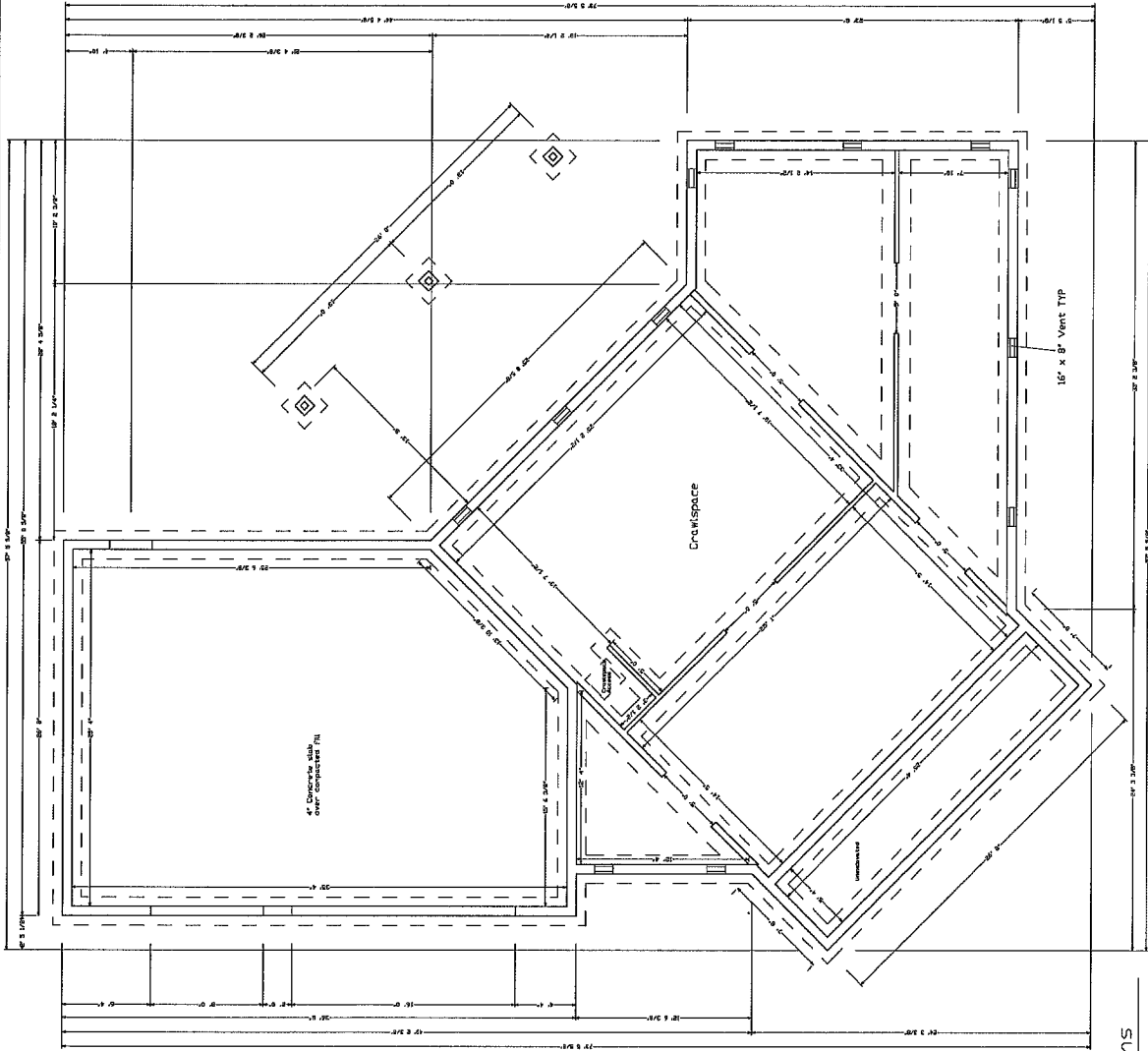


Cross Section

Upper Floor Plan

12- 16" x 8" Vents required.

Crawl space: 1404 Sq. Ft.



Crawlspace

16' x 8' Vent Typ

Homeowner:
Andy & Pri Lund

General Contractor

Lot #3 One Horse Sub,
250 North 6975 East,
Huntsville, Utah

UND RESIDENCE

SHEET NO:
A103

DESCRIPTION: FOUNDATION DIMENSIONS	
---------------------------------------	--

Scale: 1/4" = 1 Foot

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FIRE

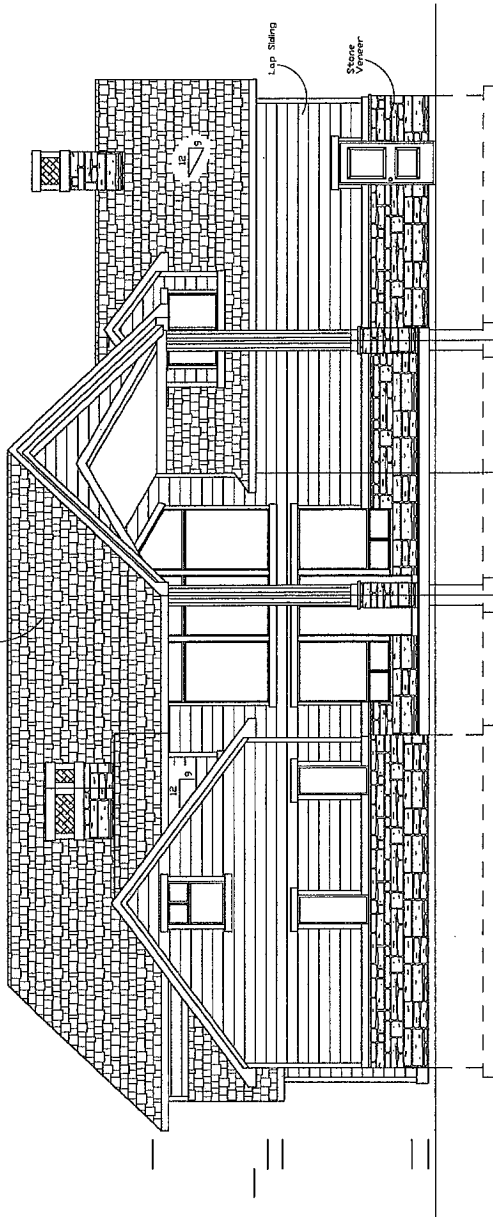
- ## EXCAVATION

- ATTIC VENTILATION / ACCESS

- FLASHING

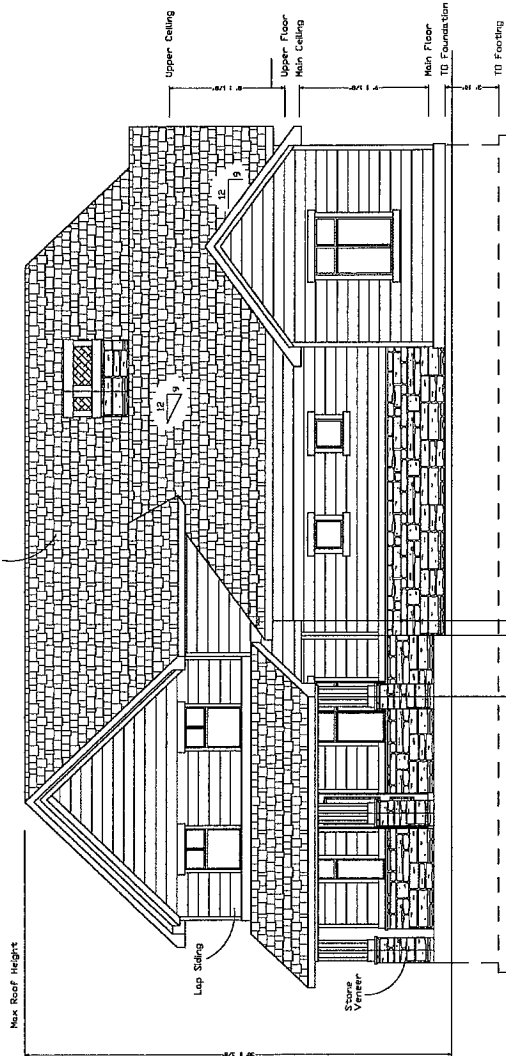
- ENERGY EFFICIENCY

- ### Asphalt Shingles



Right Elevation

Asphalt Shingles



Front Elevation

Homeowner:
Andy & Pri Lund

General Contractor

Lot #3 One Horse Sub,
203 N. Sorensen Circle,
Huntsville, Utah

UND RESIDENCE

SHEET NO:
A201

Scale 1/4" = 1 Foot

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FILE

- ## EXCAVATION

- ATTIC VENTILATION / ACCESS

- FLASHING

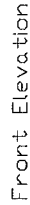
- ENERGY EFFICIENCY

1. The thickness of known or sprayed roof/coating reduction (fiberglass or carbons) shall be determined by the manufacturer's instructions and the manufacturer's data sheet. The thickness shall be applied to the surface or joints and throughout the entire panel. The thickness shall be applied to the surface or joints and throughout the entire panel. The thickness shall be applied to the surface or joints and throughout the entire panel.
2. The thickness of known or sprayed roof/coating reduction (fiberglass or carbons) shall be determined by the manufacturer's instructions and the manufacturer's data sheet. The thickness shall be applied to the surface or joints and throughout the entire panel. The thickness shall be applied to the surface or joints and throughout the entire panel.
3. A permanent certificate shall be posted in or to the electrical equipment panel. The certificate shall be completed by the manufacturer's registered professional. The certificate shall be completed by the manufacturer's registered professional. The certificate shall be completed by the manufacturer's registered professional.

Right Elevation

Asphalt Shingles

Max Roof Height



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Dustin Hon e
Solutions
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LAND USE PERMIT

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

Tax ID # 240110013

Address of Structure 315 South 7400 East

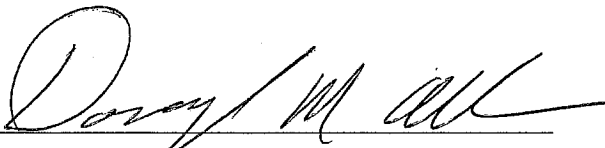
Name & Address of Owner/Owners Lane Hoyt

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-27-2020

Set Backs Approved: Yes ☒ No ☐

Land Use Permit for 2 Porch roofs, no electrical

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

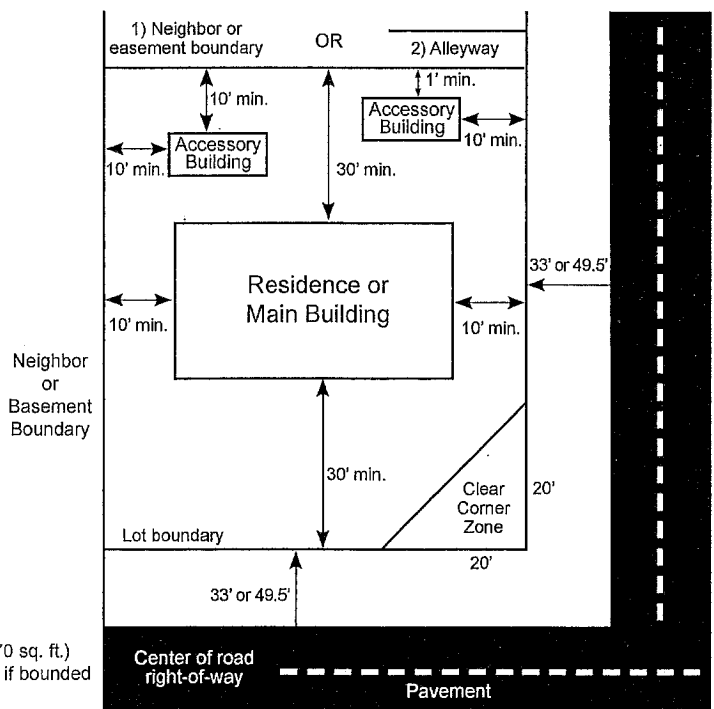

Huntsville Planning Commission Chairman

Property Owner Signature _____

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Huntsville Town Residential Zone Setbacks

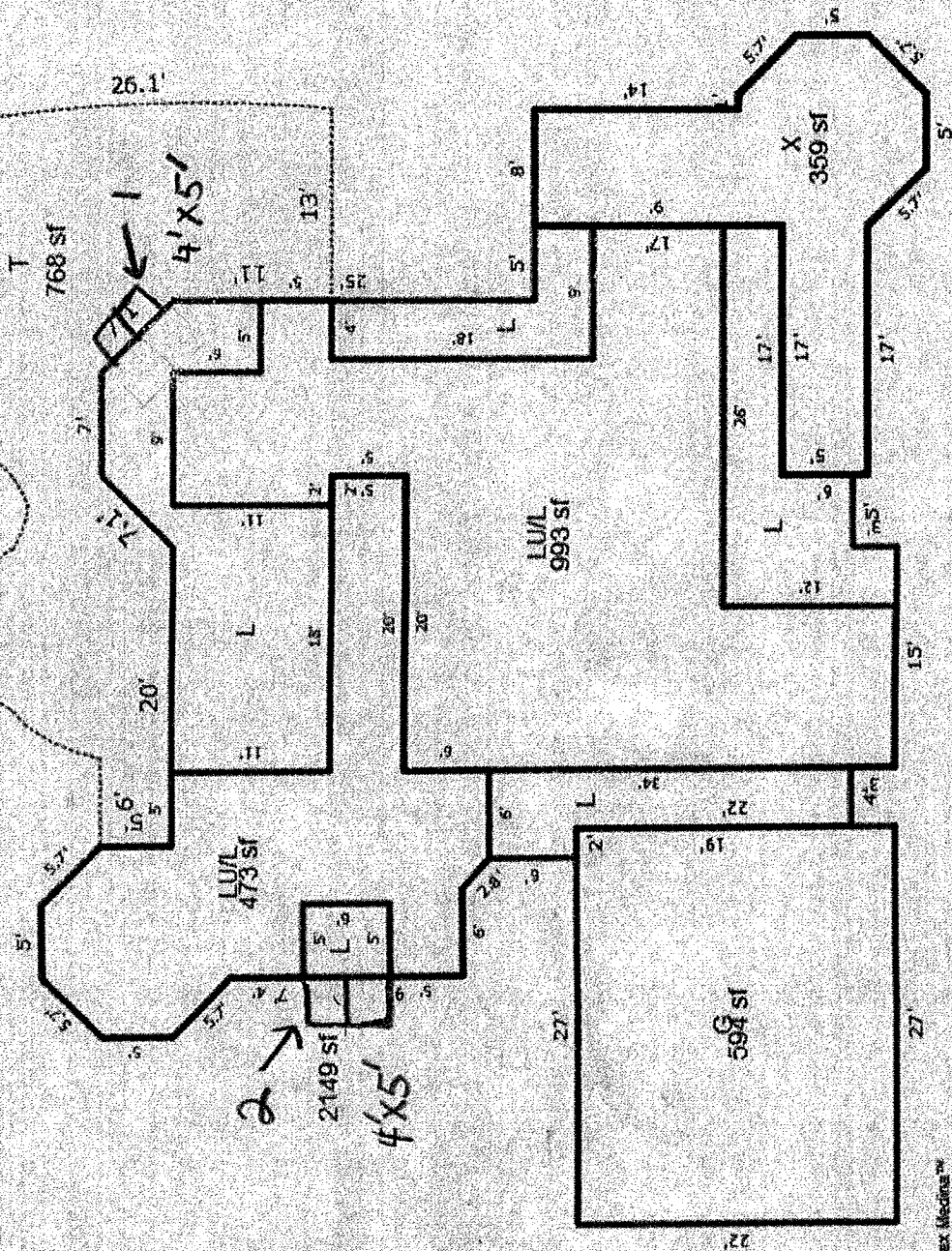


PROPERTY LINE

2-poreh roots

- No electrical

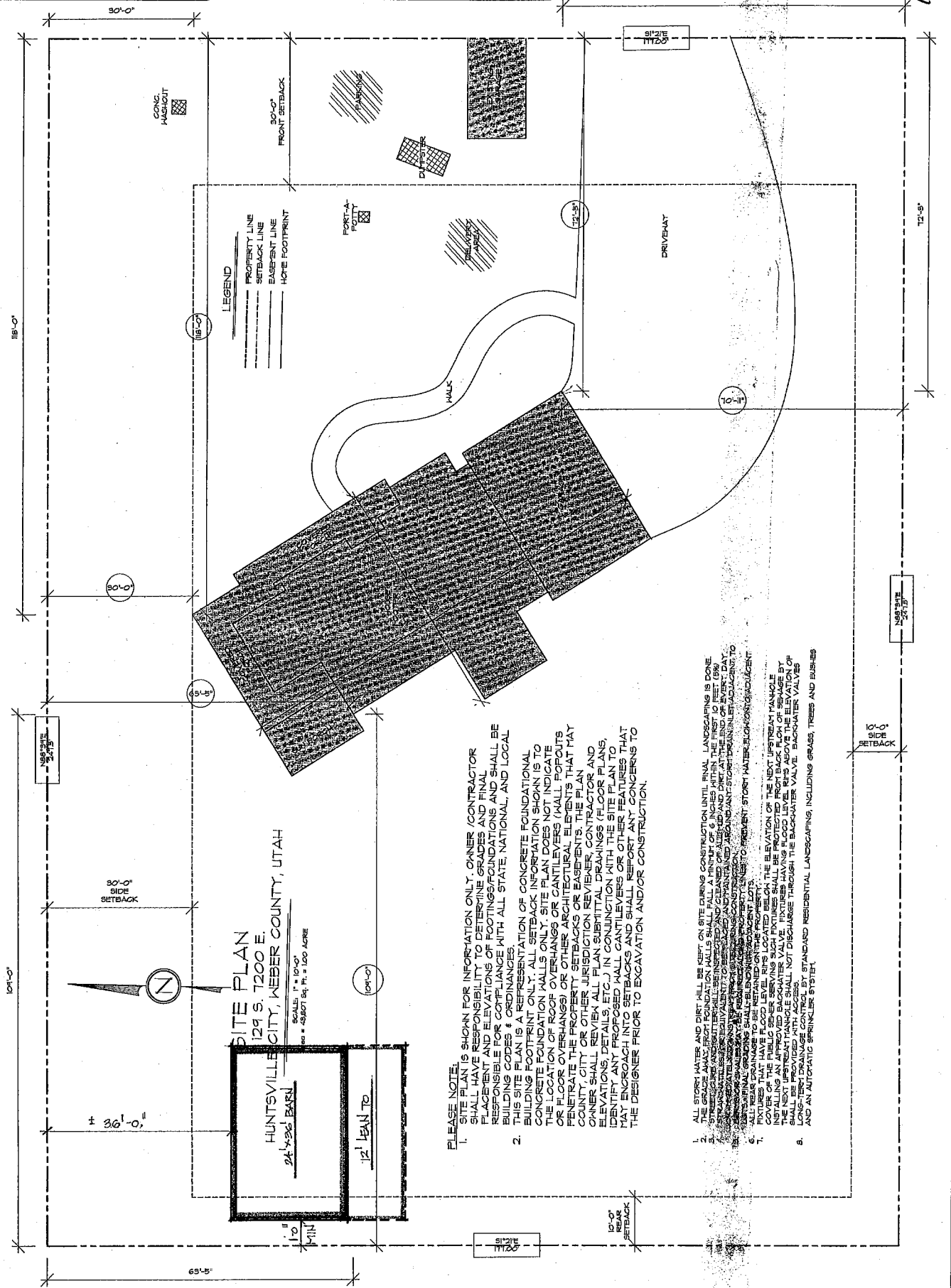
- Were on original ~~edition~~ but never got 001111



Sketch by Apex Medicine

RANDY LLOYD & LAURIE VAN ZANDT
BARN LAYOUT

7:10 2020



SITE PLAN
129 S. 7200 E.
HUNTSMVILLE
CITY, WEBER COUNTY, UTAH
24'x36' BARN
12' LEAN TO
SCALE: 1" = 10'-0"
AREA = 4,567 sq. ft. = 100 ACRES

- PLEASE NOTE:**
1. THE SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER / CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES AND PERMITS.
 2. THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO THE LOCATION OF ROOF OVERHANGS ONLY. SITE PLAN DOES NOT INDICATE OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN OWNER SHALL REVIEW ALL PLAN SUBMITTAL REQUIREMENTS, CONTRACTOR AND ELEVATIONS, DETAILS, ETC.] IN CONJUNCTION WITH THE SETBACKS THAT IDENTIFY ANY PROPOSED WALL CANTILEVERS OR OTHER FEATURES THAT THAT ENDOUR INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. ALL GRADES SHALL BE MAINTAINED AT A MINIMUM OF 6" ABOVE THE FINISHED GRADE.
3. SITE AND ADJACENT AREAS SHALL BE MAINTAINED AND CLEARED OF ALL WEEDS AND GRASS AT THE END OF EACH DAY.
4. ALL ADJACENT AREAS SHALL BE MAINTAINED AND CLEARED OF ALL WEEDS AND GRASS AT THE END OF EACH DAY.
5. ALL ADJACENT AREAS SHALL BE MAINTAINED AND CLEARED OF ALL WEEDS AND GRASS AT THE END OF EACH DAY.
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LAND USE PERMIT

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

Tax ID # 240150012

Address of Structure 129 South 7400 East

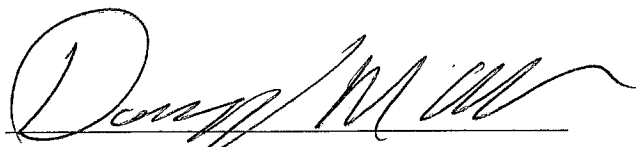
Name & Address of Owner/Owners Randy Lloyd & Laurie Van Zandt

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-27-2020

Set Backs Approved: Yes ☒ No ☐

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

Pole Barn

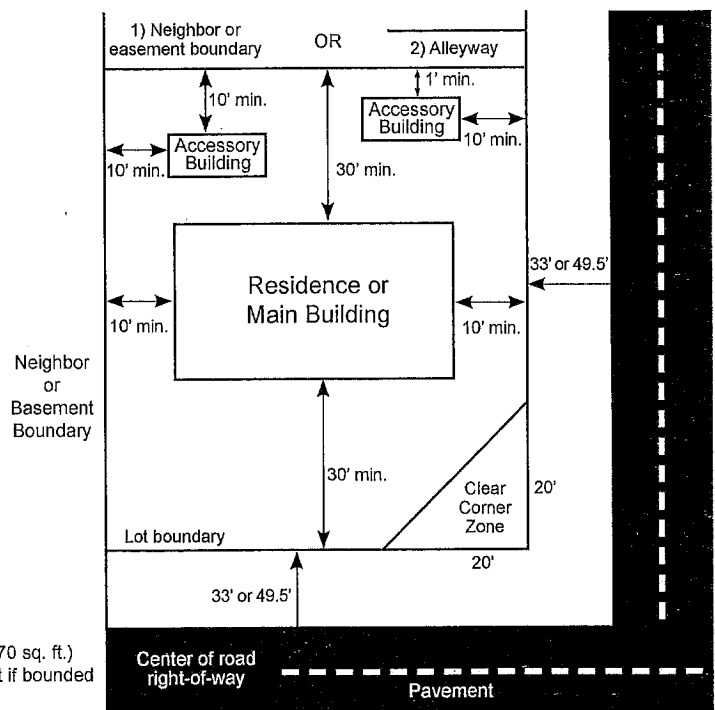

Huntsville Planning Commission Chairman

Property Owner Signature _____

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Huntsville Town Residential Zone Setbacks



DRAWING NOTES

DESIGN ACCORDING TO THE 2018 IBC.
FOR SPECIFICATIONS NOT SHOWN REFER TO THE 2018 IBC.

DESIGN CATEGORY: RISK CATEGORY I - LOW RISK

SEISMIC CRITERIA:

DESIGN CATEGORY: D

SOIL SITE CLASS D (ASSUMED)
R = 7.0 (LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD
STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
SS= 0.819g, S1= 0.286g; SDS= 0.655g, S01= 0.340g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 3086 LBS

WIND LOAD:

ULTIMATE WIND DESIGN SPEED: 97 MPH 3 SEC. GUST
(RISK CATEGORY I, 2018 IBC FIGURE 1608.3(4))
TERRAIN EXPOSURE C

SNOW LOAD:

SITE ELEVATION: 4930 FT
GROUND SNOW LOAD: 51 PSF
ROOF DESIGN SNOW LOAD: 30 PSF MAIN, 45 PSF LEAN

DEAD LOADS:

ROOF STRUCTURE 4 PSF
WALLS 7.5 PSF

ROOF LIVE LOAD: 20 PSF

FROST DEPTH: 40 IN

CONCRETE FOUNDATION NOTES:

- 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
FOOTINGS: 3000 PSI
- SLABS ON GRADE: 3000 PSI REQUIRED, 3500 PSI RECOMMEND
- ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP
MIN. CRUSHED GRAVEL BASE.
- CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS
ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS
NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT
EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION,
UNLESS OTHERWISE NOTED.
- CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS
OF CONCRETE PLACEMENT.
- CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE
GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF
CONCRETE SLAB.

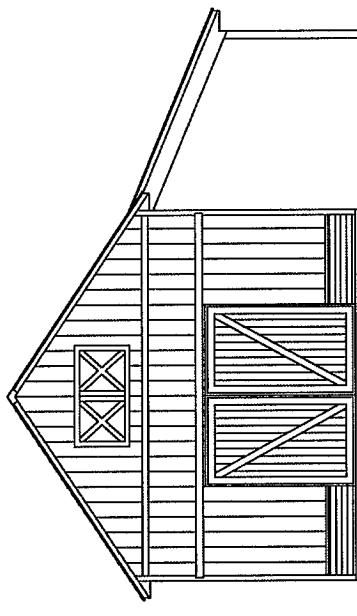
SOILS AND EXCAVATION:

- NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS
ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL
CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR
AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS
FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS
FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE
ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
- ALLOWABLE BEARING PRESSURE: 1500 PSF
- NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED
MINIMALLY DURING EXCAVATION.
- FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE
SOILS OR STRUCTURAL FILL WHICH IS BEARING ON
UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF
THE MODIFIED PROCTOR DENSITY.

GENERAL:

- PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL
SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE.
WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS
SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET
SHALL APPLY.

LAURIE VAN ZANDT BUILDING



SITE INFORMATION

ADDRESS:
129 S 7200 E
HUNTSVILLE, UTAH

BUILDING INFORMATION

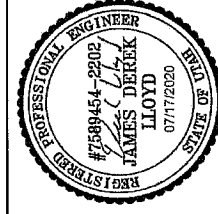
DIMENSIONS: 24' x 36'
TOTAL SQUARE FOOTAGE: 1296 S.F.
MAIN BUILDING: 864 S.F.
LEANS: 432 S.F.

DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING
CONTACT: DEREK LLOYD
DEREK@MOUNTAINPONENTENGINEERING.COM
PHONE: 801-450-5332

DRAWING INDEX

SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	GIRT PLAN
05	ELEVATIONS
06-08	DETAIL SHEETS

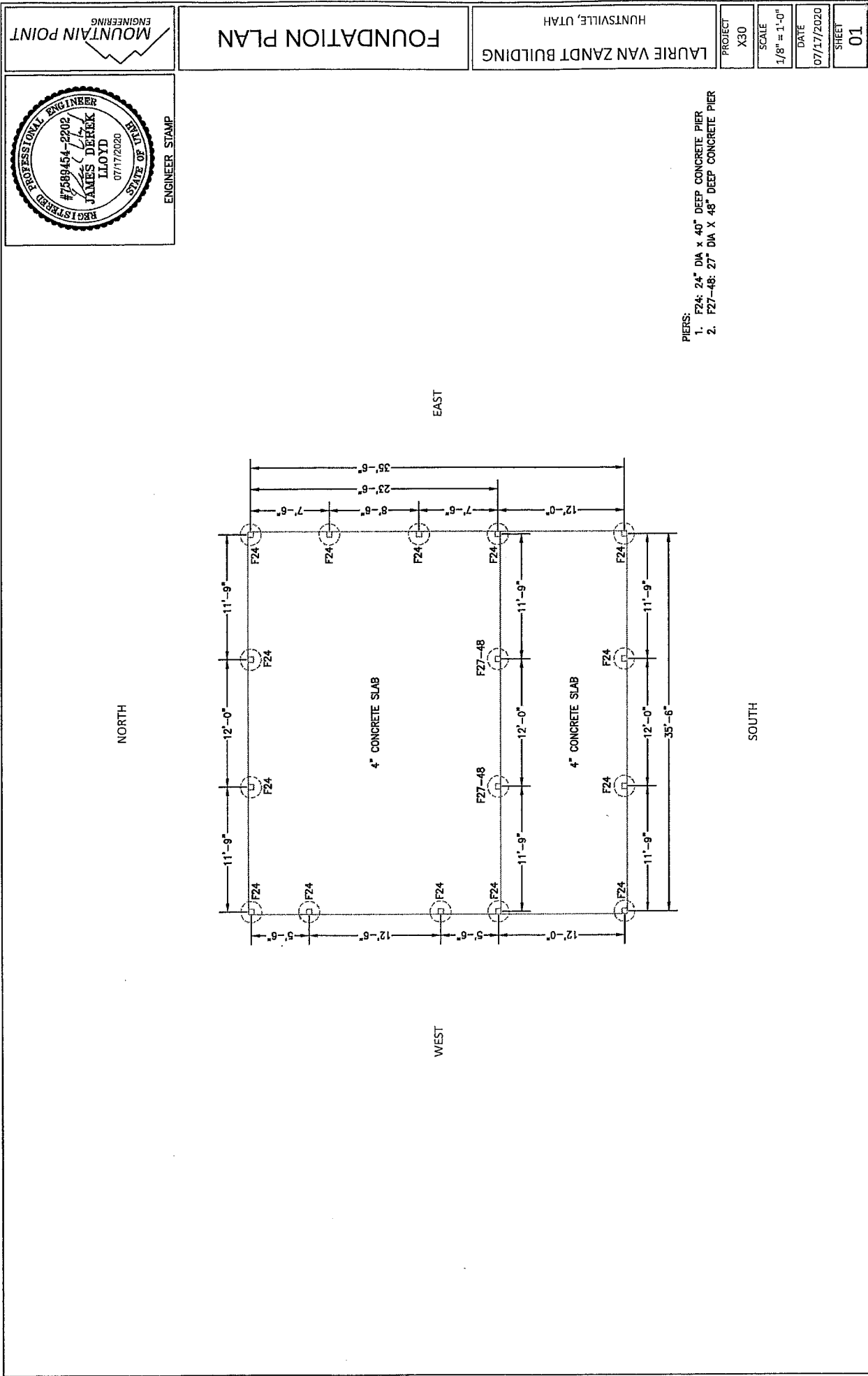


ENGINEER STAMP

DATE

07/17/2020





REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
07/17/2020
STATE OF UTAH

ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

FOUNDATION PLAN

Laurie Van Zandt Building
Huntsville, Utah

PROJECT	X30
SCALE	1/8" = 1'-0"
DATE	07/17/2020
SHEET	01



MOUNTAIN POINT
ENGINEERING

FLOOR PLAN

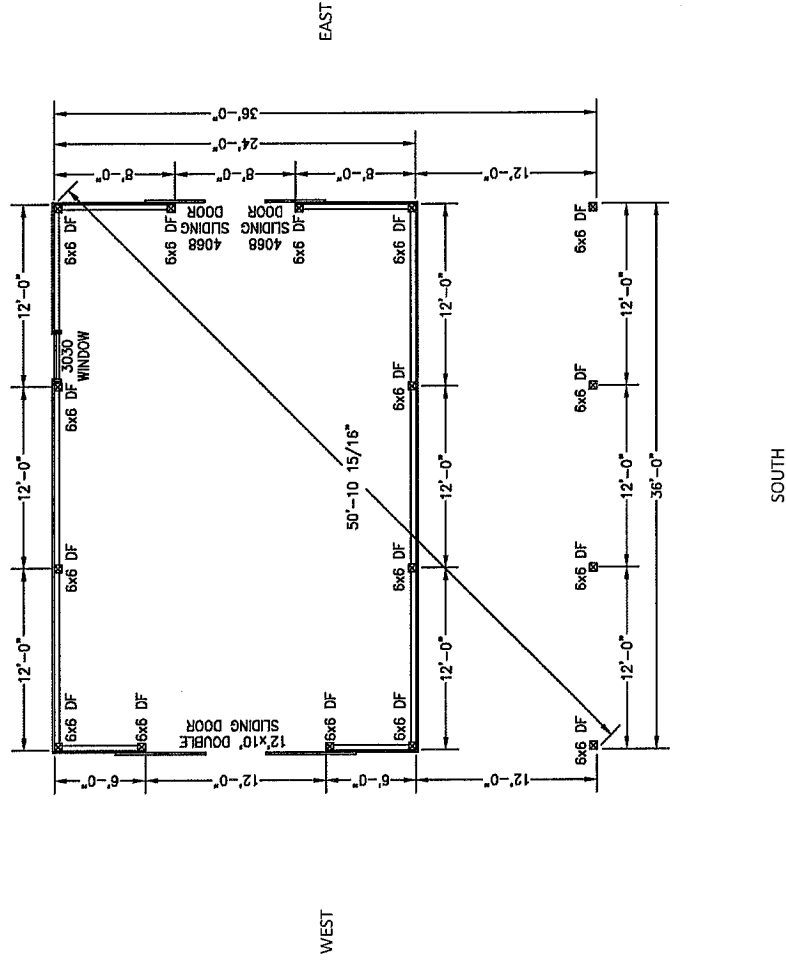
Laurie Van Zandt Building
Huntsville, Utah

PROJECT
X30

SCALE
1/8" = 1'-0"

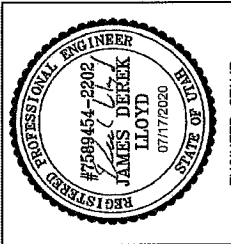
DATE 07/17/2020

SHEET
02



NOTES:

1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
2. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 8.
3. ROOF: 29 GA STEEL PANEL
4. WALLS: COMMERCIAL GIRTS, OSB SHEATHING, RECLAIMED BARN WOOD



ENGINEER STAMP

GIRT PLAN

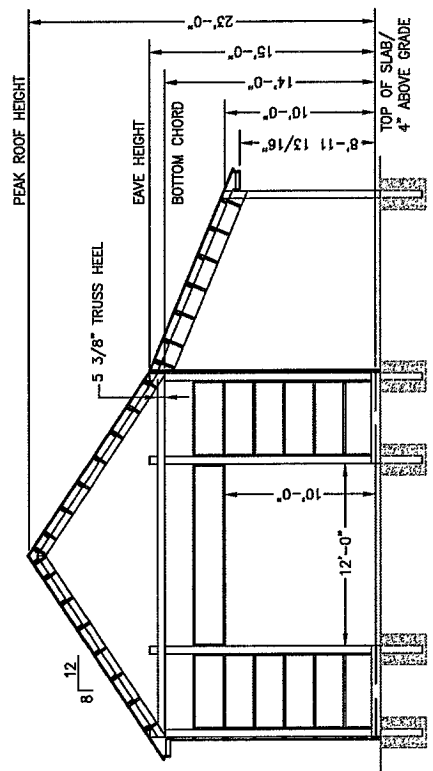
LAURIE VAN ZANDT BUILDING
HUNTSVILLE, UTAH

PROJECT
X30

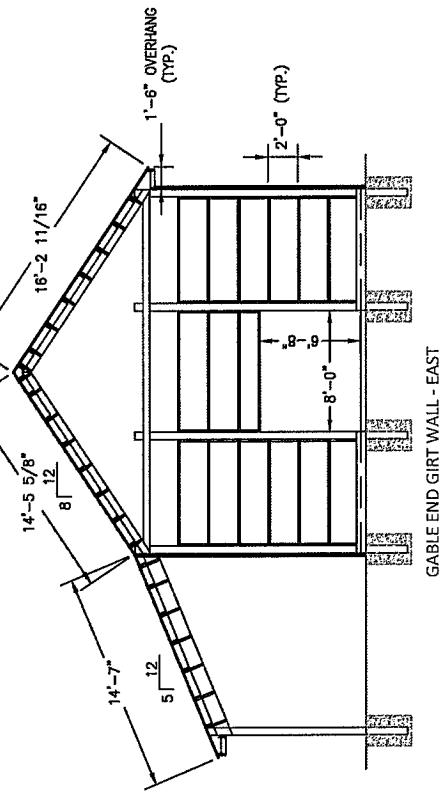
SCALE
1/8" = 1'-0"

DATE
07/17/2020

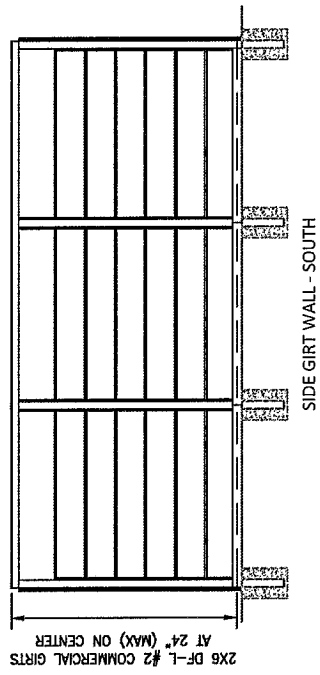
SHEET
04



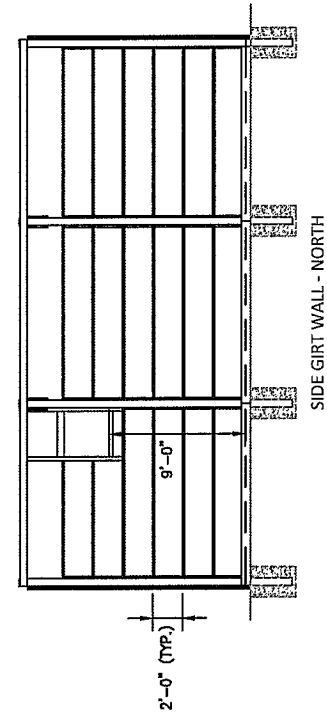
GABLE END GIRT WALL - WEST



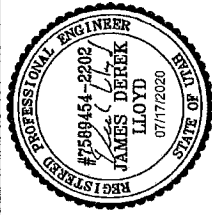
GABLE END GIRT WALL - EAST



SIDE GIRT WALL - SOUTH



SIDE GIRT WALL - NORTH



ENGINEER STAMP

ELEVATIONS

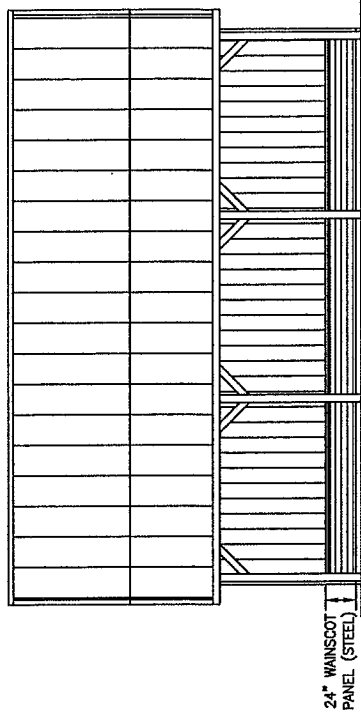
LAURIE VAN ZANDT BUILDING
HUNTSVILLE, UTAH

PROJECT
X30

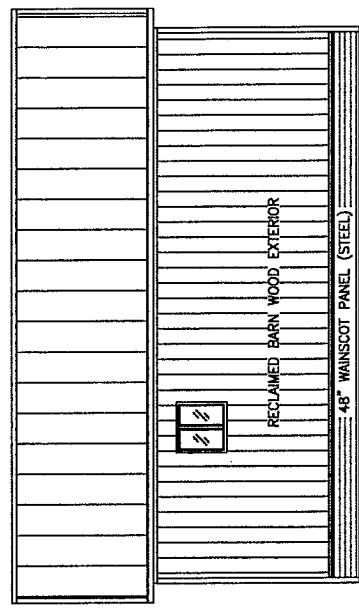
SCALE
1/8" = 1'-0"

DATE
07/17/2020

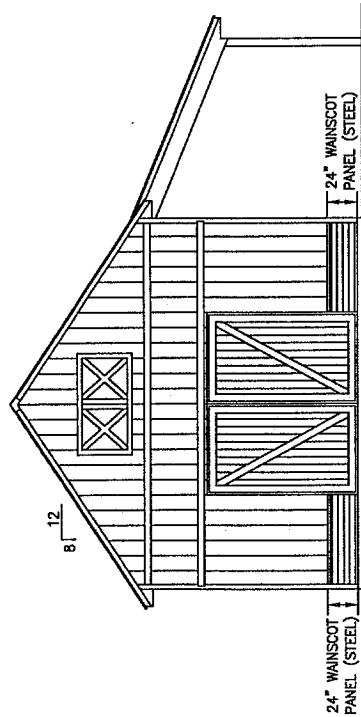
SHEET
05



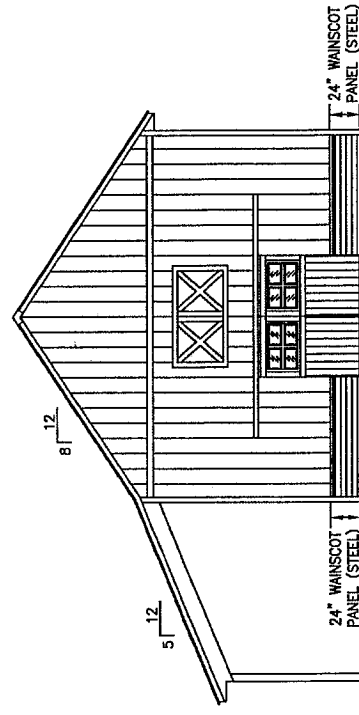
SIDE ELEVATION - SOUTH



SIDE ELEVATION - NORTH



GABLE END ELEVATION - WEST



GABLE END ELEVATION - EAST



LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Tax ID # 240230017

Address of Structure 489 South 7500 E

Name & Address of Owner/Owners William and Luann Carver

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-29-20

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Frontage is on 500

South. The new garage will be on 7500 East and

set back 20 feet.

* Amended site plan will be needed prior to be submitted for a building permit

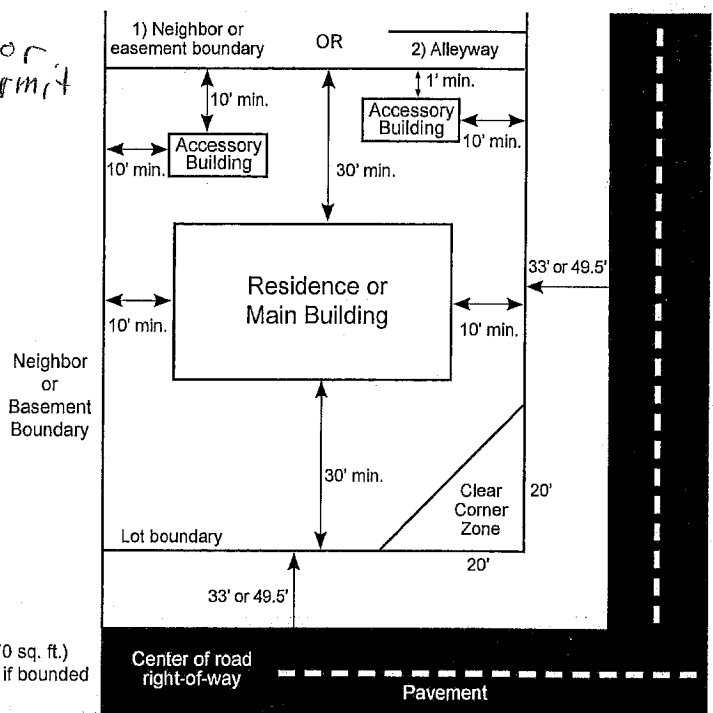
[Signature]
Huntsville Planning Commission Chairman

[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



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

Note: Surface water shall be diverted to a storm sewer. No surface water shall be allowed to pond on the site or to flow off the site. The storm sewer shall be installed in accordance with the local health department's requirements.

Note: The site shall be graded to all finished elevations. The building shall be set back from the front property line a minimum of 5 feet. The building shall be set back from the side property line a minimum of 5 feet. The building shall be set back from the rear property line a minimum of 5 feet.

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

Note: Street light for adjacent block to be placed and maintained by the property owner. The street light shall be installed in accordance with the local health department's requirements.

Note: Storm water shall be diverted to a storm sewer. No surface water shall be allowed to pond on the site or to flow off the site. The storm sewer shall be installed in accordance with the local health department's requirements.

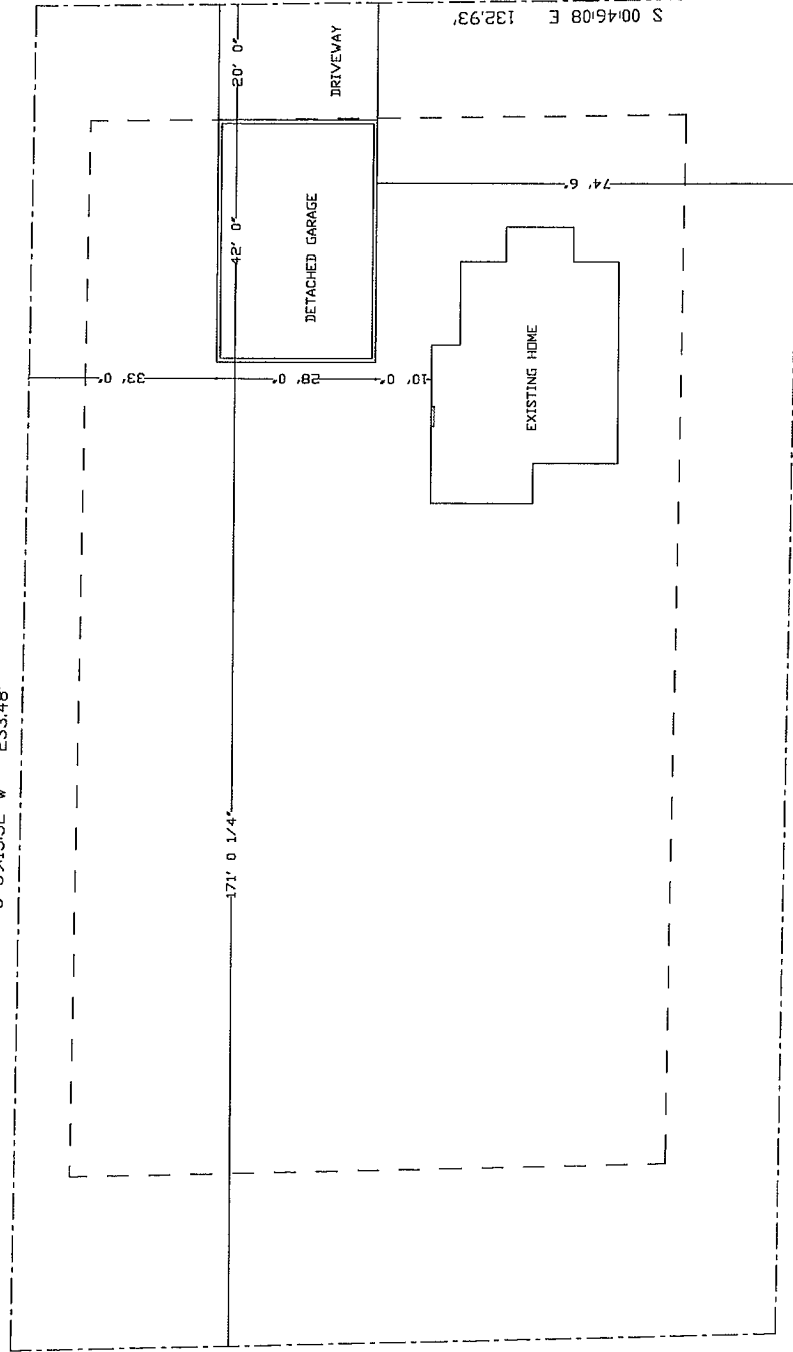
Note: The site shall be graded to all finished elevations. The building shall be set back from the front property line a minimum of 5 feet. The building shall be set back from the side property line a minimum of 5 feet. The building shall be set back from the rear property line a minimum of 5 feet.

S 89:13:52 W 233.48'

171' 0 1/4"

N 01:25:08 W 135.02'

S 89:13:52 W 231.96'



Owner: Residence
Parcel: 804-003-0017
Map: 804-003-0017
Area: 31,700 Sq. Ft.
Scale: 1" = 10'



--- Property Line
--- Building Footprint

7500 EAST STREET

Homeowner:
Bill & LuAnn Carver

General Contractor:
Chad Roberts

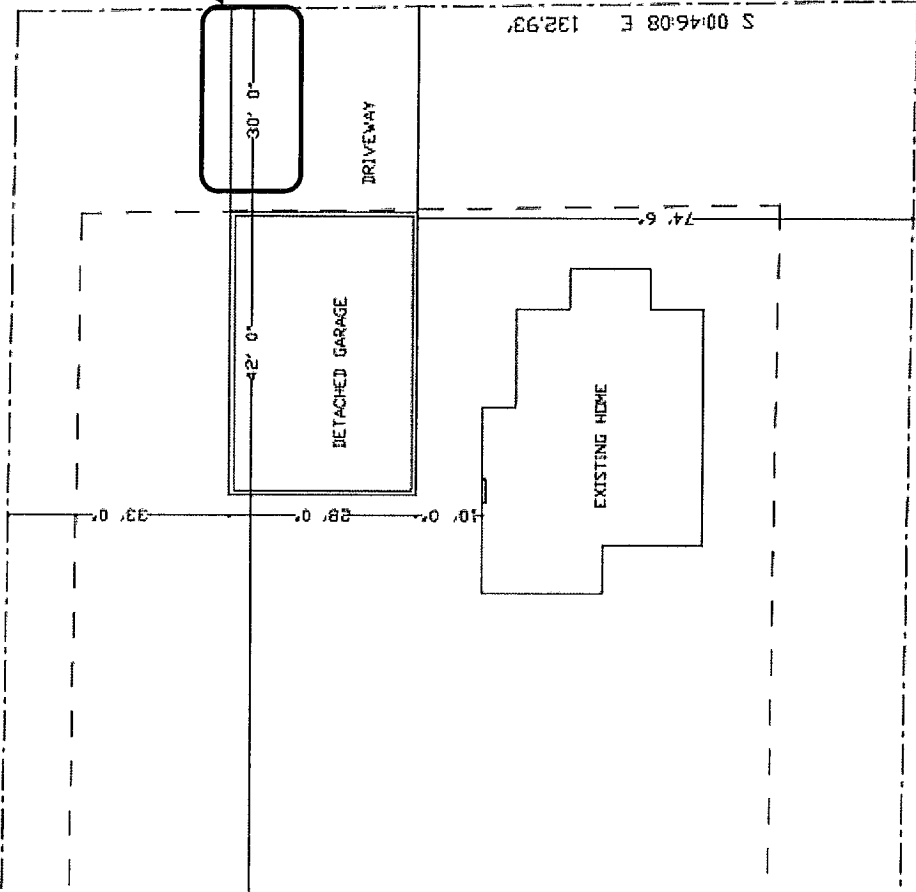
CARVER RESIDENCE
489 South 7500 East
Huntsville, Utah

SHEET NO:
S101
DESCRIPTION:
SITE PLAN

Scale: 1" = 10 Feet

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

233.48'



231.56'

7500 EAST STREET

S 00°46:08 E 132.93'

DRIVEWAY

DETACHED GARAGE

EXISTING HOME

Change the 30' setback
to 20'

Beckki Endicott

From: William Carver [REDACTED]
Sent: Sunday, August 30, 2020 11:09 AM
To: Beckki Endicott
Subject: Re: Huntsville Town Planning Commission Meeting Thursday night at 7 p.m.
Attachments: 20 Foot Setback Request to Ashlie.pptx; CarverLOT_with 20 Ft Correction.pdf

Hello, Beckki.

Per the review at the Planning Meeting this past Thursday, we are revising our plan for the garage addition.

You may recall the discussion regarding the 30' setback from the property line.

It was agreed upon that 20' was permissible and we opted to use the 20' setback.

Our drafter amended the garage plan to revise the 30' to 20' as per the attachment.

The PowerPoint is an explanation, while the PDF is the actual change to the Drawing.

So, we still need to meet to fill out the Land Use Permit form and pay the fee.

We are full time missionaries at the mission office and can't meet during the proposed days and times.

We get home around 5:30 - 6:00 PM.

Is there another time we could meet?

Thank you,

The Carvers

On Thu, Aug 27, 2020 at 12:41 PM Beckki Endicott <bendicott@huntsvilletown.com> wrote:

Hello Carvers,

Here is the link to the Zoom Meeting for tonight's Planning Commission Meeting. If you haven't ever used Zoom prior to this meeting, you will need to download the app prior to the meeting for the link to work. My phone number is 508-287-5994 if you need help logging in.

[Zoom Meeting](#)

I have attached an agenda to help you see the order of items.

If the Planning Commission approves your Land Use Permit, you will need to come and pay the permit fee (\$50) and sign the permit. You can do this on Monday or Wednesday from 9 a.m. to 1 p.m. at the Town Hall. If you need a different time, you will need to call me at 508-287-5994.

A Building Permit is the next step. When you are ready for that, you can print the application on our website at www.huntsvilletown.com. You can either email me the application or turn it into the Town Hall. I will send the plan out for review and should have the permit ready within 2 weeks. If you have any other questions, please let me know.

Thanks!

Beckki Endicott

Huntsville Town Clerk

PO Box 267

Huntsville, UT 84317

(801) 745-3420





Legend

soil_test_pit_master

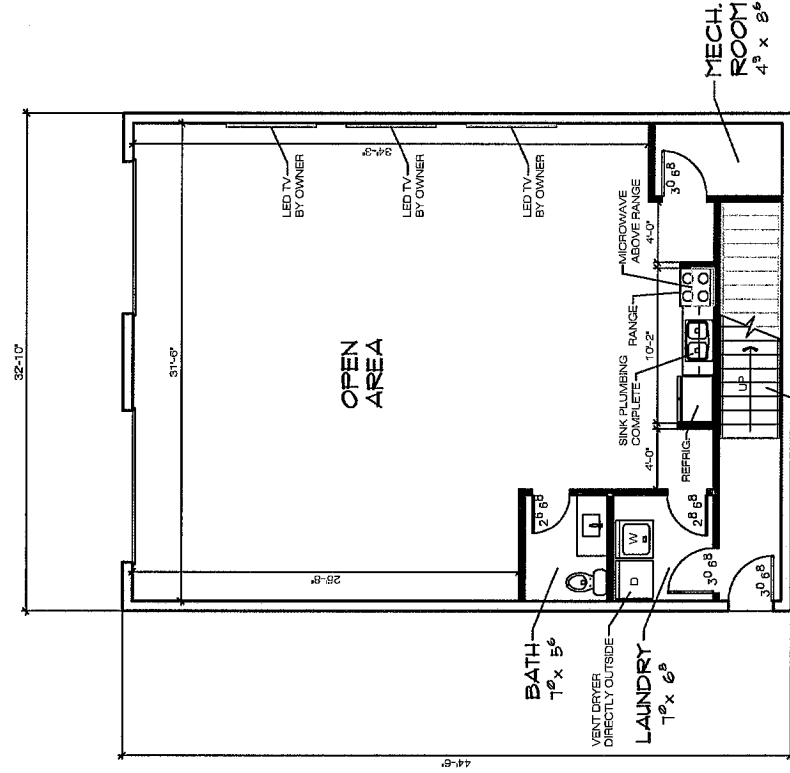
○ test pit



1 inch = 50 feet



BY SD
Page 11
Sq. Ft.



STAIR—
NOTE:
8" MAX. RISERS
9" MIN. TREADS

NOTE:
ALL GLASS TO BE .29 U FACTOR MAX.
INSULATED GLASS TO MEET LATEST
ENERGY CODE REQUIREMENTS AS
APPROVED BY BUILDING OFFICIAL.

LIGHT & VENTILATION NOTES:

1. Minimum window area shall equal not less than 8% of the floor area of the habitable room. IRC R303. Flash window and door openings with an approved corrosion-resistant material which is separate from self flashing windows.
2. Natural ventilation equaling 4% of the floor area shall be through windows, doors, louvers or other approved openings to the outdoors, IRC R303.

1. ELECTRICAL NOTING:
LIGHTING IS REQUIRED FOR ALL INTERIOR AND EXTERIOR STAIRWAYS. LIGHTING OUTLETS AT STAIRS SHALL BE SWITCHED AT EACH FLOOR LEVEL WHERE THE DIFFERENCE BETWEEN FLOOR LEVELS IS SIX STEPS OR MORE. E380303.3 AND R40303.6.1.
2. INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MINIMUM OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLOORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL. E3803.11.

WALL TYPES

NEW 2x6 WOOD STUDS @ 16" O.C.
W/ 1/2" GYP. BD. & 7/16" OSB
W/ EXTERIOR FINISH.

NEW 2x4 WOOD STUDS @ 16" O.C.
W/ 1/2" GYP. BD.



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
PHONE: (801) 595-1757
FAX: (801) 595-1757
NOTE: THIS DRAWING IS PROVIDED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL RISK OF INADEQUATE INFORMATION AND/OR CONSTRUCTION. NO WARRANTY IS MADE BY THE ARCHITECT.

340 SOUTH
7400 EAST

HUNTSVILLE, UTAH
**ERIK STUART
RESIDENCE**

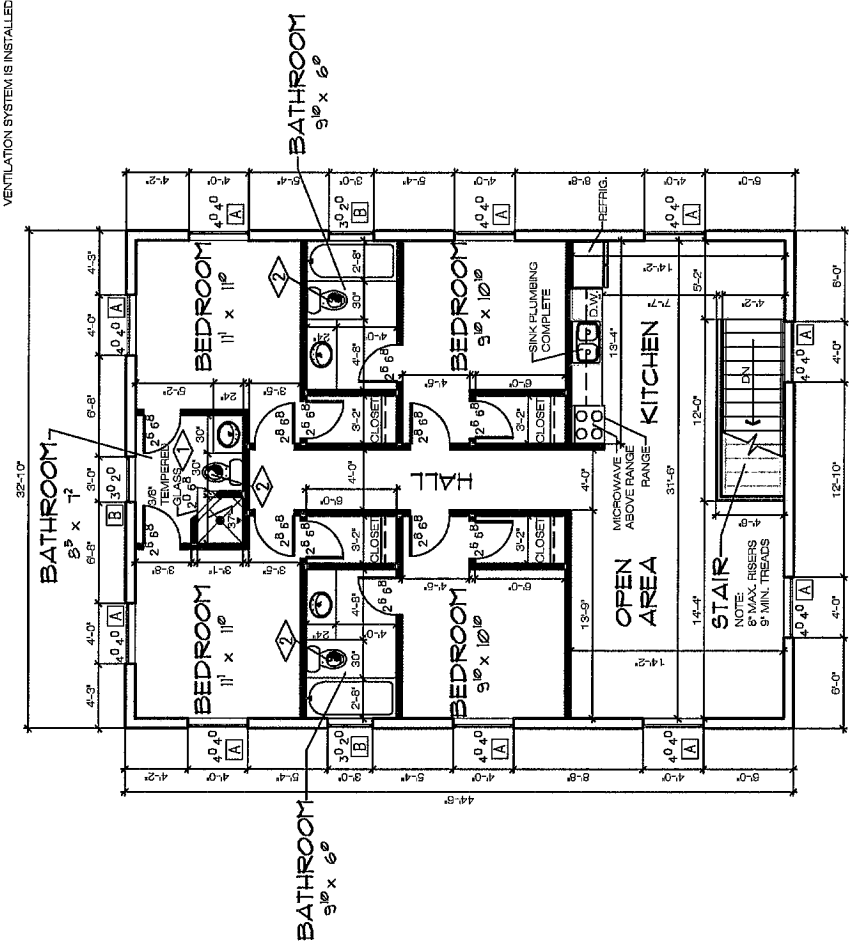
UPPER FLOOR
FLOOR PLAN

SCALE: 1/8" = 1'-0"
JUNE 2, 2020
20150351.dwg

A1.2

VENTILATION NOTES:

1. ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE, IRC P803.
2. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, OR OTHER OPENINGS. OPENINGS OPENING TO THE OUTDOORS (UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.36 AIR CHANGES PER HOUR IN THE ROOM) SHALL BE THROUGH THE ROOF. MECHANICAL VENTILATION SYSTEM IS INSTALLED, IRC P803.



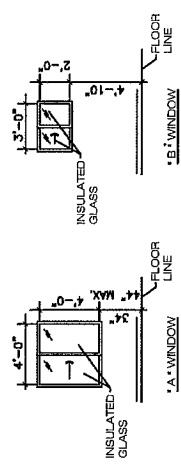
NOTE:
A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALLS, CRAWLSPACE WALLS AND/ OR FLOORS) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. IRC N1101.9

NOTE:
ALL GLASS TO BE .29 U FACTOR MAX.
INSULATED GLASS TO MEET LATEST ENERGY CODE REQUIREMENTS AS APPROVED BY BUILDING OFFICIAL.

- LOUVER & VENTILATION NOTES:**
1. Louvers shall be equal or less than 85% of the floor area of the habitable room, IRC P803. Flash window and door openings with an approved corrosion-resistant material which is separate from self flashing windows.
 2. Natural ventilation equaling 4% of the floor area shall be through windows, doors, louvers or other approved openings to the outdoors. IRC P803.

WINDOW TYPES:

NOTE: ARROW INDICATES DIRECTION OF SLIDING WINDOW.



KEY NOTES

1. Glazing used in windows, doors and panels of screens and partitions enclosures and wall enclosing these components. Frames glass doors glass in doors, glass within a 24" inch width of door glazing less than 60" inches above a walking surface that is within 5 feet of stairs and glazing within 5 feet of spas or pools, certain fixed glass panels, and similar glazed openings subject to human impact shall be safety glazing or tempered or laminated glass. IRC 308.4.

2. EXHAUST FAN W/ SEPARATE SWITCH - WIRE COMPLETE

ELECTRICAL NOTES:

1. LIGHTING IS REQUIRED FOR ALL INTERIOR AND EXTERIOR STARWAYS. LIGHTING OUTLETS AT STAIRS SHALL BE SWITCHED AT EACH FLOOR LEVEL WHERE THE DIFFERENCE BETWEEN FLOOR LEVELS IS SIX STEPS OR MORE. E9003.3 AND R903.6.1.
2. INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MINIMUM OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLUORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL. E9003.11.

ATTIC VENTILATION NOTES:

1. ATTIC VENTILATION SHALL BE THROUGH THE ROOF AND THROUGH THE BACK ROOF VENTS & PROVIDE POWERED AS REQD. COORD. W/ MECHANICAL

2. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS. THE TOTAL VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THE TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A PERMANENT BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R803

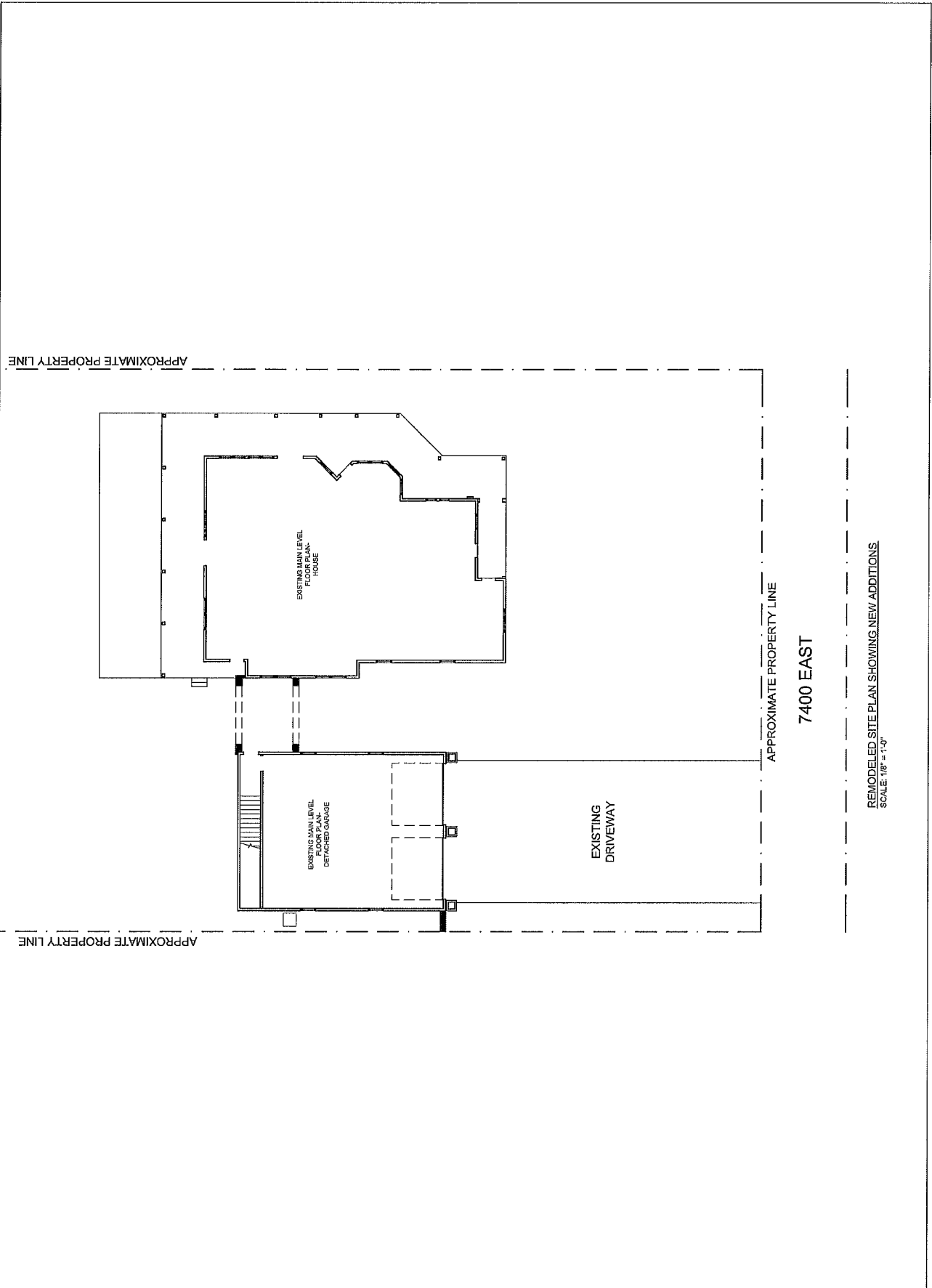
WALL TYPES

- NEW 2x6 WOOD STUDS @ 16" O.C.
W/ 1/2" GYP. BD. & 7/16" OSB
W/ EXTERIOR FINISH.
- NEW 2x4 WOOD STUDS @ 16" O.C.
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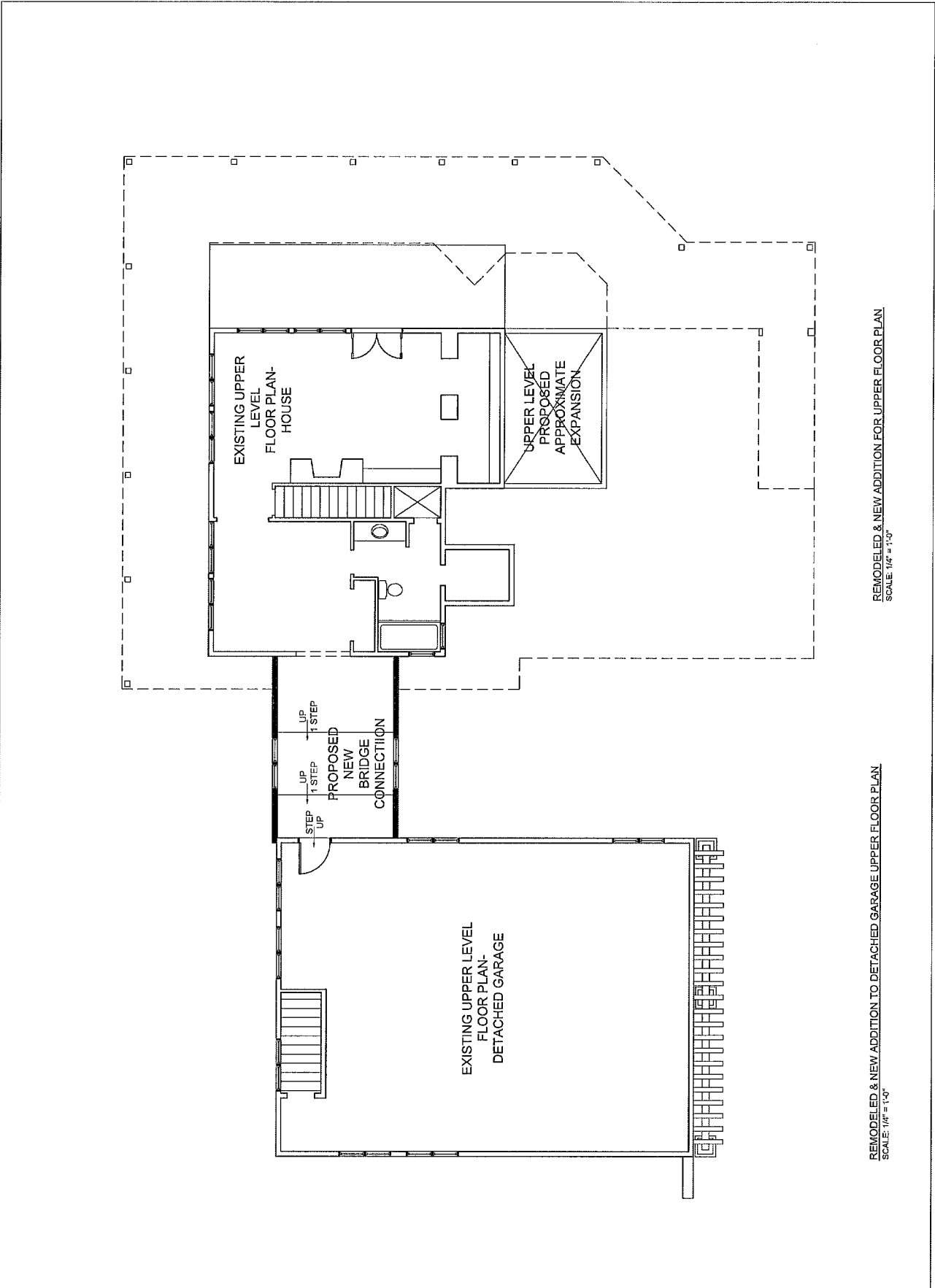
NOTES:

1. Window wells shall provide a minimum net clear opening of 9 square feet with a minimum dimension of 36" inches. Provide a permanent ladder if window well is more than 44" inches deep. IRC R310.2
2. Basements with habitable space and each sleeping room shall have an exterior door or a window that meets the following: finished sill height within 44" inches of the floor, minimum net clear operable area of 5.7 square feet minimum operable width of 20" inches and minimum net clear operable height of 24" inches. Grade floor openings may have a minimum net clear opening of 9 square feet. IRC 310.





Robert McArthur Studios RCM Inc. 851 East 10th Street, Suite 200 Salt Lake City, Utah 84103 Tel: 325-1572 Fax: 325-1566		Robert C. McArthur Licensed Architect Donald L. Welch Architect		Project: EXTERIOR ELEVATIONS REMODEL & ADDITIONS FOR GREG & DESI STEWART RESIDENCE HUNTSVILLE, UTAH		Date: AUGUST 13, 2020 Revisions:		Title: REMODEL & NEW ADDITION FOR UPPER FLOOR PLAN & UPPER LEVEL PROPOSED EXPANSION FLOOR PLAN PROPOSED EXPANSION		Sheet: A2 3A	
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Robert McArthur Studios
RGM Inc.
85 East 6th Orchard Drive 2200 South
Bountiful, Utah 84010
801.292-1312 FAX: 801-292-1506

Designed By
Robert G. McArthur
Technical Drawings By
Donald L. Welch
Architect

STOCKS, BONDS AND MUTUAL FUNDS ARE AVAILABLE FOR
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HOUSE, 100 WALL STREET, NEW YORK, NY 10038. CREDITCARD
CREDITORS, INCLUDING AMERICAN EXPRESS, CHASE, DISCOVER,
MASTERCARD, VISA, AND OTHER CREDIT CARD COMPANIES,
MAY BE ABLE TO RECOVER SOME OF THEIR LOSSES BY
RECOVERING SOME OF THE LOSSES OF THEIR CREDITORS.
FOR MORE INFORMATION, CONTACT THE NEW YORK STOCK
EXCHANGE, 100 WALL STREET, NEW YORK, NY 10038.

consultant:

project: EXTERIOR ELEV'S
REMODEL &
ADDITIONS
FOR
GREG & DESI
STEWART
RESIDENCE

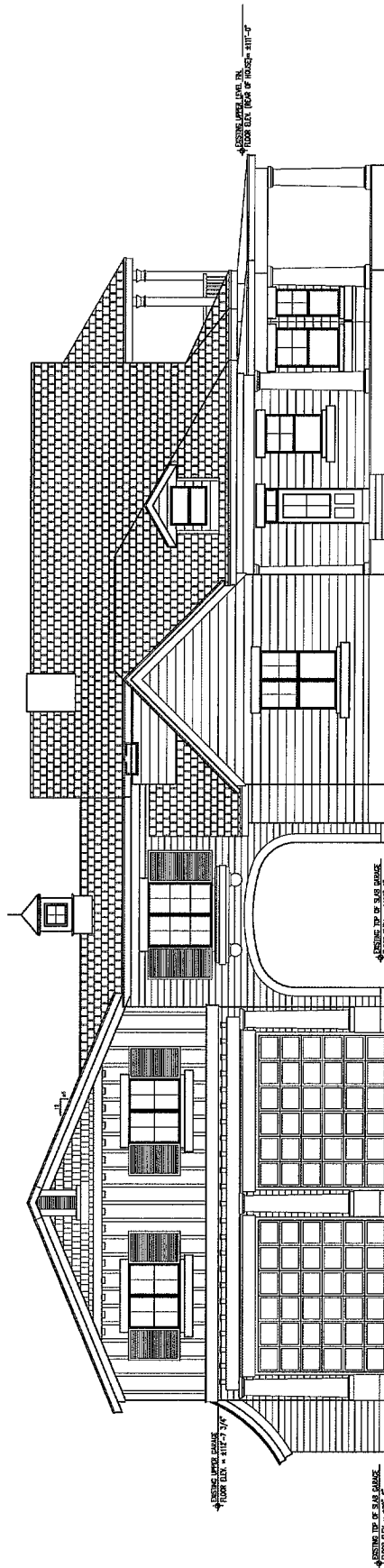
date

revisions

data project no. drawn by checked by title	PROPOSED FRONT ELEVATION CHANGES FOR HOUSE, NEW BRIDGE, & DETACHED GARAGE -OPTION 1A
--	--

sheet

A3 1A



PROPOSED FRONT ELEVATION FOR HOUSE, NEW BRIDGE, & DETACHED GARAGE-OPTION 1A
SCALE: 1/4" = 1'-0"

Robert McArthur Studios RGM Inc. 45 East 1st Street, Suite 200 South Provo, UT 84601 TEL: 202-1312 FAX: 801-292-1066		Designed By Robert G. McArthur Technical Drawings By Donald L. Welch Architect		WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT A REPRODUCTION OF ANY OTHER WORK. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT A REPRODUCTION OF ANY OTHER WORK. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS NOT A REPRODUCTION OF ANY OTHER WORK.		consultant:		project: EXTERIOR ELEVATIONS REMODEL & ADDITIONS FOR GREG & DESI STEWART RESIDENCE HUNTSVILLE, UTAH		date: AUGUST 13, 2008 revisions:		data: project no: sheet no: sheet by: title: EXISTING ARCHITECTURAL SITE PLAN		sheet EX11	
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